COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: August 23, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a request by the San Mateo County Real Property Division (Real Property) pursuant to Government Code Section 65402 to determine if a proposed vacation (abandonment) of a portion of County Road right-of-way adjacent to 106 Los Banos Avenue (unincorporated Moss Beach) conforms to the County General Plan.

County File Number: PLN 2023-00229 (SMC Real Property Division)

PROPOSAL

The County Real Property Division is requesting, pursuant to Government Code Section 65402, determination of whether vacation of an approximate 3,654 sq. ft. of public right-of-way easement adjacent to 106 Los Banos Avenue conforms to the County General Plan.

RECOMMENDATION

Find and determine that the proposed vacation of the right-of-way easement adjacent to 106 Los Banos Avenue, APN 037-255-290, as shown on the map in Attachment C, conforms to General Plan Policy 12.23 and is consistent with all other policies of the County General Plan.

BACKGROUND

Report Prepared By: Chanda Singh, Senior Transportation Planner, csingh@smcgov.org

Applicant: San Mateo County Real Property Division

Owner: Bierdeman, Edgar P Tr

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in the San Mateo Times and Half Moon Bay Review for general public circulation

Location: Right-of-way proposed for vacation is adjacent to 106 Los Banos Avenue, Moss Beach, CA, on Los Banos Avenue near Ocean Boulevard.

APN(s): 037-255-290

Size: Right-of-way proposed for vacation on Los Banos Avenue is approximately 3,654 sq. ft.

Existing Zoning: R-1/S-17/DR/GH/CD

General Plan Designation: Medium Density Residential

Local Coastal Plan Designation: Midcoast Project Area

Sphere-of-Influence: Half Moon Bay

Williamson Act: N/A

Existing Land Use: Single-Family Residential

Water Supply: Montara Water and Sanitary District

Sewage Disposal: Montara Sanitary District

Flood Zone: X, Area of Minimal Flood Hazard

Seismic Hazard Zone: Zone 1, Seal Cove Geotechnical Hazard Zone. Risk assessment is "unstable," as risk to development is considered extremely high and it is reasonable to conclude that slow progressive landsliding and seacliff retreat will continue, resulting in structural and property damage.

Environmental Evaluation: General Plan Conformity analysis is not a project, per CEQA Guidelines Section 15378.

Setting: The area of is characterized by low intensity single-family development with coastal access and varying topography.

DISCUSSION

A. KEY ISSUES

1. Project Description

The property owner at 106 Los Banos Avenue (APN 037-252-030) (Attachment B) has applied for and petitioned the County of San Mateo to vacate the portion of the County road right-of-way adjacent to the parcel

(Attachment C). The subject property sits on the southeast corner of Los Banos Avenue and Ocean Boulevard. The County's vacation of the right-of-way would allow the property owner to install a retaining wall to level the driveway approach so that the driveway and property are accessible to emergency, medical, and delivery vehicles.

As required by Government Code Section 65402, Real Property, in response to a request from the owner of the subject property, has requested an analysis of whether vacation of the County's right-of-way adjacent to parcel 037-255-290 conforms to the County General Plan (Attachment G). Any specific developments, future improvements, or other changes proposed that would require permits would be reviewed by the County at the time of the project submittal.

2. General Plan Analysis

The proposed right-of-way vacation implicates General Plan Policy 12.23 Vacation of County Streets and Easements, which states: "In reviewing requests for sale, vacation, or abandonment of County streets, rights-of-way, or easements, consider the following: a. whether access is available to existing parcels and developed areas adjacent to the subject area, or possible future development based on adopted area plans; b. whether the area to be vacated is not required for public transit use based on adopted plans; and c. whether the area to be vacated is not suitable for non-motorized use."

The right-of-way proposed for vacation does not affect existing developed parcels on Los Banos Avenue and would not impede future access to the currently vacant parcel on the northeast corner of Los Banos Avenue and Ocean Boulevard (APN 037-252-030); right-of-way is preserved in front of the parcel to allow for future vehicular driveway access. The proposed vacation does not affect access to possible future development, per the adopted Montara-Moss Beach-El Granada Community Plan (1978).

The right-of-way proposed for vacation is not required for transit because there are no transit stops adjacent to or in the proposed right-of-way vacation. In 2022, the SamTrans Board of Directors adopted study recommendations made by *Reimagine SamTrans*, a comprehensive operational analysis; there are no proposed changes to the transit network that would be affected by the right-of-way vacation.

The right-of-way proposed for vacation is in Zone 1 of the Seal Cove Geotechnical Hazard Zone boundaries and has experienced non-seismic unstable conditions, including landsliding (Attachment D). On December 1, 2009, the San Mateo County Board of Supervisors adopted a resolution authorizing traffic restrictions on Los Banos Avenue in the area proposed for

vacation due to active landslides causing severe uneven road surfaces that are considered unsafe for normal traffic movements (Attachment F). In response to the Board of Supervisors action, the San Mateo County Department of Public Works installed an “End” sign and “35%” decline sign on Los Banos Avenue as it approaches Ocean Boulevard, and “Road Closed to Thru Traffic” sign at the Ocean Boulevard and Los Banos Avenue intersection, indicating that vehicle use is prohibited on the section of Los Banos Avenue proposed for vacation (Attachment E). The signs prohibit vehicular use but do not explicitly prohibit non-motorized use.

A future retaining wall is likely to be built in the area proposed for vacation. The retaining wall would block Los Banos Avenue for vehicular and non-motorized travel through to Ocean Boulevard. Currently, Los Banos Avenue provides the most direct coastal access for residents on Los Banos Avenue between Park Avenue and Ocean Boulevard: at present, there are four single-family residences. If the right-of-way is vacated and a retaining wall is ultimately built, residents would no longer be able to use Los Banos Avenue to access the coast and would have to take alternate routes. General Plan Policy 15.20 Review Criteria for Locating Development in Geotechnical Hazard Areas states to “b. Wherever possible, avoid construction in steeply sloping areas (general above 30%), and c. avoid unnecessary construction of roads, trails, and other means of public access into or through geotechnical hazard areas.” The right-of-way of proposed for vacation is not suitable for non-motorized use due to the steep grade and poor condition of the asphalt. To construct a path suitable for non-motorized use and allow for Americans with Disabilities Act (ADA) compliant access, significant grading, fill, and additional right-of-way would be necessary, conflicting with General Plan Policy 15.20. If the right-of-way is vacated, coastal access is maintained for non-motorized users via Park Avenue, connecting to Beach Way and La Grande Avenue.

The vacation of the easement would cause all public easement rights to be extinguished and merged with the ownership rights to the middle of the right-of-way apportioned to the surrounding parcels. Cal. Str. & Hwy. Code § 8350. The rights of surrounding property owners provided by private easements would not be extinguished by such an action, Cal. Str. & Hwy. Code § 8532(a) but may be subject to extinguishment under other potentially applicable laws. Rights of access provided by subdivision maps depicting the road right-of-way would be extinguished by the vacation except for a private easement of ingress and egress from or to the former street to their lot. Cal. Str. & Hwy. Code § 8353(a). The net effect is that the legal right for the general public to traverse the segment of Los Banos arising from its depiction on a subdivision map and dedication to public use would cease to exist, but that any right to traverse arising from other legal documents and relationships may be unaffected depending on its origins. The existing General Plan Land Use designation for the former easement

area, as well as the existing zoning, would persist, and all development would continue to be regulated by these designations, such that subsequent permit applications for proposed construction of a retaining wall structure may be subjected to conditions of approval or even, on appropriate grounds, outright denial for failure to comply with Coastal Act requirements, Local Coastal Program requirements, or the General Plan. In addition to conformity with General Plan Policy 12.23, the proposed vacation does not contradict any other policies of the County's General Plan.

B. ALTERNATIVES

The alternative to a finding of conformity with the General Plan is for the Planning Commission to find that the vacation does not conform to the policies of the County General Plan.

C. ENVIRONMENTAL REVIEW

Analysis of conformity of the vacation of the easement is not a project under the California Environmental Quality Act and requires no review.

D. REVIEWING AGENCIES

County Attorney's Office

ATTACHMENTS

A. Recommended Finding
B. Project Location Map
C. Map and Topography of Parcel and Proposed Vacation
D. Geotechnical Report
E. Photos of Project Area
F. Board of Supervisors 12/1/2009 Meeting, Item No.47
G. General Plan Conformity Request by Real Property Division

CRS:cmc – CRSHH0241_WCU.DOCX

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDING AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2023-00229 Hearing Date: August 23, 2023

Prepared By: Chanda Singh, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDING

Find and determine that the proposed vacation of the right-of-way easement adjacent to 106 Los Banos Avenue, APN 037-255-290, as shown on the map in Attachment C, conforms to General Plan Policy 12.23 and is consistent with all other policies of the County General Plan.

CRS:cmc – CRSHH0241_WCU.DOCX

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

106 Los Banos Ave, Moss Beach

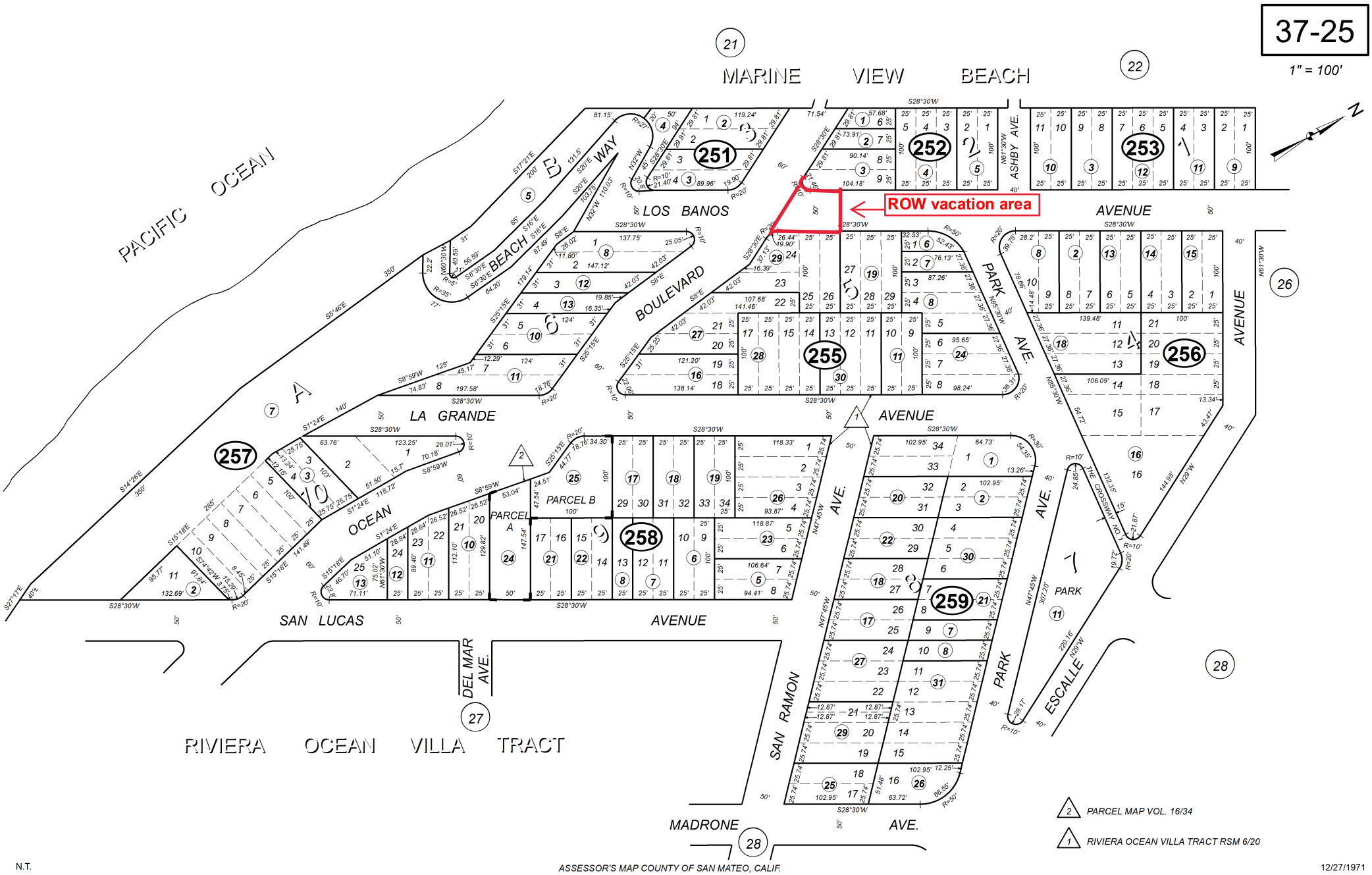
0.28 0 0.14 0.28 Miles

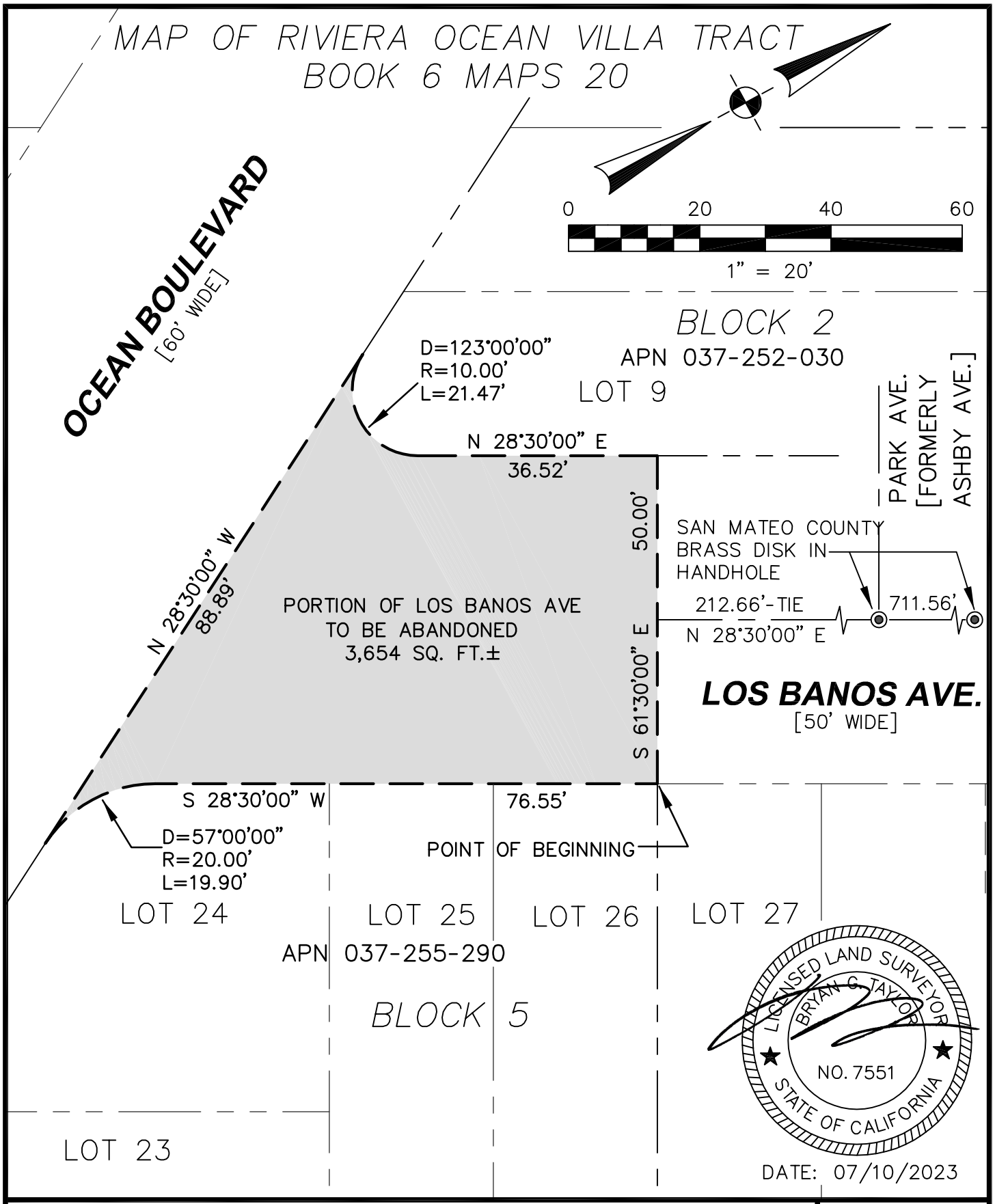
WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 9,028

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C


37-25
1" = 100'
MARINE VIEW BEACH
PACIFIC OCEAN
ROW vacation area
LOS BANOS BOULEVARD
ASHBY AVE.
PARK AVE.
AVENUE
LA GRANDE AVENUE
OCEAN AVENUE
SAN LUCAS AVENUE
PARCEL A
PARCEL B
DEL MAR AVE.
SAN RAMON AVE.
PARK
ESCALLE AVE.
THE CROSSWAY NO. 1
RIVIERA OCEAN VILLA TRACT
MADRONE AVE.
PARCEL MAP VOL. 16/34
RIVIERA OCEAN VILLA TRACT RSM 6/20
N.T.
ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.
12/27/1971



PLAT ACCOMPANYING LEGAL DESCRIPTION	EXHIBIT "B"
BGT LAND SURVEYING	PORTION OF LOS BANOS AVENUE BEING ABANDONED MOSS BEACH (UNINCORPORATED) SAN MATEO COUNTY, CALIFORNIA
	SCALE 1"=20' PAGE 2 OF 2 JOB 23-018

SCALE: 1 INCH = 8 FEET

BASIS OF BEARINGS

THE BEARING, NORTH 28°30'00" EAST, OF THE CENTERLINE OF LOS BANOS AVENUE, BETWEEN STREET MONUMENTS FOUND, AS SAID STREET IS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED, "RIVIERA OCEAN VILLA TRACT" WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS, PAGE 20, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29). BASIS OF VERTICAL DATUM HELD: TIDAL 5 (PID: HT0455) NGVD29 PUBLISHED ELEVATION: 11.45 FEET.

LOCAL BENCHMARK TO USE FOR SITE WORK IS THE MAG SPIKE SET IN LOS BANOS AVENUE WITH AN ELEVATION OF 92.79 FEET.

EXISTING RESIDENCE

LOT 3

LOT 4

LOT 8

LOT 9

MAP OF RIVIERA
OCEAN VILLA TRACT
BOOK 6 MAPS 20
BLOCK 3

MAP OF RIVIERA
OCEAN VILLA TRACT
BOOK 6 MAPS 20
BLOCK 2

PROPOSED VACATION OF LOS BANOS AVENUE (WITHIN BOLD, DASHED BLUE LINE)
3,654 SQ. FT.±

D=123°00'00"
R=10.00'
L=21.47'

N 28°30'00" E 36.52'

88.89'

S 61°30'00" E 50.00'

N 28°30'00" W 85.36'

D=57°00'00"
R=20.00'
L=19.90'

S 28°30'00" W 76.55'

LOS BANOS AVENUE
[50' WIDE]

OCEAN BOULEVARD
[60' WIDE]

ASHBY AVE.

ASPHALT ROADWAY

BROKEN ASPHALT

DENSE BRUSH

LARGE BUSH

EDGE OF PAVEMENT

EDGE OF BRUSH

EDGE OF BUSH

TOP OF SLOPE

BOTTOM OF SLOPE

FLOWLINE

OH

JP

CB

CHAIN GATE

INV 12" CPP 71.42

STREET SIGN

"ROAD CLOSED" SIGN

FIBERGLASS POST "WATER PIPELINE"

"35% GRADE" SIGN

FH 93.21

SET MAG SPIKE "ELEV = 92.79"

FOUND SAN MATEO COUNTY BRASS DISK WITH PUNCH IN HANDHOLE

711.56'
N 28°30'00" E
BASIS OF BEARINGS

212.66'-TIE

12" CPP LAYING ON SURFACE OF GROUND

SMALL CONCRETE RETAINING WALL

CONCRETE DRIVEWAY

CONCRETE STEPS

CONCRETE RET. WALL

STONE WALL

ROCK RETAINING WALL

24" LID 95.10

24" LID 96.09

GUY

WV 94.57

94.90 FF GARAGE

94.67 FF GARAGE

EXISTING RESIDENCE

BLOCK 6

LOT 23
MAP OF RIVIERA
OCEAN VILLA TRACT
BOOK 6 MAPS 20
BLOCK 5

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LEGEND

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
CPP	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION VAULT
DI	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GV	GAS VALVE
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
KV	KILOVOLT
LAT.	LATERAL
LG	LIP OF GUTTER
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACBELL/SBC VAULT
PGE	PG&E VAULT
PIV	POST INDICATOR VALVE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
UNK	UNKNOWN TYPE
VCP	VITRIFIED CLAY PIPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

NOTES:

BGT RELIED UPON AN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY CONDITION OF TITLE GUARANTEE, GUARANTEE NO. A04201-CTG-178447, AS TITLE REFERENCE. NO EASEMENTS OF RECORD ARE MENTIONED IN SAID DOCUMENT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: MARCH 1, 2023
JOB NUMBER: 23-018

BGT LAND SURVEYING
871 Woodside Way - San Mateo, CA 94401
Main (650) 212-1030 bginfo@bgtsurveying.com

LICENSED LAND SURVEYOR
BRYAN G. TAYLOR
NO. 7567
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

LOS BANOS AVENUE, "MAP OF RIVIERA, OCEAN VILLA TRACT", 6 MAPS 20

MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

(IN FRONT OF) 106 LOS BANOS AVENUE

Assessor Parcel Number:
037-255-290

Prepared For:
EDGAR BIERDEMAN
106 LOS BANOS AVENUE
MOSS BEACH, CA 94038

Date:	MAR. 2023
Scale:	1" = 8'
Contour Interval:	2'
Drawn by:	N.W.
Revisions:	

SU-1

Job No. 23-018

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

Sigma Prime Geosciences, Inc.
Effective Solutions

GEOTECHNICAL STUDY

RETAINING WALL
BIERDEMAN PROPERTY
106 LOS BANOS AVENUE
MOSS BEACH, CALIFORNIA

PREPARED FOR:
ED BIERDEMAN
106 LOS BANOS AVENUE
MOSS BEACH, CA 94038

PREPARED BY:
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CALIFORNIA 94019

AUGUST 2020

Sigma Prime Geosciences, Inc.
Effective Solutions

August 13, 2020

Ed Bierdeman
106 Los Banos Avenue
Moss Beach, CA 94038

Subject: Geotechnical Report: Retaining wall, 106 Los Banos Avenue, Moss Beach, California.
Sigma Prime Job No. 20-104

Dear Mr. Bierdeman:

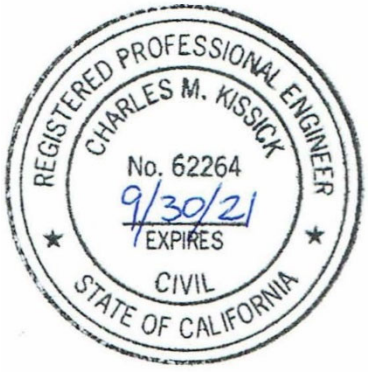
As per your request, we have performed a geotechnical study for the proposed retaining wall at 106 Los Banos Avenue in Moss Beach, California. The accompanying report summarizes the results of our field study, laboratory testing, and engineering analyses, and presents geotechnical recommendations for the planned repair.

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.



332 Princeton Avenue, Half Moon Bay, CA 94019 (650) 728-3590 fax 728-3593

GEOTECHNICAL STUDY
RETAINING WALL
106 LOS BANOS AVENUE
MOSS BEACH, CALIFORNIA

PREPARED FOR:
ED BIERDEMAN
106 LOS BANOS AVENUE
MOSS BEACH, CA 94038

PREPARED BY:
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CALIFORNIA 94019

AUGUST 13, 2020

TABLE OF CONTENTS

1. INTRODUCTION

We are pleased to present this geotechnical study report for the proposed retaining wall at 106 Los Banos Avenue in Moss Beach, California, at the location shown in Figure 1. The purpose of this investigation was to evaluate the subsurface conditions at the site, and to provide geotechnical design recommendations for the proposed repair.

1.1 PROJECT DESCRIPTION

The proposed retaining wall will be built entirely in the public right-of-way in front of 106 Los Banos Avenue, as shown in Figure 2. The road has been made impassable by the large landslide complex, making access to the garage difficult. The purpose of the retaining wall is to create a flat area that can be used to access the garage.

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 3 soil borings at the site;
- Engineering analysis and evaluation of the subsurface data to develop geotechnical design criteria; and
- Preparation of this report presenting our recommendations for the proposed structure.

2. FINDINGS

2.1 GENERAL

The site reconnaissance and subsurface study were performed on February 4, 2020. The subsurface study consisted of advancing 3 soil borings with continuous drive sampling. The soil borings were advanced to depths of 8 to 12 feet. The approximate locations of the borings, numbered B-1 through B-3, are shown in Figure 2, Site Plan. The boring logs with the results of the laboratory tests on soil samples are attached in Appendix A.

2.2 SITE CONDITIONS

The retaining wall site is in the middle of the existing road where the landslide has resulted in a drop in elevation via a series of small scarps and significant deformation. The road is too steep to travel safely.

2.3 REGIONAL AND LOCAL GEOLOGY

Based on Pampeyan (1994), the site vicinity is underlain by the Pleistocene marine terrace deposits. This unit is described as poorly consolidated and poorly indurated sand and gravel.

The site is within an active landslide complex and is still constantly, slowly moving. The proposed retaining wall will be just below a series of small scarps. There is a block retaining wall on the property at 106 Los Banos that was built about 20 years ago. It is in a similar location to the proposed retaining wall, in relation to the scarps. It is in good condition, although it is leaning back at a higher angle than when it was first built, and blocks have been periodically added to the top as settlement has progressed.

2.4 SITE SUBSURFACE CONDITIONS

Based on the soil borings, the subsurface conditions at the retaining wall site consist of medium stiff the stiff clay over medium dense silty sand. In Boring B-2, close to the retaining wall site, there were 5 feet of soft clay fill over the native clay. This fill was likely placed to restore the road sometime in the past to mitigate the movement of the landslide. The clay fill has moderate to high plasticity, with a plasticity index of 19.

2.5 GROUNDWATER

Free groundwater was not encountered in the borings. Groundwater is not expected to impact the project.

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 520 feet to the northeast. 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 2019 CBC EARTHQUAKE DESIGN PARAMETERS

Based on the 2019 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.

Table 2
CBC SEISMIC DESIGN PARAMETERS

S_S	S_1	S_{MS}	S_{M1}	S_{DS}	S_{D1}
2.121	0.868	2.121	null	1.414	null

Because the S_1 value is greater 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 software program by the Structural Engineers Association of California which provides the values based on the latitude and longitude of the site

and the Site Class Definition. The latitude and longitude were measured at 37.5172 and –122.5123, respectively, and were accurately obtained from Google Earth™.

3. CONCLUSIONS AND RECOMMENDATIONS

3.1 GENERAL

It is our opinion that, from a geotechnical viewpoint, the site is suitable for the proposed construction, provided the recommendations presented in this report are followed during design and construction.

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 and structural calculations 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 located about 520 feet from the San Gregorio Fault, but is not in an Alquist-Priolo Special Studies Zone where fault rupture is considered likely (California Division of Mines and Geology, 1976). It is our opinion that the likelihood of fault rupture and lateral offset across the retaining wall site is very 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 silty sands were not encountered at the site and are not expected. Therefore, in our opinion, the likelihood of liquefaction occurring at the site is nil.

- Slope Stability – The site is located on a large active landslide complex that is still moving. Ground deformation and differential settlement is expected to be ongoing through the design life of the retaining wall. The design of the retaining wall takes this into account and will be subject to periodic maintenance and repair. The proposed design uses geofoam blocks that replace soil, resulting in a net reduction in load on the landslide mass.

3.4 EARTHWORK

3.4.1 Subgrade Preparation and Backfilling

The site of the retaining wall and the asphalt road where fill is to be placed should be stripped and cleared of asphalt and subgrade material. The area to receive fill should be benched, as sown in our civil plans, Sheet C-1.

3.4.2 Compaction

All backfill should be moisture conditioned to 3-5 percent above the optimum moisture content and compacted to at least 95 percent of the maximum dry density. Fill should be placed in loose lifts of 8 to 12 inches.

3.5 RETAINING WALL DESIGN

The retaining wall using Allan blocks and geofoam blocks to greatly reduce loads on the landslide is proposed. A block wall is the best solution, as it allows for maintenance and repair, much like the existing block wall on the property. The location of the proposed retaining wall is well within the landslide complex, with the uppermost movement located about 120 feet to the northeast, where a small graben has developed crossing Los Banos Avenue, as shown in Figure 2. A deep, rigid retaining wall system, such as a stich pier wall, would be subject to deformation as the landslide moves, and would be more difficult to repair than a block wall.

The design details are shown on civil Sheet C-1. The use of geofoam blocks eliminates lateral earth pressures on the retaining wall. Hydrostatic pressures cannot build up, as the Allan blocks allow for drainage through the face of the wall.

3.6 CONSTRUCTION OBSERVATION AND TESTING

The earthwork and foundation phases of construction 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 retaining wall at 106 Los Banos Avenue in Moss Beach, California. 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.

5. REFERENCES

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N

0 1000

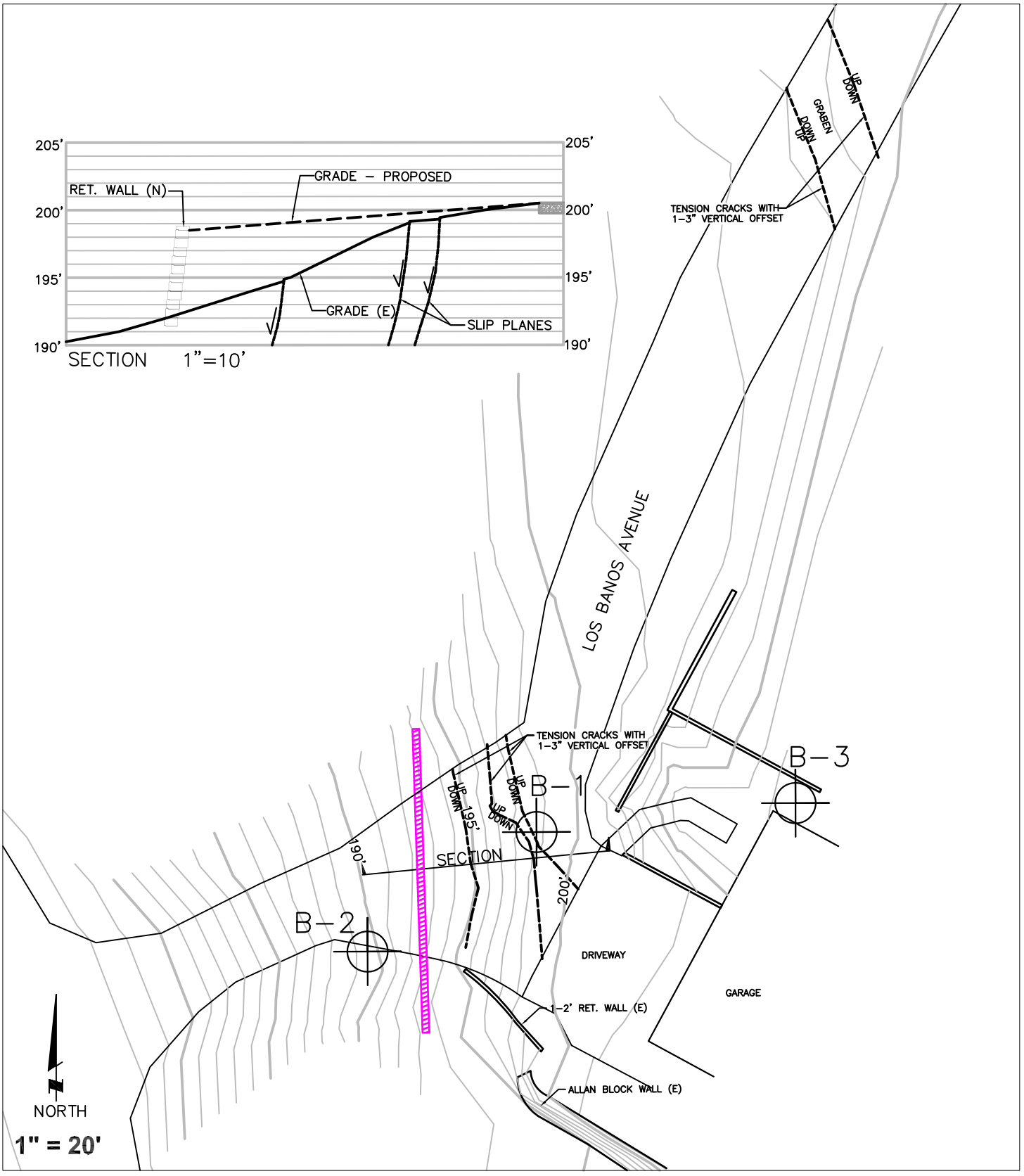
Scale - feet

Sigma Prime Geosciences, Inc.

Figure	1
Date:	4/23/20
Job No.:	20-104

Location Map

Bierdeman Property, 106 Los Banos Ave., Moss Beach



Explanation

B–1
Soil Boring Drilled 2-4-20

Sigma Prime Geosciences, Inc.

Figure	2
Date:	4/23/20
Job No.:	20-104

Site Map

Bierdeman Property 106 Los Banos Ave., Moss Beach

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.

Project Name	Project Number
Bierdeman	20-104

Location: See Figure 2

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum
Cont. Sampling	4“	12’	12’	0’	198.7’	Assumed*

Drilling Company	Logged By:	Boring No.	B-1
Access Soil Drilling, Inc.	C. Kissick	Page	1 of 1
Type of Drill Rig: N/A	Type of Sampler(s): MC, SPT, 2.5“ ID	Hammer Weight and Fall: 140 lb, 30“	Date(s): 2-4-20

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
	0’-1’: Clay: dark brown; medium stiff; moist.		CL	6 7 10 9		MC	* Assumed datum means datum selected by surveyor; not a true elevation.
	1’-12’: Silty Sand: light olive-tan; medium dense; moist. Rock-like fabric; may be weakly cemented sandstone/siltstone.				1		
				6 9 11 10		MC	
	4’: color change to orange-brown.				2		Lab, Sample #2: Moisture%=11.2% Dry Density=105.0 pcf LL=23, PL=20, PI=4
5				6 7 8 7	3	2.5“ ID	
			SM	6 6 8 9	4	2.5“ ID	
				5 10 11 10	5	SPT	
	9’: color change to dark olive-gray.						
10				8 11 23 55	6	SPT	
	Very dense.						Refusal
	Bottom of Hole @ 12’ No groundwater encountered.						
15							
20							

Project Name		Project Number	
Bierdeman		20-104	
Location	See Figure 2		

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum
Cont. Sampling	4“	12’	12’	0’	189.5’	Assumed*

Drilling Company	Logged By:	Boring No.	B-2
Access Soil Drilling, Inc.	C. Kissick	Page	1 of 1
Type of Drill Rig: N/A	Type of Sampler(s): MC, SPT, 2.5“ ID	Hammer Weight and Fall: 140 lb, 30“	Date(s): 2-4-20

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
	0’-5’: Sandy Clay (FILL): dark brown; soft; moist.		CL	2 4 4 4		MC	* Assumed datum means datum selected by surveyor; not a true elevation.
					1		
				3 4 5 4		MC	
					2		
	4-5’: Common 3/4“ base rock in clay matrix.			6 7 8 12	3	2.5“ ID	Lab, Sample #2: Moisture%=14.6% Dry Density=114.9 pcf LL=37, PL=18, PI=19
5							
	5’-8’: Clay (NATIVE): moderate brown; very stiff; moist.		CL	13 17 16 17	4	2.5“ ID	
	8’-12’: Silty Sand: light olive-tan; medium dense; moist. Rock-like fabric; may be weakly cemented sandstone/siltstone.		SM	6 11 12 15	5	SPT	
10	9’: color change to dark olive-gray.						
				6 11 16 20	6	SPT	
	Bottom of Hole @ 12’ No groundwater encountered.						
15							
20							

Project Name	Project Number
Bierdeman	20-104

Location
See Figure 2

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum
Cont. Sampling	4“	8’	8’	0’	207’	Assumed*

Drilling Company	Logged By:	Boring No.	B-3
Access Soil Drilling, Inc.	C. Kissick	Page	1 of 1
Type of Drill Rig: N/A	Type of Sampler(s): MC, SPT, 2.5“ ID	Hammer Weight and Fall: 140 lb, 30“	Date(s): 2-4-20

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
	0’-4.7’: Sandy Clay: dark brown; medium stiff; moist.		CL	5 7 8 7	1	MC	* Assumed datum means datum selected by surveyor; not a true elevation.
				7 10 10 12	2	MC	
5	4.7’-8’: Sandy Clay: orange-brown; very stiff; moist.		CL	7 10 10 14	3	2.5“ ID	
				12 13 14 15	4	2.5“ ID	
10	Bottom of Hole @ 8’ No groundwater encountered.						
15							
20							

UNIFIED SOIL CLASSIFICATION (ASTM D-2487-85)

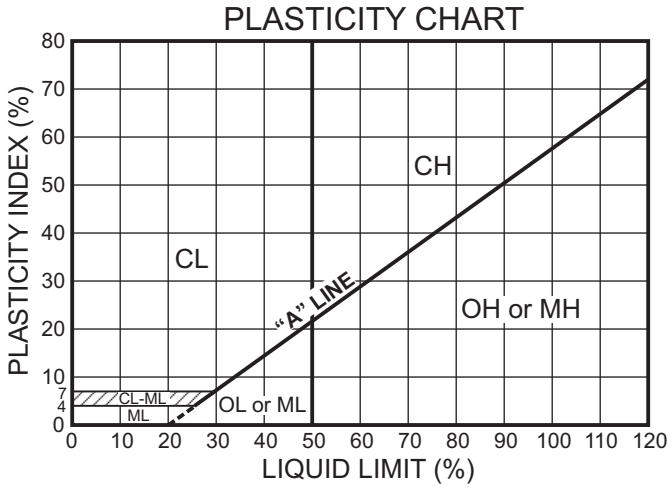
MATERIAL TYPES	CRITERIA FOR ASSIGNING SOIL GROUP NAMES			GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
COARSE-GRAINED SOILS > 50% RETAINED ON NO. 4 SIEVE	GRAVELS > 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS < 5% FINES	Cu > 4 AND 1 < Cc < 3	GW	WELL-GRADED GRAVEL
			Cu < 4 AND/OR 1 > Cc > 3	GP	POORLY-GRADED GRAVEL
		GRAVELS WITH FINES > 12% FINES	FINES CLASSIFY AS ML OR CL	GM	SILTY GRAVEL
			FINES CLASSIFY AS CL OR CH	GC	CLAYEY GRAVEL
	SANDS > 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN SANDS < 5% FINES	Cu > 6 AND 1 < Cc < 3	SW	WELL-GRADED SAND
			Cu < 6 AND/OR 1 > Cc > 3	SP	POORLY-GRADED SAND
		SANDS WITH FINES > 12% FINES	FINES CLASSIFY AS ML OR CL	SM	SILTY SAND
			FINES CLASSIFY AS CL OR CH	SC	CLAYEY SAND
FINE-GRAINED SOILS > 50% PASSING NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT < 50	INORGANIC	PI > 7 AND PLOTS > "A" LINE	CL	LOW-PLASTICITY CLAY
			PI > 4 AND PLOTS < "A" LINE	ML	LOW-PLASTICITY SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OL	ORGANIC CLAY OR SILT
	SILTS AND CLAYS LIQUID LIMIT > 50	INORGANIC	PI PLOTS > "A" LINE	CH	HIGH-PLASTICITY CLAY
			PI PLOTS < "A" LINE	MH	HIGH-PLASTICITY SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OH	ORGANIC CLAY OR SILT
HIGHLY ORGANIC SOILS		PRIMARILY ORGANIC MATTER, DARK COLOR, ORGANIC ODOR		PT	PEAT

SAMPLE TYPES

B	BULK SAMPLE
ST	PUSHED SHELBY TUBE
SPT	STANDARD PENETRATION
MC	MODIFIED CALIFORNIA
P	PITCHER SAMPLE
C	ROCK CORE

ADDITIONAL TESTS

CA - CHEMICAL ANALYSIS
CN - CONSOLIDATION
CP - COMPACTION
DS - DIRECT SHEAR
PM - PERMEABILITY
PP - POCKET PENETROMETER
Cor. - CORROSIVITY
SA - GRAIN SIZE ANALYSIS
(20%) - (PERCENT PASSING #200 SIEVE
SW - SWELL TEST
TC - CYCLIC TRIAXIAL
TU - CONSOLIDATED UNDRAINED TRIAXIAL
TV - TORVANE SHEAR
UC - UNCONFINED COMPRESSION
WA - WASH ANALYSIS
▽ - WATER LEVEL AT TIME OF DRILLING AND DATE MEASURED
▼ - LATER WATER LEVEL AND DATE MEASURED



LEGEND TO SOIL DESCRIPTIONS

Sigma Prime Geosciences, Inc.

FIGURE A-1

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 log, at the appropriate sample depth.

The plasticity of selected clayey soil samples was determined on two soil samples in accordance with ASTM D 422. The results are presented on the boring logs, at the appropriate sample depths.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

Ocean Boulevard at Los Banos Avenue. Proposed right-of-way to be vacated.

Ocean Boulevard at Los Banos Avenue, looking south.

Ocean Boulevard at Los Banos Avenue, looking north.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

COUNTY OF SAN MATEO

Inter-Departmental Correspondence

Department of Public Works

DATE: November 6, 2009
BOARD MEETING DATE: December 1, 2009
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors
FROM: James C. Porter, Director of Public Works
SUBJECT: Authorizing Los Banos Avenue To Be Closed To Through Traffic between Park Avenue and Ocean Boulevard in Seal Cove, Half Moon Bay Area

RECOMMENDATION:

Adopt a resolution authorizing Los Banos Avenue to be closed to through traffic between Park Avenue and Ocean Boulevard in Seal Cove, Half Moon Bay area.

BACKGROUND:

California Streets and Highways Code Section 942.5 allows the Board of Supervisors to restrict the use of, or close, any county highway whenever the Board considers such closing or restriction of use necessary: (a) For the protection of the public; (b) For the protection of such county highway from damage during storms; (c) During construction, improvement or maintenance operations thereon. No liability shall attach to the county, or to the board of supervisors, for the restriction of use, or closing, of any county highway for the above public purposes.

In 1995, the Department closed Ocean Boulevard between Los Banos and San Lucas Avenues after the roadway deteriorated and partially collapsed due to storm and seismic activity. Your Board directed the Department to repair and reopen Ocean Boulevard in 1997.

In April 2006, Ocean Boulevard was again closed between Los Banos Avenue and San Lucas Avenue after winter storm activity left the road unsafe for vehicular traffic.

DISCUSSION:

Active landslides in the area continue to move earth that is underlying roadways near this section of Ocean Boulevard. As a result, Park Avenue and Beach Way have severe uneven road surfaces that are no longer safe for normal traffic movements. Currently, temporary road closure signs are located on barricades at the intersections of Los Banos Avenue with Park Avenue and Ocean Boulevard.

Unfortunately, it is not possible to completely close the road as Park Avenue and Beach Way provide the only access to one restaurant and two homes. Therefore staff recommends installing warning signs to notify the public of these unusual conditions and to restrict through

traffic on the subject section of Los Banos Avenue until a more permanent solution can be implemented. A map of the subject area and photos are provided in Attachment “A”.

Property owners on adjacent blocks extending a minimum of 300 feet from the proposed sign locations were notified of the date and time of the Board’s meeting when this item will be considered. In addition, the local community group Midcoast Community Council was likewise notified. A summary of the public input we received regarding this issue is included in Attachment “A.”

The location of signs on County maintained streets are currently shown on maps in the Department of Public Works, and will be made available in list form on the Department’s web site. The master lists will be updated to reflect the recommended changes if your Board approves the proposed resolution.

Approval of this resolution contributes to the Shared Vision 2025 outcome of a Healthy Community by increasing traffic safety in the neighborhood. Closing Los Banos Avenue to through traffic between Ocean Boulevard and Park Avenue will restrict most drivers from using the deteriorating and potentially unsafe road.

County Counsel has reviewed and approved the Resolution as to form.

FISCAL IMPACT:

The cost for staff time involved in evaluating and processing requests for traffic regulations is part of the administrative cost associated with evaluating traffic-related requests involving the County maintained road system, and is financed with Road Funds. The cost of placing the seven signs on five posts is approximately $1,450. The cost of the signs will be financed with Road Funds. There will be no impact to the General Fund.

Attachment: Attachment “A” – Map of Proposed Traffic Control Device Locations, Photos, and Public Input Summary

RESOLUTION NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * * *

RESOLUTION AUTHORIZING LOS BANOS AVENUE TO BE CLOSED TO THROUGH TRAFFIC BETWEEN PARK AVENUE AND OCEAN BOULEVARD IN SEAL COVE, HALF MOON BAY AREA

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, California Streets and Highways Code Section 942.5(a) allows the Board of Supervisors to restrict the use of, or close, any county highway whenever the Board considers such closing or restriction of use necessary for the protection of the public; and

WHEREAS, the Director of Public Works has recommended prohibiting through traffic on a particular section of County highway; and

WHEREAS, this Board has reviewed and concurs in the recommendation of the Director of Public Works.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that:

1. The following section of highway be designated as “ROAD CLOSED TO THRU TRAFFIC” (Standard Highway Sign R11-4):

   - Los Banos Avenue (County Road No. 1224), Seal Cove, Half Moon Bay area

     LOS BANOS AVENUE between the intersection of OCEAN BOULEVARD and PARK AVENUE.

* * * * * *

Attachment A – Map of Proposed Traffic Control Device Locations, Photos, and Public Input Summary

Authorizing Los Banos Avenue To Be Closed To Through Traffic Between Park Avenue and Ocean Boulevard in Seal Cove, Half Moon Bay Area

December 1, 2009

Figure 1. Locations of Proposed "ROAD CLOSED TO THRU TRAFFIC" signs and Additional Warning Signs

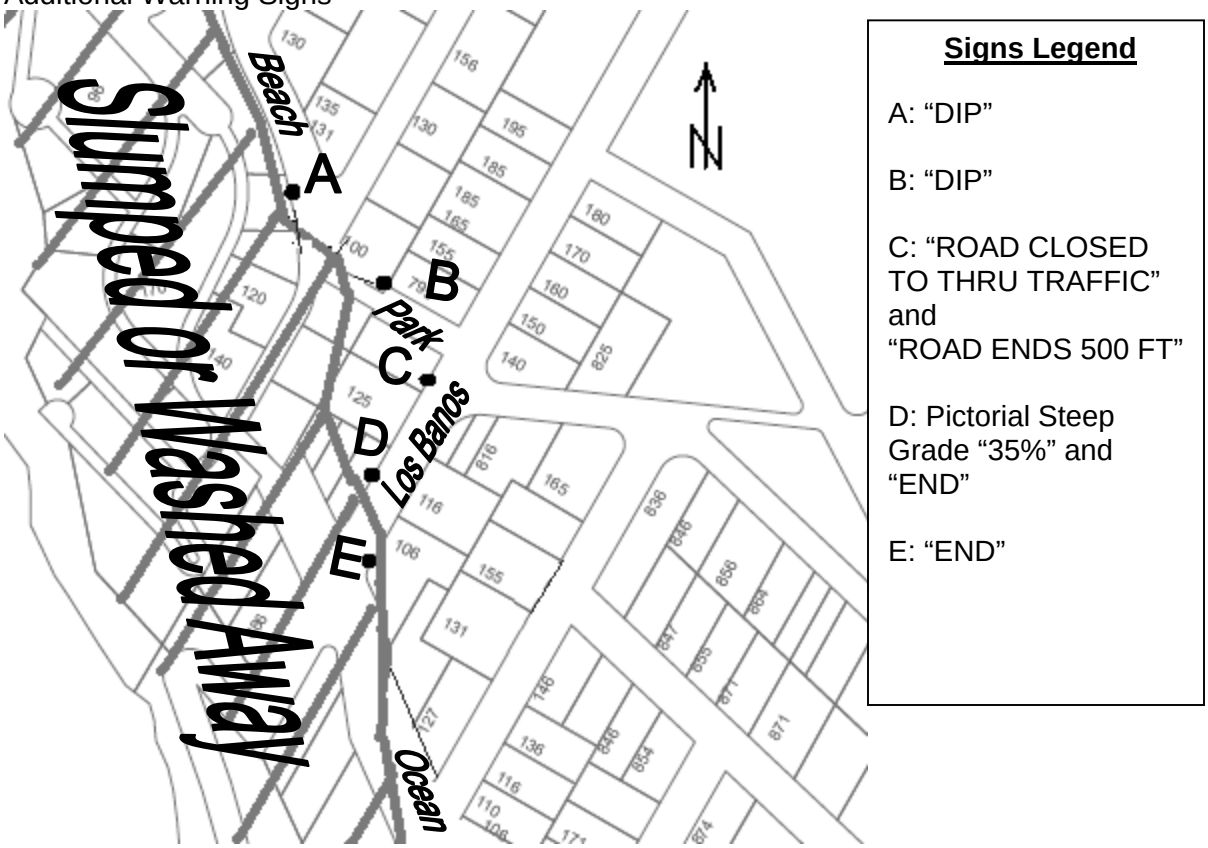


Table 1. Public Input Summary

Date	In Favor	Oppose	Comments	Response
9/10/09	X		In favor of the signs, but concerned that the signs will be placed at the edge of the pavement on Los Banos, instead of the right-of-way line	We will find a suitable location for the signs.
8/31/09	X		Does not like the sight of the barricades	The new signs will be on a post and the barricades will be removed
Total	2			

Photos of the Steepest Section of Los Banos Avenue

View of Los Banos Avenue from Ocean Boulevard

View of Ocean Boulevard from Southbound Los Banos Avenue

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

COUNTY OF SAN MATEO
COUNTY MANAGER'S OFFICE

Caroline Shaker
Real Property Manager

555 County Center, 4th Floor
Redwood City, CA 94063
650-599-4047

www.smcgov.org

July 21, 2023

Chanda Singh
Senior Transportation Planner
County of San Mateo
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

RE: General Plan Conformity Report for Road Vacation at 106 Los Banos Ave., Moss Beach, CA 94038 (APN 037-255-290)

Accela permit tracking case # PLN2023-00229

Dear Ms. Singh,

In compliance with Government Code Section 65402(a), I am writing to request a report from the County of San Mateo ("County") Planning Commission as to the conformity with the County's General Plan of a proposed **vacation (abandonment) of a portion of County road right-of-way ("ROW") on Los Banos Avenue, Moss Beach, California**.

The County holds an easement interest in this ROW. The property owner of 106 Los Banos Avenue, Moss Beach, CA 94038, has applied for and petitioned the County for vacation of a portion of the ROW.

The **location** of the proposed road vacation is an area of ROW encumbering the applicant's property at 106 Los Banos Avenue (Assessor's Parcel Number 037-255-290) and a vacant, undeveloped parcel on the opposite side of Los Banos Avenue, Assessor's Parcel Number 037-252-030.

An Assessor's Parcel Map showing the location of the ROW proposed for vacation (the "Vacation Area") is attached. The **extent** of the Vacation Area is shown in more detail on the attached Exhibit B. I've also attached a topographical survey of the Vacation Area and surroundings.

The **purpose** of the easement vacation is manifold. The benefit to the applicant will be the ability to install a retaining wall and level the driveway approach so that the driveway and property are accessible to emergency, medical, and delivery vehicles.

According to the attached geotechnical report prepared for the proposed retaining wall, "The road has been made impassable by the large landslide complex, making access to the garage difficult. The purpose of the retaining wall is to create a flat area that can be used to access the garage." This will also improve access for emergency, medical, and

delivery vehicles. I've attached "Erosion Plan C-2" showing the applicant's plans for the retaining wall.

The benefit to the County is relief from the responsibility for maintenance of the Vacation Area and exposure to liability for use of the area by the public. The geotechnical report notes that "The road is too steep to travel safely."

The Vacation Area appears unsuitable for present and prospective use as a transportation facility for the following reasons:

(1) The steep grade;
(2) The poor condition of the road improvements due to seismic shifting;
(3) Future deterioration from seismic shifting (the geotechnical report states, "The site is within an active landslide complex and is still constantly, slowly moving.")
(4) Unsafe conditions for pedestrians, equestrians, bicycles, and motorized vehicles.

In light of these conditions, the County Board of Supervisors voted in 2009 to close Los Banos Avenue, and a road closure sign is present at the base of the Vacation Area where it intersects with Ocean Boulevard. I've attached an article from the *Half Moon Bay Review* relating to this Board action, the road condition, and the road closure.

Streets and Highways Code Section 892(a) states, "Rights-of-way established for other purposes by cities, counties, or local agencies shall not be abandoned unless the governing body determines that the rights-of-way or parts thereof are not useful as a nonmotorized transportation facility."

Neither the County Department of Public Works nor the County Parks Department have have expressed an interest in maintaining the Vacation Portion as a nonmotorized transportation facility.

Alternative means for nonmotorized coastal access for pedestrians, bicyclists, and/or other nonmotorized modes of transportation are readily available via other nearby routes along Park Avenue, Beach Way, La Grande Avenue and Ocean Boulevard.

So the Vacation Area seems unuseful, infeasible and unsafe as a nonmotorized transportation facility. However, the Planning Commission is welcome to weigh in on this matter as it relates to the County's General Plan and any local plans.

Please note that the County will reserve an easement for any in-place public utility facilities that are in use, so any public utility facilities present in the Vacation Area will not be affected by the vacation of the ROW.

In accordance with Government Code Section 65402(a), please issue a report as to the conformity of this easement vacation with the County's General Plan within forty (40) days of the date of this submittal.

Many thanks for your assistance with this request. Please let me know if you need any additional documentation or information to process this project.

Sincerely,

Harrison Heyl

Harrison Heyl
Real Property Consultant
San Mateo County Real Property Division
Cell: (805) 451-0308
Email: hchrealproperty@gmail.com

cc: Ray Mueller, County of San Mateo, Third District Supervisor
Caroline Shaker, County of San Mateo, Real Property Manager
Diana Shu, County of San Mateo, Department of Public Works