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# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Mukaeda Residence (Cypress Avenue, Moss Beach)

Lead Agency: County of San Mateo

Contact Name: Camille Leung, Senior Planner

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Project Location: Unincorporated Moss Beach area, San Mateo County
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The project requires a Design Review Permit (DRP), a Coastal Development Permit (CDP), and Merger, for the construction of a new 2-story, 1,971 sq. ft. residence with a 1,015 sq. ft. attached garage on a 5,643 sq. ft. legal parcel (Certificate of Compliance No. PLN2017-00532). The project site is accessed from Cypress Avenue, a public roadway which is improved at the project location. The project involves no tree removal and minor grading. The subject property is located within Zone 2 (Questionable Stability) of the County's Local Coastal Program's Seal Cove Study Area. The project is appealable to the California Coastal Commission.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project could impact aesthetic, cultural, geology/soils in the project area. The County applies standard design review requirements to the project to address aesthetic impacts. County requirements applies standard geotechnical requirements to the project to address geology/soil impacts. The County has added a mitigation measure in the MItigated Negative Declaration to require, prior to commencement of grading and construction activities, that a field study by a qualified professional archaeologist be conducted to update the conditions of this possible site on Office of Historic Preservation's DPR 523 resource recordation forms, assess potential impacts of the proposed project activities on this site, and provide project-specific recommendations as warranted. Other standard requirements have been added as mitigation measures to require pre-construction surveys for protected species, address erosion control requirements, climate change impacts, and drainage impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The subject property is located within Zone 2 (Questionable Stability) of the County's Local Coastal Program's Seal Cove Study Area. Given the conservative foundation recommendations, the low likelihood of ground failure beyond 10 feet from the secondary fault trace, and the 40 plus year history of approved projects with 10-foot setbacks, the County is allowing the project to proceed with the proposed 10-foot setback from the secondary fault trace.

Provide a list of the responsible or trustee agencies for the project.

None. The project is appealable to the California Coastal Commission.