# CITY COUNCIL AGENDA
# REGULAR MEETING
# CITY OF HALF MOON BAY

## TUESDAY, OCTOBER 15, 2024

**HYBRID MEETING (SEE NEXT PAGE)**
**ADCOCK COMMUNITY CENTER**
**535 KELLY AVENUE**
**HALF MOON BAY, CA 94019**

**Joaquin Jimenez, Mayor**
**Harvey Rarback, Vice Mayor**
**Robert Brownstone, Councilmember**
**Deborah Penrose, Councilmember**
**Debbie Ruddock, Councilmember**

## 7:00 PM

**This agenda contains a brief description of each item to be considered. Those wishing to address the City Council on any matter not listed on the agenda, but within the jurisdiction of the City Council to resolve, may come forward to the podium during the Public Forum portion of the agenda and will have a maximum of three minutes to discuss their item. Comments on City Manager Updates and Consent Calendar items should be made during the Public Forum section of the agenda. Those wishing to speak on a Business or Public Hearing matter will be called forward at the appropriate time during that item's consideration.**

**Please Note: Anyone wishing to present materials to the City Council, please submit seven copies to the City Clerk.**

**Copies of written documentation relating to each item of business on the agenda are on file in the Office of the City Clerk at City Hall where they are available for public inspection. If requested, the agenda shall be available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132.) Information may be obtained by calling 650-726-8271.**

**In compliance with the Americans with Disabilities Act, special assistance for participation in this meeting can be obtained by contacting the City Clerk's Office at 650-726-8271. A 48-hour notification will enable the City to make reasonable accommodations to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).**

http://hmbcity.com/

**Wi-Fi: HMB Public**
**Password: Recreation1**

**HYBRID MEETING PARTICIPATION PROTOCOLS**

*This meeting will be held in-person and via Zoom for public participation. Remote participation is provided as a supplemental way to provide public comment, but this method does not always work. The public is encouraged to attend in person to ensure full participation. Public comments may be made in-person or remotely via Zoom, and interpretation will be available. All Councilmembers and staff will participate in person. During any public comment portions, attendees may use the "raise your hand" feature and will be called upon and unmuted when it is their turn to speak. The meeting will also be streamed on Channel 27, on pacificcoast.tv, and on Facebook at www.facebook.com/cityofhalfmoonbay. Please click to join the webinar: https://us06web.zoom.us/j/87674804231 or join by phone at 669-900-9128, using Webinar ID 876-7480-4231. If joining by phone, use *9 to raise your hand, *6 to mute and unmute.*

**ROLL CALL / PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**PROCLAMATIONS AND PRESENTATIONS**

FUTURE LEADERS CIVICS ACADEMY GRADUATION (6:30 RECEPTION)
LIBRARY ANNUAL REPORT
MIDCOAST COMMUNITY COUNCIL UPDATE

**MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE**

**REPORT OUT FROM RECENT CLOSED SESSION MEETINGS**

**CITY MANAGER UPDATES TO COUNCIL**

IMMIGRATION WORKSHOP ANNOUNCEMENT

**PUBLIC FORUM**

**1. CONSENT CALENDAR**

**1.A WARRANTS FOR THE MONTH OF AUGUST 2024**

**Staff Recommendation:** Accept the warrants list for the month of August 2024.

STAFF REPORT

ATTACHMENT

**1.B ACCEPTANCE OF AUDITOR'S REPORTS FROM THE FISCAL YEAR 2022-23 AUDIT**

**Staff Recommendation:** Accept the Required Communications and Memorandum of Internal Control reports from the Fiscal Year 2022-23 independent auditor.

STAFF REPORT

ATTACHMENT 1

ATTACHMENT 2

## 2. ORDINANCES AND PUBLIC HEARINGS

### 2.A APPEAL OF THE PLANNING COMMISSION'S DECISION TO DENY THE COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW FOR A NEW RESIDENCE AT 2800 CHAMPS ELYSEE BLVD, FILE NO. PDP-17-055

**Staff Recommendation:** Either: 1) deny the appeal and affirm the Planning Commission's decision, based upon the Findings and Evidence contained in Exhibit A of the draft resolution; OR 2) grant the appeal, reverse the Planning Commission's decision, based upon the Findings and Evidence contained in Exhibit A of the draft resolution, and approve the proposed residence subject to the Conditions of Approval in Exhibit B.

STAFF REPORT

ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 4

ATTACHMENT 5

ATTACHMENT 6

ATTACHMENT 7

ATTACHMENT 8

MEMO TO COUNCIL 10.15.24

## 3. RESOLUTIONS AND STAFF REPORTS

### 3.A MUNICIPAL ENERGY PROJECT UPDATES

**Staff Recommendation:** Adopt a Resolution authorizing the City Manager to execute a Power Purchase Agreement for the Solar Photovoltaic System at the Emergency Operations Center Parking Lot and the City Hall Parking Lot in partnership with Peninsula Clean Energy Authority should the City Manager determine that there are cost effectiveness or other community benefits as determined by the City of Half Moon Bay following participation in a collaborative procurement led by Peninsula Clean Energy.

STAFF REPORT

ATTACHMENT 1

ATTACHMENT 2

**3.B SEWER AUTHORITY MID-COASTSIDE PROPOSED 5-YEAR INFRASTRUCTURE PLAN**

**Staff Recommendation:** Adopt a resolution accepting the Sewer Authority 5-Year Infrastructure Plan (Capital Improvement Program).

STAFF REPORT

ATTACHMENT

**3.C POTENTIAL COMMUNITY PARK ON BEACHWOOD/GLENCREE PROPERTY**

**Staff Recommendation:** Receive information on potential use of the Beachwood/Glencree Property as a community park and direct staff accordingly.

STAFF REPORT

ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3

ATTACHMENT 4

**COMMISSION / COMMITTEE REPORTS**

**CITY COUNCIL REPORTS**

**FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS**

**ADJOURNMENT**

**BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY**

**AGENDA REPORT**

For meeting of**: October 15, 2024**

**TO:** Honorable Mayor and City Council

**VIA:** Matthew Chidester, City Manager

**From:** Lisa Rossi, Administrative Services Director

**TITLE:** **WARRANTS FOR THE MONTH OF AUGUST 2024**

**RECOMMENDATION:**
Accept the warrants list for the month of August 2024.

**STRATEGIC ELEMENT:**
This recommendation supports the *Fiscal Sustainability* and *Inclusive Governance* Elements of the Strategic Plan.

**DISCUSSION:**
During this month, the City processed 5 check runs. The table below outlines each check run and their individual totals:

| Check Run Date | Amount |
|---|---|
| August 01 | 511,370 |
| August 04 | 29,981 |
| August 08 | 164,225 |
| August 15 | 672,767 |
| August 22 | 771,850 |
| August 29 | 277,103 |
| **Total** | **2,427,298** |

The City processed payments related to 13 capital improvement projects, in a total amount of $767,682 These include Highway 1 Safety - North, Poplar Complete Street, Carter Park, Eastside Parallel Trail Expansion, Emergency Response Program, Pilarcitos Creek Restoration, LCP Implementation Project, Climate Action And Adaptation, Downtown Streetscape Master Plan, Smith Field Site Assessment, Seymour Ditch Erosion And Coast, Kehoe/Pilarcitos Outfall Repair, and the Manhole Rehab Program.

Staff is also including a list of all payments above $30,000 processed during this reporting period, as listed in the table below.

| OVER $30,000 | | | | |
|---|---|---|---|---|
| **Check #** | **Payee** | **Check Date** | **Amount** | **Description** |
| 55048 | HMBAY PARTNERS II, LLC | 8/1/2024 | $134,620 | 637 MAIN LEASE FOR OPPORTUNITY CENTER COASTSIDE |
| 55050 | Mercy Housing California 110, LP | 8/1/2024 | $324,090 | MERCY HOUSING 555 KELLY ARPA DRAW |
| 55072 | H & R PLUMBING AND DRAIN CLEANING INC. | 8/8/2024 | $36,150 | FY 23/24 MANHOLE REHABILITATION PROJECT |
| 55076 | Jobtrain Inc | 8/8/2024 | $30,620 | JOB SEEKER WORKFORCE DEVELOPMENT PROGRAM SERVICES AT THE OCC |
| 55098 | AMERICAN ENERGY SOCIETY | 8/15/2024 | $32,606 | OCC IMPROVEMENTS |
| 55147 | WICKMAN DEVELOPMENT AND CONSTRUCTION | 8/15/2024 | $396,358 | CARTER PARK |
| 55163 | HALF MOON BAY GRADING & PAVING INC. | 8/22/2024 | $197,252 | POPLAR STREET TRAFFIC CALMING |
| 55169 | SEWER AUTHORITY MID-COASTSIDE | 8/22/2024 | $488,686 | FY 24/25 SAM OPERATIONS AND MAINTENANCE |
| 55208 | SHUTE MIHALY & WEINBERGER LLP | 8/29/2024 | $184,202 | CITY-WIDE LEGAL SERVICES |

**ATTACHMENTS:**

Check Disbursement List by Check Date

Report Criteria:
Report type: GL detail

| | | | | |
|---|---|---|---|---|
| 54955 | GRIFFIN STRUCTURES INC. | 08/01/2024 | CO 1 CARTER PARK IMPROVEMENTS FOR ADDITIONALMANAGEMENT & CONSTRUCTION MANAGEME | 12,451.32- |
| 54955 | GRIFFIN STRUCTURES INC. | 08/01/2024 | CO 1 CARTER PARK IMPROVEMENTS FOR ADDITIONALMANAGEMENT & CONSTRUCTION MANAGEME | 12,111.12- |
| Total 54955: | | | | 24,562.44- |
| 55013 | KONICA MINOLTA | 08/01/2024 | FINAL BAL COPIER AND LEASE | 2,275.23- |
| Total 55013: | | | | 2,275.23- |
| 55038 | ABUNDANT GRACE COASTSIDE WORKER | 08/01/2024 | HOMELESS ENCAMPMENT CLEAN UP FINAL INV FY '23/24 | 2,800.00 |
| Total 55038: | | | | 2,800.00 |
| 55039 | ACC BUSINESS | 08/01/2024 | INTERNET SERVICE | 780.91 |
| 55039 | ACC BUSINESS | 08/01/2024 | INTERNET SERVICE | 780.91 |
| Total 55039: | | | | 1,561.82 |
| 55040 | Alejandro Vilchez | 08/01/2024 | WORKSHOP-GANG DIVERSION | 1,200.00 |
| Total 55040: | | | | 1,200.00 |
| 55041 | BECKER GRAPHICS | 08/01/2024 | INSTRUCTOR PAYMENT- ZUMBA JULY'24 | 527.70 |
| Total 55041: | | | | 527.70 |
| 55042 | BIG CREEK LUMBER | 08/01/2024 | MAINT SUPPLIES | 100.57 |
| 55042 | BIG CREEK LUMBER | 08/01/2024 | MAINT SUPPLIES | 106.95 |
| 55042 | BIG CREEK LUMBER | 08/01/2024 | MAINT SUPPLIES | 122.20 |
| Total 55042: | | | | 329.72 |
| 55043 | CA DEPARTMENT OF CONSERVATION | 08/01/2024 | SMIP Q4 FY23/24 REPORT FEE | 765.05 |
| 55043 | CA DEPARTMENT OF CONSERVATION | 08/01/2024 | SMIP FEES WITHHELD FY'23/24 QTR4 | 38.25- |
| Total 55043: | | | | 726.80 |
| 55044 | CALIFORNIA BUILDING STANDARDS COMMISSIO | 08/01/2024 | BSASRF Q4 FY23/24 REPORT FEE | 264.00 |
| 55044 | CALIFORNIA BUILDING STANDARDS COMMISSIO | 08/01/2024 | BSASRF Q4 FY23/24 RETAINER | 26.40- |

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|---|---|---|---|---|
| Total 55044: | | | | 237.60 |
| 55045 | GRIFFIN STRUCTURES INC. | 08/01/2024 | CO 1 CARTER PARK IMPROVEMENTS FOR ADDITIONALMANAGEMENT & CONSTRUCTION MANAGEME | 12,111.12 |
| Total 55045: | | | | 12,111.12 |
| 55046 | Hassett Services | 08/01/2024 | 4 DEADBOLTS 637 MAIN ST | 300.00 |
| Total 55046: | | | | 300.00 |
| 55047 | HMB COASTSIDE CHAMBER | 08/01/2024 | Provide daily operation and facility oversight via Opportunity Center of the Coastside | 11,442.44 |
| 55047 | HMB COASTSIDE CHAMBER | 08/01/2024 | MAY'24 BID (IN CITY) | 7,987.00 |
| 55047 | HMB COASTSIDE CHAMBER | 08/01/2024 | MAY'24 BID (OOC) | 2,714.00 |
| Total 55047: | | | | 22,143.44 |
| 55048 | HMBAY PARTNERS II, LLC | 08/01/2024 | 637 MAIN LEASE FOR OPPORTUNITYCENTER COASTSIDE | 134,620.00 |
| Total 55048: | | | | 134,620.00 |
| 55049 | KONICA MINOLTA | 08/01/2024 | FINAL BAL COPIER AND LEASE | 2,275.21 |
| Total 55049: | | | | 2,275.21 |
| 55050 | Mercy Housing California 110, LP | 08/01/2024 | MERCY HOUSING 555 KELLY ARPA DRAW | 324,090.37 |
| Total 55050: | | | | 324,090.37 |
| 55051 | NICHOLS CONSULTING ENGINEERS CHTD | 08/01/2024 | PSA FOR ASSISTANCE WITH SEYMOUR OUTFALL EMERGENCY PROJECT POST CONSTRUCTION TASKS, I | 2,585.00 |
| Total 55051: | | | | 2,585.00 |
| 55052 | RINCON CONSULTANTS INC. | 08/01/2024 | 5/1/24 - 6/30/24 HOUSING ELEMENT | 1,854.75 |
| Total 55052: | | | | 1,854.75 |
| 55053 | ROBERT HALF | 08/01/2024 | MARGARET MCNULTY 7/26/2024 | 1,574.72 |
| Total 55053: | | | | 1,574.72 |
| 55054 | SEWER AUTHORITY MID-COASTSIDE | 08/01/2024 | JUNE 2024 PASS THROUGH INVOICES | 1,500.00 |

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|---|---|---|---|---|
| Total 55054: | | | | 1,500.00 |
| 55055 | SWCA INCORPORATED | 08/01/2024 | HWY 1 NORTH SAFETY AND OPERATIONS IMPROVEMENTS | 690.00 |
| 55055 | SWCA INCORPORATED | 08/01/2024 | PO FOR THE PSA FOR BIOLOGICAL MONITORING TO SUPPORT STAR CREEK WITH THE 2024 VEGETATIO | 913.00 |
| 55055 | SWCA INCORPORATED | 08/01/2024 | Piilarcitos Creek Environmental | 2,511.50 |
| 55055 | SWCA INCORPORATED | 08/01/2024 | CARTER PARK IMPROVEMENTS PROJECT | 1,354.00 |
| Total 55055: | | | | 5,468.50 |
| 55056 | TARA SHUTTLEWORTH | 08/01/2024 | REIMBURSEMENT : CAMP SUPPLIES | 187.12 |
| 55056 | TARA SHUTTLEWORTH | 08/01/2024 | REIMBURSEMENT : CAMP SUPPLIES | 13.89 |
| 55056 | TARA SHUTTLEWORTH | 08/01/2024 | REIMBURSEMENT : CAMP SUPPLIES | 20.78 |
| 55056 | TARA SHUTTLEWORTH | 08/01/2024 | REIMBURSEMENT : CAMP SUPPLIES | 7.61 |
| 55056 | TARA SHUTTLEWORTH | 08/01/2024 | REIMBURSEMENT : CAMP SUPPLIES | 21.61 |
| 55056 | TARA SHUTTLEWORTH | 08/01/2024 | REIMBURSEMENT : CAMP SUPPLIES | 9.58 |
| 55056 | TARA SHUTTLEWORTH | 08/01/2024 | REIMBURSEMENT : CAMP SUPPLIES | 21.69 |
| 55056 | TARA SHUTTLEWORTH | 08/01/2024 | REIMBURSEMENT : CAMP SUPPLIES | 15.48 |
| 55056 | TARA SHUTTLEWORTH | 08/01/2024 | REIMBURSEMENT : CAMP SUPPLIES | 35.91 |
| 55056 | TARA SHUTTLEWORTH | 08/01/2024 | REIMBURSEMENT : CAMP SUPPLIES | 10.21 |
| Total 55056: | | | | 343.88 |
| 55057 | T-MOBILE | 08/01/2024 | ACCT 997385192 JULY '24 | 93.45 |
| Total 55057: | | | | 93.45 |
| 55058 | TULLY CONSULTING GROUP | 08/01/2024 | SWPPP SERVICES FOR POPLAR STREET TRAFFIC CALMING & SAFETY PROJECT PHASE 1 | 1,300.00 |
| Total 55058: | | | | 1,300.00 |
| 55059 | VESTIS | 08/01/2024 | MAINT SUPPLIES CITY HALL | 198.99 |
| 55059 | VESTIS | 08/01/2024 | MAINT SUPPLIES PUBLIC LIBRARY | 127.53 |
| Total 55059: | | | | 326.52 |
| 55060 | WATERWAYS CONSULTING INC | 08/01/2024 | PROJ 2800 CHAMPS ELYSSE PDP-17-055 | 1,707.50 |
| 55060 | WATERWAYS CONSULTING INC | 08/01/2024 | PROJ 2800 CHAMPS ELYSSE PDP-17-055 | 1,707.50 |
| 55060 | WATERWAYS CONSULTING INC | 08/01/2024 | PROJ 2800 CHAMPS ELYSSE PDP-17-055 | 1,707.50- |
| Total 55060: | | | | 1,707.50 |
| 55061 | WOOD CONSULTING SERVICES | 08/01/2024 | ECONOMIC AND COMMUNITY VITALITY CONSULTANT SERVICES (GENERAL) | 5,100.00 |

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|---|---|---|---|---|
| 55061 | WOOD CONSULTING SERVICES | 08/01/2024 | ECONOMIC CONSULTANT AT OPPORUNITY COASTSIDE CENTER | 2,847.50 |
| 55061 | WOOD CONSULTING SERVICES | 08/01/2024 | ECONOMIC AND COMMUNITY VITALITY CONSULTANT SERVICES (GENERAL) | 850.00 |
| 55061 | WOOD CONSULTING SERVICES | 08/01/2024 | ECONOMIC CONSULTANT AT OPPORUNITY COASTSIDE CENTER | 4,122.50 |
| 55061 | WOOD CONSULTING SERVICES | 08/01/2024 | ACTIVE TRANSPORTATION PROG - CYCLE 7 GRANT APPLICATION | 2,550.00 |
| 55061 | WOOD CONSULTING SERVICES | 08/01/2024 | PHASE 1 OF DOWNTOWN STREETSCAPE CONSULTANT | 1,870.00 |
| 55061 | WOOD CONSULTING SERVICES | 08/01/2024 | PHASE 1 OF DOWNTOWN STREETSCAPE CONSULTANT | 1,190.00 |
| Total 55061: | | | | 18,530.00 |
| 55062 | AMERICAN PORTABLES | 08/08/2024 | PORTABLE TOILET RENTAL & SERVICES FY '24-25 | 1,311.95 |
| 55062 | AMERICAN PORTABLES | 08/08/2024 | FY 23-24 PORTABLE TOLIETS | 2,000.39 |
| 55062 | AMERICAN PORTABLES | 08/08/2024 | PORTABLE TOILET RENTAL & SERVICES FY '24-25 | 808.35 |
| 55062 | AMERICAN PORTABLES | 08/08/2024 | PORTABLE TOILET RENTAL & SERVICES FY '24-25 | 4,370.81 |
| 55062 | AMERICAN PORTABLES | 08/08/2024 | PORTABLE TOILET RENTAL & SERVICES FY '24-25 | 2,001.95 |
| 55062 | AMERICAN PORTABLES | 08/08/2024 | PORTABLE TOILET RENTAL & SERVICES FY '24-25 | 3,764.80 |
| 55062 | AMERICAN PORTABLES | 08/08/2024 | PORTABLE TOILET RENTAL & SERVICES FY '24-25 | 5,326.87 |
| Total 55062: | | | | 19,585.12 |
| 55063 | ASSOCIATION OF BAY AREA GOVERNMENTS | 08/08/2024 | FY'24 Levelized Charge-Nat Gas | 460.00 |
| 55063 | ASSOCIATION OF BAY AREA GOVERNMENTS | 08/08/2024 | FY'23 True-Up | 358.51 |
| Total 55063: | | | | 818.51 |
| 55064 | AVENU INSIGHTS & ANALYTICS LLC | 08/08/2024 | STARS Q1 2024 | 625.00 |
| Total 55064: | | | | 625.00 |
| 55065 | CALIFORNIA COMPUTER AIDED DESIGN SOLS. | 08/08/2024 | PROVIDE SEWER ASSESSMENT ASSISTANCE & DATA PREPARATIONS FOR THE CITY | 15,340.00 |
| Total 55065: | | | | 15,340.00 |
| 55066 | CAPITAL ONE TRADE CREDIT | 08/08/2024 | MAINT SUPPLIES JULY'24 | 2,435.96 |
| Total 55066: | | | | 2,435.96 |
| 55067 | CASELLE INC. | 08/08/2024 | FY 24/25 CASELLE ERP SOFTWARE | 3,843.00 |
| Total 55067: | | | | 3,843.00 |
| 55068 | COASTSIDE COUNTY WATER DISTRICT | 08/08/2024 | BLD RES 24 0009 - 880 STONE PINE RD | 7,059.90 |
| 55068 | COASTSIDE COUNTY WATER DISTRICT | 08/08/2024 | BLD RES 24 0026 - 880 STONE PINE RD | 172.16 |

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|---|---|---|---|---|
| Total 55068: | | | | 7,232.06 |
| 55069 | EMMA NAVARRETE | 08/08/2024 | DEPOSIT REFUND-TRAIN DEPOT 7/27/24 | 500.00 |
| Total 55069: | | | | 500.00 |
| 55070 | FlowBird America Inc | 08/08/2024 | JUNE'24 MAINT SERVICE | 97.30 |
| 55070 | FlowBird America Inc | 08/08/2024 | JULY'24 MAINT SERVICE | 129.50 |
| 55070 | FlowBird America Inc | 08/08/2024 | JULY'24 MAINT SERVICE | 112.00 |
| Total 55070: | | | | 338.80 |
| 55071 | GATES AND ASSOCIATES | 08/08/2024 | SMITH FIELD FACILITIES MASTER PLAN | 1,070.00 |
| Total 55071: | | | | 1,070.00 |
| 55072 | H & R PLUMBING AND DRAIN CLEANING INC. | 08/08/2024 | PO FOR MINOR CONSTRUCTION CONTRACT FOR FY '23/24 MANHOLE REHABILITATION PROJECT | 35,050.00 |
| 55072 | H & R PLUMBING AND DRAIN CLEANING INC. | 08/08/2024 | CO1 FY '23/24 MANHOLE REHABILITATION PROJECT | 1,100.00 |
| Total 55072: | | | | 36,150.00 |
| 55073 | HOME DEPOT CREDIT SERVICES | 08/08/2024 | MAINT SUPPLIES | 696.93 |
| Total 55073: | | | | 696.93 |
| 55074 | IMPEC GROUP INC. | 08/08/2024 | Provide custodial services for the OCC | 780.00 |
| Total 55074: | | | | 780.00 |
| 55075 | INTEGRAL CONSULTING INC. | 08/08/2024 | PREPARATION OF THE CLIMATE ADAPTION PLAN(CIP 1002) | 6,487.05 |
| Total 55075: | | | | 6,487.05 |
| 55076 | Jobtrain Inc | 08/08/2024 | TO PROVIDE JOB SEEKER WORKFORCE DEVELOPMENT PROGRAM SERVICES FOR THE COASTSIDE COM | 30,620.31 |
| Total 55076: | | | | 30,620.31 |
| 55077 | Mark Hofmann | 08/08/2024 | PICKLEBALL LESSONS- 7/27/24 | 75.00 |
| Total 55077: | | | | 75.00 |
| 55078 | MTA PARTS INC. | 08/08/2024 | VEHICLE PARTS | 60.13 |

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|---|---|---|---|---|
| 55078 | MTA PARTS INC. | 08/08/2024 | VEHICLE PARTS | 247.67 |
| 55078 | MTA PARTS INC. | 08/08/2024 | VEHICLE PARTS | 12.45 |
| Total 55078: | | | | 320.25 |
| 55079 | NEIGHBORHOOD RADIO | 08/08/2024 | AUG'24 ADVERTISING SERVICE | 110.00 |
| 55079 | NEIGHBORHOOD RADIO | 08/08/2024 | JULY'24 ADVERTISING SERVICE | 110.00 |
| Total 55079: | | | | 220.00 |
| 55080 | NICHOLAS TRANSLATIONS & INTERPRETATIONS | 08/08/2024 | JULY'24 TRANSLATION SERVICE | 380.00 |
| Total 55080: | | | | 380.00 |
| 55081 | ODP BUSINESS SOLUTIONS, LLC | 08/08/2024 | OFFICE SUPPLIES | 102.79 |
| Total 55081: | | | | 102.79 |
| 55082 | PENINSULA MUNICIPAL ENGINEERING INC. | 08/08/2024 | HIGHWAY 1 SAFETY NORTH | 12,600.00 |
| 55082 | PENINSULA MUNICIPAL ENGINEERING INC. | 08/08/2024 | CHANGE ORDER 3, PROJECT MANAGEMENT SERVICES FOR EASTSIDE PARALLEL TRAIL AND HWY1 SAFE | 5,850.00 |
| Total 55082: | | | | 18,450.00 |
| 55083 | PETERSON | 08/08/2024 | Back-Up Generator Services | 3,465.31 |
| Total 55083: | | | | 3,465.31 |
| 55084 | PUBLIC PARKING ASSOCIATES INC | 08/08/2024 | MAINTENANCE SERVICE | 1,155.00 |
| Total 55084: | | | | 1,155.00 |
| 55085 | SAN MATEO DAILY JOURNAL | 08/08/2024 | AUG'24 ADVERTISING SERVICE PDP-072-13 | 864.00 |
| 55085 | SAN MATEO DAILY JOURNAL | 08/08/2024 | AUG'24 ADVERTISING SERVICE PDP-072-13 | 864.00 |
| 55085 | SAN MATEO DAILY JOURNAL | 08/08/2024 | AUG'24 ADVERTISING SERVICE PDP-072-13 | 864.00- |
| Total 55085: | | | | 864.00 |
| 55086 | SCHAAF & WHEELER | 08/08/2024 | PILARCITOS AVENUE/KEHOE WATERCOURSE OUTFALL | 1,134.00 |
| Total 55086: | | | | 1,134.00 |
| 55087 | SWCA INCORPORATED | 08/08/2024 | HWY1 NORTH SAFETY & OP IMPROVEMENTS RIPARIAN MITIGATION | 4,168.50 |

| | | | | |
|---|---|---|---|---|
| Total 55087: | | | | 4,168.50 |
| 55088 | TARA SHUTTLEWORTH | 08/08/2024 | INSTRUCTOR PAYMENT-KIDS CAN COOK WEEK 3 | 1,155.00 |
| 55088 | TARA SHUTTLEWORTH | 08/08/2024 | REIMBURSEMENT : CAMP SUPPLIES | 5.84 |
| 55088 | TARA SHUTTLEWORTH | 08/08/2024 | REIMBURSEMENT : CAMP SUPPLIES | 7.62 |
| 55088 | TARA SHUTTLEWORTH | 08/08/2024 | REIMBURSEMENT : CAMP SUPPLIES | 8.36 |
| 55088 | TARA SHUTTLEWORTH | 08/08/2024 | REIMBURSEMENT : CAMP SUPPLIES | 7.68 |
| 55088 | TARA SHUTTLEWORTH | 08/08/2024 | REIMBURSEMENT : CAMP SUPPLIES | 1.49 |
| 55088 | TARA SHUTTLEWORTH | 08/08/2024 | REIMBURSEMENT : CAMP SUPPLIES | 7.96 |
| 55088 | TARA SHUTTLEWORTH | 08/08/2024 | REIMBURSEMENT : CAMP SUPPLIES | 3.81 |
| 55088 | TARA SHUTTLEWORTH | 08/08/2024 | REIMBURSEMENT : CAMP SUPPLIES | 2.69 |
| Total 55088: | | | | 1,200.45 |
| 55089 | TURBO DATA SYSTEMS | 08/08/2024 | CITATION PROCESSING | 1,170.98 |
| Total 55089: | | | | 1,170.98 |
| 55090 | VERDEK LLC | 08/08/2024 | ORDER SWAP & RESTOCKING FEE | 1,779.61 |
| Total 55090: | | | | 1,779.61 |
| 55091 | VESTIS | 08/08/2024 | MAINT SUPPLIES CITY HALL | 198.99 |
| 55091 | VESTIS | 08/08/2024 | MAINT SUPPLIES PUBLIC LIBRARY | 127.53 |
| Total 55091: | | | | 326.52 |
| 55092 | VICTOR HERNANDEZ | 08/08/2024 | JULY'24 TRANSLATION SERVICES | 2,700.00 |
| Total 55092: | | | | 2,700.00 |
| 55093 | ZONES, LLC | 08/08/2024 | (2) GOV ACROBAT PRO DC ENTERPRISE 11 MONTHS | 189.98 |
| Total 55093: | | | | 189.98 |
| 55095 | A CABALLERO PRODUCTIONS | 08/15/2024 | STAGE RENTAL SUMMER'S END 2024 | 6,415.00 |
| Total 55095: | | | | 6,415.00 |
| 55096 | A2Z PRODUCTIONS | 08/15/2024 | SUMMER'S END 2024 | 1,500.00 |

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| Total 55096: | | | | 1,500.00 |
| 55097 | Alex Lucero | 08/15/2024 | SUMMER'S END 2024 | 1,500.00 |
| Total 55097: | | | | 1,500.00 |
| 55098 | AMERICAN ENERGY SOCIETY | 08/15/2024 | REINBURSEMENT FOR PAINTING CSVS OFFICE | 2,640.00 |
| 55098 | AMERICAN ENERGY SOCIETY | 08/15/2024 | TO LAUNCH & OPERATE COASTSIDE VENTURE STUDIO (CSVS) A BUSINESS INCUBATOR VIA THE OCC | 29,965.85 |
| Total 55098: | | | | 32,605.85 |
| 55099 | ASSOCIATION OF BAY AREA GOVERNMENTS | 08/15/2024 | FY'25 Levelized Charge-Nat Gas | 450.00 |
| 55099 | ASSOCIATION OF BAY AREA GOVERNMENTS | 08/15/2024 | WORKING CAPITAL DEPOSIT | 22.78 |
| Total 55099: | | | | 472.78 |
| 55100 | AT&T | 08/15/2024 | JULY'24 PHONE SERVICE | 1,974.03 |
| Total 55100: | | | | 1,974.03 |
| 55101 | AT&T MOBILITY | 08/15/2024 | AUG'24 PHONE SERVICE | 694.99 |
| Total 55101: | | | | 694.99 |
| 55102 | BAY AREA GEOTECHNICAL GROUP INC | 08/15/2024 | CO1 BASED ON AMENDMENT 2 TO PSA FOR MATERIAL TESTING & SPECIAL INSPECTION SERVICES FOR | 19,650.00 |
| Total 55102: | | | | 19,650.00 |
| 55103 | BFI OF CALIFORNIA - 4278A | 08/15/2024 | GREEN WASTE MULCH | 1,575.00 |
| Total 55103: | | | | 1,575.00 |
| 55104 | BLEYLE ELEVATOR, INC | 08/15/2024 | MAINT SERVICE #102236 | 95.00 |
| 55104 | BLEYLE ELEVATOR, INC | 08/15/2024 | MAINT SERVICE #179638 | 95.00 |
| Total 55104: | | | | 190.00 |
| 55105 | Cardinal Talent Group LLC | 08/15/2024 | 2/2 OF FULL PAYMENT-LA MISA NEGRA-SUMMERS END 2024 | 2,000.00 |
| Total 55105: | | | | 2,000.00 |
| 55106 | CIRCLEPOINT | 08/15/2024 | HYATT HOTEL PDP-072-13 | 28,235.00 |

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| 55106 | CIRCLEPOINT | 08/15/2024 | HYATT HOTEL PDP-072-13 | 28,235.00 |
| 55106 | CIRCLEPOINT | 08/15/2024 | HYATT HOTEL PDP-072-13 | 28,235.00- |
| Total 55106: | | | | 28,235.00 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 555 KELLY AVE | 47.21 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | CITY OF HMB / COAST.COMM.SENIOR CNTR. | 32.04 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 201 WAVECREST RD | 7,026.41 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 10 STONE PINE RD # IRRIGATION | 188.78 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 723 MILL ST # IRRIGATION | 35.81 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | LIFT STATI FAIRWAY DR | 35.81 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 1310 LORYN LN # IRRIGATION | 327.23 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | HIGGINS CYN RD | 343.42 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 529 RUISSEAU FRANCAIS AVE # IRRIGATION | 464.01 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 502 MAIN ST | 327.23 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | FERNANDES PARK/MAIN ST # IRRIGATION | 68.19 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 620 CORREAS/LIBRARY #DC | 48.06 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 620 CORREAS/LIBRARY #IRRIGATION | 87.10 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 620 CORREAS/LIBRARY | 544.96 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | HYDRANT METER | 387.59 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 501 MAIN ST_DC | 32.04 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 880 STONE PINE RD | 307.56 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | MAIN & HWY 1 # IRRIGATION | 311.04 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | MEDIAN STRIP/ HWY ONE # IRRIGATION | 35.81 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 537 KELLY AVE | 133.87 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 535 KELLY AVE | 524.23 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 461 OAK AVE | 52.00 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 503 JOHNSTON ST | 100.57 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | HWY 92 MEDIAN # WEST IRRIG | 35.81 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | HWY 92 MEDIAN # EAST IRRIG | 35.81 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 627 ALSACE LORAINE AVE | 440.56 |
| 55107 | COASTSIDE COUNTY WATER DISTRICT | 08/15/2024 | 501 MAIN ST | 165.33 |
| Total 55107: | | | | 12,138.48 |
| 55108 | COASTSIDE TECHNICAL SERVICE | 08/15/2024 | MAINT SERVICE AC | 1,053.91 |
| 55108 | COASTSIDE TECHNICAL SERVICE | 08/15/2024 | MAINT SERVICE AC | 593.44 |
| Total 55108: | | | | 1,647.35 |
| 55109 | COLANTUONO HIGHSMITH WHATLEY PC | 08/15/2024 | JULY'24 LEGAL SERVICES -SAM | 9,121.95 |

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| Total 55109: | | | | 9,121.95 |
| 55110 | CORODATA RECORDS MANAGEMENT INC | 08/15/2024 | JULY'24 RECORDS MANAGEMENT | 452.15 |
| Total 55110: | | | | 452.15 |
| 55111 | CRUZIO INTERNET | 08/15/2024 | INTERNET SERVICE | 14.95 |
| Total 55111: | | | | 14.95 |
| 55112 | Department of Alcoholic Beverage Control | 08/15/2024 | SUMMER'S END LICENSE | 50.00 |
| Total 55112: | | | | 50.00 |
| 55113 | Economic & Planning Systems Inc | 08/15/2024 | ANNUAL FISCAL ANALYSIS | 7,000.00 |
| Total 55113: | | | | 7,000.00 |
| 55114 | FLYERS ENERGY, LLC | 08/15/2024 | JULY'24 FUEL | 1,864.12 |
| Total 55114: | | | | 1,864.12 |
| 55115 | FUN SERVICES | 08/15/2024 | SUMMER'S END | 5,309.05 |
| Total 55115: | | | | 5,309.05 |
| 55116 | GOVERNMENTJOBS.COM, INC | 08/15/2024 | SUBSCRIPTION FEE, GOVERNMENTJOBS.COM | 839.22 |
| Total 55116: | | | | 839.22 |
| 55117 | HALF MOON BAY BUILDING & GARDEN | 08/15/2024 | AUG'24 MAINTENANCE SUPPLIES | 27.34 |
| 55117 | HALF MOON BAY BUILDING & GARDEN | 08/15/2024 | AUG'24 MAINTENANCE SUPPLIES | 73.26 |
| 55117 | HALF MOON BAY BUILDING & GARDEN | 08/15/2024 | AUG'24 MAINTENANCE SUPPLIES | 43.75 |
| 55117 | HALF MOON BAY BUILDING & GARDEN | 08/15/2024 | AUG'24 MAINTENANCE SUPPLIES | 27.32 |
| Total 55117: | | | | 171.67 |
| 55118 | HALF MOON BAY FLOORS TO GO | 08/15/2024 | OCC FLOORING | 6,400.00 |
| Total 55118: | | | | 6,400.00 |
| 55119 | Henna Creationz LLC | 08/15/2024 | SUMMER'S END 2024 | 1,550.00 |

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| Total 55119: | | | | 1,550.00 |
| 55120 | HUE & CRY SECURITY SYSTEMS INC. | 08/15/2024 | SEPT'24 SECURITY SERVICE | 197.77 |
| 55120 | HUE & CRY SECURITY SYSTEMS INC. | 08/15/2024 | SEPT'24 SECURITY SERVICE | 499.85 |
| 55120 | HUE & CRY SECURITY SYSTEMS INC. | 08/15/2024 | SEPT'24 SECURITY SERVICE | 24.00 |
| Total 55120: | | | | 721.62 |
| 55121 | INFINITY TECHNOLOGIES | 08/15/2024 | FY 24/25 INFINITY TECH DESKTOP/HELP DESK | 13,960.00 |
| 55121 | INFINITY TECHNOLOGIES | 08/15/2024 | DATTO BACKUP O365 | 164.25 |
| Total 55121: | | | | 14,124.25 |
| 55122 | INTERSTATE TRAFFIC CNTL PROD (BURL) | 08/15/2024 | AUG'24 MAINT SUPPLIES PAINT | 691.91 |
| Total 55122: | | | | 691.91 |
| 55123 | Jobtrain Inc | 08/15/2024 | TO PROVIDE JOB SEEKER WORKFORCE DEVELOPMENT PROGRAM SERVICES FOR THE COASTSIDE COM | 28,476.10 |
| Total 55123: | | | | 28,476.10 |
| 55124 | Joe Habib | 08/15/2024 | REFUND-COED SOFTBALL MINUS ADMIN FEE | 375.00 |
| Total 55124: | | | | 375.00 |
| 55125 | Juliet Lefevre | 08/15/2024 | PICKLEBALL REFUND #1 INTRO SERIES | 160.00 |
| Total 55125: | | | | 160.00 |
| 55126 | Karla's Janitorial & Suppliers, LLC | 08/15/2024 | JANITORIAL SERVICES FY '24-25 | 15,209.50 |
| Total 55126: | | | | 15,209.50 |
| 55127 | Laurel Dunston | 08/15/2024 | REFUND: 8/21/2024 | 80.00 |
| Total 55127: | | | | 80.00 |
| 55128 | LORAL LANDSCAPING INC. | 08/15/2024 | FY 2024-25 LANDSCAPE MAINTENANCE SERVICES AGREEMENT | 4,160.00 |
| Total 55128: | | | | 4,160.00 |
| 55129 | MARIAN ELIZABETH POTT | 08/15/2024 | DOG TRAINING-12 WEEKS | 1,260.00 |

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| 55129 | MARIAN ELIZABETH POTT | 08/15/2024 | DOG TRAINING- GOOD CITIZEN LIFE SKILLS | 700.00 |
| Total 55129: | | | | 1,960.00 |
| 55130 | Mark Hofmann | 08/15/2024 | PICKLEBALL LESSONS- 8/8/24 | 90.00 |
| Total 55130: | | | | 90.00 |
| 55131 | M-GROUP | 08/15/2024 | NEW PO REQUEST FOR M-GROUP | 6,061.25 |
| Total 55131: | | | | 6,061.25 |
| 55132 | NBS GOVERNMENT FINANCE GROUP | 08/15/2024 | COST ALLOCATION PLAN AND CITYWIDE FEE STUDY | 2,475.00 |
| Total 55132: | | | | 2,475.00 |
| 55133 | PACIFIC COAST TRANE | 08/15/2024 | PO FOR SOFTWARE UPGRADE OF THE LIBRARY'S BUILDING MANAGEMENT SYSTEM | 11,999.00 |
| Total 55133: | | | | 11,999.00 |
| 55134 | Quang Pham | 08/15/2024 | REFUND- DEPOSIT OAK ROOM 10/12/24 | 300.00 |
| Total 55134: | | | | 300.00 |
| 55135 | REPUBLIC SERVICES #925 | 08/15/2024 | JUNE'24 WASTE REMOVAL | 91.12 |
| 55135 | REPUBLIC SERVICES #925 | 08/15/2024 | JULY'24 WASTE REMOVAL | 273.36 |
| 55135 | REPUBLIC SERVICES #925 | 08/15/2024 | MAY'24 WASTE REMOVAL | 35.00 |
| 55135 | REPUBLIC SERVICES #925 | 08/15/2024 | JULY'24 WASTE REMOVAL | 91.12 |
| Total 55135: | | | | 490.60 |
| 55136 | RICE TRUCKING-SOIL FARM INC. | 08/15/2024 | MAINT SUPPLIES | 63.44 |
| Total 55136: | | | | 63.44 |
| 55137 | ROBERT HALF | 08/15/2024 | MARGARET MCNULTY 8/2/2024 | 1,968.40 |
| Total 55137: | | | | 1,968.40 |
| 55138 | Robin Camozzi | 08/15/2024 | REFUND- DEPOSIT TRAIN DEPOT 8/10/24 | 100.00 |
| Total 55138: | | | | 100.00 |

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| 55139 | Sable Computer Inc. | 08/15/2024 | CAMERA, INTERCOM, & BADGE SYSTEM | 16,399.09 |
| 55139 | Sable Computer Inc. | 08/15/2024 | CAMERA, INTERCOM, & BADGE SYSTEM | 6,820.47 |
| Total 55139: | | | | 23,219.56 |
| 55140 | SAN MATEO DAILY JOURNAL | 08/15/2024 | AUG'24 ADVERTISING SERVICE PDP-24-044 | 864.00 |
| 55140 | SAN MATEO DAILY JOURNAL | 08/15/2024 | AUG'24 ADVERTISING SERVICE PDP-24-044 | 864.00 |
| 55140 | SAN MATEO DAILY JOURNAL | 08/15/2024 | AUG'24 ADVERTISING SERVICE PDP-24-044 | 864.00- |
| Total 55140: | | | | 864.00 |
| 55141 | STATE CONTROLLER | 08/15/2024 | 2023 FTB OFFSET PROGRAM | 29.52 |
| 55141 | STATE CONTROLLER | 08/15/2024 | 2023 FTB OFFSET PROGRAM | 2.11 |
| 55141 | STATE CONTROLLER | 08/15/2024 | 2023 FTB OFFSET PROGRAM | 2.20 |
| Total 55141: | | | | 33.83 |
| 55142 | SUBURBAN PROPANE LP | 08/15/2024 | PROPANE ACCT 1601-064098 | 689.23 |
| Total 55142: | | | | 689.23 |
| 55143 | TIM D. HILBORN | 08/15/2024 | SUMMER'S END 2024 | 1,200.00 |
| Total 55143: | | | | 1,200.00 |
| 55144 | TOWNSEND PUBLIC AFFAIRS, INC | 08/15/2024 | JULY'24 CONSULTING SERVICES | 3,000.00 |
| Total 55144: | | | | 3,000.00 |
| 55145 | Tristan Keller | 08/15/2024 | SKATEBOARD LESSONS 7/11-7/30 | 384.00 |
| Total 55145: | | | | 384.00 |
| 55146 | WESTERN EXTERMINATOR COMPANY | 08/15/2024 | JULY'24 EXTERMINATOR SERVICES | 1,520.00 |
| Total 55146: | | | | 1,520.00 |
| 55147 | WICKMAN DEVELOPMENT AND CONSTRUCTIO | 08/15/2024 | CATER PARK (THROUGH CHANGE ORDER 13) | 417,218.56 |
| 55147 | WICKMAN DEVELOPMENT AND CONSTRUCTIO | 08/15/2024 | CATER PARK RETENTION | 20,860.93- |
| Total 55147: | | | | 396,357.63 |
| 55148 | WOOD CONSULTING SERVICES | 08/15/2024 | ECONOMIC AND COMMUNITY VITALITY CONSULTANT SERVICES (GENERAL) | 1,700.00 |

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| 55148 | WOOD CONSULTING SERVICES | 08/15/2024 | ECONOMIC CONSULTANT AT OPPORUNITY COASTSIDE CENTER | 7,820.00 |
| 55148 | WOOD CONSULTING SERVICES | 08/15/2024 | PHASE 1 OF DOWNTOWN STREETSCAPE CONSULTANT | 1,742.50 |
| Total 55148: | | | | 11,262.50 |
| 55149 | ZACH TRENHOLM | 08/15/2024 | SUMMER'S END 2024 | 1,150.00 |
| Total 55149: | | | | 1,150.00 |
| 55150 | ZONES, LLC | 08/15/2024 | FY '24/25 ZONES MICROSOFT 365 LICENSING | 5.65 |
| 55150 | ZONES, LLC | 08/15/2024 | FY '24/25 ZONES MICROSOFT 365 LICENSING | 189.98 |
| 55150 | ZONES, LLC | 08/15/2024 | FY '24/25 ZONES MICROSOFT 365 LICENSING | 13.29 |
| Total 55150: | | | | 208.92 |
| 55151 | 4LEAF INC. | 08/22/2024 | 4LEAF ON-CALL SERVICES-JULY 2024 | 23,899.09 |
| Total 55151: | | | | 23,899.09 |
| 55152 | ALTA PLANNING & DESIGN | 08/22/2024 | CHANGE ORDER 3, PACIFIC COAST BIKEWAY CONNECTIVITY NORTH PROJECT | 1,225.00 |
| Total 55152: | | | | 1,225.00 |
| 55153 | CA DEPT OF JUSTICE | 08/22/2024 | JUL'24 FINGERPRINT APPS | 32.00 |
| Total 55153: | | | | 32.00 |
| 55154 | Cesar Velazquez | 08/22/2024 | DEPOSIT REFUND-TRAIN DEPOT 8/4/24 | 500.00 |
| Total 55154: | | | | 500.00 |
| 55155 | COAST RIDGE ECOLOGY | 08/22/2024 | BIO SERVICES WAVE AVE PDP-24-007 | 4,305.00 |
| 55155 | COAST RIDGE ECOLOGY | 08/22/2024 | BIO SERVICES WAVE AVE PDP-24-007 | 4,305.00 |
| 55155 | COAST RIDGE ECOLOGY | 08/22/2024 | BIO SERVICES WAVE AVE PDP-24-007 | 4,305.00- |
| Total 55155: | | | | 4,305.00 |
| 55156 | COASTSIDE COUNTY WATER DISTRICT | 08/22/2024 | 880 STONE PINE ENGINEERING REVIEW | 1,284.40 |
| 55156 | COASTSIDE COUNTY WATER DISTRICT | 08/22/2024 | 880 STONE PINE PLAN REVIEW | 3,105.42 |
| Total 55156: | | | | 4,389.82 |
| 55157 | COUNTY OF SAN MATEO | 08/22/2024 | JULY'24 MICROWAVE MUX | 82.25 |

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| Total 55157: | | | | 82.25 |
| 55158 | CSW/STUBER-STROEH ENGINEERING GROUP IN | 08/22/2024 | DESIGN SUPPORT DURING CONSTRUCTION FOR POPLAR ST TRAFFIC CALMING & SAFETY PROJECT PHA | 9,906.00 |
| Total 55158: | | | | 9,906.00 |
| 55159 | ELS ARCHITECTURE & URBAN DESIGN | 08/22/2024 | CO3 FOR AMENDMENT 7 PSA FOR DESIGN SERVICES FOR CARTER PARK IMPROVEMENTS PROJECT | 3,317.50 |
| Total 55159: | | | | 3,317.50 |
| 55160 | GOETZ BROS. SPORTING GOODS | 08/22/2024 | AUG 2024 MAINT HATS | 1,365.00 |
| Total 55160: | | | | 1,365.00 |
| 55161 | GRIFFIN STRUCTURES INC. | 08/22/2024 | CO 1 CARTER PARK IMPROVEMENTS FOR ADDITIONALMANAGEMENT & CONSTRUCTION MANAGEME | 11,733.12 |
| Total 55161: | | | | 11,733.12 |
| 55162 | HALF MOON BAY BUILDING & GARDEN | 08/22/2024 | AUG'24 MAINTENANCE SUPPLIES | 21.88 |
| Total 55162: | | | | 21.88 |
| 55163 | HALF MOON BAY GRADING & PAVING INC. | 08/22/2024 | CONSTRUCTION FOR POPLAR STREET TRAFFICE CALMING- PHASE 1 | 207,633.17 |
| 55163 | HALF MOON BAY GRADING & PAVING INC. | 08/22/2024 | RETENTION 8/2/2024 | 10,381.66- |
| Total 55163: | | | | 197,251.51 |
| 55164 | Maria Pineda | 08/22/2024 | DEPOSIT REFUND- TRAIN DEPOT 8/10/24 | 500.00 |
| Total 55164: | | | | 500.00 |
| 55165 | Normand Contreras | 08/22/2024 | TACO BAR-STAFF APPRECIATION BBQ | 600.00 |
| Total 55165: | | | | 600.00 |
| 55166 | ODP BUSINESS SOLUTIONS, LLC | 08/22/2024 | DATE STAMP CIRCLE | 89.13 |
| 55166 | ODP BUSINESS SOLUTIONS, LLC | 08/22/2024 | OFFICE SUPPLIES | 21.55 |
| 55166 | ODP BUSINESS SOLUTIONS, LLC | 08/22/2024 | OFFICE SUPPLIES | 81.12 |
| Total 55166: | | | | 191.80 |
| 55167 | PENINSULA SPORTS OFFICIALS ASSOC. INC | 08/22/2024 | ONE MAN GAMES | 390.00 |

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| Total 55167: | | | | 390.00 |
| 55168 | RICE TRUCKING-SOIL FARM INC. | 08/22/2024 | MAINTENANCE SUPPLIES | 131.25 |
| 55168 | RICE TRUCKING-SOIL FARM INC. | 08/22/2024 | MAINTENANCE SUPPLIES | 126.88 |
| Total 55168: | | | | 258.13 |
| 55169 | SEWER AUTHORITY MID-COASTSIDE | 08/22/2024 | GENERAL OPERATIONS & MAINTENANCE FY 24/25 PLUS ADDITIONAL TO COVER POTENTAL PASS-THR | 814.22 |
| 55169 | SEWER AUTHORITY MID-COASTSIDE | 08/22/2024 | GENERAL OPERATIONS & MAINTENANCE FY 24/25 PLUS ADDITIONAL TO COVER POTENTAL PASS-THR | 470,187.90 |
| 55169 | SEWER AUTHORITY MID-COASTSIDE | 08/22/2024 | FY 2024/25 SEWER COLLECTIONS | 17,684.08 |
| Total 55169: | | | | 488,686.20 |
| 55170 | SHARP ELECTRONICS CORPORATION | 08/22/2024 | PRINTER LEASE- 48 MONTHS-AUG 2024 | 1,079.69 |
| Total 55170: | | | | 1,079.69 |
| 55171 | STAR VISTA | 08/22/2024 | JUL-DEC 2024 STAR VISTA-FIRST CHANCE PROGRAM | 6,853.92 |
| Total 55171: | | | | 6,853.92 |
| 55172 | SWCA INCORPORATED | 08/22/2024 | PREPARE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR STONE PINE COVE AFFORDABLE HO | 5,990.25 |
| 55172 | SWCA INCORPORATED | 08/22/2024 | PREPARE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR STONE PINE COVE AFFORDABLE HO | 8,945.81 |
| Total 55172: | | | | 14,936.06 |
| 55173 | VESTIS | 08/22/2024 | MAINT SUPPLIES CITY HALL | 198.99 |
| 55173 | VESTIS | 08/22/2024 | MAINT SUPPLIES PUBLIC LIBRARY | 127.53 |
| Total 55173: | | | | 326.52 |
| 55174 | ACC BUSINESS | 08/29/2024 | INTERNET SERVICE | 785.91 |
| Total 55174: | | | | 785.91 |
| 55175 | AMERICAN ENERGY SOCIETY | 08/29/2024 | REINBURSEMENT FOR WALLPAPER SUITE A | 950.00 |
| Total 55175: | | | | 950.00 |
| 55176 | AMERICAN PORTABLES | 08/29/2024 | PORTABLE TOILET RENTAL & SERVICES FY '24-25 | 195.65 |

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| Total 55176: | | | | 195.65 |
| 55177 | ANDREW GOMEZ | 08/29/2024 | INSTRUCTOR PAYMENT-MUSIC TOGETHER | 1,101.20 |
| Total 55177: | | | | 1,101.20 |
| 55178 | Connie Lynn Flora | 08/29/2024 | DEPOSIT 20% FACE PAINTING | 210.00 |
| Total 55178: | | | | 210.00 |
| 55179 | CONNIE LYNN FLORA | 08/29/2024 | 80% REMAINING-FACE PAINT | 840.00 |
| Total 55179: | | | | 840.00 |
| 55180 | CRISTINA ROMERO | 08/29/2024 | DEPOSIT REFUND-TRAIN DEPOT 8/18/24 | 500.00 |
| Total 55180: | | | | 500.00 |
| 55181 | FREYER & LAURETA INC. | 08/29/2024 | CHANGE ORDER 2. SMITH FIELD PARK | 8,337.50 |
| Total 55181: | | | | 8,337.50 |
| 55182 | GRANICUS | 08/29/2024 | AUG'24, GRANICUS SERVICE | 1,564.85 |
| Total 55182: | | | | 1,564.85 |
| 55183 | HDL COREN & CONE | 08/29/2024 | 2023-24 ACFR STATISTICAL PACKAGE | 695.00 |
| Total 55183: | | | | 695.00 |
| 55184 | HDL SOFTWARE LLC | 08/29/2024 | FY '24/25 HDL TOT & BUSINESS LICENSE MANAGEMENT | 5,674.77 |
| Total 55184: | | | | 5,674.77 |
| 55185 | JAMES FORD INC. | 08/29/2024 | VEHICLE SERVICE | 707.31 |
| 55185 | JAMES FORD INC. | 08/29/2024 | OVERPAYMENT | 76.20- |
| Total 55185: | | | | 631.11 |
| 55186 | Julie Ron | 08/29/2024 | DEPOSIT REFUND-CIMMUNITY B 8/18/24 | 100.00 |

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| Total 55186: | | | | 100.00 |
| 55187 | KATHY OLER | 08/29/2024 | SEPT'24 TEMPORARY CITY PARKING LOT RENTAL | 2,293.47 |
| Total 55187: | | | | 2,293.47 |
| 55188 | LAURA CAMODECA | 08/29/2024 | CONTINUING ODOR, INTRO K9 FOUNDATION, INTRO K9 NOSE | 1,512.00 |
| Total 55188: | | | | 1,512.00 |
| 55189 | Laurel Dunston | 08/29/2024 | REFUND-EVENT CANCELLED 8/21/2024 | 40.00 |
| 55189 | Laurel Dunston | 08/29/2024 | REFUND-EVENT CANCELLED 8/21/2024 | 96.57 |
| 55189 | Laurel Dunston | 08/29/2024 | REFUND-EVENT CANCELLED 8/21/2024 | 500.00 |
| Total 55189: | | | | 636.57 |
| 55190 | LISA POPE | 08/29/2024 | TRANSCRIPTION SERVICE JUNE 18 2024 | 468.75 |
| 55190 | LISA POPE | 08/29/2024 | TRANSCRIPTION SERVICE JUNE 26 2024 | 412.50 |
| 55190 | LISA POPE | 08/29/2024 | TRANSCRIPTION SERVICE JULY 16 2024 | 500.00 |
| 55190 | LISA POPE | 08/29/2024 | TRANSCRIPTION SERVICE JULY 31 2024 | 312.50 |
| 55190 | LISA POPE | 08/29/2024 | TRANSCRIPTION SERVICE AUG 7 2024 | 687.50 |
| Total 55190: | | | | 2,381.25 |
| 55191 | LIZETT LUNA | 08/29/2024 | DEPOSIT REFUND-TRAIN DEPOT 8/17/24 | 500.00 |
| Total 55191: | | | | 500.00 |
| 55192 | LOCKWORKS UNLIMITED INC | 08/29/2024 | OCEAN VIEW PARK RESTROOMS | 450.87 |
| Total 55192: | | | | 450.87 |
| 55193 | MALCOLM C SMITH | 08/29/2024 | COMMUNICATIONS CONSULTANT SERVICE-JULY 2024 | 605.00 |
| Total 55193: | | | | 605.00 |
| 55194 | MARIK ENTERPRISES, LLC | 08/29/2024 | PRE-EMPLOYMENT REPORT DALE LEDA | 155.00 |
| Total 55194: | | | | 155.00 |
| 55195 | Mark Hofmann | 08/29/2024 | PICKLEBALL--DROP SHOT, KITCHEN, MUZZI LESSON | 150.00 |

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| Total 55195: | | | | 150.00 |
| 55196 | MARK THOMAS & CO, INC | 08/29/2024 | CHANGE ORDER 2,HWY 1 N SAFETY & OP IMPROVEMENTS | 4,574.50 |
| Total 55196: | | | | 4,574.50 |
| 55197 | ODP BUSINESS SOLUTIONS, LLC | 08/29/2024 | OFFICE SUPPLIES | 192.73 |
| Total 55197: | | | | 192.73 |
| 55198 | PACIFIC COAST TRANE | 08/29/2024 | LIBRARY MAINT LABOR | 1,146.00 |
| Total 55198: | | | | 1,146.00 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | CITY OF HMB 501 MAIN ST A | 7.84 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | OCEAN COLONY PARTNERS/OCP LIFT STATION | 1,094.67 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | COMMUNITY CENTER | 1,422.97 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | MAINTENANCE YARD OFFICE-ELECTRIC | 138.43 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | BELL MOON LIFT STATION | 36.14 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | TRAIN DEPOT RSTMS | 171.59 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | HWY 1 & FAIRWAY LIGHTING | 36.68 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | HWY 1 & FAIRWAY LIGHTING | 85.58 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | SMITH FIELD | 25.34 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | SHERIFF SUB-STATION | 2,730.77 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | SMITH FIELD SNACK BAR | 383.04 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | CITY OF HMB / STREET LIGHTS | 4,357.42 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | NW HWY 1 & MAIN ST | 123.67 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | DUTRA PARK | 127.86 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | DOWNTOWN ST TREE LIGHTS NORTH HOOK-UP @ 700 MILL ST | 1,260.73 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | HWY 1 & MIRAMONTES TRAFFIC SIGNAL | 67.62 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | DOWNTOWN ST TREE LIGHTS SOUTH HOOK-UP @ 650 MIRAMONTES | 1,379.99 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | PELICAN POINT LIFT STATION | 231.05 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | PACIFIC RIDGE LIGHT POLES | 49.25 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | HWY 1 & MIRAMONTES LIGHTING | 37.20 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | HWY 1 & MIRAMONTES LIGHTING | 86.79 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | CITY HALL BUILDING | 2,537.92 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | PILARCITOS CREEK BRIDGE | 109.19 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | PILARCITOS CREEK UNDERPASS | 25.68 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | MOON SCULPTURE SPOTLIGHTS | 23.11 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | MOON SCULPTURE SPOTLIGHTS | 53.93 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | OCEAN VIEW PARK | 22.51 |
| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | 401 SEYMOUR ST | 50.53 |

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| 55199 | PACIFIC GAS & ELECTRIC | 08/29/2024 | 401 SEYMOUR ST | 117.89 |
| Total 55199: | | | | 16,795.39 |
| 55200 | PHIL'S TIRE & AUTO CARE | 08/29/2024 | VEHICLE REPAIR | 722.42 |
| Total 55200: | | | | 722.42 |
| 55201 | PUBLIC PARKING ASSOCIATES INC | 08/29/2024 | NEW PARKING MACHINE | 7,635.73 |
| Total 55201: | | | | 7,635.73 |
| 55202 | RINGCENTRAL INC. | 08/29/2024 | PHONE SERVICES | 2,349.07 |
| Total 55202: | | | | 2,349.07 |
| 55203 | ROBERT HALF | 08/29/2024 | BRUMFIELD, BYRA M 08/23/2024 | 1,919.23 |
| Total 55203: | | | | 1,919.23 |
| 55204 | Robert Williamson Jr Tr | 08/29/2024 | REFUND-B2024-00242 BLDG PERMIT PLAN CHECK FEE | 641.88 |
| 55204 | Robert Williamson Jr Tr | 08/29/2024 | REFUND-B2024-00242 PLANNING PLAN CHECK (HRLY) | 255.00 |
| 55204 | Robert Williamson Jr Tr | 08/29/2024 | REFUND-B2024-00242 BLDG PLAN REVIEW/SUPPORT TI OR ADDITION | 486.00 |
| Total 55204: | | | | 1,382.88 |
| 55205 | SAN MATEO DAILY JOURNAL | 08/29/2024 | 4/30/24 FINANCE CHARGE | 17.28 |
| 55205 | SAN MATEO DAILY JOURNAL | 08/29/2024 | 5/31/24 FINANCE CHARGE | 60.83 |
| 55205 | SAN MATEO DAILY JOURNAL | 08/29/2024 | 6/30/24 FINANCE CHARGE | 76.44 |
| 55205 | SAN MATEO DAILY JOURNAL | 08/29/2024 | 7/31/24 FINANCE CHARGE | 66.45 |
| 55205 | SAN MATEO DAILY JOURNAL | 08/29/2024 | ADVERTISING PDP-23-026 | 720.00 |
| 55205 | SAN MATEO DAILY JOURNAL | 08/29/2024 | ADVERTISING PDP-23-026 | 720.00 |
| 55205 | SAN MATEO DAILY JOURNAL | 08/29/2024 | ADVERTISING PDP-23-026 | 720.00- |
| 55205 | SAN MATEO DAILY JOURNAL | 08/29/2024 | ADVERTISING | 864.00 |
| 55205 | SAN MATEO DAILY JOURNAL | 08/29/2024 | ADVERTISING PDP-22-065 | 1,008.00 |
| 55205 | SAN MATEO DAILY JOURNAL | 08/29/2024 | ADVERTISING PDP-22-065 | 1,008.00 |
| 55205 | SAN MATEO DAILY JOURNAL | 08/29/2024 | ADVERTISING PDP-22-065 | 1,008.00- |
| 55205 | SAN MATEO DAILY JOURNAL | 08/29/2024 | ADVERTISING PDP-23-094 | 720.00 |
| 55205 | SAN MATEO DAILY JOURNAL | 08/29/2024 | ADVERTISING PDP-23-094 | 720.00 |
| 55205 | SAN MATEO DAILY JOURNAL | 08/29/2024 | ADVERTISING PDP-23-094 | 720.00- |
| Total 55205: | | | | 3,533.00 |

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| 55206 | SCI CONSULTING GROUP | 08/29/2024 | ON-CALL SPECIAL TAX CONSULTING SERVICES FOR A PROPOSED PUBLIC SAFETY SPECIAL TAX MEASUR | 5,000.00 |
| Total 55206: | | | | 5,000.00 |
| 55207 | SCOTT MCVICKER | 08/29/2024 | FY '24 ANNEX RENT - JULY, AUG, SEPT | 3,360.00 |
| Total 55207: | | | | 3,360.00 |
| 55208 | SHUTE MIHALY & WEINBERGER LLP | 08/29/2024 | HMB.GEN | 47,939.64 |
| 55208 | SHUTE MIHALY & WEINBERGER LLP | 08/29/2024 | HMB.555 | 8,557.54 |
| 55208 | SHUTE MIHALY & WEINBERGER LLP | 08/29/2024 | HMB.HILLTOP | 309.40 |
| 55208 | SHUTE MIHALY & WEINBERGER LLP | 08/29/2024 | HMB.SMITHMP | 375.70 |
| 55208 | SHUTE MIHALY & WEINBERGER LLP | 08/29/2024 | HMB.HYATT | 33,217.59 |
| 55208 | SHUTE MIHALY & WEINBERGER LLP | 08/29/2024 | HMB.GEMANIS | 1,031.22 |
| 55208 | SHUTE MIHALY & WEINBERGER LLP | 08/29/2024 | HMB.RENT | 3,594.05 |
| 55208 | SHUTE MIHALY & WEINBERGER LLP | 08/29/2024 | HMB.GEARING | 65,166.48 |
| 55208 | SHUTE MIHALY & WEINBERGER LLP | 08/29/2024 | HMB.HUYNH | 53.40 |
| 55208 | SHUTE MIHALY & WEINBERGER LLP | 08/29/2024 | HMB.SAM | 23,583.90 |
| 55208 | SHUTE MIHALY & WEINBERGER LLP | 08/29/2024 | HMB.WRR | 373.16 |
| Total 55208: | | | | 184,202.08 |
| 55209 | SWCA INCORPORATED | 08/29/2024 | Pilarcitos CREEK FENCING & REHABILITATION | 591.00 |
| 55209 | SWCA INCORPORATED | 08/29/2024 | PO FOR THE PSA FOR BIOLOGICAL MONITORING TO SUPPORT STAR CREEK WITH THE 2024 VEGETATIO | 1,005.50 |
| 55209 | SWCA INCORPORATED | 08/29/2024 | for the preparation of a Notification of Lake or Streambed Alteration (LSAA). | 57.50 |
| 55209 | SWCA INCORPORATED | 08/29/2024 | HWY1 NORTH SAFETY & OP IMPROVEMENTS RIPARIAN MITIGATION | 1,218.50 |
| 55209 | SWCA INCORPORATED | 08/29/2024 | HWY 1 NORTH SAFETY AND OPERATIONS IMPROVEMENTS | 115.00 |
| 55209 | SWCA INCORPORATED | 08/29/2024 | PREPARE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR STONE PINE COVE AFFORDABLE HO | 4,515.25 |
| Total 55209: | | | | 7,502.75 |
| 55210 | T-MOBILE | 08/29/2024 | ACCT 997385192 AUG '24 | 93.45 |
| Total 55210: | | | | 93.45 |
| 55211 | TOWNSEND PUBLIC AFFAIRS, INC | 08/29/2024 | JUNE'24 CONSULTING SERVICES | 5,000.00 |
| Total 55211: | | | | 5,000.00 |
| 55212 | VESTIS | 08/29/2024 | MAINT SUPPLIES CITY HALL | 198.99 |
| 55212 | VESTIS | 08/29/2024 | MAINT SUPPLIES PUBLIC LIBRARY | 127.53 |

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| Total 55212: | | | | 326.52 |
| 55213 | ZONES, LLC | 08/29/2024 | FY '24/25 ZONES MICROSOFT 365 LICENSING | 1,096.96 |
| Total 55213: | | | | 1,096.96 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES- JUNE | 21.86 |
| 55214 | WELLS FARGO | 08/04/2024 | OCC SUPPLIES- JUNE | 166.74 |
| 55214 | WELLS FARGO | 08/04/2024 | OCC SUPPLIES- JUNE | 2,288.72 |
| 55214 | WELLS FARGO | 08/04/2024 | CLOSED SESSION- JUNE | 20.69 |
| 55214 | WELLS FARGO | 08/04/2024 | CLOSED SESSION- JUNE | 100.60 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES- JUNE | 23.57 |
| 55214 | WELLS FARGO | 08/04/2024 | OCC SUPPLIES- JUNE | 162.96 |
| 55214 | WELLS FARGO | 08/04/2024 | RENTAL REGISTRY CODE- JUNE | 119.88 |
| 55214 | WELLS FARGO | 08/04/2024 | CLOSED SESSION- JUNE | 18.52 |
| 55214 | WELLS FARGO | 08/04/2024 | CLOSED SESSION- JUNE | 118.34 |
| 55214 | WELLS FARGO | 08/04/2024 | 4TH OF JULY PARADE- JUNE | 36.08 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES- JUNE | 88.33 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES- JUNE | 541.97 |
| 55214 | WELLS FARGO | 08/04/2024 | MEMBERSHIP | 95.00 |
| 55214 | WELLS FARGO | 08/04/2024 | OCC SUPPLIES | 16.38 |
| 55214 | WELLS FARGO | 08/04/2024 | NATURE INSPIRAION HARVEY RARBACK | 225.00 |
| 55214 | WELLS FARGO | 08/04/2024 | NATURE INSPIRATION DEBBIE RUDDOCK | 225.00 |
| 55214 | WELLS FARGO | 08/04/2024 | NATURE INSPIRATION DEBORAH PENROSE | 225.00 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES-JUNE | 39.27 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES-JUNE | 503.08 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES-JUNE | 34.69 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES-JUNE | 29.24 |
| 55214 | WELLS FARGO | 08/04/2024 | MEMBERSHIP-JUNE | 150.00 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES-JUNE | 295.30 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES-JUNE | 853.08 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 196.86 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES-JUNE | 40.44 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 317.18 |
| 55214 | WELLS FARGO | 08/04/2024 | INTERNET-JUNE | 356.72 |
| 55214 | WELLS FARGO | 08/04/2024 | SHIPPING-JUNE | 38.27 |
| 55214 | WELLS FARGO | 08/04/2024 | IT SUPPLIES-JUNE | 178.10 |
| 55214 | WELLS FARGO | 08/04/2024 | OCC SUPPLIES- JUNE | 1,840.26 |
| 55214 | WELLS FARGO | 08/04/2024 | OCC SUPPLIES- JUNE | 1,418.60 |
| 55214 | WELLS FARGO | 08/04/2024 | OCC SUPPLIES | 218.40 |
| 55214 | WELLS FARGO | 08/04/2024 | CA CITY MANAGER MEMBERSHIP | 400.00 |
| 55214 | WELLS FARGO | 08/04/2024 | MEMBERSHIP- JUNE | 200.00 |

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| 55214 | WELLS FARGO | 08/04/2024 | CONFERENCE- JUNE | 525.00 |
| 55214 | WELLS FARGO | 08/04/2024 | SOAP DISPENSERS- JUNE | 218.60 |
| 55214 | WELLS FARGO | 08/04/2024 | TOILET PARTS- JUNE | 45.92 |
| 55214 | WELLS FARGO | 08/04/2024 | TRUCK SEAT COVER- JUNE | 44.82 |
| 55214 | WELLS FARGO | 08/04/2024 | COFFEE- JUNE | 79.98 |
| 55214 | WELLS FARGO | 08/04/2024 | LIGHT FOR TACC- JUNE | 76.41 |
| 55214 | WELLS FARGO | 08/04/2024 | VEHICLE TOLL-TRAINING - JUNE | 7.00 |
| 55214 | WELLS FARGO | 08/04/2024 | VEHICLE TOLL-TRAINING - JUNE | 7.00 |
| 55214 | WELLS FARGO | 08/04/2024 | DRY ERASE PENS- JUNE | 18.11 |
| 55214 | WELLS FARGO | 08/04/2024 | FLASHLIGHTS/EMERGENCY SUPPLIES- JUNE | 521.52 |
| 55214 | WELLS FARGO | 08/04/2024 | UNIFORM SHIRTS- JUNE | 1,574.19 |
| 55214 | WELLS FARGO | 08/04/2024 | UNIFORM CREDIT- JUNE | 7.66- |
| 55214 | WELLS FARGO | 08/04/2024 | GLASS FROSTING- JUNE | 34.99 |
| 55214 | WELLS FARGO | 08/04/2024 | BARRICADE RENTAL- JUNE | 1,149.75 |
| 55214 | WELLS FARGO | 08/04/2024 | BELTS FOR DEERE TRACTOR | 123.52 |
| 55214 | WELLS FARGO | 08/04/2024 | BLINDS FOR CITY HALL | 2,600.00 |
| 55214 | WELLS FARGO | 08/04/2024 | CANDY 4TH OF JULY PARADE | 54.96 |
| 55214 | WELLS FARGO | 08/04/2024 | TOLL INVOICE-TRAINING | 7.00 |
| 55214 | WELLS FARGO | 08/04/2024 | TESTING-RAMSEY & CARLOS | 200.00 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 196.85 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES-JUNE | 29.52 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 37.57 |
| 55214 | WELLS FARGO | 08/04/2024 | IT SUPPLIES | 310.46 |
| 55214 | WELLS FARGO | 08/04/2024 | IT SUPPLIES | 69.73 |
| 55214 | WELLS FARGO | 08/04/2024 | SHERIFF CABLE | 202.72 |
| 55214 | WELLS FARGO | 08/04/2024 | INTERNET | 293.33 |
| 55214 | WELLS FARGO | 08/04/2024 | IT SUPPLIES | 53.08 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES | 142.18 |
| 55214 | WELLS FARGO | 08/04/2024 | EMPLOYEE ENGAGEMENT | 58.44 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES | 43.73 |
| 55214 | WELLS FARGO | 08/04/2024 | MEMBERSHIP-JUNE | 500.00 |
| 55214 | WELLS FARGO | 08/04/2024 | OCC UTILITIES | 200.83 |
| 55214 | WELLS FARGO | 08/04/2024 | STORAGE SUPPLIES-JUNE | 131.23 |
| 55214 | WELLS FARGO | 08/04/2024 | EEC SUPPLY-JUNE | 97.18 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 91.91 |
| 55214 | WELLS FARGO | 08/04/2024 | MEMBERSHIP-JUNE | 14.00 |
| 55214 | WELLS FARGO | 08/04/2024 | CITY 65TH CELEBRATION-JUNE | 30.60 |
| 55214 | WELLS FARGO | 08/04/2024 | CITY 65TH CELEBRATION-JUNE | 296.92 |
| 55214 | WELLS FARGO | 08/04/2024 | MEMBERSHIP-JUNE | 20.00 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 437.48 |
| 55214 | WELLS FARGO | 08/04/2024 | SUBSCRIPTION | 70.00 |
| 55214 | WELLS FARGO | 08/04/2024 | CITY 65TH CELEBRATION-JUNE | 60.90 |
| 55214 | WELLS FARGO | 08/04/2024 | MEMBERSHIP-JUNE | 250.00 |

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| 55214 | WELLS FARGO | 08/04/2024 | MEMBERSHIP-JUNE | 307.92 |
| 55214 | WELLS FARGO | 08/04/2024 | IT PRINTERS-JUNE | 730.30 |
| 55214 | WELLS FARGO | 08/04/2024 | MEMBERSHIP-JUNE | 69.00 |
| 55214 | WELLS FARGO | 08/04/2024 | MEMBERSHIP | 50.00 |
| 55214 | WELLS FARGO | 08/04/2024 | NOT FRAUD-WILL REIMBURSE | 228.49 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES-JUNE | 72.16 |
| 55214 | WELLS FARGO | 08/04/2024 | CONFERENCE-JUNE | 650.00 |
| 55214 | WELLS FARGO | 08/04/2024 | CONFERENCE-JUNE | 1,123.15 |
| 55214 | WELLS FARGO | 08/04/2024 | MEETING-JUNE | 87.97 |
| 55214 | WELLS FARGO | 08/04/2024 | MEMBERSHIP-JUNE | 104.59 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 230.78 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES-JUNE | 39.36 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES-JUNE | 20.73 |
| 55214 | WELLS FARGO | 08/04/2024 | OFFICE SUPPLIES-JUNE | 24.05 |
| 55214 | WELLS FARGO | 08/04/2024 | TRAINING | 285.00 |
| 55214 | WELLS FARGO | 08/04/2024 | PARKING SMC RECORDER PDP-23-034 | 1.00 |
| 55214 | WELLS FARGO | 08/04/2024 | PARKING SMC RECORDER PDP-23-034 | 1.00 |
| 55214 | WELLS FARGO | 08/04/2024 | PARKING SMC RECORDER PDP-23-034 | 1.00- |
| 55214 | WELLS FARGO | 08/04/2024 | STONE PINE | 12.00 |
| 55214 | WELLS FARGO | 08/04/2024 | 555 KELLY PDP-23-034 | 50.00 |
| 55214 | WELLS FARGO | 08/04/2024 | 555 KELLY PDP-23-034 | 50.00 |
| 55214 | WELLS FARGO | 08/04/2024 | 555 KELLY PDP-23-034 | 50.00- |
| 55214 | WELLS FARGO | 08/04/2024 | CAD 1 MONTH SUBSCRIPTION | 250.00 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 875.00 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 31.70 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 32.80 |
| 55214 | WELLS FARGO | 08/04/2024 | MEMBERSHIP-JUNE | 16.40 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 8.74 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 89.29 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 16.78 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 15.33 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 208.79 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 7.65 |
| 55214 | WELLS FARGO | 08/04/2024 | ADVERTISING-JUNE | 119.99 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 86.38 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 132.37 |
| 55214 | WELLS FARGO | 08/04/2024 | ADVERTISING-JUNE | 147.26 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES-JUNE | 15.47 |
| 55214 | WELLS FARGO | 08/04/2024 | MEMBERSHIP | 460.00 |
| 55214 | WELLS FARGO | 08/04/2024 | MEMBERSHIP | 11.99 |
| 55214 | WELLS FARGO | 08/04/2024 | MEMBERSHIP | 16.40 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES | 32.80 |
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES | 206.45 |

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|---|---|---|---|---|
| 55214 | WELLS FARGO | 08/04/2024 | SUPPLIES | 366.34 |
| 55214 | WELLS FARGO | 08/04/2024 | ADVERTISING-JUNE | 67.36 |
| 55214 | WELLS FARGO | 08/04/2024 | RESIDENTIAL PLANS EXAMINER - JUNE | 247.00 |
| 55214 | WELLS FARGO | 08/04/2024 | RECONCILING ITEMS FROM PRIOR PERIOD | 7.66 |
| 55214 | WELLS FARGO | 08/04/2024 | RECONCILING CREDITS FROM NEXT STATEMENT | 199.47- |
| 55214 | WELLS FARGO | 08/04/2024 | TRAVELCHARGE TO BE REIMBURSED- JUNE | 100.54 |
| Total 55214: | | | | 29,981.42 |
| Grand Totals: | | | | 2,427,297.66 |

Report Criteria:
Report type: GL detail

**BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY**

**AGENDA REPORT**

For meeting of: **October 15, 2024**

**TO:** Honorable Mayor and City Council

**VIA:** Matthew Chidester, City Manager

**FROM:** Lisa Rossi, Administrative Services Director
Kenneth Stiles, Finance Manager

**TITLE:** **ACCEPTANCE OF AUDITOR'S REPORTS FROM THE FISCAL YEAR 2022-23 AUDIT**

**RECOMMENDATION:**
Accept the Required Communications and Memorandum of Internal Control reports from the Fiscal Year 2022-23 independent auditor.

**FISCAL IMPACT:**
There is no fiscal impact with the acceptance of this item.

**STRATEGIC ELEMENT:**
This recommendation supports the *Infrastructure and Environment* and *Fiscal Sustainability* Elements of the Strategic Plan.

**BACKGROUND:**
For fiscal year ending on June 30, 2023, the City selected Maze and Associates to perform the annual independent audit. The audit concluded with the final financial statements and the delivery of the Annual Comprehensive Financial Report (ACFR) to Council on December 5, 2023.

In addition to the ACFR, the auditor has issued reports for Council acceptance. These reports include:

- Required Communications
- Memorandum of Internal Control

These reports detail any audit findings during the Fiscal Year 2022-23 audit. Both reports are attached for Council acceptance.

**DISCUSSION:**

Required Communications

This report is required under generally accepted auditing standards to inform governing bodies of any significant accounting-related matters, challenges faced during the audit, and any disagreements with management. It ensures that the City Council is aware of the key aspects of the audit process and any issues that might have arisen.

The audit found no material financial misstatements, difficulties, or disagreements with management.

Memorandum of Internal Control

This report focuses on any material weaknesses identified during the audit but does not offer a comprehensive evaluation of the City's internal control system. In line with professional auditing standards, it outlines any observed deficiencies and offers recommendations for potential improvements.

The audit for the current fiscal year did not uncover any material weaknesses, and prior recommendations have been implemented.

**ATTACHMENTS:**

1. Required Communications for the Year Ended June 30, 2023
2. Memorandum of Internal Control for the Year Ended June 30, 2023

**CITY OF HALF MOON BAY**

**REQUIRED COMMUNICATIONS**

**FOR THE YEAR ENDED**
**JUNE 30, 2023**

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**CITY OF HALF MOON BAY**
**REQUIRED COMMUNICATIONS**

**For the Year Ended June 30, 2023**

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MAZE & ASSOCIATES

# REQUIRED COMMUNICATIONS

To the City Council of
The City of Half Moon Bay, California

We have audited the basic financial statements of the City of Half Moon Bay for the year ended June 30, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated May 1, 2023. Professional standards also require that we communicate to you the following information related to our audit.

## Significant Audit Matters

### *Qualitative Aspects of Accounting Practices*

*Accounting Policies* - Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. The following pronouncements became effective, but did not have a material effect on the financial statements:

**GASB 91 –** ***Conduit Debt Obligations***
**GASB 94 –** ***Public-Private and Public-Public Partnerships and Availability Payment Arrangements***
**GASB 96 –** ***Subscription-Based Information Technology Arrangements***
**GASB 99 –** ***Omnibus 2022, paragraphs 11-25***

*Unusual Transactions, Controversial or Emerging Areas* - We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

*Accounting Estimates* - Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

*Estimated Fair Value of Investments:* As of June 30, 2023, the City held approximately $50.1 million of cash and investments as measured by fair value as disclosed in Note 2 to the financial statements. Fair value is essentially market pricing in effect as of June 30, 2023. These fair values are not required to be adjusted for changes in general market conditions occurring subsequent to June 30, 2023.

*Estimate of Depreciation:* Management's estimate of the depreciation is based on useful lives determined by management. These lives have been determined by management based on the expected useful life of assets as disclosed in Note 1 to the financial statements. We evaluated the key factors and assumptions used to develop the depreciation estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole.

*Estimate of Compensated Absences:* Accrued compensated absences which are comprised of accrued vacation, holiday, and certain other compensating time is estimated using accumulated unpaid leave hours and hourly pay rates in effect at the end of the fiscal year as disclosed in Note 1 to the financial statements. We evaluated the key factors and assumptions used to develop the accrued compensated absences and determined that it is reasonable in relation to the basic financial statements taken as a whole.

*Estimated Net Pension Liabilities and Pension-Related Deferred Outflows and Inflows of Resources:* Management's estimate of the net pension liabilities and deferred outflows/inflows of resources are disclosed in Note 8 to the financial statements and are based on actuarial studies determined by a consultant, which are based on the experience of the City. We evaluated the key factors and assumptions used to develop the estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole.

*Estimated Net OPEB Liabilities and Pension-Related Deferred Outflows and Inflows of Resources:* Management's estimate of the net OPEB liabilities and deferred outflows/inflows of resources are disclosed in Note 9 to the financial statements and are based on actuarial studies determined by a consultant, which are based on the experience of the City. We evaluated the key factors and assumptions used to develop the estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole.

*Disclosures* - The financial statement disclosures are neutral, consistent, and clear.

***Difficulties Encountered in Performing the Audit***

We encountered no significant difficulties in dealing with management in performing and completing our audit.

***Corrected and Uncorrected Misstatements***

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Professional standards require us to accumulate all known and likely uncorrected misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. We have no such misstatements to report to the City Council.

***Disagreements with Management***

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

***Management Representations***

We have requested certain representations from management that are included in a management representation letter dated October 16, 2023.

***Management Consultations with Other Independent Accountants***

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

***Other Audit Findings or Issues***

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

**Other Matters**

We applied certain limited procedures to the required supplementary information that accompanies and supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the required supplementary information and do not express an opinion or provide any assurance on the required supplementary information.

We were engaged to report on the supplementary information that accompanies the financial statements, but is not required supplementary information. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the Introductory and Statistical Sections which accompany the financial statements, but are not required supplementary information. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

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This information is intended solely for the use of City Council and management and is not intended to be, and should not be, used by anyone other than these specified parties.

Maze & Associates

Pleasant Hill, California
October 16, 2023

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**CITY OF HALF MOON BAY**

**MEMORANDUM ON INTERNAL CONTROL**

**FOR THE YEAR ENDED**
**JUNE 30, 2023**

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**CITY OF HALF MOON BAY**

**MEMORANDUM ON INTERNAL CONTROL**

**For the Year Ended June 30, 2023**

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MAZE & ASSOCIATES

# MEMORANDUM ON INTERNAL CONTROL

To the City Council of
The City of Half Moon Bay, California

In planning and performing our audit of the basic financial statements of the City of Half Moon Bay (City) as of and for the year ended June 30, 2023, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to error or fraud may occur and not be detected by such controls. Given these limitations during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Included in the Schedule of Other Matters are recommendations not meeting the above definitions that we believe are opportunities for strengthening internal controls and operating efficiency.

This communication is intended solely for the information and use of management, City Council, others within the organization, and agencies and pass-through entities requiring compliance with *Government Auditing Standards*, and is not intended to be and should not be used by anyone other than these specified parties.

Maze & Associates

Pleasant Hill, California
October 16, 2023

Accountancy Corporation
3478 Buskirk Avenue, Suite 217
Pleasant Hill, CA 94523

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E maze@mazeassociates.com
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**CITY OF HALF MOON BAY**
**MEMORANDUM ON INTERNAL CONTROL**

**SCHEDULE OF OTHER MATTERS**

## NEW GASB PRONOUNCEMENTS OR PRONOUNCEMENTS NOT YET EFFECTIVE

The following comment represents new pronouncements taking affect in the next few years. We cite them here to keep you informed of developments:

### EFFECTIVE FISCAL YEARS 2022, 2023 and 2024:

### GASB 99 – *Omnibus 2022*

The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. The practice issues addressed by this Statement are as follows:

- Classification and reporting of derivative instruments within the scope of Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments,* that do not meet the definition of either an investment derivative instrument or a hedging derivative instrument

- Clarification of provisions in Statement No. 87, *Leases,* as amended, related to the determination of the lease term, classification of a lease as a short term lease, recognition and measurement of a lease liability and a lease asset, and identification of lease incentives

- Clarification of provisions in Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements,* related to (a) the determination of the public-private and public-public partnership (PPP) term and (b) recognition and measurement of installment payments and the transfer of the underlying PPP asset

- Clarification of provisions in Statement No. 96, *Subscription-Based Information Technology Arrangements,* related to the subscription-based information technology arrangement (SBITA) term, classification of a SBITA as a short term SBITA, and recognition and measurement of a subscription liability

- Extension of the period during which the London Interbank Offered Rate (LIBOR) is considered an appropriate benchmark interest rate for the qualitative evaluation of the effectiveness of an interest rate swap that hedges the interest rate risk of taxable debt

- Accounting for the distribution of benefits as part of the Supplemental Nutrition Assistance Program (SNAP)

- Disclosures related to nonmonetary transactions

- Pledges of future revenues when resources are not received by the pledging government

- Clarification of provisions in Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments,* as amended, related to the focus of the government-wide financial statements

## SCHEDULE OF OTHER MATTERS

**GASB 99 – *Omnibus 2022, (Continued)***

- Terminology updates related to certain provisions of Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*

- Terminology used in Statement 53 to refer to resource flows statements.

**The Requirements of this Statement are Effective as Follows:**

The requirements in paragraphs 26–32 related to extension of the use of LIBOR, accounting for SNAP distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, clarification of certain provisions in Statement 34, as amended, and terminology updates related to Statement 53 and Statement 63 are effective upon issuance.

The requirements in paragraphs 11–25 related to leases, PPPs, and SBITAs are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter.

The requirements in paragraphs 4–10 related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter.

Earlier application is encouraged and is permitted by individual topic.

***How the Changes in This Statement Will Improve Financial Reporting***

The requirements of this Statement will enhance comparability in the application of accounting and financial reporting requirements and will improve the consistency of authoritative literature. Consistent authoritative literature enables governments and other stakeholders to more easily locate and apply the correct accounting and financial reporting provisions, which improves the consistency with which such provisions are applied. The comparability of financial statements also will improve as a result of this Statement. Better consistency and comparability improve the usefulness of information for users of state and local government financial statements.

## SCHEDULE OF OTHER MATTERS

### EFFECTIVE FISCAL YEAR 2023/24:

### GASB 100 – *Accounting for Changes and Error Corrections*

The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability.

This Statement defines *accounting changes* as changes in accounting principles, changes in accounting estimates, and changes to or within the financial reporting entity and describes the transactions or other events that constitute those changes. As part of those descriptions, for (1) certain changes in accounting principles and (2) certain changes in accounting estimates that result from a change in measurement methodology, a new principle or methodology should be justified on the basis that it is preferable to the principle or methodology used before the change. That preferability should be based on the qualitative characteristics of financial reporting—understandability, reliability, relevance, timeliness, consistency, and comparability. This Statement also addresses corrections of errors in previously issued financial statements.

This Statement prescribes the accounting and financial reporting for (1) each type of accounting change and (2) error corrections. This Statement requires that (a) changes in accounting principles and error corrections be reported retroactively by restating prior periods, (b) changes to or within the financial reporting entity be reported by adjusting beginning balances of the current period, and (c) changes in accounting estimates be reported prospectively by recognizing the change in the current period. The requirements of this Statement for changes in accounting principles apply to the implementation of a new pronouncement in absence of specific transition provisions in the new pronouncement. This Statement also requires that the aggregate amount of adjustments to and restatements of beginning net position, fund balance, or fund net position, as applicable, be displayed by reporting unit in the financial statements.

This Statement requires disclosure in notes to financial statements of descriptive information about accounting changes and error corrections, such as their nature. In addition, information about the quantitative effects on beginning balances of each accounting change and error correction should be disclosed by reporting unit in a tabular format to reconcile beginning balances as previously reported to beginning balances as restated.

Furthermore, this Statement addresses how information that is affected by a change in accounting principle or error correction should be presented in required supplementary information (RSI) and supplementary information (SI). For periods that are earlier than those included in the basic financial statements, information presented in RSI or SI should be restated for error corrections, if practicable, but not for changes in accounting principles.

## SCHEDULE OF OTHER MATTERS

### EFFECTIVE FISCAL YEAR 2024/25:

### GASB 101 – *Compensated Absences*

The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

***Recognition And Measurement***

This Statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. Leave is attributable to services already rendered when an employee has performed the services required to earn the leave. Leave that accumulates is carried forward from the reporting period in which it is earned to a future reporting period during which it may be used for time off or otherwise paid or settled. In estimating the leave that is more likely than not to be used or otherwise paid or settled, a government should consider relevant factors such as employment policies related to compensated absences and historical information about the use or payment of compensated absences. However, leave that is more likely than not to be settled through conversion to defined benefit postemployment benefits should not be included in a liability for compensated absences.

This Statement requires that a liability for certain types of compensated absences—including parental leave, military leave, and jury duty leave—not be recognized until the leave commences. This Statement also requires that a liability for specific types of compensated absences not be recognized until the leave is used.

This Statement also establishes guidance for measuring a liability for leave that has not been used, generally using an employee's pay rate as of the date of the financial statements. A liability for leave that has been used but not yet paid or settled should be measured at the amount of the cash payment or noncash settlement to be made. Certain salary-related payments that are directly and incrementally associated with payments for leave also should be included in the measurement of the liabilities.

With respect to financial statements prepared using the current financial resources measurement focus, this Statement requires that expenditures be recognized for the amount that normally would be liquidated with expendable available financial resources.

***Notes To Financial Statements***

This Statement amends the existing requirement to disclose the gross increases and decreases in a liability for compensated absences to allow governments to disclose only the net change in the liability (as long as they identify it as a net change). In addition, governments are no longer required to disclose which governmental funds typically have been used to liquidate the liability for compensated absences.

## SCHEDULE OF OTHER MATTERS

**GASB 101 – *Compensated Absences (Continued)***

***How the Changes in this Statement Will Improve Financial Reporting***

The unified recognition and measurement model in this Statement will result in a liability for compensated absences that more appropriately reflects when a government incurs an obligation. In addition, the model can be applied consistently to any type of compensated absence and will eliminate potential comparability issues between governments that offer different types of leave.

The model also will result in a more robust estimate of the amount of compensated absences that a government will pay or settle, which will enhance the relevance and reliability of information about the liability for compensated absences.

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## STATUS OF PRIOR YEAR OTHER MATTERS

### 2021-02 Timely Preparation & Submittal of Treasurer's Reports

The City's investment policy that the Treasurer's Reports be submitted to the City Council within 30 days of the end of the quarter.

During our testing of the Treasurer's Reports for the quarters ending on December 31, 2020, March 31, 2021 and June 30, 2021, it was noted that they were prepared on April 29, 2021, May 5, 2021 and August 10, 2021, respectively.

It appears that the conditions listed above are due to staff oversight.

The City was not in compliance with its own Investment Policy.

We recommend that the City ensures that all Treasurer's reports are being prepared and submitted to the City Council within 30 days of the quarter's end as outlined in the Investment Policy.

**Current Year Status:** Implemented

## STATUS OF PRIOR YEAR OTHER MATTERS

**2019-04: Timely Submission of Quarterly Treasurer's Reports**

California Government Code 53646(b)(1) states "*The quarterly report shall be so submitted within 30 days following the end of the quarter covered by the report*". The City's Investment Policy states the Treasurer's Report must be submitted to the City Council within 45 days of end of each quarter. To be an effective control, the Treasurer's Report should be completed and submitted to City Council within the period stipulated in the Investment Policy.

We noted the December 31, 2018 Treasurer's Report was not submitted to City Council until April 2, 2019, which was 92 days after month end.

It appeared the overlook and delay were caused by the Finance's understaffing.

Untimely submission of the Treasurer's Report is not in compliance with either the City's Investment Policy or California Code; In addition, the City's investment policy should not be less restrictive than the California Government Code.

We recommend the City to update the Investment Policy to be consistent with the California Code, and submit the Treasurer's Reports to City Council in a timely manner.

**Current Year Status:** Implemented

**BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY**

**AGENDA REPORT**

For meeting of: **October 15, 2024**

---

**TO:** Honorable Mayor and City Council

**VIA:** Mathew Chidester, City Manager

**FROM:** Steve McHarris, Interim Community Development Director
Scott Phillips, Senior Planner

**TITLE:** **APPEAL OF THE PLANNING COMMISSION'S DECISION TO DENY THE COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW FOR A NEW RESIDENCE AT 2800 CHAMPS ELYSEE BLVD, FILE NO. PDP-17-055**

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**RECOMMENDATION:**
Either: 1) deny the appeal and affirm the Planning Commission's decision, based upon the Findings and Evidence contained in Exhibit A of the draft resolution; OR 2) grant the appeal, reverse the Planning Commission's decision, based upon the Findings and Evidence contained in Exhibit A of the draft resolution, and approve the proposed residence subject to the Conditions of Approval in Exhibit B.

**FISCAL IMPACT:**
There is no fiscal impact associated with this item.

**STRATEGIC ELEMENT:**
This action supports the *Inclusive Governance* Element of the Strategic Plan.

**DESCRIPTION:**
The proposed project includes the construction of a 4,710 square foot two-story single-family residence on a triangular 31,709 square foot lot. A two-car garage is connected to the residence by a breezeway and courtyard between the two buildings. Extensive landscaping would be installed within the large triangular lot. A large stormwater detention basin would be installed behind the residence to detain on-site generated stormwater from the proposed residence improvements. Attachment 3 includes the proposed plans.

**BACKGROUND:**
On August 16, 2017, an application was filed requesting a Coastal Development Permit, Architectural Review to allow for the construction of a new single-family residence. The project was reviewed by the Planning Commission at the August 14, 2018, April 9, 2019, and May 26, 2020, meetings, and continued to a date uncertain at each meeting. Following the 2020

Planning Commission meeting, a complete redesign of the proposed residence took place. The revised residential design was then reviewed by the Architectural Advisory Committee (AAC) on two separate occasions (September 22 and December 15, 2022). The AAC was supportive of the revised site and architectural design at the second meeting. The project was then reviewed by the Planning Commission on July 11, 2023. The staff report for this meeting, which provides more background on the previous meetings, can be accessed here.

At the July 11, 2023, meeting, the Planning Commission discussion centered around concerns regarding drainage and potential flooding onto adjacent properties related and unrelated to the proposed project. Comments received by the Planning Commission are included in the adopted minutes here. The stormwater detention system proposed at the time included a series of drywells designed to overflow into vegetated areas in accordance with the City's standard 10-year flood event analysis and criteria. The Commission continued the item to a date uncertain and directed staff to further evaluate the site related to stormwater containment and the applicability of the 10-year flood event analysis standard. The Commission also requested that staff evaluate the grading and drainage design and requested modifications to the proposed on-site grading and drainage to verify that the stormwater runoff from the project would be retained onsite. The Commission also identified concerns with project conformance with Land Use Plan (LUP) Policy 7-12 (Site-Specific Shoreline Hazards Evaluation) and other relevant policies within Chapter 7 of the LUP, including Policy 7-8 (Shoreline Hazards and New Development) and Policy 7-10 (Shoreline Hazard Mapping). The Commission was supportive of the revised architectural design and other components of the review.

On September 10, 2024, the Planning Commission considered the revised application. The Commission's review was limited to information related to the Planning Commission's request at the above-mentioned July 11, 2023, Planning Commission meeting. At the conclusion of the public hearing, the Planning Commission denied the proposed project on a 3-0 vote, with two Planning Commissioners absent. The primary basis of the denial was the inability to make applicable findings within Chapter 7 of the LUP. Attachment 4 includes the signed Planning Commission resolution for denial. The staff report and attachments from the September 10 Planning Commission meeting are available here. The draft Planning Commission minutes are included in Attachment 5.

On September 13, 2024, the Planning Commission's decision was appealed by the applicant for the project. The submitted appeal application and letter with grounds for appeal is included as Attachment 6.

**DISCUSSION:**
The appellant's grounds for appeal are paraphrased (in bold) below, followed by staff responses. The appellant's complete statement is provided on the second page of Attachment 6.

A. Statement of Appeal
***To support the denial of the project, the Planning Commission ignored substantial evidence supporting the project and City planning staff recommendations.***

Response

Staff analyzed the project documents which included plans, technical analysis, City department review, City-initiated peer review, and LUP compliance within each staff report to the Planning Commission. Independent civil engineering peer review contracted by the City included technical analysis of the following documents:

- Civil Engineering Plans;
- Geotechnical Investigation, Including Soils Analysis;
- Percolation Tests; and
- Previous Hydrological Analysis.

All peer review documents were presented to the Planning Commission within the staff report for the September 10, 2024, meeting. At this meeting, staff and the City's peer review consultant responded to various questions regarding geotechnical, soils, and hydraulic analysis. In addition, the City's peer review consultant responded to more specific technical questions regarding on- and off-site flooding concerns related to both the proposed project and the contributing off-site area.

In addition to the preparation of technical analysis documents related to the proposed project, the City's Public Works Department initiated analysis of the watershed that surrounds the Pullman watercourse. Future hydrological modeling of the watershed will assist with the design of future drainage improvements.

B. Statement of Appeal

***To support the denial of the project, the Planning Commission found that the project site is a coastal bluff in violation of LUP ESHA maps, the plain meaning of the HMB Zoning Code, existing intervening seaward properties and other physical development. Even though the applicant's property is not located on the beach, members of the Planning Commission insisted, even after staff repeatedly corrected them, that the applicant's property was located on a "coastal bluff."***

Response

The LUP limits development on and near blufftops and beaches. These LUP policies require new blufftop development and redevelopment to demonstrate stability of the site over its anticipated life span without relying on protective devices; establish performance standards for construction adjacent to beachfronts and blufftops to prevent negative impacts such as runoff and erosion and to restore already-impacted areas; and require setbacks to prevent erosion impacts over the life of the structure. During the Planning Commission review of the project on September 10, 2024, the Planning Commission did not conclude that the site was on a coastal bluff. Instead, the Commission was unclear if the project site was within proximity of blufftops and beaches.

The issue on appeal is whether these policies, such as Policy 7-1 (Hazard Avoidance) and Policy 7-12 (Site-Specific Shoreline Hazards Evaluation), apply or whether the proposed project site is sufficiently set back (i.e., more than 300 feet) from these sensitive areas such that the policies do not apply.

The LUP defines "Blufftop and beachfront development" as: "development within 300 feet landward of a bluff line or edge or 300 feet landward from the inland extent of the beach, pursuant to California Code of Regulations Section 13577(g) and (h). Typically, policies for beachfront development and beach setbacks apply where there are sand dunes or other low-lying areas rather than coastal bluffs." LUP, page 7-17.[1]

LUP Figures 6-1, Habitat Types (sheets 1 of 3 and 2 of 3) and 6-2, Environmentally Sensitive Habitat (sheets 1 of 3 and 2 of 3) identify the locations of coastal bluffs (Sea Cliffs) and dune habitat. The two applicable figures are available here. Based on these maps and the LUP definitions, Figure 1 below shows the proposed project site more than 300 feet away from the closest beach area to the west (see inland beach berm shown in red, which is located outside the 300-foot radius of the property). Figure 1, below, also shows that the proposed project site is 1,200 feet away from the closest sea cliffs.

[1] California Code of Regulations Section 13577(g) and (h) provide:

(g) Beaches. Measure 300 feet landward from the inland extent of the beach. The back beach, or dry beach, if it exists, shall be included. The inland extent of the beach shall be determined as follows:
(1) from a distinct linear feature (e.g., a seawall, road, or bluff, etc.);
(2) from the inland edge of the further inland beach berm as determined from historical surveys, aerial photographs, and other records or geological evidence; or
(3) where a beach berm does not exist, from the further point separating the dynamic portion of the beach from the inland area as distinguished by vegetation, debris or other geological or historical evidence.

(h) Coastal Bluffs. Measure 300 feet both landward and seaward from the bluff line or edge. Coastal bluff shall mean:
(1) those bluffs, the toe of which is now or was historically (generally within the last 200 years) subject to marine erosion; and
(2) those bluffs, the toe of which is not now or was not historically subject to marine erosion, but the toe of which lies within an area otherwise identified in Public Resources Code Section 30603(a)(1) or (a)(2).

Bluff line or edge shall be defined as the upper termination of a bluff, cliff, or sea cliff. In cases where the top edge of the cliff is rounded away from the face of the cliff as a result of erosional processes related to the presence of the steep cliff face, the bluff line or edge shall be defined as that point nearest the cliff beyond which the downward gradient of the surface increases more or less continuously until it reaches the general gradient of the cliff. In a case where there is a steplike feature at the top of the cliff face, the landward edge of the topmost riser shall be taken to be the cliff edge.

The termini of the bluff line, or edge along the seaward face of the bluff, shall be defined as a point reached by bisecting the angle formed by a line coinciding with the general trend of the bluff line along the seaward face of the bluff, and a line coinciding with the general trend of the bluff line along the inland facing portion of the bluff. Five hundred feet shall be the minimum length of bluff line or edge to be used in making these determinations.

Policy 7-12 (Site-Specific Shoreline Hazards Evaluation) provides that new development proposed in areas that may be subject to shoreline hazards (i.e., within 300 feet landward of a bluff line or edge or 300 feet landward from the inland extent of the beach) shall require the submittal of a site-specific evaluation report of shoreline hazard risks over the anticipated life of the proposed development. Given that the proposed project site is well in excess of 300 feet from the closest bluff top or beachfront area, Policy 7-12 is not applicable to the project.

The proposed project is also in compliance with LUP policies related to Tsunami risk. LUP Figure 7-1 shows the proposed project site as within the Tsunami inundation zone. Pages 7-14 and 7-15 provide background on the multijurisdictional hazard evaluations that were conducted related to Tsunami risk and the designation of the Tsunami inundation zone. Policy 7-9 requires a Tsunami disclosure to be recorded against the proposed project property. The attached resolution for approval (Attachment 2) includes a condition of approval, requiring the disclosure of Tsunami hazards.

A substantial amount of discussion took place at the September 10, 2024, Planning Commission meeting related to Policy 7-1 (Hazard Avoidance).[2] Figure 6-2 of the Land Use Plan identifies the area between the ocean and the existing coastal trail as sand dune habitat, and not coastal bluffs (Sea Cliffs). Per the definition in the Zoning Code, the terms “bluff” and “sea cliff” are used synonymously.[3] Distances between the proposed project site, the dunes area, and the coastal trail were previously identified; however, some of the Commissioners were of the opinion that there was insufficient evidence in determining existence of coastal bluffs in the area of the dunes, and also if there was adequate distance from the project site development to the beach and bluff areas. Figure 1 below identifies the sea cliffs and dunes locations in relation to the proposed project site. Both of the terrestrial resources as well as the beach are more than 300 feet away from the proposed project site. Given the distance between the proposed project site and coastal bluffs, the project is in conformance with Policy 7-1.

[2] Policy 7-1 (Hazard Avoidance) provides: All new development shall be sited, sized, and designed to minimize risks to life and property and protect coastal resources from geologic, flood, and fire hazard over the life of the development. Coastal resources to be protected may occur on- or off-site, upstream or downstream. Development standards shall anticipate that hazards may be compounded by climate change.

[3] Section 18.38.020 C of the Zoning Code provides a definition of a bluff or cliff as a scarp or steep face of rock, sediment or soil resulting from erosion, faulting, or folding of the land mass with a vertical relief of ten feet or more.

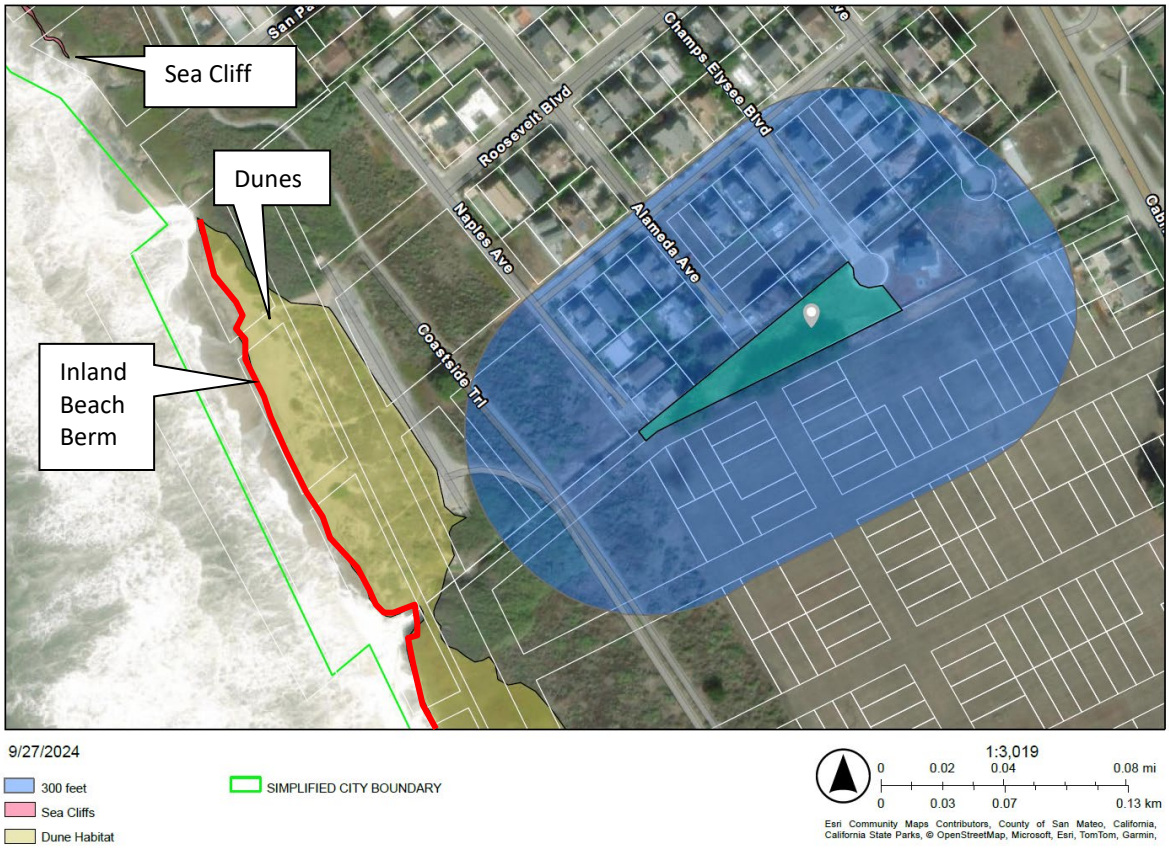



**Figure 1 Proposed project site in green with a 300-foot buffer shown in blue and the approximate locations of Sea Cliffs and Dune Habitat identified in Figure 6-2 of the LUP. The red line indicates the inland beach berm and the transition from beach to dunes habitat.**

Finally, Policy 6-17 (Terrestrial ESHA Buffer Zones) requires a 100-foot buffer between dunes habitat and new development. Figure 1 identifies the proposed project site as more than 300 feet away from the nearest mapped dunes habitat; thus, Policy 6-17 does not impose any additional requirements.

C. Statement of Appeal

***To support the denial of the project, the Planning Commission found that the property is subject to 100-year flood policies despite the fact the record explicitly demonstrates that it is not mapped as such in the LUP.***

Response

Figure 7-1 of the City's certified LUP identifies areas of the City that are subject to sea level rise, tsunami inundation, as well as the 100-year flood zones. The proposed project site is identified within the figure as within the tsunami inundation zone but outside of sea level rise areas, and outside of the 100-year flood zone. The proposed project parcel was originally created in 2012 when the City Council approved the tentative parcel map as part of a four-lot subdivision. An Initial Study was prepared that evaluated potential impacts from the subdivision. Conclusions within the Initial Study noted that the all four

subdivision parcels are not within a a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. In addition, the four subdivision parcels are within a 100-year flood hazard area structures which would impede or redirect flood flows, and that no additional analysis was required. The Initial Study, dated October 2011 is attached as an informational exhibit (Attachment 7). There is no new information changing this conclusion.

Attachment 1 includes the approved Planning Commission resolution for denial. Non-compliance findings with Policies 7-51 (Flood Hazard Avoidance for New Development) and 7-57 (Flood Protection Evaluation) are included in the resolution supporting the denial, both of which relate to potential flooding on the proposed project and not the 100-year flood zone designation of the property.

D. Statement of Appeal

***Since this appeal is the 8th public hearing for this project, Half Moon Bay is in violation of the 5-hearing rule under government code section 65905.5 and the City Council should reverse the Planning Commission post haste and approve the project without further study or delay.***

Response

Staff confirms that the review of the appeal will be the 8th public hearing since application submittal. Two of the Planning Commission public hearings took place prior to the effective date of the SB 330, the legislation enacting Government Code section 65905.5. Therefore, the City Council appeal hearing is the 6th meeting under the 5-hearing rule of SB 330. Per the 5-hearing rule, the City Council is required to either uphold or deny the appeal at this meeting.

**NOTICING AND PUBLIC INPUT:**

Prior to the City Council meeting, a legal notice was published in the San Mateo County Daily Journal, notices were mailed to residents within 300 feet of the proposed project site, and the site was also posted notifying the community of this item. Prior to packet distribution, one email and one comment letter was received with comments related to the project (Attachment 8).

**CONCLUSION:**

The appellant's statements (Attachment 6) are included with this report. After extensive discussion to either approve the proposed project with conditions of approval (B5 and B6 in Attachment 2 require further hydrological analysis to verify compliance with LUP policies related to flood hazards) or deny the project, the Planning Commission voted 3-0 to deny the requested Coastal Development Permit and Architectural Review, due to non-compliance with LUP Flood Hazard Policy 7-51 and LUP Flood Protection Policy 7-57.

In conclusion, the City Council's options include: 1) deny the appeal and affirm the Planning Commission's decision, based upon the Findings and Evidence contained in Exhibit A of the

draft resolution; OR 2) grant the appeal, reverse the Planning Commission's decision, based upon the Findings and Evidence contained in Exhibit A of the draft resolution, and approve the proposed residence subject to the Conditions of Approval in Exhibit B. With Option 2, the City Council also has the option of adding or modifying the Conditions of Approval.

**ATTACHMENTS:**

1. Draft Resolution for Denial with Findings and Evidence, Exhibit A
2. Draft Resolution for Approval with Findings and Evidence, Exhibit A and Conditions of Approval, Exhibit B
3. 2800 Champs Elysee Blvd Plans (available online)
4. Planning Commission Signed Resolution for Denial
5. Draft Planning Commission Minutes, dated September 10, 2024
6. Application for Appeal and Grounds for Appeal, dated September 13, 2024
7. North Cabrillo Highway Subdivision Project Initial Study, October 2011 (Informational)
8. Comments Received before October 11, 2024 2pm

**Resolution No. C-2024-____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY DENYING THE APPEAL OF THE DECISION OF THE PLANNING COMMISSION DENYING A COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW TO ALLOW THE CONSTRUCTION OF A NEW 4,710 SQUARE-FOOT TWO-STORY RESIDENCE AT 2800 CHAMPS ELYSEE BOULEVARD IN THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT AND THE RESIDENTIAL-LOW DENSITY GENERAL PLAN DESIGNATION (APN 048-133-060)**

**WHEREAS**, an application was submitted requesting approval of Coastal Development Permit and Architectural Review to allow the construction of a new 4,710 square-foot two-story, single-family residence at 2800 Champs Elysee Boulevard in the Planned Unit Development Zoning District and the Stoloski/Gonzalez Planned Development District General Plan designation (APN: 048-133-060) (the "Project"); and

**WHEREAS**, the procedures for processing the application have been followed as required by law; and

**WHEREAS**, the Architectural Advisory Committee (AAC) conducted duly noticed public design review sessions on September 22, 2022, and December 15, 2022, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

**WHEREAS**, at the second meeting, the AAC was supportive of the revised design and had only minor suggestions for design changes, which were integrated into the project design as feasible; and

**WHEREAS**, the Planning Commission previously conducted duly noticed public hearings for the Project on August 14, 2018, April 9, 2019, May 26, 2020, and July 11, 2023; and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on the Project on September 10, 2024, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission considered all written and oral testimony presented for consideration; and

**WHEREAS**, the Planning Commission was not able to make the required findings to approve the requested permits and therefore did not approve the requested permits and project, as set forth in Exhibit A to this resolution; and

**WHEREAS**, an application for appeal was filed on September 13, 2024, appealing the Planning Commission's decision to the City Council; and

**WHEREAS**, the City Council has made the required findings for denying the appeal of the Planning Commission's decision to deny the project.

**PASSED AND ADOPTED** by the City of Half Moon Bay City Council at a duly noticed public hearing held October 15, 2024.

**********

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 15th day of October 2024, by the City Council of Half Moon Bay by the following vote:

Ayes, Councilmembers:
Noes, Councilmembers:
Absent, Councilmembers:
Abstain, Councilmembers:

Attest:

_____
Jessica Blair, City Clerk

APPROVED:

_____
Joaquin Jimenez, Mayor

**EXHIBIT A**

**FINDINGS AND EVIDENCE**

**City Council Resolution C-24-__**
**PDP-17-055**

**Coastal Development Permit – Findings for Denial**

The required Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the findings listed in Municipal Code Section 18.20.070. The Planning Commission cannot make one of those required findings (i.e., the development as proposed or as modified by conditions, conforms to the Local Coastal Program) for the following reasons:

1. **Local Coastal Program –** *The development as proposed or as modified by conditions, conforms to the Local Coastal Program*.

   **LUP Policy 7-51.** *Flood Hazard Avoidance for New Development:* Ensure that no new permitted development causes or contributes to flood hazards.

   **Non-Compliance:** The Planning Commission lacked sufficient information to determine that the project would not cause or contribute to flood hazards.

   **LUP Policy 7-57.** *Flood Protection Evaluation:* Require new development proposals to evaluate potential impacts to adjacent or downstream properties from all proposed structural flood protection measures to ensure that the flood protection measures will not create adverse direct and/or cumulative impacts either on-site or off-site.

   **Non-Compliance:** The proposed project has not evaluated potential impacts to adjacent properties from its proposed structural flood protection measures.

**Environmental Review – Finding**

**CEQA** – The project will not have a significant effect on the environment.

**Evidence:** Pursuant to CEQA Guideline 15270, CEQA does not apply to projects which a public agency rejects or disapproves. Denied projects are statutorily exempt from CEQA.

**Resolution No. C-2024-____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY GRANTING THE APPEAL, REVERSING THE DECISION OF THE PLANNING COMMISSION, AND APPROVING THE COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW TO ALLOW THE CONSTRUCTION OF A NEW 4,710 SQUARE-FOOT TWO-STORY RESIDENCE ON A 31,699 SQUARE-FOOT LOT AT 2800 CHAMPS ELYSEE BOULEVARD IN THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT AND THE RESIDENTIAL-LOW DENSITY GENERAL PLAN DESIGNATION (APN 048-133-060)**

**WHEREAS**, an application was submitted requesting approval of Coastal Development Permit and Architectural Review to allow the construction of a new 4,710 square-foot two-story, single-family residence on a 31,699 square-foot lot at 2800 Champs Elysee Boulevard in the Planned Unit Development Zoning District and the Stoloski/Gonzalez Planned Development District General Plan designation (APN: 048-133-060) (the "Project"); and

**WHEREAS**, the procedures for processing the application have been followed as required by law; and

**WHEREAS**, the Architectural Advisory Committee (AAC) conducted duly noticed public design review sessions on September 22, 2022, and December 15, 2022, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

**WHEREAS**, at the second meeting, the AAC was supportive of the revised design and had only minor suggestions for design changes, which were integrated into the project design as feasible; and

**WHEREAS**, the Planning Commission conducted duly noticed public hearings on August 14, 2018, April 9, 2019, May 26, 2020, July 11, 2023, and September 10, 2024, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission considered the Local Coastal Land Use Plan when reviewing this project and determined that the project did not comply with certain applicable policies of the Land Use Plan; and

**WHEREAS**, the Planning Commission considered the municipal code, including the zoning ordinance when reviewing this project and determined that the project complied with the applicable regulations of the municipal code; and

**WHEREAS**, the Planning Commission considered all written and oral testimony presented for consideration; and

**WHEREAS**, the Planning Commission was not able to make the required findings for the requested Coastal Development Permit and Architectural Review and therefore did not approve the requested permits and project, as set forth in Exhibit A to this resolution; and

**WHEREAS**, on September 10, 2024, the Planning Commission denied the requested permits by a 3-0 vote. Two of the Planning Commissioners were absent; and

**WHEREAS**, an application for appeal was filed on September 13, 2024, appealing the Planning Commission's decision to the City Council; and

**WHEREAS**, the City Council has made the required findings for granting the appeal and reversing the Planning Commission's decision to deny the project; and

**WHEREAS**, the City Council has determined that the mitigation measures associated with the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program previously adopted with the approval of the Coastal Development Permit and Tentative Parcel Map for the property is adequate for evaluating and mitigating all potential environmental impacts associated with the construction of the new residence and associated improvements that are subject of the requested Coastal Development Permit and Architectural Review. The construction of the new home is also categorically exempt from the California Environmental Quality Act per California Code of Regulations, Section 15303(a) – construction of one single-family residence; and

**WHEREAS**, the City Council has made the required findings for approval of the project, set forth in Exhibit A to this resolution.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council takes the following actions:

1. Finds that, on the basis of the whole record before it, there is no substantial evidence that the Project as proposed and mitigated will have a significant effect on the environment.
2. Approves the Project, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B.

**PASSED AND ADOPTED** by the City of Half Moon Bay City Council at a duly noticed public hearing held October 15, 2024.

**********

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 15th day of October 2024, by the City Council of Half Moon Bay by the following vote:

Ayes, Councilmembers:
Noes, Councilmembers:
Absent, Councilmembers:
Abstain, Councilmembers:

Attest:

_____
Jessica Blair, City Clerk

APPROVED:

_____
Joaquin Jimenez, Mayor

**EXHIBIT A**
**FINDINGS AND EVIDENCE**
**City Council Resolution C-24-____**
**PDP-17-055**

**Coastal Development Permit – Findings for Approval**

The required Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the following findings per Municipal Code Section 18.20.070:

1. **Local Coastal Program Land Use Plan (LUP) –** *The development as proposed or as modified by conditions, conforms to the Local Coastal Program as certified by the California Coastal Commission on April 15, 2021*.

   **Compliance:** The project consists of construction of a new single-family residence on an infill site in an existing neighborhood where all public services and infrastructure are provided or can be easily extended to the site, including sewer, water, gas, and electric utilities. With the implementation of the required mitigation measures, the project conforms to City requirements, will not impact coastal resources, and is consistent with the policies of the City's Land Use Plan (LUP).

   **LUP Policy 7-51.** *Flood Hazard Avoidance for New Development:* Ensure that no new permitted development causes or contributes to flood hazards.

   **Compliance**: The proposed development is not within a flood zone. Stormwater runoff from the new development will be contained onsite within the new detention basin along the western side of the property.

   **LUP Policy 7-57.** *Flood Protection Evaluation:* Require new development proposals to evaluate potential impacts to adjacent or downstream properties from all proposed structural flood protection measures to ensure that the flood protection measures will not create adverse direct and/or cumulative impacts either on-site or off-site.

   **Compliance**: Stormwater runoff from the new development will be contained onsite. Conditions of approval B5, B6, B22 and B23 require the stormwater detention system to be evaluated, modeled and reviewed to verify that stormwater runoff from the new development will be contained on the site.

   **LUP Policy 2-71.** *Residential Siting and Design Standards:* Require development of new and remodeled structures within established neighborhoods to be sited and designed to be:

   a. Compatible within each unique neighborhood area, including infrastructure and streetscape provisions such as walkways, street trees, and parking.

b. Scaled and appropriate for the limitations of non-conforming sites, such as smaller residences on substandard sized parcels and those that must accommodate natural resources, hazards, watercourses, coastal access, and visual resource requirements.

**Compliance**: The proposed development is compatible within its neighborhood area and has been designed to avoid intrusion into habitat buffers.

**Coastal Act 30240(b) and LUP Policy 6-12:** *Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

**Compliance:** The Pullman watercourse runs along the northern boundary of the subject property. The proposed project has been designed to comply with the Riparian Buffer requirement within the Local Coastal Program Implementation Plan/Zoning Ordinance, which requires a 30-foot setback from the centerline of this span of the Pullman watercourse. Additionally, an update to the Biological Resource Assessment was prepared for the site and surrounding area and circulated to the resource agencies for a 45-day comment period. The biologist reviewed a copy of the plans. The report concluded that the mitigation measures included in the adopted Mitigated Negative Declaration are adequate for mitigating any potential effects on biological resources by the residential project. Given the distance of the subject improvements from the Pullman watercourse and the implementation of the required mitigation measures for biological resources, any significant impacts on environmentally sensitive habitat areas would be avoided.

**LUP Policy 6-53.** *Non-Riparian Watercourse Buffers:* Where a watercourse lacks riparian vegetation, the boundary of the watercourse is defined by the top of bank or similar confining topography. Proposed development along a non-riparian watercourse lacking riparian vegetation or other sensitive habitat value as determined by a site specific study, including man-made drainage ditches (e.g. non-riparian portions of Pullman Watercourse) but excluding active agriculture irrigation ditches, shall provide a minimum 20-foot buffer from the top of bank to provide space for potential meander belts and natural erosion and flooding hazards. The buffer requirements in Policies 6-49 and 6-50 shall apply to proposed development along a watercourse where a site-specific study identifies riparian vegetation or other sensitive habitat value.

**Compliance:** A non-riparian watercourse feature is located on the north side of the subject property. The proposed project has been designed to comply with the non-riparian watercourses buffer requirements of the LUP (20 feet from top of bank) as well as the Zoning Ordinance buffer requirements (30 feet from the centerline). Additionally, a Biological Resource Assessment and update were prepared for the site and surrounding area and included recommended mitigation measures. The mitigation measures included with the adopted CEQA document have been incorporated into the Conditions of Approval, including condition A8 requiring buffer protection, and the Mitigation Monitoring and Reporting

Program in order to reduce or eliminate any potential impacts on biological resources to a less than significant level. No additional adverse impacts were identified during the most recent biological analysis that took place. Given the distance of the proposed improvements from the non-riparian watercourse, and the implementation of the required mitigation measures for biological resources, any significant impacts on environmentally sensitive habitat areas would be avoided.

**LUP Policy 6-76:** *Green Infrastructure:* Promote and prioritize the use of Low Impact Development (LID) strategies, Best Management Practices (BMPs), and on-site infiltration to create green infrastructure for treating and reducing stormwater runoff. In and adjacent to ESHA, use resource-dependent green infrastructure projects for natural restoration purposes and provision of buffer areas to allow for natural erosion, evolution of natural drainage flows, and sediment transport balance.

**Compliance:** Several LID strategies have been integrated into the project, including stormwater runoff onto vegetated areas away from the Pullman watercourse. Additionally, grading has been limited to what is needed for the new home and stormwater detention basin installation. No grading would take place within the non-riparian watercourse buffer. Best Management Practices would be implemented throughout construction. Policy compliance is demonstrated through the limited grading, in combination with the best management practices and stormwater detention.

**LUP Policy 9-2:** *Scenic Resource Protection:* New development shall be sited and designed to protect views to and along the ocean, to minimize the alteration of natural land form, to be visually compatible with the character of its setting, and, where feasible, to restore and enhance visual quality in visually degraded areas.

**Compliance:** The project will require limited grading for the construction of the home foundation and flatwork including the driveway. The proposed development is visually compatible with the character of its neighborhood setting. The project has been sited and designed to protect views of the ocean from Cabrillo Highway and views of the ridgeline from the California Coastal Trail.

**LUP Policy 9-6:** *Site Planning and Design for New Development:* Require new development to be subject to design review to ensure it is sited and designed to protect public views of scenic and visual resource areas and to be visually compatible with the character of the surrounding area. Measures to be considered may include, but are not limited to the following:

a. Siting development in the least visible portion of the site;
b. Breaking up the mass of new structures;
c. Designing structures to blend into the surrounding natural landscape;
d. Restricting building maximum size and height;
e. Clustering or distributing development;
f. Incorporating landscape elements and screening; and
g. Conformance with any adopted design guidelines.

**Compliance:** The project site is located within a designated visual resource area. The proposed residence is substantially similar to the bulk and mass of other developed residential lots within the Miramar neighborhood. The architecture and site improvements have been subject to design review by approval by the Planning Commission, with recommendations from Architectural Advisory Committee (AAC). As shown in the evidence provided for Architectural Site and Design Review findings below, the project is in compliance with the Design Review Findings. The proposed garage is attached to the main dwelling through an integral breezeway, resulting in a clustered development format. The mass, scale, and clustered development format will not impact the visual resource areas nearest this project site.

**LUP Policy 9-10.** *Fences, Walls, and Landscaping*: *Ensure that fences, walls, and landscaping shall not block public views of or from scenic and visual resource areas including along scenic corridors, at parks and beaches, and other scenic public viewing areas through height restrictions and required landscape maintenance.*

**Compliance:** The project includes low-lying landscape walls around the permitter of the new home. Split rail fence would be constructed along the riparian buffer edge and wrapped around the rear of the lot to limit access to the Further Restricted Area. Drought-tolerant, coastal-compatible landscaping has been included in the comprehensive landscape plan, which further supports compliance with this site planning and design policy of the LUP.

**LUP Policy 9-12.** *Town Boulevard Scenic Corridor:* Require that new development in close proximity to or easily visible from the Town Boulevard scenic corridor, including Highways 1 and 92:

a. Protects views of visual resource areas as seen from the Town Boulevard, including views to the ocean, upland slopes (i.e. minimizes intrusions into the ridgeline), and the historic Johnston House;

b. Incorporates design standards such as screening of commercial parking areas and landscaping provisions; and

c. Is visually compatible with the surrounding land and development.

Update the IP with additional standards for new development along the Town Boulevard based on additional study of the scenic corridor. Assessment should, at a minimum, consider views of visual resource areas from the perspective of existing and potential development along the Town Boulevard and identify scenic segments along Highway 1 and 92, including views of the ridgelines and other visual resource areas. Development standards should address, at a minimum, appropriate building heights and setbacks, longest wall lines, minimum space between buildings, and streetscape design.

**Compliance:** The project has been reviewed by the Architectural Advisory Committee (AAC) on two occasions. The ACC considered story pole installations and the potential impact of the home design relative to the Town Boulevard Scenic Corridor and views from the

California Coastal Trail. The conclusion was that the design is substantially compatible with surrounding land and development. The custom home was designed with unique site conditions on mind, including the angular shape of the lot and the mature Cypress trees along the southern property line.

**LUP Policy 9-16.** *Broad Ocean Views:* Ensure that areas providing broad, public ocean views, including as designated on Figure 9-1, are preserved and enhanced in association with new development projects. In such areas, structures shall be sited and designed to avoid obstruction of broad, public ocean views, shall not exceed 15 feet in height unless an increase in height would not obstruct public views to the ocean or would facilitate clustering of development so as to result in greater view protection, and shall ensure that any proposed landscaping, when mature, will not obstruct public views to the ocean.

**Compliance:** The new home is screened from view from Cabrillo Highway by the two neighboring homes to the east. Both neighboring homes are two story and one is currently under construction. Broad ocean views would not be impacted by the new home.

**LUP Policy 9-17.** *California Coastal Trail Views*. Ensure that views of the ocean, bluffs, upland slopes, and ridgelines from the California Coastal Trail are protected, particularly in areas adjacent to substantially undeveloped Planned Developments including Surf Beach/Dunes Beach, Venice Beach, West of Railroad, and North Wavecrest. Require sufficient setbacks, height limits, and other design standards for any new development permitted near the trail to minimize impacts to visual resources.

**Compliance:** The project will not obstruct ridgeline views from the California Coastal Trail as demonstrated by the story pole installation. The height and location of the installed story poles were verified by a licensed surveyor as demonstrated by a submitted verification letter from the surveyor and applicant.

**Coastal Act 30244:** *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

**Compliance:** According to the Land Use Plan, the proposed single-family residence is located in an area identified as sensitive for archaeological resources; however, during environmental review, no known archeological resources were identified on the site or adjacent properties. If cultural resources or paleontological resources are unexpectedly encountered during subsurface excavation, the permit has been conditioned to require that construction halt until the find can be evaluated and appropriate mitigation identified.

**LUP Policy 2-41: Continued Development in Substantially Developed Planned Developments.** Allow continued development within substantially developed PDs provided that additional development falls within the maximum allowed buildout as established in the

Land Use Plan and certified master plan for the PD. Additional development may be allowed as follows:

a. Remaining parcels or phases as consistent with the approved master plan;
b. Minor modification including changes of use of and additions to existing development as consistent with allowed uses and the siting and design requirements of the approved master plan and compatible with the existing development.

**Compliance:** The project is located within the Stoloski/Gonzalez Planned Development (PD) District. The entire PD site has been planned as a unit through the Subdivision Map, Planned Unit Development Plan, and subsequent settlement agreement that established development standards for the entire Stoloski/Gonzalez PD. The new residence and associated improvements conform to the development chapter and related policies of the LUP. The subject property is one of four lots within the Stoloski/Gonzalez Planned Development. The new residence and site improvements conform to the development standards that were adopted with the Planned Development.

2. **Growth Management System –** *The development is consistent with the annual population limitation system established in the Land Use Plan and Zoning Ordinance*.

   **Evidence:** The proposed site has been granted a valid Measure D Certificate for the construction of one single-family residence; therefore, the project conforms to the requirements of the City's growth management system.

3. **Zoning Provisions –** *The development is consistent with the use limitations and property development standards of the base district as well as the other requirements of the Zoning Ordinance.*

   **Evidence:** The proposed residence conforms to all requirements of the approved PUD Development Standards associated with the subdivision approval, including lot coverage, setbacks, height, and parking, and to the Zoning Code's riparian buffer requirements.

4. **Adequate Services –** *The proposed development will be provided with adequate services and infrastructure in a manner that is consistent with the Local Coastal Program.*

   **Evidence:** The site is located adjacent to an existing developed neighborhood and utilities and services are currently provided to the site. The utilities and roadway were extended from the City of Naples Subdivision shortly after the Final Parcel Map was recorded. As conditioned, a sewer permit through Granada Community Services District is required.

5. **California Coastal Act –** *Any development to be located between the sea and the first public road parallel to the sea conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act*.

**Evidence:** The proposed project is located between the sea and the first public road parallel to the sea. The proposal is to construct a new single-family home and associated improvements on a vacant lot adjacent to an existing developed neighborhood. Adequate public access to the Coastal Trail, Naples Beach, and the coast is available approximately 300 feet away from the subject property, along Washington Boulevard. Therefore, sufficient access to coastal resources from the subject property and surrounding area is available as required by Chapter 18.40 of the Zoning Ordinance and the project would not restrict public access or recreation opportunities.

**General Plan Housing Element Conformance – Findings for Approval**

The project is consistent with the Housing Element as it relates to the residential use of the site.

**Evidence:** The subject property is identified as a site suitable for residential development within the Cycle 5 Housing Element and the Cycle 6 draft Housing Element.

**Architectural Site and Design Review – Findings**

The required Architectural and/or Site and Design Review for this project may be approved or conditionally approved only after the approving authority has made the findings per Municipal Code Section 14.37.040. In making these findings, the Planning Commission has considered the design approval criteria set forth in Municipal Code Section 14.37.035.

1. *That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the city;*

   **Evidence**: Zoning Code Section 18.06.010 states that the intent of the residential chapter is to establish residential districts and guide the orderly development within each district. It further states that the residential district regulations are intended to ensure provision of adequate light, air, privacy, and open space for each dwelling by establishing reasonable development standards for the mass, scale, and location on a building site for all new residential construction and to achieve a high standard of site and building design and design compatibility with surrounding neighborhoods. The proposed improvements have been designed in conformance with the requirements of the adopted PUD Development Standards. The proposed home, although large, is also in substantial conformance with the Single-Family Residential Design Guidelines, the objectives of which include ensuring compatible design within existing neighborhood contexts. The development is also in scale with the site which is significantly larger than most others in the adjacent Miramar neighborhood.

2. *That such buildings, structures, planting, paving and other improvements will not impair the desirability or opportunity to attain the optimum use and the value of the land and the*

*improvements, or otherwise impair the desirability of living or working conditions in the same or adjacent areas; and*

**Evidence**: The proposed project has been designed in conformance with the requirements of the PUD (Stoloski/Gonzalez) Zoning District which are intended to ensure provision of adequate light, air, privacy, and open space for each dwelling by establishing reasonable development standards for the mass, scale, and location on a building site within the four-parcel Stoloski/Gonzalez subdivision. The project is also in substantial conformance with the Single-Family Residential Design Guidelines, the objectives of which include maintaining strong property values, compatible neighborhoods, and a healthy environment.

3. *The project has been designed in conformance and consistency with the Single-Family Residential Design Guidelines (where applicable).*

**Evidence**: The Single Family Residential Design Guidelines (RDG) encourage flexibility in architectural design to reflect the community's eclectic character and seek to achieve compatible design within existing neighborhoods. The current project proposes a neo-traditional design that is compatible with the existing pattern of development in the surrounding area in terms of building placement/orientation, massing, and materials and colors. The surrounding neighborhood can be characterized as having an eclectic mixture of architectural styles and features. This project in particular involves the construction of a new two-story custom home that reflects the triangular shape of the lot.

The proposed design completely screens the garage and vehicle parking from Champs Elysee Boulevard, consistent with Guidelines 2-11 and 2-12. "Deemphasize the garages' presence as viewed from the public right-of-way. Situate detached garages to the side or rear of the house to diminish the prominence of the garage door."

**Environmental Review – Finding**

**CEQA** – The project will not have a significant effect on the environment. Based on the whole record before the Planning Commission (including the Initial Study and Mitigated Negative Declaration for the Stoloski/Gonzalez subdivision and staff and consultant review of the proposed residence), there is no substantial evidence that the project will have a significant effect on the environment.

Substantial evidence supports the conclusion that no subsequent environmental review is required because there are no substantial changes in the circumstances under which the project is to be undertaken that would result in new or substantially more severe environmental impacts requiring major revisions to the adopted Mitigated Negative Declaration, and there is no new information that involves new significant environmental effects or a substantial increase in the severity of previously identified environmental effects that would require preparation of an EIR or a subsequent or supplemental Mitigated Negative

Declaration pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162.

**Evidence:** An Initial Study (IS) and Draft Mitigated Negative Declaration (MND) were prepared and adopted for approval of the Stoloski/Gonzalez four-residential lot subdivision and associated Planned Unit Development Plan in conformance with the requirements of CEQA. The proposed residence is located on one of those four lots, conforms to the requirements of the Plan, and is required to comply with the mitigation measures in the MND as a condition of approval. City staff reviewed the proposed project and did not identify any adverse significant effects on the environment. The project biologist reevaluated the site and prepared an update to the biological resource evaluation. No changed circumstances or new impacts to biological resources were identified through the update process. The biologist concluded that the mitigation measures adopted with the previous MND are appropriate for the new house and site improvements.

**EXHIBIT B**
**CONDITIONS OF APPROVAL**
**City Council Resolution C-24-____**
**PDP-17-055**

## A. The following Conditions shall apply to the subject site:

1. CONFORMANCE WITH APPROVED PLANS. Development of the site shall conform to the approved plans entitled New Residence 2800 Champs Elysee Boulevard, Half Moon Bay, CA 94019 with a City date stamp of March 30, 2023, except for any revisions required by this permit. The Community Development Director and City Engineer shall review any change in imperious surface area; and the Director shall review and may approve any deviation from the approved plans that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18. (Planning)
2. CONFORMANCE WITH CONDITIONS OF APPROVAL. The Community Development Director shall review and may approve any deviation from the Conditions of Approval that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18. (Planning)
3. CONFORMANCE WITH THE MUNICIPAL CODE. No part of this approval shall be construed to permit a violation of any part of the Half Moon Bay Municipal Code. (Planning)
4. PREVIOUS CONDITIONS OF APPROVAL. This project shall comply with the previous conditions of approval including mitigation measures from PDP-009-10, Resolution C-04-12. (Planning)
5. DEED RESTRICTION. A deed restriction shall be prepared, reviewed by the Community Development Direct and City Attorney and recorded at the County Recorder's Office. The deed restriction shall identify the Further Restriction Area as a no-build easement. The deed restriction shall further require ongoing maintenance of the split rail fencing along the southern edge of the riparian buffer. (Planning)
6. LIGHTING. All exterior lighting shall be fully shielded so that no light source is visible from outside the property, except as otherwise expressly approved. (Planning)
7. MAINTENENCE AND LIABILITY. It shall be the duty of the Property Owner(s) whose property is adjacent to any portion of a public street or place to maintain the project frontage in a safe and non-dangerous condition. Maintenance shall include removal and replacement of concrete to eliminate tripping hazards; and pruning and trimming of trees, shrubs, ground cover and other landscaping within the public right-of-way. The Property Owner has the

primary and exclusive duty to fund and perform such maintenance and repair, whether or not the City has notified the property owner of the need for such maintenance or repairs or has performed similar maintenance or repairs in the past, pursuant to §12.18.020 and §12.18.030 of the Half Moon Bay Municipal Code. (Engineering)

8. NON-RIPARIAN BUFFER PROTECTION. The applicant/owner shall protect the non-riparian buffer from encroachments and inappropriate uses. A split rail fence shall be installed and permanently maintained to demarcate the non-riparian buffer on the project site. No development or uses, including but not limited to grading and landscaping, are to be installed or conducted within the 30 foot riparian buffer from the centerline of Pullman watercourse on the project site other than those types of developments or uses specifically allowed for, and only if permitted according to the standards of the Local Coastal Program. (Planning)
9. LANDSCAPE MAINTENANCE. The applicant/owner shall ensure that all landscaped areas and/or fences are continuously maintained, and all plant material is maintained free of refuse and weeds and in a healthy growing condition. (Planning)

## B. The following Conditions shall be fulfilled prior to the issuance of building permits:

1. SIGNED CONDITIONS OF APPROVAL. The applicant/owner shall submit a signed copy of the conditions of approval to the Planning Division prior to issuance of a building permit. (Planning)
2. REQUIRED PLAN REVISIONS. Prior to issuance of building permits, the applicant shall submit revised plans providing the following:
    a. Landscaping design and plans shall be updated to comply with the updated grading and drainage plans.
    b. Solid railing along the east elevation balcony shall be modified to a glass railing. (Planning)
3. TSUNAMI DISCLOSURE AND DEED RESTRICTION. Prior to issuance of building permits, the permittee shall cause to be recorded a disclosure of hazard presence and a hold harmless clause against the property indemnifying the City from any harm caused to permitted development by tsunami inundation. The form of said disclosure and clause must be approved by the City Attorney. (Planning)
4. 30-FOOT EASEMENT. Prior to issuance of building permits, the property owner shall make an irrevocable offer to the City of dedication of an easement across the northerly 30 feet of the subject parcel, between Champs Elysee Boulevard to the east and State Parks land to the west. The purpose of the easement is to allow for possible future drainage improvements along the south side of the Pullman watercourse. The form and means of conveyance shall be reviewed and approved by the City Engineer and City Attorney prior to

recording the easement at the San Mateo County Recorder and prior to issuance of the building permit. (Planning and Engineering)

5. HYDROLOGICAL MODELING. Prior to issuance of building permits and per the recommendations of the peer review that was conducted on the preliminary grading and utility plans, the permittee shall prepare a hydrological model showing the project will not have adverse effects on adjacent properties. If the hydrological model shows the project will have adverse effects on adjacent properties, permittee shall work with Planning and Engineering staff to address potential adverse drainage effects caused by the grading of the project prior to the issuance of building permits. (Planning and Engineering)
6. FLOOD PROTECTION. Hydrological modeling required per condition of approval B6 shall identify the potential 100 year flood event on the site. Per Policy 7-55 of the Local Coastal Land Use Plan, the finished floor elevation shall be at least 2 feet above the 100-year flood event. In the event that the finished floor is less than 2 feet above the 100-year flood event, the house design shall be modified to be at least 2 feet above the 100-year flood event and subject to minor and major architectural modification review per conditions of approval A1 and A2. (Planning and Engineering)
7. U.S. ARMY CORPS OF ENGINEERS. The applicant shall obtain any necessary approvals that may be required from the U.S. Army Corps of Engineers. It is the applicant's responsibility to make sure the project is in compliance with all of the Corps' requirements. (Engineering)
8. DEVELOPMENT IMPACT FEES. The following impact fees shall be paid to the City prior to issuance of building permits in conformance with the City's adopted Master Fee Schedule:
    a) Sewer Connection Fee
    b) Storm Drainage Fee
    c) Capital Outlay Facilities Fee
    d) Traffic Mitigation Fee
    e) Park Facilities Fee (Planning and Engineering)
9. SCHOOL IMPACT FEES. The applicant shall provide proof of payment of required school Impact fees to Cabrillo Unified School District prior to issuance of building permits. (Building)
10. VALID MEASURE D CERTIFICATE. No building permit shall be issued unless the Measure D Certificate issued for the property has not expired and remains valid to the satisfaction of the Community Development Director. (Planning)
11. PROJECT BIOLOGIST. Prior to issuance of building permits, the applicant shall submit to the Director the name, company affiliation, and contact information of the project biologist who will oversee the construction. The project biologist shall be selected from the City's List of Pre-approved Biological Consultants to the satisfaction of the Community Development Director. The applicant shall notify the Community Development Director in writing within 24 hours of any change in the project biologist. (Planning)

12. PROJECT BIOLOGIST REVIEW OF LANDSCAPE PLAN AND EXCLUSIONARY FENCING PLAN. Prior to issuance of building permits, the project biologist shall review and approve the landscape plan and plant list, to ensure that the landscaping will not negatively impact sensitive habitat within the study area. Additionally, a temporary wildlife exclusionary fencing plan shall be prepared and reviewed by the biologist to confirm that the temporary exclusionary fencing plan is in compliance with the adopted mitigation measures. (Planning)

13. CONSTRUCTION PLANS. File Number PDP-17-055 and the Conditions of Approval for this project, as well as PDP-009-10, Resolution C-04-12 shall be provided on the cover page of the building permit application plan submittal. All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements shall be submitted with the appropriate permit application to the City's Building and Engineering Divisions for review and approval. Computations and back-up data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet-stamped, and signed by an engineer or architect licensed by the State of California. The plans must show the location of the sewer connection and property line sewer cleanout. Construction plans shall indicate that there shall be no staging/storage of materials or any other use of the Pullman watercourse buffer area for construction purposes. (Planning)

14. PRE-CONSTRUCTION SITE MEETING. A pre-construction site inspection shall take place with City staff and the project construction representative to review the requirements of the biological surveys and mitigation measures and to review construction site management, including parking, construction hours, and other conditions of approval, before ground disturbance is authorized. (Planning, Building, Engineering)

15. WATER CONSERVATION IN LANDSCAPING. The permittee shall submit a detailed landscape plan to the satisfaction of the Community Development Director. If the project includes 500 square feet or more of irrigated landscaping (new or rehabilitated) the permittee shall submit landscape and irrigation plans and an Outdoor Water Efficiency Checklist that demonstrate compliance with the City's Water Conservation in Landscaping Ordinance (Chapter 13.04 of the Municipal Code) prior to issuance of building permits to the satisfaction of the Community Development Director. (Planning)

16. SURVEY REQUIRED. Submit a detailed topographic/site boundary survey certified by a licensed surveyor with building application plans. The survey shall include a baseline elevation datum point on, or close to the construction site, indicating existing grade of the datum. This datum point shall be permanent, marked, shall remain fixed in the field, and shall not be disturbed throughout the building process. Examples of datum points include: fire hydrants, manhole covers, survey markers, and street curbs. This datum point shall be shown on all site plans including revised/resubmitted plans. The survey must show the

footprint and roof plan of the proposed residence and identify the existing grade elevations at the corners and roof ridgeline of the residence. (Building)

17. EVIDENCE OF WATER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall submit a letter from Coastside County Water District certifying that the subject site has an adequately-sized water connection for this approved project. (Building)

18. EVIDENCE OF SEWER CONNECTION CAPACITY- GRANADA COMMUNITY SERVICES DISTRICT. The permittee shall comply with all applicable requirements of the Granada Community Services District. Prior to the issuance of building permits, the permittee shall demonstrate issuance of a sewer permit from Granada Community Services District. (Building)

19. ACCESSIBILITY REQUIREMENTS. The proposed project, including street improvements, shall comply with State of California and federal (ADA) accessibility standards and with the line of sight requirements of Half Moon Bay Zoning Code Section 18.06.040(B). (Building)

20. LOT GRADING, MATERIALS, EQUIPMENT AND VEHICLE STORAGE. No lot site grading, preparation, storage, or placement of construction materials, equipment, or vehicles shall take place prior to issuance of a building permit. Any earth movement on or off the site in excess of 50 cubic yards shall require the submittal of a grading plan for review by the City Engineer and issuance of a grading permit. Lot Grading includes, but is not limited to, any leveling, scraping, clearing, or removal of lot surface area. Materials, Equipment, and Vehicles include, but are not limited to:

    1. All masonry, wood, and steel construction materials;
    2. All construction-related equipment and storage containers; and
    3. All construction-related vehicles, including temporary trailers.
    4. As part of the Grading Permit the following will also apply.
        a. Maintenance. Maintain adjacent streets in a neat, clean, dust free and sanitary condition at all times and to the satisfaction of the City Engineer.
        b. Street Restoration. Any damage caused to the adjacent streets shall comply to approved engineering standards for street restoration.
        c. Visual Inspection. Prior to commencement of work, an initial visual inspection of the existing street condition will take place between contractor and public works inspector. Upon completion of work, a final visual inspection of the street condition will take place. Any damage caused to the street will require restoration per approved engineering standards.
        d. BMPS. Adhere to all relevant BMP's per California Stormwater Quality Association (CASQA) BMP handbook, latest edition.
        e. All trucks hauling soil, sand and other loose materials shall be covered with tarpaulins or equal.

f. Stockpiles. Stockpiles of soil and other construction related materials must be protected. Cover stockpiles with plastic until material is moved offsite.
g. Dust Control. Always provide sufficient dust control measures for the entire project.
h. Haul Route. Submit Haul route for approval, showing where and how the excavated soil will be transported off site. Transportation of the exported soil through the existing neighborhood to the north is not allowed.
i. Caltrans Legal Truck Access. If soils transport utilizes Hwy 1, verify with Caltrans Legal Truck Access for any requirements you may need when transporting on Hwy 1.
j. Notification Letters. Contractor shall provide written notifications to all affected residents and property owners, Police and Fire, a minimum of one week prior to the start of work. (Engineering)

NOTE: The owner will be responsible for the maintenance of the drainage system.

21. COPPER BUILDING ELEMENTS. The building plans shall specify that all copper building elements will be pre-patinated at the factory, or if patination will occur on the site, the plans shall identify best management practices in conformance with the *San Mateo Countywide Water Pollution Prevention Program Requirements for Architectural Copper,* to the satisfaction of the City Engineer. (Engineering)

22. LOT DRAINAGE PLAN AND ON-SITE DETENTION Construction plans submitted for building permits shall include a Lot Drainage Plan showing how the surface runoff is retained on the site. Plans shall include design details and supporting calculations for storm water detention on-site for the additional run-off from a twenty five year frequency storm of two hour duration. Plans shall show how the rear and side yards will properly drain to an approved BMP facility, and how the finished grades on the property relate to the existing grades on adjacent property. Predevelopment runoff from adjacent parcels shall be addressed in the lot drainage plan and incorporated into the on-site detention system. The Plan shall include pad elevation, finished floor elevation, site high and low points, drainage swales, area drains, and existing grade at adjacent property. The permittee shall provide appropriate measures to discharge the flood waters from any unfinished floor areas. (Engineering)

23. STORMWATER MANAGEMENT-TREATMENT (FOR NON-REGULATED PROJECTS). Non-regulated projects consist of single-family residences and other small projects that create and/or replace less than 5,000 square feet of impervious surface. Runoff from the site may not enter into Pullman watercourse. Construction plans submitted for building permits shall include a storm water management-treatment plan showing implementation of at least one of the six Low Impact Development (LID) measures listed below:

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

b. Direct roof runoff into vegetated areas;

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

d. Direct runoff from driveways and /or uncovered parking lots into vegetated areas;

e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or

f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces. (Engineering)

g. Permittee shall also submit the 'stormwater checklist for small projects' with the building plan submittal. (Engineering)

24. EROSION AND SEDIMENT CONTROL. An erosion and sediment control plan shall be submitted that shows effective Best Management Practices (BMP) and erosion and sediment control measures for the site. Construction plans shall also include the "construction best management practices" plan sheet. Pullman watercourse shall be protected from erosion and sedimentation. (Engineering)

25. UNDERGROUND UTILITIES/SERVICES. Electric, telecommunication, and cable and utility service to the property shall be through underground service connections only. No overhead utilities are allowed. Show locations of all utility service connections: sanitary sewer, storm drain (if applicable), water (domestic and fire), cable television, telephone, electrical, and gas. (Engineering)

26. FIRE CLEARANCE REQUIREMENTS. The permittee shall comply with all applicable fire and building codes and standards relating to fire and panic safety as identified by the Coastside Fire Protection District during the building permit process. (Fire)

27. HARD-WIRED SMOKE DETECTORS/ALARMS. Pursuant to the adopted California Building and Residential Code, State Fire Marshal regulations and current Coastside Fire District Ordinance, the permittee shall install smoke detectors which are hard-wired, interconnected and have battery backup in each new or reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. A minimum of one detector per floor is required. For alterations: If there is an attic, basement, crawl space or removal of a wall or ceiling that provides access, then all smoke alarms shall be hardwired and interconnected. Building plan submittals shall demonstrate conformance with these requirements to the satisfaction of the Building Official prior to issuance of building permits. (Fire)

28. COASTSIDE COUNTY WATER DISTRICT - REGULATIONS. The project shall comply with all applicable regulations and requirements of the Coastside County Water District. Water service shall not be in the same trench as other utilities. (Water District)

## C. The following conditions shall be implemented prior to and during construction:

1. TIMING OF NESTING BIRD AND RAPTOR SURVEYS. Biological surveys related to nesting birds and raptors, shall be conducted on all trees on the site and within 500 feet from the site for nesting raptors and 300 feet from the site for songbirds, regardless of the timing of the bird breeding season. The raptor and bird surveys shall be completed within 72 hours prior to the start of construction. (Planning)

2. TREE PROTECTION REQUIREMENTS. The following tree protection measures shall be implemented during construction:
   a) Prior to commencement of construction, construction fencing shall be placed around the drip line of all trees proposed for preservation.
   b) No grading or other construction shall occur within the drip line of any tree proposed for preservation except in conformance with a Tree Protection Plan approved by the Community Development Director.
   c) No vehicle, equipment or materials shall be parked or stored within the drip line of any tree proposed for preservation.
   d) New drainage basin west of the residence shall be sited and designed to avoid impacts to the Heritage trees on the site. (Planning, Building)

3. ARCHAEOLOGY-DISCOVERY OF HUMAN REMAINS. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the California Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American(s). If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the permittee shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. (Planning)

4. ARCHAEOLOGY-DISCOVERY OF RESOURCES. If subsurface historic or archaeological resources are uncovered during construction, all work shall stop, the applicant shall notify the Community Development Director and retain a qualified archaeologist to perform an archaeological reconnaissance and identify any mitigation measures required to protect archaeological resources. Subsurface excavation shall not resume until expressly authorized by the Director. (Building)

5. SITE PROTECTION REQUIREMENTS. Construction fencing shall be installed along the southern edge of the 30 foot riparian buffer and eastern edge of the Further Restriction Area in order to prohibit access and protect these areas during construction. (Planning)

6. CONSTRUCTION TRAILERS. Temporary construction trailers are permitted as accessory uses in conjunction with the development of this site, subject to the following conditions:

   a. The construction trailer shall be used as a temporary construction office only.
   b. Neither sanitation facilities nor plumbed water is permitted within the trailer.
   c. No overnight inhabitance of the construction trailer is permitted.
   d. No construction trailers are permitted on site prior to building permit issuance.
   e. The construction trailer shall be removed prior to issuance of a certificate of occupancy. (Planning)

7. AIR QUALITY BEST MANAGEMENT PRACTICES. The project shall implement the following standard BAAQMD dust control measures during all phases of construction on the project site:

   · All active construction areas shall be watered twice daily or more often if necessary. Increased watering frequency shall be required whenever wind speeds exceed 15 miles-per-hour.
   · Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads and parking and staging areas at construction sites.
   · Cover stockpiles of debris, soil, sand, and any other materials that can be windblown. Trucks transporting these materials shall be covered.
   · All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day or as often as necessary to keep them free of dust and debris associated with site construction. The use of dry power sweeping is prohibited.
   · Subsequent to clearing, grading, or excavating, exposed portions of the site shall be watered, landscaped, treated with soil stabilizers, or covered as soon as possible. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas and previously graded areas inactive for 10 days or more.
   · Installation of sandbags or other erosion control measures to prevent silt runoff to public roadways.
   · Replanting of vegetation in disturbed areas as soon as possible after completion of construction.
   · Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points.
   · All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
   · Post a publicly visible sign with the telephone number and person to contact at the City of Half Moon Bay regarding dust complaints. This person shall respond and take

corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. (Building)

8. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed in accordance with regulations of the San Mateo County of Health. (Building)

9. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the 2016 California Codes of Regulations Title 24, including Building Code, Residential Code, Administrative Code, Mechanical Code, Plumbing Code, Electrical Code, Energy Code, Fire Code and Green Building Code to the satisfaction of the Building Official. (Building)

10. FIRST FLOOR HEIGHT VERIFICATION. Prior to below floor framing or concrete slab steel reinforcement inspection, a stamped and signed building height verification letter shall be submitted to the City from a licensed land survey certifying that the first-floor height as constructed is equal to (or less than) the elevation specified for the first floor height in the approved plans. (Building)

11. BUILDING PAD ELEVATION. The building pad shall be at least one-foot above the centerline crown of the roadway or the top of the curb. (Engineering)

12. OVERALL PROJECT HEIGHT. Maximum overall height of the project, including any grading, foundation, pad, and building elevations shall be calculated using the elevation points indicated on the topographic survey map submitted at the time of application. The approved height of all projects developed in the City will be measured from existing grade as indicated on the submitted topographical survey. (Building)

13. COMPLETION OF UTILITIES. Any public utilities requiring relocation as a result of the construction of the building(s) or improvements under this permit shall be relocated at the owner's expense. (Building)

14. CONSTRUCTION HOURS. Construction work shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 6:00 p.m. Saturdays; and 10:00 a.m. to 6:00 p.m. Sundays and holidays, except as expressly authorized by the City Engineer in conformance with Section 14.40.020 of the Half Moon Bay Municipal Code. (Engineering)

15. NOTICE OF DISRUPTION. The permittee shall provide written notice to affected property and business owners and a copy of such notice to the City Engineer a minimum of two business days prior to any planned disruption of pedestrian or vehicular traffic, parking, or public service facilities. (Engineering)

16. CONSTRUCTION MATERIAL STORAGE. Construction material shall not be stored in the street right-of-way without issuance of a Temporary Encroachment Permit. (Engineering)

17. ENCROACHMENT PERMIT. The permittee shall obtain an Encroachment Permit for any construction activity within the City right-of-way or affecting City improvements. Haul route and traffic control plan shall be included with the Encroachment Permit submittal. All improvements constructed within the City right-of-way shall conform to City standards to the satisfaction of the City Engineer.
    a. Please note that an encroachment permit may need to be submitted and approved for if the electrical work is required in the City's ROW. Based on the plans, I do not see an electrical stub out.
    b. The encroachment permit application can be submitted after the issuance of the building permit. Please see the attached street encroachment permit application.
    c. Please note that work within the Public ROW shall not start until the City of Half Moon Bay has received the contractor's information.
        i. The Contractor for this work shall be a minimum a Class A Licensed Contractor.
        ii. Once the contractor's information has been obtained, please submit the Contractor's Certificate of Insurance and Endorsement naming the City of Half Moon Bay as additionally insured and naming the City of Half Moon Bay as the Certificate Holder.
        iii. Once the contractor's information has been obtained, please ensure that the contractor has an active business license with the City of Half Moon Bay.
    d. If electrical work is needed, trenching would most likely need to occur. Since trenching would occur within the Public ROW, Traffic Control Plans will be required as part of the submittal of the encroachment permit. (Engineering)

## D. The following conditions shall be implemented prior to issuance of an occupancy permit:

1. EXTERIOR COLORS AND MATERIALS. Exterior building colors and materials shall be in substantial conformance with those shown on the approved color and materials board date-stamped 5/25/2020 to the satisfaction of the Director of Community Development. (Planning)

2. CCTV OF EXISTING SANITARY SEWER LATERAL LINE. To ensure the integrity of the existing private sanitary sewer lateral that is stubbed out, the Public Works Department requires a CCTV video for the private sewer lateral prior to the Public Works final of the building permit. (Engineering)
3. CONSTRUCTION OF STREET IMPROVEMENTS. All street improvements shall be constructed in conformance with approved plans and permits prior to issuance of a certificate of occupancy to the satisfaction of the City Engineer. (Engineering)

4. DISPLAY OF SINGLE-FAMILY STREET ADDRESS. Prior to issuance of a Certificate of Occupancy, the residential dwelling shall display an internally-illuminated street address number in a prominent location on the dwelling, visible from the street (a minimum of 6 feet above the surface of the driveway), and with contrasting background and letters/numbers that are 4 inches in height with a minimum 3/4–inch stroke. Where a building is set back from the street or otherwise obscured, a street address with 3-inch reflective numbers/letters shall also be provided near the driveway entrance leading to the dwelling. (Fire, Building)

## E. Validity and Expiration of Permits

1. EFFECTIVE DATE. This site is located within the Coastal Appeal Zone. This permit shall take effect after expiration of the Coastal Commission appeal period, or if the permit is appealed to the Coastal Commission during the appeal period, it shall take effect after final Coastal Commission action. (Planning)
2. ACCURACY OF APPLICATION MATERIALS. The permittee shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals. (Planning)
3. PERMIT EXPIRATION. The Coastal Development Permit (CDP) and Architectural Review shall expire one year from its date of final approval if the use/development has not commenced in conformance with this permit or the applicant has not obtained an extension of the permit. (Planning)
4. PERMIT EXTENSION. The Community Development Director may, at the Director's discretion, approve a Minor Amendment for a single one-year extension of this permit based on a written request and fee submitted to the Director prior to expiration of the permit. Submittal of a Building Permit application with development plans prior to expiration of the permit shall constitute an extension of this permit until the building permit is issued or until the Building Official determines the applicant is no longer diligently pursuing the required building permit. Any other extension shall require approval of a Major Permit Amendment prior to expiration of the permit. Any Major Permit Amendment Application to extend the permit shall be filed a minimum of ninety (90) days prior to permit expiration to ensure adequate processing time. (Planning)
5. PERMIT RUNS WITH THE LAND. The approval runs with the land and the rights and obligations thereunder, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned or revoked. (Planning)

6. HOLD HARMLESS. To the fullest extent allowed by law, the permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. (City Attorney).

**OWNER'S/PERMITTEE'S CERTIFICATION:**

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

APPLICANT:

_____ _____

(Signature) (Date)

**ATTACHMENT 4**

**PLANNING COMMISSION RESOLUTION P-24-09**
**RESOLUTION FOR DENIAL**
**PDP-17-055**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HALF MOON BAY DENYING A COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW TO ALLOW THE CONSTRUCTION OF A NEW 4,710 SQUARE-FOOT TWO-STORY RESIDENCE AT 2800 CHAMPS ELYSEE BOULEVARD IN THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT AND THE RESIDENTIAL-LOW DENSITY GENERAL PLAN DESIGNATION (APN 048-133-060)**

**WHEREAS**, an application was submitted requesting approval of Coastal Development Permit and Architectural Review to allow the construction of a new 4,710 square-foot two-story, single-family residence at 2800 Champs Elysee Boulevard in the Planned Unit Development Zoning District and the Stoloski/Gonzalez Planned Development District General Plan designation (APN: 048-133-060) (the "Project"); and

**WHEREAS**, the procedures for processing the application have been followed as required by law; and

**WHEREAS**, the Architectural Advisory Committee (AAC) conducted duly noticed public design review sessions on September 22, 2022, and December 15, 2022 at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

**WHEREAS**, at the second meeting, the AAC was supportive of the revised design and had only minor suggestions for design changes, which were integrated into the project design as feasible; and

**WHEREAS**, the Planning Commission previously conducted duly noticed public hearings for the Project on August 14, 2018, April 9, 2019, May 26, 2020, and July 11, 2023; and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on the Project on September 10, 2024, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission considered all written and oral testimony presented for consideration; and

**WHEREAS**, the Planning Commission was not able to make the required findings to approve the requested permits and therefore did not approve the requested permits and project, as set forth in Exhibit A to this resolution;

**PASSED AND ADOPTED** by the City of Half Moon Bay Planning Commission at a duly noticed public hearing held September 10, 2024.

AYES, Gorn, Hernandez, Gossett
NOES,
ABSENT, Ruddock, Joanes
ABSTAIN,

APPROVED:

Margaret Gossett, Chair

Steve McHarris, Interim Community Development Director

**EXHIBIT A**

**FINDINGS AND EVIDENCE**

**Planning Commission Resolution P-24-09**
**PDP-17-055**

**Coastal Development Permit – Findings for Denial**

The required Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the findings listed in Municipal Code Section 18.20.070. The Planning Commission cannot make one of those required findings (i.e., the development as proposed or as modified by conditions, conforms to the Local Coastal Program) for the following reasons:

1. **Local Coastal Program** – *The development as proposed or as modified by conditions, conforms to the Local Coastal Program.*

   **LUP Policy 7-51.** *Flood Hazard Avoidance for New Development:* Ensure that no new permitted development causes or contributes to flood hazards.

   **Non-Compliance:** The Planning Commission lacked sufficient information to determine that the project would not cause or contribute to flood hazards.

   **LUP Policy 7-57.** *Flood Protection Evaluation:* Require new development proposals to evaluate potential impacts to adjacent or downstream properties from all proposed structural flood protection measures to ensure that the flood protection measures will not create adverse direct and/or cumulative impacts either on-site or off-site.

   **Non-Compliance:** The proposed project has not evaluated potential impacts to adjacent properties from its proposed structural flood protection measures.

**Environmental Review – Finding**

**CEQA** – The project will not have a significant effect on the environment.

**Evidence:** Pursuant to CEQA Guideline 15270, CEQA does not apply to projects which a public agency rejects or disapproves. Denied projects are statutorily exempt from CEQA.

**CITY OF HALF MOON BAY PLANNING COMMISSION**

**MINUTES**

**TUESDAY, SEPTEMBER 10, 2024**

**IN-PERSON/HYBRID MEETING**

Chair Gossett called the meeting to order at 7:03 PM

**PRESENT:** Chair Gossett, Commissioners Gorn and Hernandez
**ABSENT:** Vice Chair Joanes, Commissioner Ruddock

**PLEDGE OF ALLEGIANCE AND ROLL CALL**
Chair Gossett led the Pledge of Allegiance.

**PUBLIC COMMENT**
**1) David Schorr** – referenced Local Coastal Land Use Policies in regards to the proposed Hyatt.

**PLANNING COMMISSION HEARING**

**ITEM 1.A:**
**PROJECT DESCRIPTION:** COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW FOR A NEW SINGLE FAMILY RESIDENCE.
**CITY FILE #:** PDP-17-055
**LOCATION:** 2800 CHAMPS ELYSEE BOULEVARD
**OWNER/APPLICANT:** MARK MASSARA / JOHN VIDOVICH
**PROJECT PLANNER:** SCOTT PHILLIPS, 650-726-8299; SPHILLIPS@HMBCITY.COM

**Scott Phillips, Senior Planner,** presented to the Planning Commission.

**Public Comment**
**1) Mark Masara – applicant representative**
**2) Patric Jonson**
**3) Beth McAnerney**
**4) Mary Ruddy**
**5) Brad Steinwede**
**6) Joe Farrell**
**6) Jan Leonard**
**7) Susan Quaglietti**
**8) Anju Abel**
**9) John Rossi (remote)**
**10) Michael Becker (pre-recorded)**

**Motion** to determine that the project complies with the requirements of the previously adopted Initial Study / Mitigated Negative Declaration (IS/MND) associated with the subdivision and that the project is Categorically Exempt from environmental review pursuant to CEQA Guidelines Section 15303, New Construction.
**M/S:** Hernandez/ Gorn
**Roll Call Vote:** 2-0-1 (yes, Gorn and Hernandez; Abstain, Gossett)

**Motion** to deny PDP-17-055, an application for a Coastal Development Permit, and Architectural Review to allow the construction of a new two-story single-family residence and site improvements on a 30,300 square-foot lot.
**M/S:** Hernandez/Gorn
**Roll Call Vote:** 3-0 (yes, Gossett, Gorn and Hernandez)

**DIRECTOR'S REPORT**

**PLANNING COMMISSION COMMUNICATIONS**

**ADJOURNMENT**
**Motion to adjourn** the meeting at 10:52 PM
**Vote:** unanimous (3-0)

Respectfully Submitted:

Bridget Jett, Planning Analyst

Approved:

Margaret Gossett, Chair

CITY OF HALF MOON BAY
SEP 13 2024
RECEIVED

**City of Half Moon Bay**

Planning Department
501 Main Street Half Moon Bay CA 94019
Phone: 650.726.8250 / Fax: 650.726.8261

# APPEAL FORM

**ACTION OF CITY BEING APPEALED:** Planning Commission Decision

**PROJECT OR REFERENCE NUMBER:** PDP -17- 055

**LOCATION:** Adcock Community Center

**DATE OF ACTION:** September 10, 2024

**DATE APPEAL PERIOD ENDS** September 20, 2024
**(If Applicable)**

**NAME OF APPELLANT:** Mark A. Massara
**(Please Print)**

**ADDRESS:** 65 San Pablo Avenue, Half Moon Bay CA 94019

**PHONE NUMBER AND EMAIL:** 805 895 0963 markmassaraesq@gmail.com

**SIGNATURE OF APPELLANT:** _____

**STAFF USE ONLY**

| | | |
|---|---|---|
| **Action Appealable to Coastal Commission** | ✓ Yes | ___ No |
| **Subject to City Appeal Fee Per Master Fee Schedule** | ___ Yes | ✓ No |

**City Fee Collected:** 0

**Received by:** Scott Phillips **Date:** 9/13/24

**Please Attach a Separate Statement of Appeal That Describes in Detail the Grounds for the Appeal and the Relief Being Sought**

**Mark A. Massara**
**Attorney at Law**
**65 Ventura Street**
**Half Moon Bay, California 94019**
**T: 805.895.0963**
**markmassaraesq@gmail.com**
**www.markmassara.com**

**Via Electronic Mail**

Hon. Mayor Joaquin Jimenez and Council members
Half Moon Bay City Hall
501 Main Street
Half Moon Bay CA 94019
Attn: SPhillips@hmbcity.com

September 13, 2024

Re: PDP-17-055 – Appeal from Planning Commission
2800 Champs Elysee Blvd.
Half Moon Bay
APN 048-133-060

Dear Mayor and Members of the City Council:

I represent the applicant and property owner for the above referenced project at 2800 Champs Elysee Blvd. ("2800"). On September 10, 2024, following 7 public hearings going back to 2018, the Planning Commission denied a modest single-family house despite the project being in complete compliance and consistent with all local and state codes, policies, regulations and conditions related to an approved, existing developed subdivision.

The Planning Commission's decision is not supported by legitimate findings of fact or based on substantial evidence in the voluminous administrative record or the long history of staff recommendations and outside peer consultant review and we respectfully urge that you reverse the Planning Commission and approve the project.

## Background and Setting

The project is part of the Stoloski/Gonzalez Planned Unit Development (PUD) subdivision approved by the city in 2012 per PDP-009-10 and an LUP Amendment authorized by the California Coastal Commission in 2014. The approvals established four large lots with large building envelopes and PUD subdivision specific development conditions expressly designed and required for residential development of four houses. Two of the four lots have now been developed. The first, at 2801 Champs Elysee, was approved in 2018, constructed in 2019 and purchased in 2020. [1] The second, at 2778 Pullman Avenue, was approved by the city in October 2021, with a 4,712 sq. ft. house on an 18,372 sized lot. That house is now complete and listed for sale.[2] Three of the lots, including 2800, are shown below:

[1] Ironically both 2801 and the project at 2800 were initially designed in 2017, submitted for City review in 2018 and heard *together* with staff recommendations for approval by the Planning Commission in August 2018. While 2801 (on a much smaller 15,160 sq. ft. lot) was approved and a 2,905 sq. ft. house constructed thereafter, 2800 (with a much larger 31,699 sq. ft. lot) has yet to be approved, despite the fact it is screened by trees and existing development and will be significantly less visually intrusive.

[2] https://www.zillow.com/homedetails/2778-Pullman-Ave-Half-Moon-Bay-CA-94019/345205227_zpid/

The property at 2800 is the *largest* of the Stoloski Subdivision parcels. At 31,699 sq. ft., the size of 2800 is *exceptionally* large for the Miramar area and is approximately 5 times larger than typical residential lots in Half Moon Bay, including many of the most immediate neighboring properties. The property at 2800 is also blessed with being bounded to the north by trees and the Pullman Watercourse (itself located entirely *offsite* of the property) and to the south by a stand of mature Monterey Cypress trees and is thus nearly invisible from nearby public vistas, the beach, roadways and surrounding residential development. 2800 is a virtual aesthetic visual island, something the Half Moon Bay Architectural Advisory Committee (AAC) noted during its own two reviews of the project.

Many prior Planning Commission proceedings regarding this project have occurred, including hearings in August 2018, April 2019, May 2020, July 2023 and finally on September 10, 2024. In addition, the AAC reviewed the project in September 2022 and January 2023, with three additional applicant hosted neighborhood community meetings in between.

At all times applicant has worked diligently with City Planning staff and City peer review consultants to present to the Planning Commission project versions that met or exceeded ***all*** relevant applicable codes, policies and approved subdivision conditions. The project also proposed a myriad of refinements related to recommendations provided by the Planning Commission over the years, as well as the AAC and neighbor input. By July 2023 the house had been reduced by more than 2,000 sq. ft., to a modest size of 3,739 sq. ft. with a 571 sq. ft. garage. Given the 31,709 sq. ft. (nearly .75 acres) parcel size, the proposal covered just 3,864 sq. ft. of the lot, or just 8.2%.[3]

During the July 2023 Planning Commission meeting, neighbors continued to raise concerns regarding a history of offsite flooding associated with the Pullman Ditch. Requests were then made by new Commissioners for further consideration and analysis of whether it was possible at 2800 to potentially *exceed* existing City requirements for 10-year onsite storm water capture and treatment. With the support of opponents of the project, the Commissioners requested that the applicant study capture and treatment of long duration storms, including whether 500-year and 1000-year storm events, which would exceed the design life of the proposed structure itself by centuries. Over the objection of the applicant for such unprecedented analysis, the Planning Commission continued the meeting in pursuit of unique and creative unprecedented updates to City stormwater regulations.

The applicant, after six years of planning, was in essence being held hostage in an effort by the Planning Commission to pursue new City stormwater runoff standards *for offsite*

[3] To fully appreciate what an unusually small lot coverage this is, it is useful to compare the current proposal at 2800 Champs Elysee Blvd. with the recently approved project at 2778 Pullman Avenue (APN 048-133-040). The home at 2778 Pullman is part of the same fully approved Stoloski/Gonzalez PUD subdivision as 2800 Champs Elysee. At 2778 the Planning Commission approved a 4,712 sq. ft. sized house on an 18,372 sq ft. lot, with a height of 25-ft 10-inches. Lot coverage for 2778, which is also located adjacent to the Pullman Ditch, is 4,302 sq. ft., or 23.4%. Lot coverage at 2800 is just 3864 sq. ft., or only 8.2%. Height at 2800 is only 24-ft 11-inches, less than either 2778 or the home adjacent to 2800 at 2805 Alameda Avenue. In other words, the home proposed for 2800 Champs Elysee is smaller in both height and size that similar nearby houses and is located on a much larger property. Thus, after development of the residence at 2800, over 90% of the property will remain open space.

*flooding concerns*. Despite the circumstances the applicant then continued to work in good faith with your Planning Department staff and did in fact retain professional consultants to prepare alternative site designs, including 500-year and 1000-year storm capture features, and did in fact modify planning documents and plan sets to satisfy the Planning Commission, and include recommendations of Planning staff and City peer review experts to construct a 25-year storm event basin onsite. Planning staff conditioned the project to include additional hydrologic reporting and modeling prior to issuance of building permits for the modest house and recommended approval of the project once again.

Unfortunately, on September 10 the Planning Commission chose to willfully disregard the professional recommendations of their staff and voted to deny the project while refusing to acknowledge detailed geotechnical, soils, hydrological and physical geographical evidence in the record.

The entire 4-hour meeting is memorialized here ("PC Video"): https://www.youtube.com/watch?v=vbpyBy5IlDc

The staff report is here ("Attachment 1"): https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2844893/Planning_Commission_Staff_Report_2800_Champs_Elysee_9-10-24.pdf

The current plans for the project, including the updated stormwater basin plan sheet C 2.0, are here ("Attachment 2"): https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2844897/ATTACHMENT_2_2800_Champs_Elysee_Plans.pdf

The City's Peer Review and background reports including Geotechnical, soils, percolation test results and hydrology reports are here ("Attachment 3): https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2844898/ATTACHMENT_3_23-005-Stormwater_Plan_Review_24-7-23.pdf

The August 26, 2024 Letter from Applicant to the Planning Commission is here ("Attachment 4"): https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2844899/ATTACHMENT_4_2800_Champs_ElyseeHMBPC.08.26.2024.pdf

**A. TO SUPPORT DENIAL OF THE PROJECT THE PLANNING COMMISSION IGNORED SUBSTANTIAL AND VOLUMINOUS ADMINISTRATIVE RECORD EVIDENCE SUPPORTING THE PROJECT AND CITY PLANNING STAFF RECOMMENDATIONS.**

Throughout the Planning Commission deliberations, Commissioners Gossett and Gorn maintained time and again that there was not sufficient evidence in the record to support the staff recommendation, even though staff and the City's peer review experts repeatedly

cited such evidence. PC Video at 1:35:50 ("I don't know, I don't see it"). See also, Attachments 2,3 & 4.

Staff Planning Director Steve McHarris specifically informed the Commissioners of the evidence they sought, and the reports and analysis. PC Video 1:38:00.

Peer Review consultant Matt Weld, PE, with Waterways Consulting, Inc., then also informed the Commissioners of the evidence, displayed and referenced the documents for the Commissioners and public, and underscored for everyone that designs were adequate and "not complicated". PC Video at 1:38:42.

All the relevant and sufficient background reports and analysis were always present in the administrative record at Attachments 1, 2, 3 & 4.

Inexplicably, and hours later, Commissioner's Gorn and Gossett were still under the mistaken belief that "no studies" existed to support staff's recommendations. PC Video 3:24:20.

Despite this inexplicable scenario, Commissioner Hernandez attempted to explain that sufficient evidence *did* exist, and that substantial evidence in the record *did* support staff's recommendations, and that the Planning Commission didn't need to do all Building Permit Department technical work up front and prior to approving the project's conceptual components ("Full stop, it is mitigated"). PC Video at 3:22:00. In fact, the City Council should ask itself why would a reasonable person do *final engineering* plans and reports for a project *without* having the conceptual site plan approvals?? Or whether any Planning Commission in California works in such a manner?? In other words, Commissioner's Gorn and Gossett sought to put the cart before the horse with their denial of the project in search of unending technical analysis rather than simply relying on adequate project conditioning and staff expert recommendations.

In one memorable exchange, Commissioner Gorn said, "that is not really planning" to which Commissioner Hernandez said, "It *is* planning" while thereafter explaining the function of a Planning Commission, traditional reliance on staff, peer review, expert consulting, condition compliance and building permit issuance. PC Video at 3:24:30.

After extolling the benefits of the project as shown in the record, Commissioner Hernandez said, "make a decision yes or no, is my recommendation. If you want to say no I'm fine with it and let them appeal to the City Council." PC Video at 3:26:00.

Incredibly, Commissioner Gorn then said, "It's all true" and followed that up with, "Also, just to be clear, if we say no to this project it gets appealed to the City Council, so it's not the end of the world" as if to inform the applicant, the public and the City Council that our time and resources now spent having to repair Planning Commission decisions are of little or no value. PC Video at 3:28.14

To confirm the obvious, Commissioner Hernandez then concluded, "This is the thing, most likely, City Council is just going to approve this, they are going to override." PC Video at 3:28:45

For the failure to acknowledge the administrative record and the underlying reports and analysis associated with the staff recommendation for approval, the Planning Commission denial of the project should be reversed by the City Council.

**B. TO SUPPORT DENIAL OF THE PROJECT THE PLANNING COMMISSION FOUND THAT THE PROJECT SITE IS A COASTAL BLUFF IN VIOLATION OF LUP ESHA MAPS, THE PLAIN MEANING OF THE HMB ZONING CODE, EXISTING INTERVENING SEAWARD PROPERTIES AND OTHER PHYSICAL DEVELOPMENT**.

Even though the applicant's property is *not* located on the beach, members of the Planning Commission insisted, even after staff repeatedly corrected them, that applicant's property was located on a "coastal bluff."

The purported reason for deciding that applicant's property was on the beach was that the Planning Commission could then utilize LCP Policy 7-12 to further delay approval of the project, and continue to scrutinize the property for fear of future sea rise and tsunami dangers.

However, it was explained by both the applicant and planning staff that the applicant's property is not subject to LCP Policy 7-12 as that policy is identified by the LCP for ***"Blufftop and Beachfront Development."*** https://www.half-moon-bay.ca.us/DocumentCenter/View/3762/Chapter-7-Environmental-Hazards @ p. 7-19.

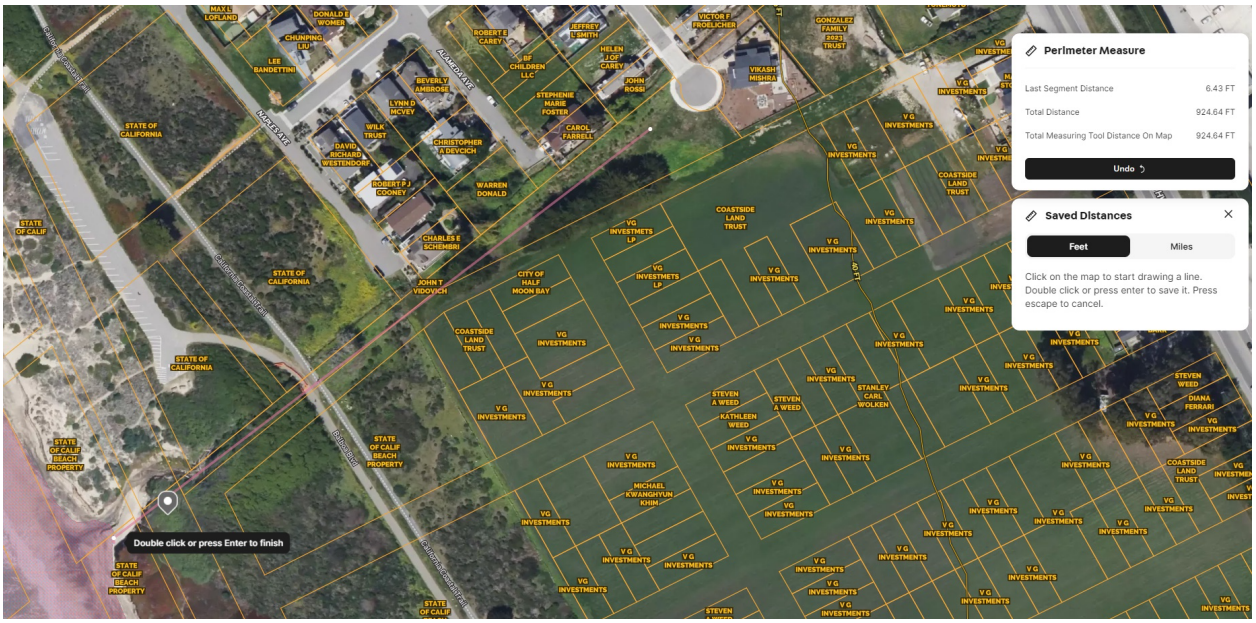
Policy 7-12, entitled "Site Specific Shoreline Hazards Evaluation" requires further evaluations for coastal bluff and beachfront property. The policy is derived from Coastal Act policies 30235 and 30253 which address seawalls and siting new development to avoid future need for seawalls. The Coastal Commission has ***never*** applied these policies to inland property, and neither should Half Moon Bay.

However, as shown in the photo below, 2800 is obviously not on the ocean and the project is not "Coastal Bluff" or "Beachfront Development" as defined by the LCP.

In an overly strained effort to apply the Policy 7-12 to 2800, Commissioners spent considerable time trying to "measure" the distance between the beach and the 2800. Incredibly, at least one Commissioner maintained a failed culvert on State Beach property had created a "new" "coastal bluff" between the beach and 2800 that could, in effect, redefine the property in violation of Half Moon Bay's Zoning Code and sections defining Coastal Resources, and morph the property from "sand dunes" to "bluffs" in clear violation of LUP ESHA Maps (Sheet 1 of 3) Figure 6-2. https://www.half-moon-bay.ca.us/DocumentCenter/View/3761/Chapter-6-Natural-Resources at p. 6-23. See also HMB Zoning Code Section 18.38.020.

Yet one needs only to look at the picture to appreciate that the building site at 2800 is over 900-ft from the coast and obvious sand dunes as mapped in the LUP, and is located behind a State Beach, a public parking lot, 2 public roads, a paved coastal bike path and several houses. Even the westernmost edge of the 2800 property, as staff informed the Commission, is nearly 500-ft landward of the beach.

Another view of the property, showing the 2800 building site over 900-ft landward of the sand dunes, is here:




As should have been readily appreciable, 2800 is not on the beach, and not subject to LCP Policy 7-12. Yet despite being repeatedly educated regarding the property numerous times during the meeting, Commissioners insisted in their erroneous belief that 2800 is located on a coastal bluff, and that the public would benefit from additional year(s) of delay related to yet more study.

### C. TO SUPPORT DENIAL OF THE PROJECT THE PLANNING COMMISSION FOUND THAT THE PROPERTY IS SUBJECT TO 100 YEAR FLOOD POLICIES DESPITE THE FACT THE RECORD EXPLICITLY DEMONSTRATES THAT IT IS NOT MAPPED AS SUCH IN THE LCP.

Similarly, the Planning Commission sought to invite additional further delay of 2800 by requesting further analysis related to LCP Policies 7-51 through 7-57 for Flood Hazards applicable to properties associated with 100-yr. flood potential.

Unfortunately, despite staff and the applicant repeatedly explaining that 2800 is not mapped for 100-yr flood exposure in LCP Figure 7-6, and not otherwise exposed or subject to flooding, and that the project would not flood as some lower lyng neighboring properties do, the Planning Commission refused to consider the record in denying the project. See https://www.half-moon-bay.ca.us/DocumentCenter/View/3762/Chapter-7-Environmental-Hazards at p. 7-41.

Instead, the Planning Commission welcomed a suggestion from City legal counsel that they attempt to base denial of the project upon the fact that the property at 2800 had not been "evaluated" pursuant to LCP Policy 7-51 and 7-57. PC Video 3:31.

Obviously, since 2800 is not mapped for Flood Hazards by the LCP and not in fact a flood prone property, planning staff had correctly not recommended or required such additional analysis.

Thus, if the Planning Commission had just acknowledged that the property at 2800 is not mapped for flooding in LCP Figure 7-6, or evaluated survey documents demonstrating the 2800 building site is a full 7-ft elevation higher than nearby flood prone properties, or scrutinized the administrative record or testimony of planning staff or the applicant, the Commission would have realized that imposition of further delay and study of the property for additional year(s) was inappropriate. PC Video 3:32.

### D. SINCE THIS APPEAL IS THE 8TH PUBLIC HEARING FOR THIS PROJECT, HALF MOON BAY IS IN VIOLATION OF THE 5-HEARING RULE UNDER GOVERNMENT CODE SECTION 65905.5 AND THE CITY COUNCIL SHOULD REVERSE THE PLANNING COMMISSION POST HASTE AND APPROVE THE PROJECT WITHOUT FURTHER STUDY OR DELAY.

California Government Code Section 65905.5 was enacted specifically to facilitate housing development, and requires that a City "shall not conduct more than five hearings … in connection with the approval of that housing development project." https://codes.findlaw.com/ca/government-code/gov-sect-65905-5/

The project at 2800 was originally submitted for review in 2017. The first Planning Commission hearing occurred in August 2018. Subsequent hearings of the Planning Commission occurred in April 2019, May 2020, July 2023 and September 2024. Planning staff found the project compliant with all codes, policies and standards and recommended the project be approved at each hearing. Thinking that it would assist, the applicant even participated in two separate AAC public hearings in September 2022 and January 2023, meaning that for purposes of Government Code Section 65905.5 the city has already now held at least 7 public hearings for the project, and is in violation of the law. This City Council appeal will be public hearing number 8.

Despite all this the applicant has continued to work with staff in good faith, and worked closely with and followed the recommendations of Planning Department staff and City peer review expert Waterways Consulting, Inc., to make modifications to the project.

Despite the best efforts of staff and the applicant, the Planning Commission has continued to refuse approve the project, and sought to further delay the project, even after numerous hearings in violation of state law. On September 10 the Planning Commission then denied the project with findings directly controverted by the record and not based on the recommendations of staff, peer review consultants or substantial evidence in the record.

**Conclusion**

As the record more than adequately demonstrates, City review for this single-family home has been considerable and has now spanned over seven years.[4] While the protracted voluminous proceedings have resulted in significant voluntary and unprecedented public benefits, the process has also required the property owner to engage in a program that increasingly resembles a Faustian Bargain, in which the applicant does ever more to satisfy the Planning Commission and project opponents only to have those concessions be perpetually insufficient. After three significant redesigns of the home, dramatic reductions in size, important open space and environmental restoration, structural clustering and now unprecedented flood control measures, and for the applicant being in continuing compliance with all City policies, regulations, and subdivision conditions, it is time for the applicant's reasonable expectation of a house on a legal parcel to be realized, and for the City Council to reverse and override the Planning Commission and approve the project.

Thank you for your patience and consideration.

Very truly yours,

Mark A. Massara, Esq.

[4] Planning, study and scrutiny of the residential use of the property started in fact more than a century ago with the Surf Beach Tract subdivision. The more recent Stoloski/Gonzalez PUD, and the subsequent subdivision and reconfiguration of that 2.1-acre property into four residential parcels was approved by Planning Commission in 2010. The City Council approved the subdivision in 2012 and the Coastal Commission in 2014. Consideration of the current application was initiated in 2017. https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/231402/PC_Stoloski_Gonzalez_PD_LUP_Amendment_Initiation_8-28-18.pdf

**ATTACHMENT 7**

POSTING ONLY
NOV 03 2011

# Notice of Intent to Adopt an Initial Study and Mitigated Negative Declaration
## CEQA PUBLIC REVIEW PERIOD: October 31, 2011 to November 30, 2011

**To:** County of San Mateo Recorders Office
Attn: Special Services
555 County Center, 1st Floor
Redwood City, CA 94063

**From:** City of Half Moon Bay
Planning Department
501 Main Street
Half Moon Bay, CA 94019

**Subject:** An Initial Study/Mitigated Negative Declaration (IS/MND) was previously circulated for public review for the original project (SCH# 2011052007). Based on comments received on the Draft IS/MND, a new, avoidable significant effect has been identified and mitigation measures have been added in order to reduce the effect to a less-than-significant level. This revision triggers a recirculation of the IS/MND pursuant to Section 15073.5 of the California Environmental Quality Act (CEQA). Additionally, minor changes to the Tentative Parcel Map were made for the proposed project related to bridge design and the proposed storm drain outfall. Therefore, this document serves as Notice of Intent to Adopt a Recirculated Initial Study and Mitigated Negative Declaration for a Coastal Development Permit (CDP), Planned Unit Development Plan, Use Permit, and Tentative Parcel Map to divide approximately 2.1 acres of ruderal fields and coastal scrub into four lots, and to construct a new on-site storm drain system to replace an existing open channel (Pullman Ditch), located on adjoining properties along the northern boundary of the Project Area. It has been determined that the project will not result in significant environmental impacts. This Notice of Intent to Adopt a Mitigated Negative Declaration for this project is in compliance with the California Environmental Quality Act (CEQA).

| **Project Title:** | **Applicant:** |
|---|---|
| PDP-009-10<br>North Cabrillo Highway Subdivision Project | Mark Stoloski<br>727 Main Street<br>Half Moon Bay, CA 94019 |
| **Contact Person:** Steve Flint, Director<br>**Address:** 501 Main Street<br>Half Moon Bay, CA 94019 | **Telephone:** (650) 726-8250<br>**E-mail:** stevef@hmbcity.com |

**Project Location:** The Stoloski Property (Project Area) is located at 37° 29' 19.40" N latitude, 122° 27' 07.84" W, longitude, approximately ± 20 feet west of Highway 1 and 600 feet landward of the Pacific Ocean, and ±9,300 feet northwest (2.0 miles, up coast) from the intersection of Highways 1 and 92.

**Project Description:** The proposed project consists of an application for a Coastal Development Permit (CDP), Planned Unit Development Plan, Use Permit, and Tentative Parcel Map to divide approximately 2.1 acres of ruderal fields and coastal scrub into four lots, and to construct a new on-site storm drain system to replace an existing open channel (Pullman Ditch), located on adjoining properties along the northern boundary of the Project Area. No development other than the installation of streets, drainage and other utilities is proposed at this time. The development of single family residences on the four new lots would be evaluated with the submittal of a CDP application in the future.

**Project and CEQA Public Hearing Date:** A public hearing date for Planning Commission review has not yet been determined. A new notice will be made available when a hearing date is determined.

**CEQA Project Status:** A Preliminary Hydrology Report, Geotechnical Report, a Limited Phase II Environmental Site Assessment, a Modified Phase 1 Environmental Site Assessment, as well as an Initial Study and Mitigated Negative Declaration have been prepared for this project pursuant to the provisions of CEQA. The Initial Study prepared for this project demonstrates that the proposed project will not have any significant or unmitigatable effects on the environment. As a result of the adoption of this document and the implementation of the proposed mitigation measures, the proposed project will not have any significant or unmitigatable effects on the environment.

The Initial Study/Mitigated Negative Declaration and all related analysis are available to the General Public at the City of Half Moon Bay Planning Department, City Hall, 501 Main Street, Half Moon Bay, CA 94019 and on the City's website at http://www.half-moon-bay.ca.us.

Date received for posting at the County of San Mateo: October 31, 2011

# North Cabrillo Highway Subdivision Project
# Recirculated Initial Study

**Lead Agency:**

City of Half Moon Bay
Planning Department
501 Main Street
Half Moon Bay, California 94019

**Contact:**

Steve Flint, Planning Director
(650) 726-8252
sflint@ci.half-moon-bay.ca.us

October 2011

wra
ENVIRONMENTAL CONSULTANTS

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# North Cabrillo Highway Subdivision Project
# Recirculated Initial Study

**Lead Agency:**

City of Half Moon Bay
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501 Main Street
Half Moon Bay, California 94019

**Contact:**

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October 2011

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## Environmental Checklist Form
## Prepared Pursuant to the California Environmental Quality Act (CEQA)

### INTRODUCTION AND PROJECT DESCRIPTION

Project Title
North Cabrillo Highway Subdivision Project

Project Location
North Cabrillo Highway (APN 048-133-010) in the City of Half Moon Bay (Figure 1)

Project Sponsor's Name and Address
Mark Stoloski
727 Main Street
Half Moon Bay, CA 94019

Lead Agency
City of Half Moon Bay
Planning Department
501 Main Street
Half Moon Bay, CA 94019
Attn: Steve Flint, Director
(650) 726 – 8252
sflint@ci.half-moon-bay.ca.us

General Plan Designation
The City's Local Coastal Plan designates the site as Planned Development.

Zoning
Planned Unit Development (PUD)

Description of Project
The proposed project consists of an application for a Coastal Development Permit (CDP), Planned Unit Development Plan, Use Permit, and Tentative Parcel Map to divide approximately 2.1 acres of ruderal fields and coastal scrub into four lots (Figure 2). Additionally the proposed project would extend the existing water mains in Champs Elysee Boulevard and Pullman Avenue to the project site and construct a new on-site sanitary sewer. No development other than the installation of streets and utilities is proposed at this time. The development of single family residences on the four new lots would be evaluated with the submittal of a CDP application in the future.

The City's Local Coastal Program (LCP) Land Use Plan designates the site ("project area") as Planned Development (PD). The project area is located in a Planned Unit Development zoning district, which is consistent with the LCP. The LCP designation allows for a maximum of two dwelling units per acre. The existing parcel would be subdivided into four parcels. The western portion of Parcel D and the northerly 15 feet of Parcels A, B, C and D are designated for open space. The proposed project would not include development other than infrastructure including the installation of streets, sidewalks, and utilities.

Access to the proposed project would be from extensions of Pullman Avenue and Champs Elysee Boulevard. Pullman Avenue would be extended 60 feet with a cul-de-sac and the extension of Champs Elysee Boulevard would be constructed in the existing right-of-way from Washington Boulevard to the project area with a cul-de-sac. A free-span bridge constructed outside of the top of bank would be used to cross Pullman Ditch at each of the two cul-de-sac locations. Sidewalks and gutters would be added to bring these streets to City standards. Sewers would be constructed from Naples Avenue easterly to Champs Elysee Boulevard and Pullman Avenue. Additionally, an auger bore would be used to underground the proposed water main extensions, thus avoiding impacts to the bed, bank, or channel of Pullman Ditch. The proposed project also includes the construction of a storm drain parallel to and south of Pullman Ditch as well as a storm drain outlet that would flow into the western end of the ditch. The new storm drain would be connected to the two existing 24-inch CalTrans culverts which currently discharge runoff into Pullman Ditch. The new storm drain has been sized to accommodate post project flows as well as runoff from the drainage basin east of Cabrillo Highway. Total earthwork for street and infrastructure improvements would include less than 200 cubic yards of soil and would be balanced on-site (Ashley, 2010). No lot grading is proposed as part of this application.

Surrounding Land Uses and Setting

The Stoloski Property (project area) is located at 37° 29' 19.40" N latitude, 122° 27' 07.84" W, longitude, approximately ± 20 feet west of Highway 1 and 600 feet landward of the Pacific Ocean, and ±9,300 feet northwest (2.0 miles, up coast) from the intersection of Highways 1 and 92 (Figure 2). The nearest streams mapped by the California Coastal Commission (CCC) (2004) are: Frenchman's Creek, approximately 2,500 feet to the south; Naples Ditch (aka "Naples Creek"), 875 feet to the north; and Arroyo de en Medio, 2,600 feet to the north of the project area.

The project area is bordered by residential development to the north, Highway 1 and a commercial nursery to the east, agricultural fields to the south, and Half Moon Bay State Beach and the Pacific Ocean to the west. The western boundary of the project area is 225 feet east of Balboa Boulevard (road and bike trail portions of Half Moon Bay State Beach).

Other Public Agencies Whose Approval May Be Required

- Regional Water Quality Control Board (CWA Section 401 permit)

- Army Corps of Engineers (CWA Section 404 permit)

- California Department of Transportation: The box culvert adjacent to the northwest corner of the project area is located in Caltrans right-of-way.

Coastal Commission: No development other than the installation of streets and other utilities is proposed at this time. The development of single family residences on the four new lots would be evaluated with the submittal of a CDP application in the future.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | |
|---|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forest Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Climate Change and Greenhouse Gas Emissions | ☐ Cultural Resources |
| ☐ Geology /Soils | ☐ Hazards & Hazardous Materials | ☐ Hydrology and Water Quality |
| ☐ Land Use and Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population and Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation and Traffic | ☐ Utilities / Service Systems | ☐ Mandatory Findings of Significance |

## LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

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

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

10/24/11
Date

## EVALUATION OF ENVIRONMENTAL EFFECTS

The Environmental Checklist and discussion that follows is based on sample questions provided in the CEQA Guidelines (Appendix G) which focus on various individual concerns within 17 different broad environmental categories, such as air quality, climate change, cultural resources, land use, public services, noise and traffic (and arranged in alphabetical order). The Guidelines also provide specific direction and guidance for preparing responses to the Environmental Checklist. The sample questions are meant to be used to meet the requirements for an initial study when the criteria set forth in CEQA Guidelines have been met. Substantial evidence of potential environmental impacts that are not listed in the checklist must also be considered. The sample questions are intended to encourage thoughtful assessment of impacts, and do not necessarily represent thresholds of significance.

Each question in the Checklist essentially requires a "yes" or "no" reply as to whether or not the project will have a potentially significant environmental impact of a certain type, and, following a Checklist table with all of the questions in each major environmental heading, citations, information and/or discussion that supports that determination. The Checklist table provides, in addition to a clear "yes" reply and a clear "no" reply, two possible "in-between" replies, including one that is equivalent to "yes, but with changes to the project that the proponent and the Lead Agency have agreed to, *no*", and another "no" reply that requires a greater degree of discussion, supported by citations and analysis of existing conditions, threshold(s) of significance used and project effects than required for a simple "no" reply. Each possible answer to the questions in the Checklist, and the different type of discussion required, is discussed below:

a) Potentially Significant Impact. Checked if a discussion of the existing setting (including relevant regulations or policies pertaining to the subject) and project characteristics with regard to the environmental topic demonstrates, based on substantial evidence, supporting information, previously prepared and adopted environmental documents, and specific criteria or thresholds used to assess significance, that the project will have a potentially significant impact of the type described in the question.

b) Less Than Significant With Mitigation. Checked if the discussion of existing conditions and specific project characteristics, also adequately supported with citations of relevant research or documents, determine that the project clearly will or is likely to have particular physical impacts that will exceed the given threshold or criteria by which significance is determined, but that with the incorporation of clearly defined mitigation measures into the project, that the project applicant or proponent has agreed to, such impacts will be avoided or reduced to less-than-significant levels.

c) Less Than Significant Impact. Checked if a more detailed discussion of existing conditions and specific project features, also citing relevant information, reports or studies, demonstrates that, while some effects may be discernible with regard to the individual environmental topic of the question, the effect would not exceed a threshold of significance which has been established by the Lead or a Responsible Agency. The discussion may note that due to the evidence that a given impact would not occur or would be less than significant, no mitigation measures are required.

d) No Impact. Checked if brief statements (one or two sentences) or cited reference materials (maps, reports or studies) clearly show that the type of impact could not be reasonably expected to occur due to the specific characteristics of the project or its location (e.g. the project falls outside the nearest fault rupture zone, or is several hundred feet from a 100-

year flood zone, and relevant citations are provided). The referenced sources or information may also show that the impact simply does not apply to projects like the one involved. A response to the question may also be "No Impact" with a brief explanation that the basis of adequately supported project-specific factors or general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a basic screening of the specific project).

The discussions of the replies to the Checklist questions must take account of the whole action involved in the project, including off-site as well as on-site effects, both cumulative and project-level impacts, indirect and direct effects, and construction as well as operational impacts. Except when a “No Impact” reply is indicated, the discussion of each issue must identify:

a) The significance criteria or threshold, if any, used to evaluate each question; and

b) The mitigation measure identified, if any, to reduce the impact to less than significance, with sufficient description to briefly explain how they reduce the effect to a less-than-significant level.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D) of the Guidelines). In this case, a brief discussion should identify the following:

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

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Figure 1. Location Map

N
W E
S

0 500 1,000 2,000
Feet

wra
ENVIRONMENTAL CONSULTANTS

North Cabrillo Highway Subdivision
Half Moon Bay, California

Date: December 2010
Map By: Michael Rochelle

118

Path: L:\Acad 2000 Files\20000\20206\gis\arcmap\Location.mxd

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WASHINGTON AVENUE
WASHINGTON AVENUE
New culvert & headwalls
New 24' mike pavement from Washington Blvd. to new cul-de-sac.
NORTHERLY 15' OF PARCEL "D" COMMON OPEN SPACE 2,999± S.F.
NORTHERLY 15'OF PARCEL "C" COMMON OPEN SPACE 1,566± S.F.
NORTHERLY 15' OF PARCEL "B" COMMON OPEN SPACE 1,424± S.F.
NORTHERLY 15' OF PARCEL "A" COMMON OPEN SPACE 3,270± S.F.
Proposed 5' x 200' Utility Easement. Pullman to Champs Elysee
New Three-Span Crossing @ Pullman Ditch
18" Storm Drain Elbow
Pullman Ditch
Colored Grass crete. Lined with energy dissipator
30" Storm & Sanitary Events
New 8" Sanitary Sewer
COMMON OPEN SPACE (Portion of Parcel "D") 41,886± S.F.
Join (E) Sanitary Sewer. (E) Invert = 20.4' (N) Invert = 21.4'
PARCEL "D" 19,815± S.F. (wet-area)
PARCEL "C" 15,266± S.F.
PARCEL "B" 18,290± S.F.
PARCEL "A" 19,376± S.F.
Cul-de-sac Center Elev. = 33.4± Edge Pavement = 33.0±
Cul-de-sac Center Elev. = 37.0± Edge Pavement = 36.6±
Remove 4 trees +- 80' Cypress 12"-18" Pines
New water service line
Extend ex. 8" water main
New F.H.
Hinged entrance headwall
Earth ditch
36" RCP Culvert
(E) 30" to ditch
(E) 24" Culvert
(E) 8" Sewer MH
(E) Water Main
(E) F.H.
(E) Gas
(E) Power
(E) Cable
(E) Sewer MH
(E) Water MH
(E) Sewer MH
(E) Water Main
(E) F.H.
(E) Water Main

| **I. AESTHETICS**<br>Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant with Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Have a substantial adverse effect on a scenic vista? | | | x | |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | x | |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | x | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | | x |

Setting:

The proposed project is bordered by residential development to the north, Highway 1 and a commercial nursery to the east, agricultural fields to the south, and Half Moon Bay State Beach and the Pacific Ocean to the west. The western boundary of the project area is 225 feet east of Balboa Boulevard (road and bike trail portions of Half Moon Bay State Beach). The City of Half Moon Bay Local Coastal Program/Land Use Plan (LCP/LUP) and Zoning Code includes policies and standards addressing visual resources in the City. Chapter 7, Visual Resources, of the LCP/LUP addresses the protection of views of scenic areas and visual resources visible from public roads and trails. The LCP/LUP also includes a Visual Resource Overlay Map that identifies existing visual resources located throughout the City.

Impacts:

I. (a). **Less than Significant Impact.** A significant impact may occur if a project were to introduce incompatible scenic elements within a field of view containing a scenic vista or substantially block views of a scenic vista. According to the Visual Resources Overlay Map, there are no designated shoreline access routes from the project area, as defined in the LCP/LUP. However, the Visual Resources Overlay Map indicates that the proposed project area does allow for views from Highway 1 of the Pacific Ocean. The proposed project would not result in the construction of new buildings on the site and therefore would not introduce incompatible elements which could significantly impact scenic vistas. Thus, impacts would be less than significant and no further analysis is required.

Mitigation Measures: No mitigation required.

I. (b). **Less than Significant Impact.** A significant impact may occur if scenic resources within a state scenic highway would be damaged or removed by a project. The project area is not located within an officially designated state scenic highway.[1] The proposed project would remove approximately 0.08-acre of Monterey pine trees from the extensions of Pullman Avenue

*1 Caltrans Scenic Highway Program website. Accessed at http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm, November 29, 2010.*

and Champs Elysee Boulevard. Monterey pine is one of the most widely planted conifers in the world, but in its native habitat it is restricted to five locations: the Monterey Peninsula, Cambria, Año Nuevo, and two locations on Mexican islands off the Pacific coast of Baja California. It is listed as a rare CNPS 1B taxon, but is also considered an invasive species where planted outside of its native range (WRA, 2011). Half Moon Bay is not within the native range of Monterey pine, and stands in the project and Study areas appear to have originated as linear plantings. Policy 7-9 of the City's LCP/LUP states that new development shall be sited and designed to avoid or minimize destruction or significant alteration of significant existing plant communities identified in the General Plan (which include riparian vegetation along stream banks, and notable tree stands). Although a portion of Monterey pine trees are visible from Highway 1, the loss of 0.08-acre of these trees would not represent substantial damage to scenic resources. Therefore, impacts would be less than significant and no further analysis is required.

Mitigation Measures: No mitigation required.

I. (c). **Less than Significant Impact.** A significant impact may occur if a project were to introduce incompatible visual elements on the project area or visual elements that would be incompatible with the character of the project area or the area surrounding the site. Currently the project area includes agricultural row crops, a pumpkin patch, and developed areas (i.e., a construction yard and structures related to the pumpkin patch). The project does not propose construction of any new buildings or changes to the project area other than street and infrastructure installation. The site is bounded to the north by residential development and to the east by Highway 1 and a commercial nursery. The proposed project would not introduce an incompatible visual element to the site or surrounding area. Therefore, the proposed project would not significantly impact the visual character or quality of the site or surroundings and no further analysis is required.

Mitigation Measures: No mitigation required.

I. (d). **No Impact.** A significant impact may occur if a project were to introduce new sources of light or glare on or from the project area which would be incompatible with the area surrounding the project area, or which pose a safety hazard to motorists utilizing adjacent streets or freeways. Currently there are no existing on-site lighting sources. Existing off-site sources of lighting include interior and exterior lighting associated with the nearby land uses. The proposed project does not include construction of structures that would introduce new sources of light or glare that would adversely affect day or nighttime views in the area and its surroundings. Therefore, no impacts would occur and no further analysis is required.

Mitigation Measures: No mitigation required.

| **II. AGRICULTURE AND FOREST RESOURCES**<br>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project: | YES: Potentially Significant Impact | NO: Less Than Significant with Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | x | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | x |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | | | | x |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | | | | x |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | | | | x |

Setting:

According to the San Mateo County Important Farmland Map (2008), the project area is designated as Other Land. The City's Local Coastal Program (LCP) Land Use Plan designates the site as Planned Development (PD). The project area is located in a Planned Unit Development (PUD) zoning district. The site has been used for pumpkin farming.

The Williamson Act of 1965 allows local governments to enter into contract agreements with local landowners with the purpose of trying to limit specific parcels of land to agricultural or other related open space uses. The project area does not contain any state designated agricultural lands or open space. The project area is not subject to a Williamson Act Contract.

Impacts:

II. (a). **Less than Significant Impact.** A significant impact may occur if a project were to result in the conversion of State-designated agricultural land from agricultural use to another non-agricultural use. The California Department of Conservation, Division of Land Protection, lists Prime Farmland, Unique Farmland, and Farmland of Statewide Importance under the general category of "Important Farmland" in California. The project area had previously been farmed,

but currently pumpkins are imported to the site for sale and the site does not support agricultural crops. According to the State Division of Land Resource Protection map, "Important Farmland in California, 2008," the project area is designated as Other Land and is not included in the Important Farmland category. The proposed project is located in a semi-developed area and is zoned for development (PUD). Additionally, the proposed project would be consistent with the zoning density and the LCP. Thus, impacts related to the conversion of Farmland would be less than significant and no further analysis is required.

Mitigation Measures: No mitigation required.

II. (b). **No Impact.** A significant impact may occur if a project were to result in the conversion of land zoned for agricultural use or under a Williamson Act Contract from agricultural use to another non-agricultural use. The proposed project would include the construction of streets and infrastructure. The project area is zoned Planned Unit Development (PUD), and is located in a semi-developed area. The project area is not zoned for agricultural uses nor are there any existing agricultural uses on-site, with the exception of imported pumpkins for a pumpkin patch at the northeast portion of the site. The project area does not contain any state designated agricultural lands or open space and is not subject to a Williamson Act Contract. Therefore, no impact would occur and no further analysis is required.

Mitigation Measures: No mitigation required.

II. (c). **No Impact.** A significant impact may occur if a project were to conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The project area is zoned PUD and therefore implementation of the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. Therefore, no impact would occur and no further analysis is required.

Mitigation Measures: No mitigation required.

II. (d). **No Impact.** A significant impact may occur if a project were to result in the loss of forest land or conversion of forest land to non-forest use. The project area is located in a semi-developed area and does not include forest land or timberland. As such, implementation of the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. No impacts would occur and no further analysis is required.

Mitigation Measures: No mitigation required.

II. (e). **No Impact.** A significant impact may occur if a project results in the conversion of farmland to another non-agricultural use or conversion of forest land to non-forest use. The project area is not zoned for agricultural or forest land uses. Additionally, as discussed above, the project area is not classified as any type of farmland by the State of California's Farmland Mapping and Monitoring Program and the site does not include forest land or timberland. No farmland or forest land would be converted to a non-agricultural or non-forest use as a result of the proposed project. No impacts would occur and no further analysis is required.

Mitigation Measures: No mitigation required.

| **III. AIR QUALITY**<br>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant with Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | x | |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | x | | |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | x | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | | | x | |
| e) Create objectionable odors affecting a substantial number of people? | | | x | |

Setting:

The project area is located in San Mateo County, which is situated in the San Francisco Bay area. The Bay Area Air Quality Management District (BAAQMD) is the regional governmental agency that regulates sources of air pollution in the nine counties of the San Francisco Bay area. In June 2010, the BAAQMD created new CEQA Guidelines with the purpose to assist lead agencies in evaluating air quality impacts of projects and plans proposed in the San Francisco Bay Area Air Basin (SFBAAB). The Guidelines provide BAAQMD-recommended procedures for evaluating potential air quality impacts during the environmental review process consistent with CEQA requirements. These revised Guidelines supersede the BAAQMD's previous CEQA guidance titled *BAAQMD CEQA Guidelines: Assessing the Air Quality Impacts of Projects and Plans* (BAAQMD 1999).

Impacts:

III. (a). **Less than Significant Impact.** A significant air quality impact may occur if a project is not consistent with the applicable Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan.

The United States Environmental Protection Agency (U.S. EPA) and the California Air Resources Board (CARB) assess and classify the air quality of each air basin, county, or, in some cases, a specific developed area. The classification is determined by comparing actual monitoring data with federal and state standards. If a pollutant concentration in an area is lower than the standard, the area is classified as being in "attainment." If the pollutant exceeds the standard, the area is classified as a "nonattainment" area. The San Francisco Bay area is considered "nonattainment" for ozone federal standards, and is considered "nonattainment" for State standards for ozone ($O_3$), respirable particulate matter ($PM_{10}$), and fine particulate matter ($PM_{2.5}$).

To bring the Basin into attainment, the BAAQMD has developed the 2005 Ozone Attainment Plan. This plan is based on population projections through 2020 compiled by the Association of Bay Area Governments (ABAG). The plan includes emission control strategies placed on industrial facilities and other emissions sources through application of BAAQMD rules and regulations.

The proposed project's activities would not affect population or vehicle miles traveled (VMT) forecasts by the Metropolitan Transportation Commission (MTC) that would affect regional air quality planning efforts, and therefore, would have a less than significant impact on implementation of the 2005 Ozone Attainment Plan. No further analysis is required.

Mitigation Measures: No mitigation required.

III. (b). **Less than Significant with Mitigation.** A project may have a significant impact if project-related emissions would exceed federal, state, or regional standards or thresholds, or if project-related emissions would substantially contribute to an existing or projected air quality violation. The project includes grading and development of streets and infrastructure, but not the construction or operation of homes. Regarding potential operational air quality impacts, the *BAAQMD CEQA Guidelines* identify projects likely to result in a significant air quality impact, for which an air quality impact analysis must be prepared. These projects are those that generate more than 2,000 vehicle trips per day during the operational phase of the project. The proposed project is not expected to result in an increase of daily vehicle trips.

Although the project-generated traffic would not result in a significant long-term impact on local or regional air quality, short-term construction impacts could represent a significant adverse impact without mitigation. Sources of air emissions and dust include activities such as excavation, grading, vehicle travel on paved and unpaved surfaces, and vehicles and equipment exhaust. Sensitive receptors for these emissions and dust in the project area include primarily residential uses. However, the proposed project meets all of the BAAQMD's screening criteria for construction-related air quality impacts. Therefore, with implementation of the following BAAQMD mitigation measures, construction-related air quality impacts would be less than significant.

Mitigation Measures:

AQ–1 The following practices shall be followed during all future phases of site preparation and construction activities at the site:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the

California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

III. (c). **Less than Significant with Mitigation.** A significant impact may occur if a project would add a considerable cumulative contribution to federal or state non-attainment pollutants. Although the project-generated traffic would not result in a significant long-term impact on local or regional air quality, short-term construction impacts could represent a significant adverse impact without mitigation. Implementation of Mitigation Measure AQ-1, see III(b) above, would reduce potential impacts to air quality standards to a less-than-significant level.

Mitigation Measures: See Mitigation Measure AQ-1.

III. (d). **Less than Significant Impact.** A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. However, as noted in the response to Checklist Item III (b and c), the operation of the proposed project would not result in substantial pollutant concentrations. Additionally, the determination of whether a project would have a significant cumulative impact should be based on an evaluation of the consistency of the project with the local General Plan and the consistency of the General Plan with the Bay Area Clean Air Plan (CAP). The proposed project, with mitigation measures, would be consistent with the City's LCP/LUP. The LCP/LUP is consistent with the CAP; therefore, the project would pose no significant cumulative air quality impacts. Thus, impacts on sensitive receptors would be less than significant. No further analysis is required.

Mitigation Measures: No mitigation required.

III. (e). **Less than Significant Impact.** A significant impact may occur if the project has the potential to create objectionable odors affecting a substantial number of people. According to the BAAQMD, typical uses that may result in significant odor impacts include wastewater treatment plant, sanitary landfill, transfer station, composting facility, petroleum refinery, asphalt batch plant, chemical manufacturing, fiberglass manufacturing, painting/coating operations, rendering plant, and coffee roasters. The proposed project does not include any uses identified by the BAAQMD as being associated with odors. Impacts would be less than significant and no further analysis is required.

Mitigation Measures: No mitigation required.

| **IV. BIOLOGICAL RESOURCES**<br>Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | x | | |
| b) Have a substantial adverse effect on any riparian, aquatic or wetland habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? | | | x | |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | x | | |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | x | |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | x |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | | x |
| g) Result in conversion of oak woodlands that will have a significant effect on the environment? | | | | x |

Setting:

On November 11, 2010 WRA, Inc. (WRA) conducted a biological reconnaissance of the project area and the surrounding 200-foot-wide study area required by section 18.38.035 (contained in the Zoning Code of the LCP Implementation Plan) to identify, describe, and map any potential existing wild strawberry habitat, sensitive habitats including riparian and wetland areas or other Environmentally Sensitive Habitat Area (ESHA), and "rare, threatened, or endangered" species which may occur in the project area and the surrounding 200-foot-wide study area (WRA, 2011).

Present Pullman Ditch[2] (top of bank) is located on the northern boundary outside of the project area; culverts extend underneath existing residential structures for a length of +80 feet. Waters

2 *Pullman Ditch was dug by hand in or about 1912 as an agricultural drain, +2 feet wide and +1.5 feet deep, south of its present location. Pullman Ditch consists of an open ditch with culverts, located in the side yards of or partly underneath, homes approved and constructed after 1976 on Champs Elysee, Alameda, Pullman, and*

enter Pullman Ditch through a box culvert located adjacent to the northwest corner of the project area, located in Caltrans right-of-way. The box culvert drains various properties including the nursery located on the east side of Highway 1.

Pullman Ditch, where it traverses the project area, consists of a man-made, mechanically excavated one to two feet deep and one to two feet wide, geometrical channel, with earthen bed and banks. The western most extent of Pullman Ditch within the project area is daylighted and bounded by a concrete retaining wall to the north and straw bale swales to the south for a length of ±90 feet. The eastern extent of the ditch is a narrow (~5 ft wide) deeply incised channel dominated by non-native vegetation. Pullman Ditch trends southwesterly along the northern project area boundary and drains into the Pacific Ocean through a box culvert at the westernmost extent of the project area. Pullman Ditch includes "other waters" of the United States and is under the jurisdiction of the Army Corps of Engineers (Corps) (refer to Appendix D).

Impacts:

IV. (a). **Less than Significant with Mitigation.** A significant impact may occur if a project were to remove or modify habitat for any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or the U.S. Fish and Wildlife Service (USFWS). The project and study areas were surveyed to describe biological communities present and whether any sensitive habitats as defined in the LCP were present. A preliminary wetland assessment was conducted and findings were based primarily on the presence of wetland plant indicators or hydric soils.

No coastal biological resources or sensitive habitats were found in the project area or study area. Biological communities in the project area include Monterey pine stands, arroyo willow stands, ruderal herbaceous grassland, and developed areas. Expanding outward from the Stoloski lot the study area includes Monterey pine stands, ruderal herbaceous grassland, northern coastal scrub, agricultural and developed areas.

According to Chapter 18.38.020A of the City of Half Moon Bay's Zoning Code, sensitive habitat areas are defined as areas in which plant or animal life or their habitats are either rare or especially valuable, and/or as designated on the Habitat Areas and Water Resources Overlay Map. Areas considered by the City to be sensitive include sand dunes, marine habitat, sea cliffs, riparian areas, and wetlands, and habitats containing or supporting unique species or any rare and endangered species defined by the State Fish and Game Commission. Monterey pine provides suitable habitat for many migratory avian species, and may provide roosting habitat for monarch butterfly. Although this community is non-sensitive in itself, the habitat was evaluated for the potential to support breeding raptors common to the San Mateo County coastal zone.

Additionally, construction impacts would be potentially significant to special status wildlife species in the project area and study area. Impacts that could occur as a result of the proposed project are summarized as follows:

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*Naples Avenues. In addition, Pullman Ditch discharges to the gully and beach at the State Park unit through a culvert underneath the paved park road and trail.*

Special-status Plants

No special status plant species were considered to have a high potential to occur in the project or study areas due to limited native habitat and levels of disturbance on-site. Although, special-status plants are unlikely to occur within the project area, they may be found within the study area. Nineteen (19) species, including 17 plants and two mosses, were determined to have a moderate potential to occur in the study area (WRA, 2011). However, these species are unlikely to occur in the project area due to higher levels of disturbance and a lack of coastal scrub habitat. The November 2010 site visits did not identify any special-status plant species on-site. However, these species may be present and additional surveys are required to determine absence. Potential disturbance to these species is considered potentially significant. Incorporation of Mitigation Measure BIO-1 would lessen potentially significant impacts to a less-than-significant level.

Nesting Birds

Nesting birds protected by the Migratory Bird Treaty Act and other regulations may be impacted by construction during the bird breeding season from February through August. Ideally, the clearing of vegetation, removal of buildings and the initiation of construction can be done in the non-breeding season from September through January. If construction occurs during the breeding season (1 February through 31 August) then impacts would be potentially significant. Implementation of pre-construction nesting bird surveys required in Mitigation Measure BIO-2 would lessen potentially significant impacts to a less-than-significant level.

Bats

Habitats that support large, mature trees, snags and abandoned buildings have the potential to support roosting habitat for common and special status bats. The project area and surrounding area support potential bat habitat. Bat roosts are protected by CDFG and removal of occupied roosts would be considered a significant impact. Trees and snags may be removed outside of the maternity roosting season (September through March) without performing preconstruction bat surveys. If construction occurs during the maternity roosting season, then impacts to bats would be potentially significant. Pre-construction bat surveys required in Mitigation Measure BIO-3 would lessen potentially significant impacts to a less-than-significant level.

San Francisco Dusky-footed Woodrat

The shrub areas in the study area have the potential to support the San Francisco Dusky-footed Woodrat. Destruction of Woodrat stick homes would represent a potentially significant impact. Although no stick houses were found during the November 2010 site visit, if stick houses are observed during construction they should be avoided if possible. If avoidance is not possible, then implementation of Mitigation Measure BIO-4 would lessen potentially significant impacts to a less-than-significant level.

Monarch Butterfly

Monarch butterflies have known winter roosts just to the south of the study area. No impacts would be expected if tree removal is scheduled between March and September. If tree removal were to occur outside of this period then impacts would be potentially significant. Implementation of Mitigation Measure BIO-5 would lessen potentially significant impacts to a less-than-significant level.

Mitigation Measures:

BIO–1 Seasonally-appropriate protocol-level plant surveys in the study area are recommended to account for the 19 species. These surveys should cover the blooming periods of all species listed in Section 4.2.1 of the Biological Resource Assessment (WRA, 2011). If any special status plant species are identified in the study area or project area, development activities shall avoid these areas and appropriate buffer areas established around such species. A qualified biologist shall determine the size and location of any buffer. Fencing or other barriers shall be installed to prevent disturbance of the special status species ESHA and buffer area until project construction is complete. If a suitable protective ESHA buffer cannot be preserved, mitigation shall include restoration and improvement of habitat within the remaining buffer area or other suitable areas on the project site. Restoration shall include removal of invasive species that threaten the continuance of the special status species and its habitat.

BIO–2a *Impacts to Raptors and Tree-Nesting Raptor Nests*: The following measure was designed to ensure that tree-nesting raptors (e.g., hawks, falcons, owls, etc.) are not disturbed during the breeding season.

A qualified biologist shall conduct a pre-construction survey for tree-nesting raptors in all trees occurring within 250-feet of project building envelopes within 30 days of the onset of ground disturbance, if such disturbance will occur during the breeding season (1 February through 31 August). If nesting raptors are detected on the site during the survey, a construction buffer of 250 feet shall be established around each active nest for the duration of the breeding season or until it has been confirmed that all young have fledged and are independent. A biological monitor would monitor the site to ensure nesting raptors are not adversely affected by construction activities and to determine when young are independent. Pre-construction surveys during the non-breeding season are not necessary for tree-nesting raptors, as they are expected to abandon their roosts if disturbed by construction.

BIO–2b *Impacts to Other Nesting Birds*: Harm or disruption to nesting birds and/or their eggs or young as a result of project construction would be considered a violation of state and federal law, and therefore, would be considered a potentially significant impact. The following measures were designed to ensure that special status and common nesting birds are not disturbed during the breeding season.

To avoid impacting nesting birds (including CDFG Species of Special Concern), **one** of the following shall be implemented:

a) Conduct grading and construction activities, including the removal of Monterey pine trees from September 1st through January 31st, when birds are not likely to be nesting on the site;

- OR -

b) Conduct pre-construction surveys for nesting birds if construction is to take place during the nesting season (February 1 through August 31). A

qualified wildlife biologist shall conduct a pre-construction nest survey no more than 5 days prior to initiation of grading to provide confirmation of the presence or absence of active nests on or immediately adjacent to the study area. If active nests are encountered, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of the nest shall be deferred until the young birds have fledged. A minimum exclusion buffer of 50 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by the qualified biologist verifying that (1) no active nests are present, or (2) that the young have fledged, shall be submitted to the City prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur.

BIO–3 *Impacts to Bats*: If construction occurs during the roosting season then pre-construction surveys for bats shall take place. Additionally, unused buildings may provide winter roost habitat and shall be surveyed for roosts if removed between November and March. If special status bat species are detected during surveys, appropriate, species and roost specific mitigation measures shall be developed. Such measures may include postponing removal of trees, snags or structures until the end of the maternity roosting season or construction of species appropriate roosting habitat within, or adjacent to the study area. Consultation with CDFG may be warranted to determine appropriate mitigation measures if roosts are disturbed or destroyed.

BIO–4 *Impacts to San Francisco Dusky-footed Woodrat*: Conduct pre-construction surveys. If stick houses are found and if avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house, a buffer of 25 feet using orange construction fencing shall be erected, and the house shall remain unmolested for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material shall be moved to suitable adjacent areas that will not be impacted.

BIO–5 *Impacts to monarch butterfly*: If construction activities or vegetation removal is scheduled during the winter from October through February, then a monarch winter roost survey shall be conducted. Detection of a roost may require consultation with CDFG.

IV. (b). **Less Than Significant Impact.** A significant impact may occur if riparian habitat or any other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFG or USFWS were to be adversely modified without adequate mitigation. Although arroyo willow is a riparian species, conditions within the project area do not meet the requirements of a riparian habitat per the LCP guidelines. Chapter 3 of the LCP Land Use Plan defines riparian vegetation as “at least 50 percent of the cover in an area made up of riparian

species" (Riparian Habitats, page 42, of the LCP). The total 0.09 acre (0.06 acre within the project area) of arroyo willow present in the study area comprises less than 50 percent of the total vegetative cover along Pullman Ditch; Pullman Ditch itself is not a riparian area per the definition provided in the LCP due to its ephemeral nature.

No riparian vegetation was identified in the project area, pursuant to the definition of riparian vegetation provided in the LCP. The willow and blackberry plants present on the project site are not growing within Pullman Ditch. Although these species are listed as potential wetland and riparian plants, they can also grow in areas where the groundwater is relatively high; though not within the upper 12 inches normally associated with wetland habitats. It is assumed that these plants are tapping deeper groundwater sources; not the surface water within the ditch itself. Furthermore, vegetation within the project area contains less than 50 percent riparian species, and is therefore not considered "riparian habitat" according to the LCP or a "riparian corridor" (LCP pages 42 and 66). Culverts extending more than 50 feet located under residential homes immediately north of the project area reduce connectivity for riparian plant and animals. Based on this analysis, this willow patch does not meet the definition of ESHA under the City's LCP, and no Riparian Habitat or Riparian Corridor is present in the project area. No other ESHA is present within the project area or the surrounding 200-foot-wide study area. Therefore, impacts would be less than significant and no further analysis is required.

Mitigation Measures: No mitigation required.

IV. (c). **Less than Significant with Mitigation.** A significant impact may occur if federally protected wetlands, as defined by Section 404 of the Clean Water Act, would be modified or removed by the proposed project without adequate mitigation. No wetlands were observed in the project area or within the surrounding 200-foot-wide study area (WRA, 2011). Therefore, the proposed project would not have an impact on wetlands, as defined by Section 404 of the Clean Water Act. However, based on the Corps' determination (Appendix D) all proposed discharges of dredged or fill material occurring below the plane of ordinary high water (OHW) in non-tidal waters of the United States typically require Department of the Army authorization and the issuance of a permit under Section 404 of the Clean Water Act. Therefore, any impacts to the bed, bank, or channel (below OHW) of Pullman Ditch would require a permit under Section 404 of the Clean Water Act. The proposed project includes the placement of an energy dissipater, as illustrated in Figure 2, within Pullman Ditch. This is a potentially significant impact. Implementation of Mitigation Measure BIO-6 would reduce this potentially significant impact to a less-than-significant level.

Mitigation Measures:

BIO-6 Prior to the issuance of a grading permit, a permit shall be obtained from the Army Corps of Engineers for the discharge of any dredged or fill material into Waters of the United States, as required by Section 404 of the Clean Water Act of 1972.

IV. (d). **Less than Significant Impact.** A significant impact may occur if the proposed project would interfere with or remove access to a migratory wildlife corridor or impede the use of wildlife nursery sites. There are two wildlife species that have the potential to occur within the vicinity of the project area: California Red-legged Frog (CRLF) and the San Francisco Garter Snake (SFGS).

California Red-legged Frog (*Rana aurora draytonii*)

Primary Constituent Elements (PCEs), as defined by the USFWS, are those physical and biological features of a landscape that a species needs to survive and reproduce. For CRLF, the Service has determined the PCEs to be 1) aquatic breeding habitat, 2) aquatic non-breeding habitat, 3) upland habitat and 4) dispersal habitat. Each of these elements is discussed in greater detail below with relation to the project and study areas. The project and study areas are not within USFWS designated Critical Habitat (USFWS 2010).

According to USFWS, *Dispersal Habitat* includes accessible upland or riparian habitat within and between occupied or previously occupied sites that are located within one mile (1.6 km) of each other, and that support movement between such sites. Dispersal habitat includes various natural habitats, and altered habitats such as agricultural fields, that do not contain barriers (e.g., heavily traveled roads without bridges or culverts) to dispersal. Dispersal habitat does not include moderate- to high-density urban or industrial developments with large expanses of asphalt or concrete, nor does it include large lakes or reservoirs over 50 acres (20 ha) in size, or other areas that do not contain those features identified in PCEs as essential to the conservation of the species.

According to California Natural Diversity Database (CNDDB), the nearest documented CRLF population is 0.75 miles east of the project area, in the headwaters of Frenchman's Creek (WRA, 2011). An additional occurrence is located approximately 1.2 miles to the south adjacent to Pilarcitos Creek. The project area is within the dispersal capabilities of the CRLF occurrence in Frenchman's Creek; however, Highway 1 and a large nursery complex to the east of the project area comprise a substantial and possibly insurmountable barrier. As mentioned in the PCE definition above, dispersal habitat does not include industrial developments with large expanses of asphalt or concrete, which the nursery complex contains. The development of Miramar is a substantial barrier to the north and the Pacific Ocean is to the west of the project area. If CRLF were to migrate from the mouth of Frenchman's Creek along the State Beach unit to the area where Pullman Ditch discharges into the incised gully, the frog's travel up-ditch would be impeded by culverts, including a four-foot drop culvert located approximately 200 feet to the west. In addition, active agricultural fields, horse stables, residential development and public beach access make it unlikely a CRLF would disperse to the project area from this direction.

Due to the lack of connectivity with other suitable habitats, high channelization and potentially high velocity flows during the rainy season in Pullman Ditch, CRLF are not expected to be present in the project area or in the surrounding 200-foot-wide study area.

San Francisco Garter Snake (*Thamnophis sirtalis tetrateaenia)*

During the summer, snakes may disperse from the typical vegetated aquatic-edge habitat into adjacent areas to feed on amphibians or hibernate in rodent burrows. Typically, San Francisco Garter Snake (SFGS) utilize upland rodent burrows within several hundred feet of their aquatic habitat (McGinnis 2001). Literature suggests that lowland rodent burrows are not utilized for hibernation due to the potential for flooding (McGinnis 2001).

During periods of heavy rain or shortly after, SFGS may make long-distance movements of up to 2 km along drainages within the dense riparian cover, and are not documented to travel over open terrain (McGinnis 2001).

The nearest documented SFGS occurrence is located approximately two miles from the project area (CDFG 2010). The location of the SFGS occurrence is characterized by dense riparian habitat, gradual banks, and the presence of CRLF. In contrast, Pullman Ditch lacks the typical vegetative cover and food sources (CRLF). Some vegetative cover does extend a minimum of three feet from the water's edge along portions of Pullman Ditch; however, water flow in this portion of the ditch travels at a relatively high velocity and therefore, does not provide suitable foraging habitat. Upland basking sites are not present in most places adjacent to Pullman Ditch due to heavy vegetation, development and agricultural practices. Culverts are also located immediately above and below the project area. Furthermore, food sources for all life stages are most likely not present. Sierran Treefrog (*Pseudacris sierra*) may be present in Pullman Ditch; however, based on the habitat assessment for CRLF, ranid frogs (the primary prey of SFGS, e.g. CRLF) are unlikely to be present.

No suitable aquatic habitat is located within the vicinity of the project area and residential housing and heavily farmed areas preclude most of the study area as potential upland habitat.

There are no streams that connect the project area and the nearest SFGS location, and dense riparian vegetation between the two is therefore lacking. Pullman Ditch has limited vegetative cover. The cover is not contiguous and SFGS would have to travel over open terrain or through culverts within the ditch to reach the project area from the nearest occurrences. SFGS would have to navigate through active agricultural fields and active horse stables in order to reach the study area and Pullman Ditch. These barriers are not insurmountable, but because SFGS are not documented to travel over open terrain and habitat in the study area is suboptimal, it is unlikely SFGS would disperse to Pullman Ditch from the south. In terms of potential SFGS dispersal from the east, Highway 1 (a highly traveled route), the 50+ foot long culverts under the highway, truck and other vehicle parking along the easterly highway right-of-way, and the nursery complex to the east of the Highway all constitute barriers to SFGS movement to or from potential breeding habitat to the east. Furthermore, the lack of connectivity between documented SFGS occurrences, and the absence of continuous vegetative cover along Pullman Ditch indicate Pullman Ditch does not provide suitable dispersal habitat. SFGS are unlikely to occur in the project and study areas.

Therefore, the proposed project would not interfere with or remove access to a migratory wildlife corridor or impede the use of wildlife nursery sites and impacts would be less than significant.

Mitigation Measures: No mitigation required.

IV. (e, g). **No Impact.** A project-related significant adverse effect could occur if the proposed project would cause an impact that is inconsistent with local regulations pertaining to biological resources or result in the conversion of oak woodlands. The proposed project is subject to the California Coastal Act (CCA) and the City of Half Moon Bay Local Coastal Program (LCP) Land Use Plan and Coastal Resources Conservation Standards.

California Coastal Act

The California Coastal Commission (CCC), in partnership with coastal cities and counties, plans and regulates the use of land and water in the coastal zone under the California Coastal Act. On land the coastal zone varies in width from several hundred feet in highly urbanized areas up to five miles in certain rural areas, and offshore the coastal zone includes a three-mile-wide band of ocean. Development activities, which are broadly defined by the CCA to include

(among others) construction of buildings, divisions of land, and activities that change the intensity of use of land or public access to coastal waters, generally require a CDP from the CCC. The CCA includes goals and policies that constitute the statutory standards applied to planning and regulatory decisions made by the CCC and by local governments.

City of Half Moon Bay LCP

The Half Moon Bay Land Use Policies and Map constitute the Land Use Plan of the LCP. The Zoning Code (Title 18 of the Municipal Code, including Chapter 18.20, which regulates Coastal Development Permits) together with the Zoning District Map constitutes the Implementation Plan of the LCP. The primary goal of the LCP is to ensure that the local government's land use plans, zoning ordinances, zoning maps, and implemented actions meet the requirements of the provisions and polices of the Coastal Act at the local level. Coastal Resource Conservation Standards are described in Chapter 18.38 of the LCP and define sensitive habitat and coastal resource areas for conservation to include: sand dunes; marine habitats; sea cliffs; riparian areas; wetland, coastal tidelands and marshes, lakes, ponds, and adjacent shore habitats; coastal or off-shore migratory bird nesting sites; areas used for scientific study, refuges, and reserves; habitats containing unique or rare and endangered species; rocky intertidal zones; coastal scrub communities; wild strawberry habitat; and archaeological resources. Marine and water resources (including riparian habitats) are further defined in Chapter 3 of the LCP Land Use Plan.

The proposed project is consistent with both the CCA and the City of Half Moon Bay's LCP (see questions IV.a – IV.d). No protected biological resources, such as oak trees or oak woodlands, currently exist on the project area. Therefore, the proposed project would not affect any local policies or ordinances protecting or preserving biological resources or result in the conversion oak woodland and no impact would occur. No further analysis is required.

Mitigation Measures: No mitigation required.

IV. (f). **No Impact.** A significant impact may occur if the proposed project is inconsistent with mapping or policies in any conservation plans of the types cited. The project area is not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan. The proposed project is located in a Planned Unit Development (PUD) Zoning District. According the City's Zoning Code Chapter 18.15.010, a PUD district is intended to provide for a variety of land uses, such as attached and detached single-family residential development, multiple-family housing development, professional and administrative areas, commercial and industrial uses, institutional uses, and public and private open space and recreation opportunities through the adoption of a comprehensive development plan as set forth in the City's General Plan and Chapter 18 of the Zoning Code. The proposed project would be consistent with the development requirements as defined in Chapter 18.15.010 of the City of Half Moon Bay's Zoning Code. Approval of the proposed project is pursuant to City review. No project impact on any adopted habitat or conservation plans would occur. No further analysis is required.

Mitigation Measures: No mitigation required.

| V. CLIMATE CHANGE AND GREENHOUSE GAS EMISSIONS<br>Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | x | |
| b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | | | x | |

Setting:

Climate change is a shift in the average weather patterns observed on earth, which can be measured by such variables as temperature, wind patterns, storms and precipitation. The temperature on earth is regulated by what is commonly known as the "greenhouse effect." Naturally occurring greenhouse gases in the atmosphere, including carbon dioxide, methane, nitrous oxides, and water vapor, absorb heat from the earth's surface and radiate it back to the surface.

Human activities result in emissions of four principal greenhouse gases: carbon dioxide, methane, nitrous oxide, and halocarbons (fluorine, chlorine and bromine). Of all human activities, the burning of fossil fuels is the largest contributor in overall greenhouse gas emissions, releasing carbon dioxide gas into the atmosphere.

The resulting increases in greenhouse gas emissions from human activities are leading to higher concentrations and a change in composition of the atmosphere. For instance, the concentration of $CO_2$ in the atmosphere has risen about 30 percent since the late 1800s (National Assessment Synthesis Team [NAST], 2001). Many sources and models indicate that temperatures on earth are currently warming and will continue to warm at unprecedented levels. The global mean surface temperature has increased by 1.1˚ F since the 19th century (IPCC Synthesis report, 2001), and the 10 warmest years of the last century all occurred within the last 15 years.

The many effects of Greenhouse Gas Emissions are still being researched and are not fully known, but are expected to include increased temperatures which would: reduce snowpack, a primary source of drinking water; exacerbate air quality problems and adversely impact human health by increasing heat stress and related deaths; increase the incidence of infectious disease, asthma and respiratory health problems; cause sea levels to rise, threatening urban and natural coastlands; increase pests and pathogens; and cause variations in crop quality and yields.

State of California

In California, the majority of human activity greenhouse gas emissions can be broken down into four sectors: transportation, industrial, electrical power, and agriculture/forestry. The largest source is from the transportation sector.

In 2005, Governor Schwarzenegger issued Executive Order S-02-05, calling for statewide reductions to 2000 levels by 2010, 1990 levels by 2020 and to 80 percent below 1990 levels by 2050. The Executive Order also called for the creation of a state "Climate Action Team", which would report to the Governor every two years on both progress toward meeting the targets and effects of Greenhouse Gas Emissions on the state.

In the Fall of 2006, the Governor signed Assembly Bill 32 (AB32), the "Global Warming Solutions Act of 2006," committing the State of California to reducing greenhouse gas emissions to 1990 levels by 2020. The statute requires CARB to track emissions through mandatory reporting, determine what 1990 emissions were, set annual emissions limits that will result in meeting the target, and identify a list of discrete early actions that directly address greenhouse gas emissions, are regulatory, and can be enforced by January 1, 2010.

The Federal Clean Air Act (FCAA), as amended, and the California Clean Air Act (CCAA) of 1988 provide the legal framework for attaining and maintaining ambient air quality standards require that the California Air Resources Board (CARB) designate "nonattainment areas" – portions of California where federal or State ambient air quality standards are not met. Where a pollutant exceeds standards, air quality management plans must be formulated that demonstrate how the standards will be achieved. These plans also provide the basis for the implementing agencies to develop mobile and stationary source performance standards.

The Bay Area Air Quality Management District (BAAQMD) is primarily responsible for planning, implementing, and enforcing the federal and State ambient air quality standards in the Bay Area. The BAAQMD adopted the Bay Area '91 Clean Air Plan to implement the requirements of the CCAA of 1988. Since the State ozone standard and the State $PM_{10}$ standard are exceeded in the Bay Area region, the BAAQMD adopted the 2000 Clean Air Plan on December 20, 2000, and submitted it to the CARB as required by the CCAA. The 2000 Clean Air Plan includes a control strategy review to ensure that the plan continues to include "all feasible measures" to reduce ozone. No State plan is required to meet State $PM_{10}$ measures.

The San Francisco Bay Area Air Basin (SFBAAB) is currently designated as a nonattainment area for state and national ozone standards and national particulate matter ambient air quality standards. SFBAAB's nonattainment status is attributed to the region's development history. Past, present and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.

In June 2010, the BAAQMD adopted new CEQA Guidelines with the purpose to assist lead agencies in evaluating air quality impacts of projects and plans proposed in the SFBAAB. The Guidelines provides BAAQMD-recommended procedures for evaluating potential air quality impacts during the environmental review process consistent with CEQA requirements. These revised Guidelines supersede the BAAQMD's previous CEQA guidance titled *BAAQMD CEQA Guidelines: Assessing the Air Quality Impacts of Projects and Plans* (BAAQMD 1999).

Impacts

V. (a). **Less than Significant Impact.** A significant impact may occur if a project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant

impact on the environment. The proposed project includes the construction of streets and infrastructure. Sources of construction-related GHGs only include exhaust, for which the same detailed guidance as described for criteria air pollutants and precursors should be followed. However, the proposed project does not include the construction of any new single-family residences and thus is well below the applicable screening criteria as shown in Table 3-1 of the 2010 Bay Area Air Quality Management District's (BAAQMD) CEQA Air Quality Guidelines (reproduced below as Table 1). Therefore, impacts associated with greenhouse gas emissions for the construction and operation of the proposed project would be less than significant. Construction-related GHG emissions would also be reduced with compliance with Mitigation Measure AQ-1.

**Table 1**
**Construction-Related Criteria Air Pollutant and Precursor Screening Level Sizes (BAAQMD, 2010)**

| Land Use Type | Construction-Related Greenhouse Gas Screening Size |
|---|---|
| Single-Family | 114 dwelling units |
| *Notes: Screening levels include indirect and area source emissions.* | |

Mitigation Measures: See Mitigation Measure AQ-1.

V. (b). **Less than Significant Impact.** A significant impact would occur if a project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Based on the 2010 BAAQMD CEQA Air Quality Guidelines screening criteria, the proposed project would not exceed the threshold of significance for greenhouse gas emissions. Therefore, the proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases and operational impacts of the proposed project would be less than significant. No further analysis is required.

Mitigation Measures: No mitigation required.

| **VI. CULTURAL RESOURCES** Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5? | | | | x |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5? | | x | | |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | x | | |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | | | x | |

Setting:

The San Francisco Bay region (including Half Moon Bay) was home to the Costanoan Indian. These people resided on the Bay side of the San Mateo peninsula. Indian habitation sites have been discovered along the entire San Mateo coast. The City of Half Moon Bay LCP/LUP contains several policies that address archaeological resources as follows:

*Policy 6-4*

As a part of any Project to construct new roads, trails, sewer or water lines, or other public projects involving substantial excavation which could destroy archeological resources within areas designated on the Map of Potential Archaeological Resources, provision shall be made for an archaeological survey and the opportunity to sample and salvage the site by a qualified archaeologist as part of the construction Project.

*Policy 6-5*

In the case of any development within the area designated on the Map of Potential Archaeological Resources, the City shall encourage, and require when feasible, such designs and methods of construction as will offer protection for any potential archaeological site.

Impacts:

VI. (a). **No Impact.** Section 15064.5 of the State CEQA Guidelines defines a historical resource as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A project-related significant adverse effect would occur if a project were to adversely affect a historical resource meeting one of the above definitions.

The project area is not eligible nor is it listed on the National Register or California State Historic Resource properties, California Historical landmarks, California Points of Historic Interest. No historical or cultural resources are known to exist in the project area. Therefore, no impact to historical resources would occur and no further analysis is required.

Mitigation Measures: No mitigation required.

VI. (b). **Less than Significant with Mitigation.** Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources which meet the criteria for historical resources, as discussed above, or resources which constitute unique archaeological resources. A project-related significant adverse effect could occur if a project were to affect archaeological resources which fall under either of these categories.

The City of Half Moon Bay's Local Coastal Program Land Use Plan indicates the generalized location of potentially significant archaeological sites. The project area is not designated by the City's LCP as containing potential archaeological resources, but is surrounded by such areas (Potential Archaeological Resources Map, LCP page 228). However, the Half Moon Bay region

has not undergone an exhaustive archaeological survey, and it is possible there are other sites occur within the City. Therefore, the proposed project could result in potentially significant impacts to unknown cultural resources. Mitigation Measure CULT–1 would lessen potentially significant impacts to a less-than-significant level.

Mitigation Measures:

CULT–1 If potentially significant cultural resources are encountered during project excavation or construction, all activity in the vicinity of the suspected resources shall be immediately suspended and the City and a qualified archaeologist shall be contacted to evaluate the situation. Project personnel shall not alter any of the uncovered materials or their context. The project developer, in consultation with a qualified archaeologist, shall complete a resource inventory, declaration, and mitigation plan and submit it to the City's Planning Department for review and approval prior to the continuation of any on-site grading or construction activity. Any previously undiscovered resources found during construction shall be recorded on appropriate significant cultural resources consist of, but are not limited to, stone, bone, wood, and shell artifacts; fossils; and features including hearths, structural remains, and historic dumpsites.

VI. (c). **Less than Significant Impact with Mitigation.** A significant impact would occur if a project were to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. No known paleontological resources have been noted to occur in the area. However, it is possible that subsurface earthwork activities may encounter previously undiscovered paleontological resources. Implementation of Mitigation Measure CULT-1 would ensure that this impact would be less than significant.

Mitigation Measures: No mitigation required.

VI. (d). **Less than Significant Impact.** A significant impact would occur if a project were to disturb any human remains, including those interred outside of formal cemeteries. No known human remains are interred on the site. However, it is possible that subsurface earthwork activities may encounter previously undiscovered human remains or burial sites. According to California Health and Safety Code 7050.5, upon discovery of human remains outside of a dedicated cemetery, work shall cease until a county coroner makes a report. The county coroner is required to contact the Native American Heritage Commission within 24 hours if the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the remains to be those of a Native American. Therefore, impacts to human remains would be less than significant.

Mitigation Measures: No mitigation required.

| **VII. GEOLOGY AND SOILS**<br>Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | X | |
| ii) Strong seismic ground shaking? | | | X | |
| iii) Seismic-related ground failure, including liquefaction? | | | X | |
| iv) Landslides? | | | | X |
| b) Result in substantial soil erosion or the loss of topsoil? | | | X | |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | X | |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | | | X | |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | | X |

Setting:

The coastal region of California is located at the margin of two lithospheric plates of the earth's crust; the Pacific plate to the west and the North American plate to the east. The movement of the Pacific plate northward relative to the North American plate results in the accumulation of stress along the margin of the plates. Earthquakes result as the strain is released by the rupture of the earth. The plate motion has resulted in the development of the San Andreas Fault Systems (SAFS), a series of northwest-southeast trending active faults. The SAFS includes the San Andreas, San Gregorio, Hayward-Rodgers Creek, Calaveras, and other active faults. All of these active regional faults are capable of generating damaging earthquakes. The U.S. Geological Survey has estimated that there was a 63 percent probability that between 2008 and 2037, a 6.7 or greater magnitude earthquake will occur within the San Francisco Bay Region.[3] The probability of a 6.7 magnitude or greater earthquake occurring along individual faults was estimated to be 21 percent along the San Andreas Fault, 31 percent along the Hayward-Rodgers Creek Fault, six percent along the Garlock fault, and seven percent along the Calaveras Fault. A site specific geotechnical investigation by Sigma Prime Geosciences was

*3 United States Geologic Survey, 2008. Forecasting California's Earthquakes – What Can We Expect in the Next 30 Years. Website: http://pubs.usgs.gov/fs/2008/3027/fs2008-3027.pdf. Web Accessed November 30, 2010.*

conducted in April 2010 and states that the closest active fault to the site is the San Gregorio fault, located about 2.5 km to the east (Appendix A).

Additionally, the report found that the site vicinity is underlain by Holocene-age younger (outer) alluvial fan deposits, described as unconsolidated, fine sand, silt, and clayey silt. Based on four soil borings, the subsurface conditions at the site consist of mostly sandy clay with minor amounts of sand. The clays are typically medium stiff to very stiff and have moderate plasticity, with two plasticity limits measured at 22 and 25. The depth to groundwater was measured at about 7 to 7.5 feet; however, groundwater was not encountered at the eastern side of the project site.

Impacts:

VII. (a). **Less than Significant Impact and No Impact.**

(i) Earthquake Fault: A significant impact may occur if the project area is subject to fault rupture from a known earthquake fault as delineated on the most recent Alquist-Priolo Fault Zoning Map or based on substantial evidence of a known fault. According to the Alquist-Priolo Map for San Mateo County, the site is not located in an area subject to fault rupture. Therefore, impacts are less than significant and no mitigation is necessary.

(ii) Seismic Shaking: A significant impact may occur if the proposed project were to represent an increased risk to public safety or destruction of property by exposing people, property, or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with locations in the Northern California region. The probability of the occurrence of one or more magnitude 6.7 or greater earthquakes occurring from the fault source of the San Gregorio fault between 2002 - 2031 is indicated as 0.10 within a 95% range of confidence. The report indicates that "earthquake probabilities are one key component in estimating the seismic hazard in a region, but not the only one. However, the project only proposes the development of a street and related improvements, which will not expose people or structures to potential substantial adverse effects. The project area is located within the larger seismically active San Francisco Bay Area region, which has several known seismically active faults. According to the Uniform Building Code's (UBC) Seismic Hazard Zone map, the entire Bay Area, including the project area, is located in Seismic Zone 4 (as mapped by the California Geological Survey), which has the highest seismic risk (even though no faults are located on the site, faults within the region could cause strong seismic ground shaking in the project area during a large earthquake event). Strong, sustained ground shaking causes most earthquake damage. The strength and duration of shaking at a particular location depends on the earthquake's size, its distance from the location, soil conditions at the location, and details about the rupture itself and the propagation of the seismic wave from it." The probability of strong seismic ground shaking due to ground rupture exists throughout the region. Additionally, the geotechnical report concludes that moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the design life of the project, as is typical for sites throughout the Bay Area. The improvements should be designed and constructed in accordance with current earthquake resistance standards. Compliance with California Building Code and Uniform

Building Code regulations for seismic safety would lessen potential impacts to a less-than-significant level and no further analysis is required.

(iii) Risk of Ground Failure: According to the USGS Susceptibility Map of the San Francisco Bay Area Map, the site has a moderate susceptibility of liquefaction.[4] The north Coast of San Mateo County was researched and mapped in detail in 1973 and revised in 1976 relative to geological hazards.[5] The site-specific geotechnical report indicates that differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. No such soils were encountered at the site. Additionally, the report states that the likelihood that liquefaction would pose a significant risk is low because soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Loose, saturated silty sands were not encountered at the site, and there is a ten-foot clay cap that would reduce ground surface settlement.

Slope stability is indicated as poor to fair ('good' is the highest rating indicating stable hillside geologic structure.) whereas earthquake stability is deemed good to fair and foundation conditions considered good. A "good" rating for earthquake stability is defined as a favorable hillside geologic structure, low landslide or soil creep potential and geologically competent earth materials. The proposed project consists of an application for a CDP, Planned Unit Development Plan, Use Permit, and Tentative Parcel Map to divide approximately 2.1 acres of ruderal fields and coastal scrub into four lots, and to construct a new on-site storm drain system. No development other than the installation of streets, drainage and other utilities is proposed at this time. The development of single family residences on the four new lots would be evaluated with the submittal of a CDP application in the future. As required by the City Engineer, the applicant shall submit a Grading and Drainage Plan for review and approval. Therefore, impacts related to risk of ground failure would be less than significant and no further analysis is required.

(iv) Risk of Landslides: A project-related significant adverse effect may occur if the project is located in a hillside area with soil conditions that would suggest a high potential for landslides. The topography of the site is level and there are no steep slopes within the project area. Therefore, no landslide impacts would occur and no further analysis is required.

Mitigation Measures: No mitigation required.

VII. (b). **Less than Significant Impact.** A significant impact may occur if a project exposes large areas to the erosional effects of wind or water for a protracted period of time. The soils underlying the project area are classified as presenting slight to no hazard. Project construction activities, such as grading, may increase the potential for erosion to occur at the project area. This potential effect would be addressed in the project plans for grading and drainage, which would include several features (best management practices) that would reduce soil erosion and

*4 USGS San Francisco Bay Region Geology and Geologic Hazards, Susceptibility Map of the San Francisco Bay Area interactive map. Website: http://geomaps.wr.usgs.gov/sfgeo/liquefaction/susceptibility.html. Accessed November 30, 2010.*

*5 Official Map, County of San Mateo, State of California 1973, Geotechnical Hazard Synthesis Map, Prepared by Leighton & Assoc, Relative Slope Stability and Land-Use Planning in the San Francisco Bay Region, California, USGS.*

would be subject to review and approval by the City Engineer. Therefore, the project is not anticipated to result in any significant impacts related to soil erosion.

Mitigation Measures: No mitigation required.

VII. (c, d). **Less than Significant Impact.** A significant impact may occur if the project is built in an unstable area without proper site preparation or design features to provide adequate foundations for the project buildings, thus posing a hazard to life and property. The project area is within the terrain type of alluvial floodplains and marine terraces with slopes of 5 - 50%. These materials are described as marine terraces weakly consolidated, slightly weathered, sand and gravel deposits that are generally less than 30 feet thick and occur on flat, gently sloping, wave-eroded platforms along the Pacific coast between sea level and 500 feet above sea level.

As required by the City Engineer, the project's design specifications shall be based on and adequately account for identified underlying geotechnical conditions, particularly expansive soils that reflect a required soils report prepared with engineering calculations and would be prepared prior to issuance of a building permit. The site-specific geotechnical report found that risks associated with ground failure are low. Please refer to Question VII.(a) above. Therefore, impacts would be less than significant and no further analysis is required.

Mitigation Measures: No mitigation required.

VII. (e). **No Impact.** Project construction and operation would not involve the use of septic tanks or alternative waste water disposal systems.

Mitigation Measures: No mitigation required.

| **VIII. HAZARDS AND HAZARDOUS MATERIALS**<br>Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | x | |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | x | | |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | x |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | | x |

| VIII. HAZARDS AND HAZARDOUS MATERIALS<br>Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | | x |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | | | | x |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | x |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | x |

Setting:

The proposed project is bordered by residential development to the north, Highway 1 and a commercial nursery to the east, agricultural fields to the south, and Half Moon Bay State Beach and the Pacific Ocean to the west. The western boundary of the project area is 225 feet east of Balboa Boulevard (part of the Half Moon Bay State Beach park road and bike trail). The Half Moon Bay County Airport is located approximately 2.25 miles northwest of the project area. In 2010, ENGEO prepared a limited Phase II environmental site assessment of the portion of the project site occupied by the equipment storage yard (Appendix C1). Based on the sampling and testing performed, ENGEO identified an approximate 6,500-square foot area of the equipment storage yard, S-1 on Figure 2 of the referenced 2010 Phase II report, with concentration of total petroleum hydrocarbons (TPH) as motor oil above the Regional Water Quality Control Board Environmental Screening Level for residential soil.

ENGEO also conducted a Modified Phase I Environmental Site Assessment of the project site on June 30, 2011 (Appendix C2). The project site was viewed for hazardous materials storage, superficial staining or discoloration, debris, stressed vegetation, or other conditions that may be indicative of potential sources of soil or groundwater contamination. The site was also checked for evidence of fill/ventilation pipes, ground subsidence, or other evidence of existing or preexisting underground storage tanks. The ENGEO report found the following exterior observations:

Structures. Several sheds and storage containers were observed during the site reconnaissance.

Hazardous Substances and Petroleum Products in Connection with Identified Uses. Several hazardous substances and petroleum products were observed within the project site during the site reconnaissance. These include primarily petroleum products such as motor oil and gasoline for mechanical operations.

Storage Tanks. Two operational above-ground storage tanks (ASTs) and no obvious evidence of existing underground storage tanks was observed during the site reconnaissance. The ASTs were located along the southern boundary near the center of the project site.

Odors. No odors indicative of hazardous materials or petroleum material impacts were noted at the time of the reconnaissance.

Pools of Potentially Hazardous Liquid. No pools of potentially hazardous liquid were observed within the project site at the time of the reconnaissance.

Drums. Numerous drums were observed on the project site at the time of the reconnaissance. It appeared that most of the drums contained oil.

Hazardous Substance and Petroleum Product Containers. Several hazardous substance and petroleum product containers were observed on the project site at the time of the reconnaissance.

Polychlorinated Biphenyls (PCBs). No PCB-containing equipment was noted at the time of the reconnaissance.

Pits, Ponds and Lagoons. No pits, ponds or lagoons were observed within the project site at the time of the reconnaissance.

Stained Soil/Pavement. A few sections of stained soil and/or pavement were observed within the project site at the time of the reconnaissance, mostly in localized areas near the storage facilities.

Stressed Vegetation. No signs of stressed vegetation directly associated with adverse environmental conditions were observed on the project site at the time of the reconnaissance.

Solid Waste/Debris. No disposal of solid waste was observed at the subject property.

Wastewater. No wastewater conveyance systems were observed at the project site during the reconnaissance.

Wells. No wells were found within the project site during the reconnaissance.

Septic Systems. No septic systems were found within the project site during the reconnaissance.

The 2011 ENGEO study included a review of local, state and federal environmental record sources (Geocheck, Envirostor, and the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR)), standard historical sources, aerial photographs, fire insurance maps and physical setting sources, a reconnaissance of the project site to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials and interview with persons knowledgeable about current and past site use. The site reconnaissance and records review did find documentation or physical evidence of soil or groundwater impairments associated with the use of the project site. A review of regulatory databases maintained by county, state, and federal agencies found no documentation of hazardous materials violations or discharge on the project site. A review of

regulatory agency records and available databases did not identify contaminated facilities within the appropriate ASTM search distances that would be expected to impact the project site.

An assessment of potential soil impacts associated with past agricultural use of the project site was conducted as part of the environmental assessment. No evidence of adverse impacts to site soils was noted from the sampling and laboratory analyses.

Impacts:

VIII. (a). **Less than Significant Impact.** The project would routinely handle and use small quantities of commercially-available hazardous materials, such as household cleaning and landscaping supplies. These materials would not be expected to be used in large quantities or contrary to normal use, and therefore would not pose a threat to human health or the environment. Development of the project would have a less-than-significant impact on the public or the environment related to the routine transport, use, and handling of hazardous materials, since such activities are not expected.

VIII. (b). **Less than Significant with Mitigation.** A significant impact may occur if the proposed project would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials. Based on the sampling and testing performed on the project site in 2010, ENGEO identified an approximate 6,500-square foot area of the equipment storage yard, S-1 on Figure 2 of the referenced 2010 Phase II report, with concentration of TPH as motor oil above the Regional Water Quality Control Board Environmental Screening Level for residential soil. Implementation of Mitigation Measure HAZ–1 would reduce this potentially significant impact to a less-than-significant level.

Additionally, all potentially hazardous materials used during the construction of the proposed project would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable Federal, State and local standards and regulations. Operation of the proposed project would not include the use of hazardous materials that would have the potential to generate toxic or otherwise hazardous emissions that could adversely affect sensitive receptors.

Mitigation Measures:

HAZ–1 The project applicant shall remove the affected soil to an anticipated depth of 6 inches across this area (6,500 $ft^2$; ±120 cubic yards). A minimum of four confirmation samples shall be collected from the base of the excavation and analyzed for TPH as motor oil following excavation. The excavated material could be either analyzed and off hauled to an appropriate disposal facility or encapsulated beneath a pavement section within the planned development.

VIII. (c). **No Impact.** A project-related significant adverse effect may occur if the project area is located within 0.25 miles of an existing or proposed school site, and is projected to release toxic emissions, which would pose a health hazard beyond regulatory thresholds. The project would not emit hazardous emissions, nor handle hazardous materials or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school. No school is located within 0.25 miles of the site. Therefore, no impacts are expected and no further analysis is required.

Mitigation Measures: No mitigation required.

VIII. (d). **No Impact.** California Government Code Section 65962.5 requires various State agencies to compile lists of hazardous waste disposal facilities, unauthorized release from underground storage tanks, contaminated drinking water wells, and solid waste facilities from which there is known migration of hazardous waste and submit such information to the Secretary for Environmental Protection on at least an annual basis. This question would apply only if the project area is included on any of the above referred to lists and therefore would pose an environmental hazard to surrounding sensitive uses. The project area is not a pre-determined hazardous materials site pursuant to Government Code Section 65962.5. Therefore, no impacts would occur and no further analysis is required.

Mitigation Measures: No mitigation required.

VIII. (e, f). **No Impact.** A significant project-related impact may occur if the proposed project were placed within a public airport land use plan area or within two miles of a public airport, and subject to a safety hazard. The Half Moon Bay County Airport is located approximately 2.25 miles northwest of the project area. The project area is not located within an airport land use plan area or within 2 miles of a public airport or public use airport. The project area is not located within the vicinity of a private airstrip that would subject area residents and workers to a safety hazard. Therefore, there would be no impact to people working on the project area from the operation of an airport or a private airstrip. No impacts would occur and no further analysis is required.

Mitigation Measures: No mitigation required.

VIII. (g). **No Impact.** A significant impact may occur if the project were to interfere with roadway operations used in conjunction with an emergency response plan or emergency evacuation plan, or would generate sufficient traffic to create traffic congestion that would interfere with the execution of such a plan. The proposed project includes the construction of streets and infrastructure and therefore is not expected to result in a significant increase of daily vehicle trips at the site. Thus the proposed project would not impair the implementation of, or physically interfere with any adopted emergency response plan or emergency evacuation plan and no impacts to adopted emergency response plan or emergency evacuation plan would occur. No further analysis is required.

Mitigation Measures: No mitigation required.

VIII. (h). **No Impact.** A significant impact may occur if a project is located in proximity to wildland areas and would pose a potential fire hazard, which could affect persons or structures in the area in the event of a fire. The project area is located outside areas designated "Very High Fire Hazard Severity Zones in LRA" as recommended by CAL FIRE and depicted on the Fire Resource Assessment Program (FRAP) map[6]. No impact would occur and no further analysis is required.

Mitigation Measures: No mitigation required.

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*6 California Department of Forestry and Protection, Fire and Resource Assessment Program (FRAP). Very High Fire Hazard Severity Zones in LRA for San Mateo County. Website: http://frap.cdf.ca.gov/webdata/maps/san_mateo/fhszl_map.41.pdf. Web accessed November 30, 2010.*

| **IX. HYDROLOGY AND WATER QUALITY**<br>Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Violate any water quality standards, conflict with water quality objectives, fail to meet waste discharge requirements, significantly degrade any surface water body or groundwater, or adversely affect the beneficial uses of such waters, including public uses and aquatic, wetland and riparian habitat? | | x | | |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | x | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site (i.e. within a watershed)? | | x | | |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff (e.g., due to increased impervious surfaces) in a manner which would result in flooding on- or off-site (i.e. within a watershed)? | | x | | |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems due to changes in runoff flow rates or volumes? | | x | | |
| f) Result in a significant increase in pollutant discharges to receiving waters (marine, fresh, and/or wetlands) during or following construction (considering water quality parameters such as temperature, dissolved oxygen, turbidity, and typical stormwater pollutants such as heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)? | | x | | |
| g) Result in an increase in any pollutant for which a water body is listed as impaired under Section 303(d) of the Clean Water Act? | | x | | |
| h) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | | x |
| i) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | | x |
| j) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | | x |

| IX. HYDROLOGY AND WATER QUALITY<br>Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| k) Inundation by seiche, tsunami, or mudflow? | | | x | |

Setting:

Pullman Ditch, which trends along the northern project boundary on adjacent private properties, is a man-made ephemeral drainage for an upslope highway corridor segment, intensely developed, farmed, and managed agricultural operations, and adjacent sub-watershed lands to the east. Pullman Ditch is not mapped or designated as a blue-line (intermittent or perennial) stream by the City, CCC (2004) or USGS (1997), nor as a "riparian habitat" by the City. A preliminary hydrology report was prepared by Michael D. Ashley for the proposed project (Appendix A). Off-site contributing area to the project area is limited to surface flow from the westerly side of Cabrillo Highway and right-of-way onto the project area, approximately 0.14 acres. The site gently slopes westerly at 1.5%. Surface flow from the project area enters Pullman Ditch west of the site near Naples Avenue.

The project area is protected from upstream surface flow by the "raised" Cabrillo Highway. Stormwater runoff from the easterly side of the Highway is diverted to the two 24-inch California Department of Transportation (CalTrans) culverts, discharging into the unimproved Pullman Ditch. It is reported that "all" surface stormwater at the greenhouse enterprise is used for irrigation, and excess flow is retained in on-site storage basins. The drainage basin contributory to the CalTrans culvert comprises 140.2 acres and lies entirely easterly of Cabrillo Highway. The contributing area includes: a portion of the westerly slope of the coastal hills; agricultural greenhouses; agricultural growing fields; the swale within the CalTrans right of way; and, the paved Cabrillo Highway.

*Water Quality*

The quality of surface and groundwater at the project area is affected by land uses within the watershed that drain through the site and the composition of geologic materials. Drainage from the site could contribute to the quality of water in the Pacific Ocean.

Water quality monitoring data for Pullman Ditch is not available. However, it is possible that water quality has been affected by developed portions of the watersheds, leaks of fuel or lubricants, tire wear, and fallout from exhaust contribute petroleum hydrocarbons, heavy metals, and sediment to the pollutant load in runoff being transported to receiving waters. Residues of these substances could be incorporated into the runoff from the site and upstream areas and discharged to receiving waters.

*Precipitation and Climate*

The City's proximity to the Pacific Ocean results in Mediterranean climate conditions; dry foggy summers and cool moist winters. The average annual rainfall of 26.4 inches occurs primarily

from November through March[7]. Average temperatures range from 46.8° F in the winter to 61.5° F in the summer[8]. High winds and severe rainstorms can occur in the area.

Impacts:

IX. (a). **Less than Significant with Mitigation.** The discharge of stormwater from the storm drain system is regulated primarily under the Federal Clean Water Act and California's Porter-Cologne Water Quality Control Act. The San Francisco Regional Water Quality Control Board (RWQCB) implements these regulations at the regional level. The project's net increase in impervious area is approximately 0.31 acres (WRA, 2011). The proposed project includes the construction of a storm drain parallel to and south of Pullman Ditch as well as a storm drain outlet that would flow into the western end of the ditch. The new storm drain would be connected to the two existing 24-inch CalTrans culverts which currently discharge runoff into Pullman Ditch near Highway 1. The new storm drain has been sized to accommodate post project flows as well as runoff from the drainage basin east of Cabrillo Highway. Storm water design for the project site will be consistent with Best Management Practices. Site drainage for the four lots will include on-site percolation for increased flow consistent with current storm water discharge policies. This storm drainage work will be completed as part of the home building of the individual lots. The residential development is not a part of this project.

During the life of the proposed project, oil, grease, and heavy metals from automobiles and petroleum and hydrocarbons from fuels of developed areas, as well as pesticides applied to landscaping, and trash, etc., could be washed into the storm drain system that flows to the Pacific Ocean. The discharge of stormwater from the storm drain system is regulated primarily under the Federal Clean Water Act and California's Porter-Cologne Water Quality Control Act. The RWQCB implements these regulations at the regional level. Additionally, the United States Environmental Protection Agency has been mandated to develop National Pollution Discharge Elimination System (NPDES) permit application requirements for various storm water discharges, including those from municipal storm drain systems and construction sites. These requirements would apply to the proposed project. During project construction, soil disturbances at the project area may impact stormwater quality. These potential impacts would be reduced by the implementation of the Stormwater Pollution Prevention Plan (SWPPP). With the implementation of Mitigation Measure HYD–1 impacts associated with the proposed project would be less than significant.

Mitigation Measures:

HYD–1 The applicant shall prepare a SWPPP subject to the review and approval by the City Engineer. The SWPPP shall be implemented during construction and the following San Mateo County Storm Water Pollution Best Management Practices (BMPs) shall be included in the SWPPP to ensure that water quality of surface runoff is maintained and no siltation of downstream waterways would occur:

- All project grading would take place in the dry season between April 1 and October 31 to minimize immediate erosion/siltation effects.
- Construction materials and waste shall be handled and disposed of properly in compliance with applicable law to prevent their contact with stormwater.

*7 World Climate website: http://www.worldclimate.com/cgi-bin/grid.pl?gr=N37W122. Web accessed November 30, 2010.*

*8 Ibid.*

- 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 shall be controlled and prevented.
- Sediment controls such as straw mulch, silt fences, sediment basins or traps and/or other measures shall be employed during construction.
- Tracking dirt or other materials off-site shall be avoided and off-site paved areas and sidewalks shall be cleaned regularly using dry sweeping methods.
- The contractor shall train and provide instruction to all employees and subcontractors regarding construction BMPs.

IX. (b). **Less than Significant Impact.** A significant impact may occur if a project includes deep excavations resulting in the potential to interfere with groundwater movement or includes withdrawal of groundwater or paving of existing permeable surfaces important to groundwater recharge. The project does not propose major excavation work. Minor grading would be required at the site, and it would not intersect the groundwater table. The proposed project does not include the use of wells but does involve an increase in impermeable surface (streets). However, the increase in impermeable surfaces would be relatively minor compared to the size of the site and thus would not significantly affect groundwater recharge. Therefore, impacts would be less than significant and no further analysis is required.

Mitigation Measures: No mitigation required.

IX. (c). **Less than Significant with Mitigation.** A significant impact may occur if a project results in a substantial alteration of drainage patterns that would result in a substantial increase in erosion or siltation during construction or operation of the project. The project does not propose to substantially alter the course of a stream or river, nor substantially increase the rate or amount of surface runoff in a manner that would result in flooding. Pullman Avenue would be extended 60 feet with a cul-de-sac and the extension of Champs Elysee Boulevard would be constructed in the existing right-of-way from Washington Boulevard to the project area with a cul-de-sac. Sidewalks, gutters, and culverts would be added to bring these streets to City standards. The runoff associated with the increase in impermeable surface created by the proposed project would flow into a new storm drain culvert that would be installed from Cabrillo Highway westerly to Naples Avenue as a replacement facility for the existing Pullman Ditch. The new storm drain would be sized to adequately accommodate runoff from the project site and project area. Storm water design for the project site will be consistent with Best Management Practices. Site drainage for the four lots will include on-site percolation for increased flow consistent with current storm water discharge policies. This storm drainage work will be completed as part of the home building of the individual lots. The residential development is not a part of this project.

However, the County of San Mateo requires that post-development peak flow and velocity must be less than or equal to predevelopment peak flow and velocity in areas where there are no existing downstream storm drain systems. In addition, if appropriate Best Management Practices are not used during on-site grading and operation of the proposed project, the project could result in potentially significant impacts related to erosion or siltation. With the implementation of Mitigation Measures HYD–1 and HYD-2, impacts would be less than significant.

Mitigation Measures: See Mitigation Measure HYD-1.

HYD-2 Upon submittal of improvement plans, the applicant shall submit a Drainage Plan to include all existing and proposed drainage improvements at the project area. The Drainage Plan shall demonstrate that all stormwater is retained on-site with no off-site release (100 percent containment). Drainage improvements shall be carried out to the satisfaction of the Director of Public Works or City Engineer. The Drainage Plan shall include a drainage system maintenance program. The applicant shall prepare and submit an Operations and Maintenance for the drainage facilities to the City for review and approval. The Drainage Plan shall be prepared by a licensed professional engineer.

IX. (d). **Less than Significant Impact with Mitigation.** A significant impact may occur if a project results in increased runoff volumes during construction or operation of the project that would result in flooding conditions affecting the project area or nearby properties. See answers IX (a) and IX (c). Impacts would be less than significant with mitigation.

Mitigation Measures: See Mitigation Measures HYD-1 and HYD-2.

IX. (e). **Less than Significant Impact with Mitigation.** A significant impact may occur if a project would increase the volume of storm water runoff to a level which exceeded the capacity of the storm drain system serving a project area. See answers IX (c) and IX (g). Impacts would be less than significant with mitigation.

Mitigation Measures: See Mitigation Measures HYD-1 and HYD-2.

IX. (f, g). **Less than Significant with Mitigation.** A significant impact may occur if a project includes potential sources of storm water pollutants that would have the potential to substantially degrade water quality or result in an increase in any pollutant for which a water body is listed as impaired under Section 303(d) of the Clean Water Act. See answer IX (a). Impacts would be less than significant with implementation of Mitigation Measure HYD-1.

Mitigation Measures: See Mitigation Measure HYD-1.

IX. (h). **No Impact.** A significant impact may occur if a project were to place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The Flood Insurance Rate Map Community Panel No. 0603190005 A dated June 3, 1986 indicates that the project area is located in Zone C, which is defined as areas outside of a 100-year flood hazard zone. Therefore, the proposed project is not within a 100-year flood zone, and no impact would occur.

Mitigation Measures: No mitigation required.

IX. (i, j). **No Impact.** A significant impact may occur if a project were to place within a 100-year flood hazard area structures which would impede or redirect flood flows. The project is not located in a 100-year flood zone or downstream of any body of water that is contained by levee or dam; therefore, it would not expose people or structures to a significant risk of loss, injury or death involving flooding. No impact would occur and no additional analysis is required.

Mitigation Measures: No mitigation required.

IX. (k). **Less than Significant Impact.** A significant impact may occur if a project were to expose people or structures to a significant risk of loss, injury or death involving Inundation by seiche, tsunami, or mudflow. Tsunami hazard is present in the low-lying coastal areas of San Mateo County, particularly at the mouth of drainages. The inland extent of run-up is not known; it has been mapped to the 20-foot contour. Inundation could be greater, depending on local coastal, tidal, and storm conditions. The City's LCP/LUP Geological Hazards Map indicates that the project area is within the tsunami inundation area. However, the proposed project would not expose persons or structures to inundation by seiche, tsunami, or mudflow. The proposed project includes the construction of streets and infrastructure. Construction of the proposed project would be temporary and the City of Half Moon Bay has adopted a "Tsunami Ready" program which includes (with cooperation with the County of San Mateo Emergency Services) tsunami warning sirens, announcements disseminated over the Emergency Alert System (EAS) and NOAA weather all-hazard radio system, automated telephone notification, text message on cellular phones and email addresses. In the event of a distance source tsunami, residents in the hazard areas will be instructed to go inland or to an official Evacuation Shelter (ES). The nearest ES is located at the Half Moon Bay High School, approximately 1.7 miles southwest of the project area. Future build-out of the proposed project would require a separate Geological report and mitigation measures to address these hazards. Community preparedness is the most effective measure to reduce potential loss of life and with the existing City warning systems in place would reduce the potential impacts to less than significant.

Mitigation Measures: No mitigation required.

| **X. LAND USE AND PLANNING**<br>Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Physically divide an established community. | | | x | |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | x | |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | x |

Setting:

According to the LCP, the proposed project area is designated as Planned Development and zoned as Planned Unit Development (PUD). It is bordered by residential development to the north, Highway 1 and a commercial nursery to the east, agricultural fields to the south, and Half Moon Bay State Beach and the Pacific Ocean to the west. The western boundary of the project area is 225 feet east of Balboa Boulevard (part of the Half Moon Bay State Beach park road and bike trail).

Impacts:

X. (a). **Less than Significant Impact.** A significant impact may occur if a project were sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community. The project includes the installation of infrastructure and streets. No physical division of an established community would result from the proposed project and impacts would be less than significant.

Mitigation Measures: No mitigation required.

X. (b). **Less than Significant Impact.** A significant impact may occur if a project is inconsistent with applicable land use plans or zoning designations and would cause adverse environmental effects, which these regulations are designed to avoid or mitigate. The City's Local Coastal Program (LCP) Land Use Plan designates the site ("project area") as Planned Development (PD). The project area is located in a Planned Unit Development zoning district, which is consistent with the LCP.

No substantial changes or alterations to present or planned uses are proposed by the project. The proposed project consists of an application for a CDP, Planned Unit Development Plan, Use Permit, and Tentative Parcel Map to divide approximately 2.1 acres of ruderal fields and coastal scrub into four lots, and to construct a new on-site sanitary sewer pipe, water, and storm drain system. In addition, the project would be consistent with applicable plans and policies including:

*City of Half Moon Bay LCP – Chapter 9 (Development)*

- *Policy 9-3: All new development permitted shall comply with all other policies of the Plan (New development means any project for which a Coastal Permit is required under Section 30106, 30250, 30252, 30600, and 30608 of the Coastal Act).*

  Project Applicability: The proposed project is an application for a coastal development permit. The City of Half Moon Bay has the ultimate decision-making authority regarding a given project's consistency with applicable plans and policies; however, the proposed project would generally be consistent with Policy 9-3.

- *Policy 9-4: All new development shall have available water and sewer services and shall be accessed from a public street or shall have access over private streets to a public street.*

  Project Applicability: The proposed project includes the construction of streets and infrastructure to conform to this policy.

- *Policy 9-5: The base permitted residential density for any parcel located within an area designated Planned Development (PD) District shall be no more than 2 units per acre, except as provided with such District under Subsection 9.3.3 through 9.3.16.*

  Project Applicability: The proposed project is the application for a CDP to subdivide 2.1 acres into four separate lots. No development other than the installation of streets, drainage and other utilities is proposed at this time. The development of single-family residences on the four new lots would be evaluated with the submittal of a CDP application in the future. Therefore, the proposed project would be consistent with this policy.

- *Policy 9-8: The entire site shall be planned as a unit.*

  Project Applicability: The proposed project is planned as a complete unit. See above (Policy 9-5).

*California Coastal Act*

- *Coastal Act Policy 30250(a)* – New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas, shall be permitted only where 50% of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

  Project Applicability: The proposed project is in close proximity to existing developed areas that would be able to accommodate the proposed project. Therefore, the proposed project would be consistent with this policy.

- *Coastal Act Policy 30211 - Development Not to Interfere with Access:* Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

  Project Applicability: Development includes any "placement or erection of any solid material or structure..." The project does not block physical or visual access to or along the coast. Therefore, the proposed project would be consistent with this policy.

- *Coastal Act Policy 30212 - New development projects:* Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

  Project Applicability: There is adequate access in the vicinity of the project area. Therefore, the proposed project would be consistent with this policy.

Mitigation Measures: No mitigation required.

X. (c). **No Impact.** A significant impact may also occur if a project were to conflict with any applicable habitat conservation plan or natural community conservation plan. The City does not have a habitat conservation plan or natural community conservation plan. The City does have a Local Coastal Program (LCP) Land Use Plan (LUP), amended in 1993, that addresses standards for biological review. This project was reviewed within the LCP framework and does not conflict with those plans.

Mitigation Measures: No mitigation required.

| XI. MINERAL RESOURCES<br>Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | x |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | x |

Impacts:

XI. (a, b). **No Impact.** A significant impact may occur if the project area is located in an area used or available for extraction of a regionally-important mineral resource, or if the proposed project would convert an existing or future regionally-important mineral extraction use to another use, or if the proposed project would affect access to a site used or potentially available for regionally-important mineral resource extraction. The existing site conditions do not present evidence of mineral resources that are value to the region. The LCP does not designate the project area as rich in mineral resources. The construction of the proposed project would neither result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state nor result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact would occur and no additional analysis is required.

Mitigation Measures: No mitigation required.

| XII. NOISE<br>Would the project result in: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | x | | |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | | | x | |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | x | |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | x | | |

| XII. NOISE<br>Would the project result in: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | x |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | x |

Setting:

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise, on the other hand, is typically defined as unwanted sound. A typical noise environment consists of a base of steady "background" noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from, for example, traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise upon people is largely dependent upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

- $L_{eq}$ – A $L_{eq}$, or equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the $L_{eq}$ of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
- $L_{max}$ – The maximum instantaneous noise level experienced during a given period of time.
- $L_{min}$ – The minimum instantaneous noise level experienced during a given period of time.
- CNEL – The Community Noise Equivalent Level is a 24-hour average Leq with a 5 dBA "weighting" during the hours of 7:00 P.M. to 10:00 P.M. and a 10 dBA "weighting" added to noise during the hours of 10:00 P.M. to 7:00 A.M. to account for noise sensitivity in

the evening and nighttime, respectively. The logarithmic effect of these additions is that a 60 dBA 24 hour $L_{eq}$ would result in a measurement of 66.7 dBA CNEL.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day, night, or over a 24-hour period. For residential uses, environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60–70 dBA range, and high above 70 dBA.[9] Noise levels greater than 85 dBA can cause temporary or permanent hearing loss. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet suburban residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate level noise environments are urban residential or semi-commercial areas (typically 55–60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with more noisy urban residential or residential-commercial areas (60–75 dBA) or dense urban or industrial areas (65–80 dBA).

It is widely accepted that in the community noise environment the average healthy ear can barely perceive CNEL noise level changes of 3 dBA. CNEL changes from 3 to 5 dBA may be noticed by some individuals who are extremely sensitive to changes in noise. A 5 dBA CNEL increase is readily noticeable, while the human ear perceives a 10 dBA CNEL increase as a doubling of sound.

Noise levels from a particular source generally decline as distance to the receptor increases. Other factors, such as the weather and reflecting or barriers, also help intensify or reduce the noise level at any given location. A commonly used rule of thumb for roadway noise is that for every doubling of distance from the source, the noise level is reduced by about 3 dBA at acoustically "hard" locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dBA at acoustically "soft" locations (i.e., the area between the source and receptor is normal earth or has vegetation, including grass). Noise from stationary or point sources is reduced by about 6 to 7.5 dBA for every doubling of distance at acoustically hard and soft locations, respectively. Noise levels are also generally reduced by 1 dBA for each 1,000 feet of distance due to air absorption. Noise levels may also be reduced by intervening structures – generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The normal noise attenuation within residential structures with open windows is about 17 dBA, while the noise attenuation with closed windows is about 25 dBA.[10]

The existing noise environment in the project area is dominated by vehicular traffic along Highway 1. The City of Half Moon Bay has established plans and policies, which are designed to limit noise exposure at noise sensitive land uses. These plans and polices are contained in the City's Zoning Ordinance and LCP/LUP. The most noise sensitive land use in Half Moon Bay is residential development. Residential development is spread throughout the City. It is considered especially noise sensitive because (1) considerable time is spent by individuals at home, (2) significant activities occur outdoors, and (3) sleep disturbance is most likely to occur in a residential area. Additionally, the City of Half Moon Bay has a number of public and private educational facilities, churches, and parks that are considered noise sensitive.

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*9 Office of Planning and Research, State of California General Plan Guidelines, October 2003 (in coordination with the California Department of Health Services).*

*10 National Cooperative Highway Research Program Report 117, Highway Noise: A Design Guide for Highway Engineers, 1971.*

Impacts:

XII. (a). **Less than Significant with Mitigation.** A significant impact may occur if the proposed project would generate excess noise that would cause the ambient noise environment at the project area to exceed noise levels in excess of local standards. The construction activities associated with the project typically involve the use of heavy equipment such as tractors, loaders, pavers, and concrete mixers. Trucks would be used to deliver equipment and materials and to haul away waste materials. Smaller equipment, such as jack hammers and pneumatic tools, could also be used throughout the site during the construction phase. This equipment would generate both temporary steady-state and episodic noise that would be heard both on and off the project area.

The EPA has compiled data related to the noise-generating characteristics of specific types of construction equipment and noise levels that can be achieved with implementation of feasible control measures. Noise levels generated by heavy equipment can range from approximately 76 dB(A) to 89 dB(A) when measured at 50 feet and 70 dB(A) to 83 dB(A) when measured at 100 feet, without implementation of noise reduction measures. The noisiest pieces of equipment that would be used during the project's construction phase would include jackhammers and pavers, which produce noise levels of approximately 75 and 80 dB(A) at 50 feet with implementation of the required feasible noise reduction control measures. As with all construction equipment, these noise levels would diminish rapidly with distance from the construction site at a rate of approximately six dB(A) per doubling of distance. The residential land uses located adjacent to the project area to the north and east have balconies/outdoor areas on that face the project area. Some of these residents would experience temporary, periodic, noticeable increases in noise levels during the project's construction period, even with implementation of the noise control measures. Therefore, project impacts related to temporary noise increases associated with project construction would be significant but adherence to City standards for potential noise impacts during project construction, as well as the implementation of the following mitigation measures to require compliance with local ordinances addressing construction hours and practices, would reduce potential noise impact during project construction and operation to a less-than-significant level.

Mitigation Measures:

NOISE–1 In addition to compliance with existing local, State and federal regulations, the following measures shall be required for new construction associated with the project:

- Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 6:00 p.m. Saturdays; and 10:00 a.m. to 6:00 p.m. Sundays and holidays. (City of Half Moon Bay Ord. 8-89 §1(part), 1989). However, the director of public works/city engineer may, upon written application, modify the hours of construction whenever, in his/her reasonable judgment, there is good cause for such modification due to emergency or impracticality. (Ord. 8-89 §1(part), 1989).
- All construction vehicle and equipment shall be fitted with working mufflers.
- All stationary noise generating equipment, such as compressors, should be located as far as possible from existing houses.
- Machinery, including motors, shall be turned off when not in use.

- Mobile equipment shall not run idle near existing residences.
- A "disturbance coordinator" shall be designated who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be a member of City staff or employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site.

XII. (b). **Less than Significant Impact.** A significant impact may occur if the proposed project were to generate excessive vibration during construction or operation activities. Vibration is sound radiated through the ground. Vibration can result from a source (e.g., subway operations, vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

Due to the limited nature of project construction and that heavy equipment such as pile drivers would not be required, the project is not anticipated to cause exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels during project construction. Impacts during project construction would be less than significant and no impacts would occur during project operation.

Mitigation Measures: No mitigation required.

XII. (c). **Less than Significant Impact.** A significant impact may occur if the proposed project were to result in a substantial permanent increase in ambient noise levels above existing ambient noise levels without the proposed project. As discussed previously, it is widely accepted that in the community noise environment the average healthy ear can barely perceive CNEL noise level changes of 3 dBA. CNEL changes from 3 to 5 dBA may be noticed by some individuals who are extremely sensitive to changes in noise. A 5 dBA CNEL increase is readily noticeable, while the human ear perceives a 10 dBA CNEL increase as a doubling of sound.

Generally, in order to achieve a 3 dBA CNEL increase in ambient noise from traffic, the volume on any given roadway would need to double. The proposed project consists of an application for a CDP, Planned Unit Development Plan, Use Permit, and Tentative Parcel Map to divide approximately 2.1 acres of ruderal fields and coastal scrub into four lots, and to construct a new on-site sanitary sewer pipe and storm drain system. The proposed project does not include an increase in the overall amount of vehicle trips. Given this small amount of vehicle trips to the project area, the existing traffic volumes on the roadways in the project vicinity would not be doubled. As a result of the project, no long-term significant increase in ambient noise levels is expected. Thus, impacts associated with traffic noise levels from the proposed project would be less than significant and no further analysis is required.

Other non-traffic related operational noise levels associated with the proposed project would be similar or less than the noise levels associated the surrounding residential area. Impacts would be less than significant and no further analysis is required.

Mitigation Measures: No mitigation required.

XII. (d). **Less than Significant with Mitigation.** A significant impact may occur if a project were to result in a substantial temporary or periodic increase in ambient noise levels above existing ambient noise levels without the proposed project. See answers XII (a) and XII (c).

Mitigation Measures: See Mitigation Measure NOISE-1.

XII. (e, f). **No Impact.** A significant impact may occur if a project were located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels. A significant impact may also occur if a project would expose people residing or working in the in the vicinity of a private airstrip to excessive noise levels. The project area is not located within an airport land use plan, within two miles of a public airport or public use airport, or within the vicinity of a private airstrip. Therefore, no impact would occur and no further analysis is required.

Mitigation Measures: No mitigation required.

| **XIII. POPULATION AND HOUSING**<br>Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | x | |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | x |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | x |

Setting:

The existing parcel would be subdivided into four parcels with a fifth parcel held in reserve as open space. The City's LCP Land Use Plan designates the project area as Planned Development (PD). The project area is located in a Planned Unit Development zoning district, which is consistent with the LCP. The existing parcel would be subdivided into four parcels with a portion of Parcel D designated Reserve (open space). The proposed project would also be consistent with the zoning density for the site. The proposed project would not include development other than infrastructure including the installation of streets, sidewalks, storm drainage infrastructure, and other utilities. Lot sizes would range from 0.35 acre (15,266 sq ft) to 0.455 acre (19,815 sq ft) (Ashley, 2010). Each lot would be able to support one dwelling unit.

Impacts:

XIII. (a-c). **Less than Significant Impact and No Impact.** A significant impact would occur if a project would locate new development such as homes, businesses, or infrastructure, with the effect of substantially inducing growth in the project area that would otherwise not have occurred as rapidly or in as great a magnitude. A significant impact may also occur is the project would result in the substantial displacement of existing housing units or people, necessitating the construction of replacement housing elsewhere.

The proposed project includes the extension of roadways and other infrastructure, which would indirectly induce population growth in the area. The proposed project also consists of subdividing a parcel into four lots. The area is zoned as Planned Unit Development (PUD) under the City's LUP and thus future growth has been anticipated. Therefore, such impacts would be less than significant. Furthermore, the proposed project would not displace substantial numbers of housing or people, necessitating the construction of replacement housing elsewhere. Therefore, no impacts to population and housing related to the displacement of housing or people would occur and no further analysis is required.

Mitigation Measures: No mitigation required.

| **XIV. PUBLIC SERVICES**<br>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Fire protection? | | | X | |
| b) Police protection? | | | X | |
| c) Schools? | | | X | |
| d) Parks? | | | X | |
| e) Other public facilities? | | | X | |

Impacts:

XIV. (a-e). **Less than Significant Impact.** A significant impact to public services may occur if a project resulted in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for any of the following public services.

The proposed project consists of an application for a CDP, Planned Unit Development Plan, Use Permit, and Tentative Parcel Map to divide approximately 2.1 acres of ruderal fields and coastal scrub into four lots, and to construct a new on-site sanitary sewer pipe and storm drain system. The proposed project would not introduce new land uses and associated population that could increase demands for public services. Therefore, the proposed project would not result in the substantial adverse physical impacts associated with the provision of new or

physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any public service. Impacts would be less than significant and no additional analysis is necessary.

Mitigation Measures: No mitigation required.

| **XV. RECREATION**<br>Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | x | |
| b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | x | |

Impacts:

XV. (a, b). **Less than Significant Impact.** A significant impact may occur if a project would include substantial employment or population growth which could generate an increased demand for public park facilities that exceeds the capacities of existing parks and causes premature deterioration of the park facilities. A significant impact may also occur if a project includes the construction or expansion of park facilities and such construction would have a significant adverse effect on the environment.

The proposed project would not introduce new land uses and associated population that could increase demands for recreational facilities. Therefore, the project would not increase the use of existing neighborhood parks or recreational facilities in a substantial manner nor require the construction or expansion of existing recreational facilities. Impacts would be less than significant and no further analysis is required.

Mitigation Measures: No mitigation required.

| **XVI. TRANSPORTATION**<br>Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | | | X | |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | | | X | |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | X |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | X | |
| e) Result in inadequate emergency access? | | | X | |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | | | | X |

Setting:

The project area is located approximately ± 20 feet west of Highway 1 and 600 feet landward of the Pacific Ocean, and ±9,300 feet northwest (2.0 miles, up coast) from the intersection of Highways 1 and 92. The western boundary of the project area is 225 feet east of Balboa Boulevard (road and bike trail portions of Half Moon Bay State Beach). There is no current publicly available access to the site.

Impacts:

XVI. (a). **Less than Significant Impact.** A significant impact may occur if a project would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The proposed project would include the extension of Pullman Avenue and Champs Elysee Boulevard. Pullman Avenue would be extended by 60 feet and would include a cul-de-sac. The Champs Elysee Boulevard extension would be constructed in the existing right of way from Washington Boulevard to the site and include a cul-de-sac as well. The operation phase of the proposed project would not increase vehicle trips in the area. The proposed project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Therefore, impacts would be less than significant and no further analysis is required.

Mitigation Measures: No mitigation required.

XVI. (b). **Less than Significant Impact.** A significant impact may occur if the adopted California Department of Transportation (Caltrans) and San Mateo County thresholds for a significant traffic impact would be exceeded. Vehicle trips on Pullman Avenue and Champs Elysee Boulevard would be generated primarily by the adjacent residential neighborhood. Highway 1 is the only designated Countywide Congestion Management Program (CMP) network street near the project area. To address the increasing public concern that traffic congestion is impacting the quality of life and economic vitality of the State of California, the CMP was enacted by Proposition 111. The CMP designated a transportation network including all State highways and some arterials within the County to be monitored by local jurisdictions. If the Level of Service (LOS) standard deteriorates on the CMP network, then local jurisdictions must prepare a deficiency plan to be in conformance with the CMP program.

Per the CMP, the level of service standard on this roadway is LOS E. The City of Half Moon Bay's General Plan Circulation Element designates a threshold LOS E during the weekday commute hours and level of service LOS F during the peak weekend hour for the Highway 1 segment in the project vicinity. The operational phase of the proposed project would not alter existing and projected LOS as reported in the City's General Plan Circulation Element. As described above in XVI.(a), no traffic would be generated as a result of the operation of the proposed project. Therefore, the proposed project would not substantially contribute to existing traffic on roadways that are designated as part of the CMP transportation network and impacts would be less than significant. No further analysis is required.

Mitigation Measures: No mitigation required.

XVI. (c). **No Impact.** This question would apply to the proposed project only if it were an aviation-related use. The project area does not contain any aviation-related uses, and the proposed project would not include the development of any aviation-related uses. Thus, the proposed project would have no impact on air traffic patterns. No further analysis or mitigation is required.

Mitigation Measures: No mitigation required.

XVI. (d). **Less than Significant Impact.** A significant impact may occur if a project were to include a new roadway design, introduce a new land use or project features into an area with specific transportation requirements and characteristics that have not been previously experienced in that area, or if project access or other features were designed in such a way as to create hazardous conditions. See answer XVI (a). The proposed project would not introduce hazardous conditions through new roadway design or project features. Adequate sight distance would be available for motorists to access and depart the project area. Impacts would be less than significant and no further analysis is required.

Mitigation Measures: No mitigation required.

XVI. (e). **Less than Significant Impact.** A significant impact may occur if a project design would not provide emergency access meeting the requirements of the Coastside Fire Protection District or in any other way threaten the ability of emergency vehicles to access and serve the project area or adjacent uses. The proposed project would include the construction of new roadways; however, these roads would not have a significant impact on existing circulation patterns, street design or access. In addition, the proposed project would not create features

which might generate hazardous road conditions. The ingress and egress to the project area would be from extensions of Pullman Avenue and Champs Elysee Boulevard. Pullman Avenue would be extended 60 feet with a cul-de-sac and the extension of Champs Elysee Boulevard would be constructed in the existing right-of-way from Washington Boulevard to the project area with a cul-de-sac. No new design features are proposed that would create new traffic hazards or result in inadequate emergency access. Additionally, the Coastside Fire Protection District would condition the project prior to future build-out to provide adequate measures to ensure emergency access and maneuverability on Champs Elysee Boulevard and Pullman Avenue. Impacts would be less than significant and no further analysis is required.

Mitigation Measures: No mitigation required.

XVI. (f). **No Impact.** A significant impact may occur if a project would conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. The project does not impact or conflict with adopted policies, plans or programs supporting alternative transportation based upon its location. Therefore, no impact would occur and no further analysis is required.

Mitigation Measures: No mitigation required.

| **XVII. UTILITIES AND SERVICE SYSTEMS**<br>Would the project: | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | | x |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | x | |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | x | | |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | x | |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | x | |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | x | |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | | | | x |

Impacts:

XVII. (a, b). **No Impact and Less than Significant Impact.** A significant impact may occur if a project exceeds wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB). A significant impact may also occur if a project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project area would be exceeded. The project does not involve any uses that would discharge wastewater to sanitary sewer or on-site wastewater systems (septic). The proposed project includes the installation of sewer lines but because no new homes would be built, the project would not generate sewage. Therefore, there would be no impacts and no further analysis is required.

Mitigation Measures: No mitigation required.

XVII. (c). **Less than Significant with Mitigation.** A significant impact may occur if the proposed project would result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Based on the Corps' determination (Appendix D) all proposed discharges of dredged or fill material occurring below the plane of ordinary high water (OHW) in non-tidal waters of the United States typically require Department of the Army Corps authorization and the issuance of a permit under Section 404 of the Clean Water Act. Therefore, any impacts to the bed, bank, or channel (below OHW) of Pullman Ditch would require a permit under Section 404 of the Clean Water Act. The proposed project includes the placement of an energy dissipater, as illustrated in Figure 2, within Pullman Ditch. This is a potentially significant impact. Implementation of Mitigation Measure BIO-6 would reduce this potentially significant impact to a less-than-significant level.

Mitigation Measures: See Mitigation Measure BIO-6.

XVII. (d). **Less than Significant Impact.** A significant impact may occur if a project were to increase water consumption to such a degree that new water sources would need to be identified, or that existing resources would be consumed at a pace greater than planned for by purveyors, distributors, and service providers. The project does not involve or require water service from the Coastside Water District. Impacts would be less than significant and no further analysis is required.

Mitigation Measures: No mitigation required.

XVII. (e). **Less than Significant Impact.** A significant impact may occur if a project would increase wastewater generation to such a degree that the capacity of facilities currently serving the project area would be exceeded. The proposed project includes new infrastructure, including an 8" sewer line and road construction. However, the proposed project would not produce any wastewater and therefore, the project would not interfere with any wastewater treatment provider's service capacity. Therefore, impacts would be less than significant and no further analysis is required.

Mitigation Measures: No mitigation required.

XVII. (f). **Less than Significant Impact.** A significant impact may occur if a project were to increase solid waste generation to a degree that existing and projected landfill capacity would be insufficient to accommodate the additional solid waste. The project consists of an application

for a CDP, Planned Unit Development Plan, Use Permit, and Tentative Parcel Map and the construction of roads and infrastructure. The construction phase of the project would not generate a significant amount of solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station. Impacts would be less than significant and no further analysis is required.

Mitigation Measures: No mitigation required.

XVII. (g). **No Impact.** A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. The proposed project would comply with federal, state, and local statutes related to solid waste, and no significant regulatory impacts are anticipated. Therefore, no impact would occur and no further analysis is required.

Mitigation Measures: No mitigation required.

| **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE** | YES: Potentially Significant Impact | NO: Less Than Significant With Mitigation | NO: Less Than Significant Impact | NO: No Impact |
|---|---|---|---|---|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | x | | |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | | | x | |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | x | |

XVIII. (a). **Less than Significant Impact with Mitigation.** The proposed project may result in several impacts associated with Biological Resources and Cultural Resources that would be significant if left unmitigated. Mitigation Measures BIO-1, CULT-1, and CULT-2 would fully mitigate all potential impacts to levels of less than significant. With the implementation of these mitigation measures, the proposed project would have less than significant impacts.

XVIII. (b). **Less than Significant Impact.** Other projects in the vicinity of the proposed project include: 1) one single family residence (SFR) at 2805 Alameda Avenue; 2) continuation of a City-sponsored bike trail on the south side of Highway 1 from Wave Avenue to Frenchman's Creek, and the crossing to the north side of Highway 1 from Frenchman's Creek to Nurserymens' Exchange across from Washington Boulevard; 3) one SFR on Washington Boulevard (APN 048-121-050); 4) one SFR at 2812 Champs Elysee Boulevard (APN 048-112-210); and 5) one SFR at 2788 Pullman Avenue (APN 048-121-090).

All cumulative impacts related to air quality, noise, and traffic are either less than significant after mitigation or less than significant and do not require mitigation. Given the size of the project and its impacts and mitigation measures, the incremental effects of the project are not considerable when considered in connection with the effects of past, current, and probable future projects. As discussed above, the project does not have a significant cumulative impact. Therefore, the proposed project would not result in a cumulatively considerable impact and impacts would be less than significant.

XVIII. (c). **Less than Significant Impact.** As noted in the responses to Question I through XVII above, the proposed project would not result in any significant impacts that cannot be fully mitigated. Thus, the proposed project would result in less than significant impacts related to adverse effects on human beings.

**MITIGATION MONITORING AND REPORTING PLAN**

This Mitigation Monitoring and Reporting Plan (MMRP) has been prepared pursuant to CEQA Guidelines (California Code of Regulations, Title 14), which state the following:

> *In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.*
>
> *The public agency may choose whether its program will monitor mitigation, report on mitigation, or both. "Reporting" generally consists of a written compliance review that is presented to the decision making body or authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. "Monitoring" is generally an ongoing or periodic process of project oversight. There is often no clear distinction between monitoring and reporting and the program best suited to ensuring compliance in any given instance will usually involve elements of both.*

Table 2 lists the potentially significant impacts and proposed mitigation measures identified in the Initial Study/Mitigated Negative Declaration (IS/MND). Table 2 describes the timing of implementation of the mitigation measures (i.e., when the measure will implemented) and the City Department or individual responsible for ensuring implementation of the measures. Finally, Table 2 describes the City Department of individual responsibility for monitoring the mitigation measures.

**Table 2**
**Mitigation Monitoring and Reporting Plan**

| Environmental Impact | Mitigation Measures | Implementation Responsibility & Timing | Monitoring Responsibility | Verified Implementation |
|---|---|---|---|---|
| **AIR QUALITY** | | | | |
| ***Impact AQ-1: Project-related emissions***<br>The project includes grading and development of streets and infrastructure, but not the construction or operation of homes. Although the project-generated traffic would not result in a significant long-term impact on local or regional air quality, short-term construction impacts could represent a significant adverse impact without mitigation.etc.). However, the proposed project meets all of the BAAQMD's screening criteria for construction-related air quality impacts. Therefore, with implementation of the following BAAQMD mitigation measures, construction-related air quality impacts would be ***less than significant***.<br><br>***Significance of Impact Before Mitigation:***<br>Potentially Significant<br><br>***Significance of Impact After Mitigation:***<br>Less than Significant | ***Mitigation Measure***<br>AQ–1 The following practices shall be followed during all future phases of site preparation and construction activities at the site:<br><br>• All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.<br>• All haul trucks transporting soil, sand, or other loose material off-site shall be covered.<br>• All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.<br>• All vehicle speeds on unpaved roads shall be limited to 15 mph.<br>• All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.<br>• Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.<br>• All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.<br>• Post a publicly visible sign with the telephone number and person to contact at the Lead Agency | ***Implementation Responsibility:***<br>Project Applicant<br><br>***Monitoring Frequency:***<br>As needed | ***Monitoring Responsibility:***<br>City of Half Moon Bay | ***Initials*** _____<br><br>***Date*** _____ |

| Environmental Impact | Mitigation Measures | Implementation Responsibility & Timing | Monitoring Responsibility | Verified Implementation |
|---|---|---|---|---|
| | regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. | | | |
| **BIOLOGICAL RESOURCES** | | | | |
| ***Impact BIO-1: Special-status Plants***<br>No special status plant species were considered to have a high potential to occur in the project or study areas due to limited native habitat and levels of disturbance on-site. Although, special-status plants are unlikely to occur within the project area, they may be found within the study area. Nineteen (19) species, including 17 plants and two mosses, were determined to have a moderate potential to occur in the study area. Potential disturbance to these species is considered potentially significant. Incorporation of Mitigation Measure BIO-1 would lessen potentially significant impacts to a ***less-than-significant*** level.<br><br>***Significance of Impact Before Mitigation:***<br>Potentially Significant<br><br>***Significance of Impact After Mitigation:***<br>Less than Significant | ***Mitigation Measure***<br>BIO–1 Seasonally-appropriate protocol-level plant surveys in the study area are recommended to account for the 19 species. These surveys should cover the blooming periods of all species listed in Section 4.2.1 of the Biological Resource Assessment (WRA, 2011). If any special status plant species are identified in the study area or project area, development activities shall avoid these areas and appropriate buffer areas established around such species. A qualified biologist shall determine the size and location of any buffer. Fencing or other barriers shall be installed to prevent disturbance of the special status species ESHA and buffer area until project construction is complete. If a suitable protective ESHA buffer cannot be preserved, mitigation shall include restoration and improvement of habitat within the remaining buffer area or other suitable areas on the project site. Restoration shall include removal of invasive species that threaten the continuance of the special status species and its habitat. | ***Implementation Responsibility:***<br>Project Applicant/City of Half Moon Bay<br><br>***Monitoring Frequency:***<br>As needed | ***Monitoring Responsibility:***<br>Project Applicant/City of Half Moon Bay | ***Initials*** _____<br><br>***Date*** _____ |

| Environmental Impact | Mitigation Measures | Implementation Responsibility & Timing | Monitoring Responsibility | Verified Implementation |
|---|---|---|---|---|
| ***Impact BIO-2: Nesting Birds***<br>Nesting birds protected by the Migratory Bird Treaty Act and other regulations may be impacted by construction during the bird breeding season from February through August. Ideally, the clearing of vegetation, removal of buildings and the initiation of construction can be done in the non-breeding season from September through January. If construction occurs during the breeding season (1 February through 31 August) then impacts would be potentially significant. Implementation of pre-construction nesting bird surveys required in Mitigation Measure BIO-2 would lessen potentially significant impacts to a ***less-than-significant*** level.<br><br>***Significance of Impact Before Mitigation:***<br>Potentially Significant<br><br>***Significance of Impact After Mitigation:***<br>Less than Significant | ***Mitigation Measure***<br>BIO–2a *Impacts to Raptors and Tree-Nesting Raptor Nests*: The following measure was designed to ensure that tree-nesting raptors (e.g., hawks, falcons, owls, etc.) are not disturbed during the breeding season.<br><br>A qualified biologist shall conduct a pre-construction survey for tree-nesting raptors in all trees occurring within 250-feet of project building envelopes within 30 days of the onset of ground disturbance, if such disturbance will occur during the breeding season (1 February through 31 August). If nesting raptors are detected on the site during the survey, a construction buffer of 250 feet shall be established around each active nest for the duration of the breeding season or until it has been confirmed that all young have fledged and are independent. A biological monitor would monitor the site to ensure nesting raptors are not adversely affected by construction activities and to determine when young are independent. Pre-construction surveys during the non-breeding season are not necessary for tree-nesting raptors, as they are expected to abandon their roosts if disturbed by construction.<br><br>BIO–2b *Impacts to Other Nesting Birds*: Harm or disruption to nesting birds and/or their eggs or young as a result of project construction would be considered a violation of state and federal law, and therefore, would be considered a potentially significant impact. The following measures were designed to ensure that special status and common nesting birds are not disturbed during the breeding season. | ***Implementation Responsibility:***<br>Project Applicant/City of Half Moon Bay<br><br>***Monitoring Frequency:***<br>As needed | ***Monitoring Responsibility:***<br>Project Applicant/City of Half Moon Bay /Construction Personnel | ***Initials*** _____<br><br>***Date*** _____ |

| Environmental Impact | Mitigation Measures | Implementation Responsibility & Timing | Monitoring Responsibility | Verified Implementation |
|---|---|---|---|---|
| | To avoid impacting nesting birds (including CDFG Species of Special Concern), **one** of the following shall be implemented:<br><br>a) Conduct grading and construction activities, including the removal of Monterey pine trees from September 1st through January 31st, when birds are not likely to be nesting on the site;<br><br>- OR -<br><br>b) Conduct pre-construction surveys for nesting birds if construction is to take place during the nesting season (February 1 through August 31). A qualified wildlife biologist shall conduct a pre-construction nest survey no more than 5 days prior to initiation of grading to provide confirmation of the presence or absence of active nests on or immediately adjacent to the study area. If active nests are encountered, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of the nest shall be deferred until the young birds have fledged. A minimum exclusion buffer of 50 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey | | | |

| Environmental Impact | Mitigation Measures | Implementation Responsibility & Timing | Monitoring Responsibility | Verified Implementation |
|---|---|---|---|---|
| | report by the qualified biologist verifying that (1) no active nests are present, or (2) that the young have fledged, shall be submitted to the City prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. | | | |
| ***Impact BIO-3: Impacts to Bats***<br>The project area and surrounding area support potential bat habitat. Bat roosts are protected by CDFG and removal of occupied roosts would be considered a significant impact. Trees and snags may be removed outside of the maternity roosting season (September through March) without performing preconstruction bat surveys. If construction occurs during the maternity roosting season, then impacts to bats would be potentially significant. Pre-construction bat surveys required in Mitigation Measure BIO-3 would lessen potentially significant impacts to a ***less-than-significant*** level.<br><br>***Significance of Impact Before Mitigation:***<br>Potentially Significant<br><br>***Significance of Impact After Mitigation:***<br>Less than Significant | ***Mitigation Measure***<br>BIO–3 If construction occurs during the roosting season then pre-construction surveys for bats shall take place. Additionally, unused buildings may provide winter roost habitat and shall be surveyed for roosts if removed between November and March. If special status bat species are detected during surveys, appropriate, species and roost specific mitigation measures shall be developed. Such measures may include postponing removal of trees, snags or structures until the end of the maternity roosting season or construction of species appropriate roosting habitat within, or adjacent to the study area. Consultation with CDFG may be warranted to determine appropriate mitigation measures if roosts are disturbed or destroyed. | ***Implementation Responsibility:***<br>Project Applicant/City of Half Moon Bay<br><br>***Monitoring Frequency:***<br>As needed | ***Monitoring Responsibility:***<br>Project Applicant/City of Half Moon Bay/Construction Personnel | ***Initials*** _____<br><br>***Date*** _____ |

| Environmental Impact | Mitigation Measures | Implementation Responsibility & Timing | Monitoring Responsibility | Verified Implementation |
|---|---|---|---|---|
| ***Impact BIO-4: Impacts to Dusky-footed Woodrat***<br>The shrub areas in the study area have the potential to support the San Francisco Dusky-footed Woodrat. Destruction of Woodrat stick homes would represent a potentially significant impact. Although no stick houses were found during the November 2010 site visit, if stick houses are observed during construction they should be avoided if possible. If avoidance is not possible, then implementation of Mitigation Measure BIO-4 would lessen potentially significant impacts to a ***less-than-significant*** level.<br><br>***Significance of Impact Before Mitigation:***<br>Potentially Significant<br><br>***Significance of Impact After Mitigation:***<br>Less than Significant | ***Mitigation Measure***<br>BIO–4 Conduct pre-construction surveys. If stick houses are found and if avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house, a buffer of 25 feet using orange construction fencing shall be erected, and the house shall remain unmolested for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material shall be moved to suitable adjacent areas that will not be impacted | ***Implementation Responsibility:***<br>Project Applicant/City of Half Moon Bay<br><br>***Monitoring Frequency:***<br>As needed | ***Monitoring Responsibility:***<br>Project Applicant/City of Half Moon Bay | ***Initials*** _____<br><br>***Date*** _____ |
| ***Impact BIO-5: Impacts to Monarch Butterfly***<br>Monarch butterflies have known winter roosts just to the south of the study area. No impacts would be expected if tree removal is scheduled between March and September. If tree removal were to occur outside of this period then impacts would be potentially significant. Implementation of Mitigation Measure BIO-5 would lessen potentially | ***Mitigation Measure***<br>BIO–5 If construction activities or vegetation removal is scheduled during the winter from October through February, then a monarch winter roost survey shall be conducted. Detection of a roost may require consultation with CDFG. | ***Implementation Responsibility:***<br>Project Applicant/City of Half Moon Bay<br><br>***Monitoring Frequency:***<br>As needed | ***Monitoring Responsibility:***<br>Project Applicant/City of Half Moon Bay | ***Initials*** _____<br><br>***Date*** _____ |

| Environmental Impact | Mitigation Measures | Implementation Responsibility & Timing | Monitoring Responsibility | Verified Implementation |
|---|---|---|---|---|
| significant impacts to a ***less-than-significant*** level.<br><br>***Significance of Impact Before Mitigation:***<br>Potentially Significant<br><br>***Significance of Impact After Mitigation:***<br>Less than Significant | | | | |
| ***Impact BIO-6: Impacts to wetlands and Waters of the United States***<br>No wetlands were observed in the project area or within the surrounding 200-foot-wide study area (WRA, 2011). Therefore, the proposed project would not have an impact on wetlands, as defined by Section 404 of the Clean Water Act. However, based on the Corps' determination (Appendix D) all proposed discharges of dredged or fill material occurring below the plane of ordinary high water (OHW) in non-tidal waters of the United States typically require Department of the Army authorization and the issuance of a permit under Section 404 of the Clean Water Act. Therefore, any impacts to the bed, bank, or channel (below OHW) of Pullman Ditch would require a permit under Section 404 of the Clean Water Act. The proposed project includes the placement of an energy dissipater within Pullman Ditch. This would be considered a potentially significant impact. Implementation of Mitigation | ***Mitigation Measure***<br>BIO-6 Prior to the issuance of a grading permit, a permit shall be obtained from the Army Corps of Engineers for the discharge of any dredged or fill material into Waters of the United States, as required by Section 404 of the Clean Water Act of 1972. | ***Implementation Responsibility:***<br>Project Applicant/City of Half Moon Bay<br><br>***Monitoring Frequency:***<br>As needed | ***Monitoring Responsibility:***<br>Project Applicant/City of Half Moon Bay | ***Initials*** _____<br><br>***Date*** _____ |

| Environmental Impact | Mitigation Measures | Implementation Responsibility & Timing | Monitoring Responsibility | Verified Implementation |
|---|---|---|---|---|
| Measure BIO-6 would lessen this potentially significant impact to a ***less-than-significant*** level.<br><br>***Significance of Impact Before Mitigation:***<br>Potentially Significant<br><br>***Significance of Impact After Mitigation:***<br>Less than Significant | | | | |
| **CULTURAL RESOURCES** | | | | |
| ***Impact CULT-1: Impacts to Archaeological Resources***<br>The Half Moon Bay General Plan Open Space and Conservation Element indicates that the generalized location of potentially significant archaeological sites. The project area is not designated as containing potential archaeological resources, but is surrounded by such areas. However, the Half Moon Bay region has not undergone an exhaustive archaeological survey, and it is possible there are other sites occur within the City. Therefore, the proposed project could result in potentially significant impacts to unknown cultural resources. Mitigation Measure CULT–1 would lessen potentially significant impacts to a ***less-than-significant*** level.<br><br>***Significance of Impact Before Mitigation:***<br>Potentially Significant | ***Mitigation Measure***<br>CULT–1 If potentially significant cultural resources are encountered during project excavation or construction, all activity in the vicinity of the suspected resources shall be immediately suspended and the City and a qualified archaeologist shall be contacted to evaluate the situation. Project personnel shall not alter any of the uncovered materials or their context. The project developer, in consultation with a qualified archaeologist, shall complete a resource inventory, declaration, and mitigation plan and submit it to the City's Planning Department for review and approval prior to the continuation of any on-site grading or construction activity. Any previously undiscovered resources found during construction shall be recorded on appropriate significant cultural resources consist of, but are not limited to, stone, bone, wood, and shell artifacts; fossils; and features including hearths, structural remains, and historic dumpsites. | ***Implementation Responsibility:***<br>Project Applicant/City of Half Moon Bay<br><br>***Monitoring Frequency:***<br>As needed | ***Monitoring Responsibility:***<br>Project Applicant/City of Half Moon Bay/Construction Personnel | ***Initials*** _____<br><br>***Date*** _____ |

| Environmental Impact | Mitigation Measures | Implementation Responsibility & Timing | Monitoring Responsibility | Verified Implementation |
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| ***Significance of Impact After Mitigation:***<br>Less than Significant | | | | |
| **HAZARDS AND HAZARDOUS MATERIALS** | | | | |
| ***Impact HAZ-1: Release of Hazardous Materials***<br>In 2010, ENGEO prepared a limited Phase II environmental site assessment of the portion of the project site occupied by the equipment storage yard (ENGEO 2010). Based on the sampling and testing performed, ENGEO identified an approximate 6,500 square foot area of the equipment storage yard, S-1 on Figure 2 of the referenced 2010 Phase II report, with concentration of TPH as motor oil above the Regional Water Quality Control Board Environmental Screening Level for residential soil. Implementation of Mitigation Measure HAZ–1 would lessen this potentially significant impact to a ***less-than-significant*** level.<br><br>***Significance of Impact Before Mitigation:***<br>Potentially Significant<br><br>***Significance of Impact After Mitigation:***<br>Less than Significant | ***Mitigation Measure***<br>HAZ–1 The project applicant shall remove the affected soil to an anticipated depth of 6 inches across this area (6,500 $ft^2$; ±120 cubic yards). A minimum of four confirmation samples shall be collected from the base of the excavation and analyzed for TPH as motor oil following excavation. The excavated material could be either analyzed and off hauled to an appropriate disposal facility or encapsulated beneath a pavement section within the planned development. | ***Implementation Responsibility:***<br>Project Applicant/City of Half Moon Bay<br><br>***Monitoring Frequency:***<br>As needed | ***Monitoring Responsibility:***<br>Project Applicant/City of Half Moon Bay/Construction Personnel | ***Initials*** _____<br><br>***Date*** _____ |

| Environmental Impact | Mitigation Measures | Implementation Responsibility & Timing | Monitoring Responsibility | Verified Implementation |
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| **HYDROLOGY AND WATER QUALITY** | | | | |
| ***Impact HYD-1: Stormwater Quality***<br>During project construction, soil disturbances at the project area may impact stormwater quality. These potential impacts would be reduced by the implementation of the Stormwater Pollution Prevention Plan (SWPPP). With the implementation of Mitigation Measure HYD–1 impacts associated with the proposed project would be less than significant.<br><br>***Significance of Impact Before Mitigation:***<br>Potentially Significant<br><br>***Significance of Impact After Mitigation:***<br>Less than Significant | ***Mitigation Measure***<br>HYD–1 The applicant shall prepare a SWPPP subject to the review and approval by the City Engineer. The SWPPP shall be implemented during construction and the following San Mateo County Storm Water Pollution Best Management Practices (BMPs) shall be included in the SWPPP to ensure that water quality of surface runoff is maintained and no siltation of downstream waterways would occur:<br><br>• All project grading would take place in the dry season between April 1 and October 31 to minimize immediate erosion/siltation effects.<br>• Construction materials and waste shall be handled and disposed of properly in compliance with applicable law to prevent their contact with stormwater.<br>• 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 shall be controlled and prevented.<br>• Sediment controls such as straw mulch, silt fences, sediment basins or traps and/or other measures shall be employed during construction.<br>• Tracking dirt or other materials off-site shall be avoided and off-site paved areas and sidewalks shall be cleaned regularly using dry sweeping methods.<br>• The contractor shall train and provide instruction to all employees and subcontractors regarding construction BMPs. | ***Implementation Responsibility:***<br>Project Applicant/City of Half Moon Bay<br><br>***Monitoring Frequency:***<br>As needed | ***Monitoring Responsibility:***<br>Project Applicant/City of Half Moon Bay/Construction Personnel | ***Initials*** _____<br><br>***Date*** _____ |

| Environmental Impact | Mitigation Measures | Implementation Responsibility & Timing | Monitoring Responsibility | Verified Implementation |
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| ***Impact HYD-2: Erosion and Siltation***<br>The County of San Mateo requires that post-development peak flow and velocity must be less than or equal to predevelopment peak flow and velocity in areas where there are no existing downstream storm drain systems. In addition, if appropriate Best Management Practices are not used during on-site grading and operation of the proposed project, the project could result in potentially significant impacts related to erosion or siltation. With the implementation of Mitigation Measures HYD–1 and HYD-2, impacts would be ***less than significant***.<br><br>***Significance of Impact Before Mitigation:***<br>Potentially Significant<br><br>***Significance of Impact After Mitigation:***<br>Less than Significant | ***Mitigation Measure***<br>HYD-2 Upon submittal of improvement plans, the applicant shall submit a Drainage Plan to include all existing and proposed drainage improvements at the project area. The Drainage Plan shall demonstrate that all stormwater is retained on-site with no off-site release (100 percent containment). Drainage improvements shall be carried out to the satisfaction of the Director of Public Works or City Engineer. The Drainage Plan shall include a drainage system maintenance program. The applicant shall prepare and submit an Operations and Maintenance for the drainage facilities to the City for review and approval. The Drainage Plan shall be prepared by a licensed professional engineer. | ***Implementation Responsibility:***<br>Project Applicant/City of Half Moon Bay<br><br>***Monitoring Frequency:***<br>As needed | ***Monitoring Responsibility:***<br>Project Applicant/City of Half Moon Bay/Construction Personnel | ***Initials*** _____<br><br>***Date*** _____ |
| **NOISE** | | | | |
| ***Impact NOISE-1: Construction Noise***<br>The residential land uses located adjacent to the project area to the north and east have balconies/outdoor areas on that face the project area. Some of these residents would experience temporary, periodic, noticeable increases in noise levels during the | ***Mitigation Measure***<br>NOISE–1 In addition to compliance with existing local, State and federal regulations, the following measures shall be required for new construction associated with the project:<br><br>• Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 6:00 p.m. Saturdays; and 10:00 a.m. to 6:00 p.m. Sundays and holidays. (City of Half Moon Bay | ***Implementation Responsibility:***<br>Project Applicant/City of Half Moon Bay<br><br>***Monitoring Frequency:***<br>As needed | ***Monitoring Responsibility:***<br>Project Applicant/City of Half Moon Bay/Construction Personnel | ***Initials*** _____<br><br>***Date*** _____ |

| Environmental Impact | Mitigation Measures | Implementation Responsibility & Timing | Monitoring Responsibility | Verified Implementation |
|---|---|---|---|---|
| project's construction period, even with implementation of the noise control measures. Therefore, project impacts related to temporary noise increases associated with project construction would be significant but adherence to City standards for potential noise impacts during project construction, as well as the implementation of the following mitigation measures to require compliance with local ordinances addressing construction hours and practices, would reduce potential noise impact during project construction and operation to a ***less-than-significant*** level.<br><br>***Significance of Impact Before Mitigation:***<br>Potentially Significant<br><br>***Significance of Impact After Mitigation:***<br>Less than Significant | Ord. 8-89 §1(part), 1989). However, the director of public works/city engineer may, upon written application, modify the hours of construction whenever, in his/her reasonable judgment, there is good cause for such modification due to emergency or impracticality. (Ord. 8-89 §1(part), 1989).<br>• All construction vehicle and equipment shall be fitted with working mufflers.<br>• All stationary noise generating equipment, such as compressors, should be located as far as possible from existing houses.<br>• Machinery, including motors, shall be turned off when not in use.<br>• Mobile equipment shall not run idle near existing residences.<br>• A "disturbance coordinator" shall be designated who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be a member of City staff or employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. | | | |
| **UTILITIES** | | | | |
| ***Impact UTIL-1: New Storm Drainage Facilities***<br>Based on the Corps' determination (Appendix D) all proposed discharges of dredged or fill material occurring below the plane of ordinary high water (OHW) in non-tidal waters of | ***Mitigation Measure***<br>UTIL–1 See Mitigation Measure BIO-6. | ***Implementation Responsibility:***<br>Project Applicant/City of Half Moon Bay<br><br>***Monitoring*** | ***Monitoring Responsibility:***<br>Project Applicant/City of Half Moon Bay | ***Initials*** _____<br><br>***Date*** _____ |

| Environmental Impact | Mitigation Measures | Implementation Responsibility & Timing | Monitoring Responsibility | Verified Implementation |
|---|---|---|---|---|
| the United States typically require Department of the Army authorization and the issuance of a permit under Section 404 of the Clean Water Act. Therefore, any impacts to the bed, bank, or channel (below OHW) of Pullman Ditch would require a permit under Section 404 of the Clean Water Act. The proposed project includes the placement of an energy dissipater within Pullman Ditch. This is a potentially significant impact. Implementation of Mitigation Measure BIO-6 would lessen this potentially significant impact to a ***less-than-significant*** level.<br><br>***Significance of Impact Before Mitigation:***<br>Potentially Significant<br><br>***Significance of Impact After Mitigation:***<br>Less than Significant | | ***Frequency:***<br>As needed | | |

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# Appendix A

## Preliminary Hydrology Report

# PRELIMINARY HYDROLOGY REPORT

## Minor Subdivision: APN 048-133-010

Cabrillo Highway @ Knewing Avenue
Half Moon Bay, CA.

PDP-009-10

Prepared for:

Stoloski & Gonzalez, Inc.

PLANNING DEPT.
FEB 16 2010
RECEIVED

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FEBRUARY 2010

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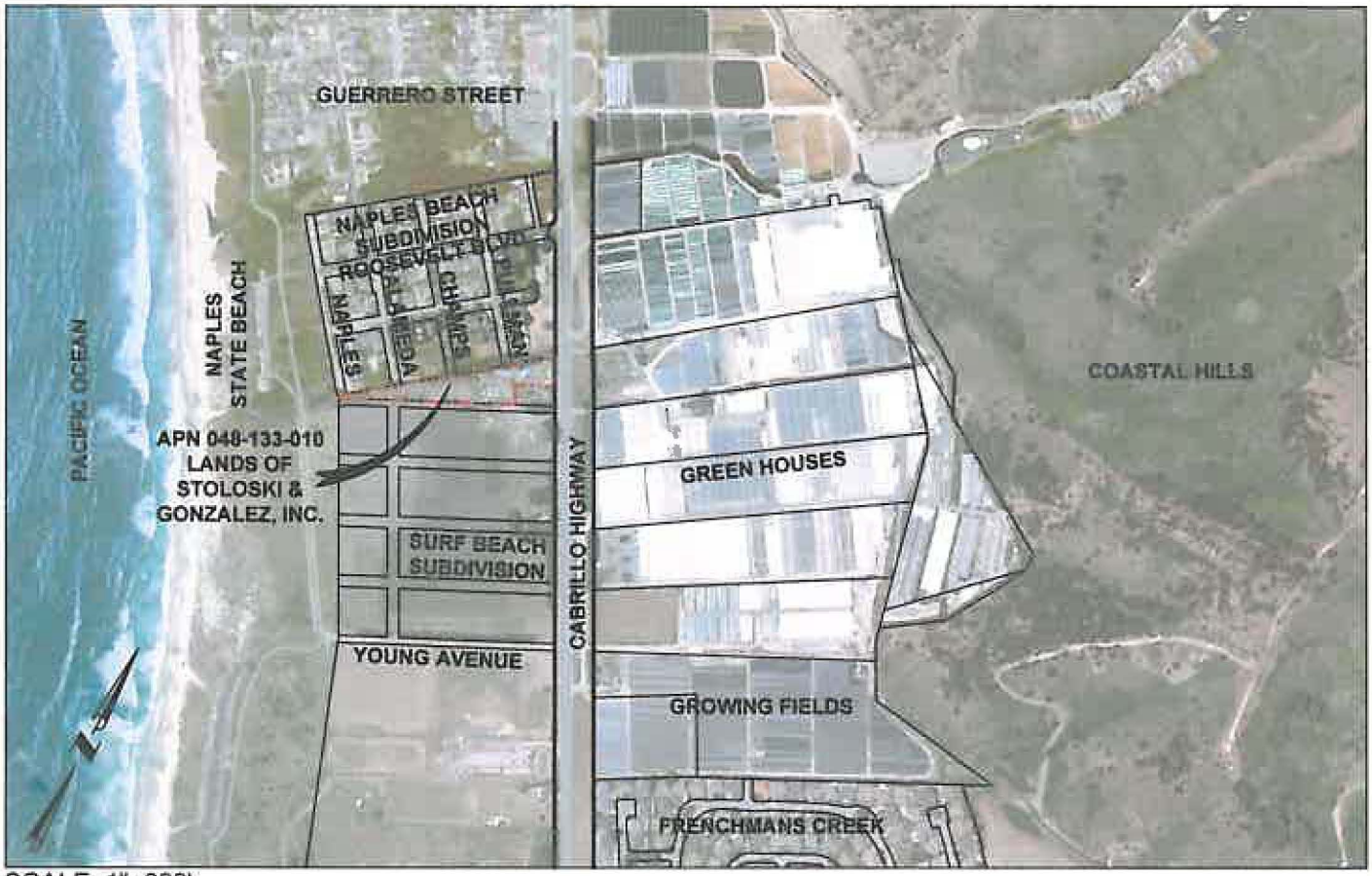


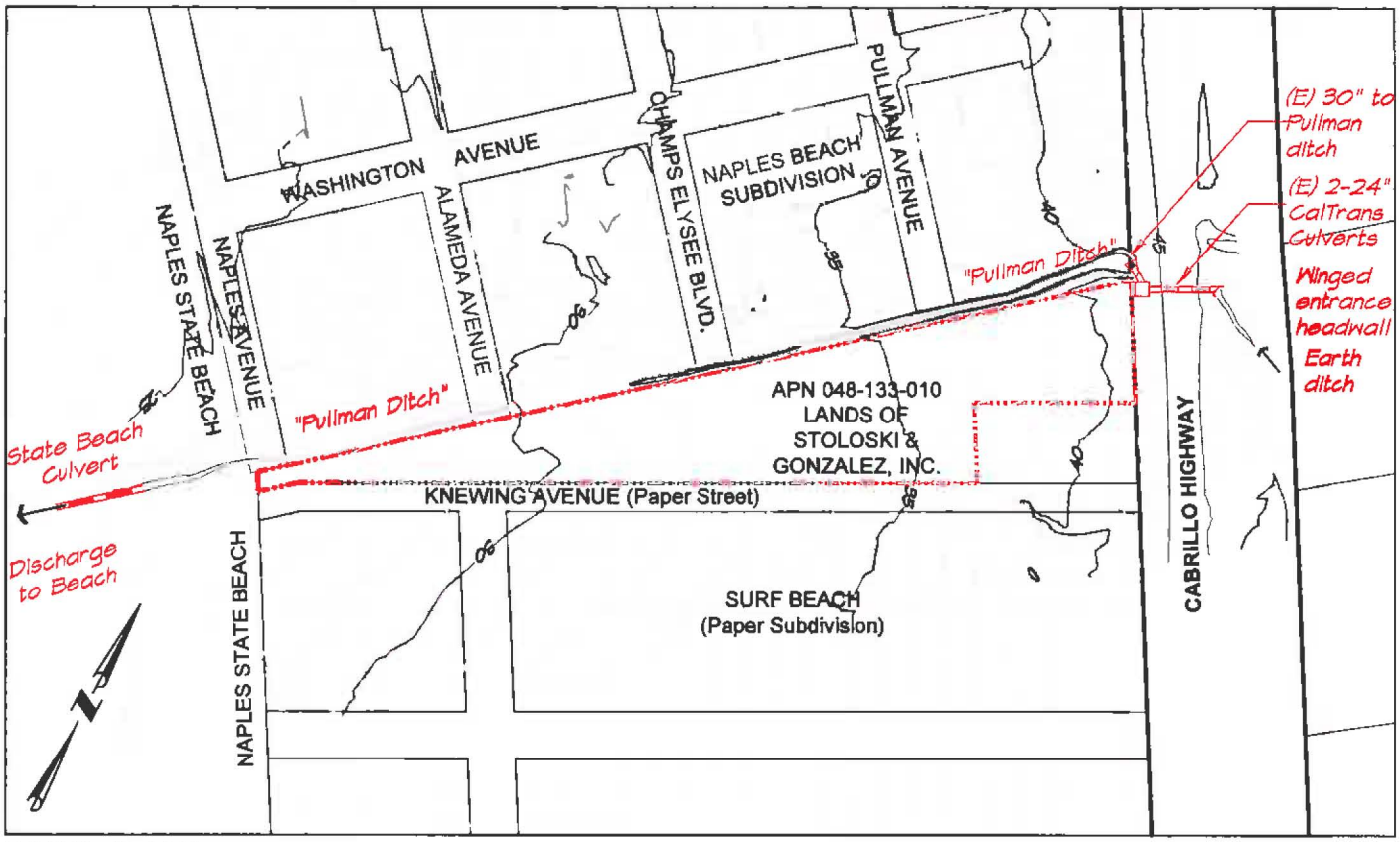

SCALE: 1"=800'

*The project site lies northerly of Frenchmans Creek at the northern end of the City of Half Moon Bay, westerly and adjacent to Cabrillo Highway (State Route 1). The project site is slightly over two acres in area, defined as APN 048-133-010. The site lies northerly of Surf Beach Tract an undeveloped subdivision from 1906, and southerly of Naples Beach Subdivision (City of Naples) from 1907.*

*The State Beach property bounds the project site on the west through a 20' wide strip of land.*

*The project site has highway frontage on the east, unimproved street frontage on Knewing Avenue (30' wide) to the south, and street frontage from Pullman Avenue, Champs Elysee Boulevard, Alameda Avenue & Naples Avenue to the north. Champs Elysee Boulevard is undeveloped from the project site northerly to Washington Boulevard.*

## VICINITY MAP




SCALE: 1"=200'

*Offsite contributing area to the project site is limited to surface flow from the westerly side of the Highway and right of way onto the project site, approximately 0.14 acres. The site gently slopes westerly at 1.5%. Surface flow from the project site enters the "Pullman ditch" west of the site near Naples Avenue.*

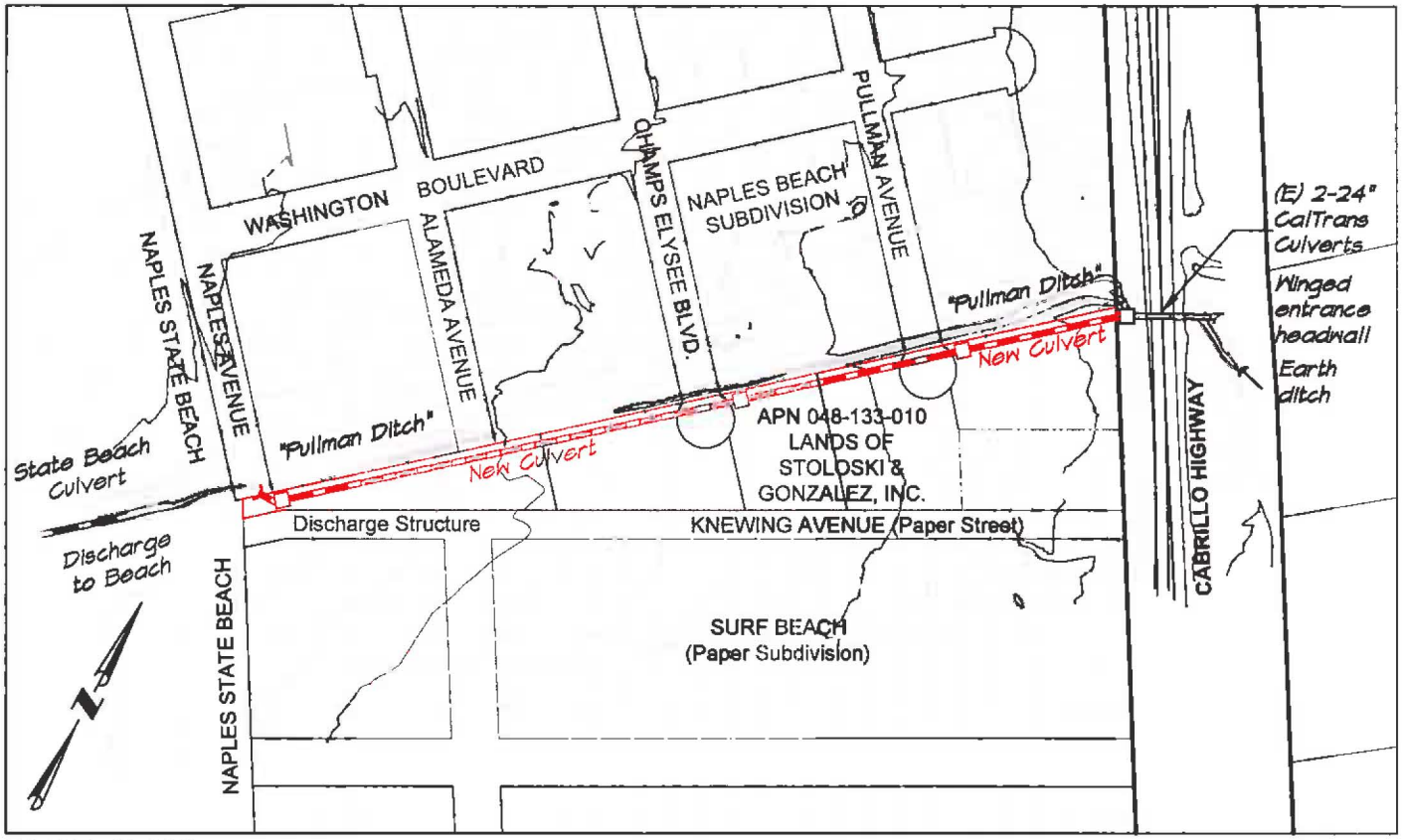
*The project site is protected from upstream surface flow by the "raised" Cabrillo Highway. Storm water runoff from the easterly side of the Highway is diverted to the two 24" CalTrans culverts, discharging into the unimproved "Pullman ditch". A description of this contributing area east of the Highway is described under "Contributing Area", Page 5 of this report.*

*Under current operating conditions storm water flow is significantly reduced to the two 24" CalTrans culverts. It is reported that "all" surface storm water at the greenhouse enterprise is used for irrigation, and excess flow is retained in onsite storage basins.*

*Without the onsite storage major storm flows would exceed the capacity of the two 24" CalTrans culverts and would pond at the inlet and within this Highway swale. The two 24" CalTrans culverts limit the flow to the "Pullman ditch".*

*This report considers two offsite conditions: first, current conditions with storm water retained in storage basins at the greenhouse enterprise; second, full release of storm water from the contributing watershed.*

## EXISTING DRAINAGE CONDITIONS




SCALE: 1"=200'

*The proposed project is a four lot minor subdivision with access from Pullman Avenue and Champs Elysee Blvd. to the north. The single family residential project to be developed as a "Planned Unit Development".*

*Storm water design for the project site will be consistent with Best Management Practices. Site drainage for the four lots will include onsite percolation for increased flow consistent with current storm water discharge policies. This storm drainage work will be completed as part of the home building of the individual lots.*

*Stormwater runoff from 140 acres to the east of Cabrillo Highway is concentrated in a CalTrans culvert at the northeast corner of the site. This storm discharge flows from the CalTrans culvert into an undeveloped earth channel known as "The Pullman Ditch". The ditch lies northerly of the site and within the Naples Beach Subdivision without benefit of easement or maintenance.*

*Stoloski & Gonzalez, Inc. proposes to construct a culvert from the Cabrillo Highway CalTrans culvert to the vicinity of Naples Avenue, approximately 950 feet. The proposed culvert will be constructed within a 20 foot wide easement on the applicant's land and will be offered for dedication to the City of Half Moon Bay for maintenance.*

## PROJECT DESCRIPTION

SCALE: 1"=600'

*The drainage basin contributory to the CalTrans culvert comprises 140.2 acres and lies entirely easterly of Cabrillo Highway. The contributing area includes: a portion of the westerly slope of the coastal hills; agricultural greenhouses; agricultural growing fields; the swale within the CalTrans right of way; and, the paved Cabrillo Highway.*

*The CalTrans culvert discharges into the "Pullman ditch" westerly of the Highway. The banks of the ditch have been built up and the existing ground generally slopes away from the ditch. Thus very little surface drainage westerly of the Highway flows into "The Pullman Ditch".*

| ***Description*** | ***Area (Acres)*** |
|---|---|
| *Slopes* | *50.7* |
| *Greenhouses* | *62.9* |
| *Fields & Residence* | *20.5* |
| *Highway Paving* | *1.1* |
| *Highway R/W* | *5.2* |

## CONTRIBUTING AREA

**PRELIMINARY HYDROLOGY REPORT**
PREPARED FOR STOLOSKI & GONZALEZ, INC.
MINOR SUBDIVISION: APN 048-133-010
CABRILLO HIGHWAY @ KNEWING AVENUE
HALF MOON BAY, CA

## METHOD OF ANALYSIS

### SUMMARY:

*The Contributing Drainage Basin area was evaluated for the 10-year and 100-year storms.*

### DRAINAGE DESIGN CRITERIA:

*The tributary area of the watershed is less than 0.5 square miles; therefore flow rate of storm runoff is calculated by use of the Rational Method, given as:*

*Q = CIA, where:*
*Q = The peak runoff rate in cubic feet per second (cfs) at the point of analysis.*
*C = Dimensionless runoff coefficient*
*I = Rainfall intensity in inches per hour (in/hr) corresponding to the time of concentration in minutes (min).*
*A = The drainage basin area in acres (ac).*

### Runoff Coefficient:

*In accordance with the San Mateo County Department of Public Works the runoff coefficient is determined based on the percentage of impervious area onsite.*

*The following C values were used in our analysis:*
*Greenhouse Areas 0.85*
*Growing Field 0.3*
*Hillside Slopes 0.4*
*Highway Pavement 0.85*
*Highway Right of Way 0.4*

*A composite C value was computed as follows:*

| Description | Area (Acres) | "C" Value | C x A |
|---|---|---|---|
| Greenhouses | 62.9 | 0.85 | 53.46 |
| Fields & Residence | 20.5 | 0.30 | 6.15 |
| Hillside Slopes | 50.7 | 0.40 | 20.28 |
| Highway Paving | 1.1 | 0.85 | 0.94 |
| Highway R/W | 5.2 | 0.35 | 1.82 |
| | | | 82.65 |

*Composite "C" Value = 82.65 / 140.2 = 0.59*

### Maximum Flow due to existing two 24" culverts:

*The two 24" culverts limit the flow to the Pullman ditch to approximately 66 cubic feet per second.*

### Time of Concentration:

*Time of concentration was calculated for overland flow using the State of California formula and nomograph. For determining flow velocity in the CalTrans culvert a Manning "n" of 0.013 was used.*

$$Tc = \left(\frac{11.9\,L^3}{H}\right)^{0.385}$$

*Tc = time of concentration, hours*
*L = Length of travel, miles*
*H = fall, feet for length, L*

### Time of Concentration:

*REACH "A"*
*L = 1770'*
*ΔH = 410-90 = 320'*
*Overland flow, peak to toe at Frenchmans Creek*
*5 minutes*

*REACH "B"*
*L = 625'*
*ΔH = 90-75 = 15'*
*Earth channel at toe; slope = 2.4%*
*3.5 fps = 3 minutes*

*REACH "C"*
*L = 1250'*
*ΔH = 75-55 = 20'*
*Earth channel toe to highway swale; slope = 1.6%*
*2.5 fps = 8 minutes*

*REACH "D"*
*L = 1250'*
*ΔH = 55-38 = 17'*
*Highway swale to highway culvert; slope = 1.4%*
*2.5 fps = 8 minutes*

***Tc = 24± minutes***

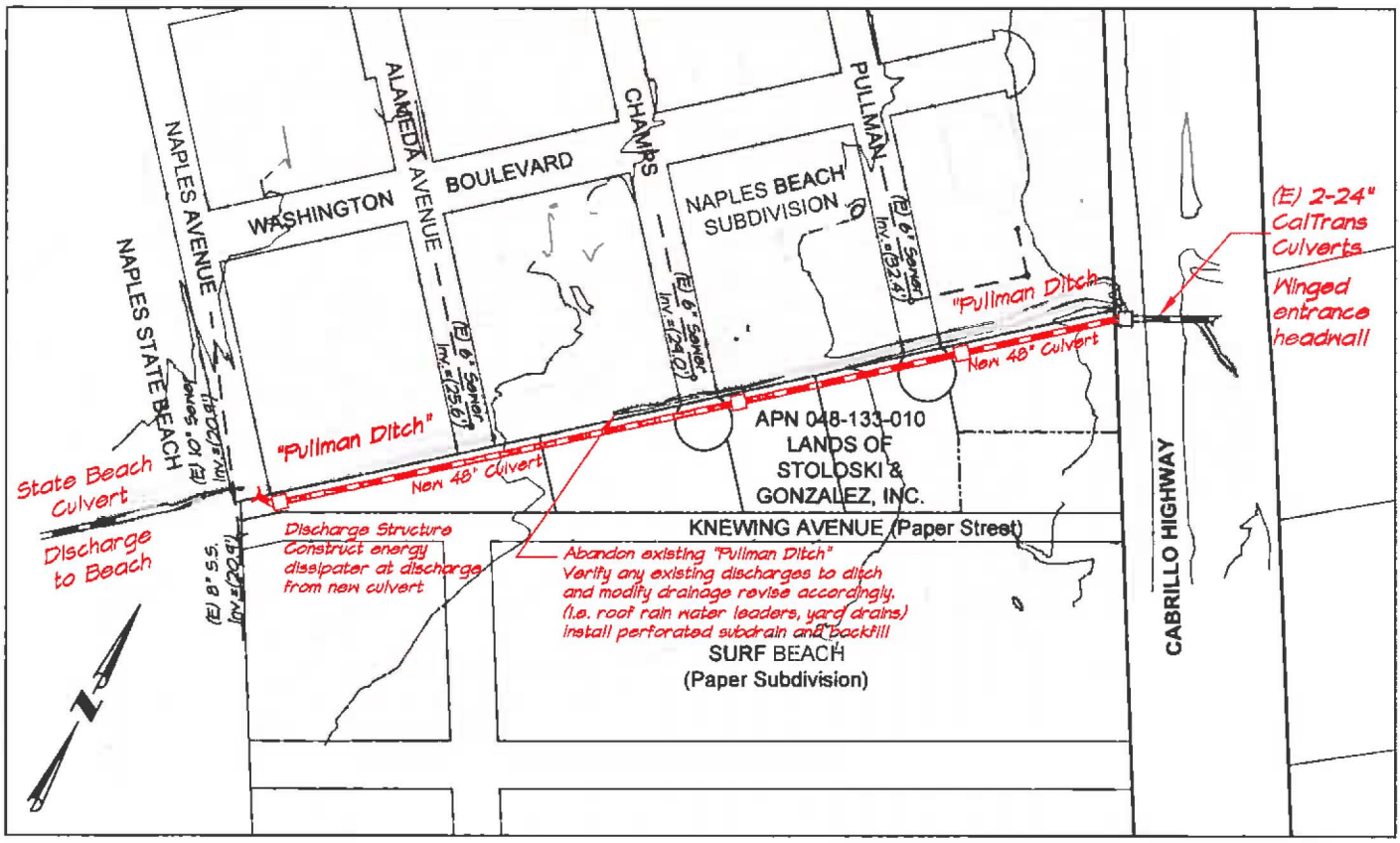
### Rainfall Intensity:

*Rainfall intensity was determined for the 10-year and 100-year storm events using the CalTrans method. Results were compared to the County of San Mateo method for 10-year and 100-year. References for and determination of these rainfall intensities are included in the pages entitle "San Mateo County Method" and "CalTrans Method".*

*Storm water runoff (without retention) based on the "Rational Formula" is computed to be:*

| | |
|---|---|
| $I_{10}$ = 1.68 cfs | 139 cfs |
| $I_{100}$ = 2.62 cfs | 217 cfs |

## METHOD OF ANALYSIS




SCALE: 1"=200'

*This report has identified a design flow to the entrance of the two 24" CalTrans culverts at 139 cfs (10 year return frequency). (See Sheet 6 - Method of Analysis). This project proposes to construct a 48" culvert from the existing CalTrans culvert westerly approximately 950 lineal feet to the west at Naples Avenue.*

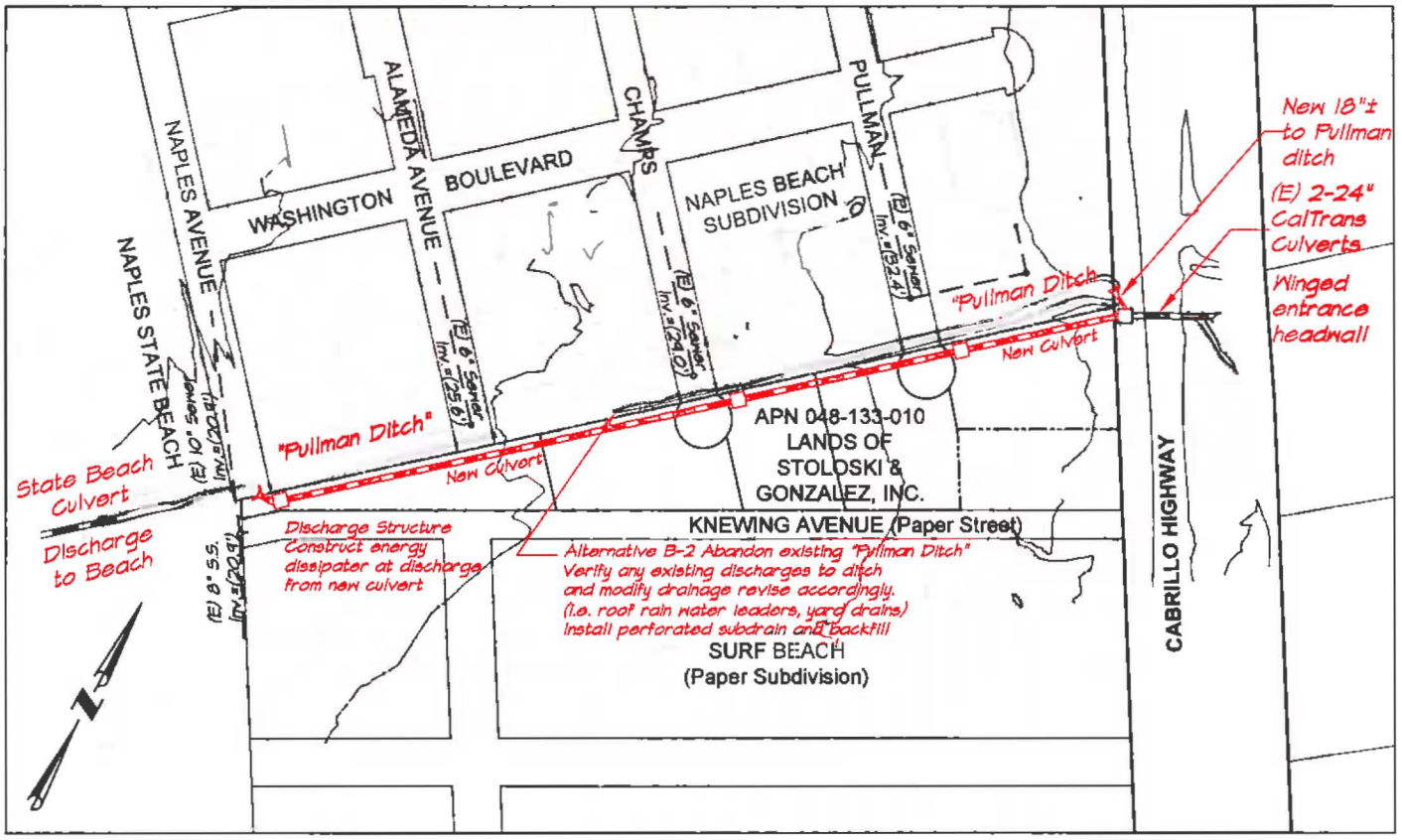
*The inlet construction and modifications of the proposed culvert may be within the CalTrans right of way and therefore an encroachment permit will be required. (Note that CalTrans is proposing to reconstruct the discharge into the Pullman ditch.)*

*The discharge of the storm drainage pipe will be above the existing Granada Sanitary Sewer District 10" diameter main to protect the facility. An energy dissipater will be required due to the exit velocity from the pipe.*

*The discharge of the proposed culvert will require an energy dissipater and connection to the existing ditch. This work may require construction outside the project (within Naples Avenue and perhaps the State Beach) to conform to the existing conditions. Encroachment permits will be required for this work from the appropriate agencies.*

## PRELIMINARY DESIGN

**PRELIMINARY HYDROLOGY REPORT**
PREPARED FOR STOLOSKI & GONZALEZ, INC.
MINOR SUBDIVISION: APN 048-133-010
CABRILLO HIGHWAY @ KNEWING AVENUE
HALF MOON BAY, CA




SCALE: 1"=200'

***ALTERNATIVES:*** *This page reserved for alternative storm solutions.*

*The Engineer has been advised that there may be concern with filling of the Pullman ditch due to environmental concerns. The following alternative is intended to provide an alternate plan to respond to that concern.*

*ALTERNATIVE B-1:*

*This Alternative B-1 proposes that the Pullman ditch remain and continues to carry minor storm flows with available capacity. Flow would be restricted through an 18"± discharge to the Pullman ditch. An overflow structure at Cabrillo Highway would direct flow exceeding the capacity of the Pullman ditch to a new 48" culvert.*

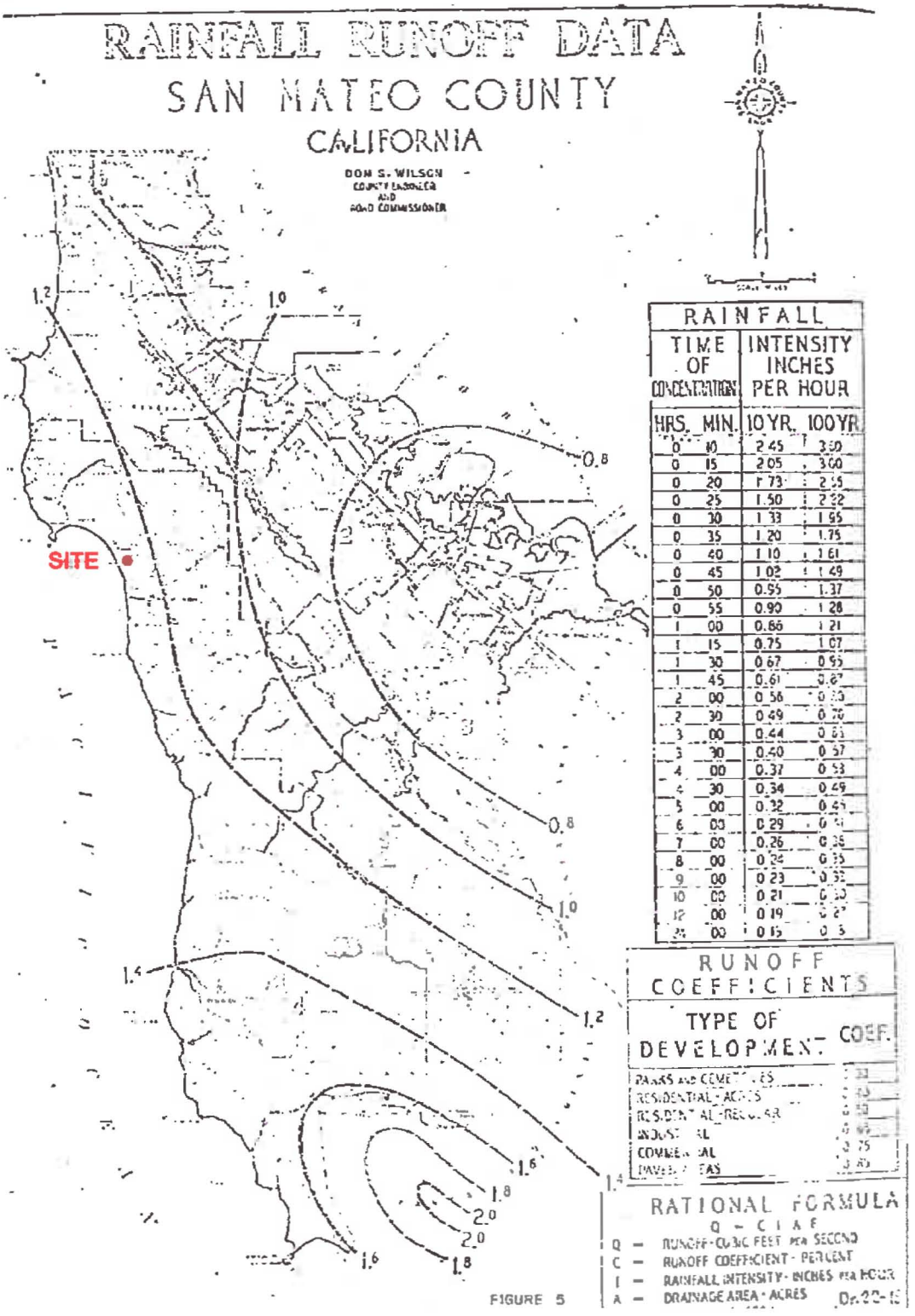
*ALTERNATIVE B-2:*

*This Alternative B-2 proposes to backfill the existing Pullman ditch; construct a 36" culvert to carry the capacity of the existing 36" CalTrans culvert. Currently major storms exceeding the capacity of the two 24" culverts pond at the culvert entrance.*

*Prior to filling the existing "Pullman Ditch", verify any existing discharges to ditch and modify drainage, revise accordingly (i.e. roof rain water leaders, yard drains). Install perforated subdrain and backfill.*

## DESIGN ALTERNATIVE "B"

**PRELIMINARY HYDROLOGY REPORT**
PREPARED FOR STOLOSKI & GONZALEZ, INC.
MINOR SUBDIVISION: APN 048-133-010
CABRILLO HIGHWAY @ KNEWING AVENUE
HALF MOON BAY, CA




| RAINFALL | | | |
|---|---|---|---|
| TIME OF CONCENTRATION | | INTENSITY INCHES PER HOUR | |
| HRS. | MIN. | 10 YR. | 100 YR. |
| 0 | 10 | 2.45 | 3.50 |
| 0 | 15 | 2.05 | 3.00 |
| 0 | 20 | 1.73 | 2.55 |
| 0 | 25 | 1.50 | 2.22 |
| 0 | 30 | 1.33 | 1.95 |
| 0 | 35 | 1.20 | 1.75 |
| 0 | 40 | 1.10 | 1.61 |
| 0 | 45 | 1.02 | 1.49 |
| 0 | 50 | 0.95 | 1.37 |
| 0 | 55 | 0.90 | 1.28 |
| 1 | 00 | 0.86 | 1.21 |
| 1 | 15 | 0.75 | 1.07 |
| 1 | 30 | 0.67 | 0.95 |
| 1 | 45 | 0.61 | 0.87 |
| 2 | 00 | 0.56 | 0.80 |
| 2 | 30 | 0.49 | 0.70 |
| 3 | 00 | 0.44 | 0.63 |
| 3 | 30 | 0.40 | 0.57 |
| 4 | 00 | 0.37 | 0.53 |
| 4 | 30 | 0.34 | 0.49 |
| 5 | 00 | 0.32 | 0.46 |
| 6 | 00 | 0.29 | 0.41 |
| 7 | 00 | 0.26 | 0.38 |
| 8 | 00 | 0.24 | 0.35 |
| 9 | 00 | 0.23 | 0.32 |
| 10 | 00 | 0.21 | 0.30 |
| 12 | 00 | 0.19 | 0.27 |
| 24 | 00 | 0.15 | 0.21 |

| RUNOFF COEFFICIENTS | |
|---|---|
| TYPE OF DEVELOPMENT | COEF. |
| PARKS AND CEMETERIES | 0.25 |
| RESIDENTIAL - ACRES | 0.40 |
| RESIDENTIAL - REGULAR | 0.50 |
| INDUSTRIAL | 0.80 |
| COMMERCIAL | 0.75 |
| UNDEVELOPED AREAS | 0.20 |

RATIONAL FORMULA

Q = C I A

Q = RUNOFF - CUBIC FEET PER SECOND
C = RUNOFF COEFFICIENT - PERCENT
I = RAINFALL INTENSITY - INCHES PER HOUR
A = DRAINAGE AREA - ACRES

Dr. 22-1856

(County) (F=1.2)

| Tc | I (10) | I (100) |
|---|---|---|
| 10 | 2.94 | 4.32 |
| 11 | 2.84 | 4.15 |
| 12 | 2.75 | 4.02 |
| 13 | 2.65 | 3.88 |
| 14 | 2.56 | 3.74 |
| 15 | 2.46 | 3.60 |
| 16 | 2.38 | 3.50 |
| 17 | 2.31 | 3.39 |
| 18 | 2.23 | 3.28 |
| 19 | 2.16 | 3.17 |
| 20 | 2.08 | 3.06 |
| 25 | 1.50 | 2.32 |
| 30 | 1.33 | 1.95 |

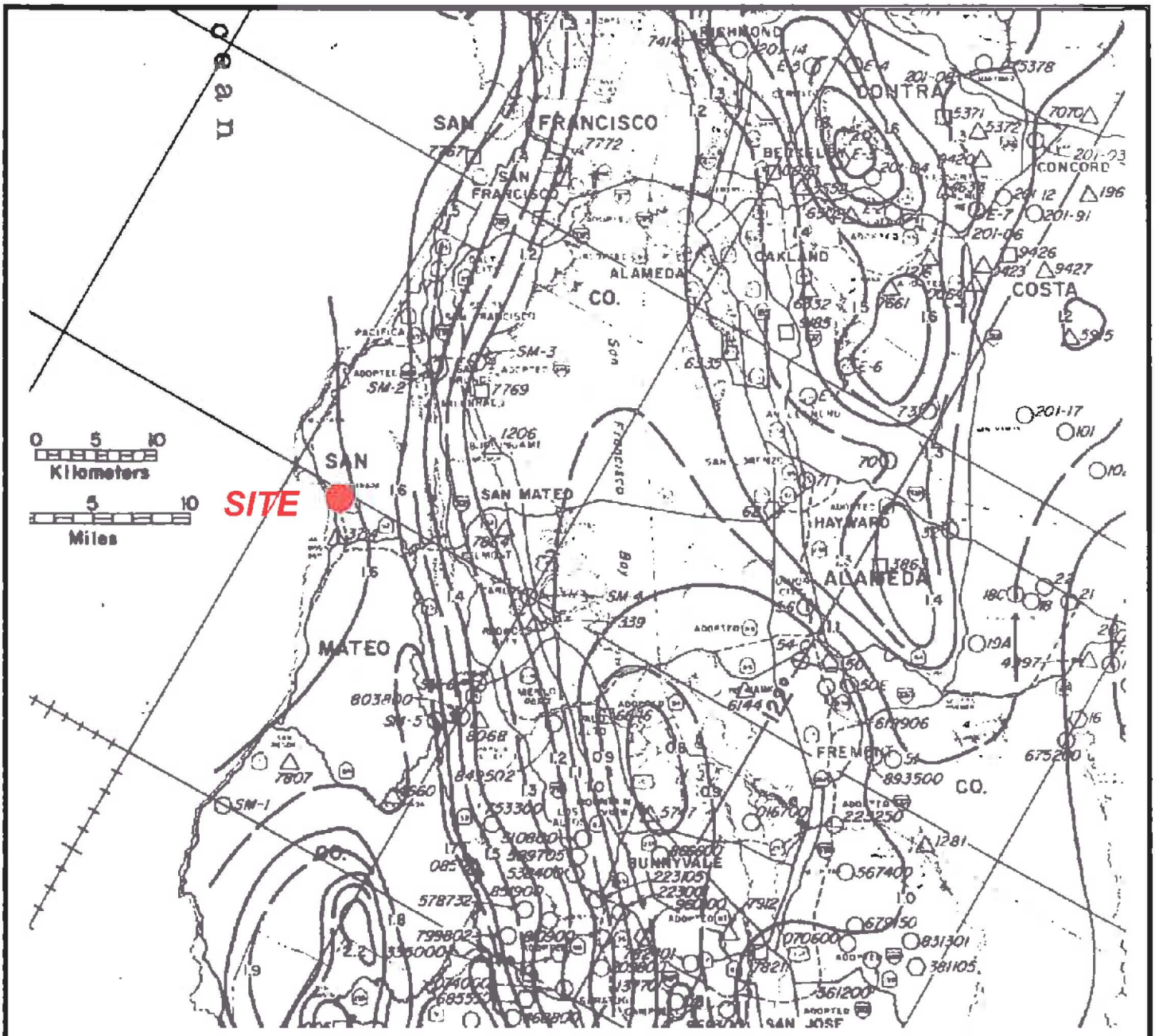
San Mateo County Rainfall Runoff Data - Dr. 22-1856 F = 1.2

## SAN MATEO COUNTY METHOD

**PRELIMINARY HYDROLOGY REPORT**

PREPARED FOR STOLOSKI & GONZALEZ, INC.
MINOR SUBDIVISION: APN 048-133-010
CABRILLO HIGHWAY @ KNEWING AVENUE
HALF MOON BAY, CA

JANUARY 2010




STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
(CALTRANS) - DISTRICT 4

## DESIGN RAINFALL INTENSITIES - MAP "I"

1-HOUR, 1-IN-100-YEARS ISOHYETS ($I_{1,100}$)
("$P_{60}$ ISOPLETHS" AS USED WITH CHART "A")

From "1941-71 Rainfall Intensity - Duration - Frequency Analysis", based on up to 31 years of records (July 1940 - June 1971) from 79 recorder stations and 908 non-recorder stations.

LEGEND

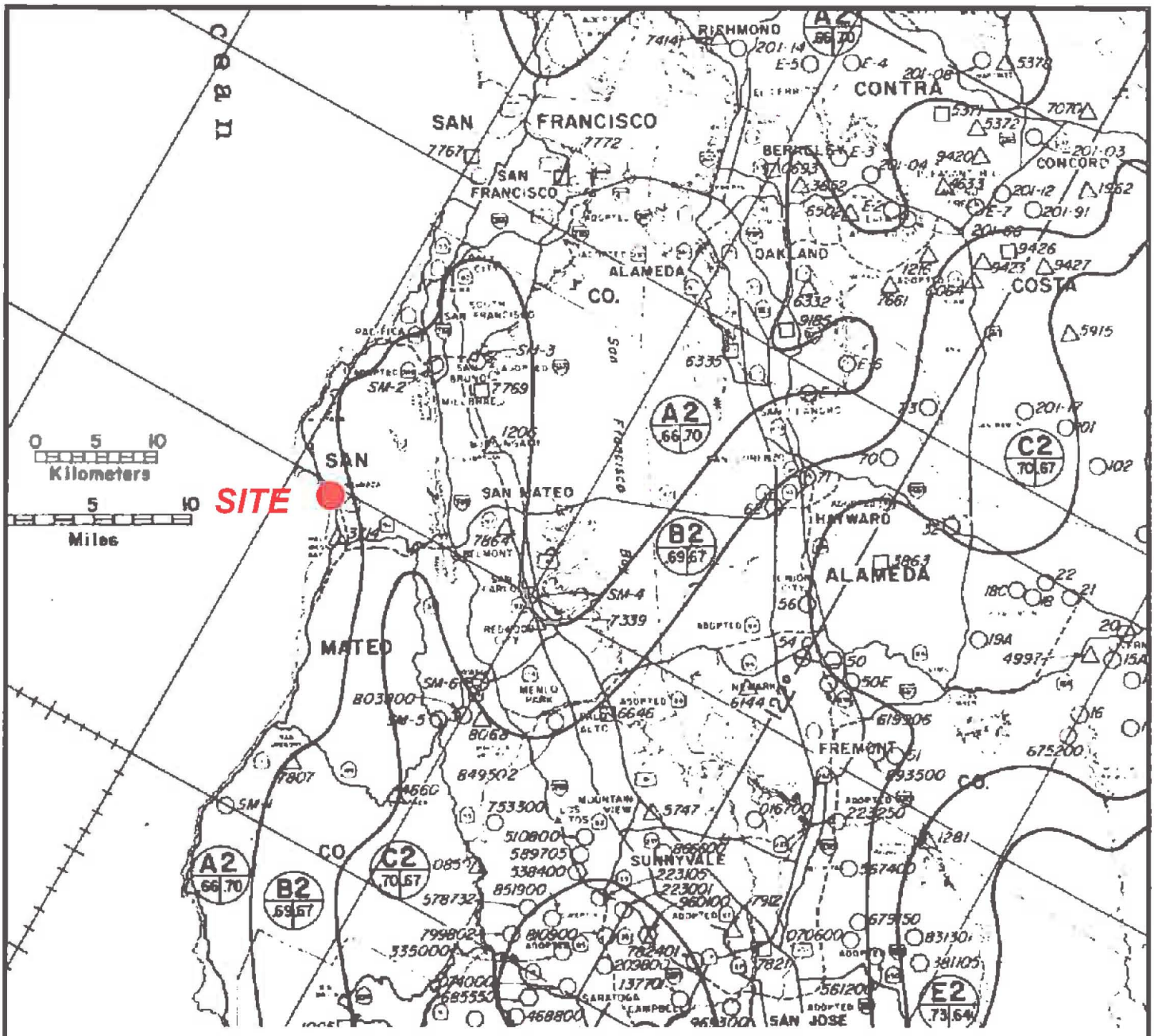
- □ = National Weather Service - N.O.A.A. (formerly U.S.W.B.) Recorder Station
- △ = National Weather Service - N.O.A.A. (formerly U.S.W.B.) Non-Recorder Station
- ○ = Non-N.W.S./N.O.A.A./U.S.W.B. Recorder Station
- ○ = Non-N.W.S./N.O.A.A./U.S.W.B. Non-Recorder Station
- ——— EVEN TENTH / ——— ODD TENTH } ISOHYETS, INCH / HOUR

EX/ERR 11/71

## CALTRANS METHOD

**PRELIMINARY HYDROLOGY REPORT**
PREPARED FOR STOLOSKI & GONZALEZ, INC.
MINOR SUBDIVISION: APN 048-133-010
CABRILLO HIGHWAY @ KNEWING AVENUE
HALF MOON BAY, CA

JANUARY 2010 PAGE 10 OF 12




STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
(CALTRANS) - DISTRICT 4

## DESIGN RAINFALL VARIATIONS - MAP "V"

ZONES AND SUBZONES OF SIMILAR PATTERNS
OF INTENSITY VARIATION, AS FUNCTIONS
OF VARIATIONS OF DURATION AND FREQUENCY

From "1941-71 Rainfall Intensity-Duration-Frequency Analysis", based on up to 31 years of record (July 1940 - June 1971) from 78 recorder stations and 308 non-recorder stations.

LEGEND

- □ = National Weather Service - N.O.A.A. (formerly U.S.W.B.) Recorder Station
- △ = National Weather Service - N.O.A.A. (formerly U.S.W.B.) Non-Recorder Station
- ○ = Non-N.W.S./N.O.A.A./U.S.W.B. Recorder Station
- ○ = Non-N.W.S./N.O.A.A./U.S.W.B. Non-Recorder Station

SUBZONE
Zone 02 Point
1-Hour 24-Hours
10-yr-100-YEARS INTENSITY RATIOS

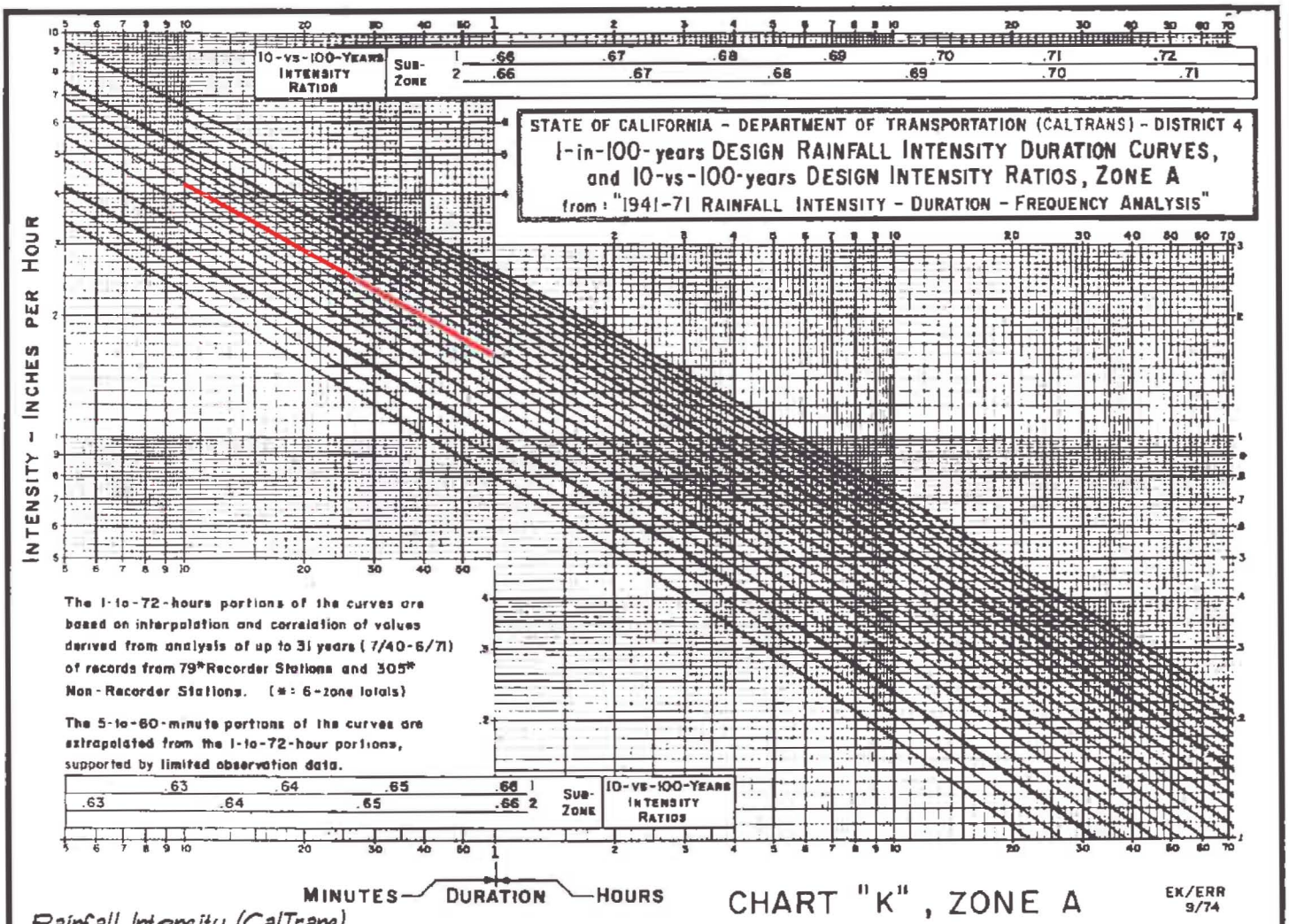
See Chart "X" for Intensity-Duration Curves and Intensity-Frequency Ratios

DD/EBR 9/74

## CALTRANS METHOD

**PRELIMINARY HYDROLOGY REPORT**
PREPARED FOR STOLOSKI & GONZALEZ, INC.
MINOR SUBDIVISION: APN 048-133-010
CABRILLO HIGHWAY @ KNEWING AVENUE
HALF MOON BAY, CA

JANUARY 2010 PAGE 11 OF 12

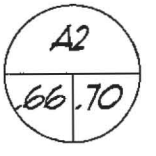



*Rainfall Intensity (CalTrans)*

| Tc | I (100) | I (50) | I (25) | I (10) |
|---|---|---|---|---|
| 10 | 4.25 | 3.66 | 3.40 | 2.72 |
| 11 | 4.05 | 3.48 | 3.24 | 2.59 |
| 12 | 3.85 | 3.31 | 3.08 | 2.46 |
| 13 | 3.70 | 3.18 | 2.96 | 2.37 |
| 14 | 3.55 | 3.05 | 2.84 | 2.27 |
| 15 | 3.40 | 2.65 | 2.18 | 2.18 |
| 16 | 3.30 | 2.57 | 2.11 | 2.11 |
| 17 | 3.20 | 2.75 | 2.20 | 2.05 |
| 18 | 3.10 | 2.67 | 2.48 | 1.98 |
| 19 | 3.00 | 2.58 | 2.40 | 1.92 |
| 20 | 2.90 | 2.49 | 2.32 | 1.86 |
| 21 | 2.83 | 2.43 | 2.26 | 1.81 |
| 22 | 2.76 | 2.37 | 2.21 | 1.77 |
| 23 | 2.69 | 2.31 | 2.15 | 1.72 |
| 24 | 2.62 | 2.25 | 2.10 | 1.68 |
| 25 | 2.55 | 2.19 | 2.04 | 1.63 |
| 26 | 2.50 | 2.15 | 2.00 | 1.60 |
| 27 | 2.45 | 2.11 | 1.96 | 1.57 |
| 28 | 2.40 | 2.06 | 1.92 | 1.54 |
| 29 | 2.35 | 2.02 | 1.88 | 1.50 |
| 30 | 2.30 | 1.98 | 1.84 | 1.47 |

*Rainfall intensity was compared with the State of California Department of Transportation (CalTrans) District 4 Rainfall Intensity Duration Curves, Chart "K", Zone A*

*1 hour - 100 year frequency*
*1 1 hr., 100 yr. = 1.6 inches per hour* Zone




## CALTRANS METHOD

**PRELIMINARY HYDROLOGY REPORT**
PREPARED FOR STOLOSKI & GONZALEZ, INC.
MINOR SUBDIVISION: APN 048-133-010
CABRILLO HIGHWAY @ KNEWING AVENUE
HALF MOON BAY, CA

# Appendix B

## Geotechnical Report

Sigma Prime Geosciences, Inc.

May 26, 2010

Mark Stoloski
Stoloski & Gonzalez, Inc.
727 Main Street
Half Moon Bay, CA 94019

Re: Geology/Soils Study Report: Cabrillo Highway Property,
APN 064-311-050, Half Moon Bay, California.
Sigma Prime Job No. 10-119

Dear Mr. Stoloski:

As per your request, we have performed a geology/soils study for the proposed development of the property on Cabrillo Highway, APN 064-311-050, Half Moon Bay, California. This report includes geotechnical recommendations specific to the proposed 4-foot diameter culvert, with preliminary comments pertaining to the suitability of the site for development with houses. The accompanying report summarizes the results of our field study, laboratory testing, and engineering evaluations, and presents a geologic assessment of the property and recommendations regarding construction of a culvert across the property.

Thank you for the opportunity to work with you on this project. If you have any questions concerning our study, please call.

Yours,

Sigma Prime Geosciences, Inc.

Charles M. Kissick, P.E.

111 Vassar Street, Half Moon Bay, CA 94019 (650) 728-3590 fax 728-3593

# GEOLOGY/SOILS STUDY
# CABRILLO HIGHWAY PROPERTY,
# APN 064-311-050,
# HALF MOON BAY, CALIFORNIA

**PREPARED FOR:**
**MARK STOLOSKI**
**STOLOSKI & GONZALEZ, INC.**
**727 MAIN STREET**
**HALF MOON BAY, CA 94019**

**PREPARED BY:**
**SIGMA PRIME GEOSCIENCES, INC.**
**111 VASSAR STREET**
**HALF MOON BAY, CALIFORNIA 94019**

**MAY 26, 2010**

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TABLE 1 - HISTORICAL EARTHQUAKES
TABLE 2 - SEISMIC PARAMETERS

**FIGURES**

FIGURE 1 - SITE LOCATION MAP
FIGURE 2 - SITE MAP

**APPENDICES**

APPENDIX A - FIELD INVESTIGATION
APPENDIX B - LABORATORY TESTING

# 1. INTRODUCTION

We are pleased to present this geology/soils study report for the proposed development of the property on Cabrillo Highway, APN 064-311-050, Half Moon Bay, California, at the location shown in Figure 1. The purpose of this study was to evaluate the subsurface conditions at the site, and to provide a geologic evaluation of the property.

## 1.1 PROJECT DESCRIPTION

The property covers an area of about 2.1 acres, and is to be subdivided into four buildable parcels plus a parcel to be reserved as open space. To get access to the four parcels, two roads, Pullman Avenue, and Champs Elysee Boulevard, will be extended from the north. Runoff from the east side of Highway 1 currently flows along the northern boundary of the property in a man-made ditch. The proposed project will include a new buried culvert within a 20-foot wide easement just inside the northern property line. The culvert will be 4 feet in diameter, and about 930 feet long. This study focuses on the subsurface conditions as they relate to the proposed culvert, with preliminary discussions on soil conditions as they relate to building foundations.

## 1.2 SCOPE OF WORK

In order to complete this project we have performed the following tasks:

- Reviewed published information on the geologic and seismic conditions in the site vicinity;
- Geologic site reconnaissance;
- Subsurface study, including 4 soil borings at the site;
- Engineering evaluation of the subsurface data; and
- Preparation of this report presenting our assessment of the geologic site conditions.

## 2. FINDINGS

### 2.1 GENERAL

The site reconnaissance and subsurface study were performed on April 26, 2010. The subsurface study consisted of advancing 4 soil borings with continuous drive sampling. Each soil boring was advanced to a depth of 10 feet. The borings, numbered B-1 through B-4, are shown in Figure 2, Site Plan. The boring logs and the results of the laboratory tests on soil samples are attached in Appendix A.

### 2.2 SITE CONDITIONS

At the time of our study, the site was undeveloped. The western side of site is routinely plowed but was not planted at the time of our site study. Vegetation consisted of assorted grasses and a line of cypress trees along the south boundary. The eastern side of the site features some barns, storage sheds, and heavy equipment. The drainage easement for the proposed culvert alignment follows a line of trees of varying sizes; the culvert should be able to avoid most of the trees.

### 2.3 REGIONAL AND LOCAL GEOLOGY

Based on Brabb et al (1998), the site vicinity is underlain by Holocene-age younger (outer) alluvial fan deposits, described as unconsolidated, fine sand, silt, and clayey silt.

### 2.4 SITE SUBSURFACE CONDITIONS

Based on the four soil borings, the subsurface conditions at the site consist of mostly sandy clay with minor amounts of sand. The clays are typically medium stiff to very stiff. The clays have moderate plasticity, with two plasticity limits measured at 22 and 25.

### 2.5 GROUNDWATER

The depth to groundwater was measured at about 7 to 7.5 feet in Borings B-2 through B-4. Groundwater was not encountered in Boring B-1, at the eastern side of the property.

## 2.6 FAULTS AND SEISMICITY

The site is in an area of high seismicity, with active faults associated with the San Andreas fault system. The closest active fault to the site is the San Gregorio fault, located about 2.5 km to the east. Other faults most likely to produce significant seismic ground motions include the San Andreas, Hayward, Rodgers Creek, and Calaveras faults. Selected historical earthquakes in the area with an estimated magnitude greater than 6-1/4, are presented in Table 1 below.

**TABLE 1**
**HISTORICAL EARTHQUAKES**

| Date | Magnitude | Fault | Locale |
|---|---|---|---|
| June 10, 1836 | 6.5[1] | San Andreas | San Juan Bautista |
| June 1838 | 7.0[2] | San Andreas | Peninsula |
| October 8, 1865 | 6.3[2] | San Andreas | Santa Cruz Mountains |
| October 21, 1868 | 7.0[2] | Hayward | Berkeley Hills, San Leandro |
| April 18, 1906 | 7.9[3] | San Andreas | Golden Gate |
| July 1, 1911 | 6.6[4] | Calaveras | Diablo Range, East of San Jose |
| October 17, 1989 | 7.1[5] | San Andreas | Loma Prieta, Santa Cruz Mountains |

(1) Borchardt & Toppozada (1996)
(2) Toppozada et al (1981)
(3) Petersen (1996)
(4) Toppozada (1984)
(5) USGS (1989)

## 2.7 2007 CBC EARTHQUAKE DESIGN PARAMETERS

Based on the 2007 California Building Code (CBC) and our site evaluation, we recommend using Site Class Definition D (stiff soil) for the site. The other pertinent CBC seismic parameters are given in Table 2 below, for both the proposed western-most lot, and the proposed eastern-most lot.

**Table 2**
**CBC SEISMIC DESIGN PARAMETERS**

| | $S_S$ | $S_1$ | $F_a$ | $F_v$ | $S_{MS}$ | $S_{M1}$ | $S_{DS}$ | $S_{D1}$ |
|---|---|---|---|---|---|---|---|---|
| West End | 1.968 | 0.917 | 1.0 | 1.5 | 1.968 | 1.375 | 1.312 | 0.917 |
| East End | 1.954 | 0.907 | 1.0 | 1.5 | 1.954 | 1.361 | 1.303 | 0.907 |

Because the $S_1$ value is larger than 0.75, Seismic Design Category E is recommended, per CBC Section 1613.5.6. The values in the table above were obtained from a USGS software program which provides the values based on the latitude and longitude of the site, and the Site Class Definition. The latitudes and

longitudes we used were 37.4887 and –122.4521, respectively for the west end, and 37.4894 and –121.4509, respectively for the east end, and were accurately obtained from Google Earth™. These same values can be obtained directly from maps in the CBC, however the scale of the map makes it impractical to achieve satisfactory accuracy. The map in the CBC was derived from the same work that led to the USGS software. The remaining parameters were also obtained by the same USGS program.

## 3. CONCLUSIONS AND RECOMMENDATIONS

### 3.1 GENERAL

It is our opinion that, from a geotechnical standpoint, the site is suitable for the proposed culvert, provided the recommendations presented in this report are followed during design and construction. Detailed recommendations for construction of the culvert are presented in the following sections of this report.

The site will be suitable for single family homes, but site-specific subsurface studies will be required for each individual home site.

Because subsurface conditions may vary from those encountered at the location of our borings, and to observe that our recommendations are properly implemented, we recommend that we be retained to 1) Review the project plans for conformance with our report recommendations and 2) Observe and test the earthwork and foundation installation phases of construction.

### 3.2 GEOLOGIC HAZARDS

We reviewed the potential for geologic hazards to impact the site, considering the geologic setting, and the soils encountered during our investigation. The results of our review are presented below:

- Fault Rupture - The site is not located in an Alquist-Priolo special studies area or zone where fault rupture is considered likely (California Division of Mines and Geology, 1974). Therefore, active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is low, in our opinion.

- Ground Shaking - The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as is typical for sites throughout the Bay Area. The improvements should be designed and constructed in accordance with current earthquake resistance standards.

- Differential Compaction - Differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. No such soils

were encountered at the site. It is our opinion that the likelihood of significant damage to the culvert from differential compaction is low.

- Liquefaction - Liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Loose, saturated silty sands were not encountered at the site, and there is a ten-foot clay cap that would reduce ground surface settlement. Therefore, in our opinion, the likelihood that liquefaction–induced ground settlement will significantly damage the culvert is low.

## 3.3 EARTHWORK

### 3.3.1 Clearing & Subgrade Preparation

After the site is cleared of buildings and heavy equipment, all additional deleterious materials, including topsoil, roots, vegetation, designated utility lines, etc., should be cleared from the proposed culvert alignment. The actual stripping depth required will depend on site usage prior to construction, and should be established by the Contractor during construction.

### 3.3.2 Excavation

The excavation for the culvert can be dug with conventional earth moving equipment. The sides of the excavation should remain generally stable, with little caving or sloughing, provided the work is completed in a timely manner. Keeping the trench open for an extended period of time may result in some caving. The trench walls should be shored or sloped if people are to work in the trench, in accordance with OSHA regulations. It is the responsibility of the contractor to provide a stable excavation.

The excavation may encounter groundwater, which was encountered in our subsurface study at about 7 feet below ground surface. The contractor should be prepared to pump water from the trench and to maintain a dry working surface so that a firm subgrade is provided for the pipe.

The excavation should extend a minimum of 6 inches beyond the sides and bottom of the pipe, with a minimum of 30 inches of ground cover, if possible. It appears as if the existing site grades will not allow 30 inches of cover over the pipe, as the pipe would then be too deep to meet with the existing drainage under the Coastal Trail. The Grading Plan for the culvert should take this into account and provide a solution.

### 3.3.3 Fills

The pipe trench should be backfilled with imported pipe zone material. The pipe zone material shall consist of a well-graded sand in a matrix of up to 20 percent non-expansive fines. The native soil that is removed from the trench can be used to backfill the existing adjacent drainage ditch.

### 3.3.4 Compaction

The backfill that is place in the existing drainage ditch should be placed in loose lifts not exceeding 12 inches in height, and compacted to at least 90% of the maximum dry density, as determined by ASTM D1157-78. The trench backfill should be moisture conditioned to 3-5 percent above the optimum moisture content and compacted to at least 92% of the maximum dry density.

## 3.4 FOUNDATIONS

This section refers to foundations for proposed houses only. These recommendations are preliminary and should be refined on a site-specific basis for permitting of each individual house. Based on the limited extent of our subsurface study, the houses can be founded on a pier and grade beam foundation, or a mat slab foundation. The fairly high expansive potential of the soils make a shallow spread footing foundation potentially problematic. The site-specific studies should include deeper soil borings, to a minimum depth of 20 feet.

## 3.5 CONSTRUCTION OBSERVATION AND TESTING

The earthwork phases of construction of the culvert should be observed and tested by us to 1) Establish that subsurface conditions are compatible with those used in the analysis and design; 2) Observe compliance with the design concepts, specifications and recommendations; and 3) Allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations in this report are based on a limited number of borings. The nature and extent of variation across the site may not become evident until construction. If variations are then exposed, it will be necessary to reevaluate our recommendations.

## 4. LIMITATIONS

This report has been prepared for the exclusive use of the owner for specific application in developing geotechnical design criteria, for the currently planned 4-foot diameter culvert at the property with APN 064-311-050 in Half Moon Bay, California. This report is not adequate for final geotechnical design of any houses on the property. Site-specific soils reports will be required for each house. We make no warranty, expressed or implied, except that our services were performed in accordance with geotechnical engineering principles generally accepted at this time and location. The report was prepared to provide engineering opinions and recommendations only. In the event that there are any changes in the nature, design or location of the project, or if any future improvements are planned, the conclusions and recommendations contained in this report should not be considered valid unless 1) The project changes are reviewed by us, and 2) The conclusions and recommendations presented in this report are modified or verified in writing.

The analyses, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our investigation; the currently planned improvements; review of previous reports relevant to the site conditions; and laboratory results. In addition, it should be recognized that certain limitations are inherent in the evaluation of subsurface conditions, and that certain conditions may not be detected during an investigation of this type. Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes do occur, we should be advised so that we can review our report in light of those changes.

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## APPENDIX A

## FIELD INVESTIGATION

The soils encountered during drilling were logged by our representative, and samples were obtained at depths appropriate to the investigation. The samples were taken to our laboratory where they were carefully observed and classified in accordance with the Unified Soil Classification System. The logs of our borings, as well as a summary of the soil classification system, are attached.

Several tests were performed in the field during drilling. The standard penetration resistance was determined by dropping a 140-pound hammer through a 30-inch free fall, and recording the blows required to drive the 2-inch (outside diameter) sampler 24 inches. The standard penetration resistance is the number of blows required to drive the sampler the last 12 inches of an 18-inch drive. Because the sampler was driven 24 inches instead of 18 inches, the blow counts are a modification of a standard penetration test. Accordingly, we use engineering judgment when evaluating the soils. The results of these field tests are presented on the boring logs.

The boring logs and related information depict our interpretation of subsurface conditions only at the specific location and time indicated. Subsurface conditions and ground water levels at other locations may differ from conditions at the locations where sampling was conducted. The passage of time may also result in changes in the subsurface conditions.

## APPENDIX B

## LABORATORY TESTS

Samples from the subsurface study were selected for tests to establish some of the physical and engineering properties of the soils. The tests performed are briefly described below.

The natural moisture content and dry density were determined in accordance with ASTM D 2216 on selected samples recovered from the borings. This test determines the moisture content and density, representative of field conditions, at the time the samples were collected. The results are presented on the boring logs, at the appropriate sample depth.

The plasticity of selected clayey soil samples was determined on two soil samples in accordance with ASTM D 422. These results are presented on the boring logs, at the appropriate sample depth.

# Appendix C1

## Limited Phase II Environmental Site Assessment, ENGEO, Inc., 2010

Project No.
**8970.000.000**

June 7, 2010

Mr. Robert Tito Gonzalez
Stoloski And Gonzalez Inc.
727 Main St
Half Moon Bay CA, 94019

Subject: Half Moon Bay Property
Cabrillo Highway
Assessors Parcel Number 048-133-010
Half Moon Bay, California

## LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Gonzalez:

ENGEO is pleased to present the results of the environmental soil sampling for the subject property (Property) located in Half Moon Bay, California. The purpose of our work was to provide an assessment of the Property for the presence of potential constituents of concern (COCs).

We understand you plan to subdivide the approximately 3-acre Property into four residential lots for single-family home construction. The eastern ¾-acre of the Property fronting Cabrillo Highway is currently used to store numerous construction vehicles and related support equipment. The remainder of the Property exists as open space. An above-ground fuel storage tank (AST) is located on the eastern portion of the Property in the vicinity of the stored vehicles and equipment.

We understand the City of Half Moon Bay has requested an environmental assessment be performed prior to the approval of the subdivision.

## SCOPE OF SERVICES

Our scope of work included the following:

- Collection of 16 discrete soil samples from the portion of the Property used to store vehicles and equipment, recovered from depths of approximately 0 to 6 inches below the surface.

- Compositing of the 16 discrete surface samples into four 4-point composite samples by Accutest Laboratories in San Jose, California for the following laboratory analyses: total petroleum hydrocarbons (TPH) as gasoline, diesel, and motor oil by EPA Test Method 8015M; with silica

gel cleanup by EPA Test Method 3630; and benzene, toluene, ethylbenze, xylenes (BTEX) by EPA Test Method 8015M. The composite samples were be analysed for the LUFT (Leaking Undergrouind Fuel Tank) metals group, by EPA Test Method 200.7/7000/6010B.

- Collection of two discrete soil samples from the vicinity of the AST. One sample was recovered from a depth of approximately 0 to 6 inches below the ground surface and a second from a depth of approximately 18 to 24 inches below the ground surface.

- The two discrete samples collected in the vicinity of the AST were also submitted to Accutest Laboratories for laboratory analysis of total petroleum hydrocarbons (TPH) as gasoline and diesel by EPA Test Method 8015M; with silica gel cleanup by EPA Test Method 3630; and benzene, toluene, ethylbenze, xylenes (BTEX) by EPA Test Method 8015M.

- Review of the laboratory results, with comparison to applicable Regional Water Quality Control (RWQCB) Environmental Screening Levels (ESLs)[1].

- Preparation of this letter report presenting our findings and recommendations.

## SAMPLING ACTIVITIES

On May 12, 2010, we collected a total of 18 discrete soil samples from the Property using hand sampling equipment. Approximate sample locations are shown on Figure 2, attached. The 16 samples recovered from the storage area were composited by the laboratory into four 4-point composite samples. The two samples from the AST location would be submitted to the laboratory as discrete samples.

Samples were recovered using pre-cleaned 6-inch-long, 2-inch-diameter stainless steel liners. The samples were sealed with Teflon and plastic end caps and were preserved in an ice-cooled chest before being transported under documented chain of custody to Accutest Laboratories.

## ANALYTICAL RESULTS

The four composited samples were each analyzed for TPH as gasoline, diesel, and motor oil (with silica gel cleanup), BTEX, and the LUFT metals group. Based on the results of this initial testing we requested Accutest Laboratories to analyze the four samples comprising Composite S-1 (S-1A, ,S-1B, S-1C, and S-1D) individually for TPH as diesel and motor oil. In addition, the two discrete samples taken in the vicinity of the AST were each analyzed for TPH as gasoline and diesel (also with silica gel cleanup) and BTEX. The results of the analyses are summarized in the following table:

[1] Screening For Environmental Concerns at Sites with Contaminated Soil and Groundwater, California Regional Water Quality Control Board, San Francisco Bay Region, Interim Final, November 2007 (*Table K-1, Direct Exposure – Soil Screening Levels, Residential Exposure Scenario; Noncarcinogens, H.Q.: 1.0*).

| Sample | Reported TPH Diesel (Screening Level 540 mg/kg) | Reported TPH Motor Oil (Screening Level 1,800 mg/kg) |
|---|---|---|
| S-1A | <50 mg/kg | 328 mg/kg |
| S-1B | <200 mg/kg | 1,020 mg/kg |
| S-1C | <400 mg/kg | 3,430 mg/kg |
| S-1D | <960 mg/kg | 5,390 mg/kg |
| S-1(A-D) Composition | <200 mg/kg | 2,200 mg/kg |
| S-2(A-D) Composition | <10 mg/kg | 132 mg/kg |
| S-3(A-D) Composition | <10 mg/kg | 120 mg/kg |
| S-4(A-D) Composition | <10 mg/kg | 341 mg/kg |
| S-5 at 6 inches (AST Location) | <50 mg/kg | |
| S-5 at 24 inches (AST Location) | <10 mg/kg | |

The reported LUFT metal concentrations are either below the applicable ESL, or within the expected range of background concentrations.[2] No BTEX constituents or TPH as gasoline were detected above laboratory reporting limits.

The analytical report from Accutest Laboratories is attached.

## CONCLUSIONS AND RECOMMENDATIONS

Soil samples collected within the area identified as S-1 on Figure 2 reported concentration of TPH as motor oil above the RWQCB Environmental Screening Level for residential soil. Based on this, we recommend removal of the significantly affected soil to an anticipated depth of 6 inches across this area (6500 $ft^2$; ±120 cubic yards). A minimum of four confirmation samples should be collected from the base of the excavation and analyzed for TPH as motor oil. The excavated material can be either analyzed and off hauled to an appropriate disposal facility or encapsulated beneath a pavement section within the planned development.

ENGEO has prepared this report for the exclusive use of our client, Stoloski And Gonzalez Inc. It is recognized and agreed that ENGEO has assumed responsibility only for undertaking the study for the Client. The responsibility for disclosures or reports to a third party and for remedial or mitigative action shall be solely that of the Client.

[2] Bradford, G. R., A. C. Chang, A. L. Page, D. Bakhtar, J. A. Frampton, and H. Wright; Background Concentrations of Trace and Major Elements in California Soils; Kearney Foundation of Soil Science, Division of Agriculture and Natural Resources, University of California; March 1996.

We are pleased to be of continued service to you with regard to this project. If you have any further questions, please contact us.

Sincerely,

ENGEO Incorporated

Michael L. Turner, CEG
Senior Geologist

Shawn Munger, REAII, CHG
Principal

Attachments: Vicinity Map
Site Map
Accutest Laboratories, Analytical Test Results

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BASE MAP SOURCE: MS STREETS AND TRIPS

ENGEO Expect Excellence

# VICINITY MAP

HALF MOON BAY PROPERTY

HALF MOON BAY, CALIFORNIA

| | | |
|---|---|---|
| PROJECT NO.: 8970.000.000 | | FIGURE NO 1 |
| DATE: JUNE 2010 | | |
| DRAWN BY: SRP | CHECKED BY: SM | |

G:\Drafting\DRAFTING2_Dwg\8970\000\8970000000-1-VicinityMapn-0610.dwg 6-11-10 03:19:04 PM dborde

ORIGINAL FIGURE PRINTED IN COLOR

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## EXPLANATION

S-4 (A, B, C, D) — APPROXIMATE LOCATION OF COMPOSITE SAMPLE

APPROXIMATE LOCATION OF SAMPLES NEAR AST

APPROXIMATE LATERAL EXTENT OF IMPACTED SOIL

N

0 FEET 100

0 METERS 50

BASE MAP SOURCE: GOOGLE EARTH, 2007

ENGEO Expect Excellence

# SITE PLAN

HALF MOON BAY PROPERTY

HALF MOON BAY, CALIFORNIA

| | |
|---|---|
| PROJECT NO.: 8970.000.000 | FIGURE NO. 2 |
| DATE: JUNE 2010 | |
| DRAWN BY: SRP | CHECKED BY: SM |

ORIGINAL FIGURE PRINTED IN COLOR

## Technical Report for

Engeo, Inc.

Half Moon Bay Property

8970.000.000

Accutest Job Number: C11007

Sampling Date: 05/12/10

Report to:

Engeo, Inc.
6399 San Ignacio Avenue Suite 150
San Jose, CA 95119
sjohns@engeo.com; smunger@engeo.com

ATTN: Shawn Munger

Total number of pages in report: **54**

ACCUTEST LABORATORIES 50 YEARS 1956-2006

ACCREDITED IN ACCORDANCE WITH nelac

Test results contained within this data package meet the requirements of the National Environmental Laboratory Accreditation Conference and/or state specific certification programs as applicable.

Laurie Glantz-Murphy
Laboratory Director

Client Service contact: Anne Kathain 408-588-0200

Certifications: CA (08258CA) DoD/ISO/IEC 17025:2005 (L2242)

This report shall not be reproduced, except in its entirety, without the written approval of Accutest Laboratories.
Test results relate only to samples analyzed.



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May 26, 2010

Shawn Munger
Engeo, Inc.
6399 San Ignacio Avenue Suite 150
San Jose, CA 95119

**Re: Revised Report – Job # C11007**

Dear Mr. Munger,

Attached is a reissued report for Accutest Job # **C11007**, original report dated 5/19/2010.

The TPH Extractable results have been revised for samples C11007-5, -10, -15, -20 and -21. The original TPH data were inadvertently processed using "carbon range" reporting and have now been corrected to "GC fingerprint" reporting.

Also, TPH analyses for samples C11007-1, -2, -3, and -4 have been added per your request.

We apologize for any inconvenience the above issue may have caused you. Please contact us at 408-588-0200 if we can be of further assistance in this matter, or if you have any questions regarding this data report.

Sincerely,

Accutest Laboratories

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Accutest Laboratories

# Sample Summary

Engeo, Inc.

**Job No:** C11007

Half Moon Bay Property
Project No: 8970.000.000

| Sample Number | Collected Date | Time | By | Received | Matrix Code | Type | Client Sample ID |
|---|---|---|---|---|---|---|---|
| C11007-1 | 05/12/10 | 08:40 | SJ | 05/12/10 | SO | Soil | S1-A |
| C11007-2 | 05/12/10 | 08:32 | SJ | 05/12/10 | SO | Soil | S1-B |
| C11007-3 | 05/12/10 | 08:24 | SJ | 05/12/10 | SO | Soil | S1-C |
| C11007-4 | 05/12/10 | 08:17 | SJ | 05/12/10 | SO | Soil | S1-D |
| C11007-5 | 05/12/10 | 00:00 | SJ | 05/12/10 | SO | Soil | S1-(A-D)COMP |
| C11007-6 | 05/12/10 | 08:50 | SJ | 05/12/10 | SO | Soil | S2-A |
| C11007-7 | 05/12/10 | 08:58 | SJ | 05/12/10 | SO | Soil | S2-B |
| C11007-8 | 05/12/10 | 10:30 | SJ | 05/12/10 | SO | Soil | S2-C |
| C11007-9 | 05/12/10 | 10:40 | SJ | 05/12/10 | SO | Soil | S2-D |
| C11007-10 | 05/12/10 | 00:00 | SJ | 05/12/10 | SO | Soil | S2-(A-D)COMP |
| C11007-11 | 05/12/10 | 09:20 | SJ | 05/12/10 | SO | Soil | S3-A |
| C11007-12 | 05/12/10 | 09:31 | SJ | 05/12/10 | SO | Soil | S3-B |
| C11007-13 | 05/12/10 | 09:25 | SJ | 05/12/10 | SO | Soil | S3-C |

Soil samples reported on a dry weight basis unless otherwise indicated on result page.

# Sample Summary
(continued)

Engeo, Inc.

**Job No:** C11007

Half Moon Bay Property
Project No: 8970.000.000

| Sample Number | Collected Date | Time | By | Received | Matrix Code | Type | Client Sample ID |
|---|---|---|---|---|---|---|---|
| C11007-14 | 05/12/10 | 09:37 | SJ | 05/12/10 | SO | Soil | S3-D |
| C11007-15 | 05/12/10 | 00:00 | SJ | 05/12/10 | SO | Soil | S3-(A-D)COMP |
| C11007-16 | 05/12/10 | 10:06 | SJ | 05/12/10 | SO | Soil | S4-A |
| C11007-17 | 05/12/10 | 10:00 | SJ | 05/12/10 | SO | Soil | S4-B |
| C11007-18 | 05/12/10 | 09:50 | SJ | 05/12/10 | SO | Soil | S4-C |
| C11007-19 | 05/12/10 | 09:54 | SJ | 05/12/10 | SO | Soil | S4-D |
| C11007-20 | 05/12/10 | 00:00 | SJ | 05/12/10 | SO | Soil | S4-(A-D)COMP |
| C11007-21 | 05/12/10 | 10:47 | SJ | 05/12/10 | SO | Soil | S5@6" |
| C11007-22 | 05/12/10 | 10:57 | SJ | 05/12/10 | SO | Soil | S5@24" |

Soil samples reported on a dry weight basis unless otherwise indicated on result page.

## Sample Results

Report of Analysis

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S1-A | | |
| **Lab Sample ID:** | C11007-1 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B M SW846 3545A | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | GG14379.D | 5 | 05/24/10 | MT | 05/24/10 | OP2176 | GGG442 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume |
|---|---|---|
| Run #1 | 10.0 g | 1.0 ml |
| Run #2 | | |

**TPH Extractable w/ Silica Gel Cleanup**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH (Diesel) | ND | 50 | 25 | mg/kg | |
| | TPH (Motor Oil) | 328 | 100 | 50 | mg/kg | |
| | TPH (Mineral Spirits) | ND | 50 | 25 | mg/kg | |
| | TPH (Kerosene) | ND | 50 | 25 | mg/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 630-01-3 | Hexacosane | 67% | | 45-140% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S1-B | | |
| **Lab Sample ID:** | C11007-2 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B M SW846 3545A | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | GG14380.D | 20 | 05/24/10 | MT | 05/24/10 | OP2176 | GGG442 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume |
|---|---|---|
| Run #1 | 10.2 g | 1.0 ml |
| Run #2 | | |

**TPH Extractable w/ Silica Gel Cleanup**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH (Diesel) | ND | 200 | 98 | mg/kg | |
| | TPH (Motor Oil) | 1020 | 390 | 200 | mg/kg | |
| | TPH (Mineral Spirits) | ND | 200 | 98 | mg/kg | |
| | TPH (Kerosene) | ND | 200 | 98 | mg/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 630-01-3 | Hexacosane | 59% | | 45-140% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S1-C | | |
| **Lab Sample ID:** | C11007-3 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B M SW846 3545A | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | GG14381.D | 40 | 05/24/10 | MT | 05/24/10 | OP2176 | GGG442 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume |
|---|---|---|
| Run #1 | 10.1 g | 1.0 ml |
| Run #2 | | |

**TPH Extractable w/ Silica Gel Cleanup**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH (Diesel) | ND | 400 | 200 | mg/kg | |
| | TPH (Motor Oil) | 3430 | 790 | 400 | mg/kg | |
| | TPH (Mineral Spirits) | ND | 400 | 200 | mg/kg | |
| | TPH (Kerosene) | ND | 400 | 200 | mg/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 630-01-3 | Hexacosane | 66% | | 45-140% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S1-D | | |
| **Lab Sample ID:** | C11007-4 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B M SW846 3545A | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 [b] | GG14382.D | 50 | 05/24/10 | MT | 05/24/10 | OP2176 | GGG442 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume |
|---|---|---|
| Run #1 | 5.20 g | 1.0 ml |
| Run #2 | | |

**TPH Extractable w/ Silica Gel Cleanup**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH (Diesel) | ND | 960 | 480 | mg/kg | |
| | TPH (Motor Oil) | 5390 | 1900 | 960 | mg/kg | |
| | TPH (Mineral Spirits) | ND | 960 | 480 | mg/kg | |
| | TPH (Kerosene) | ND | 960 | 480 | mg/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 630-01-3 | Hexacosane | 64% | | 45-140% |

(a) All results reported on wet weight basis.
(b) Reporting limit increased due to high moisture in the sample. 5 grams prepared instead of the standard 10 grams.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S1-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-5 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | JK12250.D | 1 | 05/14/10 | JA | n/a | n/a | GJK483 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume | Methanol Aliquot |
|---|---|---|---|
| Run #1 | 5.00 g | 5.0 ml | 100 ul |
| Run #2 | | | |

**TPH Volatiles**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH-GRO (C6-C10) | ND | 5.0 | 2.5 | mg/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 88% | | 60-157% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S1-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-5 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8021B | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | JJ12250.D | 1 | 05/14/10 | JA | n/a | n/a | GJJ483 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume | Methanol Aliquot |
|---|---|---|---|
| Run #1 | 5.00 g | 5.0 ml | 100 ul |
| Run #2 | | | |

**Purgeable Aromatics**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| 71-43-2 | Benzene | ND | 250 | 50 | ug/kg | |
| 108-88-3 | Toluene | ND | 250 | 50 | ug/kg | |
| 100-41-4 | Ethylbenzene | ND | 250 | 50 | ug/kg | |
| 1330-20-7 | Xylenes (total) | ND | 500 | 100 | ug/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 95% | | 60-157% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S1-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-5 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B M SW846 3545A | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | GG14427.D | 20 | 05/26/10 | JH | 05/14/10 | OP2135 | GGG444 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume |
|---|---|---|
| Run #1 | 10.1 g | 1.0 ml |
| Run #2 | | |

**TPH Extractable w/ Silica Gel Cleanup**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH (Diesel) | ND | 200 | 99 | mg/kg | |
| | TPH (Motor Oil) | 2200 | 400 | 200 | mg/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 630-01-3 | Hexacosane | 76% | | 45-140% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S1-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-5 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| | | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

**Metals Analysis**

| Analyte | Result | RL | Units | DF | Prep | Analyzed | By | Method | Prep Method |
|---|---|---|---|---|---|---|---|---|---|
| Cadmium | < 0.94 | 0.94 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Chromium | 25.1 | 0.94 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Lead | 27.5 | 0.94 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Nickel | 21.5 | 0.94 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Zinc | 179 | 1.9 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |

(1) Instrument QC Batch: MA1217
(2) Prep QC Batch: MP2385

(a) All results reported on wet weight basis.

RL = Reporting Limit

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S2-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-10 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | JK12251.D | 1 | 05/14/10 | JA | n/a | n/a | GJK483 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume | Methanol Aliquot |
|---|---|---|---|
| Run #1 | 5.00 g | 5.0 ml | 100 ul |
| Run #2 | | | |

**TPH Volatiles**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH-GRO (C6-C10) | ND | 5.0 | 2.5 | mg/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 86% | | 60-157% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S2-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-10 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8021B | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | JJ12251.D | 1 | 05/14/10 | JA | n/a | n/a | GJJ483 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume | Methanol Aliquot |
|---|---|---|---|
| Run #1 | 5.00 g | 5.0 ml | 100 ul |
| Run #2 | | | |

**Purgeable Aromatics**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| 71-43-2 | Benzene | ND | 250 | 50 | ug/kg | |
| 108-88-3 | Toluene | ND | 250 | 50 | ug/kg | |
| 100-41-4 | Ethylbenzene | ND | 250 | 50 | ug/kg | |
| 1330-20-7 | Xylenes (total) | ND | 500 | 100 | ug/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 93% | | 60-157% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S2-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-10 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B M SW846 3545A | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | HH6644.D | 1 | 05/15/10 | MT | 05/14/10 | OP2135 | GHH292 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume |
|---|---|---|
| Run #1 | 10.0 g | 1.0 ml |
| Run #2 | | |

**TPH Extractable w/ Silica Gel Cleanup**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH (Diesel) | ND | 10 | 5.0 | mg/kg | |
| | TPH (Motor Oil) | 132 | 20 | 10 | mg/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 630-01-3 | Hexacosane | 65% | | 45-140% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S2-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-10 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| | | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

**Metals Analysis**

| Analyte | Result | RL | Units | DF | Prep | Analyzed | By | Method | Prep Method |
|---|---|---|---|---|---|---|---|---|---|
| Cadmium | < 0.93 | 0.93 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Chromium | 14.1 | 0.93 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Lead | 29.7 | 0.93 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Nickel | 7.4 | 0.93 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Zinc | 132 | 1.9 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |

(1) Instrument QC Batch: MA1217
(2) Prep QC Batch: MP2385

(a) All results reported on wet weight basis.

RL = Reporting Limit

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S3-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-15 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | JK12252.D | 1 | 05/14/10 | JA | n/a | n/a | GJK483 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume | Methanol Aliquot |
|---|---|---|---|
| Run #1 | 5.08 g | 5.0 ml | 100 ul |
| Run #2 | | | |

**TPH Volatiles**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH-GRO (C6-C10) [b] | 2.89 | 4.9 | 2.5 | mg/kg | J |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 90% | | 60-157% |

(a) All results reported on wet weight basis.
(b) Atypical pattern. Value due to non-target compound(s).

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S3-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-15 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8021B | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | JJ12252.D | 1 | 05/14/10 | JA | n/a | n/a | GJJ483 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume | Methanol Aliquot |
|---|---|---|---|
| Run #1 | 5.08 g | 5.0 ml | 100 ul |
| Run #2 | | | |

**Purgeable Aromatics**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| 71-43-2 | Benzene | ND | 250 | 49 | ug/kg | |
| 108-88-3 | Toluene | ND | 250 | 49 | ug/kg | |
| 100-41-4 | Ethylbenzene | ND | 250 | 49 | ug/kg | |
| 1330-20-7 | Xylenes (total) | ND | 490 | 98 | ug/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 95% | | 60-157% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S3-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-15 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B M SW846 3545A | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | HH6645.D | 1 | 05/15/10 | MT | 05/14/10 | OP2135 | GHH292 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume |
|---|---|---|
| Run #1 | 10.0 g | 1.0 ml |
| Run #2 | | |

**TPH Extractable w/ Silica Gel Cleanup**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH (Diesel) | ND | 10 | 5.0 | mg/kg | |
| | TPH (Motor Oil) | 120 | 20 | 10 | mg/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 630-01-3 | Hexacosane | 67% | | 45-140% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S3-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-15 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| | | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

**Metals Analysis**

| Analyte | Result | RL | Units | DF | Prep | Analyzed | By | Method | Prep Method |
|---|---|---|---|---|---|---|---|---|---|
| Cadmium | < 0.92 | 0.92 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Chromium | 12.4 | 0.92 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Lead | 37.0 | 0.92 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Nickel | 7.1 | 0.92 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Zinc | 153 | 1.8 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |

(1) Instrument QC Batch: MA1217
(2) Prep QC Batch: MP2385

(a) All results reported on wet weight basis.

RL = Reporting Limit

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S4-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-20 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | JK12253.D | 1 | 05/14/10 | JA | n/a | n/a | GJK483 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume | Methanol Aliquot |
|---|---|---|---|
| Run #1 | 5.02 g | 5.0 ml | 100 ul |
| Run #2 | | | |

**TPH Volatiles**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH-GRO (C6-C10) | ND | 5.0 | 2.5 | mg/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 88% | | 60-157% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S4-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-20 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8021B | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | JJ12253.D | 1 | 05/14/10 | JA | n/a | n/a | GJJ483 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume | Methanol Aliquot |
|---|---|---|---|
| Run #1 | 5.02 g | 5.0 ml | 100 ul |
| Run #2 | | | |

**Purgeable Aromatics**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| 71-43-2 | Benzene | ND | 250 | 50 | ug/kg | |
| 108-88-3 | Toluene | ND | 250 | 50 | ug/kg | |
| 100-41-4 | Ethylbenzene | ND | 250 | 50 | ug/kg | |
| 1330-20-7 | Xylenes (total) | ND | 500 | 100 | ug/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 93% | | 60-157% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S4-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-20 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B M SW846 3545A | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | GG14426.D | 5 | 05/26/10 | JH | 05/14/10 | OP2135 | GGG444 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume |
|---|---|---|
| Run #1 | 10.1 g | 1.0 ml |
| Run #2 | | |

**TPH Extractable w/ Silica Gel Cleanup**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH (Diesel) | ND | 50 | 25 | mg/kg | |
| | TPH (Motor Oil) | 341 | 99 | 50 | mg/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 630-01-3 | Hexacosane | 86% | | 45-140% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S4-(A-D)COMP | | |
| **Lab Sample ID:** | C11007-20 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| | | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

**Metals Analysis**

| Analyte | Result | RL | Units | DF | Prep | Analyzed | By | Method | Prep Method |
|---|---|---|---|---|---|---|---|---|---|
| Cadmium | < 0.93 | 0.93 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Chromium | 16.5 | 0.93 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Lead | 20.8 | 0.93 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Nickel | 9.8 | 0.93 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |
| Zinc | 122 | 1.9 | mg/kg | 1 | 05/17/10 | 05/17/10 | CT | SW846 6010B [1] | SW846 3050B [2] |

(1) Instrument QC Batch: MA1217
(2) Prep QC Batch: MP2385

(a) All results reported on wet weight basis.

RL = Reporting Limit

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S5@6" | | |
| **Lab Sample ID:** | C11007-21 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | JK12255.D | 1 | 05/14/10 | JA | n/a | n/a | GJK483 |
| Run #2 | | | | | | | |

| | Initial Weight |
|---|---|
| Run #1 | 5.09 g |
| Run #2 | |

**TPH Volatiles**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH-GRO (C6-C10) | ND | 0.098 | 0.049 | mg/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 91% | | 60-157% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S5@6" | | |
| **Lab Sample ID:** | C11007-21 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8021B | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | JJ12254.D | 1 | 05/14/10 | JA | n/a | n/a | GJJ483 |
| Run #2 | | | | | | | |

| | Initial Weight |
|---|---|
| Run #1 | 5.09 g |
| Run #2 | |

**Purgeable Aromatics**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| 71-43-2 | Benzene | ND | 4.9 | 0.98 | ug/kg | |
| 108-88-3 | Toluene | ND | 4.9 | 0.98 | ug/kg | |
| 100-41-4 | Ethylbenzene | ND | 4.9 | 0.98 | ug/kg | |
| 1330-20-7 | Xylenes (total) | ND | 9.8 | 2.0 | ug/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 98% | | 60-157% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S5@6" | | |
| **Lab Sample ID:** | C11007-21 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B M SW846 3545A | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | HH6646.D | 5 | 05/15/10 | MT | 05/14/10 | OP2135 | GHH292 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume |
|---|---|---|
| Run #1 | 10.0 g | 1.0 ml |
| Run #2 | | |

**TPH Extractable w/ Silica Gel Cleanup**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH (Diesel) | ND | 50 | 25 | mg/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 630-01-3 | Hexacosane | 67% | | 45-140% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S5@24" | | |
| **Lab Sample ID:** | C11007-22 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | JK12256.D | 1 | 05/14/10 | JA | n/a | n/a | GJK483 |
| Run #2 | | | | | | | |

| | Initial Weight |
|---|---|
| Run #1 | 5.15 g |
| Run #2 | |

**TPH Volatiles**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH-GRO (C6-C10) | ND | 0.098 | 0.049 | mg/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 87% | | 60-157% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S5@24" | | |
| **Lab Sample ID:** | C11007-22 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8021B | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | JJ12256.D | 1 | 05/14/10 | JA | n/a | n/a | GJJ483 |
| Run #2 | | | | | | | |

| | Initial Weight |
|---|---|
| Run #1 | 5.15 g |
| Run #2 | |

**Purgeable Aromatics**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| 71-43-2 | Benzene | ND | 4.9 | 0.97 | ug/kg | |
| 108-88-3 | Toluene | ND | 4.9 | 0.97 | ug/kg | |
| 100-41-4 | Ethylbenzene | ND | 4.9 | 0.97 | ug/kg | |
| 1330-20-7 | Xylenes (total) | ND | 9.7 | 1.9 | ug/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 99% | | 60-157% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | S5@24" | | |
| **Lab Sample ID:** | C11007-22 | **Date Sampled:** | 05/12/10 |
| **Matrix:** | SO - Soil | **Date Received:** | 05/12/10 |
| **Method:** | SW846 8015B M SW846 3545A | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | GG14139.D | 1 | 05/15/10 | MT | 05/14/10 | OP2135 | GGG436 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume |
|---|---|---|
| Run #1 | 10.0 g | 1.0 ml |
| Run #2 | | |

**TPH Extractable w/ Silica Gel Cleanup**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH (Diesel) | ND | 10 | 5.0 | mg/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 630-01-3 | Hexacosane | 66% | | 45-140% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

## Misc. Forms

# Custody Documents and Other Forms

Includes the following where applicable:

- Chain of Custody

# CHAIN OF CUSTODY RECORD "ECAS] 8726" C11007

PROJECT NUMBER: 8970.000.000
PROJECT NAME: Half Moon Bay Property
SAMPLED BY: (SIGNATURE/PRINT) Scott Johns / Scott Johns
PROJECT MANAGER: Shawn Munger
ROUTING: E-MAIL sjohns@engeo.com; smunger@engeo.com Hard Copy Scott Johns

| SAMPLE NUMBER | DATE | TIME | MATRIX | NUMBER OF CONTAINERS | CONTAINER SIZE | PRESERVATIVE | 8015M (Gas) (Diesel) w/ Silica Gel TPH (Extended) | BTEX (8021M) | LUFT Metals (200.7/6010B/7000) | TPH (Gas) w/ Silica Gel | | REMARKS REQUIRED DETECTION LIMITS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| S1-A | 5/12/10 | 8:40 | Soil | 1 | 2x6 | ICE | | | | | -1 | |
| S1-B | | 8:32 | | | | | | | | | -2 | |
| S1-C | | 8:24 | | | | | | | | | -3 | |
| S1-D | | 8:17 | | | | | | | | | -4 | |
| S2-A | | 8:50 | | | | | | | | | -6 | |
| S2-B | | 8:58 | | | | | | | | | -7 | |
| S2-C | | 10:30 | | | | | | | | | -8 | |
| S2-D | | 10:40 | | | | | | | | | -9 | |
| S3-A | | 9:20 | | | | | | | | | -11 | |
| S3-B | | 9:31 | | | | | | | | | -12 | |
| S3-C | | 9:25 | | | | | | | | | -13 | |
| S3-D | | 9:37 | | | | | | | | | -14 | |
| S4-A | | 10:06 | | | | | | | | | -16 | |
| S4-B | | 10:00 | | | | | | | | | -17 | |
| S4-C | | 9:50 | | | | | | | | | -18 | |
| S4-D | | 9:54 | | | | | | | | | -19 | |
| S5@6" | | 10:47 | | | | | X | X | X | X | -21 | |
| S5@24" | | 10:57 | | | | | X | X | X | X | -22 | |

Composite (-5) (4:1-comp)
Composite (-10) (4:1-comp)
Composite (-15) (4:1-comp)
Composite (-20) (4:1-comp)

| RELINQUISHED BY: (SIGNATURE) | DATE/TIME | RECEIVED BY: (SIGNATURE) | RELINQUISHED BY: (SIGNATURE) | DATE/TIME | RECEIVED BY: (SIGNATURE) |
|---|---|---|---|---|---|
| Scott Johns | 5/12/10 12:36 | 12:30 5/12/10 | | | |
| RELINQUISHED BY: (SIGNATURE) | DATE/TIME | RECEIVED BY: (SIGNATURE) | RELINQUISHED BY: (SIGNATURE) | DATE/TIME | RECEIVED BY: (SIGNATURE) |
| RELINQUISHED BY: (SIGNATURE) | DATE/TIME | RECEIVED FOR LABORATORY BY: (SIGNATURE) | DATE/TIME | REMARKS | |

REMARKS
Standard 5-Day TAT
Composite per remark above
18 x SST (10/601)
Temp 17.6 + 0.3 = 17.9°C

DISTRIBUTION: ORIGINAL ACCOMPANIES SHIPMENT; COPY TO PROJECT FIELD FILES

ENGEO INCORPORATED
6399 SAN IGNACIO AVENUE, SUITE 150
SAN JOSE, CALIFORNIA 95119
(408) 574-4900 FAX (888) 279-2698
WWW.ENGEO.COM

**C11007: Chain of Custody**
**Page 1 of 2**

**Accutest Laboratories Northern California**
**Sample Receiving Check List**

Job# : C11007
Sample Control Rep. Initial: EK | JM

ECAS Ja726

**Review Chain of Custody** **Chain of Custody is to be complete and legible.**

- ☑ Are these regulatory (~~NPDES~~) samples? ~~O/A~~ — Yes / No
- ☑ Is pH requested? — Yes / No
- N/A ☒ Was Client informed that hold time is 15 min? **Yes / No** Continue **Yes / No**
- ☒ Was ortho-Phosphate filtered with in 15 min? **Yes / No** Continue **Yes / No**
- ☑ Are sample within hold time? — Yes / No
- Are sample in danger of exceeding hold-time — Yes / No
- ☑ Existing Client? Yes / No Existing Project? — Yes / No

**If No:** Is Report to info complete and legible, including;

☑ deliverable ☑ Name ☑ Address ☑ phone ☑ e-mail on-file

Is Bill to info complete and legible, including;

☐ PO# ☐ Credit card ☐ Contact ☐ address ☐ phone ☐ e-mail

Is Contact and/or Project Manager identified, including;

☑ phone ☑ e-mail

- ☑ Project name / number ☐ Special requirements? — Yes / No
- ☑ Sample IDs / date & time of collection provided? — Yes / No
- ☑ Is Matrix listed and correct? — Yes / No
- ☑ Analyses listed we do or client has authorized a subcontract? — Yes / No
- ☑ Chain is signed and dated by both client and sample custodian? — Yes / No
- ☑ TAT requested available? Yes / No Approved by PM

**Review Coolers:**

- ☑ Were Coolers temperatures measured at ≤6°C? Cooler # 1 Temp 17.9 °C
  - If cooler is outside the ≤6°C; note down below the affected bottles in that cooler
  - Note that ANC does NOT accept evidentiary samples. (We do not lock refrigerators)
- ☑ Shipment Received Method walk In
- ☑ Custody Seals: Present: **Yes** / No If Yes; Unbroken: **Yes / No**

**Review of Sample Bottles: If you answer no, explain to the side**

- ☑ Chain matches bottle labels? Yes / No ☑ Sample bottle intact? Yes / No
- ☑ Is there enough sample volume in proper bottle for requested analyses? Yes / No
- ☑ Proper Preservatives? **Yes / No** Check pH on preserved samples except 1664, 625, 8270 and VOAs. N/A
- ☒ Headspace-VOAs? **Greater than 6mm in diameter Yes / No**
  **List sample ID and affected container**

| Client Sample ID | pH Check | Other Comments/~~Issues~~ |
|---|---|---|
| | | 18 x (2"x6") SST |
| | | |
| | | |
| | |

## GC Volatiles

### QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Blank Spike Summaries
- Matrix Spike and Duplicate Summaries

# Method Blank Summary



**Job Number:** C11007
**Account:** ECASJ Engeo, Inc.
**Project:** Half Moon Bay Property



| Sample | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| GJK483-MB | JK12245.D | 1 | 05/14/10 | JA | n/a | n/a | GJK483 |

**The QC reported here applies to the following samples:** **Method:** SW846 8015B

C11007-5, C11007-10, C11007-15, C11007-20, C11007-21, C11007-22

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH-GRO (C6-C10) | ND | 0.10 | 0.050 | mg/kg | |

| CAS No. | Surrogate Recoveries | | Limits |
|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 93% | 60-157% |

# Method Blank Summary



**Job Number:** C11007
**Account:** ECASJ Engeo, Inc.
**Project:** Half Moon Bay Property



| Sample | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| GJJ483-MB | JJ12245.D | 1 | 05/14/10 | JA | n/a | n/a | GJJ483 |

**The QC reported here applies to the following samples:** **Method:** SW846 8021B

C11007-5, C11007-10, C11007-15, C11007-20, C11007-21, C11007-22

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| 71-43-2 | Benzene | ND | 5.0 | 1.0 | ug/kg | |
| 100-41-4 | Ethylbenzene | ND | 5.0 | 1.0 | ug/kg | |
| 108-88-3 | Toluene | ND | 5.0 | 1.0 | ug/kg | |
| 1330-20-7 | Xylenes (total) | ND | 10 | 2.0 | ug/kg | |

| CAS No. | Surrogate Recoveries | | Limits |
|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 101% | 60-157% |

# Blank Spike/Blank Spike Duplicate Summary



**Job Number:** C11007
**Account:** ECASJ Engeo, Inc.
**Project:** Half Moon Bay Property



| Sample | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| GJK483-BS | JK12248.D | 1 | 05/14/10 | JA | n/a | n/a | GJK483 |
| GJK483-BSD | JK12249.D | 1 | 05/14/10 | JA | n/a | n/a | GJK483 |

**The QC reported here applies to the following samples:** **Method:** SW846 8015B

C11007-5, C11007-10, C11007-15, C11007-20, C11007-21, C11007-22

| CAS No. | Compound | Spike mg/kg | BSP mg/kg | BSP % | BSD mg/kg | BSD % | RPD | Limits Rec/RPD |
|---|---|---|---|---|---|---|---|---|
| | TPH-GRO (C6-C10) | 1 | 0.737 | 74 | 0.738 | 74 | 0 | 65-135/30 |

| CAS No. | Surrogate Recoveries | BSP | BSD | Limits |
|---|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 75% | 76% | 60-157% |

# Blank Spike/Blank Spike Duplicate Summary



**Job Number:** C11007
**Account:** ECASJ Engeo, Inc.
**Project:** Half Moon Bay Property



| Sample | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| GJJ483-BS | JJ12246.D | 1 | 05/14/10 | JA | n/a | n/a | GJJ483 |
| GJJ483-BSD | JJ12247.D | 1 | 05/14/10 | JA | n/a | n/a | GJJ483 |

**The QC reported here applies to the following samples:** **Method:** SW846 8021B

C11007-5, C11007-10, C11007-15, C11007-20, C11007-21, C11007-22

| CAS No. | Compound | Spike ug/kg | BSP ug/kg | BSP % | BSD ug/kg | BSD % | RPD | Limits Rec/RPD |
|---|---|---|---|---|---|---|---|---|
| 71-43-2 | Benzene | 50 | 56.4 | 113 | 57.0 | 114 | 1 | 65-135/30 |
| 100-41-4 | Ethylbenzene | 50 | 56.2 | 112 | 57.0 | 114 | 1 | 65-135/30 |
| 108-88-3 | Toluene | 50 | 54.0 | 108 | 54.7 | 109 | 1 | 65-135/30 |
| 1330-20-7 | Xylenes (total) | 150 | 170 | 113 | 173 | 115 | 2 | 65-135/30 |

| CAS No. | Surrogate Recoveries | BSP | BSD | Limits |
|---|---|---|---|---|
| 460-00-4 | 4-Bromofluorobenzene | 99% | 99% | 60-157% |

## GC Semi-volatiles

# QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Blank Spike Summaries
- Matrix Spike and Duplicate Summaries

# Method Blank Summary



**Job Number:** C11007
**Account:** ECASJ Engeo, Inc.
**Project:** Half Moon Bay Property

| Sample | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| OP2135-MB | GG14136.D | 1 | 05/15/10 | MT | 05/14/10 | OP2135 | GGG436 |



**The QC reported here applies to the following samples:** **Method:** SW846 8015B M

C11007-5, C11007-10, C11007-15, C11007-20, C11007-21, C11007-22

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH (Diesel) | ND | 10 | 5.0 | mg/kg | |
| | TPH (Motor Oil) | ND | 20 | 10 | mg/kg | |

| CAS No. | Surrogate Recoveries | | Limits |
|---|---|---|---|
| 630-01-3 | Hexacosane | 66% | 45-140% |

# Method Blank Summary



**Job Number:** C11007
**Account:** ECASJ Engeo, Inc.
**Project:** Half Moon Bay Property

| Sample | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| OP2176-MB | GG14371.D | 1 | 05/24/10 | MT | 05/24/10 | OP2176 | GGG442 |



**The QC reported here applies to the following samples:** **Method:** SW846 8015B M

C11007-1, C11007-2, C11007-3, C11007-4

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| | TPH (Diesel) | ND | 10 | 5.0 | mg/kg | |
| | TPH (Motor Oil) | ND | 20 | 10 | mg/kg | |
| | TPH (Mineral Spirits) | ND | 10 | 5.0 | mg/kg | |
| | TPH (Kerosene) | ND | 10 | 5.0 | mg/kg | |

| CAS No. | Surrogate Recoveries | | Limits |
|---|---|---|---|
| 630-01-3 | Hexacosane | 83% | 45-140% |

# Blank Spike/Blank Spike Duplicate Summary



**Job Number:** C11007
**Account:** ECASJ Engeo, Inc.
**Project:** Half Moon Bay Property

| Sample | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| OP2135-BS | GG14137.D | 1 | 05/15/10 | MT | 05/14/10 | OP2135 | GGG436 |
| OP2135-BSD | GG14138.D | 1 | 05/15/10 | MT | 05/14/10 | OP2135 | GGG436 |



**The QC reported here applies to the following samples:** **Method:** SW846 8015B M

C11007-5, C11007-10, C11007-15, C11007-20, C11007-21, C11007-22

| CAS No. | Compound | Spike mg/kg | BSP mg/kg | BSP % | BSD mg/kg | BSD % | RPD | Limits Rec/RPD |
|---|---|---|---|---|---|---|---|---|
| | TPH (Diesel) | 100 | 75.0 | 75 | 75.4 | 75 | 1 | 45-140/30 |
| | TPH (Motor Oil) | 100 | 76.9 | 77 | 79.7 | 80 | 4 | 45-140/30 |

| CAS No. | Surrogate Recoveries | BSP | BSD | Limits |
|---|---|---|---|---|
| 630-01-3 | Hexacosane | 80% | 83% | 45-140% |

# Blank Spike/Blank Spike Duplicate Summary



**Job Number:** C11007
**Account:** ECASJ Engeo, Inc.
**Project:** Half Moon Bay Property

| Sample | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| OP2176-BS | GG14372.D | 1 | 05/24/10 | MT | 05/24/10 | OP2176 | GGG442 |
| OP2176-BSD | GG14373.D | 1 | 05/24/10 | MT | 05/24/10 | OP2176 | GGG442 |



**The QC reported here applies to the following samples:** **Method:** SW846 8015B M

C11007-1, C11007-2, C11007-3, C11007-4

| CAS No. | Compound | Spike mg/kg | BSP mg/kg | BSP % | BSD mg/kg | BSD % | RPD | Limits Rec/RPD |
|---|---|---|---|---|---|---|---|---|
| | TPH (Diesel) | 100 | 74.7 | 75 | 78.6 | 79 | 5 | 45-140/30 |
| | TPH (Motor Oil) | 100 | 82.8 | 83 | 85.9 | 86 | 4 | 45-140/30 |

| CAS No. | Surrogate Recoveries | BSP | BSD | Limits |
|---|---|---|---|---|
| 630-01-3 | Hexacosane | 85% | 87% | 45-140% |

# Matrix Spike/Matrix Spike Duplicate Summary



**Job Number:** C11007
**Account:** ECASJ Engeo, Inc.
**Project:** Half Moon Bay Property

| Sample | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| OP2135-MS | GG14140.D | 1 | 05/15/10 | MT | 05/14/10 | OP2135 | GGG436 |
| OP2135-MSD | GG14141.D | 1 | 05/15/10 | MT | 05/14/10 | OP2135 | GGG436 |
| C11007-22 | GG14139.D | 1 | 05/15/10 | MT | 05/14/10 | OP2135 | GGG436 |

**The QC reported here applies to the following samples:** **Method:** SW846 8015B M

C11007-5, C11007-10, C11007-15, C11007-20, C11007-21, C11007-22

| CAS No. | Compound | C11007-22 mg/kg | Q | Spike mg/kg | MS mg/kg | MS % | MSD mg/kg | MSD % | RPD | Limits Rec/RPD |
|---|---|---|---|---|---|---|---|---|---|---|
| | TPH (Diesel) | ND | | 100 | 74.0 | 74 | 62.2 | 63 | 17 | 45-140/30 |
| | TPH (Motor Oil) | ND | | 100 | 67.9 | 68 | 60.3 | 61 | 12 | 45-140/30 |

| CAS No. | Surrogate Recoveries | MS | MSD | C11007-22 | Limits |
|---|---|---|---|---|---|
| 630-01-3 | Hexacosane | 76% | 69% | 66% | 45-140% |

# Matrix Spike/Matrix Spike Duplicate Summary



**Job Number:** C11007
**Account:** ECASJ Engeo, Inc.
**Project:** Half Moon Bay Property

| Sample | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| OP2176-MS | GG14376.D | 1 | 05/24/10 | MT | 05/24/10 | OP2176 | GGG442 |
| OP2176-MSD | GG14377.D | 1 | 05/24/10 | MT | 05/24/10 | OP2176 | GGG442 |
| C11092-2 | GG14375.D | 1 | 05/24/10 | MT | 05/24/10 | OP2176 | GGG442 |



**The QC reported here applies to the following samples:** **Method:** SW846 8015B M

C11007-1, C11007-2, C11007-3, C11007-4

| CAS No. | Compound | C11092-2 mg/kg | Q | Spike mg/kg | MS mg/kg | MS % | MSD mg/kg | MSD % | RPD | Limits Rec/RPD |
|---|---|---|---|---|---|---|---|---|---|---|
| | TPH (Diesel) | ND | | 97.1 | 48.6 | 50 | 59.5 | 60 | 20 | 45-140/30 |
| | TPH (Motor Oil) | ND | | 97.1 | 55.3 | 57 | 62.0 | 62 | 11 | 45-140/30 |

| CAS No. | Surrogate Recoveries | MS | MSD | C11092-2 | Limits |
|---|---|---|---|---|---|
| 630-01-3 | Hexacosane | 57% | 62% | 53% | 45-140% |

## Metals Analysis

# QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Matrix Spike and Duplicate Summaries
- Blank Spike and Lab Control Sample Summaries
- Serial Dilution Summaries

BLANK RESULTS SUMMARY
Part 2 - Method Blanks

Login Number: C11007
Account: ECASJ - Engeo, Inc.
Project: Half Moon Bay Property

QC Batch ID: MP2385
Matrix Type: SOLID

Methods: SW846 6010B
Units: mg/kg

Prep Date: 05/17/10

| Metal | RL | IDL | MDL | MB raw | final |
|---|---|---|---|---|---|
| Aluminum | 10 | 1.4 | 1.5 | | |
| Antimony | 2.0 | .69 | 1.2 | | |
| Arsenic | 2.0 | .44 | .51 | | |
| Barium | 1.0 | .06 | .11 | | |
| Beryllium | 1.0 | .01 | .02 | | |
| Boron | 2.0 | .86 | .29 | | |
| Cadmium | 1.0 | .03 | .05 | 0.080 | <1.0 |
| Calcium | 50 | 2.9 | 6.9 | | |
| Chromium | 1.0 | .04 | .06 | 0.030 | <1.0 |
| Cobalt | 1.0 | .04 | .06 | | |
| Copper | 1.0 | .08 | .51 | | |
| Iron | 10 | .26 | .43 | | |
| Lead | 1.0 | .33 | .54 | 0.080 | <1.0 |
| Lithium | 1.0 | .22 | .12 | | |
| Magnesium | 10 | .96 | 1.4 | | |
| Manganese | 1.0 | .01 | .04 | | |
| Molybdenum | 1.0 | .13 | .19 | | |
| Nickel | 1.0 | .08 | .1 | -0.080 | <1.0 |
| Potassium | 50 | 5.8 | 6.2 | | |
| Selenium | 2.0 | 1.4 | 1.5 | | |
| Silicon | 20 | .34 | 7 | | |
| Silver | 1.0 | .09 | .13 | | |
| Sodium | 50 | 1.5 | 3 | | |
| Strontium | 1.0 | .03 | .04 | | |
| Thallium | 2.0 | .65 | .74 | | |
| Tin | 50 | .23 | 2 | | |
| Titanium | 1.0 | .02 | .15 | | |
| Vanadium | 1.0 | .07 | .045 | | |
| Zinc | 2.0 | .09 | .24 | 0.12 | <2.0 |

Associated samples MP2385: C11007-5, C11007-10, C11007-15, C11007-20

Results < IDL are shown as zero for calculation purposes
(*) Outside of QC limits
(anr) Analyte not requested

MATRIX SPIKE AND DUPLICATE RESULTS SUMMARY

Login Number: C11007
Account: ECASJ - Engeo, Inc.
Project: Half Moon Bay Property

QC Batch ID: MP2385
Matrix Type: SOLID

Methods: SW846 6010B
Units: mg/kg

Prep Date: 05/17/10

| Metal | C11022-23 Original | MS | Spikelot MPIR1 | % Rec | QC Limits |
|---|---|---|---|---|---|
| Aluminum | | | | | |
| Antimony | anr | | | | |
| Arsenic | anr | | | | |
| Barium | anr | | | | |
| Beryllium | anr | | | | |
| Boron | | | | | |
| Cadmium | 0.12 | 45.0 | 46.3 | 96.9 | 80-120 |
| Calcium | | | | | |
| Chromium | 49.9 | 95.2 | 46.3 | 97.8 | 80-120 |
| Cobalt | anr | | | | |
| Copper | anr | | | | |
| Iron | | | | | |
| Lead | 9.0 | 51.7 | 46.3 | 92.2 | 80-120 |
| Lithium | | | | | |
| Magnesium | | | | | |
| Manganese | | | | | |
| Molybdenum | anr | | | | |
| Nickel | 55.9 | 101 | 46.3 | 97.4 | 80-120 |
| Potassium | | | | | |
| Selenium | anr | | | | |
| Silicon | | | | | |
| Silver | anr | | | | |
| Sodium | | | | | |
| Strontium | | | | | |
| Thallium | anr | | | | |
| Tin | | | | | |
| Titanium | | | | | |
| Vanadium | anr | | | | |
| Zinc | 52.6 | 96.7 | 46.3 | 95.3 | 80-120 |

Associated samples MP2385: C11007-5, C11007-10, C11007-15, C11007-20

Results < IDL are shown as zero for calculation purposes
(*) Outside of QC limits
(N) Matrix Spike Rec. outside of QC limits
(anr) Analyte not requested





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MATRIX SPIKE AND DUPLICATE RESULTS SUMMARY

Login Number: C11007
Account: ECASJ - Engeo, Inc.
Project: Half Moon Bay Property

QC Batch ID: MP2385
Matrix Type: SOLID

Methods: SW846 6010B
Units: mg/kg

Prep Date: 05/17/10

| Metal | C11022-23 Original | MSD | Spikelot MPIR1 | % Rec | MSD RPD | QC Limit |
|---|---|---|---|---|---|---|
| Aluminum | | | | | | |
| Antimony | anr | | | | | |
| Arsenic | anr | | | | | |
| Barium | anr | | | | | |
| Beryllium | anr | | | | | |
| Boron | | | | | | |
| Cadmium | 0.12 | 45.6 | 47.6 | 95.5 | 1.3 | 20 |
| Calcium | | | | | | |
| Chromium | 49.9 | 93.4 | 47.6 | 91.4 | 1.9 | 20 |
| Cobalt | anr | | | | | |
| Copper | anr | | | | | |
| Iron | | | | | | |
| Lead | 9.0 | 52.2 | 47.6 | 90.7 | 1.0 | 20 |
| Lithium | | | | | | |
| Magnesium | | | | | | |
| Manganese | | | | | | |
| Molybdenum | anr | | | | | |
| Nickel | 55.9 | 100 | 47.6 | 92.6 | 1.0 | 20 |
| Potassium | | | | | | |
| Selenium | anr | | | | | |
| Silicon | | | | | | |
| Silver | anr | | | | | |
| Sodium | | | | | | |
| Strontium | | | | | | |
| Thallium | anr | | | | | |
| Tin | | | | | | |
| Titanium | | | | | | |
| Vanadium | anr | | | | | |
| Zinc | 52.6 | 97.8 | 47.6 | 94.9 | 1.1 | 20 |

Associated samples MP2385: C11007-5, C11007-10, C11007-15, C11007-20

Results < IDL are shown as zero for calculation purposes
(*) Outside of QC limits
(N) Matrix Spike Rec. outside of QC limits
(anr) Analyte not requested





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SPIKE BLANK AND LAB CONTROL SAMPLE SUMMARY

Login Number: C11007
Account: ECASJ - Engeo, Inc.
Project: Half Moon Bay Property

QC Batch ID: MP2385
Matrix Type: SOLID

Methods: SW846 6010B
Units: mg/kg

| Prep Date: | | 05/17/10 | | | | 05/17/10 | | | |
|---|---|---|---|---|---|---|---|---|---|
| Metal | BSP Result | Spikelot MPIR1 | % Rec | QC Limits | BSD Result | Spikelot MPIR1 | % Rec | BSD RPD | QC Limit |
| Aluminum | | | | | | | | | |
| Antimony | anr | | | | | | | | |
| Arsenic | anr | | | | | | | | |
| Barium | anr | | | | | | | | |
| Beryllium | anr | | | | | | | | |
| Boron | | | | | | | | | |
| Cadmium | 49.1 | 50 | 98.2 | 80-120 | 48.8 | 50 | 97.6 | 0.6 | |
| Calcium | | | | | | | | | |
| Chromium | 49.4 | 50 | 98.8 | 80-120 | 49.2 | 50 | 98.4 | 0.4 | |
| Cobalt | anr | | | | | | | | |
| Copper | anr | | | | | | | | |
| Iron | | | | | | | | | |
| Lead | 51.0 | 50 | 102.0 | 80-120 | 50.7 | 50 | 101.4 | 0.6 | |
| Lithium | | | | | | | | | |
| Magnesium | | | | | | | | | |
| Manganese | | | | | | | | | |
| Molybdenum | anr | | | | | | | | |
| Nickel | 49.5 | 50 | 99.0 | 80-120 | 49.0 | 50 | 98.0 | 1.0 | |
| Potassium | | | | | | | | | |
| Selenium | anr | | | | | | | | |
| Silicon | | | | | | | | | |
| Silver | anr | | | | | | | | |
| Sodium | | | | | | | | | |
| Strontium | | | | | | | | | |
| Thallium | anr | | | | | | | | |
| Tin | | | | | | | | | |
| Titanium | | | | | | | | | |
| Vanadium | anr | | | | | | | | |
| Zinc | 48.1 | 50 | 96.2 | 80-120 | 47.8 | 50 | 95.6 | 0.6 | |

Associated samples MP2385: C11007-5, C11007-10, C11007-15, C11007-20

Results < IDL are shown as zero for calculation purposes
(*) Outside of QC limits
(anr) Analyte not requested

SERIAL DILUTION RESULTS SUMMARY

Login Number: C11007
Account: ECASJ - Engeo, Inc.
Project: Half Moon Bay Property

QC Batch ID: MP2385
Matrix Type: SOLID

Methods: SW846 6010B
Units: ug/l

Prep Date: 05/17/10

| Metal | C11022-23 Original | SDL 1:5 | %DIF | QC Limits |
|---|---|---|---|---|
| Aluminum | | | | |
| Antimony | anr | | | |
| Arsenic | anr | | | |
| Barium | anr | | | |
| Beryllium | anr | | | |
| Boron | | | | |
| Cadmium | 1.30 | 4.50 | 246.2(a) | 0-10 |
| Calcium | | | | |
| Chromium | 534 | 540 | 1.0 | 0-10 |
| Cobalt | anr | | | |
| Copper | anr | | | |
| Iron | | | | |
| Lead | 95.8 | 101 | 4.9 | 0-10 |
| Lithium | | | | |
| Magnesium | | | | |
| Manganese | | | | |
| Molybdenum | anr | | | |
| Nickel | 598 | 609 | 1.7 | 0-10 |
| Potassium | | | | |
| Selenium | anr | | | |
| Silicon | | | | |
| Silver | anr | | | |
| Sodium | | | | |
| Strontium | | | | |
| Thallium | anr | | | |
| Tin | | | | |
| Titanium | | | | |
| Vanadium | anr | | | |
| Zinc | 563 | 569 | 1.0 | 0-10 |

Associated samples MP2385: C11007-5, C11007-10, C11007-15, C11007-20

Results < IDL are shown as zero for calculation purposes
(*) Outside of QC limits
(anr) Analyte not requested
(a) Percent difference acceptable due to low initial sample concentration (< 50 times IDL).

POST DIGESTATE SPIKE SUMMARY

Login Number: C11007
Account: ECASJ - Engeo, Inc.
Project: Half Moon Bay Property

QC Batch ID: MP2385
Matrix Type: SOLID

Methods: SW846 6010B
Units: ug/l

Prep Date: 05/17/10

| Metal | Sample ml | Final ml | C11022-23 Raw | Corr.** | PS ug/l | Spike ml | Spike ug/ml | Spike ug/l | % Rec | QC Limits |
|---|---|---|---|---|---|---|---|---|---|---|
| Aluminum | | | | | | | | | | |
| Antimony | | | | | | | | | | |
| Arsenic | | | | | | | | | | |
| Barium | | | | | | | | | | |
| Beryllium | | | | | | | | | | |
| Boron | | | | | | | | | | |
| Cadmium | | | | | | | | | | |
| Calcium | | | | | | | | | | |
| Chromium | | | | | | | | | | |
| Cobalt | | | | | | | | | | |
| Copper | | | | | | | | | | |
| Iron | | | | | | | | | | |
| Lead | | | | | | | | | | |
| Lithium | | | | | | | | | | |
| Magnesium | | | | | | | | | | |
| Manganese | | | | | | | | | | |
| Molybdenum | | | | | | | | | | |
| Nickel | | | | | | | | | | |
| Potassium | | | | | | | | | | |
| Selenium | | | | | | | | | | |
| Silicon | | | | | | | | | | |
| Silver | | | | | | | | | | |
| Sodium | | | | | | | | | | |
| Strontium | | | | | | | | | | |
| Thallium | | | | | | | | | | |
| Tin | | | | | | | | | | |
| Titanium | | | | | | | | | | |
| Vanadium | | | | | | | | | | |
| Zinc | | | | | | | | | | |

Associated samples MP2385: C11007-5, C11007-10, C11007-15, C11007-20

Results < IDL are shown as zero for calculation purposes
(*) Outside of QC limits
(**) Corr. sample result = Raw * (sample volume / final volume)
(anr) Analyte not requested





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# Appendix C2

## Modified Phase I Environmental Site Assessment, ENGEO, Inc., 2011

# MODIFIED PHASE I ENVIRONMENTAL SITE ASSESSMENT

## HALF MOON BAY PROPERTY
## APN 048-133-010
## HALF MOON BAY, CALIFORNIA

**Submitted to:**
Mr. Robert Tito Gonzalez
Stoloski And Gonzalez Inc.
727 Main Street
Half Moon Bay CA, 94019

**Prepared by:**
ENGEO Incorporated

August 3, 2011

**Project No:**
8970.000.000

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*- Expect Excellence -*

Project No.
**8970.000.000**

August 3, 2011

Mr. Robert Tito Gonzalez
Stoloski And Gonzalez, Inc.
727 Main Street
Half Moon Bay CA, 94019

Subject: Half Moon Bay Property
Cabrillo Highway
Assessor's Parcel Number 048-133-010
Half Moon Bay, California

**MODIFIED PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Dear Mr. Gonzalez:

ENGEO is pleased to present our modified phase I environmental site assessment of the subject property, located in Half Moon Bay, California. The attached report includes a description of the site assessment activities, along with ENGEO's findings, opinions, and conclusions regarding the Property.

ENGEO has the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the Property, and has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. We declare that, to the best of our professional knowledge and belief, the responsible charge for this study meets the definition of Environmental Professional as defined in Section 312.10 of 40 CFR Part 312 and ASTM 1527-05.

We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please contact us.

Sincerely,

ENGEO Incorporated

Mike Turner, CEG

Shawn Munger, REAII, CHG

Scott Johns, PE
mt/sm/sj/jf:esa

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# EXECUTIVE SUMMARY

ENGEO conducted a phase I environmental site assessment for the property located along the west side of Cabrillo Highway in Half Moon Bay, California (Property). The Property is approximately 2 acres in area and is identified by Assessor's Parcel Number (APN) 048-133-010.

The eastern approximately one-third of the Property fronting on Cabrillo Highway is currently used to store numerous construction vehicles and related support equipment. The remainder of the Property is vacant land. Review of historical records indicates that in the past the Property has largely remained undeveloped land, with the exception of a few small shed structures.

This assessment included a review of local, state, tribal, and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources. A reconnaissance of the Property was conducted to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials and interviews with persons knowledgeable about current and past site use.

In 2010, ENGEO prepared a limited Phase II environmental site assessment of the portion of the Property occupied by the equipment storage yard. Based on the sampling and testing performed, we identified an approximate 6,500-square-foot area of the equipment storage yard, S-1 on Figure 2 of the referenced 2010 Phase II report, with a concentration of total petroleum hydrocarbons (TPH) as motor oil above the Regional Water Quality Control Board Environmental Screening Level for residential soil. Based on this, we recommended removal of the affected soil to an anticipated depth of 6 inches across this area (6,500 $ft^2$; ±120 cubic yards). We also recommended a minimum of four confirmation samples be collected from the base of the excavation and analyzed for TPH as motor oil following excavation. It was noted that the excavated material could be either analyzed and off hauled to an appropriate disposal facility or encapsulated beneath a pavement section within the planned development.

As part of the environmental assessment, soil samples were recovered to address potential impacts from past agricultural activities. Sampling and testing was conducted in accordance with current CAL-EPA guidelines. Trace levels of DDT and DDE were reported for the four samples with cumulative concentrations ranging from 28.9 micrograms per kilogram (ug/kg) to 60.6 ug/kg. These concentrations are well below the California Human Health Screening Level (CHHSL) of 1,600 ug/kg for residential soil.

The reported arsenic concentrations ranged from 3.8 to 4.1 milligrams per kilogram (mg/kg), which is within the expected range of background concentrations.[1]

[1] Bradford, G. R., A. C. Chang, A. L. Page, D. Bakhtar, J. A. Frampton, and H. Wright; Background Concentrations of Trace and Major Elements in California Soils; Kearney Foundation of Soil Science, Division of Agriculture and Natural Resources, University of California; March 1996.

Based on the results of the laboratory testing, the Property does not appear to have been impacted from past agricultural practices.

The site reconnaissance and records review did find documentation or physical evidence of soil or groundwater impairments associated with the use or past use of the Property. A review of regulatory databases maintained by county, state, tribal, and federal agencies found no documentation of hazardous materials violations or discharge on the Property and did not identify contaminated facilities within the appropriate American Society for Testing and Materials (ASTM) search distances that would reasonably be expected to impact the Property.

Based on the findings of this assessment, one Recognized Environmental Condition (RECs) and no historical RECs were identified for the Property.

- Previously collected near-surface soil samples reported concentrations of TPH as motor oil above the RWQCB Environmental Screening Level for residential soil.

Based on the review of regulatory databases and site reconnaissance, we present information on features of potential environmental concern that were either contained in the databases or observed on the Property. These features were not considered to be RECs. We briefly discuss each feature below:

- Two above-ground-storage tanks (ASTs) were observed within the Property boundaries. Permits for the storage of fuels and waste oil at the Property have been issued by the San Mateo County Environmental Health Department and expire July 1, 2015. These tanks should be removed prior to future site development.

- Numerous mechanical equipment and associated items are stored within the Property boundaries that include, but are not limited to construction equipment, tires, oil containers, paint, drums, electronics, generators, and propane tanks. These items should be removed prior to future site development.

ENGEO has performed a phase I environmental site assessment of the Property in general conformance with the scope and limitations of ASTM E 1527-05 “Standard Practice for Environmental Site Assessments” and USEPA “Standards and Practices for All Appropriate Inquires”, 40 CFR Part 312. Based on the findings of this assessment, ENGEO recommends the area of affected soil, identified as S-1 on Figure 2 of the referenced 2010 Phase II report, be removed to an anticipated depth of 6 inches. A minimum of four confirmation samples should be collected from the base of the excavation and analyzed for TPH as motor oil following excavation.

# 1.0 INTRODUCTION

ENGEO conducted a modified phase I environmental site assessment for the Property located at along the west side of Cabrillo Highway in Half Moon Bay, California (Figure 1). The approximately 2-acre Property is identified as APN 048-133-010. The eastern approximately one-third of the Property fronting on Cabrillo Highway is currently used to store numerous construction vehicles and related support equipment. The remainder of the Property is vacant land.

## 1.1 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT

This assessment was performed at the request of Stoloski And Gonzalez Inc. for the purpose of environmental due diligence during project development approval. The objective of this modified phase I environmental site assessment is to identify recognized environmental conditions associated with the Property. As defined in the ASTM Standard Practice E 1527-05, a REC is "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property."

## 1.2 DETAILED SCOPE OF SERVICES

The scope of services performed included the following:

- A review of publicly available and practically reviewable standard local, state, tribal, and federal environmental record sources.
- A review of publicly available and practically reviewable standard historical sources, aerial photographs, fire insurance maps and physical setting sources.
- A reconnaissance of the Property to review site use and current conditions. The reconnaissance was conducted to check for the storage, use, production or disposal of hazardous or potentially hazardous materials.
- Interviews with owners/occupants and public sector officials.
- Sampling and analysis of the surface soil samples for past agrichemical application. Details of the sampling and analytical results are provided below in Section 6.0, Agrichemical Sampling
- Preparation of this report with our findings, opinions, and conclusions.

## 1.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The professional staff at ENGEO strives to perform its services in a proper and professional manner with reasonable care and competence but is not infallible. The recommendations and conclusions presented in this report were based on the findings of our study, which were developed solely from the contracted services. The findings of the report are based in part on contracted database research, out-of-house reports and personal communications. The opinions formed by ENGEO are based on the assumed accuracy of the relied upon data in conjunction with our relevant professional experience related to such data interpretation. ENGEO assumes no liability for the validity of the materials relied upon in the preparation of this report.

This document must not be subject to unauthorized reuse; that is, reuse without written authorization of ENGEO. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time. The findings from a modified phase I environmental site assessment are valid for one year after completion of the report. Updates of portions of the assessment may be necessary after a period of 180 days after completion.

This environmental site assessment is not intended to represent a complete soil or groundwater characterization, nor define the depth or extent of soil or groundwater contamination. It is intended to provide an evaluation of potential environmental concerns associated with the use of the Property. A more extensive assessment that would include additional subsurface exploration with laboratory testing of soil and groundwater samples could provide more definitive information concerning site-specific conditions. If additional assessment activities are considered for the Property and if other entities are retained to provide such services, ENGEO cannot be held responsible for any and all claims arising from or resulting from the performance of such services by other persons or entities. ENGEO can also not be held responsible from any and all claims arising or resulting from clarifications, adjustments, modifications, discrepancies or other changes necessary to reflect changed field or other conditions.

## 1.4 SPECIAL TERMS AND CONDITIONS

ENGEO has prepared this report for the exclusive use of our client, Stoloski And Gonzalez Inc. It is recognized and agreed that ENGEO has assumed responsibility only for undertaking the study for the client. The responsibility for disclosures or reports to a third party and for remedial or mitigative action shall be solely that of the Client.

Laboratory testing of groundwater samples was not within the scope of the contracted services. The assessment did not include an asbestos survey, an evaluation of lead-based paint, an inspection of light ballasts for polychlorinated biphenyls (PCBs), a radon evaluation, or a mold survey.

The reported laboratory analyses are intended only to represent that portion of strata encountered. The reported laboratory analyses are not intended to represent organic or inorganic analyses, which were not reported by the analytical laboratory.

This report is based upon field and other conditions discovered at the time of preparation of ENGEO's assessment. Visual observations referenced in this report are intended only to represent conditions at the time of the reconnaissance. ENGEO would not be aware of site contamination, such as dumping and/or accidental spillage that occurred subsequent to the reconnaissance conducted by ENGEO personnel.

# 2.0 PROPERTY INFORMATION

## 2.1 SITE LOCATION

The Property located at along the west side of Cabrillo Highway in Half Moon Bay, California (Figure 1). The approximately 2-acre parcel is identified as APN 048-133-010.

## 2.2 SITE AND VICINITY CHARACTERISTICS

According to published United States Geologic Survey (USGS) topographic maps, the Property ranges in elevation from approximately 40 feet above mean sea level (msl) in the east to approximately 30 feet above msl to the west (Figure 3). Review of the geologic data provided by the USGS, prepared for Google Earth found the Property is underlain by Holocene Alluvium.

Geocheck – Physical Setting Source Summary of the Environmental Resources Data report (Appendix A) did not indentify any wells in the vicinity of the Property with recorded depth to groundwater measurements.

We reviewed the Department of Water Resources On-line Water Data Library for depth to water in the vicinity of the site. The website identified three wells located approximately 2,500 feet southeast of the Property with recent depth to groundwater measurements. The following information was obtained:

**TABLE 1**

| Proximity to Coastline (feet) | Reported Depth to Groundwater (feet) |
|---|---|
| 1,700 | 13 to 24 |
| 2,900 | 33 to 51 |
| 4,000 | 39 to 61 |

We reviewed Envirostor, a website maintained by the State of California, Department of Toxic Substances Control, for nearby facilities with records that include depth to groundwater measurements. The website identified two properties in the town of El Granada, located

approximately 1½ miles northwest of the Property. The following information was obtained regarding local groundwater conditions in El Granada:

**TABLE 2**

| Reported Depth to Groundwater | Reported Groundwater Flow Direction |
|---|---|
| 39 to 42 | South-Southwest |
| 12 to 17 | Southwest |

The site-specific depth to groundwater and direction of groundwater flow was not determined as part of this assessment. Fluctuations in groundwater levels may occur seasonally and over a period of years due to variations in precipitation, temperature, irrigation and other factors.

We reviewed the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) web site and map database to determine if any historic oil and/or gas wells were located within the Property. No wells were mapped within 1 mile of the Property.

### 2.3 CURRENT USE OF PROPERTY/DESCRIPTION OF SITE IMPROVEMENTS

The eastern approximately one-third of the Property fronting on Cabrillo Highway is currently used to store numerous construction vehicles and related support equipment. The remainder of the Property is vacant land.

### 2.4 CURRENT USE OF ADJOINING PROPERTIES

Adjoining properties include open space and the Pacific Ocean to the west, residential to the north, agricultural land to the south and an organic commercial farm, identified as Abundant Farmer, to the east.

## 3.0 RECORDS REVIEW

### 3.1 PREVIOUS ENVIRONMENTAL REPORT

In 2010, we prepared a limited Phase II environmental site assessment of the portion of the Property occupied by the equipment storage yard. This scope of this work included the collection of 18 soil samples from within the equipment storage area. Sixteen of these samples were collected from the storage yard and composited into four 4-point composites samples. These composites were analyzed for total petroleum hydrocarbons (TPH) as gasoline, diesel, motor oil, LUFT (Leaking Undergrouind Fuel Tank) metals and BTEX (benzene, toluene, ethylbenze, xylenes). The other two samples were collected in the area of an above-ground fuel storage tank observed during our visit and were analyzed for TPH as gasoline,diesel and BTEX.

Based on the sampling and testing, we identified an area, S-1 on Figure 2 of the 2010 Phase II report, with a concentration of TPH as motor oil above the Regional Water Quality Control Board Environmental Screening Level for residential soil. Based on this finding, we recommended removal of the affected soil to an anticipated depth of 6 inches across this area (6,500 $ft^2$; ±120 cubic yards). We recommended a minimum of four confirmation samples be collected from the base of the excavation and analyzed for TPH as motor oil following excavation. The excavated material could be either analyzed and off hauled to an appropriate disposal facility or encapsulated beneath a pavement section within the planned development.

## 3.2 PROPERTY RECORDS

### 3.2.1 Environmental Liens

An environmental lien search report was not made available to us or performed during the preparation of this report.

### 3.2.2 Title Report/Ownership

The Title Report lists recorded land title detail, ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against a subject property. Laws and regulations pertaining to land trusts vary from state to state and the detail of information presented in a Title Report can vary greatly by jurisdiction. As a result, ENGEO utilizes a Title Report, when provided to us, as a supplement to other historical record sources.

At the time this report was published, a title report was not made available to us for review.

## 3.3 HISTORICAL RECORD SOURCES

The purpose of the historical record review is to develop a history of the previous uses or occupancies of the Property and surrounding area in order to identify those uses or occupancies that are likely to have led to recognized environmental conditions on the Property.

### 3.3.1 Historical Topographic Maps

Historical USGS topographic maps were reviewed to determine if discernible changes in topography or improvements pertaining to the Property had been recorded. The following maps were provided to us through an EDR Historical Topographic Map Report, presented in Appendix C.

**TABLE 3**

| Year | Quad | Series | Scale |
|---|---|---|---|
| 1902 | Santa Cruz | 30-minute | 1:125,000 |
| 1940 | Half Moon Bay | 15-mimute | 1:62,500 |
| 1948 | Half Moon Bay | 15-mimute | 1:50,000 |
| 1952 | Half Moon Bay | 7.5-mimute | 1:24,000 |
| 1961 | Half Moon Bay | 7.5-mimute | 1:24,000 |
| 1961 | Half Moon Bay | 15-mimute | 1:62,500 |
| 1968, Photorevised from 1961 | Half Moon Bay | 7.5-mimute | 1:24,000 |
| 1973, Photorevised from 1961 | Half Moon Bay | 7.5-mimute | 1:24,000 |
| 1978, Photorevised from 1961 | Half Moon Bay | 7.5-mimute | 1:24,000 |
| 1991 | Half Moon Bay | 7.5-mimute | 1:24,000 |
| 1997 | Half Moon Bay | 7.5-mimute | 1:24,000 |

1902 Map – The Property appears vacant. A railroad, identified as the Ocean Shore Rail Road, is mapped west of the Property. An improved road is mapped along the eastern boundary of the Property.

1940 and 1948 Maps – One small structure is mapped in the eastern end of the Property.

1952 Map – The improved road mapped east of the Property is identified as Highway 1.

1961 Map – No structure is mapped on the Property.

1968, 1973 and1978 Maps – The small structure is again mapped in the eastern portion of the Property.

1991 and 1997 Maps – The Property is mapped as vacant land with no structures.

### 3.3.2 Aerial Photographs

The following aerial photographs, provided by EDR, were reviewed for information regarding past conditions and land use at the Property and in the immediate vicinity. These photographs are presented in Appendix D.

**TABLE 4**

| Year | Flyer | Scale |
|---|---|---|
| 1943 | Aero | 1” = 555’ |
| 1956 | Clyde Sunderland | 1” = 655’ |
| 1965 | Cartwright | 1” = 333’ |
| 1974 | NASA | 1” = 566’ |
| 1982 | USGS | 1” = 690’ |
| 1993 | USGS | 1” = 666’ |
| 1998 | USGS | 1” = 666’ |
| 2005 | EDR | 1” = 604’ |
| 2006 | EDR | 1” = 604’ |

1943 Photograph – The Property appears as farmland. A large tree is visible in the northeast corner of the Property. An area less than $^1/_3$ acre south and west of the tree appears as bare dirt. A small vehicle appears within this area. Cabrillo Highway (Highway 1) is visible along the eastern boundary of the Property.

1956 Photograph – Similar to 1943

1965 and 1974 Photographs – The eastern one-third of the Property appears as bare land. The large tree is not visible. One small structure is visible along the north boundary of the Property within this area. The remainder of the Property appears as farmland.

1982 Photograph – Similar to 1965 and 1974 with the exception that the small structure is not visible on the Property.

1993 Photograph – Similar to 1982 with the exception that the eastern portion of the Property appears as a storage yard for small unidentifiable objects.

1998 Photograph – A small shed is visible in the eastern portion of the Property.

2005 and 2006 Photographs – Two small sheds are visible in the eastern portion of the Property.

### 3.3.3 Fire Insurance Maps

EDR prepared a Sanborn Fire insurance map search for the Property and surrounding properties. EDR reported that no maps were available for the Property and surrounding properties.

### 3.3.4 Government Agencies

The following agencies were contacted pertaining to possible past development and/or activity at the Property.

- City of Half Moon Bay Building and Planning Department
- Coastline Fire Protection District
- San Mateo County Department of Agriculture/Weight and Measures
- San Mateo County Department of Environmental Health
- San Mateo County Building and Planning Department
- San Mateo County Assessors Office

We contacted Mr. Steve Flint with the City of Half Moon Bay Building and Planning Department. He informed us the city was incorporated in 1959 and that the County of San Mateo continued to assist the City in planning and building permit reviews and approvals until about 1971. Mr. Flint, however, could not locate any files for the property.

We contacted the Coastline Fire Protection District for information related to Hazmat or other environmental issues at the Property. They informed us they did not have any files for the Property.

We contacted the San Mateo County Department of Agriculture/Weight and Measures field office in Half Moon Bay regarding past agricultural activities at the Property. They did not have specific information on what was grown at the Property, but informed us this area has historically produced artichokes and brussel sprouts. We also asked them about they types of pesticides are used for pumpkins. They informed us that no pesticides are typically used to grow pumpkins.

We contacted the San Mateo County Department of Environmental Health for information related to Hazmat or other environmental issues at the Property. They informed us they did not have any Hazmat related files or files pertaining to environmental issues for the Property.

Ms. Kerry Burke, Burke Land Use, conducted a file review with the San Mateo County Department of Environmental Health. The file review was intended to obtain all of the files the County had related to the ASTs at the Property. Based on the information she acquired, the Property has a permit through the Environmental Health Department to store motor vehicle fuels and waste. The permit also indicates the Property generates and recycles waste oil/solvents. The permit expires July 1, 2015. Ms. Burke also acquired Water Pollution Prevention Program Report records dated 1995 through 2010 and a Waste Tire Survey and Inspection Report dated 2010. Other than two minor comments regarding keeping batteries and open containers under cover, no violations were noted in the reports. The files obtained during the file review are attached in Appendix G.

We contacted the San Mateo County Building and Planning Department. They informed us they did not have any files for the Property.

We contacted the San Mateo County Assessor's Office. Mr. Lance Weibel informed us his records indicate a permit for a residential structure was issues for the Property in 1975 and finaled in 1979. Mr. Weibel also informed us the last sale of the Property appears to have been in 1992.

## 3.4 ENVIRONMENTAL RECORD SOURCES

EDR performed a search of federal, tribal, state, and local databases regarding the Property and nearby properties. Details regarding the databases searched by EDR are provided in Appendix A. A list of the facilities documented by EDR within the approximate minimum search distance of the Property is provided below:

### 3.4.1 Federal ASTM Standard/Supplemental Sources

#### 3.4.1.1 Subject Property

The Property is not listed on the Federal ASTM Standard or supplemental sources.

#### 3.4.1.2 Other Properties

No properties within appropriate ASTM search distances of the Property were identified on Federal ASTM Supplemental sources.

### 3.4.2 State ASTM Standard/Supplemental Sources

#### 3.4.2.1 Subject Property

The Property is not listed on the State ASTM Standard or supplemental sources.

#### 3.4.2.2 Other Properties

The following database includes a facility listed within the appropriate ASTM search distances of the Property on Federal ASTM Standard or supplemental sources.

- LUST - The Leaking Underground Storage Tank Incident Reports

  *Nurserymen's Exchange* *2651 North Cabrillo Highway*
  *Status: Completed - Case Closed*

This site is listed three times on the LUST database. All cases are reported as closed.

### 3.4.3 Local ASTM Supplemental Sources

#### 3.4.3.1 Subject Property

The Property is listed on the San Mateo County Business Inventory List, which includes sites with hazardous materials business plans, hazardous waste generators, and storage tanks sites. The property is recorded as Stoloski And Gonzalez and addressed at 2660 Highway 1. The database listing indicates the Property stores motor vehicle fuels or waste.

Additional nearby sites listed on the San Mateo County Business Inventory include the G. Yonemoto Nursery Inc. (2711 Highway 1) and the Nurserymen's Exchange Inc. (2651 Highway 1).

#### 3.4.3.2 Other Properties

The following databases include facilities listed within the appropriate ASTM search distances of the Property on Federal ASTM Standard or supplemental sources.

- HIST UST – Historic Underground Storage Tank Sites

  *G. Yonemoto, Nursery, Inc.* *2711 Cabrillo Highway*

- SWEEPS UST – Statewide Environmental Evaluation and Planning System Underground Storage Tank Sites

  *G. Yonemoto, Nursery, Inc.* *2711 Cabrillo Highway*
  *Nurserymen's Exchange* *2651 North Cabrillo Highway*

- FUDS – Formerly Used Defense Sites

  *Camp Miramar* *No Address Provided*

- HIST CORTESE – LUST, SWF/LS and CALSITES

  *Nurserymen's Exchange* *2651 North Cabrillo Highway*

Based on the distances to the identified database sites, regional topographic gradient, and the EDR findings, it is unlikely that the above-stated database sites pose an environmental risk to the Property. Properties that are on the "Orphan Summary" list appear to be located beyond the ASTM recommended radius search criteria.

# 4.0 SITE RECONNAISSANCE

## 4.1 METHODOLOGY

ENGEO conducted a reconnaissance of the Property on June 30, 2011. The Property was viewed for hazardous materials storage, superficial staining or discoloration, debris, stressed vegetation, or other conditions that may be indicative of potential sources of soil or groundwater contamination. The site was also checked for evidence of fill/ventilation pipes, ground subsidence, or other evidence of existing or preexisting underground storage tanks. Photographs taken during the site reconnaissance are presented in Figure 3.

The Property boundaries shown on Figure 2 are approximate and were determined by obtaining the APN from the client and viewing the Assessor's Parcel map on the San Mateo County Assessor's Office, Assessor's Map Retrieval System website.

## 4.2 GENERAL SITE SETTING

The eastern approximately one-third of the Property fronting on Cabrillo Highway is currently used to store numerous construction vehicles and related support equipment. The remainder of the Property is vacant land. During our reconnaissance, we observed additional mechanical equipment and associated items have encroached on the adjacent properties, mainly to the south.

## 4.3 EXTERIOR OBSERVATIONS

Structures. Several sheds and storage containers were observed during the site reconnaissance.

Hazardous Substances and Petroleum Products in Connection with Identified Uses. Several hazardous substances and petroleum products were observed within the Property during the site reconnaissance. These include primarily petroleum products such as motor oil and gasoline for mechanical operations.

Storage Tanks. Two operational above-ground storage tanks (ASTs) and no obvious evidence of existing underground storage tanks was observed during the site reconnaissance. The ASTs were located along the southern boundary near the center of the Property.

Odors. No odors indicative of hazardous materials or petroleum material impacts were noted at the time of the reconnaissance.

Pools of Potentially Hazardous Liquid. No pools of potentially hazardous liquid were observed within the Property at the time of our reconnaissance.

Drums. Numerous drums were observed on the Property at the time of the reconnaissance. It appeared that most of the drums contained oil.

Hazardous Substance and Petroleum Product Containers. Several hazardous substance and petroleum product containers were observed on the Property at the time of our reconnaissance as mentioned previously.

Polychlorinated Biphenyls (PCBs). No PCB-containing equipment was noted at the time of the reconnaissance.

Pits, Ponds and Lagoons. No pits, ponds or lagoons were observed within the Property at the time of our reconnaissance.

Stained Soil/Pavement. A few sections of stained soil and/or pavement were observed within the Property at the time of our reconnaissance, mostly in localized areas near the storage facilities.

Stressed Vegetation. No signs of stressed vegetation directly associated with adverse environmental conditions were observed on the Property at the time of our reconnaissance.

Solid Waste/Debris. No disposal of solid waste was observed at the subject property.

Wastewater. No wastewater conveyance systems were observed at the Property during the reconnaissance.

Wells. No wells were found within the Property during our site reconnaissance.

Septic Systems. No septic systems were found within the Property during our site reconnaissance.

## 4.4 ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT

An asbestos and lead-based paint survey was not conducted as part of this assessment.

## 4.5 INDOOR AIR QUALITY

An evaluation of indoor air quality, mold, or radon was not included as part of the contracted scope of services. The California Department of Health Services has conducted studies of radon risks throughout the state, sorted by zip code. Results of the studies indicate that 43 tests were conducted within the Property zip code, with no tests exceeding the current EPA action level of 4 picocuries per liter [pCi/L]2).

In accordance with ASTM E2600-10 (Tier 1) (*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*), there are no potential petroleum

[2] California Department of Health Services – Division of Drinking Water and Environmental Management – Radon (http://www.cdph.ca.gov/HealthInfo/environhealth/Documents/Radon/CaliforniaRadonDatabase.pdf).

hydrocarbon sources for vapor intrusion within 1/10 mile of the Property or volatile organic compound (VOCs) sources within 1/3 mile of the Property.

# 5.0 INTERVIEWS

Mr. Robert Gonzalez, Stoloski And Gonzalez Inc., completed an environmental site assessment questionnaire pertaining to user-related applicable environmental information regarding the Property. In the questionnaire, Mr. Gonzalez indicated he and his associate, Mr. Mark Stoloski, have owned the Property since 1990. Mr. Gonzalez did not identify potential environmentally related issues with the Property. The questionnaire is presented in its entirety in Appendix E.

We spoke to Ms. Kerry Burke, Burke Land Use, regarding past activity at the Property. Ms. Burke informed us that Stoloski and Gonzalez leased the Property from 1974 until purchasing the site in 1990. She indicated they previously farmed the Property and adjacent parcel to the south. There has been farming and other equipment stored on the Property since 1974.

# 6.0 AGRICHEMICAL ASSESSMENT

Given the past use of the Property as farmland, it is conceivable that subsurface impacts may exist at the Property. In accordance with CAL-EPA guidance[3] for sampling of agricultural properties, our scope of work for the agrichemical assessment included the following:

- Collection of four shallow soil samples, taken from depths of approximately 0 to 12 inches below the surface across the western portion of the Property.
- Analysis of the four discrete samples for organochlorine pesticides and arsenic.
- Comparison of the analytical results to California Human Health Screening Levels (CHHSLs).[4]

## 6.1 SAMPLING ACTIVITIES

On June 30, 2011, we collected four discrete soil samples from the western portion of the Property, as shown on Figure 2. The samples were recovered in the pre-cleaned 6-inch-long, 2-inch-diameter stainless steel liners using hand-sampling equipment. The samples were sealed with Teflon sheets and plastic end caps and were preserved in an ice-cooled chest before being transported under documented chain of custody to Accutest Laboratories, San Jose, California.

[3] CAL-EPA DTSC, Interim Guidance for Sampling Agricultural Properties (Third Revision), August 2008.
[4] California Human Health Screening Levels (CHHSLs) published by OEHHA (CalEPA 2004b).

### 6.2 ANALYTICAL RESULTS

Trace levels of DDT and DDE were reported for the four samples with cumulative concentrations ranging from 28.9 micrograms per kilogram (ug/kg) to 60.6 ug/kg. These concentrations are well below the California Human Health Screening Level (CHHSL) of 1,600 ug/kg for residential soil.

The reported arsenic concentrations ranged from 3.8 to 4.1 milligrams per kilogram (mg/kg), which is within the expected range of background concentrations.[5]

Based on the results of the laboratory testing, the Property does not appear to have been impacted from past agricultural practices. No further environmental studies with regard to the past agricultural use is recommended.

## 7.0 FINDINGS

The reconnaissance and records research did find documentation or physical evidence of soil or groundwater impairments associated with the current or past use of the Property. A review of regulatory databases maintained by county, state and federal agencies found no documentation of hazardous materials violations or discharge on the Property. No documented soil or groundwater contamination associated with abutting properties that would impact the Property was found from the records research.

As discussed above in Section 3.1, we identified an area of approximately 6,500 square feet within the equipment storage area, Area S-1 on Figure 2 of the referenced 2010 Phase II report, with a concentration of TPH as motor oil above the Regional Water Quality Control Board Environmental Screening Level for residential soil. Based on this, we recommended removal of the affected soil to an anticipated depth of 6 inches across this area (6,500 $ft^2$; ±120 cubic yards). We identify this item as an REC.

## 8.0 OPINIONS AND DATA GAPS

It is our opinion that the findings of this study are based on a sufficient level of information obtained during our contracted scope of services to render a conclusion as to whether additional appropriate investigation is required to identify the presence or likely presence of a REC.

The data gaps identified during this process do not affect the conclusions as to the presence or lack of presence of RECs at the Property. Data gaps identified during the preparation of this assessment include the following:

[5] Bradford, G. R., A. C. Chang, A. L. Page, D. Bakhtar, J. A. Frampton, and H. Wright; Background Concentrations of Trace and Major Elements in California Soils; Kearney Foundation of Soil Science, Division of Agriculture and Natural Resources, University of California; March 1996.

- An environmental lien search was not provided for review or conducted during preparation of this assessment.

- A preliminary title report for the Property was not provided for our review.

## 9.0 CONCLUSIONS

The study included a review of local, state and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources, a reconnaissance of the Property to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials and interview with persons knowledgeable about current and past site use.

The site reconnaissance and records review did find documentation or physical evidence of soil or groundwater impairments associated with the use of the Property. A review of regulatory databases maintained by county, state, and federal agencies found no documentation of hazardous materials violations or discharge on the Property. A review of regulatory agency records and available databases did not identify contaminated facilities within the appropriate ASTM search distances that would be expected to impact the Property.

An assessment of potential soil impacts associated with past agricultural use of the Property was conducted as part of the environmental assessment. No evidence of adverse impacts to site soils was noted from the sampling and laboratory analyses.

Based on the findings of this assessment, one RECs was identified for the Property. No historical RECs were identified for the Property.

- In 2010, we prepared a limited Phase II environmental site assessment of the portion of the Property occupied by the equipment storage yard. Based on the sampling and tesitng performed, we identified an approximate 6,500 square foot area of the equipment storage yard, S-1 on Figure 2 of the referenced 2010 Phase II report, with concentration of TPH as motor oil above the Regional Water Quality Control Board Environmental Screening Level for residential soil. Based on this, we recommended removal of the affected soil to an anticipated depth of 6 inches across this area (6,500 $ft^2$; ±120 cubic yards). We recommended a minimum of four confirmation samples be collected from the base of the excavation and analyzed for TPH as motor oil following excavation. The excavated material could be either analyzed and off hauled to an appropriate disposal facility or encapsulated beneath a pavement section within the planned development.

Based on the review of regulatory databases and site reconnaissance, we present information on features of potential environmental concern that were either contained in the databases or observed on the Property. These features were not considered to be RECs. We briefly discuss each feature below:

- Two above-ground storage tanks (ASTs) were observed within the Property boundaries. These tanks should be removed prior to future site development.

- Numerous mechanical equipment and associated items are stored within the Property boundaries that include, but are not limited to construction equipment, tires, oil containers, paint, drums, electronics, generators, and propane tanks. These items should be removed prior to future site development.

ENGEO has performed a phase I environmental site assessment of the Property in general conformance with the scope and limitations of ASTM E 1527-05 "Standard Practice for Environmental Site Assessments" and USEPA "Standards and Practices for All Appropriate Inquires", 40 CFR Part 312. Based on the findings of this assessment, ENGEO recommends the area of affected soil, identified as S-1 on Figure 2 of the referenced 2010 Phase II report, be removed to an anticipated depth of 6 inches. A minimum of four confirmation samples should be collected from the base of the excavation and analyzed for TPH as motor oil following excavation.

# SELECTED REFERENCES

Google Maps (http://maps.google.com)

California Department of Water Resources (http://wdl.water.ca.gov)

United States Environmental Protection Agency Indoor Air Quality Website (http://ww2.cdph.ca.gov/HealthInfo/environhealth/Documents/Radon/CaliforniaRadonDatabase.pdf)

California Department of Conservation, Division of Oil, Gas and Geothermal, DOMS 2.0 Mapping System (http://maps.conservation.ca.gov/doms/index.html)

State of California Water Resources Control Board website (http://geotracker.swrcb.ca.gov/)

State of California Department of Toxic Substances Control website (http://www.envirostor.dtsc.ca.gov/public/)

ENGEO; Limited Phase II Environmental Site Assessment, Half Moon Bay Property; June 7, 2010.

# LIST OF FIGURES

**Figure 1 - Vicinity Map**

**Figure 2 - Site Plan**

**Figure 3 - Topographic Map**

**Figure 4 - Site Photographs**

FIGURES

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BASE MAP SOURCE: MS STREETS AND TRIPS

ENGEO Expect Excellence

VICINITY MAP
HALF MOON BAY PROPERTY
HALF MOON BAY, CALIFORNIA

| | | |
|---|---|---|
| PROJECT NO.: 8970.000.000 | | FIGURE NO. 1 |
| SCALE: AS SHOWN | | |
| DRAWN BY: YK | CHECKED BY: SM | |

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ORIGINAL FIGURE PRINTED IN COLOR

EXPLANATION

APPROXIMATE LOCATION OF SOIL SAMPLE

N

0 FEET 100

0 METERS 50

BASE MAP SOURCE: GOOGLE EARTH

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SITE PLAN

HALF MOON BAY PROPERTY

HALF MOON BAY, CALIFORNIA

PROJECT NO.: 8970.000.000

SCALE: AS SHOWN

DRAWN BY: YK CHECKED BY: SM

FIGURE NO. 2

ORIGINAL FIGURE PRINTED IN COLOR

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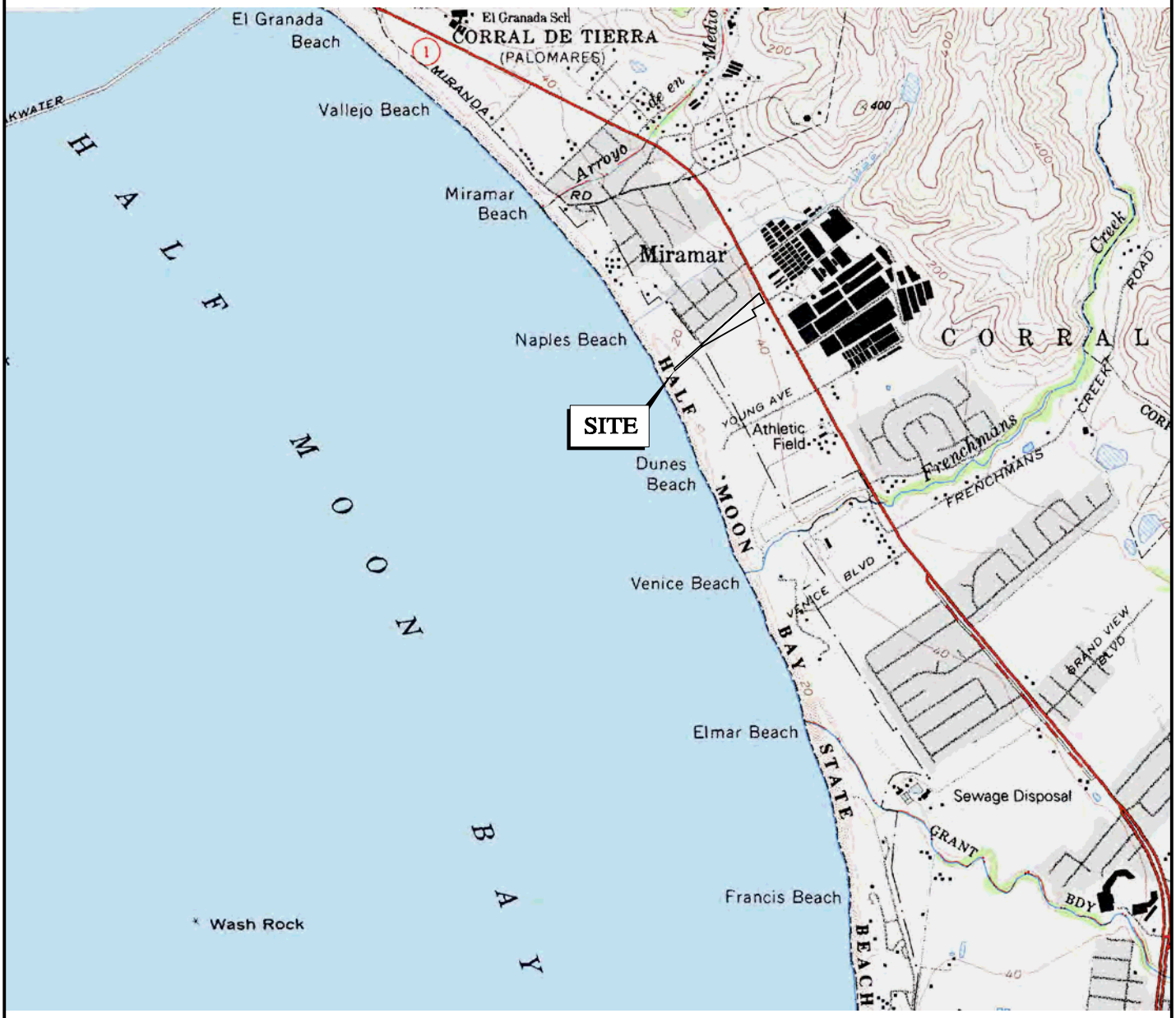


BASE MAP SOURCE: USGS

ENGEO Expect Excellence

TOPOGRAPHIC MAP
HALF MOON BAY PROPERTY
HALF MOON BAY, CALIFORNIA

| | | |
|---|---|---|
| PROJECT NO.: 8970.000.000 | | FIGURE NO 3 |
| SCALE: AS SHOWN | | |
| DRAWN BY: YK | CHECKED BY: SM | |

G:\Drafting\DRAFTING2_Dwg\8970\000\ESA\8970000000-ESA-3-TopoMap-0711.dwg 7-14-11 10:07:07 AM pcrockett

ORIGINAL FIGURE PRINTED IN COLOR

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EASTERN BOUNDARY ALONG CABRILLO HIGHWAY LOOKING WEST

CENTER OF PROPERTY LOOKING EAST

STORAGE CONTAINERS

AST LOCATION

EASTERN BOUNDARY OF AGRICULTURAL FIELD LOOKING WEST

ENGEO Expect Excellence

SITE PHOTOGRAPHS
HALF MOON BAY PROPERTY
HALF MOON BAY, CALIFORNIA

PROJECT NO.: 8970.000.000
SCALE: NO SCALE
DRAWN BY: YK
CHECKED BY: SM

FIGURE NO. 4

G:\Drafting\DRAFTING2_Dwg\8970\000\ESA\8970000000-ESA-4-SitePhotographs-0711.dwg Plot Date: 7-14-11 pcrockett

ORIGINAL FIGURE PRINTED IN COLOR

# APPENDIX A

## ENVIRONMENTAL DATA RESOURCES, INC.

### Radius Map Report

APPENDIX A

**Half Moon Bay Property**
Cabrillo Highway
Half Moon Bay, CA 94019

Inquiry Number: 3105790.2s
June 23, 2011

# The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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**GEOCHECK ADDENDUM**

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***Thank you for your business.***
Please contact EDR at 1-800-352-0050
with any questions or comments.


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# EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

**TARGET PROPERTY INFORMATION**

**ADDRESS**

CABRILLO HIGHWAY
HALF MOON BAY, CA 94019

**COORDINATES**

| | |
|---|---|
| Latitude (North): | 37.488900 - 37° 29' 20.0'' |
| Longitude (West): | 122.451800 - 122° 27' 6.5'' |
| Universal Tranverse Mercator: | Zone 10 |
| UTM X (Meters): | 548464.0 |
| UTM Y (Meters): | 4149046.5 |
| Elevation: | 39 ft. above sea level |

**USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY**

| | |
|---|---|
| Target Property Map: | 37122-D4 HALF MOON BAY, CA |
| Most Recent Revision: | 1999 |
| North Map: | 37122-E4 MONTARA MOUNTAIN, CA |
| Most Recent Revision: | 1999 |

**AERIAL PHOTOGRAPHY IN THIS REPORT**

| | |
|---|---|
| Portions of Photo from: | 2006, 2005 |
| Source: | USDA |

**TARGET PROPERTY SEARCH RESULTS**

The target property was not listed in any of the databases searched by EDR.

**DATABASES WITH NO MAPPED SITES**

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

**STANDARD ENVIRONMENTAL RECORDS**

***Federal NPL site list***

NPL ---------- National Priority List

# EXECUTIVE SUMMARY

Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

***Federal Delisted NPL site list***

Delisted NPL ---------- National Priority List Deletions

***Federal CERCLIS list***

CERCLIS ---------- Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY ---------- Federal Facility Site Information listing

***Federal CERCLIS NFRAP site List***

CERC-NFRAP ---------- CERCLIS No Further Remedial Action Planned

***Federal RCRA CORRACTS facilities list***

CORRACTS ---------- Corrective Action Report

***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

***Federal RCRA generators list***

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

***Federal institutional controls / engineering controls registries***

US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

***Federal ERNS list***

ERNS ---------- Emergency Response Notification System

***State- and tribal - equivalent NPL***

RESPONSE ---------- State Response Sites

***State- and tribal - equivalent CERCLIS***

ENVIROSTOR ---------- EnviroStor Database

***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF ---------- Solid Waste Information System

***State and tribal leaking storage tank lists***

SLIC ---------- Statewide SLIC Cases
INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

***State and tribal registered storage tank lists***

UST ---- Active UST Facilities
AST ---- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---- Underground Storage Tanks on Indian Land
FEMA UST ---- Underground Storage Tank Listing

***State and tribal voluntary cleanup sites***

VCP ---- Voluntary Cleanup Program Properties
INDIAN VCP ---- Voluntary Cleanup Priority Listing

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Local Brownfield lists***

US BROWNFIELDS ---- A Listing of Brownfields Sites

***Local Lists of Landfill / Solid Waste Disposal Sites***

DEBRIS REGION 9 ---- Torres Martinez Reservation Illegal Dump Site Locations
ODI ---- Open Dump Inventory
WMUDS/SWAT ---- Waste Management Unit Database
SWRCY ---- Recycler Database
HAULERS ---- Registered Waste Tire Haulers Listing
INDIAN ODI ---- Report on the Status of Open Dumps on Indian Lands

***Local Lists of Hazardous waste / Contaminated Sites***

US CDL ---- Clandestine Drug Labs
HIST Cal-Sites ---- Historical Calsites Database
SCH ---- School Property Evaluation Program
Toxic Pits ---- Toxic Pits Cleanup Act Sites
CDL ---- Clandestine Drug Labs
US HIST CDL ---- National Clandestine Laboratory Register

***Local Lists of Registered Storage Tanks***

CA FID UST ---- Facility Inventory Database

***Local Land Records***

LIENS 2 ---- CERCLA Lien Information
LUCIS ---- Land Use Control Information System
LIENS ---- Environmental Liens Listing
DEED ---- Deed Restriction Listing

***Records of Emergency Release Reports***

HMIRS ---- Hazardous Materials Information Reporting System
CHMIRS ---- California Hazardous Material Incident Report System
LDS ---- Land Disposal Sites Listing
MCS ---- Military Cleanup Sites Listing

***Other Ascertainable Records***

| | |
|---|---|
| RCRA-NonGen | RCRA - Non Generators |
| DOT OPS | Incident and Accident Data |
| DOD | Department of Defense Sites |
| CONSENT | Superfund (CERCLA) Consent Decrees |
| ROD | Records Of Decision |
| UMTRA | Uranium Mill Tailings Sites |
| MINES | Mines Master Index File |
| TRIS | Toxic Chemical Release Inventory System |
| TSCA | Toxic Substances Control Act |
| FTTS | FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) |
| HIST FTTS | FIFRA/TSCA Tracking System Administrative Case Listing |
| SSTS | Section 7 Tracking Systems |
| ICIS | Integrated Compliance Information System |
| PADS | PCB Activity Database System |
| MLTS | Material Licensing Tracking System |
| RADINFO | Radiation Information Database |
| FINDS | Facility Index System/Facility Registry System |
| RAATS | RCRA Administrative Action Tracking System |
| CA BOND EXP. PLAN | Bond Expenditure Plan |
| WDS | Waste Discharge System |
| NPDES | NPDES Permits Listing |
| Cortese | "Cortese" Hazardous Waste & Substances Sites List |
| Notify 65 | Proposition 65 Records |
| DRYCLEANERS | Cleaner Facilities |
| WIP | Well Investigation Program Case List |
| HAZNET | Facility and Manifest Data |
| EMI | Emissions Inventory Data |
| INDIAN RESERV | Indian Reservations |
| SCRD DRYCLEANERS | State Coalition for Remediation of Drycleaners Listing |
| FINANCIAL ASSURANCE | Financial Assurance Information Listing |
| HWP | EnviroStor Permitted Facilities Listing |
| HWT | Registered Hazardous Waste Transporter Database |
| COAL ASH EPA | Coal Combustion Residues Surface Impoundments List |
| PCB TRANSFORMER | PCB Transformer Registration Database |
| PROC | Certified Processors Database |
| MWMP | Medical Waste Management Program Listing |
| COAL ASH DOE | Sleam-Electric Plan Operation Data |

**EDR PROPRIETARY RECORDS**

***EDR Proprietary Records***

| | |
|---|---|
| Manufactured Gas Plants | EDR Proprietary Manufactured Gas Plants |
| EDR Historical Auto Stations | EDR Proprietary Historic Gas Stations |
| EDR Historical Cleaners | EDR Proprietary Historic Dry Cleaners |

**SURROUNDING SITES: SEARCH RESULTS**

Surrounding sites were identified in the following databases.

# EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

## STANDARD ENVIRONMENTAL RECORDS

### *State and tribal leaking storage tank lists*

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 04/29/2011 has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***NURSERYMEN'S EXCHANGE*** | ***2651 CABRILLO*** | ***ESE 0 - 1/8 (0.106 mi.)*** | ***B5*** | ***10*** |
| NURSERYMEN'S EXCHANGE<br>Status: Completed - Case Closed | 2651 NORTH CABRILLO HIG | NE 0 - 1/8 (0.124 mi.) | C7 | 11 |
| ***NURSERYMEN'S EXCHANGE INC*** | ***2651 N CABRILLO HWY 3*** | ***NE 0 - 1/8 (0.124 mi.)*** | ***C8*** | ***12*** |

## ADDITIONAL ENVIRONMENTAL RECORDS

### *Local Lists of Registered Storage Tanks*

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| G. YONEMOTO, NURSERY, INC. | 2711 CABRILLO HWY N | NE 0 - 1/8 (0.081 mi.) | A1 | 8 |

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are

2 SWEEPS UST sites within approximately 0.25 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| G YONEMOTO NURSERY INC | 2711 N CABRILLO HWY | NE 0 - 1/8 (0.081 mi.) | A3 | 8 |
| ***NURSERYMEN'S EXCHANGE INC*** | ***2651 N CABRILLO HWY 3*** | ***NE 0 - 1/8 (0.124 mi.)*** | ***C8*** | ***12*** |

***Other Ascertainable Records***

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 12/31/2009 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| CAMP MIRAMAR | | NNW 1/4 - 1/2 (0.309 mi.) | 9 | 13 |

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES].

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there is 1 HIST CORTESE site within approximately 0.5 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***NURSERYMEN'S EXCHANGE*** | ***2651 CABRILLO*** | ***ESE 0 - 1/8 (0.106 mi.)*** | ***B5*** | ***10*** |

Hazardous Materials Business Plan, Hazardous Waste Generator, Underground Storage tanks

A review of the San Mateo Co. BI list, as provided by EDR, and dated 04/19/2011 has revealed that there are 3 San Mateo Co. BI sites within approximately 0.25 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| G YONEMOTO NURSERY INC | 2711 HWY 1 | NE 0 - 1/8 (0.081 mi.) | A2 | 8 |
| STOLOSKI & GONZALEZ | 2660 HWY 1 | E 0 - 1/8 (0.084 mi.) | 4 | 9 |
| NURSERYMENS EXCHANGE INC | 2651 HWY 1 | ESE 0 - 1/8 (0.106 mi.) | B6 | 10 |

# EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 20 records.

| Site Name | Database(s) |
|---|---|
| OX MOUNTAIN LANDFILL | WMUDS/SWAT,NPDES,WDS |
| EIRCA NURSERY | SWEEPS UST |
| ITTWC COASTAL MARINE STAT KFS | SWEEPS UST |
| MCCAHON NURSERY COMPANY | SWEEPS UST |
| CALTRANS MAINTENANCE FACILITY | LUST SAN MATEO |
| MAIN RANGE/SOUTH RANGE | AST |
| RICE TRUCKING | AST |
| VITRO SERVICES CORP IRSP DIV | RCRA-SQG,FINDS |
| HALF MOON BAY LANDFILL | FINDS |
| HALF MOON BAY MITIGATION SITE | FINDS |
| SPRINT NEXTEL- HALF MOON BAY AIRPO | BI SAN MATEO |
| BAY CHEVRON SERVICE #7927 | BI SAN MATEO |
| CAL TRANS HMB MAIN STATION | BI SAN MATEO |
| AZEVEDO FEED & TRUCKING | BI SAN MATEO |
| GREENHOUSE CLEANERS | BI SAN MATEO |
| PODESTA RANGE | BI SAN MATEO |
| RICE TRUCKING | BI SAN MATEO |
| CALIFORNIA EVERGREEN RANGE | BI SAN MATEO |
| GIUSTI FARMS | BI SAN MATEO |
| RESIDENCE | BI SAN MATEO |

# OVERVIEW MAP - 3105790.2s

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

0 1/4 1/2 1 Miles

- Indian Reservations BIA
- County Boundary
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

| | |
|---|---|
| SITE NAME: Half Moon Bay Property<br>ADDRESS: Cabrillo Highway<br>Half Moon Bay CA 94019<br>LAT/LONG: 37.4889 / 122.4518 | CLIENT: Engeo<br>CONTACT: Mike Turner<br>INQUIRY #: 3105790.2s<br>DATE: June 23, 2011 6:47 pm |



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# DETAIL MAP - 3105790.2s

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

| | |
|---|---|
| SITE NAME: Half Moon Bay Property | CLIENT: Engeo |
| ADDRESS: Cabrillo Highway | CONTACT: Mike Turner |
| Half Moon Bay CA 94019 | INQUIRY #: 3105790.2s |
| LAT/LONG: 37.4889 / 122.4518 | DATE: June 23, 2011 6:48 pm |



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# MAP FINDINGS SUMMARY

| Database | Target Property | Search Distance (Miles) | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| **STANDARD ENVIRONMENTAL RECORDS** | | | | | | | | |
| ***Federal NPL site list*** | | | | | | | | |
| NPL | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| Proposed NPL | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| NPL LIENS | | TP | NR | NR | NR | NR | NR | 0 |
| ***Federal Delisted NPL site list*** | | | | | | | | |
| Delisted NPL | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| ***Federal CERCLIS list*** | | | | | | | | |
| CERCLIS | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| FEDERAL FACILITY | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| ***Federal CERCLIS NFRAP site List*** | | | | | | | | |
| CERC-NFRAP | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal RCRA CORRACTS facilities list*** | | | | | | | | |
| CORRACTS | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| ***Federal RCRA non-CORRACTS TSD facilities list*** | | | | | | | | |
| RCRA-TSDF | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal RCRA generators list*** | | | | | | | | |
| RCRA-LQG | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| RCRA-SQG | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| RCRA-CESQG | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| ***Federal institutional controls / engineering controls registries*** | | | | | | | | |
| US ENG CONTROLS | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| US INST CONTROL | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal ERNS list*** | | | | | | | | |
| ERNS | | TP | NR | NR | NR | NR | NR | 0 |
| ***State- and tribal - equivalent NPL*** | | | | | | | | |
| RESPONSE | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| ***State- and tribal - equivalent CERCLIS*** | | | | | | | | |
| ENVIROSTOR | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| ***State and tribal landfill and/or solid waste disposal site lists*** | | | | | | | | |
| SWF/LF | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal leaking storage tank lists*** | | | | | | | | |
| LUST | | 0.500 | 3 | 0 | 0 | NR | NR | 3 |
| SLIC | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |

# MAP FINDINGS SUMMARY

| Database | Target Property | Search Distance (Miles) | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| INDIAN LUST | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal registered storage tank lists*** | | | | | | | | |
| UST | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| AST | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| INDIAN UST | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| FEMA UST | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| ***State and tribal voluntary cleanup sites*** | | | | | | | | |
| VCP | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| INDIAN VCP | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| **ADDITIONAL ENVIRONMENTAL RECORDS** | | | | | | | | |
| ***Local Brownfield lists*** | | | | | | | | |
| US BROWNFIELDS | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| ***Local Lists of Landfill / Solid Waste Disposal Sites*** | | | | | | | | |
| DEBRIS REGION 9 | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| ODI | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| WMUDS/SWAT | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| SWRCY | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| HAULERS | | TP | NR | NR | NR | NR | NR | 0 |
| INDIAN ODI | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| ***Local Lists of Hazardous waste / Contaminated Sites*** | | | | | | | | |
| US CDL | | TP | NR | NR | NR | NR | NR | 0 |
| HIST Cal-Sites | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| SCH | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| Toxic Pits | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| CDL | | TP | NR | NR | NR | NR | NR | 0 |
| US HIST CDL | | TP | NR | NR | NR | NR | NR | 0 |
| ***Local Lists of Registered Storage Tanks*** | | | | | | | | |
| CA FID UST | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| HIST UST | | 0.250 | 1 | 0 | NR | NR | NR | 1 |
| SWEEPS UST | | 0.250 | 2 | 0 | NR | NR | NR | 2 |
| ***Local Land Records*** | | | | | | | | |
| LIENS 2 | | TP | NR | NR | NR | NR | NR | 0 |
| LUCIS | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| LIENS | | TP | NR | NR | NR | NR | NR | 0 |
| DEED | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| ***Records of Emergency Release Reports*** | | | | | | | | |
| HMIRS | | TP | NR | NR | NR | NR | NR | 0 |
| CHMIRS | | TP | NR | NR | NR | NR | NR | 0 |
| LDS | | TP | NR | NR | NR | NR | NR | 0 |

# MAP FINDINGS SUMMARY

| Database | Target Property | Search Distance (Miles) | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| MCS | | TP | NR | NR | NR | NR | NR | 0 |
| ***Other Ascertainable Records*** | | | | | | | | |
| RCRA-NonGen | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| DOT OPS | | TP | NR | NR | NR | NR | NR | 0 |
| DOD | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| FUDS | | 1.000 | 0 | 0 | 1 | 0 | NR | 1 |
| CONSENT | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| ROD | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| UMTRA | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| MINES | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| TRIS | | TP | NR | NR | NR | NR | NR | 0 |
| TSCA | | TP | NR | NR | NR | NR | NR | 0 |
| FTTS | | TP | NR | NR | NR | NR | NR | 0 |
| HIST FTTS | | TP | NR | NR | NR | NR | NR | 0 |
| SSTS | | TP | NR | NR | NR | NR | NR | 0 |
| ICIS | | TP | NR | NR | NR | NR | NR | 0 |
| PADS | | TP | NR | NR | NR | NR | NR | 0 |
| MLTS | | TP | NR | NR | NR | NR | NR | 0 |
| RADINFO | | TP | NR | NR | NR | NR | NR | 0 |
| FINDS | | TP | NR | NR | NR | NR | NR | 0 |
| RAATS | | TP | NR | NR | NR | NR | NR | 0 |
| CA BOND EXP. PLAN | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| WDS | | TP | NR | NR | NR | NR | NR | 0 |
| NPDES | | TP | NR | NR | NR | NR | NR | 0 |
| Cortese | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| HIST CORTESE | | 0.500 | 1 | 0 | 0 | NR | NR | 1 |
| Notify 65 | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| DRYCLEANERS | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| WIP | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| San Mateo Co. BI | | 0.250 | 3 | 0 | NR | NR | NR | 3 |
| HAZNET | | TP | NR | NR | NR | NR | NR | 0 |
| EMI | | TP | NR | NR | NR | NR | NR | 0 |
| INDIAN RESERV | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| SCRD DRYCLEANERS | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| FINANCIAL ASSURANCE | | TP | NR | NR | NR | NR | NR | 0 |
| HWP | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| HWT | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| COAL ASH EPA | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| PCB TRANSFORMER | | TP | NR | NR | NR | NR | NR | 0 |
| PROC | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| MWMP | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| COAL ASH DOE | | TP | NR | NR | NR | NR | NR | 0 |
| **EDR PROPRIETARY RECORDS** | | | | | | | | |
| ***EDR Proprietary Records*** | | | | | | | | |
| Manufactured Gas Plants | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| EDR Historical Auto Stations | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| EDR Historical Cleaners | | 0.250 | 0 | 0 | NR | NR | NR | 0 |

# MAP FINDINGS SUMMARY

| Database | Target Property | Search Distance (Miles) | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

**A1** **G. YONEMOTO, NURSERY, INC.** **HIST UST** **U001594086**
**NE** **2711 CABRILLO HWY N** **N/A**
**< 1/8** **HALF MOON BAY, CA 94019**
**0.081 mi.**
**429 ft.** **Site 1 of 3 in cluster A**

**Relative:**
**Higher**

**Actual:**
**48 ft.**

HIST UST:

| | |
|---|---|
| Region: | STATE |
| Facility ID: | 00000065504 |
| Facility Type: | Other |
| Other Type: | NURSERY |
| Total Tanks: | 0002 |
| Contact Name: | GOOCH YONEMOTO |
| Telephone: | 4157262914 |
| Owner Name: | G. YONEMOTO, NURSERY, INC. |
| Owner Address: | 2711 N. CABRILLO HIGHWAY |
| Owner City,St,Zip: | HALFMOON BAY, CA 94019 |
| | |
| Tank Num: | 001 |
| Container Num: | 1 |
| Year Installed: | 1975 |
| Tank Capacity: | 00001000 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | UNLEADED |
| Tank Construction: | Not reported |
| Leak Detection: | None |
| | |
| Tank Num: | 002 |
| Container Num: | 2 |
| Year Installed: | 1975 |
| Tank Capacity: | 00000500 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | PREMIUM |
| Tank Construction: | Not reported |
| Leak Detection: | None |

---

**A2** **G YONEMOTO NURSERY INC** **San Mateo Co. BI** **S106981499**
**NE** **2711 HWY 1** **N/A**
**< 1/8** **HALF MOON BAY, CA 94019**
**0.081 mi.**
**429 ft.** **Site 2 of 3 in cluster A**

**Relative:**
**Higher**

**Actual:**
**48 ft.**

San Mateo Co. BI:

| | |
|---|---|
| Region: | SAN MATEO |
| Facility ID: | FA0017234 |
| Prog Element Code: | UNDERGROUND TANK - GENERAL |
| Description: | UNDERGROUND TANK - GENERAL |

---

**A3** **G YONEMOTO NURSERY INC** **SWEEPS UST** **S106926511**
**NE** **2711 N CABRILLO HWY** **N/A**
**< 1/8** **HALF MOON BAY, CA 94019**
**0.081 mi.**
**429 ft.** **Site 3 of 3 in cluster A**

**Relative:**
**Higher**

**Actual:**
**48 ft.**

SWEEPS UST:

| | |
|---|---|
| Status: | A |
| Comp Number: | 230026 |
| Number: | 9 |

**G YONEMOTO NURSERY INC (Continued)** **S106926511**

| | |
|---|---|
| Board Of Equalization: | Not reported |
| Ref Date: | 10-21-93 |
| Act Date: | 10-21-93 |
| Created Date: | 10-13-88 |
| Tank Status: | A |
| Owner Tank Id: | UNK |
| Swrcb Tank Id: | 41-000-230026-000001 |
| Actv Date: | 07-09-92 |
| Capacity: | 500 |
| Tank Use: | M.V. FUEL |
| Stg: | P |
| Content: | REG UNLEADED |
| Number Of Tanks: | 2 |

| | |
|---|---|
| Status: | A |
| Comp Number: | 230026 |
| Number: | 9 |
| Board Of Equalization: | Not reported |
| Ref Date: | 10-21-93 |
| Act Date: | 10-21-93 |
| Created Date: | 10-13-88 |
| Tank Status: | A |
| Owner Tank Id: | UNK |
| Swrcb Tank Id: | 41-000-230026-000002 |
| Actv Date: | 07-09-92 |
| Capacity: | 1000 |
| Tank Use: | M.V. FUEL |
| Stg: | P |
| Content: | REG UNLEADED |
| Number Of Tanks: | Not reported |

---

**4**
**East**
**< 1/8**
**0.084 mi.**
**442 ft.**

**STOLOSKI & GONZALEZ** **San Mateo Co. BI** **S110275384**
**2660 HWY 1** **N/A**
**HALF MOON BAY, CA 94019**

**Relative:**
**Higher**

**Actual:**
**48 ft.**

San Mateo Co. BI:

| | |
|---|---|
| Region: | SAN MATEO |
| Facility ID: | FA0010467 |
| Prog Element Code: | GENERATES and RECYCLES WASTE OIL/SOLVENT |
| Description: | GENERATES & RECYCLES WASTE OIL/SOLVENT |

| | |
|---|---|
| Region: | SAN MATEO |
| Facility ID: | FA0010467 |
| Prog Element Code: | LESS THAN 500 TIRES |
| Description: | LESS THAN 500 TIRES |

| | |
|---|---|
| Region: | SAN MATEO |
| Facility ID: | FA0010467 |
| Prog Element Code: | STORES MV FUELS OR WASTE ONLY |
| Description: | STORES MV FUELS OR WASTE ONLY |

**B5** **NURSERYMEN'S EXCHANGE** **HIST CORTESE** **S105023990**
**ESE** **2651 CABRILLO** **LUST** **N/A**
**< 1/8** **HALF MOON BAY, CA 94019**
**0.106 mi.**
**560 ft.** **Site 1 of 2 in cluster B**

**Relative:**
**Higher**

**Actual:**
**49 ft.**

CORTESE:
Region: CORTESE
Facility County Code: 41
Reg By: LTNKA
Reg Id: 41-0378

LUST REG 2:
Region: 2
Facility Id: Not reported
Facility Status: Case Closed
Case Number: 230012
How Discovered: OM
Leak Cause: Unknown
Leak Source: Unknown
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: Not reported
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

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**B6** **NURSERYMENS EXCHANGE INC** **San Mateo Co. BI** **S103892451**
**ESE** **2651 HWY 1** **N/A**
**< 1/8** **HALF MOON BAY, CA 94019**
**0.106 mi.**
**560 ft.** **Site 2 of 2 in cluster B**

**Relative:**
**Higher**

**Actual:**
**49 ft.**

San Mateo Co. BI:
Region: SAN MATEO
Facility ID: FA0017225
Prog Element Code: GENERATES and RECYCLES WASTE OIL/SOLVENT
Description: GENERATES & RECYCLES WASTE OIL/SOLVENT

Region: SAN MATEO
Facility ID: FA0017225
Prog Element Code: LESS THAN 500 TIRES
Description: LESS THAN 500 TIRES

Region: SAN MATEO
Facility ID: FA0017225
Prog Element Code: STORES HAZ MAT <31999GAL,239999LB, 111999FT^3
Description: STORES HAZ MAT <31999GAL,223999LB, 111999CF

Region: SAN MATEO
Facility ID: FA0017225
Prog Element Code: UNDERGROUND TANK - GENERAL
Description: UNDERGROUND TANK - GENERAL

**C7**
**NE**
**< 1/8**
**0.124 mi.**
**657 ft.**

**NURSERYMEN'S EXCHANGE**
**2651 NORTH CABRILLO HIGHWAY**
**HALF MOON BAY, CA 94019**

**Site 1 of 2 in cluster C**

**LUST** **S109285599**
**N/A**

**Relative:**
**Higher**

**Actual:**
**55 ft.**

LUST:

| | |
|---|---|
| Region: | STATE |
| Global Id: | T0608100359 |
| Latitude: | 37.4900492 |
| Longitude: | -122.4509043 |
| Case Type: | LUST Cleanup Site |
| Status: | Completed - Case Closed |
| Status Date: | 1992-01-15 00:00:00 |
| Lead Agency: | SAN MATEO COUNTY LOP |
| Case Worker: | AED |
| Local Agency: | SAN MATEO COUNTY LOP |
| RB Case Number: | 41-0378 |
| LOC Case Number: | 230012 |
| File Location: | Local Agency |
| Potential Media Affect: | Soil |
| Potential Contaminants of Concern: | Diesel |
| Site History: | Not reported |

Click here to access the California GeoTracker records for this facility:

LUST:

| | |
|---|---|
| Global Id: | T0608100359 |
| Contact Type: | Local Agency Caseworker |
| Contact Name: | AMY DEMASI |
| Organization Name: | SAN MATEO COUNTY LOP |
| Address: | 2000 ALAMEDA DE LAS PULGUS |
| City: | SAN MATEO |
| Email: | ademasi@co.sanmateo.ca.us |
| Phone Number: | 6503726285 |

| | |
|---|---|
| Global Id: | T0608100359 |
| Contact Type: | Regional Board Caseworker |
| Contact Name: | NANCY KATYL |
| Organization Name: | SAN FRANCISCO BAY RWQCB (REGION 2) |
| Address: | 1515 CLAY STREET |
| City: | OAKLAND |
| Email: | nkatyl@waterboards.ca.gov |
| Phone Number: | Not reported |

LUST:

| | |
|---|---|
| Global Id: | T0608100359 |
| Action Type: | ENFORCEMENT |
| Date: | 1991-01-11 00:00:00 |
| Action: | Notice of Responsibility - #1 |

| | |
|---|---|
| Global Id: | T0608100359 |
| Action Type: | Other |
| Date: | 1950-01-01 00:00:00 |
| Action: | Leak Discovery |

| | |
|---|---|
| Global Id: | T0608100359 |
| Action Type: | Other |
| Date: | 1950-01-01 00:00:00 |

**NURSERYMEN'S EXCHANGE (Continued)** **S109285599**

Action: Leak Reported

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**C8**
**NE**
**< 1/8**
**0.124 mi.**
**657 ft.**

**NURSERYMEN'S EXCHANGE INC** **LUST S106930021**
**2651 N CABRILLO HWY 3** **SWEEPS UST N/A**
**HALF MOON BAY, CA 94019**

**Site 2 of 2 in cluster C**

**Relative:**
**Higher**

**Actual:**
**55 ft.**

SAN MATEO CO. LUST:
Region: SAN MATEO
Facility ID: 230012
Facility Status: 9- Case Closed
Global ID: T0608100359
Case Type: SAN MATEO CO. LUST

SWEEPS UST:
Status: Not reported
Comp Number: 230015
Number: Not reported
Board Of Equalization: Not reported
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 41-000-230015-000003
Actv Date: Not reported
Capacity: 10000
Tank Use: Not reported
Stg: PRODUCT
Content: Not reported
Number Of Tanks: 1

Status: A
Comp Number: 230015
Number: 1
Board Of Equalization: Not reported
Ref Date: 04-04-94
Act Date: 04-04-94
Created Date: 10-13-88
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 41-000-230015-000001
Actv Date: 04-04-94
Capacity: 2000
Tank Use: M.V. FUEL
Stg: P
Content: LEADED
Number Of Tanks: 2

Status: A
Comp Number: 230015
Number: 1
Board Of Equalization: Not reported
Ref Date: 04-04-94
Act Date: 04-04-94

**NURSERYMEN'S EXCHANGE INC (Continued)** **S106930021**

| | |
|---|---|
| Created Date: | 10-13-88 |
| Tank Status: | A |
| Owner Tank Id: | Not reported |
| Swrcb Tank Id: | 41-000-230015-000002 |
| Actv Date: | 04-04-94 |
| Capacity: | 6000 |
| Tank Use: | M.V. FUEL |
| Stg: | P |
| Content: | DIESEL |
| Number Of Tanks: | Not reported |

---

**9**
**NNW**
**1/4-1/2**
**0.309 mi.**
**1633 ft.**

**Relative:**
**Higher**

**Actual:**
**52 ft.**

**CAMP MIRAMAR** **FUDS** **1007372619**
**N/A**

**HALF MOON BAY, CA**

FUDS:

| | |
|---|---|
| Federal Facility ID: | CA9799F5711 |
| FUDS #: | J09CA0770 |
| INST ID: | 57916 |
| Facility Name: | Camp Miramar |
| City: | HALF MOON BAY |
| State: | CA |
| EPA Region: | 9 |
| County: | SAN MATEO |
| Congressional District: | 14 |
| US Army District: | Sacramento District (SPK) |
| Fiscal Year: | 2009 |
| Telephone: | 916-557-7461 |
| NPL Status: | Not Listed |
| RAB: | Not reported |
| CTC: | Not reported |
| Current Owner: | PRIVATE; STATE |

FUDS Description Details:

The 6.298-acre site is located in the city of Half Moon Bay, San Mateo County, CA approximately 16 miles south of San Francisco. Extensive beach erosion has occured in the area and has conclusively removed Ocean Blvd, which was shown on old real esta
ate maps. Currently, the site is owned by private property owners and the State of California.

FUDS History Details:

On 21 April 1943, the War Department leased a total of 6.298 acres from various property owners and a no area permit was issued from the State of California Division of Highways for installation of water and sewer lines. The site was known as Miramar
r Lake, Miramar Hotel and Miramar School, and Camp Miramar, San Mateo County, CA. The site was used as a campsite in the 6th Army area. Several buildings were constructed on the site. The leases were terminated between September and December 1944 and
d the permit was terminated on 6 May 1952.

FUDS Current Program Details:

**CAMP MIRAMAR (Continued)** **1007372619**

FUDS Future Program Details:

Count: 20 records. ORPHAN SUMMARY

| City | EDR ID | Site Name | Site Address | Zip | Database(s) |
|---|---|---|---|---|---|
| PRINCETON BY THE SEA | 1001195339 | VITRO SERVICES CORP IRSP DIV | PILLAR PT AF STATION | 94019 | RCRA-SQG,FINDS |
| HALF MOON BAY | 1006832291 | HALF MOON BAY LANDFILL | HWY 1 | 94019 | FINDS |
| HALF MOON BAY | 1006833597 | HALF MOON BAY MITIGATION SITE | HWY 1 AND HWY 92 | 94019 | FINDS |
| HALF MOON BAY | A100337515 | RICE TRUCKING | 2119 HWY 1 | 94019 | AST |
| HALF MOON BAY | A100338462 | MAIN RANGE/SOUTH RANGE | 2265 HWY 1 | 94019 | AST |
| HALF MOON BAY | S102268107 | BAY CHEVRON SERVICE #7927 | 375 HWY 1 | 94019 | BI SAN MATEO |
| HALF MOON BAY CA | S103439234 | OX MOUNTAIN LANDFILL | HIGHWAY 92 | | WMUDS/SWAT,NPDES,WDS |
| HALF MOON BAY | S103892469 | GIUSTI FARMS | 2475 HWY 1 | 94019 | BI SAN MATEO |
| HALF MOON BAY | S106797780 | CALIFORNIA EVERGREEN RANGE | HWY 92 | 94019 | BI SAN MATEO |
| HALF MOON BAY | S106797820 | RICE TRUCKING | 2119 HWY 1 | 94019 | BI SAN MATEO |
| HALF MOON BAY | S106798038 | GREENHOUSE CLEANERS | 80 HWY 1 | 94019 | BI SAN MATEO |
| HALF MOON BAY | S106925756 | EIRCA NURSERY | RTE 1 BOX 37K, ERICA RD | 94019 | SWEEPS UST |
| HALF MOON BAY | S106927559 | ITTWC COASTAL MARINE STAT KFS | HIGHWAY 1 & MEYN RD | 94019 | SWEEPS UST |
| HALF MOON BAY | S106929244 | MCCAHON NURSERY COMPANY | 1450 CABRILLO HWY. SOUTH/P.O. | 94019 | SWEEPS UST |
| HALF MOON BAY | S106981838 | RESIDENCE | 1600 HWY 1 | 94019 | BI SAN MATEO |
| HALF MOON BAY | S106981993 | PODESTA RANGE | 2351 HWY 1 | 94019 | BI SAN MATEO |
| HALF MOON BAY | S110275383 | CAL TRANS HMB MAIN STATION | 2203 HWY 1 | 94019 | BI SAN MATEO |
| HALF MOON BAY | S110275396 | SPRINT NEXTEL- HALF MOON BAY AIRPO | HWY 1 | 94019 | BI SAN MATEO |
| HALF MOON BAY | S110376342 | AZEVEDO FEED & TRUCKING | 2415 HWY 1 | 94019 | BI SAN MATEO |
| HALF MOON BAY | S110711884 | CALTRANS MAINTENANCE FACILITY | 2203 SOUTH CABRILLO HIGHWAY | 94019 | LUST SAN MATEO |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

**STANDARD ENVIRONMENTAL RECORDS**

***Federal NPL site list***

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/31/2011
Date Data Arrived at EDR: 04/13/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 62

Source: EPA
Telephone: N/A
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/31/2011
Date Data Arrived at EDR: 04/13/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 62

Source: EPA
Telephone: N/A
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 05/16/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: No Update Planned

***Federal Delisted NPL site list***

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/31/2011
Date Data Arrived at EDR: 04/13/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 62

Source: EPA
Telephone: N/A
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

***Federal CERCLIS list***

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/25/2011
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 06/14/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPAa??s Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2010
Date Data Arrived at EDR: 01/11/2011
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/15/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Varies

***Federal CERCLIS NFRAP site List***

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/25/2011
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 06/14/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Quarterly

***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/09/2011
Date Data Arrived at EDR: 03/15/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 91

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/16/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: Quarterly

***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

***Federal RCRA generators list***

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

***Federal institutional controls / engineering controls registries***

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 03/16/2011
Date Data Arrived at EDR: 03/25/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 03/16/2011
Date Data Arrived at EDR: 03/25/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Varies

***Federal ERNS list***

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 04/05/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 70

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Annually

***State- and tribal - equivalent NPL***

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/16/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Quarterly

***State- and tribal - equivalent CERCLIS***

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/16/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Quarterly

***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/23/2011
Date Data Arrived at EDR: 05/24/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 22

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/24/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Quarterly

***State and tribal leaking storage tank lists***

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 06/06/2011
Next Scheduled EDR Contact: 09/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 04/18/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 06/20/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 04/29/2011
Date Data Arrived at EDR: 04/29/2011
Date Made Active in Reports: 05/17/2011
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 06/21/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Quarterly

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 04/18/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Varies

SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/29/2011
Date Data Arrived at EDR: 04/29/2011
Date Made Active in Reports: 05/17/2011
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/21/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 06/20/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 04/18/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 05/16/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 05/16/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/13/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 05/09/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Annually

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/17/2011
Date Data Arrived at EDR: 05/19/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 26

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 05/20/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 25

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/03/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/16/2011
Date Data Arrived at EDR: 05/17/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 28

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 03/03/2011
Date Data Arrived at EDR: 03/18/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 45

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Semi-Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/31/2011
Date Data Arrived at EDR: 02/01/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 48

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/04/2009
Date Data Arrived at EDR: 05/04/2010
Date Made Active in Reports: 07/07/2010
Number of Days to Update: 64

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/04/2010
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

***State and tribal registered storage tank lists***

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 04/29/2011
Date Data Arrived at EDR: 04/29/2011
Date Made Active in Reports: 05/18/2011
Number of Days to Update: 19

Source: SWRCB
Telephone: 916-480-1028
Last EDR Contact: 06/21/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
Registered Aboveground Storage Tanks.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 09/10/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 916-341-5712
Last EDR Contact: 04/25/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/17/2011
Date Data Arrived at EDR: 05/19/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 26

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/18/2011
Date Data Arrived at EDR: 05/26/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 19

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/16/2011
Date Data Arrived at EDR: 05/17/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 28

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/01/2011
Date Data Arrived at EDR: 06/01/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 13

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 02/03/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 01/01/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 68

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 03/03/2011
Date Data Arrived at EDR: 03/18/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 45

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 05/04/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 41

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/03/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/18/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Varies

***State and tribal voluntary cleanup sites***

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/16/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 02/25/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 70

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Local Brownfield lists***

US BROWNFIELDS: A Listing of Brownfields Sites
Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 03/29/2011
Date Data Arrived at EDR: 03/29/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/29/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Semi-Annually

***Local Lists of Landfill / Solid Waste Disposal Sites***

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: No Update Planned

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 05/16/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 02/24/2011
Date Data Arrived at EDR: 03/23/2011
Date Made Active in Reports: 04/21/2011
Number of Days to Update: 29

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/21/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 05/24/2011
Date Data Arrived at EDR: 05/24/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 22

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 05/24/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 05/09/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Varies

***Local Lists of Hazardous waste / Contaminated Sites***

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/02/2011
Date Data Arrived at EDR: 03/17/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 46

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 06/07/2011
Next Scheduled EDR Contact: 09/19/2011
Data Release Frequency: Quarterly

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/16/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 03/04/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 20

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

***Local Lists of Registered Storage Tanks***

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009
Date Data Arrived at EDR: 09/23/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 8
Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 06/06/2011
Next Scheduled EDR Contact: 09/19/2011
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18
Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWEEPS UST: SWEEPS UST Listing
Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

***Local Land Records***

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 87
Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

LUCIS: Land Use Control Information System
LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31
Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 06/21/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Varies

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 04/05/2011
Date Data Arrived at EDR: 04/06/2011
Date Made Active in Reports: 05/17/2011
Number of Days to Update: 41
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Varies

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 03/18/2011
Date Data Arrived at EDR: 03/18/2011
Date Made Active in Reports: 04/20/2011
Number of Days to Update: 33

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/14/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Semi-Annually

***Records of Emergency Release Reports***

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/05/2011
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 51

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 05/03/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 43

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 04/29/2011
Date Data Arrived at EDR: 04/29/2011
Date Made Active in Reports: 05/17/2011
Number of Days to Update: 18

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/21/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 04/29/2011
Date Data Arrived at EDR: 04/29/2011
Date Made Active in Reports: 05/17/2011
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/21/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Quarterly

***Other Ascertainable Records***

RCRA-NonGen: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/12/2011
Date Data Arrived at EDR: 02/11/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/11/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/21/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 08/12/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 112

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 06/14/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 70

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 02/25/2011
Date Data Arrived at EDR: 03/16/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 5

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/15/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/21/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 99

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 06/02/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Varies

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/08/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 06/08/2011
Next Scheduled EDR Contact: 09/19/2011
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/17/2010
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 94

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/27/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/29/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 05/27/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 05/27/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/07/2011
Date Data Arrived at EDR: 01/21/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2010
Date Data Arrived at EDR: 11/10/2010
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 98

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/22/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/18/2010
Date Data Arrived at EDR: 04/06/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 51

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/11/2011
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/14/2010
Date Data Arrived at EDR: 04/16/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 41

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 06/14/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 05/27/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Biennially

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9
Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Quarterly

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 05/24/2011
Date Data Arrived at EDR: 05/24/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 22
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/24/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Quarterly

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

Date of Government Version: 04/05/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/04/2011
Number of Days to Update: 29
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List
The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES].

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 03/29/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: No Update Planned

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 09/15/2010
Date Data Arrived at EDR: 09/16/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 13

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Annually

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/07/2010
Date Made Active in Reports: 08/12/2010
Number of Days to Update: 36

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/22/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 10/18/2010
Number of Days to Update: 19

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 04/01/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/21/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 06/06/2011
Next Scheduled EDR Contact: 08/08/2011
Data Release Frequency: Varies

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 02/28/2011
Date Data Arrived at EDR: 03/23/2011
Date Made Active in Reports: 04/21/2011
Number of Days to Update: 29

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/21/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 03/04/2011
Date Data Arrived at EDR: 03/17/2011
Date Made Active in Reports: 04/20/2011
Number of Days to Update: 34

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 06/14/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 04/19/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/14/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Varies

HWT: Registered Hazardous Waste Transporter Database
A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 04/19/2011
Date Data Arrived at EDR: 04/19/2011
Date Made Active in Reports: 05/12/2011
Number of Days to Update: 23

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/19/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Quarterly

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/09/2010
Date Data Arrived at EDR: 08/11/2010
Date Made Active in Reports: 08/20/2010
Number of Days to Update: 9

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/03/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Quarterly

FINANCIAL ASSURANCE 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 03/15/2011
Date Data Arrived at EDR: 03/16/2011
Date Made Active in Reports: 04/26/2011
Number of Days to Update: 41

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/23/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Varies

FINANCIAL ASSURANCE 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 03/01/2007
Date Data Arrived at EDR: 06/01/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 28

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 05/05/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands
Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/21/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: N/A

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008
Date Data Arrived at EDR: 02/18/2009
Date Made Active in Reports: 05/29/2009
Number of Days to Update: 100

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/05/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

**EDR PROPRIETARY RECORDS**

***EDR Proprietary Records***

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

**COUNTY RECORDS**

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 04/12/2011
Date Data Arrived at EDR: 04/15/2011
Date Made Active in Reports: 05/12/2011
Number of Days to Update: 27

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 04/12/2011
Date Data Arrived at EDR: 04/15/2011
Date Made Active in Reports: 05/18/2011
Number of Days to Update: 33

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Semi-Annually

BUTTE COUNTY:

CUPA Facility Listing

Cupa facility list.

Date of Government Version: 03/29/2011
Date Data Arrived at EDR: 04/20/2011
Date Made Active in Reports: 05/17/2011
Number of Days to Update: 27

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 03/03/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Varies

COLUSA COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 12/01/2010
Date Data Arrived at EDR: 04/20/2011
Date Made Active in Reports: 05/17/2011
Number of Days to Update: 27

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 03/03/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 03/10/2011
Date Data Arrived at EDR: 03/11/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 13

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Semi-Annually

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 03/28/2011
Date Data Arrived at EDR: 05/13/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 33

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 04/15/2011
Date Data Arrived at EDR: 04/19/2011
Date Made Active in Reports: 05/12/2011
Number of Days to Update: 23

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 04/18/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 02/08/2011
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010
Date Data Arrived at EDR: 09/01/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 29

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 06/16/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List
A listing of sites included in the county?s Certified Unified Program Agency database. California?s Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/06/2010
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/31/2011
Number of Days to Update: 28

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/31/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/31/2011
Date Data Arrived at EDR: 06/09/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 6

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 04/18/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/25/2011
Date Data Arrived at EDR: 04/28/2011
Date Made Active in Reports: 05/17/2011
Number of Days to Update: 19

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/25/2011
Next Scheduled EDR Contact: 08/08/2011
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009
Date Data Arrived at EDR: 03/10/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 29

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 05/24/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/09/2011
Date Data Arrived at EDR: 02/09/2011
Date Made Active in Reports: 03/04/2011
Number of Days to Update: 23

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/25/2011
Next Scheduled EDR Contact: 08/08/2011
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/08/2011
Date Made Active in Reports: 03/03/2011
Number of Days to Update: 23

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/25/2011
Next Scheduled EDR Contact: 08/08/2011
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003
Date Data Arrived at EDR: 10/23/2003
Date Made Active in Reports: 11/26/2003
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/18/2011
Date Data Arrived at EDR: 04/20/2011
Date Made Active in Reports: 05/18/2011
Number of Days to Update: 28

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 04/18/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List
A listing of sites included in the county?s Certified Unified Program Agency database. California?s Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 04/01/2011
Date Data Arrived at EDR: 04/12/2011
Date Made Active in Reports: 05/12/2011
Number of Days to Update: 30

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 05/31/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 04/15/2011
Date Data Arrived at EDR: 04/26/2011
Date Made Active in Reports: 05/18/2011
Number of Days to Update: 22

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 04/11/2011
Next Scheduled EDR Contact: 04/25/2011
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 06/06/2011
Date Data Arrived at EDR: 06/06/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 9

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 05/31/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 01/20/2011
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 06/20/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 07/09/2008
Date Data Arrived at EDR: 07/09/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 22

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 03/07/2011
Next Scheduled EDR Contact: 06/20/2011
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 06/06/2011
Next Scheduled EDR Contact: 09/19/2011
Data Release Frequency: No Update Planned

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 05/02/2011
Date Data Arrived at EDR: 05/20/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 26
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/16/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 05/05/2011
Date Data Arrived at EDR: 05/20/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 26
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/16/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 05/05/2011
Date Data Arrived at EDR: 05/17/2011
Date Made Active in Reports: 06/20/2011
Number of Days to Update: 34
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/17/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 01/31/2011
Date Data Arrived at EDR: 02/01/2011
Date Made Active in Reports: 03/04/2011
Number of Days to Update: 31
Source: Placer County Health and Human Services
Telephone: 530-889-7312
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 04/26/2011
Date Data Arrived at EDR: 04/28/2011
Date Made Active in Reports: 05/17/2011
Number of Days to Update: 19
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 04/26/2011
Date Data Arrived at EDR: 04/28/2011
Date Made Active in Reports: 05/18/2011
Number of Days to Update: 20
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/07/2011
Date Data Arrived at EDR: 04/28/2011
Date Made Active in Reports: 05/17/2011
Number of Days to Update: 19

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 04/11/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/07/2011
Date Data Arrived at EDR: 04/29/2011
Date Made Active in Reports: 05/17/2011
Number of Days to Update: 18

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 04/11/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 06/09/2011
Date Data Arrived at EDR: 06/09/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 6

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 05/16/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/09/2010
Date Data Arrived at EDR: 09/15/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 14

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 06/17/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2010
Date Data Arrived at EDR: 11/16/2010
Date Made Active in Reports: 01/25/2011
Number of Days to Update: 70

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24
Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 06/14/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 05/16/2011
Next Scheduled EDR Contact: 08/16/2011
Data Release Frequency: Quarterly

Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5
Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 05/31/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 03/30/2011
Date Data Arrived at EDR: 03/31/2011
Date Made Active in Reports: 04/22/2011
Number of Days to Update: 22
Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/17/2010
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21
Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/31/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 04/19/2011
Date Data Arrived at EDR: 04/20/2011
Date Made Active in Reports: 05/17/2011
Number of Days to Update: 27

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/20/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/21/2011
Date Data Arrived at EDR: 03/22/2011
Date Made Active in Reports: 04/20/2011
Number of Days to Update: 29

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/20/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 11/22/2010
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Varies

SANTA CLARA COUNTY:

HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 05/29/2009
Date Data Arrived at EDR: 06/01/2009
Date Made Active in Reports: 06/15/2009
Number of Days to Update: 14

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 06/20/2011
Next Scheduled EDR Contact: 09/19/2011
Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/31/2009
Date Data Arrived at EDR: 08/31/2009
Date Made Active in Reports: 09/18/2009
Number of Days to Update: 18

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 11/22/2010
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/31/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/30/2010
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 05/31/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 03/21/2011
Date Data Arrived at EDR: 03/25/2011
Date Made Active in Reports: 04/21/2011
Number of Days to Update: 27

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/20/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 03/21/2011
Date Data Arrived at EDR: 03/25/2011
Date Made Active in Reports: 04/22/2011
Number of Days to Update: 28

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/20/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Quarterly

SONOMA COUNTY:

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 04/05/2011
Date Data Arrived at EDR: 04/06/2011
Date Made Active in Reports: 05/12/2011
Number of Days to Update: 36

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 03/14/2011
Date Data Arrived at EDR: 03/15/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 9

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 06/13/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Semi-Annually

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 01/26/2011
Date Data Arrived at EDR: 02/25/2011
Date Made Active in Reports: 03/22/2011
Number of Days to Update: 25

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 05/24/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 04/01/2011
Date Data Arrived at EDR: 04/07/2011
Date Made Active in Reports: 05/12/2011
Number of Days to Update: 35

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/07/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 05/24/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Quarterly

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 04/26/2011
Date Data Arrived at EDR: 05/03/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 43

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 03/01/2011
Date Data Arrived at EDR: 03/23/2011
Date Made Active in Reports: 04/22/2011
Number of Days to Update: 30

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/21/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 04/26/2011
Date Data Arrived at EDR: 05/03/2011
Date Made Active in Reports: 06/20/2011
Number of Days to Update: 48

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 04/11/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 05/12/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 34

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Varies

**OTHER DATABASE(S)**

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 08/26/2009
Date Made Active in Reports: 09/11/2009
Number of Days to Update: 16

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/26/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/22/2010
Date Made Active in Reports: 08/26/2010
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/19/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 05/12/2011
Date Made Active in Reports: 05/24/2011
Number of Days to Update: 12

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/12/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 12/01/2009
Date Made Active in Reports: 12/14/2009
Number of Days to Update: 13

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/06/2011
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/19/2010
Date Made Active in Reports: 08/26/2010
Number of Days to Update: 38

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/31/2011
Next Scheduled EDR Contact: 09/12/2011
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/06/2010
Date Made Active in Reports: 07/26/2010
Number of Days to Update: 20

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/20/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: Rextag Strategies Corp.
Telephone: (281) 769-2247
U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

**STREET AND ADDRESS INFORMATION**

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# GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

**TARGET PROPERTY ADDRESS**

HALF MOON BAY PROPERTY
CABRILLO HIGHWAY
HALF MOON BAY, CA 94019

**TARGET PROPERTY COORDINATES**

| | |
|---|---|
| Latitude (North): | 37.48890 - 37° 29' 20.0'' |
| Longitude (West): | 122.4518 - 122° 27' 6.5'' |
| Universal Tranverse Mercator: | Zone 10 |
| UTM X (Meters): | 548464.0 |
| UTM Y (Meters): | 4149046.5 |
| Elevation: | 39 ft. above sea level |

**USGS TOPOGRAPHIC MAP**

| | |
|---|---|
| Target Property Map: | 37122-D4 HALF MOON BAY, CA |
| Most Recent Revision: | 1999 |
| | |
| North Map: | 37122-E4 MONTARA MOUNTAIN, CA |
| Most Recent Revision: | 1999 |

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**GROUNDWATER FLOW DIRECTION INFORMATION**

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

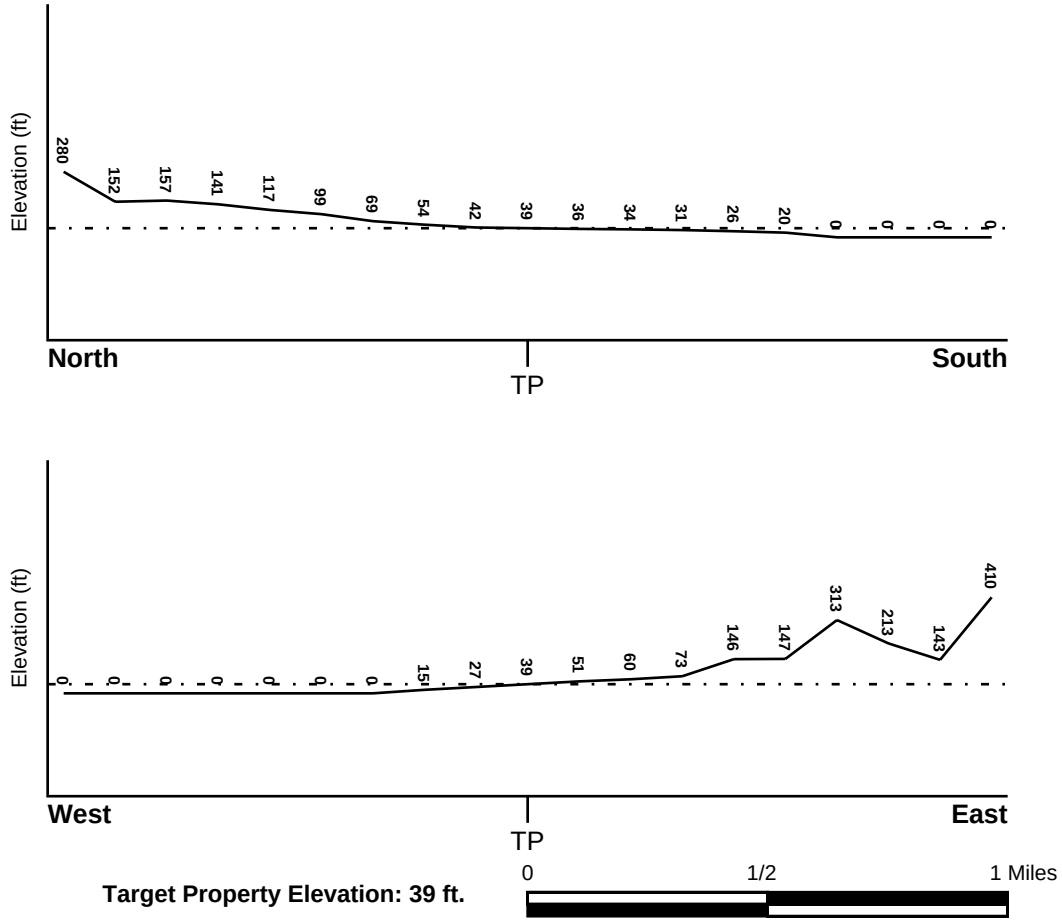
**TOPOGRAPHIC INFORMATION**

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

**TARGET PROPERTY TOPOGRAPHY**

General Topographic Gradient: General WSW

**SURROUNDING TOPOGRAPHY: ELEVATION PROFILES**




Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**HYDROLOGIC INFORMATION**

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

**FEMA FLOOD ZONE**

| Target Property County | FEMA Flood Electronic Data |
|---|---|
| SAN MATEO, CA | YES - refer to the Overview Map and Detail Map |

| | |
|---|---|
| Flood Plain Panel at Target Property: | 0603190005A - FEMA Q3 Flood data |
| Additional Panels in search area: | 0603110114B - FEMA Q3 Flood data<br>0603110225B - FEMA Q3 Flood data |

**NATIONAL WETLAND INVENTORY**

| NWI Quad at Target Property | NWI Electronic Data Coverage |
|---|---|
| HALF MOON BAY | YES - refer to the Overview Map and Detail Map |

**HYDROGEOLOGIC INFORMATION**

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

***Site-Specific Hydrogeological Data*:***

| | |
|---|---|
| Search Radius: | 1.25 miles |
| Status: | Not found |

**AQUIFLOW®**

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

| MAP ID | LOCATION FROM TP | GENERAL DIRECTION GROUNDWATER FLOW |
|---|---|---|
| Not Reported | | |

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**GROUNDWATER FLOW VELOCITY INFORMATION**

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

**GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY**

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

**ROCK STRATIGRAPHIC UNIT**

| | |
|---|---|
| Era: | Cenozoic |
| System: | Tertiary |
| Series: | Pliocene |
| Code: | Tp *(decoded above as Era, System & Series)* |

**GEOLOGIC AGE IDENTIFICATION**

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

**DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY**

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

| | |
|---|---|
| Soil Component Name: | WATSONVILLE |
| Soil Surface Texture: | loam |
| Hydrologic Group: | Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer. |
| Soil Drainage Class: | Somewhat poorly. Soils commonly have a layer with low hydraulic conductivity, wet state high in profile, etc. Depth to water table is 1 to 3 feet. |

Hydric Status: Soil does not meet the requirements for a hydric soil.

| | |
|---|---|
| Corrosion Potential - Uncoated Steel: | HIGH |
| Depth to Bedrock Min: | > 60 inches |
| Depth to Bedrock Max: | > 60 inches |

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | | |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | Permeability Rate (in/hr) | Soil Reaction (pH) |
| 1 | 0 inches | 18 inches | loam | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt. | Max: 2.00<br>Min: 0.60 | Max: 7.30<br>Min: 5.60 |
| 2 | 18 inches | 39 inches | clay | Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay | Max: 0.06<br>Min: 0.00 | Max: 8.40<br>Min: 5.60 |
| 3 | 39 inches | 63 inches | sandy clay loam | Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils. | COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. | Max: 0.20<br>Min: 0.06 | Max: 7.30<br>Min: 5.60 |

**OTHER SOIL TYPES IN AREA**

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures:
sandy loam
gravelly - sandy loam
clay
loamy sand
unweathered bedrock

Surficial Soil Types:
sandy loam
gravelly - sandy loam
clay
loamy sand
unweathered bedrock

Shallow Soil Types:
clay
gravelly - sandy clay loam
gravelly - coarse sandy loam
silty clay
loamy sand
silt loam

Deeper Soil Types:
stratified
loam
weathered bedrock
sandy loam
fine sand
very fine sandy loam
unweathered bedrock

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

## WELL SEARCH DISTANCE INFORMATION

| DATABASE | SEARCH DISTANCE (miles) |
|---|---|
| Federal USGS | 1.000 |
| Federal FRDS PWS | Nearest PWS within 1 mile |
| State Database | 1.000 |

## FEDERAL USGS WELL INFORMATION

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| A2 | USGS3236042 | 1/2 - 1 Mile SE |

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

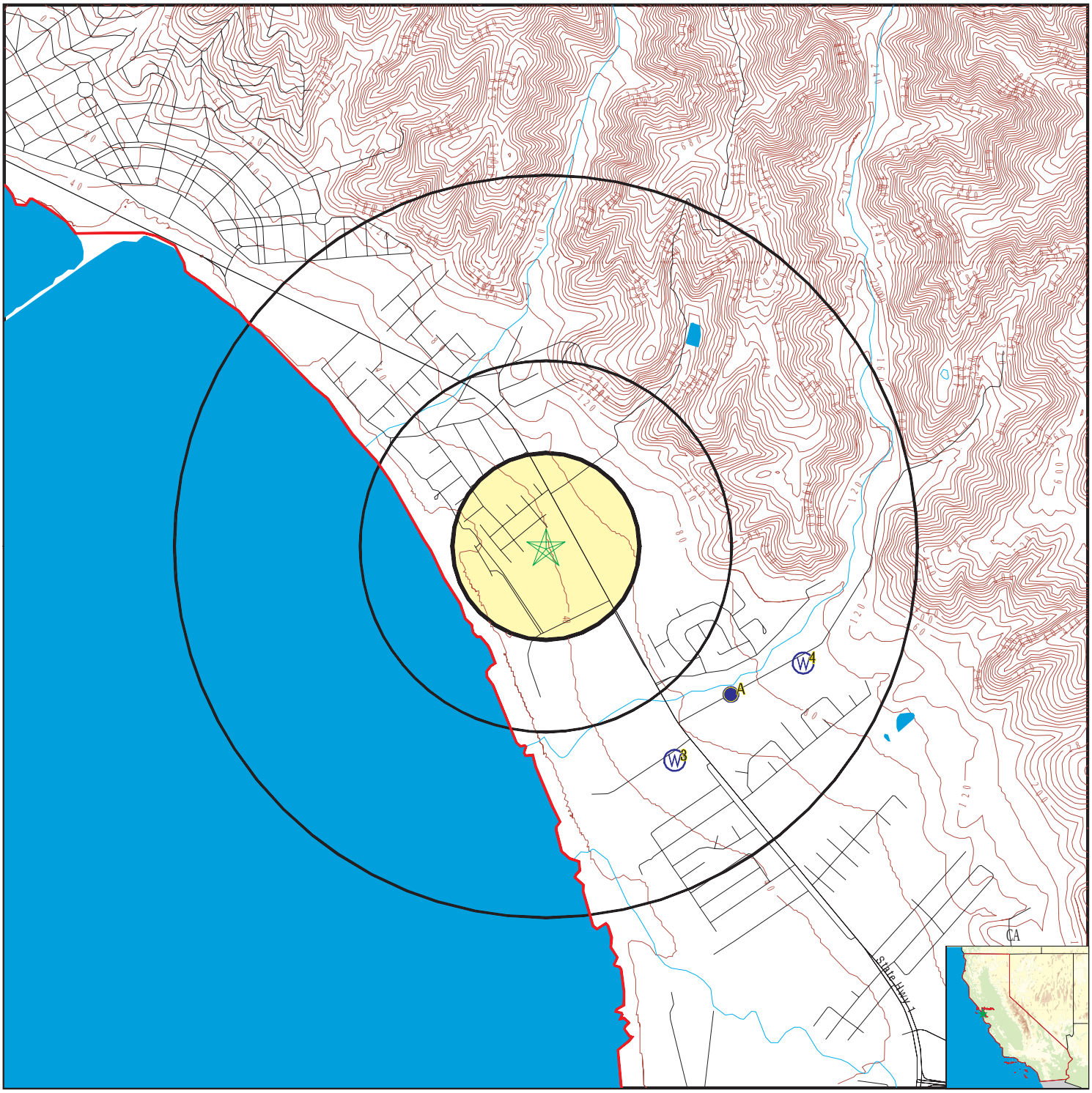
| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| No PWS System Found | | |

Note: PWS System location is not always the same as well location.

## STATE DATABASE WELL INFORMATION

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| A1 | CADW40000037110 | 1/2 - 1 Mile SE |
| 3 | CADW40000037105 | 1/2 - 1 Mile SSE |
| 4 | CADW40000037113 | 1/2 - 1 Mile ESE |

# PHYSICAL SETTING SOURCE MAP - 3105790.2s




- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

| | | | |
|---|---|---|---|
| SITE NAME: | Half Moon Bay Property | CLIENT: | Engeo |
| ADDRESS: | Cabrillo Highway<br>Half Moon Bay CA 94019 | CONTACT: | Mike Turner |
| | | INQUIRY #: | 3105790.2s |
| LAT/LONG: | 37.4889 / 122.4518 | DATE: | June 23, 2011 6:48 pm |



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# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

| | Database | EDR ID Number |
|---|---|---|
| **A1** | **CA WELLS** | **CADW40000037110** |
| **SE** | | |
| **1/2 - 1 Mile** | | |
| **Higher** | | |

| | |
|---|---|
| Longitude: | -122.4419 |
| Latiude: | 37.4833 |
| Stwellno: | 05S05W19H001M |
| Districtco: | 7 |
| Welluseco: | U |
| Countyco: | 41 |
| Gwcode: | 202200 |
| Site id: | CADW40000037110 |

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| | Database | EDR ID Number |
|---|---|---|
| **A2** | **FED USGS** | **USGS3236042** |
| **SE** | | |
| **1/2 - 1 Mile** | | |
| **Higher** | | |

| | | | |
|---|---|---|---|
| Agency cd: | USGS | Site no: | 372859122262901 |
| Site name: | 005S005W19H001M | | |
| Latitude: | 372859 | EDR Site id: | USGS3236042 |
| Longitude: | 1222629 | Dec lat: | 37.48299621 |
| Dec lon: | -122.44247574 | Coor meth: | M |
| Coor accr: | S | Latlong datum: | NAD27 |
| Dec latlong datum: | NAD83 | District: | 06 |
| State: | 06 | County: | 081 |
| Country: | US | Land net: | Not Reported |
| Location map: | HALF MOON BAY | Map scale: | 24000 |
| Altitude: | 70 | | |
| Altitude method: | Interpolated from topographic map | | |
| Altitude accuracy: | 10 | | |
| Altitude datum: | National Geodetic Vertical Datum of 1929 | | |
| Hydrologic: | San Francisco Coastal South. California. Area = 256 sq.mi. | | |
| Topographic: | Flat surface | | |
| Site type: | Ground-water other than Spring | Date construction: | 19761210 |
| Date inventoried: | Not Reported | Mean greenwich time offset: | PST |
| Local standard time flag: | Y | | |
| Type of ground water site: | Single well, other than collector or Ranney type | | |
| Aquifer Type: | Not Reported | | |
| Aquifer: | Not Reported | | |
| Well depth: | 94 | Hole depth: | 105 |
| Source of depth data: | driller | | |
| Project number: | 470649300 | | |
| Real time data flag: | Not Reported | Daily flow data begin date: | Not Reported |
| Daily flow data end date: | Not Reported | Daily flow data count: | Not Reported |
| Peak flow data begin date: | Not Reported | Peak flow data end date: | Not Reported |
| Peak flow data count: | Not Reported | Water quality data begin date: | Not Reported |
| Water quality data end date: | Not Reported | Water quality data count: | Not Reported |
| Ground water data begin date: | Not Reported | Ground water data end date: | Not Reported |
| Ground water data count: | Not Reported | | |

Ground-water levels, Number of Measurements: 0

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

| Database | EDR ID Number |
|---|---|
| **CA WELLS** | **CADW40000037105** |

**3**
**SSE**
**1/2 - 1 Mile**
**Higher**

| | |
|---|---|
| Longitude: | -122.4444 |
| Latiude: | 37.4806 |
| Stwellno: | 05S05W19J002M |
| Districtco: | 7 |
| Welluseco: | U |
| Countyco: | 41 |
| Gwcode: | 202200 |
| Site id: | CADW40000037105 |

---

| Database | EDR ID Number |
|---|---|
| **CA WELLS** | **CADW40000037113** |

**4**
**ESE**
**1/2 - 1 Mile**
**Higher**

| | |
|---|---|
| Longitude: | -122.4381 |
| Latiude: | 37.4844 |
| Stwellno: | 05S05W20E001M |
| Districtco: | 7 |
| Welluseco: | I |
| Countyco: | 41 |
| Gwcode: | 202200 |
| Site id: | CADW40000037113 |

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
# RADON

**AREA RADON INFORMATION**

State Database: CA Radon

Radon Test Results

| Zipcode | Num Tests | > 4 pCi/L |
|---|---|---|
| 94019 | 38 | 0 |

Federal EPA Radon Zone for SAN MATEO County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

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Federal Area Radon Information for Zip Code: 94019

Number of sites tested: 1

| Area | Average Activity | % <4 pCi/L | % 4-20 pCi/L | % >20 pCi/L |
|---|---|---|---|---|
| Living Area - 1st Floor | 0.300 pCi/L | 100% | 0% | 0% |
| Living Area - 2nd Floor | Not Reported | Not Reported | Not Reported | Not Reported |
| Basement | Not Reported | Not Reported | Not Reported | Not Reported |

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

## HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

## HYDROGEOLOGIC INFORMATION

AQUIFLOW$^{R}$ Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Health Services
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

## OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

**STREET AND ADDRESS INFORMATION**

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# APPENDIX B

## ENVIRONMENTAL DATA RESOURCES, INC.

### Sanborn Map Report

APPENDIX B

**Half Moon Bay Property**
Cabrillo Highway
Half Moon Bay, CA 94019

Inquiry Number: 3105790.3
June 23, 2011

# Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

# Certified Sanborn® Map Report

6/23/11

**Site Name:**
Half Moon Bay Property
Cabrillo Highway
Half Moon Bay, CA 94019

**Client Name:**
Engeo
2213 Plaza Drive
Rocklin, CA 95765

EDR Inquiry # 3105790.3

Contact: Mike Turner

EDR® Environmental Data Resources Inc

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Engeo were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

## *Certified Sanborn Results:*

**Site Name:** Half Moon Bay Property
**Address:** Cabrillo Highway
**City, State, Zip:** Half Moon Bay, CA 94019
**Cross Street:**
**P.O. #** 8970.000.000
**Project:** Half Moon Bay Property
**Certification #** 04E4-4FCA-AD32

Sanborn® Library search results
Certification # 04E4-4FCA-AD32

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The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

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# APPENDIX C

## ENVIRONMENTAL DATA RESOURCES, INC.

## Historical Topographic Map Report

**Half Moon Bay Property**
Cabrillo Highway
Half Moon Bay, CA 94019

Inquiry Number: 3105790.4
June 24, 2011

# EDR Historical Topographic Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

# EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

***Thank you for your business.***
Please contact EDR at 1-800-352-0050
with any questions or comments.


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# Historical Topographic Map

| | | | |
|---|---|---|---|
| N | TARGET QUAD<br>NAME: SANTA CRUZ<br>MAP YEAR: 1902<br><br>SERIES: 30<br>SCALE: 1:125000 | SITE NAME: Half Moon Bay Property<br>ADDRESS: Cabrillo Highway<br>Half Moon Bay, CA 94019<br>LAT/LONG: 37.4889 / -122.4518 | CLIENT: Engeo<br>CONTACT: Mike Turner<br>INQUIRY#: 3105790.4<br>RESEARCH DATE: 06/24/2011 |

# Historical Topographic Map

| | | | |
|---|---|---|---|
| N | TARGET QUAD<br>NAME: HALF MOON BAY<br>MAP YEAR: 1940<br><br>SERIES: 15<br>SCALE: 1:62500 | SITE NAME: Half Moon Bay Property<br>ADDRESS: Cabrillo Highway<br>Half Moon Bay, CA 94019<br>LAT/LONG: 37.4889 / -122.4518 | CLIENT: Engeo<br>CONTACT: Mike Turner<br>INQUIRY#: 3105790.4<br>RESEARCH DATE: 06/24/2011 |

# Historical Topographic Map

| | | | |
|---|---|---|---|
| N | TARGET QUAD<br>NAME: HALF MOON BAY<br>MAP YEAR: 1948<br><br>SERIES: 15<br>SCALE: 1:50000 | SITE NAME: Half Moon Bay Property<br>ADDRESS: Cabrillo Highway<br>Half Moon Bay, CA 94019<br>LAT/LONG: 37.4889 / -122.4518 | CLIENT: Engeo<br>CONTACT: Mike Turner<br>INQUIRY#: 3105790.4<br>RESEARCH DATE: 06/24/2011 |

# Historical Topographic Map

| | | | |
|---|---|---|---|
| N | TARGET QUAD<br>NAME: HALF MOON BAY<br>MAP YEAR: 1952<br><br>SERIES: 7.5<br>SCALE: 1:24000 | SITE NAME: Half Moon Bay Property<br>ADDRESS: Cabrillo Highway<br>Half Moon Bay, CA 94019<br>LAT/LONG: 37.4889 / -122.4518 | CLIENT: Engeo<br>CONTACT: Mike Turner<br>INQUIRY#: 3105790.4<br>RESEARCH DATE: 06/24/2011 |

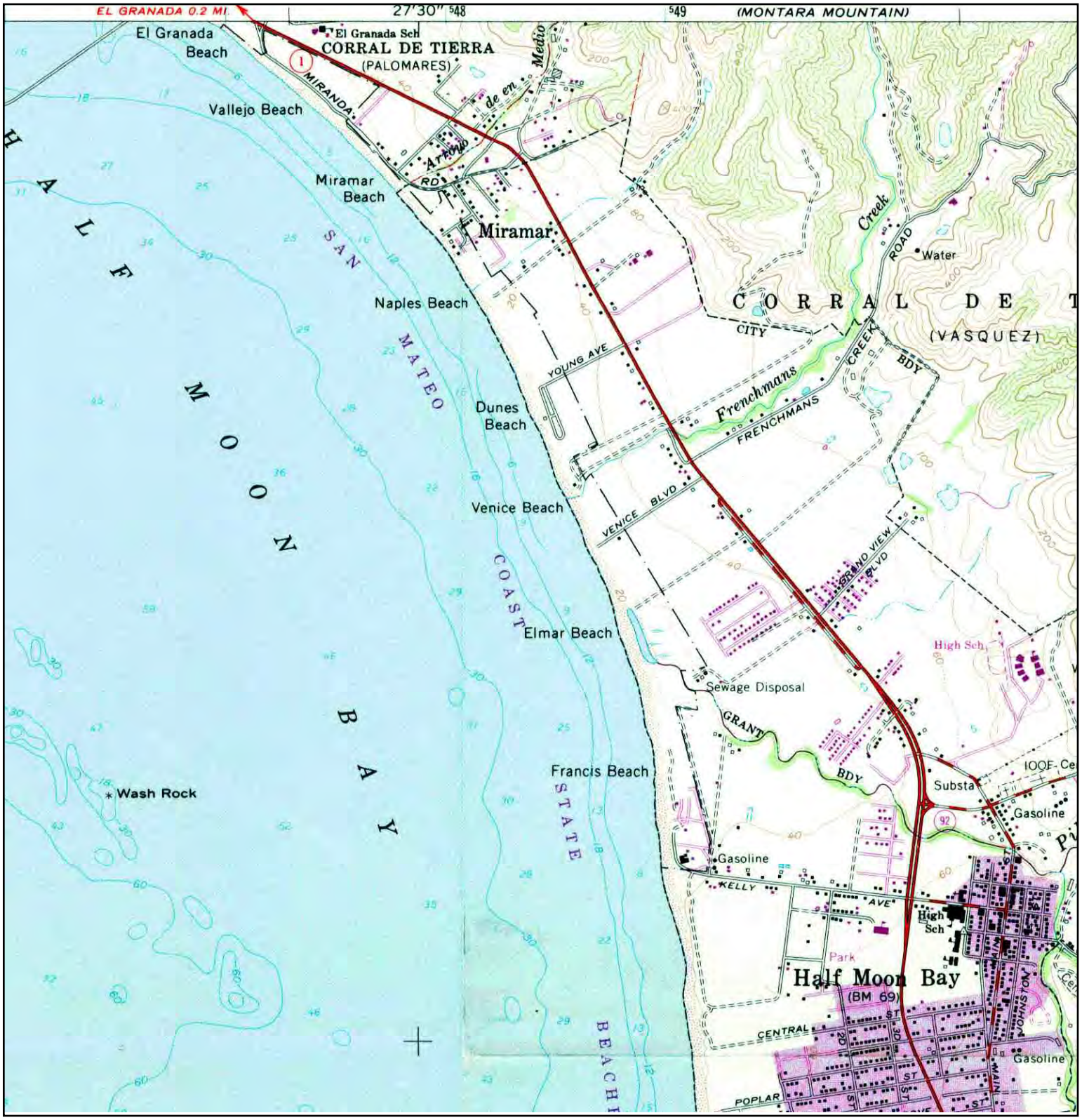
# Historical Topographic Map

| | | | |
|---|---|---|---|
| N | TARGET QUAD<br>NAME: HALF MOON BAY<br>MAP YEAR: 1961<br><br>SERIES: 7.5<br>SCALE: 1:24000 | SITE NAME: Half Moon Bay Property<br>ADDRESS: Cabrillo Highway<br>Half Moon Bay, CA 94019<br>LAT/LONG: 37.4889 / -122.4518 | CLIENT: Engeo<br>CONTACT: Mike Turner<br>INQUIRY#: 3105790.4<br>RESEARCH DATE: 06/24/2011 |

# Historical Topographic Map

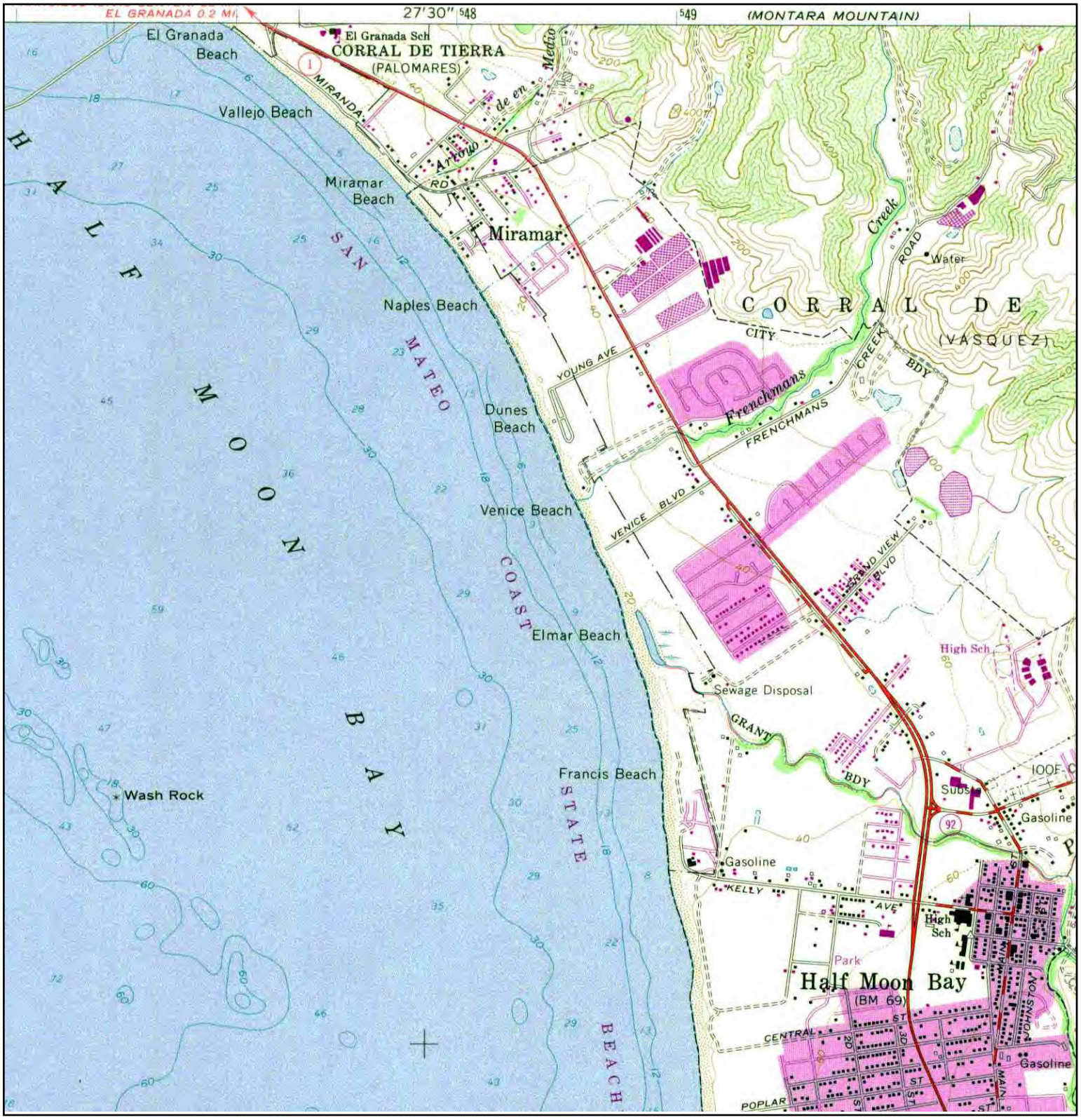
| | | | |
|---|---|---|---|
| N | TARGET QUAD<br>NAME: HALF MOON BAY<br>MAP YEAR: 1961<br><br>SERIES: 15<br>SCALE: 1:62500 | SITE NAME: Half Moon Bay Property<br>ADDRESS: Cabrillo Highway<br>Half Moon Bay, CA 94019<br>LAT/LONG: 37.4889 / -122.4518 | CLIENT: Engeo<br>CONTACT: Mike Turner<br>INQUIRY#: 3105790.4<br>RESEARCH DATE: 06/24/2011 |

# Historical Topographic Map



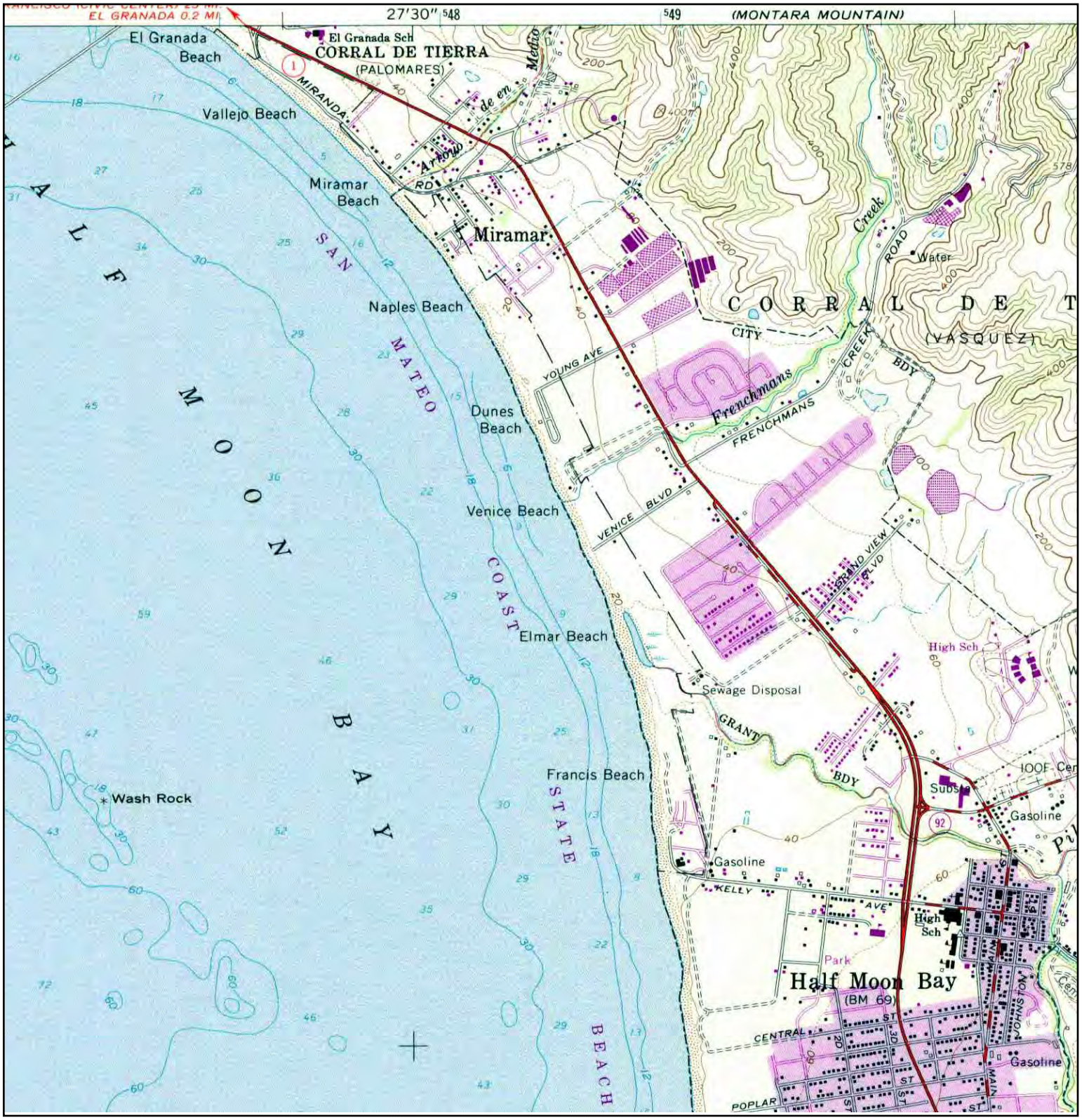

| | | | |
|---|---|---|---|
| N | TARGET QUAD<br>NAME: HALF MOON BAY<br>MAP YEAR: 1968<br>PHOTOREVISED:1961<br>SERIES: 7.5<br>SCALE: 1:24000 | SITE NAME: Half Moon Bay Property<br>ADDRESS: Cabrillo Highway<br>Half Moon Bay, CA 94019<br>LAT/LONG: 37.4889 / -122.4518 | CLIENT: Engeo<br>CONTACT: Mike Turner<br>INQUIRY#: 3105790.4<br>RESEARCH DATE: 06/24/2011 |

# Historical Topographic Map




| | | | |
|---|---|---|---|
| N | TARGET QUAD<br>NAME: HALF MOON BAY<br>MAP YEAR: 1973<br>PHOTOREVISED:1961<br>SERIES: 7.5<br>SCALE: 1:24000 | SITE NAME: Half Moon Bay Property<br>ADDRESS: Cabrillo Highway<br>Half Moon Bay, CA 94019<br>LAT/LONG: 37.4889 / -122.4518 | CLIENT: Engeo<br>CONTACT: Mike Turner<br>INQUIRY#: 3105790.4<br>RESEARCH DATE: 06/24/2011 |

# Historical Topographic Map




| | | | |
|---|---|---|---|
| N | TARGET QUAD<br>NAME: HALF MOON BAY<br>MAP YEAR: 1978<br>PHOTOINSPECTED: 1961<br>SERIES: 7.5<br>SCALE: 1:24000 | SITE NAME: Half Moon Bay Property<br>ADDRESS: Cabrillo Highway<br>Half Moon Bay, CA 94019<br>LAT/LONG: 37.4889 / -122.4518 | CLIENT: Engeo<br>CONTACT: Mike Turner<br>INQUIRY#: 3105790.4<br>RESEARCH DATE: 06/24/2011 |

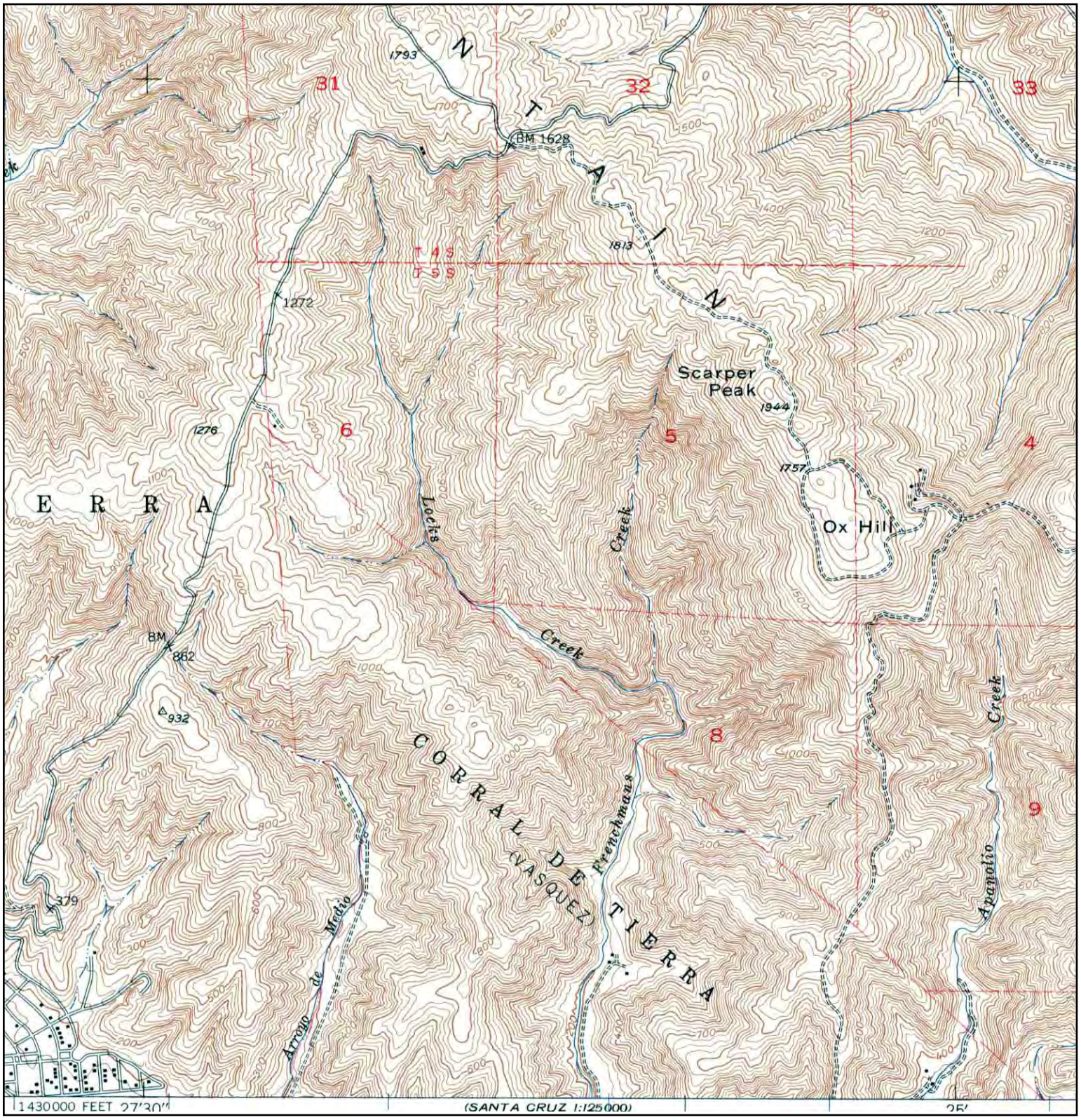
# Historical Topographic Map

| | | | |
|---|---|---|---|
| N | TARGET QUAD<br>NAME: HALF MOON BAY<br>MAP YEAR: 1991<br><br>SERIES: 7.5<br>SCALE: 1:24000 | SITE NAME: Half Moon Bay Property<br>ADDRESS: Cabrillo Highway<br>Half Moon Bay, CA 94019<br>LAT/LONG: 37.4889 / -122.4518 | CLIENT: Engeo<br>CONTACT: Mike Turner<br>INQUIRY#: 3105790.4<br>RESEARCH DATE: 06/24/2011 |

# Historical Topographic Map

| | | | |
|---|---|---|---|
| N | TARGET QUAD<br>NAME: HALF MOON BAY<br>MAP YEAR: 1997<br><br>SERIES: 7.5<br>SCALE: 1:24000 | SITE NAME: Half Moon Bay Property<br>ADDRESS: Cabrillo Highway<br>Half Moon Bay, CA 94019<br>LAT/LONG: 37.4889 / -122.4518 | CLIENT: Engeo<br>CONTACT: Mike Turner<br>INQUIRY#: 3105790.4<br>RESEARCH DATE: 06/24/2011 |

# Historical Topographic Map




| | | | | | |
|---|---|---|---|---|---|
| N | ADJOINING QUAD | | | | |
| | NAME: | MONTARA MOUNTAIN | SITE NAME: | Half Moon Bay Property | CLIENT: Engeo |
| | MAP YEAR: | 1949 | ADDRESS: | Cabrillo Highway | CONTACT: Mike Turner |
| | | | | Half Moon Bay, CA 94019 | INQUIRY#: 3105790.4 |
| | SERIES: | 7.5 | LAT/LONG: | 37.4889 / -122.4518 | RESEARCH DATE: 06/24/2011 |
| | SCALE: | 1:24000 | | | |

# Historical Topographic Map

| | | | |
|---|---|---|---|
| N | ADJOINING QUAD<br>NAME: MONTARA MOUNTAIN<br>MAP YEAR: 1956<br><br>SERIES: 7.5<br>SCALE: 1:24000 | SITE NAME: Half Moon Bay Property<br>ADDRESS: Cabrillo Highway<br>Half Moon Bay, CA 94019<br>LAT/LONG: 37.4889 / -122.4518 | CLIENT: Engeo<br>CONTACT: Mike Turner<br>INQUIRY#: 3105790.4<br>RESEARCH DATE: 06/24/2011 |

# APPENDIX D

## ENVIRONMENTAL DATA RESOURCES, INC.

### Aerial Photo Decade Package

**Half Moon Bay Property**
Cabrillo Highway
Half Moon Bay, CA 94019

Inquiry Number: 3105790.5
June 29, 2011

# The EDR Aerial Photo Decade Package

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

# EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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***Thank you for your business.***
Please contact EDR at 1-800-352-0050
with any questions or comments.


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## Date EDR Searched Historical Sources:

Aerial Photography June 29, 2011

## Target Property:

Cabrillo Highway

Half Moon Bay, CA 94019

| ***Year*** | ***Scale*** | ***Details*** | ***Source*** |
|---|---|---|---|
| 1943 | Aerial Photograph. Scale: 1"=555' | Flight Year: 1943 | Aero |
| 1956 | Aerial Photograph. Scale: 1"=655' | Flight Year: 1956 | Clyde Sunderland |
| 1965 | Aerial Photograph. Scale: 1"=333' | Flight Year: 1965 | Cartwright |
| 1974 | Aerial Photograph. Scale: 1"=566' | Flight Year: 1974 | NASA |
| 1982 | Aerial Photograph. Scale: 1"=690' | Flight Year: 1982 | USGS |
| 1993 | Aerial Photograph. Scale: 1"=666' | Flight Year: 1993 | USGS |
| 1998 | Aerial Photograph. Scale: 1"=666' | Flight Year: 1998 | USGS |
| 2005 | Aerial Photograph. Scale: 1"=604' | Flight Year: 2005 | EDR |
| 2006 | Aerial Photograph. Scale: 1"=604' | Flight Year: 2006 | EDR |

INQUIRY #: 3105790.5
YEAR: 1943
= 555'
N

**INQUIRY #:** 3105790.5

**YEAR:** 1956

= 655'

N

**INQUIRY #:** 3105790.5

**YEAR:** 1965

= 333'

N

412

INQUIRY #: 3105790.5
YEAR: 1974
= 566'
N

INQUIRY #: 3105790.5
YEAR: 1982
= 690'
N

**INQUIRY #:** 3105790.5

**YEAR:** 1993

= 666'

N

**INQUIRY #:** 3105790.5

**YEAR:** 1998

= 666'

N

INQUIRY #: 3105790.5
YEAR: 2005
= 604'
N
417

INQUIRY #: 3105790.5
YEAR: 2006
= 604'
N
418

# APPENDIX E

## Environmental Site Assessment Client Questionnaire

Project Name:
Project No.

ENGEO INCORPORATED

☐ 2010 Crow Canyon Place ▪ Suite 250 ▪ San Ramon, CA 94583 (925) 866-9000 ▪ Fax (888) 279-2698
☐ 2213 Plaza Drive ▪ Rocklin, CA 95765 (916) 786-8883 ▪ Fax (888) 279-2698
☐ 332 Pine Street ▪ Suite 300 ▪ San Francisco, CA 94104 (415) 284-9900 ▪ Fax (888) 279-2698
☐ 6399 San Ignacio Avenue ▪ Suite 150 ▪ San Jose, CA 95119 (408) 574-4900 ▪ Fax (888) 279-2698
☐ 580 N. Wilma Avenue▪ Suite A ▪ Ripon, CA 95366 (209) 835-0610 ▪ Fax (888) 279-2698
☐ 27433 Tourney Road ▪ Suite 160 ▪ Santa Clarita, CA 91355 (661) 257-4004 ▪ Fax (888) 279-2698

## ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE FOR CLIENT

To evaluate the potential for possible environmentally related impacts and site contamination the following information is requested. This questionnaire is to be completed by the user of the phase one environmental site assessment, or their authorized representative.

### PART I

1. Property address and Assessor's Parcel Number (APN):
   APN 048-133-010

2. Current property owner (name, address, voice/fax number):
   MARK STOLOSKI
   ROBERT GONZALES

3. Date current property owner assumed title of property:
   1990

4. Current property development/improvements:
   N/A

5. Past property use, development/improvements:
   AGG

6. Neighboring property uses:
   SINGLE FAMILY RESIDENTIAL

ENGEO INCORPORATED

## PART II

| | | |
|---|---|---|
| 1. Are you aware of any environmental cleanup liens against the *property* that are filed under federal, tribal, local or state law? | ☐ Yes | ☒ No |
| 2. Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded in a registry under federal, tribal, state or local law? | ☐ Yes | ☒ No |
| 3. Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example are you involved in the same line of business as the current or former occupants of the *property* or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? | ☐ Yes | ☒ No |
| 4. If a property transaction is occurring in conjunction with this environmental assessment, does the purchase price of this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property?* | ☐ Yes | ☒ No |
| 5. Are you aware of any commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,<br>(a) do you know of specific chemicals that are present or once were present at the *property*?<br>(b) do you know of spills or other chemical releases that have taken place at the *property*?<br>(c) do you know of any environmental cleanups that have taken place at the *property*? | ☐ Yes | ☒ No |
| 6. Based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of contamination at the *property*? | ☐ Yes | ☒ No |

**If a "Yes" response was provided to any of the above questions, please provide details below:**

I certify that the information herein is true and correct to the best of my knowledge as of the date signed below.

Name (Printed/Typed): MARK STOLOSKI

Signature: _____ Date: 6/27/11

# APPENDIX F

## ACCUTEST LABORATORIES

### Analytical Results

Northern California ACCUTEST LABORATORIES

07/11/11

Technical Report for

Engeo, Inc.

Half Moon Bay Property

8970.000.000

Accutest Job Number: C16788

Sampling Date: 06/30/11

Report to:

Engeo, Inc.
6399 San Ignacio Avenue Suite 150
San Jose, CA 95119
sjohns@engeo.com; smunger@engeo.com

ATTN: Shawn Munger

Total number of pages in report: **24**

ACCREDITED IN ACCORDANCE WITH nelac

Test results contained within this data package meet the requirements of the National Environmental Laboratory Accreditation Conference and/or state specific certification programs as applicable.

Laurie Glantz-Murphy
Laboratory Director

Client Service contact: Simon Hague 408-588-0200

Certifications: CA (08258CA) AZ (AZ0762) DoD/ISO/IEC 17025:2005 (L2242)

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Test results relate only to samples analyzed.



Accutest Laboratories is the sole authority for authorizing edits or modifications to this document. Unauthorized modification of this report is strictly prohibited.

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Accutest Laboratories

# Sample Summary

Engeo, Inc.

**Job No:** C16788

Half Moon Bay Property
Project No: 8970.000.000

| Sample Number | Collected Date | Time | By | Received | Matrix Code | Type | Client Sample ID |
|---|---|---|---|---|---|---|---|
| C16788-1 | 06/30/11 | 08:05 | SJ | 06/30/11 | SO | Soil | 2-S1 |
| C16788-2 | 06/30/11 | 08:11 | SJ | 06/30/11 | SO | Soil | 2-S2 |
| C16788-3 | 06/30/11 | 08:17 | SJ | 06/30/11 | SO | Soil | 2-S3 |
| C16788-4 | 06/30/11 | 08:25 | SJ | 06/30/11 | SO | Soil | 2-S4 |

Soil samples reported on a dry weight basis unless otherwise indicated on result page.

Northern California ACCUTEST LABORATORIES



## Sample Results

Report of Analysis

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | 2-S1 | | |
| **Lab Sample ID:** | C16788-1 | **Date Sampled:** | 06/30/11 |
| **Matrix:** | SO - Soil | **Date Received:** | 06/30/11 |
| **Method:** | SW846 8081A SW846 3545A | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | OO21906.D | 1 | 07/07/11 | RV | 07/01/11 | OP4148 | GOO710 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume |
|---|---|---|
| Run #1 | 10.1 g | 10.0 ml |
| Run #2 | | |

**Pesticide PPL List**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| 309-00-2 | Aldrin | ND | 25 | 9.9 | ug/kg | |
| 319-84-6 | alpha-BHC | ND | 25 | 11 | ug/kg | |
| 319-85-7 | beta-BHC | ND | 25 | 3.5 | ug/kg | |
| 319-86-8 | delta-BHC | ND | 25 | 3.5 | ug/kg | |
| 58-89-9 | gamma-BHC (Lindane) | ND | 25 | 7.4 | ug/kg | |
| 12789-03-6 | Chlordane | ND | 99 | 99 | ug/kg | |
| 60-57-1 | Dieldrin | ND | 25 | 3.0 | ug/kg | |
| 72-54-8 | 4,4'-DDD | ND | 25 | 3.5 | ug/kg | |
| 72-55-9 | 4,4'-DDE | 25.3 | 25 | 3.0 | ug/kg | |
| 50-29-3 | 4,4'-DDT | 3.6 | 25 | 3.0 | ug/kg | J |
| 72-20-8 | Endrin | ND | 25 | 3.0 | ug/kg | |
| 7421-93-4 | Endrin aldehyde | ND | 25 | 5.9 | ug/kg | |
| 959-98-8 | Endosulfan-I | ND | 25 | 3.5 | ug/kg | |
| 33213-65-9 | Endosulfan-II | ND | 25 | 3.5 | ug/kg | |
| 1031-07-8 | Endosulfan sulfate | ND | 25 | 7.9 | ug/kg | |
| 76-44-8 | Heptachlor | ND | 25 | 5.9 | ug/kg | |
| 1024-57-3 | Heptachlor epoxide | ND | 25 | 4.0 | ug/kg | |
| 72-43-5 | Methoxychlor | ND | 25 | 3.5 | ug/kg | |
| 8001-35-2 | Toxaphene | ND | 99 | 99 | ug/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 877-09-8 | Tetrachloro-m-xylene | 63% | | 35-132% |
| 877-09-8 | Tetrachloro-m-xylene | 66% | | 35-132% |
| 2051-24-3 | Decachlorobiphenyl | 92% | | 35-132% |
| 2051-24-3 | Decachlorobiphenyl | 93% | | 35-132% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | 2-S1 | | |
| **Lab Sample ID:** | C16788-1 | **Date Sampled:** | 06/30/11 |
| **Matrix:** | SO - Soil | **Date Received:** | 06/30/11 |
| | | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

**Metals Analysis**

| Analyte | Result | RL | Units | DF | Prep | Analyzed | By | Method | Prep Method |
|---|---|---|---|---|---|---|---|---|---|
| Arsenic [b] | < 3.8 | 3.8 | mg/kg | 2 | 07/01/11 | 07/10/11 | DQ | SW846 6010B [1] | SW846 3050B [2] |

(1) Instrument QC Batch: MA1972
(2) Prep QC Batch: MP3648

(a) All results reported on wet weight basis.
(b) Elevated reporting limit(s) due to matrix interference and/or dilution required for high interfering element.

RL = Reporting Limit

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | 2-S2 | | |
| **Lab Sample ID:** | C16788-2 | **Date Sampled:** | 06/30/11 |
| **Matrix:** | SO - Soil | **Date Received:** | 06/30/11 |
| **Method:** | SW846 8081A SW846 3545A | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | OO21907.D | 1 | 07/07/11 | RV | 07/01/11 | OP4148 | GOO710 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume |
|---|---|---|
| Run #1 | 10.4 g | 10.0 ml |
| Run #2 | | |

**Pesticide PPL List**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| 309-00-2 | Aldrin | ND | 24 | 9.6 | ug/kg | |
| 319-84-6 | alpha-BHC | ND | 24 | 11 | ug/kg | |
| 319-85-7 | beta-BHC | ND | 24 | 3.4 | ug/kg | |
| 319-86-8 | delta-BHC | ND | 24 | 3.4 | ug/kg | |
| 58-89-9 | gamma-BHC (Lindane) | ND | 24 | 7.2 | ug/kg | |
| 12789-03-6 | Chlordane | ND | 96 | 96 | ug/kg | |
| 60-57-1 | Dieldrin | ND | 24 | 2.9 | ug/kg | |
| 72-54-8 | 4,4'-DDD | ND | 24 | 3.4 | ug/kg | |
| 72-55-9 | 4,4'-DDE | 40.2 | 24 | 2.9 | ug/kg | |
| 50-29-3 | 4,4'-DDT [b] | 5.1 | 24 | 2.9 | ug/kg | J |
| 72-20-8 | Endrin | ND | 24 | 2.9 | ug/kg | |
| 7421-93-4 | Endrin aldehyde | ND | 24 | 5.8 | ug/kg | |
| 959-98-8 | Endosulfan-I | ND | 24 | 3.4 | ug/kg | |
| 33213-65-9 | Endosulfan-II | ND | 24 | 3.4 | ug/kg | |
| 1031-07-8 | Endosulfan sulfate | ND | 24 | 7.7 | ug/kg | |
| 76-44-8 | Heptachlor | ND | 24 | 5.8 | ug/kg | |
| 1024-57-3 | Heptachlor epoxide | ND | 24 | 3.8 | ug/kg | |
| 72-43-5 | Methoxychlor | ND | 24 | 3.4 | ug/kg | |
| 8001-35-2 | Toxaphene | ND | 96 | 96 | ug/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 877-09-8 | Tetrachloro-m-xylene | 65% | | 35-132% |
| 877-09-8 | Tetrachloro-m-xylene | 69% | | 35-132% |
| 2051-24-3 | Decachlorobiphenyl | 90% | | 35-132% |
| 2051-24-3 | Decachlorobiphenyl | 91% | | 35-132% |

(a) All results reported on wet weight basis.
(b) Quantitation between primary and confirmation differed by > 40% and estimated value due to the presence non-target compounds. Lower value reported from signal 2.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | 2-S2 | | |
| **Lab Sample ID:** | C16788-2 | **Date Sampled:** | 06/30/11 |
| **Matrix:** | SO - Soil | **Date Received:** | 06/30/11 |
| | | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

**Metals Analysis**

| Analyte | Result | RL | Units | DF | Prep | Analyzed | By | Method | Prep Method |
|---|---|---|---|---|---|---|---|---|---|
| Arsenic [b] | 4.1 | 3.6 | mg/kg | 2 | 07/01/11 | 07/10/11 | DQ | SW846 6010B [1] | SW846 3050B [2] |

(1) Instrument QC Batch: MA1972
(2) Prep QC Batch: MP3648

(a) All results reported on wet weight basis.
(b) Elevated reporting limit(s) due to matrix interference and/or dilution required for high interfering element.

RL = Reporting Limit

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | 2-S3 | | |
| **Lab Sample ID:** | C16788-3 | **Date Sampled:** | 06/30/11 |
| **Matrix:** | SO - Soil | **Date Received:** | 06/30/11 |
| **Method:** | SW846 8081A SW846 3545A | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | OO21908.D | 1 | 07/07/11 | RV | 07/01/11 | OP4148 | GOO710 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume |
|---|---|---|
| Run #1 | 10.1 g | 10.0 ml |
| Run #2 | | |

**Pesticide PPL List**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| 309-00-2 | Aldrin | ND | 25 | 9.9 | ug/kg | |
| 319-84-6 | alpha-BHC | ND | 25 | 11 | ug/kg | |
| 319-85-7 | beta-BHC | ND | 25 | 3.5 | ug/kg | |
| 319-86-8 | delta-BHC | ND | 25 | 3.5 | ug/kg | |
| 58-89-9 | gamma-BHC (Lindane) | ND | 25 | 7.4 | ug/kg | |
| 12789-03-6 | Chlordane | ND | 99 | 99 | ug/kg | |
| 60-57-1 | Dieldrin | ND | 25 | 3.0 | ug/kg | |
| 72-54-8 | 4,4'-DDD | ND | 25 | 3.5 | ug/kg | |
| 72-55-9 | 4,4'-DDE | 38.2 | 25 | 3.0 | ug/kg | |
| 50-29-3 | 4,4'-DDT | 3.4 | 25 | 3.0 | ug/kg | J |
| 72-20-8 | Endrin | ND | 25 | 3.0 | ug/kg | |
| 7421-93-4 | Endrin aldehyde | ND | 25 | 5.9 | ug/kg | |
| 959-98-8 | Endosulfan-I | ND | 25 | 3.5 | ug/kg | |
| 33213-65-9 | Endosulfan-II | ND | 25 | 3.5 | ug/kg | |
| 1031-07-8 | Endosulfan sulfate | ND | 25 | 7.9 | ug/kg | |
| 76-44-8 | Heptachlor | ND | 25 | 5.9 | ug/kg | |
| 1024-57-3 | Heptachlor epoxide | ND | 25 | 4.0 | ug/kg | |
| 72-43-5 | Methoxychlor | ND | 25 | 3.5 | ug/kg | |
| 8001-35-2 | Toxaphene | ND | 99 | 99 | ug/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 877-09-8 | Tetrachloro-m-xylene | 68% | | 35-132% |
| 877-09-8 | Tetrachloro-m-xylene | 68% | | 35-132% |
| 2051-24-3 | Decachlorobiphenyl | 90% | | 35-132% |
| 2051-24-3 | Decachlorobiphenyl | 92% | | 35-132% |

(a) All results reported on wet weight basis.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | 2-S3 | | |
| **Lab Sample ID:** | C16788-3 | **Date Sampled:** | 06/30/11 |
| **Matrix:** | SO - Soil | **Date Received:** | 06/30/11 |
| | | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

**Metals Analysis**

| Analyte | Result | RL | Units | DF | Prep | Analyzed | By | Method | Prep Method |
|---|---|---|---|---|---|---|---|---|---|
| Arsenic [b] | 4.0 | 3.6 | mg/kg | 2 | 07/01/11 | 07/10/11 | DQ | SW846 6010B [1] | SW846 3050B [2] |

(1) Instrument QC Batch: MA1972
(2) Prep QC Batch: MP3648

(a) All results reported on wet weight basis.
(b) Elevated reporting limit(s) due to matrix interference and/or dilution required for high interfering element.

RL = Reporting Limit

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | 2-S4 | | |
| **Lab Sample ID:** | C16788-4 | **Date Sampled:** | 06/30/11 |
| **Matrix:** | SO - Soil | **Date Received:** | 06/30/11 |
| **Method:** | SW846 8081A SW846 3545A | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

| | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| Run #1 | OO21905.D | 1 | 07/07/11 | RV | 07/01/11 | OP4148 | GOO710 |
| Run #2 | | | | | | | |

| | Initial Weight | Final Volume |
|---|---|---|
| Run #1 | 10.0 g | 10.0 ml |
| Run #2 | | |

**Pesticide PPL List**

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| 309-00-2 | Aldrin | ND | 25 | 10 | ug/kg | |
| 319-84-6 | alpha-BHC | ND | 25 | 11 | ug/kg | |
| 319-85-7 | beta-BHC | ND | 25 | 3.5 | ug/kg | |
| 319-86-8 | delta-BHC | ND | 25 | 3.5 | ug/kg | |
| 58-89-9 | gamma-BHC (Lindane) | ND | 25 | 7.5 | ug/kg | |
| 12789-03-6 | Chlordane | ND | 100 | 100 | ug/kg | |
| 60-57-1 | Dieldrin | ND | 25 | 3.0 | ug/kg | |
| 72-54-8 | 4,4'-DDD | ND | 25 | 3.5 | ug/kg | |
| 72-55-9 | 4,4'-DDE | 52.1 | 25 | 3.0 | ug/kg | |
| 50-29-3 | 4,4'-DDT [b] | 8.5 | 25 | 3.0 | ug/kg | J |
| 72-20-8 | Endrin | ND | 25 | 3.0 | ug/kg | |
| 7421-93-4 | Endrin aldehyde | ND | 25 | 6.0 | ug/kg | |
| 959-98-8 | Endosulfan-I | ND | 25 | 3.5 | ug/kg | |
| 33213-65-9 | Endosulfan-II | ND | 25 | 3.5 | ug/kg | |
| 1031-07-8 | Endosulfan sulfate | ND | 25 | 8.0 | ug/kg | |
| 76-44-8 | Heptachlor | ND | 25 | 6.0 | ug/kg | |
| 1024-57-3 | Heptachlor epoxide | ND | 25 | 4.0 | ug/kg | |
| 72-43-5 | Methoxychlor | ND | 25 | 3.5 | ug/kg | |
| 8001-35-2 | Toxaphene | ND | 100 | 100 | ug/kg | |

| CAS No. | Surrogate Recoveries | Run# 1 | Run# 2 | Limits |
|---|---|---|---|---|
| 877-09-8 | Tetrachloro-m-xylene | 66% | | 35-132% |
| 877-09-8 | Tetrachloro-m-xylene | 64% | | 35-132% |
| 2051-24-3 | Decachlorobiphenyl | 90% | | 35-132% |
| 2051-24-3 | Decachlorobiphenyl | 87% | | 35-132% |

(a) All results reported on wet weight basis.
(b) Quantitation between primary and confirmation differed by > 40% and estimated value due to the presence non-target compounds. Lower value reported from signal 2.

ND = Not detected MDL - Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Accutest Laboratories

# Report of Analysis



| | | | |
|---|---|---|---|
| **Client Sample ID:** | 2-S4 | | |
| **Lab Sample ID:** | C16788-4 | **Date Sampled:** | 06/30/11 |
| **Matrix:** | SO - Soil | **Date Received:** | 06/30/11 |
| | | **Percent Solids:** | n/a [a] |
| **Project:** | Half Moon Bay Property | | |

**Metals Analysis**

| Analyte | Result | RL | Units | DF | Prep | Analyzed | By | Method | Prep Method |
|---|---|---|---|---|---|---|---|---|---|
| Arsenic [b] | 3.9 | 3.8 | mg/kg | 2 | 07/01/11 | 07/10/11 | DQ | SW846 6010B [1] | SW846 3050B [2] |

(1) Instrument QC Batch: MA1972
(2) Prep QC Batch: MP3648

(a) All results reported on wet weight basis.
(b) Elevated reporting limit(s) due to matrix interference and/or dilution required for high interfering element.

RL = Reporting Limit

Northern California ACCUTEST LABORATORIES



## Misc. Forms

# Custody Documents and Other Forms

Includes the following where applicable:

- Chain of Custody

# CHAIN OF CUSTODY RECORD "ECAS12726" C16788

PROJECT NUMBER: 8970,000.000
PROJECT NAME: Half Moon Bay
SAMPLED BY: (SIGNATURE/PRINT) ~~Scott Johns~~ / Scott Johns
PROJECT MANAGER: Scott Johns
ROUTING: E-MAIL sjohns@engeo.com ~~Hard Copy~~ ~~Scott Johns~~

| SAMPLE NUMBER | DATE | TIME | MATRIX | NUMBER OF CONTAINERS | CONTAINER SIZE | PRESERVATIVE | Arsenic | OC Pest | LAB # | REMARKS REQUIRED DETECTION LIMITS |
|---|---|---|---|---|---|---|---|---|---|---|
| 2-S1 | 6/30/11 | 8:05 | SOIL | 1 | liner | ICE | X | X | -1 | |
| 2-S2 | ↓ | 8:11 | ↓ | ↓ | ↓ | ↓ | X | X | -2 | |
| 2-S3 | | 8:17 | | | | | X | X | -3 | |
| 2-S4 | | 8:25 | | | | | X | X | -4 | |

RELINQUISHED BY: (SIGNATURE) ~~Scott Johns~~ DATE/TIME 6/30/11 12:35 RECEIVED BY: (SIGNATURE) 12:35 6/30/11
RELINQUISHED BY: (SIGNATURE) DATE/TIME RECEIVED BY: (SIGNATURE)
RELINQUISHED BY: (SIGNATURE) DATE/TIME RECEIVED FOR LABORATORY BY: (SIGNATURE)
RELINQUISHED BY: (SIGNATURE) DATE/TIME RECEIVED BY: (SIGNATURE)
RELINQUISHED BY: (SIGNATURE) DATE/TIME RECEIVED BY: (SIGNATURE)

REMARKS
Standard 5-Day TAT
Temp / 19.5°C (2"X6") SST (4)
ON ICE

DISTRIBUTION: ORIGINAL ACCOMPANIES SHIPMENT; COPY TO PROJECT FIELD FILES

ENGEO INCORPORATED
6399 SAN IGNACIO AVENUE, SUITE 150
SAN JOSE, CALIFORNIA 95119
(408) 574-4900 FAX (888) 279-2698
WWW.ENGEO.COM

**C16788: Chain of Custody**
**Page 1 of 2**

Accutest Laboratories Northern California Sample Receiving Check List Job# : C16788 Initial: EK

**Review Chain of Custody** — **Chain of Custody is to be complete and legible.**

- ✓ Are these regulatory (~~NPDES~~) samples? ~~GWA~~ — Yes / No
- ✓ Is pH requested? — Yes / No
  - ☐ Was Client informed that hold time is 15 min? Yes / No — Continue Yes / No
  - ☐ Was ortho-Phosphate filtered with in 15 min? Yes / No — Continue Yes / No
- ✓ Are sample within hold time? — Yes / No
  - Are sample in danger of exceeding hold-time — Yes / No
- ✓ Existing Client? Yes / No — Existing Project? Yes / No
  - **If No:** Is Report to info complete and legible, including;
    - ☐ deliverable ☐ Name ☐ Address ☐ phone ☐ e-mail
    - Is Bill to info complete and legible, including;
    - ☐ PO# ☐ Credit card ☐ Contact ☐address ☐ phone ☐ e-mail
    - Is Contact and/or Project Manager identified, including;
    - ☐ phone ☐ e-mail
    - ☐ Project name / number
- ✓ Special requirements? — Yes / No
- ✓ Sample IDs / date & time of collection provided? — Yes / No
- ✓ Is Matrix listed and correct? — Yes / No
- ✓ Analyses listed, we do, or client has authorized a subcontract? — Yes / No
- ✓ Chain is signed and dated by both client and sample custodian? — Yes / No
- ✓ TAT requested available? Yes / No — Approved by pm

**Review Coolers:**

- ✓ Were all Coolers temperatures measured at ≤6°C? — Yes / No
  - If cooler is outside the ≤6°C; note down the affected bottles in that cooler on the left
- ✓ Are samples on Ice? — Yes / No

**Note that ANC does NOT accept evidentiary samples. (We do not lock refrigerators)**

- ✓ Shipment Received Method WALK IN
- ✓ Custody Seals: Present: Yes / No — If Yes; Unbroken: Yes / No

**Review of Sample Bottles: If you answer no, explain to the side**

- ✓ Chain matches bottle labels? Yes / No — ✓ Sample bottle intact? Yes / No
- ✓ Is there enough sample volume in proper bottle for requested analyses? Yes / No
- ☐ Proper Preservatives? Yes / No
  - Check pH on preserved samples except 1664, 625, 8270 and VOAs; make notes on left.
- ☐ Headspace-VOAs? **Greater than 6mm in diameter** — Yes / No
  - **List sample ID and affected container**

| Client Sample ID | pH Check | Other Comments/Issues |
|---|---|---|
| | | |
| | | |
| | | |

Northern California ACCUTEST LABORATORIES



## GC Semi-volatiles

### QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Blank Spike Summaries
- Matrix Spike and Duplicate Summaries

# Method Blank Summary



**Job Number:** C16788
**Account:** ECASJ Engeo, Inc.
**Project:** Half Moon Bay Property



| Sample | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| OP4148-MB | OO21863.D | 1 | 07/06/11 | RV | 06/30/11 | OP4148 | GOO709 |

**The QC reported here applies to the following samples:** **Method:** SW846 8081A

C16788-1, C16788-2, C16788-3, C16788-4

| CAS No. | Compound | Result | RL | MDL | Units | Q |
|---|---|---|---|---|---|---|
| 309-00-2 | Aldrin | ND | 25 | 10 | ug/kg | |
| 319-84-6 | alpha-BHC | ND | 25 | 11 | ug/kg | |
| 319-85-7 | beta-BHC | ND | 25 | 3.5 | ug/kg | |
| 319-86-8 | delta-BHC | ND | 25 | 3.5 | ug/kg | |
| 58-89-9 | gamma-BHC (Lindane) | ND | 25 | 7.5 | ug/kg | |
| 12789-03-6 | Chlordane | ND | 100 | 100 | ug/kg | |
| 60-57-1 | Dieldrin | ND | 25 | 3.0 | ug/kg | |
| 72-54-8 | 4,4'-DDD | ND | 25 | 3.5 | ug/kg | |
| 72-55-9 | 4,4'-DDE | ND | 25 | 3.0 | ug/kg | |
| 50-29-3 | 4,4'-DDT | ND | 25 | 3.0 | ug/kg | |
| 72-20-8 | Endrin | ND | 25 | 3.0 | ug/kg | |
| 7421-93-4 | Endrin aldehyde | ND | 25 | 6.0 | ug/kg | |
| 959-98-8 | Endosulfan-I | ND | 25 | 3.5 | ug/kg | |
| 33213-65-9 | Endosulfan-II | ND | 25 | 3.5 | ug/kg | |
| 1031-07-8 | Endosulfan sulfate | ND | 25 | 8.0 | ug/kg | |
| 76-44-8 | Heptachlor | ND | 25 | 6.0 | ug/kg | |
| 1024-57-3 | Heptachlor epoxide | ND | 25 | 4.0 | ug/kg | |
| 72-43-5 | Methoxychlor | ND | 25 | 3.5 | ug/kg | |
| 8001-35-2 | Toxaphene | ND | 100 | 100 | ug/kg | |

| CAS No. | Surrogate Recoveries | | Limits |
|---|---|---|---|
| 877-09-8 | Tetrachloro-m-xylene | 69% | 35-132% |
| 877-09-8 | Tetrachloro-m-xylene | 69% | 35-132% |
| 2051-24-3 | Decachlorobiphenyl | 106% | 35-132% |
| 2051-24-3 | Decachlorobiphenyl | 107% | 35-132% |

# Blank Spike/Blank Spike Duplicate Summary



**Job Number:** C16788
**Account:** ECASJ Engeo, Inc.
**Project:** Half Moon Bay Property

| Sample | File ID | DF | Analyzed | By | Prep Date | Prep Batch | Analytical Batch |
|---|---|---|---|---|---|---|---|
| OP4148-BS | OO21861.D | 1 | 07/06/11 | RV | 06/30/11 | OP4148 | GOO709 |
| OP4148-BSD | OO21862.D | 1 | 07/06/11 | RV | 06/30/11 | OP4148 | GOO709 |

**The QC reported here applies to the following samples:** **Method:** SW846 8081A

C16788-1, C16788-2, C16788-3, C16788-4

| CAS No. | Compound | Spike ug/kg | BSP ug/kg | BSP % | BSD ug/kg | BSD % | RPD | Limits Rec/RPD |
|---|---|---|---|---|---|---|---|---|
| 309-00-2 | Aldrin | 100 | 86.9 | 87 | 82.1 | 82 | 6 | 40-140/30 |
| 319-84-6 | alpha-BHC | 100 | 89.2 | 89 | 85.2 | 85 | 5 | 40-140/30 |
| 319-85-7 | beta-BHC | 100 | 92.7 | 93 | 89.4 | 89 | 4 | 40-140/30 |
| 319-86-8 | delta-BHC | 100 | 110 | 110 | 106 | 106 | 4 | 40-140/30 |
| 58-89-9 | gamma-BHC (Lindane) | 100 | 90.7 | 91 | 87.1 | 87 | 4 | 40-140/30 |
| 60-57-1 | Dieldrin | 100 | 102 | 102 | 98.2 | 98 | 4 | 40-145/30 |
| 72-54-8 | 4,4'-DDD | 100 | 125 | 125 | 117 | 117 | 7 | 40-140/30 |
| 72-55-9 | 4,4'-DDE | 100 | 106 | 106 | 102 | 102 | 4 | 40-140/30 |
| 50-29-3 | 4,4'-DDT | 100 | 119 | 119 | 111 | 111 | 7 | 40-140/30 |
| 72-20-8 | Endrin | 100 | 103 | 103 | 98.6 | 99 | 4 | 40-140/30 |
| 7421-93-4 | Endrin aldehyde | 100 | 114 | 114 | 105 | 105 | 8 | 40-140/30 |
| 959-98-8 | Endosulfan-I | 100 | 93.6 | 94 | 90.6 | 91 | 3 | 40-140/30 |
| 33213-65-9 | Endosulfan-II | 100 | 113 | 113 | 108 | 108 | 5 | 40-140/30 |
| 1031-07-8 | Endosulfan sulfate | 100 | 126 | 126 | 119 | 119 | 6 | 40-140/30 |
| 76-44-8 | Heptachlor | 100 | 83.5 | 84 | 79.7 | 80 | 5 | 40-140/30 |
| 1024-57-3 | Heptachlor epoxide | 100 | 88.2 | 88 | 82.9 | 83 | 6 | 40-140/30 |
| 72-43-5 | Methoxychlor | 100 | 129 | 129 | 124 | 124 | 4 | 40-140/30 |

| CAS No. | Surrogate Recoveries | BSP | BSD | Limits |
|---|---|---|---|---|
| 877-09-8 | Tetrachloro-m-xylene | 77% | 72% | 35-132% |
| 877-09-8 | Tetrachloro-m-xylene | 77% | 71% | 35-132% |
| 2051-24-3 | Decachlorobiphenyl | 113% | 106% | 35-132% |
| 2051-24-3 | Decachlorobiphenyl | 113% | 108% | 35-132% |

Northern California ACCUTEST LABORATORIES



## Metals Analysis

# QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Matrix Spike and Duplicate Summaries
- Blank Spike and Lab Control Sample Summaries
- Serial Dilution Summaries

BLANK RESULTS SUMMARY
Part 2 - Method Blanks

Login Number: C16788
Account: ECASJ - Engeo, Inc.
Project: Half Moon Bay Property

QC Batch ID: MP3648
Matrix Type: SOLID

Methods: SW846 6010B
Units: mg/kg

Prep Date: 07/01/11

| Metal | RL | IDL | MDL | MB raw | final |
|---|---|---|---|---|---|
| Aluminum | 20 | 2 | .54 | | |
| Antimony | 2.0 | .98 | .23 | | |
| Arsenic | 2.0 | .78 | .8 | -0.30 | <2.0 |
| Barium | 20 | .03 | .076 | | |
| Beryllium | 1.0 | .01 | .015 | | |
| Boron | 10 | .73 | .55 | | |
| Cadmium | 1.0 | .06 | .04 | | |
| Calcium | 500 | 1.5 | 1.3 | | |
| Chromium | 1.0 | .07 | .024 | | |
| Cobalt | 1.0 | .07 | .031 | | |
| Copper | 2.5 | .06 | .18 | | |
| Iron | 20 | .25 | 1.4 | | |
| Lead | 2.0 | .4 | .28 | | |
| Lithium | | .12 | | | |
| Magnesium | 500 | 1.1 | 1.1 | | |
| Manganese | 1.5 | .01 | .21 | | |
| Molybdenum | 2.0 | .12 | .054 | | |
| Nickel | 1.0 | .1 | .15 | | |
| Potassium | 1000 | 3 | | | |
| Selenium | 2.0 | 1.2 | .74 | | |
| Silicon | | .76 | | | |
| Silver | 1.0 | .05 | .24 | | |
| Sodium | 1000 | .79 | 1.2 | | |
| Strontium | 1.0 | .02 | .038 | | |
| Thallium | 2.0 | .85 | .36 | | |
| Tin | 50 | .27 | .16 | | |
| Titanium | 1.0 | .02 | .071 | | |
| Vanadium | 1.0 | .05 | .018 | | |
| Zinc | 2.0 | .04 | .21 | | |

Associated samples MP3648: C16788-1, C16788-2, C16788-3, C16788-4

Results < IDL are shown as zero for calculation purposes
(*) Outside of QC limits
(anr) Analyte not requested

MATRIX SPIKE AND DUPLICATE RESULTS SUMMARY

Login Number: C16788
Account: ECASJ - Engeo, Inc.
Project: Half Moon Bay Property

QC Batch ID: MP3648
Matrix Type: SOLID

Methods: SW846 6010B
Units: mg/kg

Prep Date: 07/01/11

| Metal | C16797-1 Original | MS | Spikelot MPIRSN4 | % Rec | QC Limits |
|---|---|---|---|---|---|
| Aluminum | | | | | |
| Antimony | | | | | |
| Arsenic | 3.0 | 41.0 | 45.5 | 83.6 | 75-125 |
| Barium | anr | | | | |
| Beryllium | | | | | |
| Boron | | | | | |
| Cadmium | | | | | |
| Calcium | | | | | |
| Chromium | | | | | |
| Cobalt | anr | | | | |
| Copper | anr | | | | |
| Iron | | | | | |
| Lead | anr | | | | |
| Lithium | | | | | |
| Magnesium | | | | | |
| Manganese | | | | | |
| Molybdenum | | | | | |
| Nickel | anr | | | | |
| Potassium | | | | | |
| Selenium | | | | | |
| Silicon | | | | | |
| Silver | | | | | |
| Sodium | | | | | |
| Strontium | | | | | |
| Thallium | | | | | |
| Tin | anr | | | | |
| Titanium | | | | | |
| Vanadium | | | | | |
| Zinc | anr | | | | |

Associated samples MP3648: C16788-1, C16788-2, C16788-3, C16788-4

Results < IDL are shown as zero for calculation purposes
(*) Outside of QC limits
(N) Matrix Spike Rec. outside of QC limits
(anr) Analyte not requested

MATRIX SPIKE AND DUPLICATE RESULTS SUMMARY

Login Number: C16788
Account: ECASJ - Engeo, Inc.
Project: Half Moon Bay Property

QC Batch ID: MP3648 Methods: SW846 6010B
Matrix Type: SOLID Units: mg/kg

Prep Date: 07/01/11

| Metal | C16797-1 Original | MSD | Spikelot MPIRSN4 | % Rec | MSD RPD | QC Limit |
|---|---|---|---|---|---|---|
| Aluminum | | | | | | |
| Antimony | | | | | | |
| Arsenic | 3.0 | 45.2 | 48.1 | 87.8 | 9.7 | 20 |
| Barium | anr | | | | | |
| Beryllium | | | | | | |
| Boron | | | | | | |
| Cadmium | | | | | | |
| Calcium | | | | | | |
| Chromium | | | | | | |
| Cobalt | anr | | | | | |
| Copper | anr | | | | | |
| Iron | | | | | | |
| Lead | anr | | | | | |
| Lithium | | | | | | |
| Magnesium | | | | | | |
| Manganese | | | | | | |
| Molybdenum | | | | | | |
| Nickel | anr | | | | | |
| Potassium | | | | | | |
| Selenium | | | | | | |
| Silicon | | | | | | |
| Silver | | | | | | |
| Sodium | | | | | | |
| Strontium | | | | | | |
| Thallium | | | | | | |
| Tin | anr | | | | | |
| Titanium | | | | | | |
| Vanadium | | | | | | |
| Zinc | anr | | | | | |

Associated samples MP3648: C16788-1, C16788-2, C16788-3, C16788-4

Results < IDL are shown as zero for calculation purposes
(*) Outside of QC limits
(N) Matrix Spike Rec. outside of QC limits
(anr) Analyte not requested

SPIKE BLANK AND LAB CONTROL SAMPLE SUMMARY

Login Number: C16788
Account: ECASJ - Engeo, Inc.
Project: Half Moon Bay Property

QC Batch ID: MP3648
Matrix Type: SOLID

Methods: SW846 6010B
Units: mg/kg

| Prep Date: | | | 07/01/11 | | | | | 07/01/11 | |
|---|---|---|---|---|---|---|---|---|---|
| Metal | BSP Result | Spikelot MPIRSN4 | % Rec | QC Limits | BSD Result | Spikelot MPIRSN4 | % Rec | BSD RPD | QC Limit |
| Aluminum | | | | | | | | | |
| Antimony | | | | | | | | | |
| Arsenic | 44.6 | 50 | 89.2 | 80-120 | 44.6 | 50 | 89.2 | 0.0 | |
| Barium | anr | | | | | | | | |
| Beryllium | | | | | | | | | |
| Boron | | | | | | | | | |
| Cadmium | | | | | | | | | |
| Calcium | | | | | | | | | |
| Chromium | | | | | | | | | |
| Cobalt | anr | | | | | | | | |
| Copper | anr | | | | | | | | |
| Iron | | | | | | | | | |
| Lead | anr | | | | | | | | |
| Lithium | | | | | | | | | |
| Magnesium | | | | | | | | | |
| Manganese | | | | | | | | | |
| Molybdenum | | | | | | | | | |
| Nickel | anr | | | | | | | | |
| Potassium | | | | | | | | | |
| Selenium | | | | | | | | | |
| Silicon | | | | | | | | | |
| Silver | | | | | | | | | |
| Sodium | | | | | | | | | |
| Strontium | | | | | | | | | |
| Thallium | | | | | | | | | |
| Tin | anr | | | | | | | | |
| Titanium | | | | | | | | | |
| Vanadium | | | | | | | | | |
| Zinc | anr | | | | | | | | |

Associated samples MP3648: C16788-1, C16788-2, C16788-3, C16788-4

Results < IDL are shown as zero for calculation purposes
(*) Outside of QC limits
(anr) Analyte not requested





ACCUTEST LABORATORIES
C16788
1445 24

SERIAL DILUTION RESULTS SUMMARY

Login Number: C16788
Account: ECASJ - Engeo, Inc.
Project: Half Moon Bay Property

QC Batch ID: MP3648
Matrix Type: SOLID

Methods: SW846 6010B
Units: ug/l

Prep Date: 07/01/11

| Metal | C16797-1 Original | SDL 1:5 | %DIF | QC Limits |
|---|---|---|---|---|
| Aluminum | | | | |
| Antimony | | | | |
| Arsenic | 32.1 | 0.00 | 100.0(a) | 0-10 |
| Barium | anr | | | |
| Beryllium | | | | |
| Boron | | | | |
| Cadmium | | | | |
| Calcium | | | | |
| Chromium | | | | |
| Cobalt | anr | | | |
| Copper | anr | | | |
| Iron | | | | |
| Lead | anr | | | |
| Lithium | | | | |
| Magnesium | | | | |
| Manganese | | | | |
| Molybdenum | | | | |
| Nickel | anr | | | |
| Potassium | | | | |
| Selenium | | | | |
| Silicon | | | | |
| Silver | | | | |
| Sodium | | | | |
| Strontium | | | | |
| Thallium | | | | |
| Tin | anr | | | |
| Titanium | | | | |
| Vanadium | | | | |
| Zinc | anr | | | |

Associated samples MP3648: C16788-1, C16788-2, C16788-3, C16788-4

Results < IDL are shown as zero for calculation purposes
(*) Outside of QC limits
(anr) Analyte not requested
(a) Percent difference acceptable due to low initial sample concentration (< 50 times IDL).

# APPENDIX G

## San Mateo County Environmental Health Files

APPENDIX G

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

**PERMIT** 10- 1342

**CERTIFIED UNIFIED PROGRAM AGENCY**

**THIS PERMIT IS ISSUED FOR THE FOLLOWING:**

| | | |
|---|---|---|
| 2160 | PR0003690 | STORES MV FUELS OR WASTE ONLY |
| 2220 | PR0027385 | GENERATES & RECYCLES WASTE OIL/SOLVENT |

**FACILITY:**

STOLOSKI & GONZALEZ
2660 N HWY 1
HALF MOON BAY, CA 94019

**OWNER:**

STOLOSKI, MARK
727 MAIN ST
HALF MOON BAY CA 940191924

FA0010467

**DATE ISSUED:** 7/1/2010

**EXPIRATION DATE:** 7/1/2015

Dean D. Peterson. P.E.. REHS
DIRECTOR, ENVIRONMENTAL HEALTH

**THIS PERMIT IS NONTRANSFERABLE AND MUST BE POSTED ON-SITE IN A CONSPICUOUS PLACE**

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

# PERMIT CONDITIONS

2000 Alameda de las Pulgas, Ste. 100, San Mateo, CA 94403

Facility Identification Number: FA0010467

*In order to maintain the **Permit to Operate**, the permit holder must comply with the following provisions of related laws concerning management of hazardous materials. Any violation of the conditions may be cause for revocation of the **Permit to operate.***

a. **Hazardous Materials Business Plan Program:** California Health and Safety Code, Division 20, Chapter 6.95, Article 1 and Title 19 Calfornia Code of Regulations.
b. **California Accidental Release Prevention Program (Cal-ARP)**: California Health and Safety Code, Division 20, Chapter 6.95, Article 2 and Title 19, California Code of Regulations.
c. **Hazardous Waste Generator Program**: California Health and Safety Code, Division 20, Chapter 6.5, Articles 1-13, Section 25100 et seq., and Title 22, California Code of Regulations, Chapter 20
d. **Aboveground Petroleum ACT SPCC Plans**: California Health and Safety Code, Division 20, Chapter 6.67 and 40 CFR 112.
e. **Tiered Permit On-Site Hazardous Waste Treatment**: California Health and Safety Code, Division 20, Chapter 6.5 Article 9, and Title 22 California Code of Regulations, Chapter 20

The Permit to Operate is to be maintained on-site and is valid for a period of five (5) years.

# SAN MATEO COUNTYWIDE Water Pollution Prevention Program

Clean Water. Healthy Community.

City: Half Moon Bay ☐ Unincorporated

Date: 5/24/10 Time:

☐ Facility has closed ☐ Facility information has changed

Reason for Inspection: ☐ First Inspection ☒ Routine Inspection ☐ Response to Complaint ☐ Follow-up | Follow-up Inspection Due:

NAME OF FACILITY: Stoloski & Gonzalez | SITE ADDRESS: 2660 Hwy 1

CONTACT NAME: Carl Stoloski | PHONE: 726-7119 | BUSINESS TYPE/ACTIVITY: Const. | SIC:

Is the property owner different than the facility owner? ☐ yes ☒ no If yes, complete the following: ☐ High Priority Facility

NAME PHONE

MAILING ADDRESS

Is the facility covered under any other programs or permits? (Check all that apply.)

☐ Air quality ☒ Hazmat business plan ☐ None ☐ Sanitary sewer

☒ Fire department(hazmat storage) ☐ Hazmat waste generator ☐ Underground storage tanks ☒ Above ground storage tanks

☐ Retail food facility ☐ Other

Is the facility covered under a storm water permit? ☒ Does not need coverage ☐ No, but may need to be (Refer to Water Board staff)

☐ Individual ☐ General: Does the facility have a SWPPP? ☐ yes ☒ no

N/A = Not Applicable; PTNL = POTENTIAL for Pollutant Discharge: 1 = low potential, 2 = medium potential, 3 = high potential

BMP effectiveness: 0 = BMPs are effective, 1 = BMPs are fairly/almost effective, 2 = BMPs are not effective, 3 = No BMPs are implemented

NSW = Non-Stormwater Discharge

| ACTIVITY AREAS | N/A | Potential PTNL | Effectiveness BMP | Actual Discharge NSW | ☐ Check box if educational outreach material is distributed and provide title(s) of outreach material(s): REMARKS: Describe recommendations, requirements, and time to implement. Check box if remark is a requirement |
|---|---|---|---|---|---|
| A. Outdoor Process/Manufacturing Areas | | 2 | 1 | | ☐ |
| B. Outdoor Material Storage Areas | | 2 | 1 | | ☐ |
| C. Outdoor Waste Storage/Disposal Areas | X | | | | ☐ |
| D. Outdoor Vehicle and Heavy Equipment Storage, Maintenance Areas | | 2 | 1 | | ☐ |
| E. Outdoor Parking Areas and Access Roads | | 1 | 1 | | ☐ |
| F. Outdoor Wash Areas | X | | | | ☐ |
| G. Rooftop Equipment | X | | | | ☐ |
| H. Outdoor Drainage from Indoor Areas | X | | | | ☐ |
| I. Other (describe): | X | | | | ☐ |

COMMENTS/REMARKS/REQUIREMENTS Structural control present ☐ Maintenance required in storm drain system ☐ yes ☐ no

No Violations observed

☐ See attached for more comments.

PRIORITY FOR RE-INSPECTION: ☐ 1: First ☐ 2: Second ☐ 3: Third | ☐ Referred to: Details:

ENFORCEMENT: ☒ None ☐ Verbal Notice ☐ Warning Notice ☐ Administrative Action ☐ Administrative Action w/ Penalty &/or Cost Recovery ☐ Legal Action

Facility Representative: Carl Stoloski Inspector:

San Mateo Countywide
Stormwater Pollution Prevention Program

**Standard Stormwater Facility Inspection Report Form**

City: Half Moon Bay ☐ Unincorporated

Date: 7/20/2007 Time:

☐ Facility has closed ☐ Facility information has changed

Reason for Inspection: ☐ First Inspection ☒ Routine Inspection ☐ Response to Complaint ☐ Follow-up | Follow-up Inspection Due:

NAME OF FACILITY: Stolowski + Gonzalez | SITE ADDRESS: 2660 Hwy 1

CONTACT NAME: Mark Stolowski | PHONE: 726-7192 | BUSINESS TYPE/ACTIVITY: Farmer/Flower | SIC

Is the property owner different than the facility owner? ☐ yes ☒ no If yes, complete the following: ☐ High Priority Facility

NAME PHONE

MAILING ADDRESS

Is the facility covered under any other programs or permits? (Check all that apply.)

☐ Air quality ☒ Hazmat business plan ☐ None ☐ Sanitary sewer

☐ Fire department(hazmat storage) ☒ Hazmat waste generator ☐ Underground storage tanks ☐ Above ground storage tanks

☐ Retail food facility ☐ Other

Is the facility covered under a storm water permit? ☐ Does not need coverage ☐ No, but may need to be (Refer to Water Board staff)

☐ Individual ☐ General: Does the facility have a SWPPP? ☐ yes ☐ no

N/A = Not Applicable; PTNL = POTENTIAL for Pollutant Discharge: 1 = low potential, 2 = medium potential, 3 = high potential

BMP effectiveness: 0 = BMPs are effective, 1 = BMPs are fairly/almost effective, 2 = BMPs are not effective, 3 = No BMPs are implemented

NSW = Non-Stormwater Discharge

| ACTIVITY AREAS | N/A | Potential PTNL | Effectiveness BMP | Actual Discharge NSW | ☐ Check box if educational outreach material is distributed and provide title(s) of outreach material(s): REMARKS: Describe recommendations, requirements, and time to implement. Check box if remark is a requirement |
|---|---|---|---|---|---|
| A. Outdoor Process/Manufacturing Areas | | | | | ☐ |
| B. Outdoor Material Storage Areas | | | | | ☐ |
| C. Outdoor Waste Storage/Disposal Areas | | | | | ☐ |
| D. Outdoor Vehicle and Heavy Equipment Storage, Maintenance Areas | | | | | ☐ |
| E. Outdoor Parking Areas and Access Roads | | | | | ☐ |
| F. Outdoor Wash Areas | | | | | ☐ |
| G. Rooftop Equipment | | | | | ☐ |
| H. Outdoor Drainage from Indoor Areas | | | | | ☐ |
| I. Other (describe): | | | | | ☐ |

**COMMENTS/REMARKS/REQUIREMENTS** Structural control present ☐ Maintenance required in storm drain system ☐ yes ☐ no

The business does not discharge any Material to the surrounding area.

☐ See attached for more comments.

PRIORITY FOR RE-INSPECTION: ☐ 1; First ☐ 2; Second ☐ 3; Third | ☐ Referred to: Details:

ENFORCEMENT: ☒ None ☐ Verbal Notice ☐ Warning Notice ☐ Administrative Action ☐ Administrative Action w/ Penalty &/or Cost Recovery ☐ Legal Action

Facility Representative: Carl Stolowski Inspector: R. Retiiag

F:\Sm5x\Sm53\Sm53.05\CII Subcommittee\Inspection Form\Insp Form final 4-20-06.doc

San Mateo Countywide
Stormwater Pollution Prevention Program
**Standard Stormwater Facility Inspection Report Form**

Municipality: HMB
Date: 7/26/05
Inspector: Robert Retzlaff

Reason for Inspection: ☐First Inspection ☒Routine Inspection ☐Complaint ☐Other

Facility location: ☒ Incorporated ☐ Unincorporated

NAME OF FACILITY: Stoloski & Gonzalez

SITE ADDRESS: 2060 Cabrillo Hwy

CONTACT NAME: Carl Stoloski

PHONE: 726-7119

BUSINESS TYPE/ACTIVITY: Grower/Farmer

SIC:

Is the facility covered under any other programs or permits? (Check all that apply.)

☐ None ☐ Sanitary sewer

☐ Air quality ☒ Hazmat business plan ☐ Underground storage tanks ☐ Aboveground storage tanks

☐ Fire department (hazmat storage) ☐ Hazmat waste generator ☐ Retail food facility ☐ Other _____

Is the facility covered under a storm water permit? ☒ Does not need coverage ☐ No, but may need to be (Refer to Regional Board)

☐ Individual ☐ General: Does the facility have a SWPPP? ☐ yes ☐ no

N/A = Not Applicable; POTENTIAL for Pollutant Exposure without BMPs: 1 = low potential, 2 = medium potential, 3 = high potential
ACTUAL Type of Discharge: BMP: 0 = BMPs are effective, 1 = BMPs are fairly/almost effective, 2 = BMPs are not effective, 3 = No BMPs are implemented
PEX = Pollutant Exposure, NSW = Non-Stormwater Discharge

| AREAS OF ACTIVITY | N/A | POTENTIAL | ACTUAL | | | REMARKS: Describe recommendations, requirements, and time to implement. Check box if remark is a *requirement*. |
|---|---|---|---|---|---|---|
| | | | BMP | PEX | NSW | |
| A. Outdoor Process/Manufacturing Areas | | | | | | ☐ |
| B. Outdoor Material Storage Areas | | | | | | ☐ |
| C. Outdoor Waste Storage/Disposal Areas | | | | | | ☐ |
| D. Outdoor Vehicle and Heavy Equipment Storage, Maintenance Areas | | | | | | ☐ |
| E. Outdoor Parking Areas and Access Roads | | | | | | ☐ |
| F. Outdoor Wash Areas | | | | | | ☐ |
| G. Rooftop Equipment | | | | | | ☐ |
| H. Outdoor Drainage from Indoor Areas | | | | | | ☐ |
| I. Other (describe): | ☒ | | | | | ☐ |

Outreach material distributed: STOPPP Brochure ☐Industrial brochure ☐ BMP Information ☐

The existing operational practices of the facility ☐ Do / ☐ Do Not reduce pollutant discharge to the storm drain system to the maximum extent practicable.

ADDITIONAL COMMENTS/REMARKS

☒ Facility map available ☐ See attached for more comments.

FIRST Follow-up Inspection (Date & Findings)

SECOND Follow-up Inspection (Date & Findings)

PRIORITY FOR RE-INSPECTION: ☐ First ☐ Second ☐ Third

ENFORCEMENT: ☒ None ☐ Verbal Notice ☐ Warning Notice ☐ Informal Violation ☐ Formal Violation ☐ Legal Action

Received by:

Facility Representative Signature: Carl Stoloski Date: _____

Print Name of Facility Representative: _____ Inspector's Signature: _____

San Mateo Countywi
Stormwater Pollution Prevention Program
10 Twin Dolphin Dr., Suite C-200, Redwood City, CA 94065

Municipality: HMB
Date: 6/16/98
Inspector: D. Jensen
E.H. Record ID #:

# Standard Stormwater Facility Inspection Report Form

Inspection conducted by: San Mateo County, Environmental Health Division, 590 Hamilton St., Redwood City, CA 94063

Reason for Inspection: ☐ First Inspection ☑ Routine Inspection ☐ Complaint ☐ Other | Facility location: Incorporated ☑ Unincorporated ☐

| NAME OF FACILITY | SITE ADDRESS: | | |
|---|---|---|---|
| Stoloski + Gonzalez, Inc. | 2660 No. Cabrillo Hwy. HMB | | |
| CONTACT NAME: Mark Stoloski | PHONE: 726-7119 | BUSINESS TYPE/ACTIVITY: Construction | SIC |

Is the facility covered under any other programs or permits?

☐ None ☐ Sanitary sewer
☐ Air quality ☑ Hazmat business plan ☐ Underground storage tanks ☐ Aboveground storage tanks
☐ Fire department(hazmat storage) ☑ Hazmat waste generator ☐ Retail food facility ☐ Other

Is the facility covered under a storm water permit? ☑ Does not need Coverage ☐ No, but may need to be (Refer to Regional Board)
☐ Individual ☐ General: Does the facility have a SWPPP? ☐ yes ☐ no

N/A = Not Applicable; POTENTIAL for Pollutant Exposure without BMPs: 1 = low potential, 2 = medium potential, 3 = high potential
ACTUAL Type of Discharge: BMP: 0 = BMPs are effective, 1 = BMPs are fairly/almost effective, 2 = BMPs are not effective, 3 = No BMPs are implemented
PEX = Pollutant Exposure, NSW = Non-Stormwater Discharge

| AREAS OF ACTIVITY | N/A | POTENTIAL | ACTUAL BMP | ACTUAL PEX | ACTUAL NSW | REMARKS: Describe recommendations, requirements, and time to implement. Check box if remark is a *requirement*. |
|---|---|---|---|---|---|---|
| A. Outdoor Process/Manufacturing Areas | ✓ | | | | | ☐ |
| B. Outdoor Material Storage Areas | ✓ | | | | | ☐ |
| C. Outdoor Waste Storage/Disposal Areas | | 1 | | | | ☑ Keep open containers of oil, etc., under cover. |
| D. Outdoor Vehicle and Heavy Equipment Storage, Maintenance Areas | ✓ | | | | | ☐ |
| E. Outdoor Parking Areas and Access Roads | ✓ | | | | | ☐ |
| F. Outdoor Wash Areas | ✓ | ✓ | | | | ☐ |
| G. Rooftop Equipment | ✓ | | | | | ☐ |
| H. Outdoor Drainage from Indoor Areas | ✓ | | | | | ☐ |
| I. Other (describe): | ✓ | | | | | ☐ |

Outreach material distributed: STOPPP Brochure ☐ Industrial Brochure ☐ BMP Information ☐

The existing operational practices of the facility ☐ Do / ☐ Do Not reduce pollutant discharge to the storm drain system to the maximum extent practicable.

ADDITIONAL COMMENTS/REMARKS

See above comment.

☐ Facility map available ☐ See attached for more comments

PRIORITY FOR RE-INSPECTION: ☐ First ☐ Second ☐ Third

ENFORCEMENT: ☐ None ☐ Verbal Notice ☐ Warning Notice ☐ Informal Violation ☐ Formal Violation ☐ Legal Action

Received by - Facility Representative Signature: Mark Stoloski

Print Name & Title of Facility Representative: Mark Stoloski — V.P.

San Mateo Countywide
Stormwater Pollution Prevention Program
10 Twin Dolphin Dr., Suite C-200, Redwood City, CA 94065

Municipality: HMB
Date: 3/10/97
Inspector: D. Jensen
E.H. Record ID #:

# Standard Stormwater Facility Inspection Report Form

Inspection conducted by: San Mateo County, Environmental Health Division, 590 Hamilton St., Redwood City, CA 94063

Reason for Inspection: ☐ First Inspection ☑ Routine Inspection ☐ Complaint ☐ Other | Facility location: Incorporated ☐ Unincorporated ☑

NAME OF FACILITY: Stoloski + Gonzalez, Inc. | SITE ADDRESS: 2660 No. Cabrillo Hwy. HMB

CONTACT NAME: Mark Stoloski | PHONE: 726-7119 | BUSINESS TYPE/ACTIVITY: General Contractor | SIC:

Is the facility covered under any other programs or permits?

☐ Air quality ☑ Hazmat business plan ☐ None ☐ Sanitary sewer
☐ Fire department(hazmat storage) ☑ Hazmat waste generator ☐ Underground storage tanks ☐ Aboveground storage tanks
☐ Retail food facility ☐ Other

Is the facility covered under a storm water permit? ☑ Does not need Coverage ☐ No, but may need to be (Refer to Regional Board)
☐ Individual ☐ General: Does the facility have a SWPPP? ☐ yes ☐ no

N/A = Not Applicable; POTENTIAL for Pollutant Exposure without BMPs: 1 = low potential, 2 = medium potential, 3 = high potential
ACTUAL Type of Discharge: BMP: 0 = BMPs are effective, 1 = BMPs are fairly/almost effective, 2 = BMPs are not effective, 3 = No BMPs are implemented
PEX = Pollutant Exposure, NSW = Non-Stormwater Discharge

| AREAS OF ACTIVITY | N/A | POTENTIAL | ACTUAL BMP | ACTUAL PEX | ACTUAL NSW | REMARKS: Describe recommendations, requirements, and time to implement. Check box if remark is a *requirement*. |
|---|---|---|---|---|---|---|
| A. Outdoor Process/Manufacturing Areas | ✓ | ✓ | | | | ☐ |
| B. Outdoor Material Storage Areas | ✓ | ✓ | | | | ☐ |
| C. Outdoor Waste Storage/Disposal Areas | ✓ | ✓ | | | | ☐ |
| D. Outdoor Vehicle and Heavy Equipment Storage, Maintenance Areas | ✓ | ✓ | | | | ☐ |
| E. Outdoor Parking Areas and Access Roads | ✓ | ✓ | | | | ☐ |
| F. Outdoor Wash Areas | ✓ | ✓ | | | | ☐ |
| G. Rooftop Equipment | ✓ | ✓ | | | | ☐ |
| H. Outdoor Drainage from Indoor Areas | ✓ | ✓ | | | | ☐ |
| I. Other (describe): | ✓ | ✓ | | | | ☐ |

Outreach material distributed: STOPPP Brochure ☐ Industrial Brochure ☐ BMP Information ☐

The existing operational practices of the facility ☑ Do / ☐ Do Not reduce pollutant discharge to the storm drain system to the maximum extent practicable.

ADDITIONAL COMMENTS/REMARKS

No violations observed. Be sure clean-up small spills when they occur.

☑ Facility map available ☐ See attached for more comments

PRIORITY FOR RE-INSPECTION: ☑ None ☐ First ☐ Second ☐ Third

ENFORCEMENT: ☑ None ☐ Verbal Notice ☐ Warning Notice ☐ Informal Violation ☐ Formal Violation ☐ Legal Action

Received by - Facility Representative Signature: Mark Stoloski

Print Name & Title of Facility Representative: Mark Stoloski - Secretary

San Mateo Countywide
Stormwater Pollution Prevention Program
10 Twin Dolphin Dr., Suite C-200, Redwood City, CA 94065

Municipality: HMB
Date: 12/21/95
Inspector: D. Jensen
E.H. Record ID #:

# Standard Stormwater Facility Inspection Report Form

Inspection conducted by: San Mateo County, Environmental Health Division, 590 Hamilton St., Redwood City, CA 94063

Reason for Inspection: ☑ First Inspection ☐ Routine Inspection ☐ Complaint ☐ Other | Facility location: Incorporated ☑ Unincorporated ☐

| NAME OF FACILITY | SITE ADDRESS: | | |
|---|---|---|---|
| Stoloski & Gonzalez | 2660 No. Cabrillo Hwy | | |
| CONTACT NAME | PHONE | BUSINESS TYPE/ACTIVITY | SIC |
| | 726-7119 | Gen. Contractor | |

Is the facility covered under any other programs or permits?

☐ None ☐ Sanitary sewer
☐ Air quality ☑ Hazmat business plan ☐ Underground storage tanks ☐ Aboveground storage tanks
☐ Fire department(hazmat storage) ☐ Hazmat waste generator ☐ Retail food facility ☐ Other

Is the facility covered under a storm water permit? ☑ Does not need Coverage ☐ No, but may need to be (Refer to Regional Board)
☐ Individual ☐ General: Does the facility have a SWPPP? ☐ yes ☐ no

N/A = Not Applicable; POTENTIAL for Pollutant Exposure without BMPs: 1 = low potential, 2 = medium potential, 3 = high potential
ACTUAL Type of Discharge: BMP: 0 = BMPs are effective, 1 = BMPs are fairly/almost effective, 2 = BMPs are not effective, 3 = No BMPs are implemented
PEX = Pollutant Exposure, NSW = Non-Stormwater Discharge

| AREAS OF ACTIVITY | N/A | POTENTIAL | ACTUAL BMP | ACTUAL PEX | ACTUAL NSW | REMARKS: Describe recommendations, requirements, and time to implement. Check box if remark is a *requirement*. |
|---|---|---|---|---|---|---|
| A. Outdoor Process/Manufacturing Areas | ✓ | | | | | ☐ |
| B. Outdoor Material Storage Areas | | 2 | | | | ☑ Batteries, waste oil must be kept under cover. |
| C. Outdoor Waste Storage/Disposal Areas | | 2 | | | | ☐ |
| D. Outdoor Vehicle and Heavy Equipment Storage, Maintenance Areas | ✓ | | | | | ☐ |
| E. Outdoor Parking Areas and Access Roads | ✓ | | | | | ☐ |
| F. Outdoor Wash Areas | ✓ | | | | | ☐ |
| G. Rooftop Equipment | ✓ | | | | | ☐ |
| H. Outdoor Drainage from Indoor Areas | ✓ | | | | | ☐ |
| I. Other (describe): | ✓ | | | | | ☐ |

Outreach material distributed: STOPPP Brochure ☑ Industrial Brochure ☐ BMP Information ☐

The existing operational practices of the facility ☐ Do / ☑ Do Not reduce pollutant discharge to the storm drain system to the maximum extent practicable.

ADDITIONAL COMMENTS/REMARKS

See above comment.

☑ Facility map available ☐ See attached for more comments

PRIORITY FOR RE-INSPECTION: ☐ First ☐ Second ☐ Third

ENFORCEMENT: ☑ None ☐ Verbal Notice ☐ Warning Notice ☐ Informal Violation ☐ Formal Violation ☐ Legal Action

Received by - Facility Representative Signature: Carl Stoloski

Print Name & Title of Facility Representative: Carl Stoloski - Mechanic

# Waste Tire Survey & Inspection Report
## Survey Form - Page 1

State of California
CIWMB 181 (New 04/04)
California Integrated Waste Management Board

Inspection Report Number: I1 - 1117876

**Part A - Survey** — BLUE OR BLACK INK PEN

**Business Profile**

TPID - Site Suffix: 1 6 7 6 4 7 7 - 0 1

Local Identifier:

Business or Facility Name: Stolaski & Gonzalez

Physical Address: 2660 Hwy 1

Street: Half Moon Bay CA 9019

City / State / ZIP Code

Business Rep: Carl Stolaski Title: MGR

Tire Count (Whole/PTE): , , 46

GPS Latitude: ° Longitude: −°

**Inspection Details**

Inspection Type (Fill one): (●) Routine ( ) Re-inspection ( ) Referral ( ) Observation

If Referral, choose referral type (Fill one): ( ) CHP ( ) CIWMB ( ) Complaint ( ) Educational Visit ( ) Other

Inspected By: 41 - 101 Inspector: R. Ledesma

Inspection Date: 05 / 24 / 10

Time In: 15 : 30 ( ) AM (●) PM Time Out: 16 : 30 ( ) AM (●) PM

| Operational Status (Fill one only) | Tire Type (Fill all that apply) | Business Role (Fill all that apply) | Storage Type (Fill all that apply) |
|---|---|---|---|
| (●) Active | ( ) Passenger | (●) Generator | (●) Outdoor |
| ( ) Closed | ( ) Altered | ( ) Hauler | ( ) Indoor |
| ( ) Inactive | (●) Truck | ( ) End-Use | ( ) Container |
| ( ) Planned | ( ) OTR | | |

**Business Type** (Fill all that apply)

( ) New Tire Dealer ( ) Auto Repair (●) Trucking Fleet ( ) Government ( ) Retreader (●) Dismantler ( ) Tire Derived Fuel
( ) Used Tire Dealer ( ) Auto Body ( ) Car Dealer ( ) Collection ( ) Crumb Rubber
( ) Service Station ( ) Hauler (●) Agriculture ( ) Shredder (●) Other Corp yard

**Part B - Inspection of Waste Tire Dealer, Generator, Hauler and End-Use Facility**

| V | A | HAULING AND MANIFEST REQUIREMENTS |
|---|---|---|
| ( ) | ( ) | PRC § 42951 - Waste Tire Hauler Registration and Transport of Tires |
| ( ) | ( ) | PRC § 42953 - Contracts with Registered Waste Tire Haulers. |
| ( ) | ( ) | PRC § 42956 - Registration/Decal in Vehicle |
| ( ) | ( ) | 14 CCR § 18459 --Responsible Entities Complying with Manifesting Requirements |
| ( ) | ( ) | 14 CCR § 18459.1 - Tire Program ID Number from CIWMB |
| ( ) | ( ) | 14 CCR § 18459.2.1 - Submittal of Comprehensive Trip Logs within 90 days |
| ( ) | ( ) | 14 CCR § 18459.3 - Retention of Comprehensive Trip Logs for 3 years |
| ( ) | ( ) | 14 CCR § 18460.2 - Manifest System Requirements for Registered Waste Tire Haulers |
| ( ) | ( ) | 14 CCR § 18461 - Manifest System Requirements for Waste Tire End-Use Facilities |
| ( ) | ( ) | 14 CCR § 18462 - Manifest System Requirements for Tire Dealers or Waste Tire Generators |
| ( ) | ( ) | Other: § |

**ENFORCEMENT STATUS**

( ) Notice Of Violation ( ) Extension

Compliance Deadline Date: / /

(Required for NOV or EXT)

( ) Referred / CIWMB Enforcement

(●) In Compliance - No Violations

Comments: No violations observed. Numerous tires observed, that are used, but may still be used for yard equipment. Please document tire disposal

Inspection Form Included: ( )
Comments Included: ( )

Business Rep's Signature: Carl Stolaski Phone Number: Inspector's Signature: Pat L Phone Number:

INSTRUCTIONS ON BACK Correct: (●) Incorrect: ✗ ✓ EXAMPLE 123

62081

White Copy: CIWMB Yellow Copy: Operator Pink Copy: LEA

# APPENDIX H

## Qualifications of Environmental Professional

# SHAWN MUNGER, CHG
## PRINCIPAL GEOLOGIST

### EDUCATION

BS, Geology, U.C. Davis, 1985

### EXPERIENCE

Years with ENGEO: 25
Years with Other Firms: 0

### REGISTRATIONS & CERTIFICATIONS

Certified Hydrogeologist, CA, 413
40 Hour HAZWOPER Training, CA
Certified Environmental Manager, NV, 1332
Registered Environmental Assessor II, CA, 20201
Professional Geologist, CA, 5810

### SPECIALIZATIONS

- Environmental Assessments and Remediation
- Environmental Restoration
- Water Quality Studies
- Water Wells/Hydrogeology

Since joining ENGEO in 1985, Mr. Munger has been managing groundwater supply evaluations, hydrogeologic studies, chemical assessments, phase I and II site assessment projects, UST site investigations, risk based corrective action (RBCA), VOC remediation, and agricultural impact evaluations. He serves as Principal-in-Charge or Project Manager for environmental and hazardous materials projects involving groundwater hydrology, contaminant fate and transport, and remediation. He is Principal-in-Charge of our on-call contract with DTSC and the environmental components of our on-call contracts with the City of Sacramento and the County of Sacramento.

### Selected Project Experience

**Seacliff Estates—Richmond, CA**
*Principal in Charge*. Mr. Munger provided oversight, review, and consultation during preparation of phase I and II site assessments and soil remediation. The 12-acre site was formerly part of Kaiser Shipyard No. 3 and was used for ship repair and maintenance along with scrap metal and salvage yards. The property was developed as a single-family residential subdivision.

**Renaissance Square—Concord, CA**
*Project Manager*. Mr. Munger provided consultation, data analysis, and field observation. This former automotive dealership was redeveloped as a five-story multi-family residential structure supported on slab-on-grade foundations, with two levels of below-grade parking. Petroleum hydrocarbon-impacted soil was encountered during excavation of the parking structure, which required characterization and remediation. Soil impacts were attributed to former sumps, USTs and hydraulic lifts.

**Pleasant Hill BART Station—Walnut Creek, CA**
*Principal in Charge*. Mr. Munger provided oversight, data analysis and consultation during the preparation of a phase II environmental site assessment. The property is an existing BART station that encompasses 20 acres, including the platform/station area, electrical facilities, a parking garage and additional paved parking areas.

**Mills Ranch—King City, CA**
*Principal in Charge*. Mr. Munger provided principal oversight of phase I and II environmental site assessments and risk evaluations. The approximate 80-acre property is used for agricultural cultivation and commercial uses. The proposed mixed-use development includes over 400 single-family residential lots.

**Select Foods Site/Cross Creek—Hayward, CA**
*Principal in Charge*. Mr. Munger provided principal oversight, consultation, and data analysis. The property was a former processed food facility, a drum recycling business, battery manufacturing operation and a bus assembly plant. Following completion of soil remediation under RWQCB oversight, the property was developed into a single-family residential subdivision.

**Southchase Property—West Sacramento, CA**
*Project Manager*. Mr. Munger provided environmental consultation regarding soil contamination and site characterization work. The property is a former farm headquarters with storage structures and orchards.

**Westshore—Richmond, CA**
*Project Manager*. Mr. Munger conducted phase I and II site assessments, risk evaluations and prepared a soil management plan. The property was a former automotive manufacturing plant proposed for a multi-unit condominium development, including a 6-story podium structure to include five residential floors with 269 units and one parking floor.

**Union Pacific Railroad Corridor—San Jose, CA.**
*Project Manager*. Mr. Munger prepared a phase I and II environmental assessment. Work included a site reconnaissance, historical records research and recovery of soil samples with laboratory analysis. Lead impacted soil was identified which required risk evaluation. This former 1800 lineal foot section of the former Union Pacific Railroad Corridor was proposed for mixed-use development.

**Sparklizing Cleaners and Laundry—Fremont, CA**
*Principal in Charge*. Mr. Munger provided principal review and data analysis for this former dry cleaning facility which had released tetrachloroethylene (PCE) to site soil and groundwater. The project site consists of a drycleaning facility located within a commercial/retail center. Drycleaning operations have been conducted at the facility since 1974 and have resulted in chlorinated solvent impacts to soil and groundwater beneath the site. As a result, the CRWQCB opened a Spills, Leaks, Investigations, and Cleanups (SLIC) case and the site was referred to the Alameda County Water District (ACWD) for lead agency oversight. A series of soil and groundwater investigations identified a source area beneath the drycleaner suite and an adjoining retail suite. A CAP submitted to ACWD in 2009 involves using in-situ chemical oxidation (ISCO) to remediate groundwater and vadose zone soil impacts within the source area.

**Mare Island, 3rd and Connelly Utility Corridor—Vallejo, CA**
*Principal in Charge*. Mr. Munger provided principal oversight during demolition and soil excavation activities. The project consisted of utility demolition and soil excavation activities

required to prepare for construction of a 300 – foot water and sewer utility corridor along Connelly Street between 3rd Street and Azuar Drive.

**Ivy Glen (Former Tredegar)—Fremont, CA**
*Principal in Charge*. Mr. Munger provided oversight of site characterizations, risk evaluations and groundwater monitoring for this for this former industrial facility. The property was a former industrial facility with documented soil and groundwater contamination. Risk assessments allowed redevelopment of the site as a single-family residential subdivision. Groundwater monitoring continues to date as a result of residual docs beneath the property.

**County Crossings Property—Antioch, CA**
*Principal in Charge*. Mr. Munger provided environmental consultation and data review with regard to soil and groundwater contamination. Constituents of concern include petroleum hydrocarbons, nitrates and manganese. The approximately 264 acre site includes several former industrial facilities and petroleum pipelines. Soil and groundwater at the site has been impacted with petroleum hydrocarbons, nitrates and manganese. Planned uses include commercial, residential, retail, and a BART-oriented transit village. The center, which is currently in the entitlement phase, is estimated to break ground in 2011.

**Arroyo Crossing—Livermore, CA**
*Principal in Charge*. Mr. Munger provided oversight, data analysis and regulatory consultation while ENGEO provided geotechnical and environmental engineering services for this 34-acre site. This former corporation yard and quarry site was developed into a single-family residential subdivision.

**620 North Ninth Street—San Jose, CA**
*Principal in Charge*. Mr. Munger provided oversight of soil, groundwater and soil gad characterizations, risk evaluations and remedial action plan preparation. Mr. Munger also closely interacted with RWQCB staff to achieve approval for residential development. The property is a former fruit packing plant and food preparation facility. The proposed development consists of a single-family residential subdivision.

**Former SFPP Alignment—Concord, CA**
*Project Manager*. Mr. Munger prepared a Phase I and II environmental assessment for a ± 6,500-foot corridor formerly occupied by the Southern Pacific Railroad (SPRR). Kinder Morgan petroleum pipelines existed within an easement along the property. Work included the recovery of soil and groundwater samples along the SP right of way. The site was a former ± 6,500-foot corridor formerly occupied by the Southern Pacific Railroad. Kinder Morgan petroleum pipelines existed within an easement along the property. The southern portion of the site was crossed by East Bay Municipal Utilities District water distribution lines and a multi-lane highway overpass. The corridor was developed as a self-storage facility.

**Gale Ranch Middle School—San Ramon, CA**
*Principal in Charge*. Mr. Munger provided review and supervision of a Preliminary Endangerment Assessment prepared for this school site under the oversight of DTSC. This former site was developed into a public middle school.

**Highlands Ranch—Antioch, CA**
*Principal in Charge*. Mr. Munger provided oversight, data analysis, and collaboration with RWQCB personnel. The project site consists of a 140-acre portion of the former Chevron Los Medanos Tank Farm located in Pittsburg, California. The site was historically occupied by 24 crude oil tanks and four wax ponds. Remediation of the crude oil tank and wax pond locations was conducted according to a remedial action plan (RAP) and oversight was provided by the CRWQCB. Remediation was performed over a period of four months and consisted of excavating approximately 110,000 cubic yards of impacted soil and placing the material in windrows for ex-situ bioremediation.

**Hercules Property—Hercules, CA**
*Project Manager*. Mr. Munger provided oversight of a phase I environmental site assessment, site asbestos survey, site characterization, and demolition observation/contaminant assessment. The project area consists of ± 167 acres located near and along the southeastern shore of San Pablo Bay in Hercules. The property was once a portion of a 1300-acre manufacturing facility that was operated by DuPont from 1879 to 1913 and Hercules Incorporated from 1913 to 1979. The planned development includes single/multi family residential development with some commercial components.

**Gold Rush Ranch and Golf Resort—Sutter creek, CA**
*Principal in Charge*. Mr. Munger provided principal oversight during the preparation of a preliminary endangerment report, including soil, groundwater and surface water sampling. The project site consists of 945 acres of undeveloped land located near the City of Sutter Creek, California. The proposed development plan for the site involves the Gold Rush Ranch and Golf Resort, which includes an 18-hole championship golf course, 1,334 new homes, a commercial center, and open space. The client has entered into a VCA with the Department of Toxic Substances Control (DTSC) to address historic mine tailings at the site. A PEA was prepared to evaluate human health risks associated with elevated arsenic in tailings, soil, and surface water at the site. The PEA was approved by DTSC in 2009. Based on the findings of the PEA, a removal action workplan (RAW) will be prepared to address the human health risks associated with the arsenic impacts.

**1000 Howe Road—Martinez, CA**
*Principal in Charge*. Mr. Munger provided oversight and analysis for this soil remediation project. Mr. Munger worked closely with RWQCB personnel to develop a cost effective and timely closure for site closure and approval for residential development. The site is occupied by a general engineering contractor and was a former bus leasing company. Improvements at the property included an office/warehouse structure and an equipment yard. The proposed development consists of a single-family residential subdivision.

# Appendix D

## Department of the Army Jurisdictional Determination

**DEPARTMENT OF THE ARMY**
SAN FRANCISCO DISTRICT, U.S. ARMY CORPS OF ENGINEERS
1455 MARKET STREET, 16TH FLOOR
SAN FRANCISCO, CALIFORNIA 94103-1398

REPLY TO
ATTENTION OF

Regulatory Division (1145b)

SUBJECT: File No. 2010-00191S

OCT 25 2011

City of Half Moon Bay
Mr. Steve Flint, Planning Director
501 Main Street
Half Moon Bay, California 94019

Dear Mr. Flint:

This correspondence is in reference to your submittal of May 25, 2011, requesting an exemption from regulation under Section 404 of the Clean Water act for Pullman Ditch. Following a jurisdictional determination of the extent of navigable waters of the United States and waters of the United States occurring along Pullman Ditch the U.S. Army Corps of Engineers determined that Pullman Ditch is a jurisdiction other water feature subject to regulation under Section 404 of the Clean Water Act. Pullman Ditch occurs west of Cabrillo Highway, and South of Pullman Avenue, Champs Elysee Boulevard and Alameda Avenue, in the City of Half Moon Bay, San Mateo County, California (37.48 degrees latitude and 122.45 degrees longitude).

All proposed discharges of dredged or fill material occurring below the plane of ordinary high water in non-tidal waters of the United States; or below the high tide line in tidal waters of the United States; and within the lateral extent of wetlands adjacent to these waters, typically require Department of the Army authorization and the issuance of a permit under Section 404 of the Clean Water Act of 1972, as amended (33 U.S.C. § 1344 *et seq.*). Waters of the United States generally include the territorial seas; all traditional navigable waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including waters subject to the ebb and flow of the tide; wetlands adjacent to traditional navigable waters; non-navigable tributaries of traditional navigable waters that are relatively permanent, where the tributaries typically flow year-round or have continuous flow at least seasonally; and wetlands directly abutting such tributaries. Where a case-specific analysis determines the existence of a "significant nexus" effect with a traditional navigable water, waters of the United States may also include non-navigable tributaries that are not relatively permanent; wetlands adjacent to non-navigable tributaries that are not relatively permanent; wetlands adjacent to but not directly abutting a relatively permanent non-navigable tributary; and certain ephemeral streams in the arid West.

All proposed structures and work, including excavation, dredging, and discharges of dredged or fill material, occurring below the plane of mean high water in tidal waters of the United States; in former diked baylands currently below mean high water; outside the limits of mean high water but affecting the navigable capacity of tidal waters; or below the plane of ordinary high water in non-tidal waters designated as navigable waters of the United States,

typically require Department of the Army authorization and the issuance of a permit under Section 10 of the Rivers and Harbors Act of 1899, as amended (33 U.S.C. § 403 *et seq.*). Navigable waters of the United States generally include all waters subject to the ebb and flow of the tide; and/or all waters presently used, or have been used in the past, or may be susceptible for future use to transport interstate or foreign commerce.

The enclosed delineation map entitled, USACE File #2010-00191S, Jurisdictional Determination, in one (1) sheet date certified 8/31/2011, accurately depicts the extent and location of other waters of the United States within the boundary area of the site that is subject to U.S. Army Corps of Engineers' regulatory authority under Section 404 of the Clean Water Act. This approved jurisdictional determination is based on the current conditions of the site, as verified during a field investigation on July 14 2011, a review of available digital photographic imagery, and a review of other data included in your submittal. This approved jurisdictional determination will expire in five (5) years from the date of this letter, unless new information or a change in field conditions warrants a revision to the delineation map prior to the expiration date.

You are advised that the approved jurisdictional determination may be appealed through the U.S. Army Corps of Engineers' *Administrative Appeal Process*, as described in 33 C.F.R. Part 331 (65 Fed. Reg. 16,486; Mar. 28, 2000), and outlined in the enclosed flowchart and *Notification of Administrative Appeal Options, Process, and Request for Appeal* (NAO-RFA) Form. If you do not intend to accept the approved jurisdictional determination, you may elect to provide new information to this office for reconsideration of this decision. If you do not provide new information to this office, you may elect to submit a completed NAO-RFA Form to the Division Engineer to initiate the appeal process; the completed NAO-RFA Form must be submitted directly to the Appeal Review Officer at the address specified on the NAO-RFA Form. You will relinquish all rights to a review or an appeal, unless this office or the Division Engineer receives new information or a completed NAO-RFA Form within sixty (60) days of the date on the NAO-RFA Form. If you intend to accept the approved jurisdictional determination, you do not need to take any further action associated with the Administrative Appeal Process.

You may refer any questions on this matter to Nina Cavett-Cox of my Regulatory staff by telephone at 415-503-6765 or by e-mail at Christina.Cavett-Cox@usace.army.mil. All correspondence should be addressed to the Regulatory Division, South Branch, referencing the file number at the head of this letter.

The San Francisco District is committed to improving service to our customers. My Regulatory staff seeks to achieve the goals of the Regulatory Program in an efficient and cooperative manner, while preserving and protecting our nation's aquatic resources. If you would like to provide comments on our Regulatory Program, please complete the Customer Service Survey Form available on our website: http://www.spn.usace.army.mil/regulatory/.

Sincerely,

ORIGINAL SIGNED
BY
CAMERON L. JOHNSON
CHIEF, REG. DIV., SOUTH BRANCH

Jane M. Hicks
Chief, Regulatory Division

Enclosures

Copy Furnished (w/ encl 1 only):

CA RWQCB, San Luis Obispo, CA

CF:
CESPN-R Rdg File
CESPN-R-S (Cavett-Cox)

**September 28, 2023**

**Attention City Council Members:**

Deborah Penrose (Councilmember)
Joaquin Jimenez (Mayor)
Robert Brownstone (Councilmember)
Harvey Rarback (Vice Mayor)
Debbie Ruddock (Councilmember)

**RE: City File: PDP-17-055**
Location: 2800 Champs Elysee Blvd
Applicant: Mark Massara Esq.
City Council Meeting Date: October 15, 2024

**Purpose:**

*An initial appeal relating to the City of HMB Planning Commission Meeting held September 10, 2024 was submitted prior and was included for City Planning Commission review and consideration.*

*This is a second joint appeal made by the undersigned residents related to the upcoming City Council public hearing related to PDP-17-055 to be held on October 15, 2024.*

**Point-by-point Rebuttal to "APPEAL FORM" submitted by Mark A Massara Esq. on behalf of the landowner John T Vidovich:**

***Introduction:***

*As noted by Mr. Massara Esq.*

Eight attempts have been made to gain approval to develop 2800 Champs Elysee. As noted, the denials occurred "despite the project being in complete compliance and consistent with all local and state codes, policies, regulations and conditions related to an approved, existing developed subdivision."

In addition, Mr. Massara Esq. states "The Planning Commission's decision is not supported by legitimate findings of fact or based on substantial evidence in the voluminous administrative record"

*Appellants statement*

Mr. Massara Esq. fails to mention that the wet and dry season water infiltration rates, and the Hydrology Report requested by the Planning Commission at multiple meetings were never forthcoming. The California Geological Survey released this year "identifies most of the City of Half Moon Bay as inside a soil liquefaction zone. The liquefaction zone spans the city's entire coastline and more, including most of the neighborhoods up to Pilarcitos Creek, including El Granada, Miramar and rural areas like Purisima Creek Redwoods Preserve." Consequently Mr. Massara Esq. assertion that the project was incomplete compliance is inaccurate based upon established guidance.

As sediment decreases in size the further from the source, the finest sediment lays closest to the coast. As 2800 Champs Elysee is the western most portion of the Stoloski / Gonzales subdivision, the soil liquefaction on this property and the ditch that adjoins are at their most severe here.

Mr. Massara Esq. is also neglecting to directly acknowledge in writing the volumes of evidence provided by numerous homeowners related to flooding along the Pullman ditch and the reality that his project creates a situation where well documented floodwater has effectively no place to go other than into the yards/ homes of existing residents and possibly into the future home of John T Vidovich.

It should be noted that at both the July 2023 and September 2024 City Planning Commission meetings the flooding concerns were raised numerous times and by multiple homeowners, influencing Planning Commission decisions to deny the build.

To date nothing has been done or effectively communicated by "The City" beyond water surveys and assurance of "a plan forthcoming" to alleviate this very real risk of flooding, potentially leading to loss of property and human lives. This is a key and very salient point that is described numerous times throughout this document.

***Background and Setting:***

*As noted by Mr. Massara Esq.*

Footnote #1: Ironically both 2801 and the project at 2800 were initially designed in 2017, submitted for City review in 2018 and heard together with staff recommendations for approval by the Planning Commission in August 2018. While 2801 (on a much smaller 15,160 sq. ft. lot) was approved and a 2,905 sq. ft. house constructed thereafter, 2800 (with a much larger 31,699 sq. ft. lot) has yet to be approved, despite the fact it is screened by trees and existing development and will be significantly less visually intrusive.

*Appellants statement*

Certain aspects of Mr. Massara's (Esq.) claims are incorrect and as already stated, fails to mention any risk of increased flooding potential to preexisting homes along the Pullman ditch.

Per the above written claim, the appellants would like to counter that the house is not "screened by trees and existing development and will be significantly less visually intrusive." The rear of the home, including a luxury detached garage are positioned well to the east of the "tree line" on Champs Elysee and will likely block scenic views along Highway 1.

To substantiate this claim, the appellants request the home and luxury garage be positioned at minimum 30 yards to the west of the currently proposed location. This will place the home within the prescribed tree line described by Mr. Massara Esq.

*As noted by Mr. Massara Esq.*

The size of 2800 is *exceptionally* large for the Miramar area and is approximately 5 times larger than typical residential lots in Half Moon Bay, including many of the most immediate neighboring properties.

*Appellants statement*

The size and design of the home does not fit the aesthetic nature of established structures approved prior by The City. The size of the home seems unusually large for a "single-family residence."

Another critical concern is the disruption of permeable soil surfaces with impermeable concrete and structure. As such, the community is concerned about the development further impacting water drainage along the Pullman ditch, leading to catastrophic flooding.

*As noted by Mr. Massara Esq.*

"The property at 2800 is also blessed with being bounded to the north by trees and the Pullman Watercourse (itself located entirely *offsite* of the property) and to the south by a stand of mature Monterey Cypress trees and is thus nearly invisible from nearby public vistas, the beach, roadways and surrounding residential development. 2800 is a virtual aesthetic visual island, something the Half Moon Bay Architectural Advisory Committee (AAC) noted during its own two reviews of the project."

*Appellants statement*

Please see prior language related to placement of the home within the "tree line" through relocation 30 yards west.

Also note the Pullman ditch is not a blessing as this is a man-made ditch with significant portions built over by two existing homes and contributing to significant erosion in the dune/ bluff area of Roosevelt beach. The erosion has also blocked State Park beach access for over two years now.

All appellants request a solution to the known flooding issues and subsequent erosion of State Park property prior to development of the property at 2800 Champs Elysee.

*As noted by Mr. Massara Esq.*

Footnote #3:

To fully appreciate what an unusually small lot coverage this is, it is useful to compare the current proposal at 2800 Champs Elysee Blvd. with the recently approved project at 2778 Pullman Avenue (APN 048-133-040). The home at 2778 Pullman is part of the same fully approved Stoloski/Gonzalez PUD subdivision as 2800 Champs Elysee. At 2778 the Planning Commission approved a 4,712 sq. ft. sized house on an 18,372 sq ft. lot, with a height of 25-ft 10-inches. Lot coverage for 2778, which is also located adjacent to the Pullman Ditch, is 4,302 sq. ft., or 23.4%. Lot coverage at 2800 is just 3864 sq. ft., or only 8.2%. Height at 2800 is only 24-ft 11-inches, less than either 2778 or the home adjacent to 2800 at 2805 Alameda Avenue. In other words, the home proposed for 2800 Champs Elysee is smaller in both height and size that similar nearby houses and is located on a much larger property. Thus, after development of the residence at 2800, over 90% of the property will remain open space.

*Appellants statement*

The proposed development at 2800 Champs Elysee Blvd will sit on a 7ft elevation (as previously described by Mr. Massara Esq.) relative to an adjacent home at 2804 Champs Elysee, with the Pullman ditch trespassing through each property. Without remediation, this configuration highlights and potentially exacerbates the known flood risk to the adjacent property. It should be documented that prior build approvals and watercourse management were fully approved and endorsed by City Planning Commission in the face of extensive flooding documentation provided and on file with The City.

Given the artificial land build-up that occurred during creation of a bridge and cul-de-sac at the end of Champs Elysee Blvd, questions related to grading, not clear in building documents provided, as well as the final height of the house relative to adjacent properties are of concern.

Appellants request additional information related to grading and final height of the planned home, including the prescribed 7-foot elevation and impact on design.

All homes on Champs Elysee and Washington have there garages built under / or within the profile of their home. 2800 Champs Elysee has increased its footprint and impermeable surfaces by situating its garage elsewere. The placement of the garage at present will cause at night, vehicle headlights to shoot across the neighboring Dunes agricultural field toward Venice Blvd. It is designed as a four bedroom house that would become a three bedroom house if the garage were position below the house and then effectively bring the design into that of the neighborhood. Also, reducing its impermeable surfaces and reducing runoff.

*As noted by Mr. Massara Esq.*

During the July 2023 Planning Commission meeting, neighbors who will be impacted continued to raise concerns regarding a history of offsite flooding associated with the Pullman Ditch.

*Appellants statement*

This major and significant concern related to flood history has been reported numerous times to "The City" without clear and actionable remediation strategy feed-back to the community. The Pullman flooding issue has been raised, is well documented, and yet remains unresolved. Appellants support remediation including culverts to minimize risk to property, life, and to support coastal improvements to reopen Roosevelt beach access as mandated by the California Coastal Commission.

*As noted by Mr. Massara Esq.*

With the support of opponents of the project, the Commissioners requested that the applicant study capture and treatment of long duration storms, including whether 500-year and 1000-year storm events, which would exceed the design life of the proposed structure itself by centuries. Over the objection of the applicant for such unprecedented analysis, the Planning Commission continued the meeting in pursuit of unique and creative unprecedented updates to City stormwater regulations.

*Appellants statement*

Please define "support of opponents." Does this only include the City Planning Commission? Or does this also capture the sentiment of all relevant property owners and residents within reasonable proximity to 2800 Champs Elysee proposed development?

**Please provide a list of all "supportive opponents." Appellants feel this is an overreach by Mr. Massara Esq. to manipulate the overall sentiment by the community related to significance of flooding concerns.**

*As noted by Mr. Massara Esq.*

The applicant, after six years of planning, was in essence being held hostage in an effort by the Planning Commission to pursue new City stormwater runoff standards for offsite flooding concerns. Despite the circumstances the applicant then continued to work in good faith with your Planning Department staff and did in fact retain professional consultants to prepare alternative site designs, including 500-year and 1000-year storm capture features, and did in fact modify planning documents and plan sets to satisfy the Planning Commission, and include recommendations of Planning staff and City peer review experts to construct a 25-year storm event basin onsite. Planning staff conditioned the project to include additional hydrologic reporting and modeling prior to issuance of building permits for the modest house and recommended approval of the project once again.

*Appellants statement*

Appellants acknowledge a study was conducted. However, and discussed during the September 2024 City Planning Commission hearing, the study was conducted during a dry period (summer months) and thus does not adequately capture actual water table levels during peak storms. As described to the community, a single bore was made to conduct these studies. As presented this information is likely inadequate for large and prolonged storm drainage forecasts with rising water table estimates.

Appellants request additional and more detailed studies to be performed with an assurance that developer bias will be minimized.

All appellants have and will continue to express grave concern related to flood risk and lack of appropriate mitigation strategy as stated.

*As noted by Mr. Massara Esq.*

Unfortunately, on September 10th, the Planning Commission chose to willfully disregard the professional recommendations of their staff and voted to deny the project while refusing to acknowledge detailed geotechnical, soils, hydrological and physical geographical evidence in the record.

*Appellants statement*

Two City Planning Commissioners (Commissioners Gossett and Gorn) in attendance, clearly disagreed with the hydrological report provided by Mr. Massara Esq. due to the seasonal hydrology assessment issues described above. The appellants are aligned with the concerns.

This written statement by Mr. Massara Esq. appears to be misleading and not based in fact related to the September 2024 meeting.

***Exhibit listed by Mr. Massara Esq.***

TO SUPPORT DENIAL OF THE PROJECT THE PLANNING COMMISSION IGNORED SUBSTANTIAL AND VOLUMINOUS ADMINISTRATIVE RECORD EVIDENCE SUPPORTING THE PROJECT AND CITY PLANNING STAFF RECOMMENDATIONS

*Appellants statement*

Please provide the "substantial and voluminous administrative record supporting the project," as well as a summarized detailed report of "City Planning Staff recommendations." Neither are clear given the project has been denied 8 times now. Or be prepared to speak to these recommendations at the upcoming meeting.

*Exhibit listed by Mr. Massara Esq.*

Throughout the Planning Commission deliberations, Commissioners Gossett and Gorn maintained time and again that there was not sufficient evidence in the record to support the staff recommendation, even though staff and the City's peer review experts repeatedly cited such evidence. PC Video at 1:35:50 ("I don't know, I don't see it"). See also,
Attachments 2,3 & 4

*Appellants statement*

All appellants are aligned with Commissioners Gossett and Gorn.

Requesting Mr. Massara Esq. list the names and recorded statements of "staff and the City's peer review experts repeatedly cited such evidence."

This again appears to be a stretch by Mr. Massara Esq. related to the actual conversation and feedback presented during the September 2024 hearing to community members.

*Exhibit listed by Mr. Massara Esq.*

Peer Review consultant Matt Weld, PE, with Waterways Consulting, Inc., then also informed the Commissioners of the evidence, displayed and referenced the documents for the Commissioners and public, and underscored for everyone that designs were adequate and "not complicated."

*Appellants statement*

Requesting Mr. Weld to elaborate on the meaning of "not complicated." Until a more detailed explanation is provided, we disagree with Mr. Weld.

This again appears to be a stretch by Mr. Massara Esq. related to the actual conversation and feedback presented during the September 2024 hearing.

See also prior comments related to seasonal timing of the assessment and the paucity of bores taken to substantiate drainage times related to Mr. Weld's claims.

*Exhibit A listed by Mr. Massara Esq.*

Inexplicably, and hours later, Commissioner's Gorn and Gossett were still under the mistaken belief that "no studies" existed to support staff's recommendations. PC Video3:24:20.

*Appellants statement*

We agree with Commissioner's Gorn and Gossett with regards to the studies performed. While we agree there was an evaluation, it is not clear if these studies were performed appropriately and without bias.

Please see earlier comments.

*Exhibit listed by Mr. Massara Esq.*

Despite this inexplicable scenario, Commissioner Hernandez attempted to explain that sufficient evidence did exist, and that substantial evidence in the record did support staff's recommendations, and that the Planning Commission didn't need to do all Building Permit Department technical work up front and prior to approving the project's conceptual components ("Full stop, it is mitigated"). PC Video at 3:22:00.

*Appellants statement*

Commissioner Hernandez appeared to be agitated and seeking a quick approval without demonstrating an understanding of hydrological impact and community raised flooding concerns. We strongly disagree with his "quick fix" approach. This type of behavior and ideology has brought us to where we are today – a series of homes under constant threat of erosion and catastrophic flooding.

*Exhibit listed by Mr. Massara Esq.*

In fact, the City Council should ask itself why would a reasonable person do final engineering plans and reports for a project without having the conceptual site plan approvals?? Or whether any Planning Commission in California works in such a manner?? In other words, Commissioner's Gorn and Gossett sought to put the cart before the horse with their denial of the project in search of unending technical analysis rather than simply relying on adequate project conditioning and staff expert recommendations.

*Appellants statement*

Commissioner's Gorn and Gossett are supporting the community and local homeowners through rigorous evaluation, with a goal of preventing future catastrophic flooding. As a community we felt that both commissioners are "**doing the right thing**" to protect the residents of Half Moon Bay from the known drainage and flood issues along the Pullman ditch.

It is not clear that "staff expert recommendations" are being appropriately navigated. For example, the City staff could not clearly define what a coastal bluff is relative to a sand dune. Please review the video where this discussion was articulated.

*Exhibit listed by Mr. Massara* Esq.

In one memorable exchange, Commissioner Gorn said, "that is not really planning" to which Commissioner Hernandez said, "It *is* planning" while thereafter explaining the function of a Planning Commission, traditional reliance on staff, peer review, expert consulting, condition compliance and building permit issuance. PC Video at 3:24:30

*Appellants statement*

This exchange was very concerning RE: Commissioner Hernandez's statements

Commissioner Gorn is a part of "The City" team and provides counsel as a subject matter expert.
It is unfortunate that Commissioner Hernandez shows such poor respect for his own team.

Appellants request that the internal discord amongst council members be documented and factored into final decisions related to the proposed development at 2800 Champs Elysee Blvd.

*Exhibit listed by Mr. Massara* Esq.

After extolling the benefits of the project as shown in the record, Commissioner Hernandez said, "make a decision yes or no, is my recommendation. If you want to say no, I'm fine with it and let them appeal to the City Council." PC Video at 3:26:00.

*Appellants statement*

It is unclear what "extolling the benefits" means given most of the meeting was related to discussing "the issues" with the proposed development and flood related problems.

This again appears to be a stretch by Mr. Massara Esq. related to the actual conversation and feedback presented during the September 2024 hearing.

*Exhibit listed by Mr. Massara* Esq.

Incredibly, Commissioner Gorn then said, "It's all true" and followed that up with, "Also, just to be clear, if we say no to this project it gets appealed to the City Council, so it's not the end of the world" as if to inform the applicant, the public and the City Council that our time and resources now spent having to repair Planning Commission decisions are of little or no value. PC Video at 3:28.14

*Appellants statement -*

It is unclear what "this is all true" means and request Mr. Massara Esq. to provide additional justification related.

It is highly uncertain what Mr. Massara Esq. intends with the statement "as if to inform the applicant, the public and the City Council that our time and resources now spent having to repair Planning Commission decisions are of little or no value."

We the appellants feel that the meeting has brought tremendous value related to Mr Massara Esq. continued denial related to flood mitigation and coastal erosion remediation, and we hope to bring to the forefront and ahead of any development at 2800 Champs Elysee.

Once again, this appears to be a stretch by Mr. Massara Esq. related to the actual conversation and feedback from both the community and City Planning members as discussed during the September 2024 hearing.

*Exhibit A listed by Mr. Massara Esq.*

To confirm the obvious, Commissioner Hernandez then concluded, "This is the thing, most likely, City Council is just going to approve this, they are going to override." PC Video at 3:28:45

For the failure to acknowledge the administrative record and the underlying reports and analysis associated with the staff recommendation for approval, the Planning Commission denial of the project should be reversed by the City Council.

*Appellants statement*

Given the body of evidence related to home flooding concerns we strongly disagree with Commissioner Hernandez's perspective.

***Please note we will execute a Right of Appeal with the California Coastal Commission as allowed under their jurisdiction. Should a City Council approval occur under the current proposal, all decisions made by City will be subject to review, including allowance of development by the City leading to extreme beach erosion and lack of access to public beaches.***

*Exhibit listed by Mr. Massara Esq.*

TO SUPPORT DENIAL OF THE PROJECT THE PLANNING COMMISSION FOUND THAT THE PROJECT SITE IS A COASTAL BLUFF IN VIOLATION OF LUP ESHA MAPS, THE PLAIN MEANING OF THE HMB ZONING CODE, EXISTING INTERVENING SEAWARD PROPERTIES AND OTHER PHYSICAL DEVELOPMENT.

Even though the applicant's property is not located on the beach, members of the Planning Commission insisted, even after staff repeatedly corrected them, that applicant's property was located on a "coastal bluff."

*Appellants statement -*

According to Cornell Law, 2800 Champs Elysee falls within a Protective Zone, it falls 67 yards or 201 feet from the Coastal Bluff.

The Californian Legislature gives equal weight to the protection or stabilization of coastal dunes and bluffs. City Staff wrongly stated that it only applied to bluffs.

As such, 2800 Champs Elysee does not conform to LCLUP minimum set-backs PER guidance including the following:

https://www.law.cornell.edu/regulations/california/14-CCR-13577

> Beaches. Measure 300 feet landward from the inland extent of the beach. The back beach, or dry beach, if it exists, shall be included. The inland extent of the beach shall be determined as follows:
>
> 1) From a distinct linear feature (e.g., a seawall, road, or bluff, etc.)
>
> 2) From the inland edge of the further inland beach berm as determined from historical surveys, aerial photographs, and other records or geological evidence; or
>
> 3) Where a beach berm does not exist, from the further point separating the dynamic portion of the beach from the inland area as distinguished by vegetation, debris or other geological or historical evidence.

See also:
https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5096.308.&article=1.&highlight=true&keyword=bluffs

> 1) "Natural resources stewardship" may include, but is not limited to, such objectives as the control of major erosion and geologic hazards, the restoration and improvement of critical plant and animal habitat, the control and elimination of exotic species encroachment, the stabilization of coastal dunes and bluffs, and the planning necessary to implement those objectives.

*Exhibit B listed by Mr. Massara* Esq.

The purported reason for deciding that applicant's property was on the beach was that the Planning Commission could then utilize LCP Policy 7-12 to further delay approval of the project and continue to scrutinize the property for fear of future sea rise and tsunami dangers.

*Appellants statement*

Hydrology Reports and Infiltration tests conducted in both the wet and dry season were not supplied after repeated requests. This was not an attempt for delay, rather a valid attempt to allow the Applicant to conform which it failed to do.

This appears to be another stretch by Mr. Massara Esq. related to the actual conversation and feedback from both the community and City Planning members as discussed during the September 2024 hearing.

*Exhibit B listed by Mr. Massara* Esq.

However, it was explained by both the applicant and planning staff that the applicant' property is not subject to LCP Policy 7-12 as that policy is identified by the LCP for "Blufftop and Beachfront Development." https://www.half-moonbay. ca.us/DocumentCenter/View/3762/Chapter-7-Environmental-Hazards @ p. 7-19.

Policy 7-12, entitled "Site Specific Shoreline Hazards Evaluation" requires further evaluations for coastal bluff and beachfront property. The policy is derived from Coastal Act policies 30235 and 30253 which address seawalls and siting new development to avoid future need for seawalls. The Coastal Commission has never applied these policies to inland property, and neither should Half Moon Bay.

*Appellants statement*

See prior comments

https://www.law.cornell.edu/regulations/california/14-CCR-13577

> Beaches. Measure 300 feet landward from the inland extent of the beach. The back beach, or dry beach, if it exists, shall be included. The inland extent of the beach shall be determined as follows:
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>
> 6) Where a beach berm does not exist, from the further point separating the dynamic portion of the beach from the inland area as distinguished by vegetation, debris or other geological or historical evidence.

This is a portion of the California Code of Regulations (CCR) that is promulgated by the Coastal Commission to implement its responsibilities under the Coastal Act of 1976.

*Exhibit listed by Mr. Massara Esq.*

As should have been readily appreciable, 2800 is not on the beach, and not subject to LCP Policy 7-12. Yet despite being repeatedly educated regarding the property numerous times during the meeting, Commissioners insisted in their erroneous belief that 2800 is located on a coastal bluff, and that the public would benefit from additional year(s) of delay related to yet more study.

*Appellants statement -*

See prior comments

***Exhibit listed by Mr. Massara Esq.***

TO SUPPORT DENIAL OF THE PROJECT THE PLANNING COMMISSION FOUND THAT THE PROPERTY IS SUBJECT TO 100 YEAR FLOOD POLICIES DESPITE THE FACT THE RECORD EXPLICITLY DEMONSTRATES THAT IT IS NOT MAPPED AS SUCH IN THE LCP

*Appellants statement*

Mr. Massara Esq. fails to recognize the severe flooding events that have occurred between 2021 and 2023. Therefore, we strongly reject his claim as it does not incorporate recent events and the overarching threat of climate change exacerbating major storms and rain events.

This has been a central component of this rebuttal, and we hope is factored into a formal City Commission decision.

It should be noted that any damage to existing homes linked to this project will be pursuant to class action lawsuits against the City and the builders (Mr. Massara Esq. and Mr. John T Vidovich), leveraging all material information provided to date.

*Exhibit listed by Mr. Massara Esq.*

Similarly, the Planning Commission sought to invite additional further delay of 2800 by requesting further analysis related to LCP Policies 7-51 through 7-57 for Flood Hazards applicable to properties associated with 100-yr. flood potential.

*Appellants statement*

We the appellants agree with the requested delay given the current and heavily reported situation along the Pullman ditch. Appellants request a solution to be in place ahead of any construction.

*Exhibit listed by Mr. Massara Esq.*

Unfortunately, despite staff and the applicant repeatedly explaining that 2800 is not mapped for 100-yr flood exposure in LCP Figure 7-6, and not otherwise exposed or subject to flooding, and that the project would not flood as some lower lying neighboring properties do, the Planning Commission refused to consider the record in denying the project. See https://www.half-moon-bay.ca.us/DocumentCenter/View/3762/Chapter-7-
Environmental-Hazards at p. 7-41.

Instead, the Planning Commission welcomed a suggestion from City legal counsel that they attempt to base denial of the project upon the fact that the property at 2800 had not been "evaluated" pursuant to LCP Policy 7-51 and 7-57. PC Video 3:31.

*Appellants statement*

We the appellants agree with the requested delay given the current and heavily reported situation along the Pullman ditch. Appellants request a solution to be in place ahead of any construction.

We also believe Mr. Massara Esq. is ignoring facts related to flood history and is attempting to manipulate the situation through not providing the requested reports, deflection and legal language that is inappropriate given the documentation.

*Exhibit listed by Mr. Massara Esq.*

Obviously, since 2800 is not mapped for Flood Hazards by the LCP and not in fact a flood prone property, planning staff had correctly not recommended or required such additional analysis.

*Appellants statement*

We feel this assessment is inaccurate. Some residents have applied successfully for FEMA insurance in a documented flood zone.

There is photographic evidence demonstrating the flood potential on file with "The City" to document

There is also the California Geological Survey that maps the property in a Liquefaction Zone. Areas where historical occurrence of liquefaction, or local geological, geotechnical and ground water conditions indicate a potential for permanent ground displacements. A single family dwelling otherwise as a project may be exempted mitigation by the city. *California Code, Public Resource Code – PRC 2693*

This speaks to 7-12 , 7-13, and 7-15 and is why the City should not exempt 2800 Champs Elysee.

This is exactly why Hydrological Reports where requested for both the dry and wet season. To date there has been one soil filtration test taken in June 2024. The Applicant has been negligent in not supplying the requested data after numerous requests.

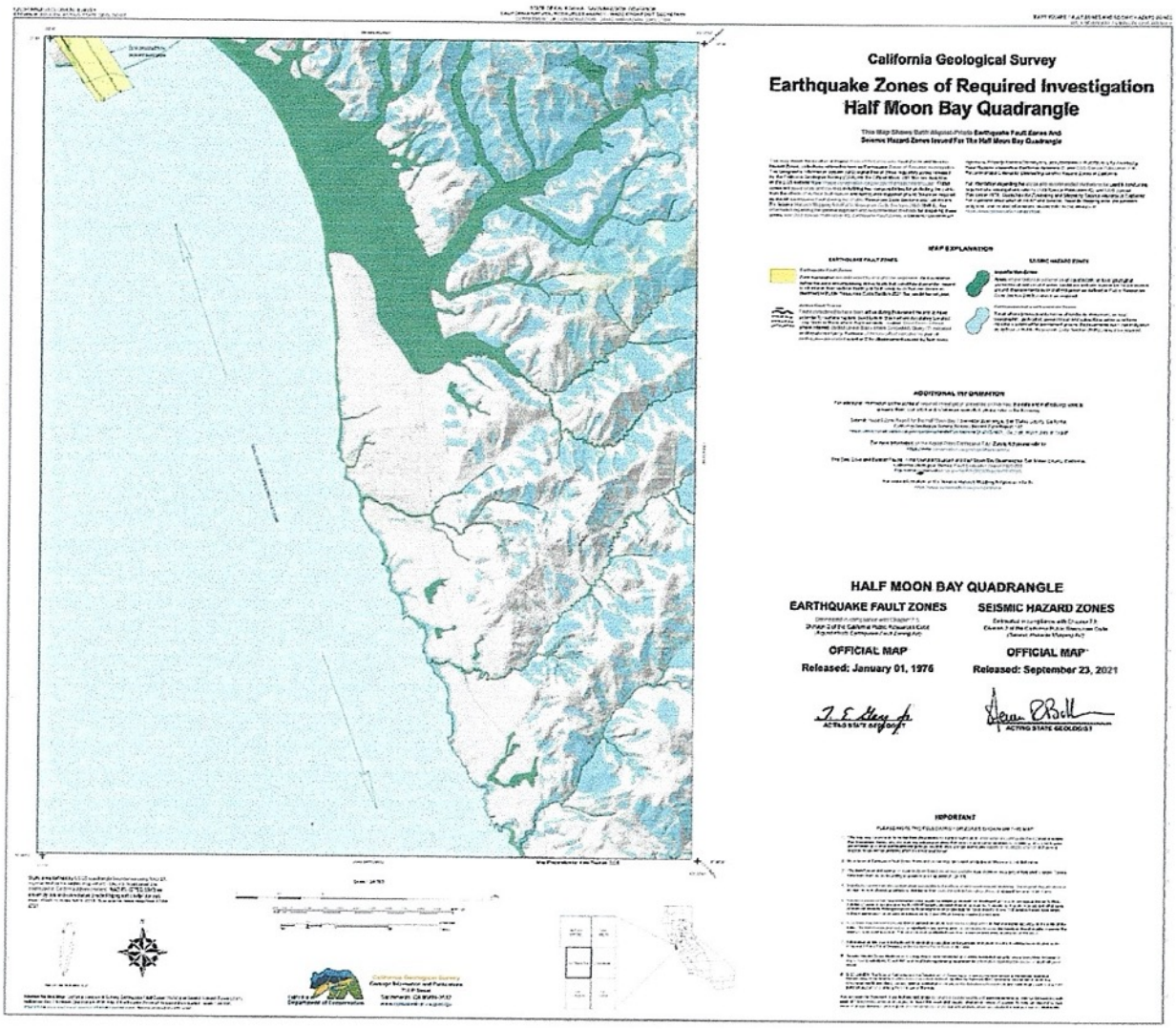



*Exhibit listed by Mr. Massara* Esq.

Thus, if the Planning Commission had just acknowledged that the property at 2800 is not mapped for flooding in LCP Figure 7-6, or evaluated survey documents demonstrating the 2800 building site is a full 7-ft elevation higher than nearby flood prone properties, or scrutinized the administrative record or testimony of planning staff or the applicant, the Commission would have realized that imposition of further delay and study of the property for additional year(s) was inappropriate. PC Video 3:32

*Appellants statement*

As noted, prior, the 7-foot elevation was artificial and created during construction of the bridge at the end of Champs Elysee to later support development at 2800 Champs Elysee. This feature is not consistent with surrounding properties (approved by The City) with elevations lower than the proposed development.

The community therefore continues to raise a significant concern related to existing structures that were approved to be built at a lower elevation along the Pullman ditch that will likely be impacted with water draining off of the 2800 property.

*Exhibit listed by Mr. Massara Esq.*

SINCE THIS APPEAL IS THE 8TH PUBLIC HEARING FOR THIS PROJECT, HALF MOON BAY IS IN VIOLATION OF THE 5-HEARING RULE UNDER GOVERNMENT CODE SECTION 65905.5 AND THE CITY COUNCIL SHOULD REVERSE THE PLANNING COMMISSION POST HASTE AND APPROVE THE PROJECT WITHOUT FURTHER STUDY OR DELAY

*Appellants statement*

While we recognize the stated guidance, we disagree with an immediate reversal and approval given the issues related to flooding described here in and in numerous communications to The City. Please refer to the Summary section to read and review a very reasonable community requests prior to approving this project.

*Exhibit listed by Mr. Massara Esq.*

The project at 2800 was originally submitted for review in 2017. The first Planning Commission hearing occurred in August 2018. Subsequent hearings of the Planning Commission occurred in April 2019, May 2020, July 2023 and September 2024. Planning staff found the project compliant with all codes, policies and standards and recommended the project be approved at each hearing.

*Appellants statement*

Public record and Mr. Massara Esq. have detailed in the PDP-17-055 Appeal Form 8 refusals to date. We reject the claim that planning staff "recommended the project be approved at each hearing." This is not consistent with meeting outcomes as noted in Mr. Massara Esq. quote "despite the best efforts of staff and the applicant, the Planning Commission has continued to refuse approve the project."

We request elaboration on this argument for clarity and also view this as another manipulation attempt by Mr. Massara Esq. to manipulate facts presented and available to all parties.

*Exhibit listed by Mr. Massara Esq.*

On September 10 the Planning Commission then denied the project with findings directly controverted by the record and not based on the recommendations of staff, peer review consultants or substantial evidence in the record.

*Appellants statement*

We contest Mr. Massara Esq. conclusions related to denial for the following reasons:

- Findings directly controverted by the record
    - This document and volumes of evidence provided support otherwise, with many controversial findings related to flooding and beach access issues
- Recommendations based on staff or peer review consultants
    - The project has been denied 8 times by the community and City Planning. A very strong recommendation of denial
    - Peer review consultants supporting the applicant, given the numerous denials, introduce potential bias towards the builder
- Substantial evidence in the record
    - Substantial evidence highlights issues with Pullman ditch drainage and very well-known and described flood risk

- Substantial evidence does not support a build under current conditions until the known issues are resolved

**Conclusions listed by Mr. Massara Esq.**

After three significant redesigns of the home, dramatic reductions in size, important open space and environmental restoration, structural clustering and now unprecedented flood control measures, and for the applicant being in continuing compliance with all City policies, regulations, and subdivision conditions, it is time for the applicant's reasonable expectation of a house on a legal parcel to be realized, and for the City Council to reverse and override the Planning Commission and approve the project.

*Appellants statement*

As described numerous times throughout this document, appellants do not feel the "unprecedented flood control measures" are sufficiently modeled nor have adequate measures been implemented to mitigate known flooding issues along the Pullman ditch.

**Appellant conclusions:**

We propose the following based on this document and historical evidence:

1) Fix the known and documented flooding issues related to the Pullman ditch
2) Fix the beachside erosion leading to lack of access to Roosevelt Beach
3) Relocate the home 30 yards to the west to alleviate concerns related to Highway 1 views of the Pacific Ocean, and place the garage within the home profile.
4) Better manage water distribution at Rocket Farms to support #s 1 and 2

***If the project is approved by City, the appellants will pursue a Right of Appeal with the California Coastal Commission.***

**Reference: Points provided for September 10, 2024 City Planning Commission Meeting:**

- PDP-17-055 last heard on July 11, 2023
  - Planning Commission discussion paraphrased summary:
    - "The real issue is the urgent problem related to flood risk"
    - "This is a situation that needs to be fixed and adding a new development ahead of fixing known issues goes against the LCP"
    - "No matter how good the house design is, the Planning Commission cannot say yes to it until these flooding issues are resolved"
  - Discussion to Motion
    - "Concerned that drainage is not fully addressed"

- The Applicant, Mark Massara Esq. is a legal representative for the property owner and not the future resident of the proposed property
  - The appellants do not have legal representation and as such are disadvantaged
  - To be fair and balanced, the appellants should be given equal opportunity to seek legal representation and be allowed a reasonable timeframe to secure such representation

- Additional subject matter experts (SMEs) for hydrological assessments
  - Appellants should be able to contract independent SMEs and be allowed time to draft reports related to flood risk along the Pullman ditch for consideration by the HMB Planning Commission

- To be fair and balanced, a reasonable amount of time should be allotted for a full review by independent hydrologist SMEs and appellant legal counsel (current 72 hour timeframe allotted by City is insufficient)

- City needs to provide their own hydrological assessment and suggested remediation plans for appellant hydrology SME and legal counsel review

Signed by John Rossi
2804 Champs Elysee Blvd

October 9, 2024

Signed by Brad Steinwede
2801 Champs Elysee Blvd

October 9, 2024

**From:** Brad Steinwede
**To:** Scott Phillips
**Cc:** Joaquin Jimenez; Harvey Rarback; Deborah Penrose; Debbie Ruddock; Robert Brownstone
**Subject:** Fwd: letter to council
**Date:** Thursday, October 10, 2024 11:40:36 AM

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**From:** Janet L Leonard <@gmail.com> **Subject:**
**letter to council**
**Date:** October 9, 2024 at 7:41:08 PM PDT
**To:** Anju Abel <@gmail.com>

Please submit this on my behalf. thanks

October 4, 2024

ATTENTION : Half Moon Bay City Council

Mayor : Joaquin Jimenez

Vice Mayor : Harvey Rarback

Councilmember : Robert Brownstone

Councilmember : Deborah Penrose

Councilmember : Debbie Ruddock

City File # : PHP-17-055

Location : 2800 Champs Elysee Blvd

Applicant : Mark Massara

Property Owner : John Vidovich

In sum, Vidovich and his small group of peers are maximizing their profits during drought by selling water that belongs to the public – all the while extolling the virtues of free enterprise and rugged individualism. - **Carolee Krieger, Executive Director, California Water Impact Network**

**We the undersigned residents of Half Moon Bay reject the development of 2800 Champs Elysee on the following grounds and request the City do the same on October 15.**

o Pullman Ditch has flooded on numerous occasions and caused damage to neighboring properties. This must be rectified before any further development is built along its banks.

o Since the first Planning Commission meeting a request for a hydrology report and wet season drainage / infiltration figures ( in each of 3 meetings ) has not been forthcoming. Rather ignored.

o The engineering report accounts for the runoff from newly created impervious surfaces. They fail to account for the voluminous water that covers the property during the wet season. See attached.

o This water will ultimately be diverted off the property toward the faltering coastal dunes and bluffs.

o According to Cornell Law, 2800 Champs Elysee falls within a Protective Zone, it falls 67 yards or 201 feet from the Coastal Bluff.

- The Californian Legislature gives equal weight to the protection or stabilization of coastal dunes and bluffs. City Staff wrongly stated that it only applied to bluffs.

- There are Garter snakes on the property. An endangered species threatened by habitat destruction.

- Signed and dated :

Janet L. Leonard

Oct. 10, 2024

--
Janet L. Leonard

City File: PHP-17-055
Location: 2800 Champs Elysee Blvd

Why the Planning Commission withheld approval, and the City Council should deny it.

The Coastal Commission retains permitting jurisdiction below the mean high tide and on public trust lands, and has appellate oversight of locally-issued coastal development permits in specific geographic areas and over major public works or energy projects that may be permitted by a local jurisdiction pursuant to its LCP. Specific geographic areas in the appeals jurisdiction include land between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or the mean high tide line, whichever is the greater distance; lands within 100 feet of any wetland, estuary, or stream; and lands within 300 feet of the top of the seaward face of any coastal bluff.

As described in the following, the area at the Coastal Trail is within a coastal bluff area. 2800 Champs Elysee falls within 300 feet of the said Coastal Bluff.

https://www.half-moon-bay.ca.us/DocumentCenter/View/5042/2020_01?bidId=

**Project and Property Description**

California State Parks proposes to replace a failed culvert system and repair the Coastal Trail and the access road to Roosevelt Beach, a portion of Half Moon Bay State Beach. This project is necessary to allow continued flow through this channel, to restore vehicle access to the parking lot and restroom facility at Roosevelt Beach, and to avoid future damage to the Coastal Trail.

The culvert system to be replaced is within the Pullman Ditch, an artificial, earth-lined drainage that is fed by Caltrans culverts under Highway 1. The Caltrans culvert system collects run off from an approximately 140-acre drainage area on the eastern side of Highway 1. The input to Pullman Ditch includes drainage from agricultural fields, greenhouses, and the paved highway. The project area is on State Parks property approximately 300 feet northeast of the channel outlet on the beach. The project area is adjacent to the Coastal Trail and is used for public recreation and open space.

The proposed project is within a coastal bluff area impacted by previous road construction, agriculture, and other activities. The area is a low marine terrace, with soil composed of alluvial deposits from sedimentary rocks and other sources. The topography is fairly flat, sloping gently toward the ocean.

The proposed project will be within a previously developed area. The majority of land disturbance will be under the Coastal Trail, the access road to Roosevelt Beach, and the median between the two paved routes. Within the Pullman Ditch channel, the project includes a rebuilt concrete headwall on the upstream side of the culvert and a retaining wall and energy dissipation structures on the downstream side. The project will also include reconstruction of a portion of the roadway and repair of the Coastal Trail. A drawing of the project design superimposed upon an aerial photo is attached as Appendix A.

And according to the following, development permits MUST be withheld until the geological and soil of the project site are investigated and appropriate mitigation measures incorporated.
https://www.conservation.ca.gov/cgs/Documents/Publications/SHZR/SHZR_132_Half_Moon_Bay_a11y.pdf

> The purpose of the Act is to reduce the threat to public health and safety by identifying and mitigating seismic hazards. City, county, and state agencies are directed to use the Seismic Hazard Zone maps in their land-use planning and permitting processes. They must withhold development permits for a site within a zone until the geologic and soil conditions of the project site are investigated and appropriate mitigation measures, if any, are incorporated into development plans. The Act also requires sellers (and their agents) of real property within a mapped hazard zone to disclose at the time of sale that the property lies within such a zone. State-of-the-practice evaluation and mitigation of seismic hazards are conducted under guidelines published in CGS Special Publication 117A, which are available online at: http://www.conservation.ca.gov/cgs/publications/sp117a.

During the Planning Commission meeting on September 10 the below statement was made.

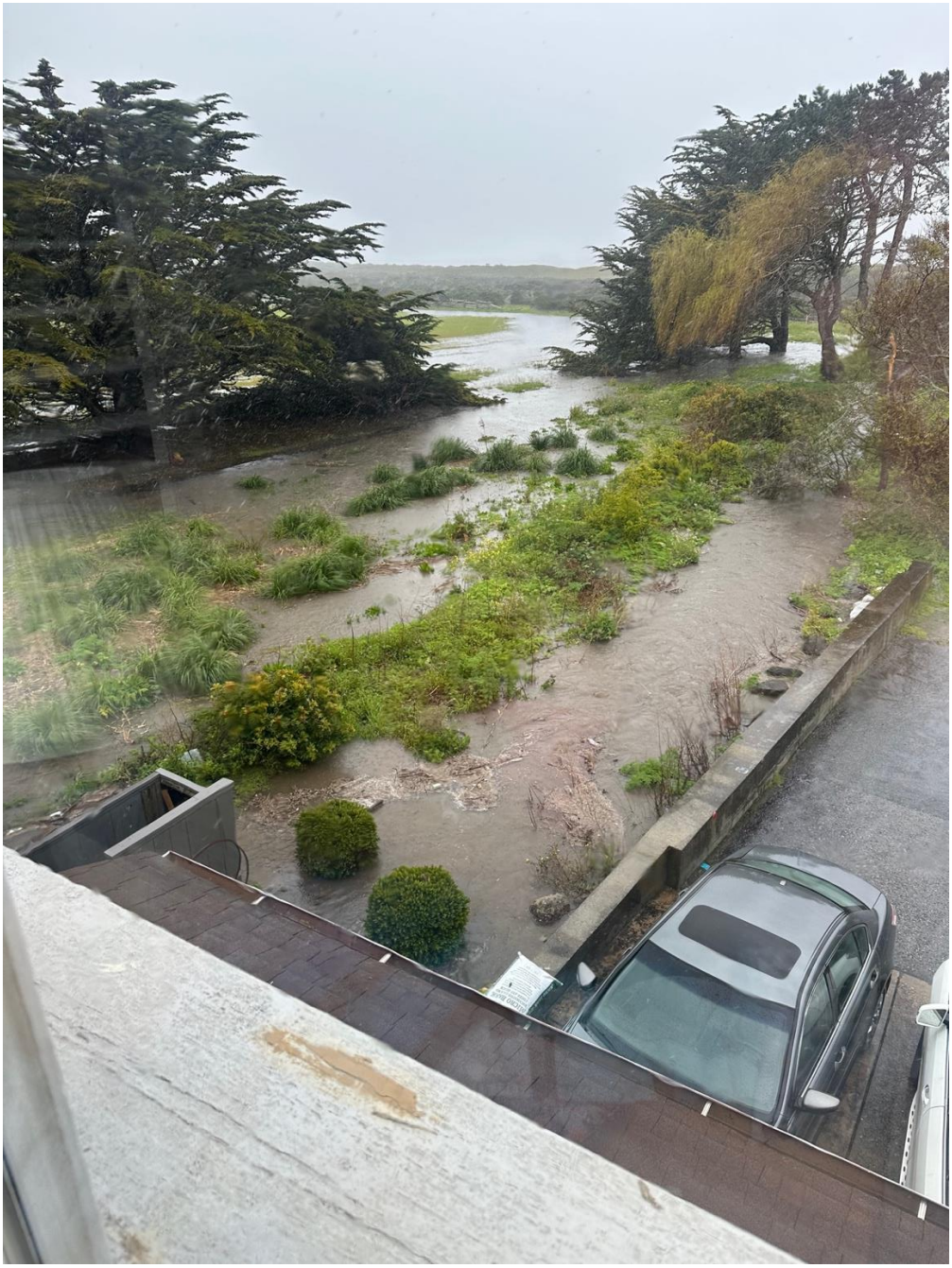
'Mark Massara representing the applicant .... those pictures that you saw of the flooding, that picture that Brad was relying on was taken during a rain event in which the Pullman Ditch is backed up because of obstructions so the adjacent properties have flooded is deliberately misleading in as much as it doesn't include the building site at 2800. And the basin that has been proposed, remember we used to have the drywells that were perfectly adequate to capture and percolate the runoff caused by this project. The basin can do even more, so the concern that we are going to somehow cause flooding of adjacent properties because of hardscape associated with the project is incorrect simply because the basin is designed to capture all of the runoff, and there is an overflow provision in the basin that sends the overflow over to the adjacent agricultural properties that we also own.'

Mr. Massara has not acknowledged that 'the building site at 2800' is entirely hardscapes that would add significantly to the flooding seen in the picture that Mr. Massara claims to be deliberately misleading. The proposed development would add to the flooding. Until the obstructions from Champs Elysee through to the beach are dealt with, the best way to deal with the runoff would be to reduce the buildings footprint.

Mr. Massara has somewhat exaggerated when claiming that the 'overflow provision in the basin sends the overflow over to the adjacent agricultural properties that we also own'. Almost all of the agricultural properties that run parallel and adjacent to 2800 are owned by the Coastside Land Trust, and the City of Half Moon Bay.

The Miramar community overwhelmingly oppose further neighborhood flooding, and further damage to the coastal bluffs and dunes.  A document signed by residents of Champs Elysee, Alameda, Washington and Roosevelt requesting that the City deny the PHP-17-055 Appeal on October 15 is attached.

Brad Steinwede
2801 Champs Elysee



October 4, 2024

ATTENTION : Half Moon Bay City Council

Mayor : Joaquin Jimenez
Vice Mayor : Harvey Rarback
Councilmember : Robert Brownstone
Councilmember : Deborah Penrose
Councilmember : Debbie Ruddock

City File # : PHP-17-055
Location : 2800 Champs Elysee Blvd
Applicant : Mark Massara
Property Owner : John Vidovich

In sum, Vidovich and his small group of peers are maximizing their profits during drought by selling water that belongs to the public – all the while extolling the virtues of free enterprise and rugged individualism. - **Carolee Krieger, Executive Director, California Water Impact Network**

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- Since the first Planning Commission meeting a request for a hydrology report and wet season drainage / infiltration figures ( in each of 3 meetings ) has not been forthcoming. Rather ignored.
- The engineering report accounts for the runoff from newly created impervious surfaces. They fail to account for the voluminous water that covers the property during the wet season. See attached.
- This water will ultimately be diverted off the property toward the faltering coastal dunes and bluffs.
- According to Cornell Law, 2800 Champs Elysee falls within a Protective Zone, it falls 67 yards or 201 feet from the Coastal Bluff.
- The Californian Legislature gives equal weight to the protection or stabilization of coastal dunes and bluffs. City Staff wrongly stated that it only applied to bluffs.
- There are Garter snakes on the property. An endangered species threatened by habitat destruction.

- Signed and dated :

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Anju Abel 2801 Champs Elysee 10-04-24
Michael Ruocco 315 Roosevelt Blvd 10-4-24
Mary-Rose P. Ruddy 315 Roosevelt Blvd. 10-4-24
Peter Mellish. 2812 CHAMPS ELYSEE BLVD. 10/4/204
John M. Rossi 2804 Champs Elysee Blvd 10/5/2024
Connie Wilson 310 WASHINGTON BVD. HMB 10/6/2024
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Tina Sullivan 301 Washington Blvd 10/10/24
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Michael E Palm 315 Washington 10/10/24
Beth Klein 408 Washington Blvd 10/10/24
Natalie Baffaccini 405 Washington Blvd 10/10/2024

Mietta Applewhite 400 Roosevelt Blvd. HMB, CA 94019
MICHAEL BECKER 2905 CHAMPS ELYSEE, HMB, 94019
Eric Normant 403 Roosevelt Blvd HMB 94019
Melanie Ciferri 403 Roosevelt Blvd HMB 94019
Kimberly McFall 309 Roosevelt Blvd HMB 94019

October 4, 2024

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THE CITY OF HALF MOON BAY CALIFORNIA

# MEMORANDUM

**DATE:** October 15, 2024

**TO:** Honorable Mayor and City Council

**FROM:** Mathew Chidester, City Manager
Steve McHarris, Interim Community Development Director
Scott Phillips, Senior Planner

**SUBJECT:** **2800 Champs Elysee Blvd New Single Family Residence PDP-17-055: Comments and Questions Received**

Several questions were received by staff after the staff report was prepared. The following includes the questions received in italics, followed by staff response.

1. *What were the conditions applied to the other PUD properties with respect to storm water runoff and capture? Are the Planning Commission and appellants seeking conditions in excess/more stringent than those applied to other PUD properties and other properties adjacent to Pullman channel?*

   Response: The Stoloski Gonzalez Planned Unit Development (PUD) includes 4 residential lots. Two of the lots are developed with residences (2778 Pullman Avenue and 2801 Champs Elysee Blvd). The minimum onsite stormwater detention is required from a 10-year storm of a two-hour duration. Stormwater detention basins meeting this standard were included with the development of the two homes. Draft Conditions of approval requiring the 10-year stormwater detention basin installation at 2778 Pullman Avenue are available here. Lot drainage and onsite condition of approval requiring the 10-year stormwater detention basin installation at 2801 Champs Elysee Blvd is shown below in Figure 1.

17. LOT DRAINAGE PLAN AND ON-SITE DETENTION Construction plans submitted for building permits shall include a Lot Drainage Plan showing how the surface runoff is retained on the site and the remainder is drained to the public right-of-way. Plans shall include design details and supporting calculations for storm water detention on-site for the additional run-off from a ten year frequency storm of two hour duration. Plans shall show how the rear and side yards will properly drain to an approved BMP facility, and how the finished grades on the property relate to the existing grades on adjacent property. Predevelopment runoff from adjacent parcels shall be addressed in the lot drainage plan and incorporated into the on-site detention system. The Plan shall include pad elevation, finished floor elevation, site high and low points, drainage swales, area drains, and existing grade at adjacent property. The permittee shall provide appropriate measures to discharge the flood waters from any unfinished floor areas. (Engineering)

Resolution P-19-03

*Figure 1 Lot Drainage and Onsite Detention condition of approval from 2801 Champs Elysee Blvd.*

Page 2 of the staff report notes that at the July 2023 meeting, the Planning Commission requested further analysis applying a 10-year flood event standard to the proposed project. In response, the applicant prepared 3 separate stormwater detention standards for consideration, all of which exceeded the 10-year flood event standard. The applicant included revised stormwater plans allowing for stormwater containment from a 25-year storm. Also refer to response #7 of this memo.

2. *For 2800, why the 7-foot pad elevation for the house? Are the other PUD properties similarly elevated?*

Response: The pad elevation is 7 feet above the lowest point of the project site. The first-floor height of the proposed residence is 36-feet above sea level, and approximately 2.5 feet below the adjacent Champs Elysee cul-de-sac elevation in the front yard area. The entire 36-foot finish floor building pad elevation is level to the rear yard retaining wall (top of wall 36 feet and bottom of wall 33 to 34 feet above sea level). The bottom of the retaining wall elevation continues to gently slope westward to approximately 30 feet elevation at the westernmost property line.

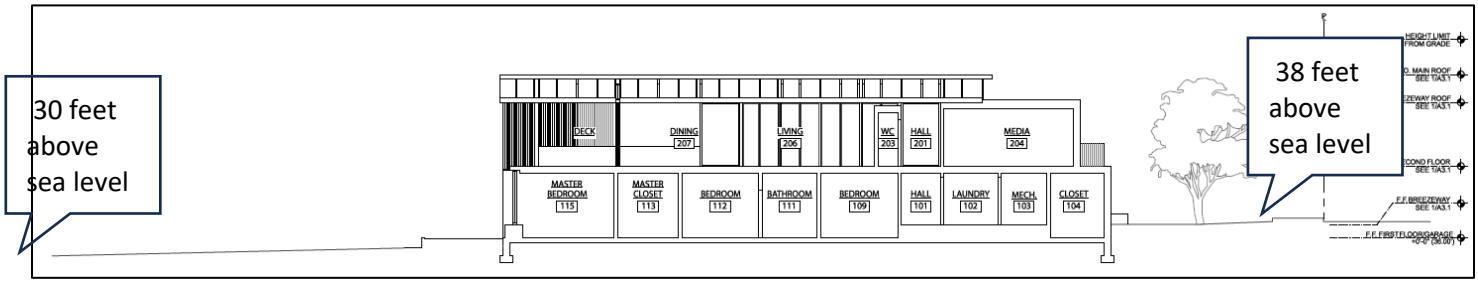


Figure 2 Profile of site and elevation above sea level

The parcel map for the 4-lot PUD identifies the following pre-development buildable area elevations and the finish floor elevations (Parcel A is the easternmost lot and Parcel D is the westernmost proposed project site). See table below.

| Parcel | Parcel Map Elevation (Approx. ft. above sea level) | Finished Floor Elevation (Approx. ft. above sea level) |
|---|---|---|
| A (Vacant Lot) | 37-40 | Vacant |
| B (Single Family Residence) | 38-39 | 41 |
| C (Single Family Residence) | 36-39 | 40 |
| D (Proposed Project) | 30-38 | 36 |

*Table 1 Stoloski Gonzalez PUD Elevation Comparison*

3. *Was the entire PUD evaluated for geology/soils, stormwater issues?*

   Response: Geology, soils, and hydrology were evaluated for the entire PUD during the review and approval of the tentative parcel map for the PUD in 2012. Geology, soils, and hydrology were further evaluated during the review of the individual lots, including 2801 Champs Elysee in 2018, 2778 Pullman Avenue in 2020 and the project site between 2017 and 2024. Also see page 3 of the staff report which identifies the analysis and City peer review related to the proposed project site. The peer review and associated documents are attached to the Planning Commission staff report from the September 2024 meeting.

4. *Why isn't the garage attached as other homes in the area?*

   Response: The home design is presented by the applicant. During the two Architectural Advisory Committee (AAC) meetings, the proposed garage and breezeway connection to the residence was described as integral to the residential design. Page 2 of the staff report identifies the two Architectural Advisory Committee (AAC) reviews that took place on the residential design of the project. Although attached garages more commonly occur in the adjacent neighborhood, the AAC was supportive of the current project design proposal.

5. *Why does the proposed detention have earthen containment with all those erodible soils?*

   Response: The City's peer review consultant prepared and presented recommendations related to the revised stormwater detention design for the project to the Planning Commission at the September 2014 meeting. The peer review consultant cited in his comments, "The berm's crest is approximately 12-inches wide and composed of earthen fill. Our experience suggests that rodent burrows within the berm could reasonably be expected to compromise the ability to retain water to the full depth." Condition of approval B5 and B13 of Attachment 2 requires hydrological modeling and geotechnical reporting to verify the functionality of the new detention basin prior to the issuance of the building permit. If the analysis concludes that the functionality of the new detention basin is of concern, revisions to the detention basin design will be required. The consultant noted that the berms could be reduced or eliminated to avoid potential flood-related impacts to drainage flow if identified in the following up modeling noted in the condition of approval B5.

6. *What changes, if any, have been made to the project/project drainage retention basin as a result of the Waterways consultant peer review input?*

Response: Following the peer review of the preliminary grading, utility, and stormwater design, the applicant replaced their original 10-year storm drywell design with a revised 25-year detention basin design to further address public comment regarding on-site and off-site drainage impacts from the impermeable runoff impacts of the proposed project. The revised plans were integrated into the civil plans (Attachment 3). In addition, Condition B5 was added to the conditions of approval (Attachment 2) to ensure that the recommendations of the peer review are implemented.

7. *What were the impacts of the December 2022-January 2023 storm events on the Pullman Channel and vicinity in terms of overtopping the banks and flooding of properties on both sides of the channel in the vicinity of the project PUD?*

   Response: Although staff does not have precise confirmation of the requested Pullman Channel flooding information in the 4-lot PUD vicinity, the City has received written and oral public comment from various nearby neighbors and the public for the Planning Commission public hearing, including photographs, and recorded video of: stormwater backing up onto the property east of Cabrillo Highway; reporting by the adjacent homeowner (2804 Champs Elysee) of flooding on his property; and photographs from 2801 Champs Elysee of water overflowing the Pullman Channel onto the westerly (lower elevation) portion the proposed project site.

8. *Was a site-specific geological hazards report prepared for this project by a qualified professional per LUP policy 7-46? Please send copy or link.*

   Response: A geotechnical investigation was prepared for the site and included a section on potential geological hazards. The geotechnical investigation was peer reviewed by the City's consulting civil engineering firm (Waterways Inc.). No mitigation measures related to geologic hazards were included as recommendations within the geotechnical investigation. The report and peer review are available here.

**BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY**

**AGENDA REPORT**

For meeting of: **October 15, 2024**

**TO:** Honorable Mayor and City Council

**VIA:** Matthew Chidester, City Manager

**FROM:** Maz Bozorginia, Public Works Director/City Engineer
Helen Wolter, Public Works and Sustainability Programs Manager

**TITLE:** **MUNICIPAL ENERGY PROJECT UPDATES**

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**RECOMMENDATION:**
Adopt a Resolution authorizing the City Manager to execute a Power Purchase Agreement for the Solar Photovoltaic System at the Emergency Operations Center Parking Lot and the City Hall Parking Lot in partnership with Peninsula Clean Energy Authority.

**FISCAL IMPACT:**
There are no expected upfront costs to the City for the Solar PV projects. The Solar PV Systems would be financed through a Power Purchase Agreement (PPA) with Peninsula Clean Energy. With a PPA model, Peninsula Clean Energy will contract for the installation, operations, and maintenance of the Solar PV System, and the City would pay an agreed upon price per kilowatt-hour (kWh) for power generated throughout the system's life (further details below). The PPA will be provided "at cost" by Peninsula Clean Energy to cover equipment, installation, maintenance, and administrative expenses.

Per Government Code section 4217.12, it is anticipated that the energy improvements proposed by the contract will result in energy cost savings to the City of $250,800 over a 20-year period, based on expected energy costs without any energy upgrades calculated on current energy usage with a 4% annual escalation.

**STRATEGIC ELEMENT:**
This action supports the *Fiscal Sustainability*, *Healthy Communities and Public Safety*, and *Infrastructure and Environment* Elements of the Strategic Plan.

**BACKGROUND:**
The City Council expressed interest in installing solar photovoltaic (PV) systems on City Facilities to promote the use of renewable energy and reduce electricity costs. The aim is to electrify and update the City's energy related operations to be as efficient as possible while reducing greenhouse gas emissions. Both goals were formally adopted in the City's Climate

Action and Adaptation Plan (CAAP) Phase 1, in December 2023. Specifically, the Municipal Electrification Project's goals meet the City's stated CAPPs goals:

- **ME-1:** Employ carbon-free electricity for all municipal operations and increase supply of local, renewable energy supply at municipal facilities.
- **ME-2:** Electrify all municipal facilities by 2025.
- **ME-3:** Increase the energy efficiency of all municipal facilities and operations.

Throughout 2023, staff explored potential paths to add additional solar PV to City facilities, as it can produce enough energy to then make other electrification efforts cost effective.

At the February 6, 2024, City Council meeting, Council was presented with options to meet the stated goals above, including entering into a Power Purchasing Agreement (PPA) as part of the Solar & Storage for Public Buildings Program through Peninsula Clean Energy (PCE), or purchasing the solar photovoltaic (PV) system outright and complete a more comprehensive electrification project through a contract with Willdan Energy Solutions (Willdan). Ultimately the City opted to proceed with the purchase of the PV system outright and to continue with a more comprehensive electrification project with Willdan. For additional details, the staff report and supporting documentation can be found here.

At the May 7, 2024, City Council meeting, Council authorized the City Manager to enter into the first phase of the Energy Service Contract with Willdan. The first phase of the contract included an audit of City facilities and evaluation of anticipated energy improvements with their associated construction estimates at a cost of $29,000. At that time, Willdan estimated Phase 2 of Municipal Electrification Project would cost $1,341,137, inclusive of the $29,000 audit fee. The Energy Services Agreement states that work will be done in phases (Investment-Grade Audit (IGA) Phase, Construction Phase, and Guarantee Phase), and that the Construction Phase does not commence until the City executes a Performance Contract Amendment. Per the Energy Service Contract, the City would consider the second phase of the contract, which includes final permitting, design, and construction. For additional details, the staff report and supporting documentation can be found here. Recently, staff was notified of a new cost estimate from Willdan based on the audit of City facilities. The new cost estimate had risen to $2,325,000 (an increase of $983,863).

Due to the unexpected excessive cost increases, Staff reached out to PCE to see if other options exist given the time constraints of the NEM 2.0 requirements. To maximize our return on investment over time, the completion of the solar PV improvements at City Hall and the Emergency Operations Center (EOC) are essential to maintain eligibility with NEM 2.0 while the remaining electrification scopes are completed in the near future.

In 2022, the California Public Utilities Commission approved Net Energy Metering (NEM) 3.0 for solar projects, which reduced the amount paid by utility companies to customers for excess solar energy provided to the grid during times of ample renewable energy. When the State of California notified consumers of the new rate structure, the City worked with PCE on the site design and planning elements of the proposed photovoltaic solar project to successfully submit the required paperwork before the April 14, 2023, state deadline. Currently, the project remains under the grandfathered NEM 2.0 rate structure provided all subsequent deadlines are met and the PV systems are installed and energized by April 14,

2026. However, if the interconnection deadlines are missed, the project would revert to the NEM 3.0 system with the associated lower benefits rate structure.

**DISCUSSION:**
When Staff reached out to PCE to discuss alternatives to deliver the PV system under the tight timeline, PCE stated that the City could still revert back to the earlier proposed Power Purchase Agreement (PPA) under their existing project.

With this alternative still available, City staff is presenting the following options to deliver the PV system under NEM 2.0 rates:

1. Enter into the proposed Power Purchase Agreement (PPA) with Peninsula Clean Energy.
2. Continue with Willdan Energy Services Under the Energy Services Project Agreement (with modification to the scope).
3. Work with a different contractor that would independently construct the two planned solar arrays.

Below is a more in-depth discussion of each of the three options identified above based on direction, project scope, budget and schedule:

<u>OPTION 1 – Enter into the proposed Power Purchase Agreement (PPA) with Peninsula Clean Energy</u>

As PPA's are structured for no upfront construction costs to the City for the installation of the PV solar systems, the PPA is an appealing option given the City's tight finances. The proposed systems are expected to provide cost savings, and those savings are expected to grow over time due to expected increases in utility costs, which are projected to rise as much as 5% or more per year according to proposals by PG&E at the California Public Utilities Commission. PCE is proposing a flat rate, without an annual escalation. The prices would be fixed for the 20-year term of the PPA for each facility (City Hall and EOC array). Final pricing may increase by no more than 5% even if additional costs are incurred during construction. The City would be eligible to walk away from the project without penalty if construction costs increase the PPA price beyond 5%.

Electricity to meet facility electrical loads is purchased in units of kilowatt-hours (kWh). The price per kWh (PPA rate – 0.274 per kWh) identified in the PPA is provided "at cost" by PCE which will cover equipment, installation, maintenance and administrative expenses with no annual escalation rate to the City. Through the PPA model, the City is responsible to pay for power use at the PPA rate. Once installed, the PV systems should generate enough electricity to offset most the City's building electrical loads. PCE will benefit from any electricity generated beyond the usage for each facility and sold back to PG&E under NEM 2.0 rates. Any additional electrical usages by the facilities will still be charged at the PPA rate set by PCE.

The City would have the option to purchase the systems at year six or at year 20. An early purchase could give the City the opportunity to realize greater operational savings. The purchase price would be calculated by a fair-market appraisal at the time of purchase.

OPTION 2 – Continue with Willdan Energy Services Under a modified Project Scope

On May 7, 2024, Willdan provided preliminary cost estimates for the comprehensive project option at $1,350,000, which included the PV arrays at both facilities as well as several other electrification improvements city-wide. Phase One of the contract with Willdan allowed for finalizing construction scope and estimates prior to entering into a construction agreement. This step was always required the item to be brought back to council for final approval.

Willdan's second phase was expected to finalize the scope of the work pursuant to the Energy Services Contract and included the actual construction of the improvements. However, Willdan's construction estimate for the project increased to $2,325,000 for the full project scope, including:

- PV installation at the City Hall and Sheriff Substation parking lots
- City Hall roof repair and HVAC upgrades
- One (1) EV charging station at City Hall
- Additional electrification improvements at Ted Adcock Community Center, Train Depot, and Corporation Yard

Due to the cost increases, staff asked for a smaller scope proposal with just the solar component. Willdan proposed a new project with only PV solar installation of the two facilities at cost of $1,357,864. Additionally, Staff requested proposals from PCE and contractors and received estimates in the range of $650,000 - $800,000.

State law, specifically Government Code sections 4217.10 through 4217.18, establishes a procurement policy that enables the financing and development of infrastructure improvement projects that could result in energy and/or cost savings to public agencies. To qualify to use section 4217.12, the project or agreement would need to demonstrate that the anticipated cost under the contract will be less than the anticipated cost to the City that would have been paid in the absence of this power purchase agreement PPA. In the case of the proposed PPAs, the agreements qualify as the price for the electricity generated would be less than what the City currently pays, and the rate would remain fixed over time. Government Code section 4217.13 requires the proposed financing arrangement be in the best interest of the city and the funds for the repayment of the financing must be projected to be available from funding that otherwise would have been used for the purchase of electrical energy required by the City. The anticipated savings from the systems would similarly qualify the project to use Government Code section 4217.13.

OPTION 3 – Work with a different contractor to independently construct the two planned solar arrays.

While the City owns the solar application with PG&E which guarantees NEM 2.0 rates (when meeting the April 2026 deadline), it would be less expensive to enter into an independent agreement with a locally sourced electrical contractor. However, this option is complicated by the NEM 2.0 timeline. If the City chose to enter a new contract with a different vendor, staff would need to draft and execute a new request for bids. The cost of this option is

estimated to be between $650,000 - $800,000, to be determined after the public bidding process for this option. Financing of this option would be similar to option 2, in that it still requires some capital investment and financing, although to a lesser amount than option 2. This route would impact the overall schedule and put the City in jeopardy of losing out on the NEM 2.0 rate structure.

**SUMMARY:**
Based on the cost and schedule impacts related to NEM 2.0 rates, staff recommends the City Council authorize a Power Purchase Agreement with PCE for the installation of Solar PV Systems at the Emergency Operations Center (EOC) and City Hall.

**ATTACHMENTS:**
1. Resolution
2. Facility and Equipment Specifics

**RESOLUTION NO C-2024-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO EXECUTE A POWER PURCHASE AGREEMENT FOR THE SOLAR PHOTOVOLTAIC SYSTEM AT THE EMERGENCY OPERATIONS CENTER PARKING LOT AND THE CITY HALL PARKING LOT IN PARTNERSHIP WITH PENINSULA CLEAN ENERGY AUTHORITY**

**WHEREAS,** the City Council of the City of Half Moon Bay has demonstrated its commitment to a sustainable and resilient future through its policy goals and actions, including energy reduction, clean energy programs, and the expansion of local renewable power supply; and

**WHEREAS,** on December 5, 2023, the Half Moon Bay City Council adopted Half Moon Bay's Climate Action and Adaptation Plan Phase One to reduce greenhouse gas emissions by 40% compared to 1990 levels by 2030 and reach carbon neutrality no later than 2045; and

**WHEREAS,** the City of Half Moon Bay's Climate Action Plan sets the goals of providing state-of-the-art, well-maintained infrastructure, amenities, and facilities, creating a resilient, safe, connected, and prepared organization and being a global leader in addressing climate change, advancing environmental justice, and protecting the environment; and

**WHEREAS** deploying solar power on agency facilities will lower energy costs, insulate the agency from rising utility rates, assist with meeting the City of Half Moon Bay's emissions goals and provide for clean energy thereby creating more resilience, advancing environmental equity, increase local clean energy usage; and

**NOW THEREFORE, BE IT RESOLVED THAT** the City Council of the City of Half Moon Bay authorizes the City Manager to execute a Power Purchase Agreement for the solar photovoltaic system at the Emergency Operations Center parking lot and the City Hall parking lot in partnership with Peninsula Clean Energy Authority.

**********

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 15th day of October 2024, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST: APPROVED:

| | |
|---|---|
| _____ | _____ |
| Jessica Blair, City Clerk | Joaquin Jimenez, Mayor |

## Attachment 2

## Facility and Equipment Specifics

The following City of Half Moon Bay facilities have been evaluated for solar photovoltaic and battery energy storage potential and a design developed as follows:

**Facility #1:**

San Mateo County Sheriffs Substation/Emergency Operations Center
537 Kelly Ave, Half Moon Bay, CA 94019
Equipment #1:
Solar PV: 73 kW-DC [carport]

**Facility #2:**
City Hall
501 Main St, Half Moon Bay, CA 94019
Equipment #2:
Solar PV: 37 kW-DC [rooftop and carport]

**BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY**

**AGENDA REPORT**

For meeting of: **October 15, 2024**

**TO:** Honorable Mayor and City Council

**VIA:** Matthew Chidester, City Manager

**FROM:** Maz Bozorginia, Public Works Director/City Engineer

**TITLE:** **SEWER AUTHORITY MID-COASTSIDE PROPOSED 5-YEAR INFRASTRUCTURE PLAN**

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**RECOMMENDATION:**
By motion, accept the Sewer Authority 5-Year Infrastructure Plan (Capital Improvement Program).

**FISCAL IMPACT:**
There is no immediate fiscal impact with this action. SAM's proposed Capital Improvement Plan (CIP) is currently estimated at $18,600,000, which is spread over a 5-year period. CIP funding requests will be included in annual budget requests provided by SAM prior to the end of the current Fiscal Year.

SAM costs are paid from City sewer revenues (sewer user fees—Sewer Fund 05) and transfers of funds from the Sewer Capital Fund (Sewer Fund 06) as adopted by City Council per the 2020 Rate Study. While there are sufficient funds at present, staff will assess potential funding actions in the coming fiscal year.

**BACKGROUND:**
The Sewer Authority Mid-Coastside (SAM), a Joint Powers Authority (JPA), is made up of three member-agencies: City of Half Moon Bay (City), Granada Community Services District (Granada), and the Montara Water and Sanitary District (Montara). Each year, the three member-agencies must each adopt the SAM General Budget, which includes General Operation and Maintenance and Infrastructure (capital repair and construction) Projects, what typically is included in a separate Capital Budget. The JPA provides that O&M costs are funded by the three agencies based on their respective flows into the SAM Treatment Plant. The City's flows are calculated at 60.82% of total flows, which was down from 61.5% from the previous Fiscal Year.

A significant component over the last couple years has been the increase in costs on the infrastructure line item. For Fiscal Year 2024-25, the total SAM Operations and Maintenance

Budget was approved at $9,375,173, of which $3,000,000 was allocated towards capital expenditures. The City's purported share of the General Budget, based on flow rate of 60.82%, was calculated to $5,642,255 – of which approximately $1,800,000 is for infrastructure improvements.

**DISCUSSION:**
Over the last several years, the SAM Board and member agencies have requested a long-term plan to better understand what capital improvements are upcoming and to help identify the cost associated with the work to support budget planning. At the August 12, 2024, SAM Board of Directors meeting, SAM staff presented a proposed 5-year infrastructure plan (Attachment 2) with the request to either approve the plan as-is or to send it to Member Agencies for discussion prior to bringing it back to the SAM Board for approval.

The Proposed 5-Year Plan (Plan) was prepared for the period of 2024-2029 to meet the following goals:

- Respond to regulatory and safety concerns
- Maintain and replace existing aging assets
- Protect public health and environment
- Embrace a policy of sustainability for the responsible use of existing resources

The plan categorized projects into three (3) priority levels ranging from most to least critical for implementation. The plan is intended to be updated each year as projects and needs progress and change. The SAM Board of Directors requested the plan to be sent back to the member agencies with a request to update the plan with more specific project information that was lacking as part of the August 12, 2024, packet. The attached plan includes the updated information for the project summaries as requested.

The SAM Capital Improvement Program is comprised of four (4) system components including Pump Stations, Pipelines, the Wastewater Treatment Plan, and Outfall. Table 1 (below) shows the estimated costs for each component by fiscal year.

Table 1 also shows two total line items that are in conflict, the first being the estimated total of improvement which adds up to $18,681,000 over the next five (5) fiscal years (including 4% annual escalation). The second is a target total expenditure based on $2,500,000 annually as a baseline per SAM General Managers direction (also includes a 4% annual escalation). It is obvious that $2.5 million per year will not be sufficient based on SAM's needs and the various project estimates.

| Table 1. Sewer Authority Mid-Coastside Five-Year Capital Improvement Program | | | | | | |
|---|---|---|---|---|---|---|
| **System Component** | **Estimated Cost (thousand dollars)[1]** | | | | | |
| | **24/25** | **25/26** | **26/27** | **27/28** | **28/29** | **Total** |
| Pump Stations | | | 1,352 | 1,406 | 328 | 3,086 |
| Pipelines[2] | 3,000 | 3,510 | 3,650 | 2,050 | 1,710 | 13,920 |
| Wastewater Treatment Plant | | | | 460 | 725 | 1,185 |
| Outfall | | | | | 490 | 490 |
| **Estimated Total** | 3,000 | 3,510 | 5,002 | 3,916 | 3,253 | **18,681** |
| **Target Total** | 2,500 | 2,600 | 2,704 | 2,812 | 2,925 | **13,541** |

Additionally, the SAM CIP includes IPS projects, such as the Montara Force Main. The City maintains that IPS improvements do not benefit the City sewer system and that, consistent with the JPA, City ratepayers are not obligated to pay capital replacement costs of a project that does not benefit them. This issue is subject to pending litigation, and we are currently scheduled for trial in July 2025. The City is asking the other member agencies to return to the settlement table to end the stalemate over the IPS and to revise the JPA.

Acceptance of the SAM CIP does not directly approve any funding for capital projects beyond the adopted FY 2024-25 SAM Operations and Maintenance Budget. The estimated totals for future fiscal years are a good indicator of proposed infrastructure funding requests to come in future budget cycles from SAM. It is imperative that SAM and member agencies look for financing and grant funding sources, otherwise these costs would be passed on to the systems rate payers.

**ATTACHMENT:**

1. SAM 5-Year Infrastructure Plan (Proposed)

**SEWER AUTHORITY MID-COASTSIDE**

**Staff Report**

**TO:** Honorable Board of Directors

**FROM:** Kishen Prathivadi, General Manager

**SUBJECT:** **Discuss Proposed 5-Year Infrastructure Plan**

## ***Executive Summary***

The purpose of this report is to discuss the proposed 5-Year Infrastructure Plan

## ***Fiscal Impact***

The fiscal impact of the proposed Infrastructure plan is $18.6 million spread over 5 years. Staff continue to investigate the possibility of any loans or grants for executing the mentioned projects in the Infrastructure Plan.

## ***Strategic Plan Compliance***

The recommendation complies with the SAM Strategic Plan's Vision "Complete and fund an infrastructure master plan and make operational and maintenance changes to achieve zero sewer spills with the Coastside area it serves" and Goal 5: Infrastructure, Operations and Maintenance.

## ***Background and Discussion/Report***

Staff prepared a Proposed 5-Year Infrastructure Plan (Plan) for the period 2024-2029. The Plan was prepared by Staff primarily to meet the following goals:

- Respond to regulatory and safety concerns
- Maintain and replace existing aging assets
- Protect public health and environment
- Embrace a policy of sustainability for the responsible use of existing resources

Staff categorized the projects into three priority levels listed from most to least critical for implementation. This is a Rolling Plan and can be updated each year as it progresses. The proposed Plan has been attached for discussion.

Staff discussed with Member Agency Managers and Engineers on July 19, 2024, and there were minor comments. These have been incorporated in the Proposed Infrastructure Plan.

The Board has two options:

1. Approve as it is
2. Send it to Member Agencies for discussions at their board/council and bring it back to the board later

***Staff Recommendation:***

Staff recommends the Board approve the Infrastructure Plan as it is.

***Supporting Documents***

Attachment A: Proposed 5-Year Infrastructure Plan

William K. Faisst, Consulting Engineer Inc.

September 9, 2024

## Technical Memorandum

To: Kishen Prathivadi, P.E, PMP, General Manager
From: William K. Faisst, Ph.D., P.E., William K. Faisst Consulting Engineer, Inc.
Subject: Sewer Authority Mid-Coastside Five-Year Capital Improvement Program

## Executive Summary

This Technical Memorandum (TM) presents the proposed five-year (5-yr) Capital Improvement Program (CIP) for Sewer Authority Mid-Coastside (SAM) for fiscal years (FY) 2024/2025 through FY 2028/2029. The CIP addresses SAM's near-term needs for capital work recognizing three priority categories; in addition, it identifies projects for which implementation may exceed currently targeted funding but are needed to meet regulatory requirements and one project for which SAM now seeks grant funding from Federal Emergency Management Agency (FEMA).

- Category 1 – Regulatory and Safety (first priority with available funding)
- Category 2 – Replacement and Rehabilitation (essential but deferred pending funding)
- Category 3 – Sustainability/Energy/Optimization (desirable but deferred until more funding becomes available)

To prepare this CIP, in accordance with its contract with SAM, William K. Faisst Consulting Engineer, Inc. (WKFCE) assembled information from past reports or draft reports to SAM, historical SAM CIPs and draft CIPs and input received from SAM staff and its consultants. With one exception, WKFCE prepared neither any new independent assessment of assets' condition nor independent cost estimates. The exception is potential work for submarine outfall inspection and maintenance for which WKFCE reviewed the most recent diver's inspection report and developed current cost for repairs with input from an experienced local diving contractor and the diffuser discharge check valve manufacturer. In general, this TM presents updated CIP project costs to Winter 2024 costs based on construction cost indices increase from the date of original estimate preparation. Several projects have costs adjusted from other SAM reports. The



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estimates include market place adjustments from recent SAM bids and contractors and typical allowances for soft costs. Soft costs are those cost required for a project's planning, design, permitting, construction oversight, and administration.

As a target annual expenditure, SAM management directed WKFCE to start with $2.5 million for fiscal year 2024/2025 and use 4 percent annually for year-to-year inflation for the next four years. Hence, this TM presents Winter 2024 costs escalated forward to the expected implementation fiscal year. Table ES-1 presents the proposed resulting five-year SAM CIP, where about $13.54 million was the total 5-year target expenditure. Attachment B presents more detailed information about proposed CIP projects.

To comply with regulatory requirements and prudent maintenance of existing assets, over the next five years SAM will spend most of its capital investment on replacing the SAM Sewer Force Main in Montara, a project developed to meet regulatory requirements. SAM classifies this work as a Category 1 project. Based on comprehensive evaluation carried out by SAM consultants, that pipeline has reached the end of its useful life. A new parallel pipeline, constructed of high-density polyethylene pipe (HDPE), will extend that asset's service life by at least 50 years. Sam already has constructed about 3,500 feet of this pipeline. SAM plans to expend other funds to continue upgrades to its pump stations for Category 2 projects and to the wastewater treatment plant with several Category 2 and Category 3 projects. SAM also will carry out repairs to its effluent outfall (a Category 2 project). The total required expenditure of $18.68 million exceeds the target budget presented above but SAM management thinks that the condition of existing facilities warrants higher expenditures over the next 5 years, to continue to achieve regulatory compliance while protecting public and staff health and safety and SAM facilities integrity.

| Table ES-1. Sewer Authority Mid-Coastside Five-Year Capital Improvement Program | | | | | | |
|---|---|---|---|---|---|---|
| **System Component** | **Cost (thousand dollars)1** | | | | | |
| | **24/25** | **25/26** | **26/27** | **27/28** | **28/29** | **Total** |
| Pump Stations | | | 1,352 | 1,406 | 328 | 3,086 |
| Pipelines[2] | 3,000 | 3,510 | 3,650 | 2,050 | 1,710 | 13,920 |
| Wastewater Treatment Plant | | | | 460 | 725 | 1,185 |
| Outfall | | | | | 490 | 490 |
| **Total** | 3,000 | 3,510 | 5,002 | 3,916 | 3,253 | **18,681** |
| **Target Total** | 2,500 | 2,600 | 2,704 | 2,812 | 2,925 | **13,541** |

Notes:
[1] Total costs include 4% yearly escalation for years after FY 24/25.

[2] Force Main in Montara Rehab exceeds target CIP funding but required largely to meet a regulatory requirement.

## Introduction

SAM collects, conveys, treats and disposes of raw sewage from Montara Water and Sanitary District (MWSD), Granada Community Services District (GCSD), and the City of Half Moon Bay (HMB). Figure 1 shows the general SAM service area. SAM endeavors to be a well-run utility which successfully delivers required services and meets regulatory requirements. Coincidently SAM manages its assets to operate reliably, safely, efficiently, and cost-effectively. In September 2024, SAM engaged WKFCE to prepare this CIP, to document capital expenditures needed over the next five years, to support safe, reliable and efficient utility operations.

## Existing Facilities and Recent Improvements

The SAM system include conveyance (collection, pumping, and transmission of raw sewage from member agency facilities), full secondary treatment at the SAM Wastewater Treatment Plant (WWTP) and effluent discharge through a submarine effluent outfall and diffuser.

**Pump Stations**

- Montara
- Princeton
- Portola
- Vallemar (operation only – owned by MWSD)

**Pipelines**

- Force Main in Granada
- Force Main in Montara
- Force Main in Princeton
- Interceptor in Granada
- Interceptor in Montara

**Wastewater Treatment Plant**

Preliminary Treatment, Influent Pumping, Primary Treatment, and Secondary Treatment with Effluent Disinfection and Pumping
Grit and Solids Treatment (e.g., sludge anaerobic digestion) and Dewatering.
The WWTF has a permitted dry weather capacity of 4 million gallons per day (mgd) and a wet weather capacity of 15 mgd.

**Effluent Outfall**

Includes onshore and offshore reinforced concrete pipeline terminating in a 238-ft long multiport diffuser

Over the past decade, SAM and its consultants have reviewed and assessed its facilities condition carefully and thoroughly, identifying multiple potential projects required to maintain safe operability. These projects address the general age of facilities (e.g., are they obsolete such as spare parts no longer available), wear and tear, and operational challenges and regulatory compliance. SAM has implemented or now is implementing projects to address its most pressing challenges including:

Pump Stations—Key recent PS projects include:

- Replacement of Princeton PS (under construction as of Spring 2024)

Pipelines—Key recent pipeline projects include:

- Replacement of SAM Sewer Force Main in Granada
- Replacement of about 3,600 linear feet of SAM Sewer Force Main in Montara (out of 16,750 total linear feet)

Wastewater Treatment Plant—Key recent or ongoing projects at the WWTP include:

- Enhanced flood protection
- New raw sewage screens
- Activated sludge aeration system rehabilitation
- Digester rehabilitation
- Primary clarifier rehabilitation
- Secondary clarifier rehabilitation
- Replacement standby generator (now in advanced planning/funding)

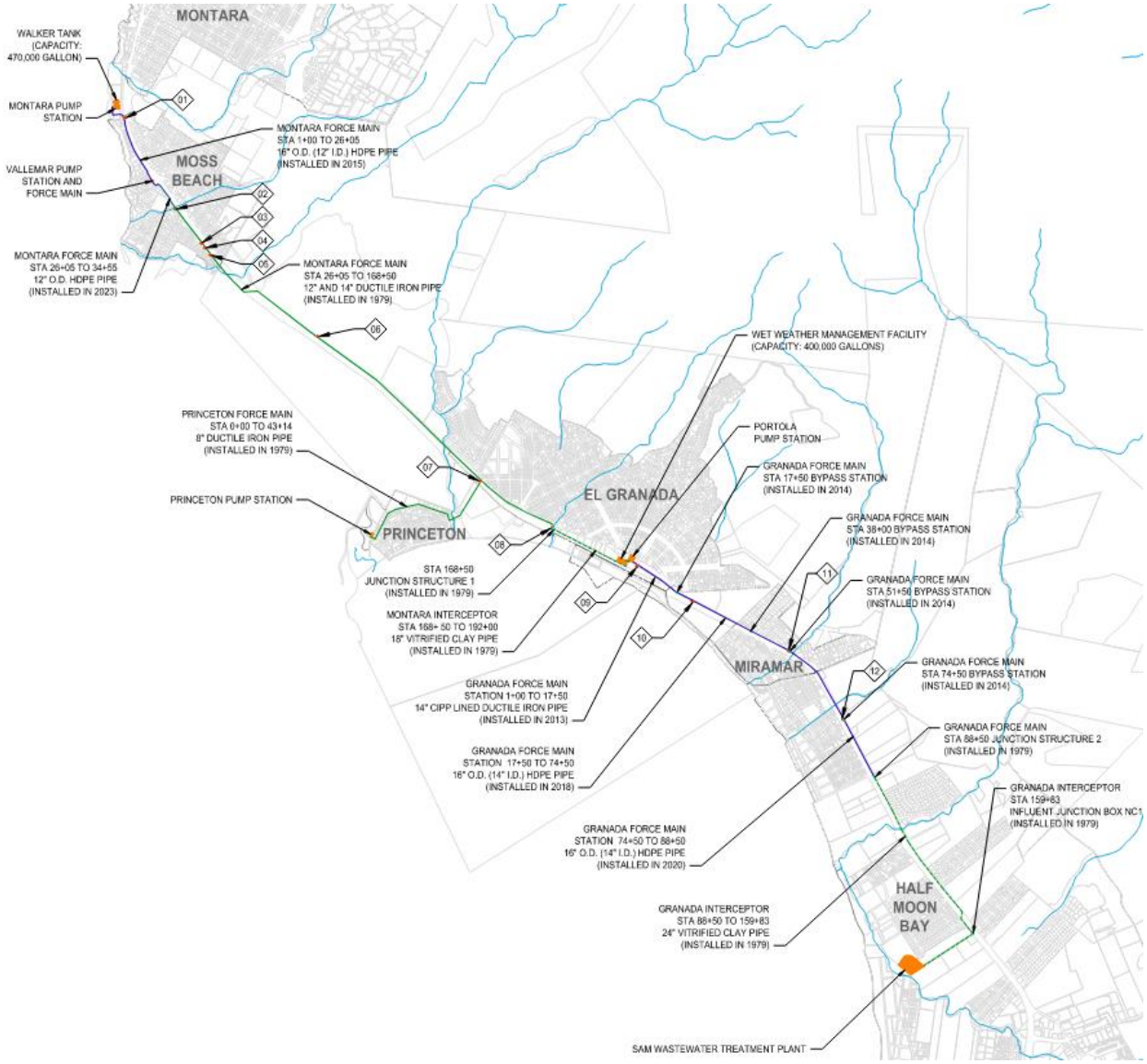



**Figure 1. SAM Service Area**

## Five-Year Capital Improvement Plan

SAM has developed CIPs previously but the most recent CIPs have covered shorter planning horizons at its Board of Directors' (BOD) preference. This CIP covers the next five years as requested by SAM.

### Methodology

For this CIP WKFCE worked with SAM staff, consultant representatives, consultant reports, and past CIPs (some of which SAM never adopted), to identify assets and estimate associated capital projects. As SAM has done historically, this CIP identified and classified projects in three categories, in order of priority for implementation. CIP budgeting does not include costs for routine maintenance.

**Category 1 – Regulatory and Safety**: This category focuses on projects that will help ensure that SAM remains in full regulatory compliance. These projects will improve operational safety, reduce air emissions and pollutant discharges to water of the United States, protect public safety, and prepare to meet future and likely more stringent regulations. Category 1 project have the highest priority. SAM has little or no control to defer.

**Category 2 -- Replacement and Rehabilitation**: This category focuses on renewal or replacement of SAM's aging infrastructure. Example projects replace equipment that has met or exceeded its useful life, has a previous failure history, or is obsolete as evidenced by spare parts unavailability or procurement difficulties. The goal is to provide for ongoing or future renovation activities. Typical Category 2 projects include:

- Mechanical equipment replacement, upgrade, or modernization
- Pipeline renewal/replacement
- Electrical equipment (e.g., switch gear and distribution) replacement
- Instrumentation/control equipment replacement, upgrade, or modernization

SAM has moderate level of control over implementation timing for Category 2 projects.

**Category 3 – Sustainability/Energy/Optimization**: This category focuses on projects that optimize existing operations and/or improve energy efficiency and sustainability. SAM has a goal of upgrading and improving its infrastructure over time, to prevent major failures while operating with reduced energy use and lower overall maintenance costs. SAM has significant level of control over implementation timing for Category 3 projects.

## CIP Summary

Table 1 presents the proposed 5-yr CIP, using a combination of recommended Category 1, Category 2 and some Category 3 projects. Table 2 presents all identified projects. For each such project, we give a brief description, its past category rating, and an estimated cost in current (Winter 2024) dollars. Attachment A describes the accuracy for current estimated construction costs and soft cost (engineering, legal, and administration). The estimates presented herein are AACE International Class 5 estimates, also referred to as order-of-magnitude estimates, with an expected accuracy range of minus 50 percent to plus 100 percent or sometimes to tighter range of minus 30 percent to plus 50 percent. We have reduced the accuracy range slightly since site conditions and characteristics are well known. The construction cost estimates include a contingency allowance of about 35 percent. Attachment B presents more detailed information about proposed CIP projects.

## Summary

This 5-yr CIP identifies sufficient Category 1, Category 2, and Category 3 projects to use all planned expenditures--$12.5 million in winter 2024 dollars. Owing to the pressing need to rehabilitate the SAM sewer force main in Montara and also carry out other pressing projects, total proposed expenditures exceed the $2.5 million per year (with inflation equal to $13.541 million) by $5,140 million. Table 2 lists all proposed projects. At the WWTP SAM has identified a need to install a new standby generator and new electrical equipment. Both installations will occur near the administration building at a location outside the area of the WWTP at risk for flooding. That Category 1 work has a high priority but currently no schedule because SAM has initiated actions to acquire grant funding for detailed design and construction.

| Table 1. Sewer Authority Mid-Coastside Five-Year Capital Improvement Program | | | | | | |
|---|---|---|---|---|---|---|
| **System Component** | **Estimated Cost (thousand dollars)[1]** | | | | | |
| | **24/25** | **25/26** | **26/27** | **27/28** | **28/29** | **Total** |
| Pump Stations | | | 1,352 | 1,406 | 328 | 3,086 |
| Pipelines[2] | 3,000 | 3,510 | 3,650 | 2,050 | 1,710 | 13,920 |
| Wastewater Treatment Plant | | | | 460 | 725 | 1,185 |
| Outfall | | | | | 490 | 490 |
| **Estimated Total** | 3,000 | 3,510 | 5,002 | 3,916 | 3,253 | **18,681** |
| **Target Total** | 2,500 | 2,600 | 2,704 | 2,812 | 2,925 | **13,541** |

Notes:
[1] Total costs include 4% yearly escalation for years after FY 24/25.

[2] Force Main in Montara Rehab exceeds target CIP funding but is required largely to meet a regulatory requirement.

## Table 2. SAM 5-Yr Capital Projects

| Facility | Category | Description (implementation fiscal year) | Estimated Cost (thousand dollars)[1] |
|---|---|---|---|
| Montara Pump Station | 811 | Standby generator replacement (FY26/27) | 811 |
| | 541 | Flowmeter replacement (FY26/27) | 541 |
| Portola Pump Station | 844 | Standby generator replacement (FY26/27) | 811 |
| | 562 | Flow meter replacement (FY26/27) | 541 |
| | 328 | Wetwell concrete evaluation and rehabilitation (FY27/28) | 300 |
| Force Main in Montara[2] | 10,160 | Replacement of force main, with necessary appurtenances (FY24/25 – FY26/27) | 10,160 |
| Force Main in Princeton | 3,760 | Replacement of force main, with necessary appurtenances (FY27/28 – FY28/29) | 3,760 |
| WWTP | 260 | Grit blowers upgrade/replacement (FY27/28) | 260 |
| | 100 | Study of sludge beneficial uses (FY27/28) | 100 |
| | 100 | Study of biogas beneficial uses (FY27/28) | 100 |
| | 725 | Belt filter press refurbishment (FY28/29) | 725 |
| Outfall | 490 | Outfall inspection and repair (FY28/29) | 490 |
| | | **Total** | **18,681** |

Notes:
[1] Total costs include 4% yearly escalation for years after FY 24/25.

[2] Force Main in Montara Rehab exceeds target CIP funding but required largely to meet a regulatory requirement.

## References

Global Diving & Salvage, Inc. Annual Outfall Inspection for Sewer Authority Mid-Coastside. August 17, 2022.

SRT Consultants. Draft Technical Memorandum, *Montara Force Main Rehabilitation Alternatives Analysis—Board Draft Review*. October 2023.

TJC and Associates. Technical Memorandum: Replacement and Relocation of Electrical Service Equipment. March 4, 2022.

## ATTACHMENT A
## COST ESTIMATE ACCURACY

WKFCE, with assistance from SAM, assembled cost estimates presented in the Capital Improvement Program (CIP) for general master planning/budgeting purposes. Final costs of a project will depend on several factors including the final project scope, costs for labor and materials, and market conditions during construction. For cost estimating purposes, engineers working on public utility projects typically reference guidance from AACE International (formerly the Association for the Advancement of Cost Engineering International). AACEI has defined three ranges for assessing project costs. Presented in order of increasing accuracy these classifications are: Order of Magnitude, Budget, and Definitive. Within these three broad classifications AACEI uses five classes for estimates based on the level of available information.

 **Order of Magnitude Estimate.** This Class 5 estimate, also known as an "original estimate", "study estimate", or "preliminary estimate," is generally intended for master plans and studies such as a capital improvements plan. Detailed engineering data about the specific project does not support this estimate; its accuracy is dependent on historical data and cost indexes. Order of magnitude costs have an accuracy within -50 percent to +100 percent. The estimator could reduce this range based on project specific knowledge, for example, to -30 percent to + 50 percent if facilities already exist on a site, i.e., site conditions are well known. Thus, the estimator already might have geotechnical knowledge so the proposed project would have very little or no geotechnical/bad foundation condition risks.

 **Budget Estimate.** This classification is also known as an "official estimate" and generally intended for predesign studies. An engineer or estimator prepares this estimate using flow sheets and equipment layouts and details. The reader generally expects that this estimate would have accuracy within -15 percent to +30 percent.

 **Definitive Estimate.** An estimator prepares this classification, also known as a "final estimate," during the time of contract bidding. The data include complete plot plans and elevations, equipment data sheets, and complete specifications. Generally, this estimate has an accuracy within -10 percent to +15 percent while carrying a contingency allowance of 10 to 15 percent.

Figure A-1 shows a graphical representation for the AACEI estimate classes and their key characteristics. The reader should consider that costs developed in SAM's CIP are "Order of Magnitude" and have an expected accuracy range of **-30 percent** and **+50 percent**. A reasonable contingency allowance is 40 percent given the unknowns.

For capital budgeting purposes, presented costs should include allowances for engineering, legal and administrative costs, sometimes referred to as "soft costs." Cost presented for CIP projects include several allowances, totaling 25 percent of construction costs with contingencies. Table A-1 presents a soft costs breakdown by category. Note that these percentages are typical and will vary project to project. For example, a project with major California Coastal Zone or environmental issues might have higher permitting costs while a small project often has higher design costs relative to its construction costs.

| Table A-1. Allowances for "Soft Costs" | |
|---|---|
| **Item** | **Allowance of estimated construction cost (percent)** |
| Planning | 2 |
| Design | 10 |
| Engineering services during construction | 2 |
| Construction management and inspection | 8 |
| Legal, permitting and administrative support | 3 |
| **Total** | **25** |

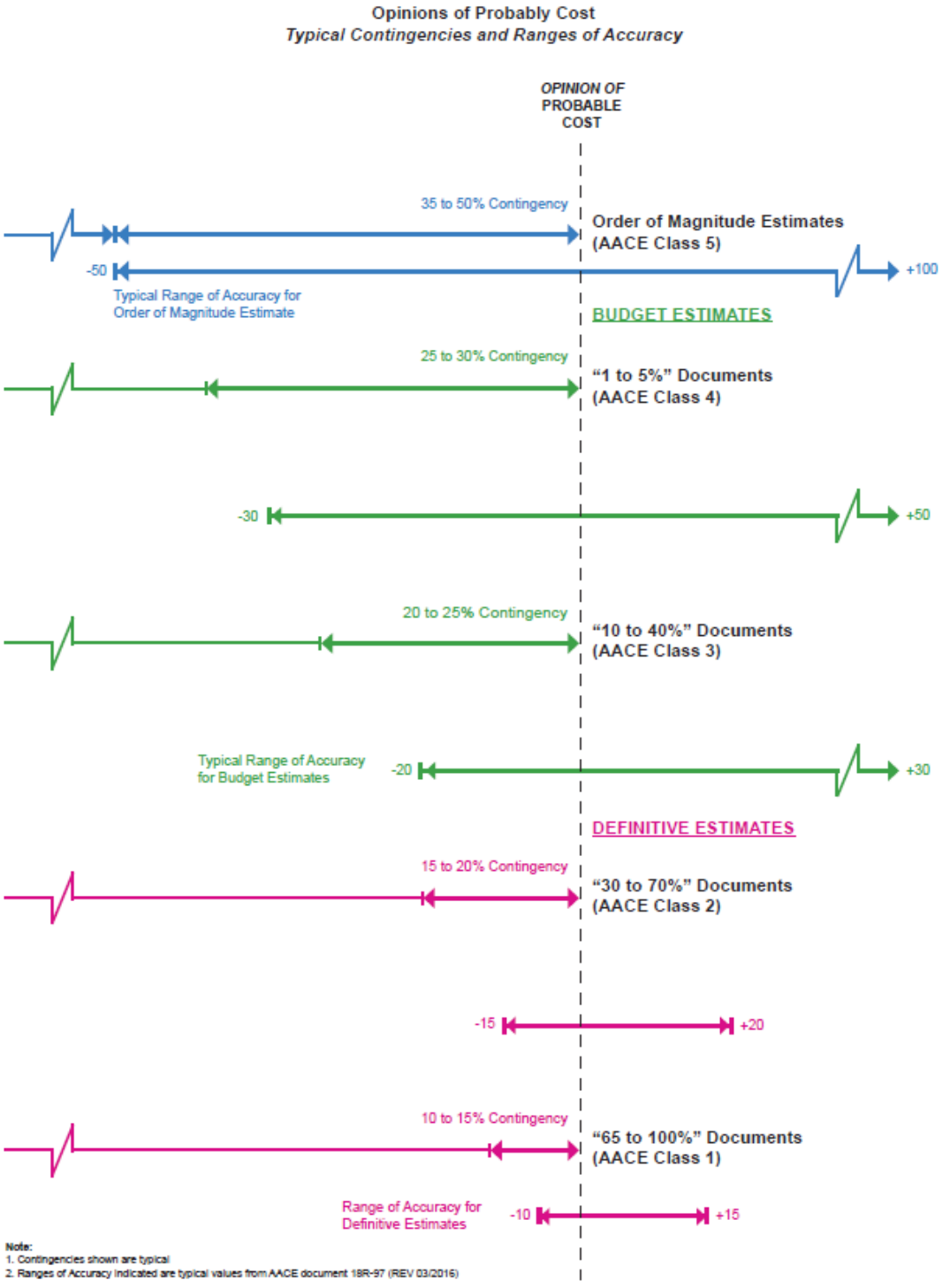



**Figure A-1. Comparison of Different AACEI Cost Estimate Classes—Accuracy Range and Typical Contingency Allowance**

## ATTACHMENT B
## PROJECT SUMMARIES

Attachment B presents concise summaries for SAM's proposed 5-Year FY 2024/2025 through FY 2028/2029 Capital Improvement Plan (CIP) and for one project not yet schedule within the CIP. The summaries briefly describe proposed work, each project's justification, and its budget and schedule. Projects includes conveyance system (force mains and pump station), the wastewater treatment plant (WWTP), and the submarine effluent outfall. This CIP does not propose funding the replacement of WWTP Standby Generator, Automatic Transfer Switch, and Electrical Switchgear since SAM is pursuing FEMA funding for that project.

**Table B-1. Summary of SAM's Proposed FY 24/25 through 28/29 Capital Projects**

| Facility | Description | Category | Page |
|---|---|---|---|
| Montara Pump Station | Replacement of Standby Generator | 2 | B-2 |
| Montara Pump Station | Replacement of Flow Meter | 2 | B-3 |
| Portola Pump Station | Replacement of Standby Generator | 2 | B-4 |
| Portola Pump Station | Replacement of Flow Meter | 2 | B-5 |
| Portola Pump Station | Wetwell Evaluation and Rehabilitation | 2 | B-6 |
| SAM's Force Main in Montara | Replacement Owing to Known Deterioration | 1 | B-7 |
| Princeton Force Main | Potential Replacement for Possible Deterioration | 2 | B-9 |
| WWTP | Upgrade/Replacement of Grit Blowers | 3 | B-11 |
| WWTP | Study of Sludge Beneficial Uses | 3 | B-12 |
| WWTP | Study of Biogas Beneficial Uses | 3 | B-13 |
| WWTP | Belt Filter Press Refurbishment | 2 | B-15 |
| Outfall | Submarine inspection and repair | 2 | B-17 |
| WWTP | Replacement of Standby Generator, Automatic Transfer Switch, and Electrical Switchgear (not schedule pending potential FEMA funding) | 1 | B-19 |

## SEWER AUTHORITY MID-COASTSIDE

5-YEAR CAPITAL IMPROVEMENT PLAN FY 2024/2025 – 2028/2029

CATEGORY 2 – REPLACEMENT AND REHABILITATION

**Project:** Replacement of Montara Pump Station Standby Generator

**Priority:** Replacement and Rehabilitation

At the Montara Pump Station (PS), this project will install a new diesel-fueled standby generator in place of the existing generator. The existing generator is old, installed in about 1979 and obsolete; it has reached the end of its useful life and hence, SAM plans to replace it.

**Project:** Montara Pump Station Replacement Standby Generator

**CIP Total Cost:** $750,000 (Winter 2024 Estimate)

**Project Funding:** SAM will fund this project from SAM's Infrastructure Program

**Basis of Priority:** This project ranks as Category 2 because the existing equipment is old and has reached the end of its useful life.

**Annual Cost Distribution (Winter 2024 thousand $'s) and Not Scheduled**

| CIP Total | FY 24/25 | FY 25/26 | FY 26/27 | FY 27/28 | FY 28/29 |
|---|---|---|---|---|---|
| 811 | -- | -- | 811 | -- | -- |

**Figure B-1 Montara Pump Station Generator**

## SEWER AUTHORITY MID-COASTSIDE

5-YEAR CAPITAL IMPROVEMENT PLAN FY 2024/2025 – 2028/2029

CATEGORY 2 – REPLACEMENT AND REHABILITATION

**Project:** Replacement of Montara Pump Station Flow Meter

**Priority:** Replacement and Rehabilitation

At the Montara Pump Station (PS), this project will install a new magnetic flow meter. The existing flow meter is old, installed in 1984, and obsolete; it has reached the end of its useful life and hence, SAM plans to replace it. The current flow meter installation is not compatible with the best reading accuracy. This project will evaluate alternative flow meter configurations, including a new vault for a potential increase in accuracy.

**Project:** Montara Pump Station Flow Meter

**CIP Total Cost:** $500,000 (Winter 2024 Estimate)

**Project Funding:** SAM will fund this project from SAM's Infrastructure Program

**Basis of Priority:** This project ranks as Category 2 because the existing equipment is old, and has reached the end of its useful life. The current flow meter installation is less than ideal for best flow measurement accuracy.

**Annual Cost Distribution (Winter 2024 thousand $'s) and Not Scheduled**

| CIP Total | FY 24/25 | FY 25/26 | FY 26/27 | FY 27/28 | FY 28/29 |
|---|---|---|---|---|---|
| 541 | -- | -- | 541 | -- | -- |

**Figure B-2 Montara Pump Station Flow Meter**

## SEWER AUTHORITY MID-COASTSIDE

5-YEAR CAPITAL IMPROVEMENT PLAN FY 2024/2025 – 2028/2029

CATEGORY 2 – REPLACEMENT AND REHABILITATION

**Project:** Replacement of Portola Pump Station Standby Generator

**Priority:** Replacement and Rehabilitation

At the Portola Pump Station ((PS), this project will install a new diesel-fueled standby generator in place of the existing generator. The existing generator is old, installed in 1978 and obsolete; it has reached the end of its useful life and hence, SAM plans to replace it.

**Project:** Portola Pump Station Replacement Standby Generator

**CIP Total Cost:** $750,000 (Winter 2024 Estimate)

**Project Funding:** SAM will fund this project from SAM's Infrastructure Program

**Basis of Priority:** This project ranks as Category 2 because the existing equipment is old and has reached the end of its useful life.

**Annual Cost Distribution (Winter 2024 thousand $'s) and Not Scheduled**

| CIP Total | FY 24/25 | FY 25/26 | FY 26/27 | FY 27/28 | FY 28/29 |
|---|---|---|---|---|---|
| 844 | -- | -- | -- | 844 | -- |

**Figure B-3 Portola Pump Station-Generator**

## SEWER AUTHORITY MID-COASTSIDE

5-YEAR CAPITAL IMPROVEMENT PLAN FY 2024/2025 – 2028/2029

CATEGORY 2 – REPLACEMENT AND REHABILITATION

**Project:** Replacement of Portola Pump Station Flow Meter

**Priority:** Replacement and Rehabilitation

At the Portola Pump Station ((PS), this project will install a new magnetic flow meter. The existing flow meter is old, installed in 1984, and obsolete; it has reached the end of its useful life and hence, SAM plans to replace it. The current flow meter installation is not compatible with the best reading accuracy. This project will evaluate alternative flow meter configurations, including a new vault for a potential increase in accuracy.

**Project:** Portola Pump Station Flow Meter

**CIP Total Cost:** $500,000 (Winter 2024 Estimate)

**Project Funding:** SAM will fund this project from SAM's Infrastructure Program

**Basis of Priority:** This project ranks as Category 2 because the existing equipment is old and has reached the end of its useful life.

**Annual Cost Distribution (Winter 2024 $'s) and Not Scheduled**

| CIP Total | FY 24/25 | FY 25/26 | FY 26/27 | FY 27/28 | FY 28/29 |
|---|---|---|---|---|---|
| 584 | -- | -- | -- | 584 | -- |

**Figure B-4 Portola Pump Station Flow Meter**

## SEWER AUTHORITY MID-COASTSIDE

5-YEAR CAPITAL IMPROVEMENT PLAN FY 2024/2025 – 2028/2029

CATEGORY 2 – REPLACEMENT AND REHABILITATION

**Project:** Portola Pump Station Wetwell Evaluation and Rehabilitation

**Priority:** Replacement and Rehabilitation

At the Portola Pump Station (PS), this project will evaluate the wetwell interior concrete and if required owing to deterioration, rehabilitate it. As has occurred at the Portola PS, operators often observe concrete deterioration in raw sewage wetwells owing to sulfuric acid formation from hydrogen sulfide released from biological activity in the sewage; the acid attacks on both the concrete and reinforcing steel. The existing concrete is old, installed in 1978; it very likely has reached the end of its useful life.

**Project:** Portola Pump Station Wetwell Evaluation and Rehabilitation

**CIP Total Cost:** $280,000 (Winter 2024 Estimate)

**Project Funding:** SAM will fund this project from SAM's Infrastructure Program

**Basis of Priority:** This project ranks as Category 2 because the existing equipment is old and has reached the end of its useful life.

**Annual Cost Distribution (Winter 2024 $'s) and Not Scheduled**

| CIP Total | FY 24/25 | FY 25/26 | FY 26/27 | FY 27/28 | FY 28/29 |
|---|---|---|---|---|---|
| 328 | -- | -- | -- | -- | 328 |

**Figure B-5 Portola Pump Station Wetwell**

## SEWER AUTHORITY MID-COASTSIDE

5-YEAR CAPITAL IMPROVEMENT PLAN FY 2024/2025 – 2028/2029

CATEGORY 1 – REGULATORY AND SAFETY PROJECTS

**Project:** Replacement of SAM's Force Main in Montara (FMM)

**Priority:** Regulatory and Safety

This project, part of SAM's Intertie Pipeline System, is an essential pipeline that conveys wastewater collected in Montara, Moss Beach, Princeton-by-the-Sea, and El Granada to SAM's wastewater treatment plant (WWTP) located in Half Moon Bay. The conveyance system uses a combination of force mains and gravity interceptors. The existing ductile iron pipe force main has served for over 40 years and has reached the end of its useful life. SAM verified past leakage and conducted a condition assessment. In addition, SAM is under a consent decree with the Environmental Rights Foundation (ERF) and United States Environmental Protection Agency (USEPA) to have the MFM completely rehabilitated by the end of FY 2026/2027.

Using high density polyethylene pipe (HDPE) SAM already has replaced two FMM sections:

1. 2,650 feet from the Montara Pump Station to end of Vallemar Street
2. 850 feet from the end of Vallemar Street downstream.

To complete the project, SAM needs to replace approximately 13,350 feet FMM, also planned with HDPE pipe.

**Project:** SAM's Force Main in Montara

**CIP Total Cost:** $9,500,000 (Fall 2023 Estimate)

**Project Funding:** SAM will fund this project from SAM's Infrastructure Program

**Basis of Priority:** This project ranks as Category 1 because SAM must complete it to satisfy a consent decree and because owing to its seriously deteriorated condition, it presents a high public health and safety risk.

**Annual Cost Distribution ($ thousand with inflation) and Schedule**

| CIP Total | FY 24/25 | FY 25/26 | FY 26/27 | FY 27/28 | FY 28/29 |
|---|---|---|---|---|---|
| 10,160 | 3,000 | 3,510 | 3,650 | -- | -- |

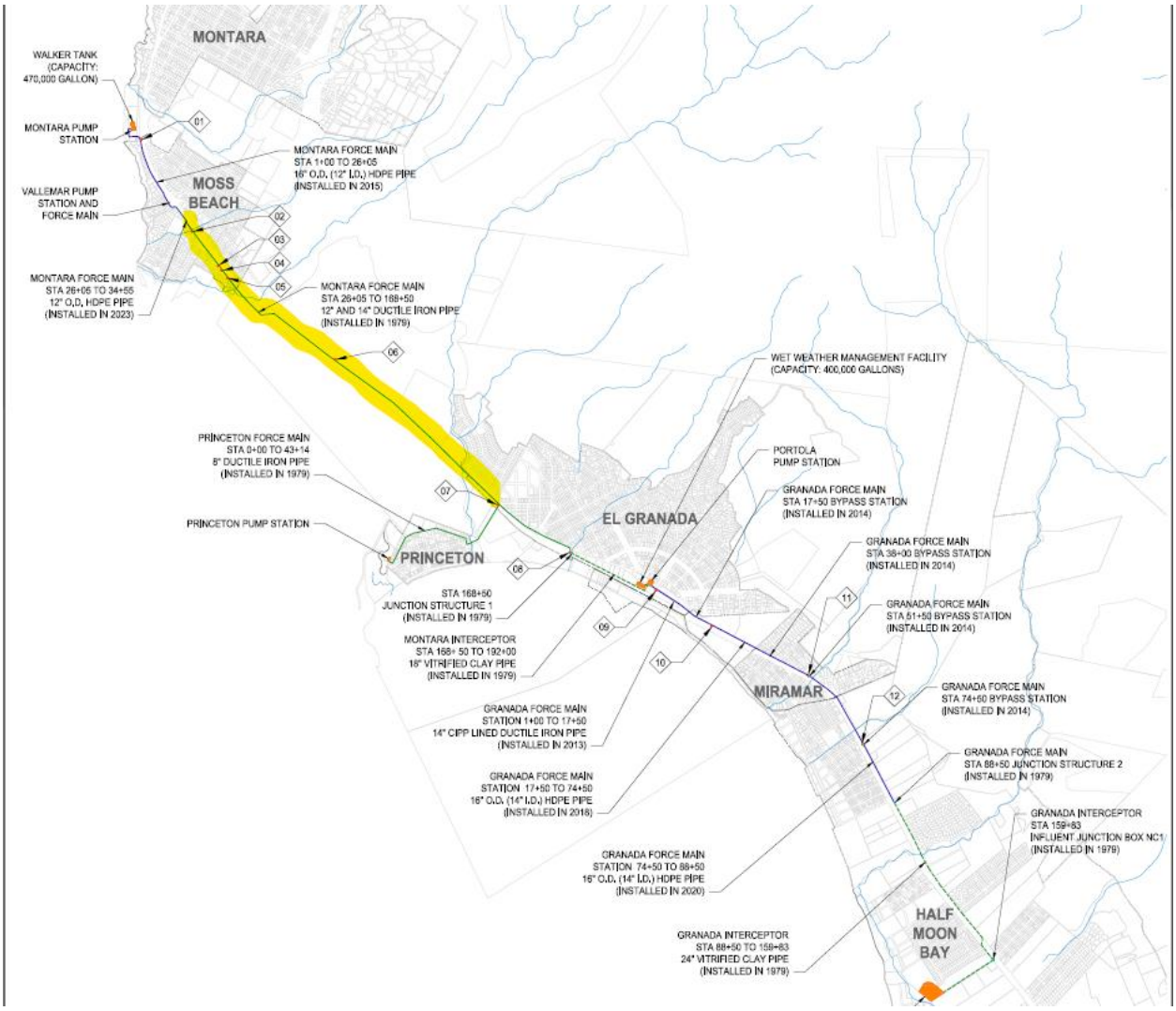



**Figure B-6 SAM's Force Main in Montara (Highlighted)**

## SEWER AUTHORITY MID-COASTSIDE

5-YEAR CAPITAL IMPROVEMENT PLAN FY 2024/2025 – 2028/2029

CATEGORY 2 – REPLACEMENT AND REHABILITAITON

**Project:** Replacement of SAM Princeton Force Main (PFM)

**Priority:** Regulatory and Safety

This project, part of SAM's Intertie Pipeline System, is an essential pipeline that conveys wastewater collected in Princeton-by-the-Sea and conveys it to SAM's Force Main in Montara which in turn conveys the Princeton-by-the-Sea raw sewage to SAM's wastewater treatment plant (WWTP) located in Half Moon Bay. The existing ductile iron pipe force main has served for over 40 years and likely has reached the end of its useful life. Future evaluation will determine whether replacement is warranted in FY 2027/2028 and 2028/2029.

To complete the project, SAM needs to replace approximately 4,314 feet PFM, also planned with HDPE pipe.

**Project:** Princeton Force Main

**CIP Total Cost:** $3,300,000 (Winter 2024 Estimate)

**Project Funding:** SAM will fund this project from SAM's Infrastructure Program.

**Basis of Priority:** This project ranks as Category 2 because SAM has not completed a recent condition assessment but the pipeline is suspect owing to its age.

**Annual Cost Distribution ($ thousand with inflation) and Schedule**

| CIP Total | FY 24/25 | FY 25/26 | FY 26/27 | FY 27/28 | FY 28/29 |
|---|---|---|---|---|---|
| 3,760 | -- | -- | -- | 2,050 | 1,710 |

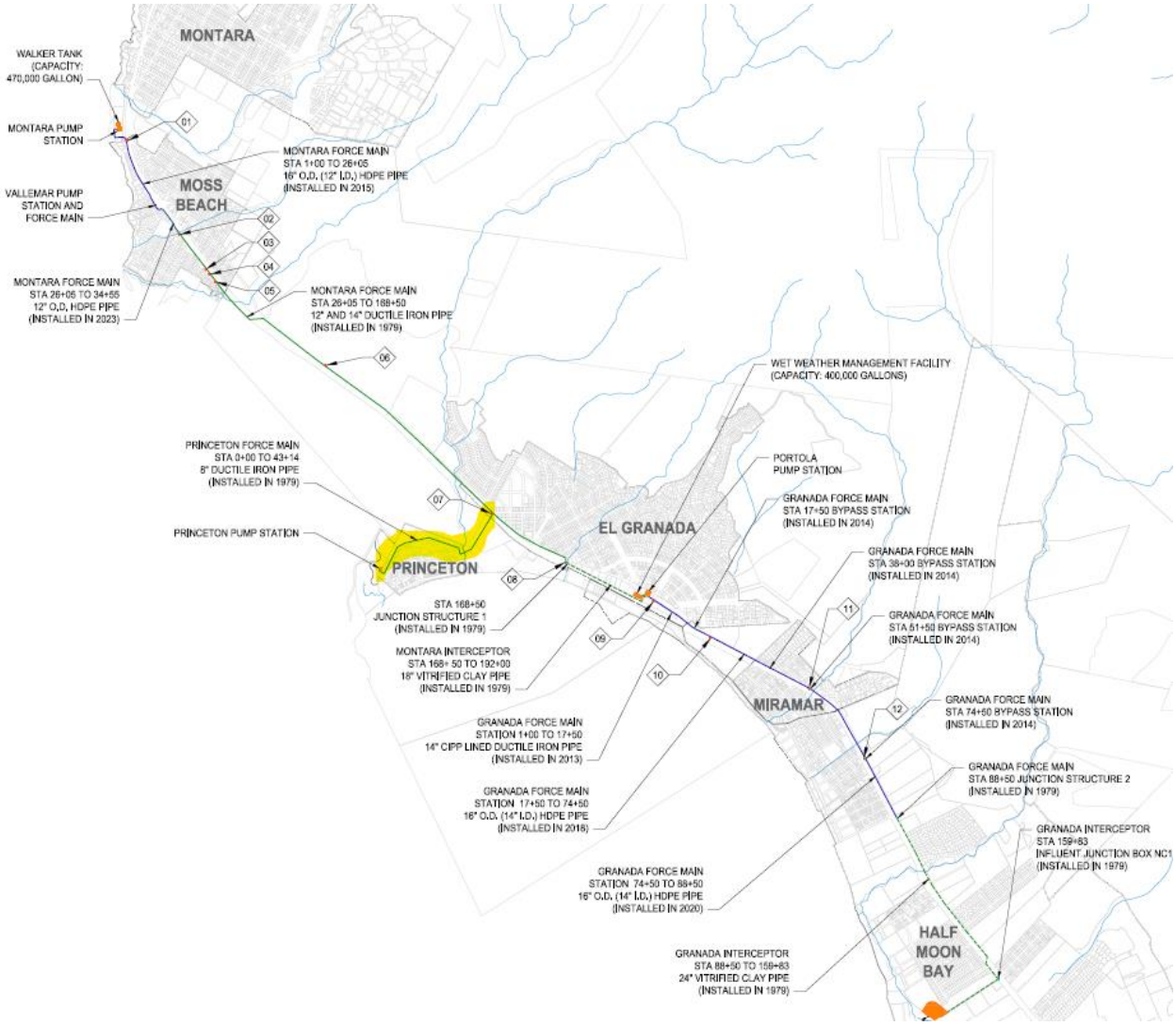



**Figure B-7 Princeton Force Main (Highlighted)**

## SEWER AUTHORITY MID-COASTSIDE

5-YEAR CAPITAL IMPROVEMENT PLAN FY 2024/2025 – 2028/2029

CATEGORY 2 – REPLACEMENT AND REHABILITATION

**Project:** Upgrade/Replacement of the WWTP Grit Blowers

**Priority:** Replacement and Rehabilitation

At the wastewater treatment plant (WWTP), this project will remove the existing grit blowers and replacement them with new, higher capacity blowers using better technology. In2017, SAM carried out a planning study, updated in 2022, to evaluate existing facilities and recommend improvements described above.

**Project:** Upgrade/Replacement of the WWTP Grit Blowers

**CIP Total Cost:** $230,000 (Winter 2024 Estimate)

**Project Funding:** SAM will fund this project from SAM's Infrastructure Program.

**Basis of Priority:** This project ranks as Category 2 because the existing equipment is outdated and ready for upgrade.

**Annual Cost Distribution (Winter 2024 $'s) and Not Scheduled**

| CIP Total | FY 24/25 | FY 25/26 | FY 26/27 | FY 27/28 | FY 28/29 |
|---|---|---|---|---|---|
| 260 | -- | -- | -- | 260 | -- |

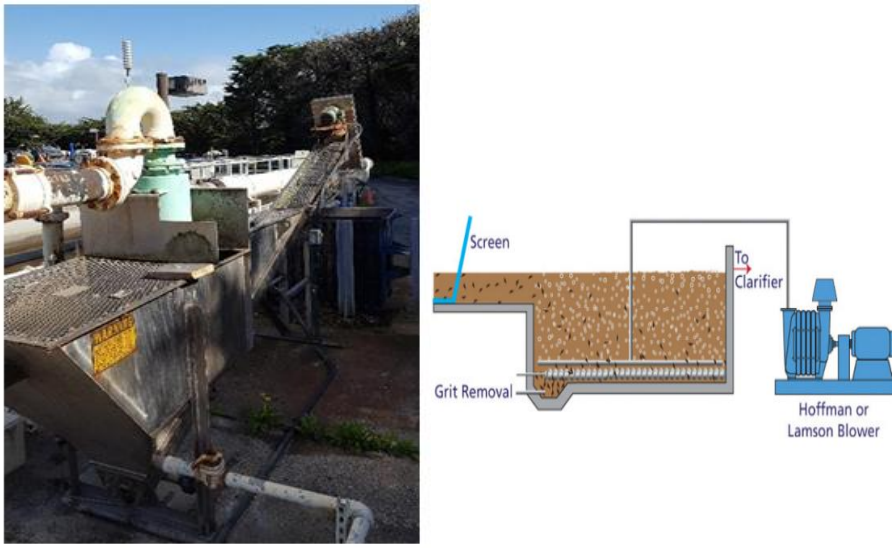



**Figure B-8-SAM Grit washers (Left), and Grit Blower (Right)(For Illustration)**

## SEWER AUTHORITY MID-COASTSIDE

5-YEAR CAPITAL IMPROVEMENT PLAN FY 2024/2025 – 2028/2029

CATEGORY 3 – SUSTAINABILITY/ENERGY/OPTIMIZATION

**Project:** Study of Sludge Beneficial Uses

**Priority:** Sustainability/Energy/Optimization

At the wastewater treatment plant (WWTP), SAM currently dewaters anaerobically digested sludge and sends the dewatered sludge to landfill. This process uses valuable landfill space and ultimately generates methane, a significant greenhouse gas, as sludge degrades in the landfill. Such methane may release to the atmosphere. If SAM could develop a plan for beneficial sludge reuse, e.g., composting for use as a soil amendment, SAM's sludge disposal activity could become beneficial, not detrimental to the environment. This study will determine how to best dispose of and/or recycle SAM's WWTP sludge.

**Project:** Study of WWTP Sludge Beneficial Uses

**CIP Total Cost:** $90,000 (Winter 2024 Estimate)

**Project Funding:** SAM will fund this project from SAM's Infrastructure Program.

**Basis of Priority:** This project ranks as Category 3 because it presents an opportunity to decrease SAM's impacts to the environment and hence make the WWTP operations more sustainable.

**Annual Cost Distribution (Winter 2024 $'s) and Not Scheduled**

| CIP Total | FY 24/25 | FY 25/26 | FY 26/27 | FY 27/28 | FY 28/29 |
|---|---|---|---|---|---|
| 100 | -- | -- | -- | 100 | -- |

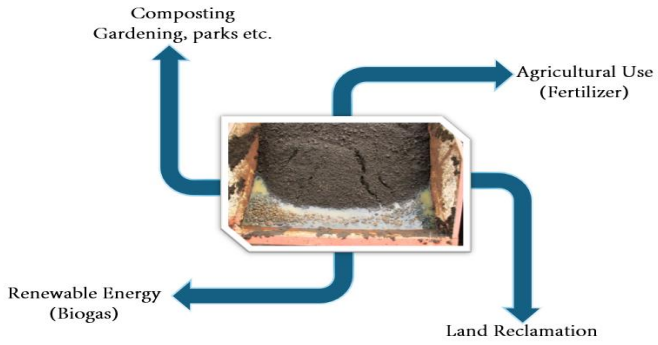



**Figure B-9 Sludge Beneficial Uses (Sample)**

## SEWER AUTHORITY MID-COASTSIDE

5-YEAR CAPITAL IMPROVEMENT PLAN FY 2024/2025 – 2028/2029

CATEGORY 3 – SUSTAINABILITY/ENERGY/OPTIMIZATION

**Project:** Study of Biogas Beneficial Uses

**Priority:** Sustainability/Energy/Optimization

At the wastewater treatment plant (WWTP), SAM currently digests a combination of primary and waste biological sludge anaerobically. This process produces biogas that SAM could use to fuel a cogeneration/combined heat and power system (aka, cogeneration--cogen). Cogen systems produce electricity which would offset electricity that SAM now purchases from the utility grid. Waste heat recovered from the power generation system would heat SAM's anaerobic sludge digestors. The added heat accelerates sludge digestion and ensure that the product sludge is more biologically stable and more easily recycled, while likely destroying pathogens in the sludge. This study will determine how to best to use SAM's WWTP biogas.

**Project:** Study of Biogas Beneficial Uses

**CIP Total Cost:** $90,000 (Winter 2024 Estimate)

**Project Funding:** SAM will fund this project from SAM's Infrastructure Program.

**Basis of Priority:** This project ranks as Category 3 because it presents an opportunity to decrease SAM's impacts to the environment and hence make the WWTP operations more sustainable.

**Annual Cost Distribution (Winter 2024 $'s) and Not Scheduled**

| CIP Total | FY 24/25 | FY 25/26 | FY 26/27 | FY 27/28 | FY 28/29 |
|---|---|---|---|---|---|
| 100 | -- | -- | -- | 100 | -- |

[

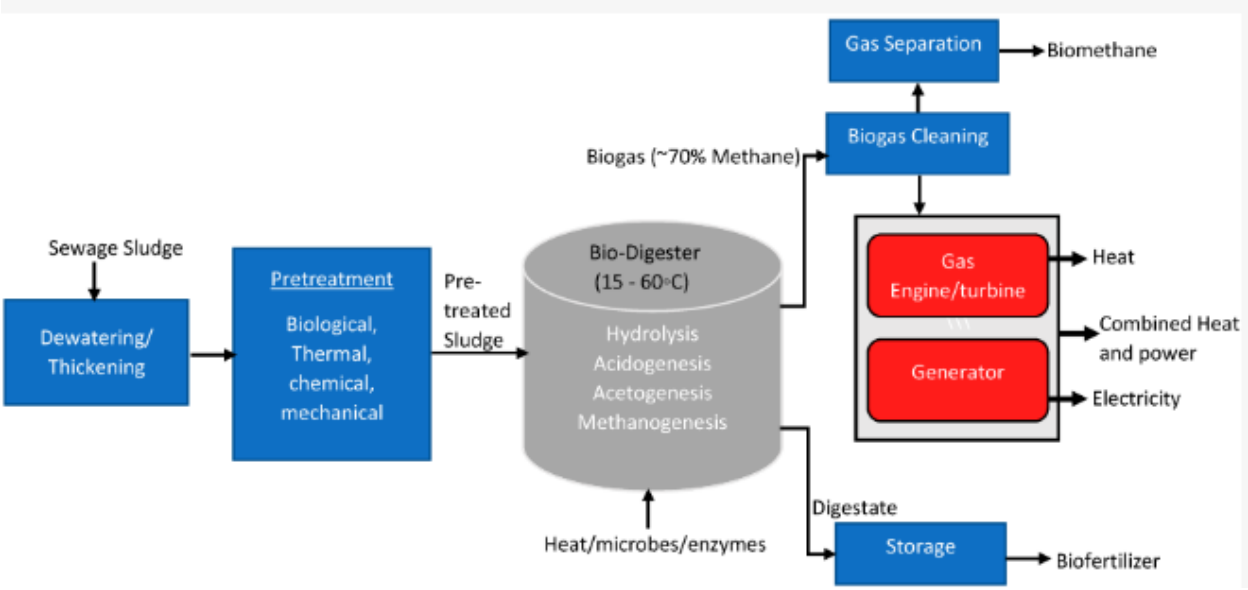



**Figure B-10 Biogas production through sludge anaerobic digestion (For Illustration)**

## SEWER AUTHORITY MID-COASTSIDE

5-YEAR CAPITAL IMPROVEMENT PLAN FY 2024/2025 – 2028/2029

CATEGORY 2 – REPLACEMENT AND REHABILITATION

**Project:** Belt Filter Press Refurbishment

**Priority:** Replacement and Rehabilitation

At the wastewater treatment plant (WWTP), this project will recondition and rebuild the existing belt filter presses currently used to dewater digested sludge. The existing presses were installed in 1998 and are worn but salvageable with replacement of key components and other reconstruction.

**Project:** WWTP Replacement Standby Generator and Electrical Switchgear

**CIP Total Cost:** $620,000 (Winter 2024 Estimate)

**Project Funding:** SAM will fund this project from SAM's Infrastructure Program.

**Basis of Priority:** This project ranks as Category 2 because the existing equipment is old and worn.

**Annual Cost Distribution (Winter 2024 $'s) and Not Scheduled**

| CIP Total | FY 24/25 | FY 25/26 | FY 26/27 | FY 27/28 | FY 28/29 |
|---|---|---|---|---|---|
| 725 | -- | -- | -- | -- | 725 |

**Figure B-11 Belt Filter Press**

## SEWER AUTHORITY MID-COASTSIDE

5-YEAR CAPITAL IMPROVEMENT PLAN FY 2024/2025 – 2028/2029

CATEGORY 2 – REPLACEMENT AND REHABILITATION

**Project:** SAM Effluent Outfall and Diffuser Inspection and Repair

**Priority:** Replacement and Rehabilitation

This project is an essential system component that conveys wastewater treatment plant (WWTP) effluent into the Pacific Ocean for ultimate disposal. The outfall includes about 1,000 feet of 66-inch-diameter reinforced concrete pipe (RCP) onshore and 900 feet of 66-inch-diameter RCP offshore terminating in a 238-foot-long multiple-port diffuser. The diffuser ports terminate with Tideflex® Check (aka "duckbill") valves. A 2022 submarine inspection carried out by Global Diving and Salvage, Inc. (GDSI), found that all duckbill valves showed signs of damage; one (valve 33) out of 35 valves was buried completely and hence, not functioning. GDSI recommended that SAM consider duckbill valve replacement.

**Project:** Effluent Outfall and Diffuser Inspection and Repair

**CIP Total Cost:** $420,000 (Winter 2024 Estimate)

**Project Funding:** SAM will fund this project from SAM's Infrastructure Program

**Basis of Priority:** This project ranks as Category 2 because SAM must maintain the outfall discharge system to dispose of WWTP effluent in compliance with SAM's NPDES permit.

**Annual Cost Distribution ($ thousand with inflation) and Schedule**

| CIP Total | FY 24/25 | FY 25/26 | FY 26/27 | FY 27/28 | FY 28/29 |
|---|---|---|---|---|---|
| 490 | -- | -- | -- | -- | 490 |

Polymer Line Believed to be Attached to Diffuser 33

**Figure B-12 Apparently buried and hence non-functional diffuser port**

## SEWER AUTHORITY MID-COASTSIDE

5-YEAR CAPITAL IMPROVEMENT PLAN FY 2024/2025 – 2028/2029

CATEGORY 1 – REGULATORY AND SAFETY PROJECTS

**Project:** Replacement of the WWTP standby generator and electrical switchgear

**Priority:** Regulatory and Safety

At the wastewater treatment plant (WWTP), this project will install a new diesel-fueled standby generator and new electrical switchgear in a new higher-elevation building adjacent to the existing administration building. The existing generator is old (1979) and obsolete and has reached the end of its useful life. Furthermore, it sits in an area with flooding risk. The key medium-voltage electrical switchgear dates from the 1990s, is obsolete and also has reached the end of its useful life, with equal flooding risk. In 2013, TJC and Associates, Inc., carried out a planning study, updated in 2022, to evaluate existing facilities and recommend improvements described above.

**Project:** WWTP Replacement Standby Generator and Electrical Switchgear

**CIP Total Cost:** $6,000,000 (Winter 2024 Estimate)

**Project Funding:** SAM has applied for FEMA funding

**Basis of Priority:** This project ranks as Category 1 because the existing equipment is old and has flooding risk. It does not appear in the current CIP because SAM has applied for funding from FEMA which could reduce expenditures of SAM funds.

**Annual Cost Distribution (Winter 2024 $'s) and Not Scheduled**

| CIP Total | FY 24/25 | FY 25/26 | FY 26/27 | FY 27/28 | FY 28/29 |
|---|---|---|---|---|---|
| 6,000 | -- | -- | -- | -- | -- |

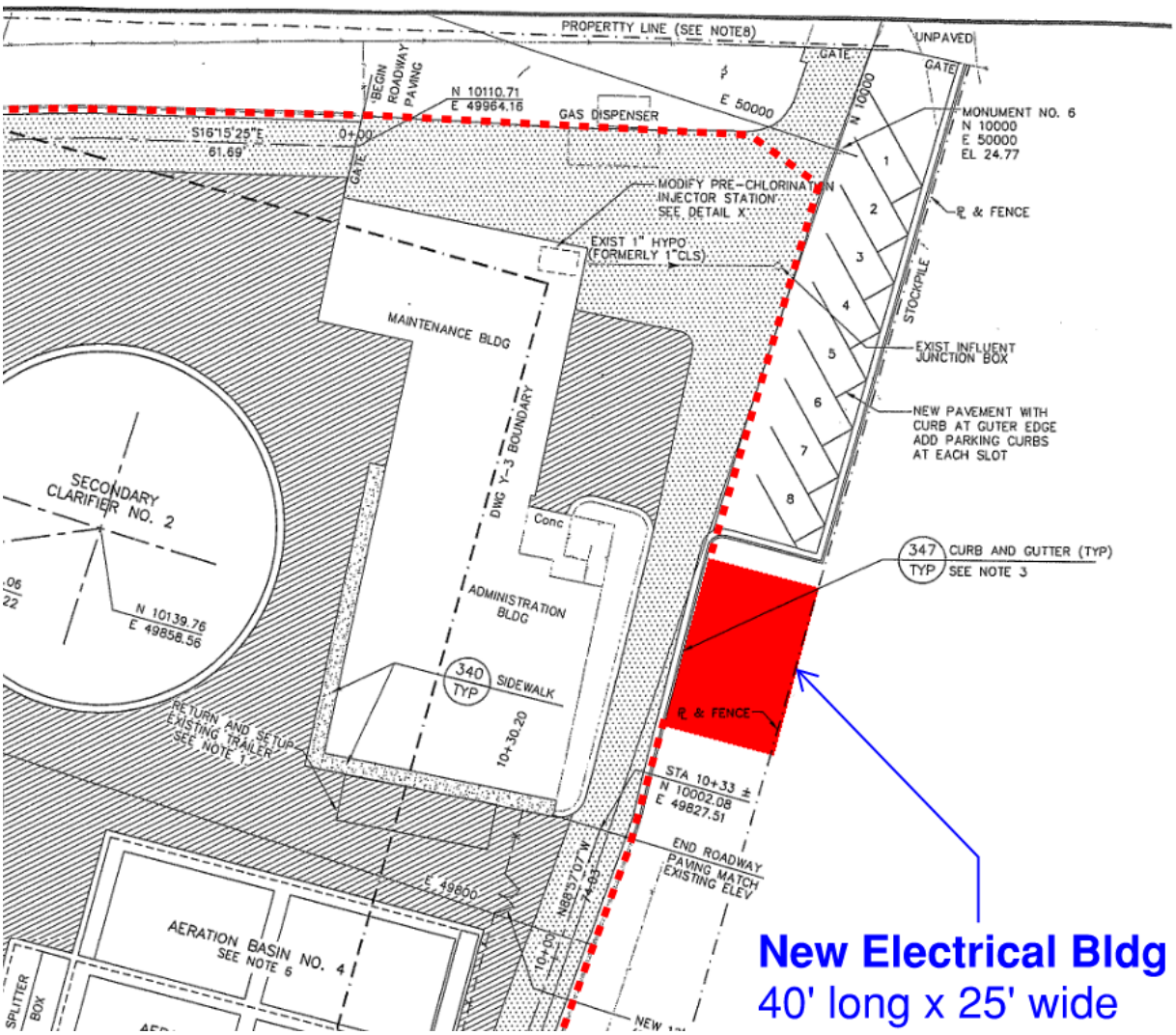



**Figure B-13 Potential Location for New Standby Generator and Electrical Switchgear**

**BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY**

**AGENDA REPORT**

For meeting of: **October 15, 2024**

**TO:** Honorable City Council

**VIA:** Matthew Chidester, City Manager

**FROM:** John Doughty, Assistant City Manager
Maz Bozorginia, Public Works Director

**TITLE:** **STUDY SESSION—POTENTIAL COMMUNITY PARK ON BEACHWOOD/GLENCREE PROPERTY**

**RECOMMENDATION:**
Conduct a study session on potential use of the Beachwood/Glencree Property as a community park and direct staff accordingly.

**FISCAL IMPACT:**
There is no fiscal impact associated with this item. If directed, additional planning and environmental work to further evaluate community park options would require creation of a new Capital Project and allocation of General Funds.

**STRATEGIC ELEMENT:**
This recommendation supports the *Healthy Communities and Public Safety* and *Inclusive Governance* Elements of the Strategic Plan.

**BACKGROUND:**
On July 16, 2024, Mayor Jimenez requested City Council agree to the placement of an item on a future agenda regarding use of the Beachwood/Glencree property as a "community park". The request was seconded by Councilmember Penrose.

The Beachwood/Glencree Property comprises two legal parcels of approximately 36 acres in size. The property is located east of Highway 1, between the Terrace Avenue and Grandview neighborhoods.

The property was subject to lengthy litigation which culminated in a United States District Court decision in November of 2007. The litigation centered around proposed development of single-family home community on lands with emerging seasonal wetlands. Monetary damages were awarded to the property owner(s). Upon payment of the monetary judgement, the City

received the Beachwood/Glencree Property by grant deed. The City continues to be the sole owner of the two parcels.

On February 5, 2019, the City Council adopted the City of Half Moon Bay Parks Master Plan. This document serves as guidance to the Parks and Recreation Commission, Planning Commission, and City Council on expansion/renovation of existing parks and consideration of new park facilities.

Over the last several years, the City has actively sought grant funding to prepare proof of concept design for the Kehoe Drainage Basin. The basin includes the Beachwood/Glencree property as well as lands to the east and west. The Discussion section includes additional information on the potential use of Beachwood/Glencree for green infrastructure/stormwater management.

**DISCUSSION:**

**Land Use Challenges and Constraints**

Land Use Plan Policy. The Local Coastal Land Use Plan (LUP) designation of the Beachwood/Glencree property is Open Space – for Conservation (OS-CR). The LUP provides the following guidance for OS-CR properties.

> "The OS-CR designation applies to lands intended for permanent conservation and are therefore not held in reserve for potential future development. Habitat protection, management and restoration as well as hazard avoidance are the primary uses. If found to be compatible, uses could include public trails, education, passive open space amenities, and grazing for fuel modification and/or ESHA enhancement. Green infrastructure implementation measures such as stormwater detention swales, groundwater recharge wells, de-channelization of channelized watercourses, and stormwater harvesting systems for reuse may support the primary intent for habitat restoration or reducing flood, erosion, and other hazards."

Conclusion: A Local Coastal Land Use Plan Amendment would be required should the City pursue a community park project. Any Amendment would require approval by the Planning Commission and City Council and ultimately certification by the California Coastal Commission. Presence of seasonal wetlands and wetland vegetation played a significant role in the litigation.

Site Constraints. As shown on the 2020 LUP Habitat Map (See Attachment 1), approximately 22 acres of the 36-acre total parcel area is classified as *Coastal Freshwater Marsh* (green shaded area), due to the widespread presence of interconnected seasonal wetlands. This designation was affirmed through a 2019 wetland delineation prepared in conjunction with fire fuel modification (goat grazing). Each year, the area is re-evaluated as part of the fire fuel management program as shown on Attachment 2, *2024 Vegetation Management and Fire Abatement Program HMB East Parcel*. The goat grazing map identifies "*No Grazing Area"*

(green shaded area) which includes wetlands and riparian areas where no vegetation clearance or grazing is allowed. This protected habitat may vary slightly from the LUP mapping but is of slightly higher order of accuracy than the LUP Habitat Map.

LUP Policies 6-40 and 6-41 generally prohibit development in wetlands or within a 100-foot buffer around wetlands. Uses that may be allowed are limited to education and research activities, public trails, habitat restoration and temporary disturbance for installation of public utilities. The 22 acres of wetland plus required buffers significantly reduces developable area on the site and the location of the wetlands make consolidating developable area extremely difficult. In 2021, at the direction of the City Council, staff performed a feasibility analysis for affordable housing development on City-owned properties. The analysis included the Beachwood/Glencree site, 555 Kelly, and 880 Stone Pine.

It is also of note that vehicular access and parking would be difficult on this site. As shown on Attachments 1 and 2, wetlands extend along most of the Highway 1 frontage. In fact, the LUP map shows a continuous line of wetlands. A Class 1 bicycle/pedestrian path (Eastside Parallel Trail-North) is proposed along this frontage, in the Caltrans right-of-way, which would create potential vehicle/bicycle conflicts that would need to be addressed should vehicular access be established in this location. Other potential access routes include extension of Golden Gate Avenue from the north and/or south. Mapped wetland and buffer areas limit this access and assuredly any proposed access would be challenged by existing neighbors/neighborhoods. There are other on- and off-site potential environmentally sensitive habitat areas (ESHA) that would likely limit access from the Grandview areas as well.

Conclusion: Mapped environmental constraints, LUP policies and vehicular access challenges, limit the land area and viability of the site for an active park space. A lower intensity use such as an interpretive walking trail with limited vehicle access is possible and could be combined with restoration and green infrastructure/stormwater improvements.

**Parks Master Plan**

Overview. Throughout the development of the Parks Master Plan, community members identified a need and desire for a “new” community park. The Master Plan notes that Smith Field Park is an existing “community park”, but is focused on organized field sports, including HMB Little League, Junior Giants, HMB Pirates and City recreational softball programming. Recently, the City Council approved a Facilities Master Plan for Smith Field that looks to expand community/family park offerings and following approval, the City Council allocated funding to initiate design of Phase 1 improvements and a new water main to serve Smith Field within Wavecrest Road. Staff anticipates bringing the Coastal Development Permit for Smith Field Park this winter.

Site Evaluations. The Master Plan identified several potential sites for a “new” community park (Attachment 3). Sites evaluated include the Beachwood Site, Podesta/Silvera Site, Caltrans Mitigation Site, San Mateo County Landfill Site, and 880 Stone Road. Many of the sites share similar environmental/habitat constraints. The Beachwood Site (which includes Beachwood and

Glencree properties) was not included as potential "new" community park as it was noted that the property's "habitat value makes this site suitable for a potential mitigation bank, or for consideration of passive uses."

New Community Park. The Master Plan includes a Vision statement and desired amenities for a "new" community park. The amenities listed include playground(s), picnic and BBQ areas, large informal grass areas, recreation activities spaces (basketball, hard courts, pickleball, etc.), restrooms, natural spaces, adequate parking and circulation. The desired amenities conflict with land use limitations and policies of the LCLUP.

Conclusion: The Beachwood/Glencree property was analyzed in 2018 and excluded in 2019 as part of the Parks Master Plan adoption. Additional information on mapped wetlands and new LUP policies support and reinforce the exclusion of this site as a potential "new" community park.

**Stormwater and Environmental Stewardship**

The City's adopted Capital Improvement Program (CIP) includes the Kehoe Watershed Enhancement and Environmental Stewardship Project (CIP No. 1017). This project is a multi-faceted approach to provide enhancement of the Environmentally Sensitive Habitat (ESHA) through implementation of green stormwater improvements to support the Kehoe Watershed. The concept is to include stormwater retention facilities in appropriate locations within the Beachwood/Glencree property to support wetland habitats and reduce sediment transport, erosion and scouring along the Kehoe Watershed. This would also increase protection from scour of the Sewer Authority Mid-Coastside (SAM) wastewater treatment plant that is situated at the end of the Kehoe Watercourse.

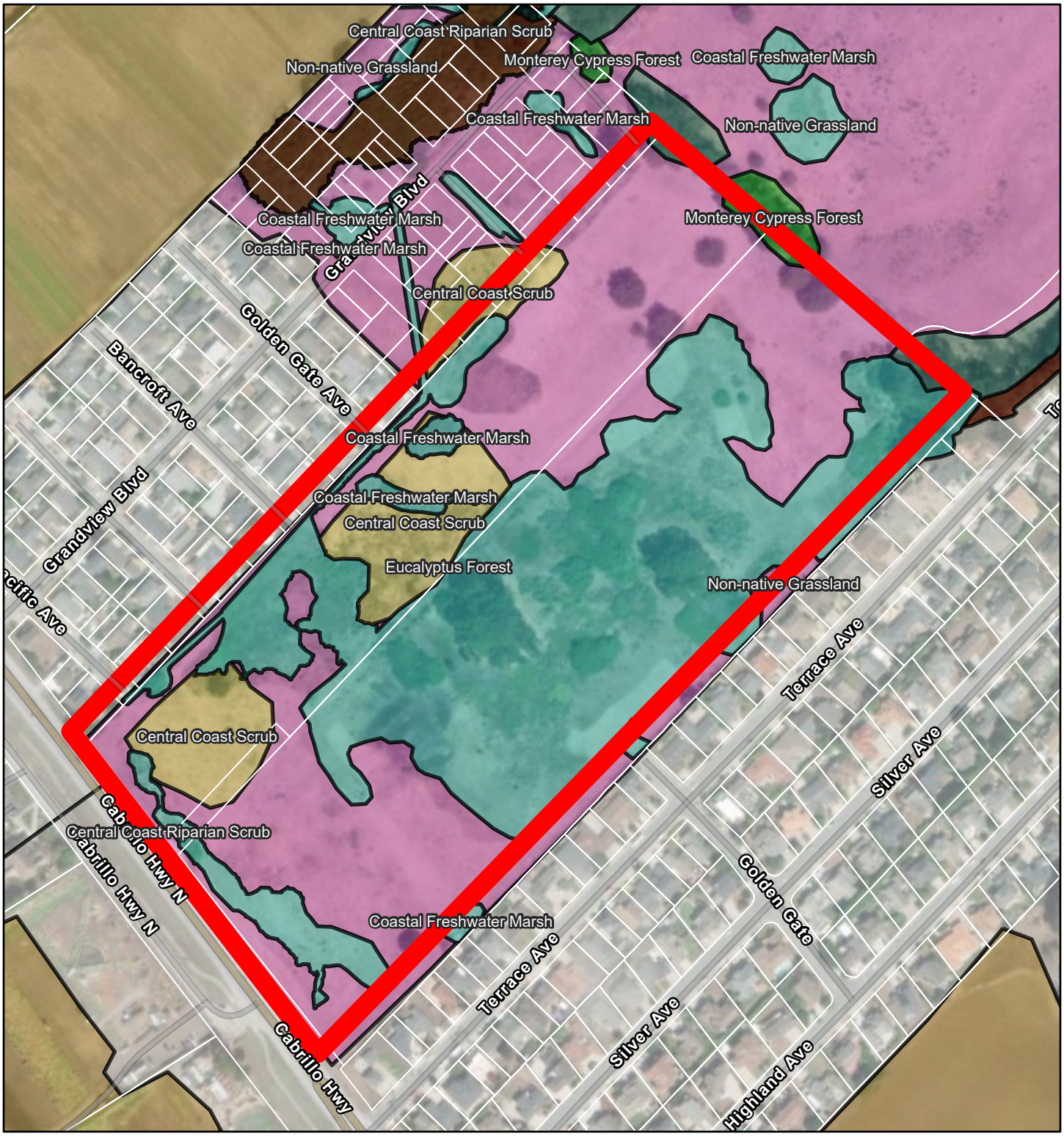
**CONCLUSION:**

Utilization of the Beachwood/Glencree property is being considered for watershed management, which is a supported use for the property. Passive uses, such as pedestrian walkways and interpretative nature trails are also a supportive and permitted under a watershed project of this nature.

**ATTACHMENT:**

1) 2020 LUP Habitat Map
2) 2024 Vegetation Management and Fire Abatement Program HMB East Parcel
3) Parks Paster Plan Site Evaluations and Location Map
4) CIP Project Page – Kehoe Watershed (CIP No. 1017).

# LUP Habitat Map




10/7/2024

1:4,495

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

SAN MATEO COUNTY PARCEL DATA

Habitat Types

- Urban
- Non-native Grassland
- Monterey Cypress Forest
- Eucalyptus Forest
- Coastal Freshwater Marsh
- Central Coast Scrub
- Central Coast Riparian Scrub
- Agricultural

SIMPLIFIED CITY BOUNDARY

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata

Esri Community Maps Contributors, County of San Mateo, California, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

**HMB Vegetation Management and Fire Abatement Program**

SWCA ENVIRONMENTAL CONSULTANTS

- Photo Points
- 2024 Grazing Areas
- Grazing Paddocks 2024
- No Grazing Area
- Wetland Avoidance Area
- East Parcel Boundary

San Mateo County, CA
USGS 7.5' Quadrangle:
Half Moon Bay, CA, 37122-D4
NAD 1983 UTM Zone 10N

N

1:4,000

0 160 320 Feet

0 40 80 Meters

# SITES EVALUATED

## New Park Sites

**Beachwood Site**[2] – City-owned – 24.7-acres off Highway 1. Habitat value makes this site suitable for a potential mitigation bank, or for consideration of passive uses.

**Caltrans Mitigation Site and Adjacent City Property**– City-owned 15-acres south of Bev Cunha Country Road and east of the Sewer Authority plant. History of environmental concerns, suitable for habitat restoration and passive recreation.

**Guerrero Site** – Privately owned 6-acres site located at Ventura, Alameda and Guerrero Streets with substantial habitat and marsh areas. Deed restrictions limit use to habitat conservation.

**Pacific Ridge Site**[3] – Small park development site, approximately 1.9 acres, as part of approved development. Topography, potential sensitive habitat, and drainage limit the potential active uses at this site.

**Podesta/Silvera Site** – Privately owned land with requirement for approximately 7-acres of park land. There is an existing agricultural pond and potentially wetland areas within the site.

**Peninsula Open Space Trust (P.O.S.T.) Site/Corp Yard** – Privately owned, approximately 20-acres and current location of City Corp Yard. There is reported habitat for the San Francisco Garter Snake and California Red Legged Frog in parts of this site.

**San Mateo County Landfill Site** – County-owned property of approximately 35-acres adjacent to Poplar Beach. Concerns exist regarding erosion and exposure of landfill, as well as concerns related to its adjacency to sensitive habitat.

**Spindrift** – Cul-de-sac on Spindrift Drive that has been proposed as a potential pocket park. Due to the size, it is unlikely to provide adequate amenities for the neighborhood. However, it may be a good location to pilot a play street.

## Sites to Further Assess

Based on this evaluation and considerable community input two sites are the most promising - Podesta Site and the P.O.S.T./Corp Yard. The rest of the potential sites were eliminated due to environmental and size constraints. The City will need to work with the current owners of these sites to determine the ability to acquire and develop a community park, as well as conduct feasibility studies before proceeding with planning.

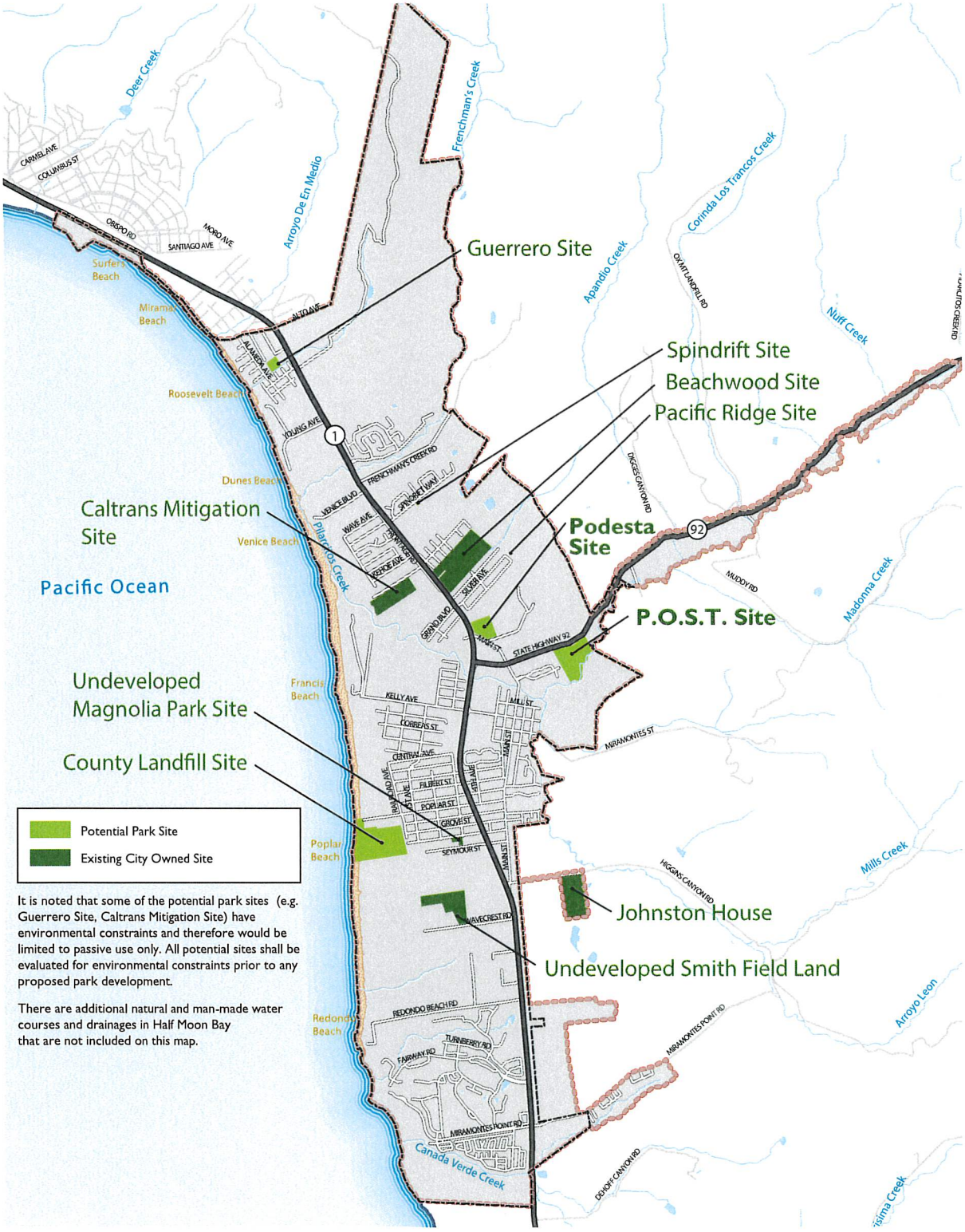
In 2017, the City acquired 555 Kelley Avenue, adjacent to the Ted Adcock Community Center. While it is not large enough for a community park, it would be a potential location for additional indoor recreation uses and/or a teen- focused park or other active outdoor park area.

## Existing Sites

The Planning Team also assessed existing park sites to determine their capacity to accommodate the identified needs. The three primary candidates - Johnston House, Magnolia Park Site, and Smith Field - all have great potential to serve additional community needs and help existing parks work more effectively. Recommendations for these parks are in Section 4. However, none of the sites can accommodate a community park and would not be suitable for a community pool unless they are radically transformed. Community input to-date would not support that kind of change.

2 The Beachwood site includes two City-owned parcels formerly referred to as Glencree and Beachwood.
3 This site is not part of areas deed restricted for habitat protection known as areas A and B.

Figure 8. Sites Evaluated for New and Expanded Parks


Guerrero Site
Spindrift Site
Beachwood Site
Pacific Ridge Site
Podesta Site
P.O.S.T. Site
Caltrans Mitigation Site
Undeveloped Magnolia Park Site
County Landfill Site
Johnston House
Undeveloped Smith Field Land
Pacific Ocean
Potential Park Site
Existing City Owned Site
It is noted that some of the potential park sites (e.g. Guerrero Site, Caltrans Mitigation Site) have environmental constraints and therefore would be limited to passive use only. All potential sites shall be evaluated for environmental constraints prior to any proposed park development.
There are additional natural and man-made water courses and drainages in Half Moon Bay that are not included on this map.
Deer Creek
Arroyo De En Medio
Frenchman's Creek
Apanolio Creek
Corinda Los Trancos Creek
Nuff Creek
Madonna Creek
Mills Creek
Arroyo Leon
Canada Verde Creek
Surfers Beach
Mirama Beach
Roosevelt Beach
Dunes Beach
Venice Beach
Francis Beach
Poplar Beach
Redondo Beach
CARMEL AVE
COLUMBUS ST
ORBPO RD
MORO AVE
SANTIAGO AVE
ALTO AVE
ALMERAR AVE
YOUNG AVE
FRENCHMAN'S CREEK RD
VENICE BLVD
WAVE AVE
CABRILLO HWY
KELLY AVE
CORBETT ST
CENTRAL AVE
FILBERT ST
POPLAR ST
GROVE ST
SEYMOUR ST
MAIN ST
MILL ST
MIRAMONTES ST
HIGGINS CANYON RD
WAVECREST RD
REDONDO BEACH RD
TURNBERRY RD
FAIRWAY RD
MIRAMONTES POINT RD
DENNIS THE MENACE PARK
DENNIS THE MENACE PARK
DENNIS THE MENACE PARK

# PROJECT TITLE: KEHOE WATERSHED ENHANCEMENT AND ENVIRONMENTAL STEWARDSHIP PROJECT

| | | | | | |
|---|---|---|---|---|---|
| **Category:** | Storm Water | | **Project Number:** | 1017 | |
| **Project Location:** | East and West of Highway 1 at Old Bev Cunha Road | | **Lead Department:** | Public Works | |
| **Type:** | Capital Maintenance/Community Enhancement | | **Status:** | Previously Approved | |
| **Initial Funding** | FY 23-24 | **Estimated Completion** TBD | **Fund Number:** | 152 | **Fund Name:** Storm Drain Capital |

**DESCRIPTION:**

This project is a multi-faceted project intended to provide environmental enhancement of designated Environmentally Sensitive Habitat (ESHA) to implement "green" basin-based storm water management for the Kehoe Watercourse, increase protection of the SAM Sewer Treatment Plant, and increase public access/stewardship opportunities.

**JUSTIFICATION:**

The City conducted a hydrology/hydraulic study and identified broad recommendations for implementation.

**STRATEGIC PLAN GOAL (please check all that apply)**

| | |
|---|---|
| X | Infrastructure |
| X | Healthy Community/Public Safety |
| | Fiscal Sustainability |
| | Inclusive Governance |

**ADDITIONAL DETAILS:**

FY 23-24 funding is for feasibility and conceptual study. On-call geomorphology services will provide professional support on this project.

| EXPENDITURES | PRIOR YEARS BUDGET EXPENDITURES | FY 24-25 | FY 25-26 | FY 26-27 | FY 27-28 | FY 28-29 | FUTURE YEARS | TOTAL ALL FY |
|---|---|---|---|---|---|---|---|---|
| **Engineering & Design** | | $ 50,000 | | | | | $ 250,000 | $ 300,000 |
| **Prof.Serv/Env.** | | $ 100,000 | | | | | $ 800,000 | $ 900,000 |
| **Construction** | | | | | | | $ 7,000,000 | $ 7,000,000 |
| **PM-CM** | | | | | | | $ 350,000 | $ 350,000 |
| **TOTAL** | **$ -** | **$ 150,000** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 8,400,000** | **$ 8,550,000** |

| SOURCE(S) OF FUNDS | PRIOR YEARS BUDGET ALLOCATIONS | FY 24-25 | FY 25-26 | FY 26-27 | FY 27-28 | FY 28-29 | FUTURE YEARS | TOTAL ALL FY |
|---|---|---|---|---|---|---|---|---|
| **General Fund** | $ 100,000 | | | | | | | $ 100,000 |
| **Storm Drain Improvement - Fund 152** | $ 50,000 | | | | | | | $ 50,000 |
| **UNFUNDED** | | | | | | | $ 8,400,000 | $ 8,400,000 |
| **TOTAL** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 8,400,000** | **$ 8,550,000** |