COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: January 23, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, Design Review Permit and Certificate of Compliance (Type B), pursuant to 6328.4, and 6565.3 of the San Mateo County Zoning Regulations, and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to allow construction of a new 1,345 sq. ft. one- story single-family residence, plus a 400 sq. ft. detached 2-car garage, located on a 5,456 sq. ft. parcel on San Ramon Avenue, in the unincorporated Moss Beach area of San Mateo County. No trees are proposed for removal and only minor grading is proposed. The project is appealable to the California Coastal Commission.

County File Number: PLN 2017-00539 (Platis)

PROPOSAL

The applicant, Julian Platis, proposes to construct a new 1,345 sq. ft. one-story single- family residence, plus a 400 sq. ft. detached 2-car garage, located on a 5,456 sq. ft. parcel. The proposed one-story residence includes a detached two-car garage, front entry porch, living and dining rooms, kitchen, laundry room, master bedroom and bath, two bedrooms and a guest bathroom. No significant trees are proposed for removal and only minimal grading is involved. The project site is located in the Geological Hazard (GH) Zoning District and in the California Coastal Commission's appeals jurisdiction.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review Permit and Certificate of Compliance (Type B), County File Number PLN 2017- 00539, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project site is a vacant lot located along San Ramon Avenue in the unincorporated Moss Beach area of San Mateo County, within a general area of developed parcels with single-family homes of various architectural styles. The subject site is moderately sloped in topography. La Grande Avenue is westward, San Ramon Avenue is southward, and developed parcels to the north and east bound this parcel.

Regarding the General Plan, the project complies with applicable policies, specifically those relating to water and wastewater supply. Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the "infilling" of existing residential subdivisions. Policy 1.19 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The project is proposed on a 0.125-acre parcel and would result in a density of 8 dwelling units/acre. The project involves the construction of a new residence where public facilities, services and utilities are available.

Regarding the LCP, the project complies with policies regarding infill development, hazards, shoreline access and design review standards. The property is within the existing Riviera Ocean Villa Tract Subdivision (recorded in 1908) in the urban area of Moss Beach, where public facilities, services and utilities are available. LCP Policy 1.28 (*Legalizing Parcels*) requires a Coastal Development Permit (CDP) when issuing CoCs (Type B) to legalize parcels. On undeveloped parcels created before Proposition 20 (effective date January 1, 1973), it must be determined that the parcel configuration will not have any substantial adverse impacts on coastal resources, in conformance with the standards of review of the Coastal Development District regulations. Permits to legalize this type of parcel shall be conditioned to maximize consistency with LCP resource protection policies. There is no evidence or reason to believe that the current parcel legalization would result in development impacting coastal resources. Condition No. 3 requires the property owner work with the Project Planner to record Certificate of Compliance (Type B) to establish the legality of the existing parcel, APN 037-259-200, prior to the issuance of a building permit for the project. The owner shall provide, to the project planner, a legal description of the parcel for recordation.

The Coastside Design Review Committee (CDRC) considered the project at the August 9, 2018 meeting where the CDRC determined that the project complies with applicable Design Review Standards to warrant a recommendation for project approval. The one-story residence is of a smaller scale than other larger two-story homes in the neighborhood. The building dimensions, shape and form, and architectural details are also complimentary to other homes in the neighborhood.

The project complies with the development standards of the S-17 Zoning District. The proposed one-story residence meets the height standards. The project's design, scale,

and size are compatible with other residences located in the vicinity, with a proposed lot coverage of 32% (1,745 sq. ft.) of total lot size, where 50% (2,728 sq. ft.) is the maximum allowed. Additionally, the proposed floor area proposed is 31% (1,679 sq. ft.) of total lot size, where 53% (2,891 sq. ft.) is the maximum allowed.

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

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PROPOSAL

The applicant, Julian Platis, proposes to construct a new 1,345 sq. ft. one-story single-family residence, plus a 400 sq. ft. detached 2-car garage, located on a 5,456 sq. ft. parcel. The proposed one-story residence includes a detached two-car garage, front entry porch, living and dining rooms, kitchen, laundry room, master bedroom and bath, two bedrooms and a guest bathroom. No significant trees are proposed for removal and only minimal grading is involved. The project site is located in the Geological Hazard (GH) Zoning District and in the California Coastal Commission's appeals jurisdiction.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review Permit and Certificate of Compliance (Type B), County File Number PLN 2017-00539, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Dennis P. Aguirre, Project Planner, Telephone 650/363-1867

Owner: Eleftheria Abbott

Applicant: Julian Platis

Location: San Ramon Avenue, Moss Beach

APN: 037-259-200

Parcel Size: 5,456 sq. ft

Parcel Legality: Certificate of Compliance (Type B) to be considered at this Planning Commission meeting.

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

General Plan Designation: Medium Density Residential (6.1 to 8.7 dwelling units/acre); the project is proposed on a 0.125-acre parcel and would result in a density of 8 dwelling units/acre.

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped

Water and Sewer Services: Montara Water and Sanitary District

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0119F, dated August 2, 2017.

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

Setting: The project site is a vacant lot located along San Ramon Avenue in the unincorporated Moss Beach area of San Mateo County, within a general area of developed parcels with single-family homes of various architectural styles. The subject site is moderately sloped in topography. La Grande Avenue is westward, San Ramon Avenue is southward, and developed parcels to the north and east bound this parcel.

Chronology:

Date		Action
December 29, 2017	-	Application submitted.

July 11, 2018 - Application deemed complete.

August 9, 2018 - Coastside Design Review Committee recommends approval of the project.

January 23, 2019 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with applicable General Plan Policies, including the following:

Water Supply Policy 10.1 (*Coordinate Planning*) requires the County to coordinate water supply planning with land use and wastewater management planning to assure that the supply and quality of water is commensurate with the level of development planned in the area. The Montara Water and Sanitary District (MWSD) has provided staff with a project review comment, including requirements to obtain a Domestic Water/Fire Protection Connection and submittal of fire flow calculations from a Certified Fire Protection Contractor at the building permit stage. The MWSD may also require water mainline extension.

Wastewater Policies 11.1 and 11.2 (*Adequate Wastewater Management and Coordinate Planning*) require the County to plan for the provision of adequate wastewater management facilities to serve development in order to protect public health and water quality and to coordinate wastewater management planning with land use and water supply planning to assure that the capacity of sewerage facilities is commensurate with the level of development planned for an area. MWSD has provided staff with a project review comment, including requirements to obtain a Sewer Permit. MWSD may also require a sewer mainline extension and/or grinder pump.

2. Conformance with the Local Coastal Program

A Coastal Development Permit is required as the project requires a Certificate of Compliance (Type B), pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. The parcel is not located in a scenic corridor, nor does the property contain or adjoin an area of sensitive habitat. The site is located within the Geological Hazard (GH) Zoning District. Staff has determined

that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the "infilling" of existing residential subdivisions. Policy 1.19 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The project is proposed on a 0.125-acre parcel and would result in a density of 8 dwelling units/acre. The project involves the construction of a new residence where public facilities, services and utilities are available.

b. Policy 1.23 *(Timing of New Housing Development in the Midcoast)* limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened resulting from new residential development. Staff estimates as of October 2018 that there have been only 22 building permits issued for construction of new residences in the urban Midcoast. This permit is active for 5 years; therefore, the project is likely to be within this limit.

Policy 1.28 (*Legalizing Parcels*) requires a Coastal Development Permit (CDP) when issuing CoCs (Type B) to legalize parcels. The applicant has submitted an application, along with the appropriate fees, for said permit. Policy 1.29 provides standards for review when legalizing parcels. On undeveloped parcels created before Proposition 20 (effective date January 1, 1973), it must be determined that the parcel configuration will not have any substantial adverse impacts on coastal resources, in conformance with the standards of review of the Coastal Development District regulations. Permits to legalize this type of parcel shall be conditioned to maximize consistency with LCP resource protection policies. There is no evidence or reason to believe that the current parcel legalization would result in development impacting coastal resources.

Legalization of the subject parcel must conform to the LCP's "Locating and Planning New Development" component including policies addressed in Policy 1.5 (*Land Uses and Development Densities in Urban Areas*) incorporating the adopted Montara-Moss Beach-El Granada Community Plan into the Land Use Plan. As mentioned in

Section A1, future development of the parcel with a single-family home will comply with General Plan, LCP, and Zoning allowed uses and density.

Policy 1.36 *(Half Moon Bay Airport Influence Area Requirements – Map 1.5)* locates the project site in the Half Moon Bay Airport Influence Area. Although it is in this area, the proposed development is outside of Airport Safety Zones based on the 1996 San Mateo County Comprehensive Airport Land Use Plan. Regarding noise, the site is within the 55-60 Community Noise Equivalent Level (CNEL) noise contour where single-family residential uses are allowed.

c. Visual Resources Component

Visual Resources Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes Moss Beach. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. As discussed in Section 3.b of this report, the Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting on August 9, 2018, and determined that the project is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section 3.b.

Visual Resources Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed home complies with these guidelines as follows:

(1) On-site grading is not extensive and only limited to standard construction activity.

(2) The proposed materials for the home, such as cement fiber boards and asphalt shingles, have a natural appearance.

(3) The proposed home design uses gable roofs, including asphalt shingles as the primary roof material.

(4) The building dimensions, shape and form, and architectural details bring the proposed structure to scale with the rest of the homes in the neighborhood.

d. Hazards Component

Policy 9.3 (*Regulation of Geologic Hazard Areas*) requires the application of the Resource Management (RM) Zoning Ordinance,

Section 6326.3 (*Seismic Fault/Fracture Area Criteria*) and Section 6326.4 (*Slope Instability Area Criteria*) to sites located in a designated geologic hazard area. Single-family residential structures are allowed in these areas if no other locations susceptible to such hazards are reasonably available on the site for development and subject to the submittal of a detailed geologic site investigation prepared by a geologist registered in the State of California, and adequate engineering design, indicating that the site is suitable for development. The policy prohibits location of structures across the trace of an active fault.

The Geotechnical Report (Report), included as Attachment D, was submitted to staff prepared by the applicant's Geotechnical Consultant, Earth Investigations Consultants (Consultant), which indicated that the site is suitable for development for a new residence, contingent upon the implementation of the Report's geotechnical recommendations. The recommendations include, but are not limited to, supporting the residential structure on drilled, cast-in-place reinforced concrete piers designed for skin friction, including a slab-on-grade for living areas and the garage. The site has been determined to not be within identified landslide areas. The possibility of fault rupture is highly unlikely based on the absence of any fault trace traversing the site, as determined by the fault study conducted on-site. The main trace of the Seal Cove Fault is located 220 feet to the northeast of the project site. No faults were identified at the site in all these studies. The active trace of the San Andreas fault is located approximately 6.5 miles to the northeast of the project site.

Policy 9.10 (*Geotechnical Investigation of Building Sites*) requires the County Geologist or an independent certified consulting engineering geologist to review building permits in hazard areas for evaluation of potential geotechnical problems and to review and approve all required investigations for adequacy. The Report was reviewed by the Geotechnical Section of the Planning and Building Department which found it adequate for planning permit approval. As required by this policy, further review of the project, including structural and foundation designs and compliance with Report recommendations, will be required at the building permit stage.

e. <u>Shoreline Access Component</u>

Because the project site is located on a site between the first public through road and the sea, for the CDP to be approved, the project must be found to be consistent with LCP and Coastal Act Policies regarding coastal access and recreation.

Policy 10.1 (*Permit Conditions for Shoreline Access*) requires shoreline access provision as a condition of granting development permits for any public or private development between the sea and the nearest road. The subject site is located between the Pacific Ocean westward and Cabrillo Highway (the first through public road) eastward and is, therefore, subject to this policy.

Policy 10.12(a) (*Residential Areas*) requires that vertical access be provided at the ends of streets perpendicular to the shoreline. The project complies with this policy based on the existing vertical access provided by La Grande Avenue to the shoreline area southwestward. Scenic vistas to the Pacific Ocean are available at the end of this access thoroughfare. The existence of this access point also complies with the requirements of Section 30212 of the California Coastal Act, such that no additional access points are required.

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

Upon review of the provisions of the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) in October 9, 2014, staff has determined that the project's site location complies with the safety, noise and height limit criteria for compatibility. The project site is located in Runway Safety Zone 7, the Airport Influence Area (AIA), where the airport accident risk level is considered low. The project site is outside of the defined aircraft noise exposure contours and, therefore, would not be exposed to high levels of aircraft noise. The proposed height of 15.5 feet would not penetrate the established airspace threshold.

4. Conformance with the Zoning Regulations

a. Conformance with S-17 District Development Standards

The proposal complies with the property's R-1/S-17/DR/GH/CD Zoning designation, as indicated in the following table:

	S-17 Development Standards	**Proposed**
Minimum Site Area	5,000 sq. ft.	5,456 sq. ft. (existing)
Maximum Floor Area	2,891 sq. ft. (53% maximum)	1,679 sq. ft. (31%)
Maximum Building Site Coverage	2,728 sq. ft. (50% maximum)	1,745 sq. ft. (32%)
Minimum Front Setback	20 ft.	20 ft. – 7 in.

	S-17 Development Standards	Proposed
Minimum Rear Setback	20 ft.	32 ft.
Minimum Right Side Setback	5 ft.	5 ft.
Minimum Left Side Setback	5 ft.	20 ft.
Maximum Building Height	28 ft.	15 ft. – 6 in.
Minimum Parking Spaces	2	2
Facade Articulation	Finding by CDRC	Complies

The proposed one-story residence meets the height standards. The project's design, scale, and size are compatible with other residences located in the vicinity, with a proposed lot coverage of 32% (1,745 sq. ft.) of total lot size, where 50% (2,728 sq. ft.) is the maximum allowed. Additionally, the proposed floor area proposed is 31% (1,679 sq. ft.) of total lot size, where 53% (2,891 sq. ft.) is the maximum allowed.

b. Conformance with Design Review District Standards

The CDRC considered the project at a regularly scheduled CDRC meeting on August 9, 20188 and adopted the findings to recommend project approval, pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows (see Attachment E):

(1) Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT; 2. Complement Other Structures in Neighborhood; b. Views, and Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; c. Second Stories. Single story development in an area where two-story homes minimizes the effect on views from neighboring houses.

(2) Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features. Architectural style compliments the style of nearby homes.

(3) Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; d. Garages. Location of the garage is secondary to the house and located away from the street.

c. Conformance with Geological Hazards (GH) District Standards

The site is located in the Geological Hazard Area Zone 3, considered to be the most stable part of the Seal Cove area, where risk to

development in this area is considered to be low to moderate. The feasibility of reducing the risks to acceptable levels in this zone is considered generally high. Section 6296.2 *(Description of Hazardous Zones in Seal Cove Area)* allows development in Zone 3 by proper site development, including but not limited to, siting of homes away from active faults, structural and foundation design and adequate surface drainage plans as recommended by any required geotechnical investigation.

As discussed in Section 2.d above, the Geotechnical Report (Report) was submitted to staff prepared by the applicant's Geotechnical Consultant, Earth Investigations Consultants (Consultant), included as Attachment D. The Report has been reviewed by the Geotechnical Section of the Planning and Building Department.

The Report indicating that the site is suitable for development contingent upon the implementation of the report's geotechnical recommendations, based on the site's Geological Hazard Zone 3 location. Risk to development in this area is considered low to moderate where reduction of this risk is achieved by implementing proper site development, as already stipulated in the development recommendations of the Consultant.

Pursuant to Section 6295.4 of the San Mateo County Zoning Regulations, building permits shall not be approved unless the County Geologist has evaluated the project to show compliance with applicable district regulations. The project has received preliminary review by the Geotechnical and Drainage Section of the Planning and Building Department, authorizing the project to move forward, pending submittal of more information at the building permit stage.

In accordance with GH District Regulations, Planning staff also includes a Condition of Approval No. 34, pursuant to Section 6294.4(2) of the San Mateo County Zoning Ordinance, that the applicant shall record the following deed restriction with the San Mateo County Recorder's Office, prior to the issuance of the building permit, stated as follows …"This property is located in Zone 3 of the Seal Cove Geologic Hazards District established by Section 6296 of the San Mateo County Ordinance Code, Zoning Annex. Maps of this district are on file with the San Mateo County Planning and Building Department."

5. <u>Conformance with the Subdivision Regulations</u>

A Conditional Certificate of Compliance (CoC Type B) is required to legalize parcels in compliance with provisions of the County and State subdivision

laws in effect at the time of creation. This process is required before new development can proceed.

As a result of recent court case decisions, the division of land creating the subject parcel must be legally confirmed because it is an undeveloped lot of an antiquated subdivision; in this case, Lots 31 and 32 in Block 8 as shown on that certain map entitled "Map of Riviera Ocean Villa Tract", filed in the County Recorder of San Mateo County, on June 15, 1908. The County Subdivision Regulations Section 7134 allows for either a CoC (Type A) or CoC (Type B) to resolve and confirm a parcel's legality. As such, to qualify for a CoC (Type A) (pursuant to Section 7134.1), it must be confirmed that the lots comprising the subject project parcel were conveyed separately from any surrounding lots prior to the County's adoption of its first Subdivision Ordinance in July 1945. If such conveyance is confirmed to have occurred after that date, a CoC (Type B) (pursuant to Section 7134.2) shall be required, as is the case with this application.

While the subject Lots 31 and 32 were initially part of the cited "Map of Riviera Ocean Villa Tract" recorded in 1908, they continued to be conveyed together with other parcels until May of 1978. Only at that time were they conveyed separately from adjacent lots, thus requiring the CoC (Type B). Section 7134.2.c allows for the approval and recordation of a CoC subject to a public hearing and the imposition of conditions of approval to ensure that development on the parcel complies with public health and safety standards.

Regarding conditions of approval, Section 7134.2.c(a), of the County Subdivision Ordinance, states that the Community Development Director may impose any conditions which would have been applicable to any development on the property. Since road access to the subject parcel exists, and water, power, and sanitary sewer services are available, there are no improvement conditions necessary to require prior to recording a Certificate of Compliance document.

Condition No. 3 requires the property owner work with the Project Planner to record Certificate of Compliance (Type B) to establish the legality of the existing parcel, APN 037-259-200, prior to the issuance of a building permit for the project. The owner shall provide, to the project planner, a legal description of the parcel for recordation.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, related to new construction of small structures, including single-family residences in a residential zone. Section 135300.2 (*Exceptions*) of the CEQA Guidelines states that Class 3 exemptions are qualified by consideration of where the project is to be located,

such as a location where a project could have an impact on an environmental resource of hazardous or critical concern, where designated, precisely mapped, and officially adopted pursuant to law by federal, state or local agencies.

While the site is located within a mapped geological hazard area (Geologic Hazard (GH) Zoning District), based on the geotechnical report submitted by the applicant and comments from the Geotechnical Section of the San Mateo County Planning and Building Department, the site is suitable for the proposed construction of a new single-family residence, subject to the recommendations provided in the report from the Consultant. During the site investigation, no active Seal Cove fault was found on the property and no evidence was found that the site is affected by active landsliding. Therefore, as proposed and conditioned, the project is not likely to have a significant impact in the area of geologic stability and qualifies for a categorical exemption under Class 3 of the CEQA Guidelines.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

Staff referred the project to the Midcoast Community Council and did not receive any comments.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

Staff referred the project to the California Coastal Commission and received comments (Attachment F) that included a recommendation for staff to discuss LCP Policies (Policies) regarding compliance with the development of a new single-family residence located in the R-1/S-17/DR/GH/CD Zoning District (Single-Family Residential District/S-17 Combining District /Design Review/Geological Hazard District/Coastal Development). The project will not include a second unit and no trees are proposed for removal. Staff has found that the project complies with Policies regarding infill development, hazards, shoreline access and compliance with design review standards and findings. Specific to hazards, the project complies with applicable regulations, contingent upon the recommendations specified by the Consultant, to include the recordation of a deed restriction prior to the issuance of a building permit, pursuant to Section 6295.4 of the Zoning Regulations, as specified in Condition No. 34.

E. OTHER REVIEWING AGENCIES

Building Inspection Section
Geotechnical and Drainage Section
Department of Public Works
Coastside Fire Protection District
Montara Water and Sanitary District
Midcoast Community Council
California Coastal Commission

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Project Plans
D. Geotechnical Report prepared by Earth Investigations Consultants
E. Coastside Design Review Committee Decision Letter, dated September 4, 2018
F. Comment Letter from the California Coastal Commission, dated February 16, 2018
G. Site Photos

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2017-00539 Hearing Date: January 23, 2019

Prepared By: Dennis P. Aguirre, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) Guidelines, related to new construction of small structures, including single-family residences in a residential zone. While the site is located within a mapped geological hazard area (Geologic Hazard (GH) Zoning District), based on the geotechnical report submitted by the applicant and comments from the Geotechnical Section of the San Mateo County Planning and Building Department, the site is suitable for the proposed construction of a new single-family residence, subject to the recommendations provided in the report from the Consultant. Therefore, as proposed and conditioned, the project is not likely to have a significant impact in the area of geologic stability and qualifies for a categorical exemption under Class 3 of the CEQA Guidelines.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding infill development, hazards, shoreline access and compliance with design review standards and findings.

3. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The subject site is located between the Pacific Ocean westward and Cabrillo Highway (the first through public road) eastward. The project complies with requirements for vertical

access, as such access is provided by La Grande Avenue to the shoreline area southwestward. Scenic vistas to the Pacific Ocean are available at the end of this access thoroughfare. The existence of this access point also complies with the requirements of Section 30212 of the California Coastal Act, such that no additional access points are required.

4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding infill development, hazards, shoreline access and compliance with design review standards and findings.

5. That the number of building permits for the construction of single-family residences issued in the calendar year does not exceed the limitations of LCP Policies 1.23 and 1.24.

Regarding the Design Review, Find:

6. That, with the conditions of approval recommended by the Coastside Design Review Committee (CDRC) at its meeting of August 9, 2018, the project is in compliance with the Design Review Standards for the Coastside. The 1-story residence is of a smaller scale than other larger 2-story homes in the neighborhood, but is compatible in size. The building dimensions, shape and form, and architectural details are also complimentary to other homes in the neighborhood. The project uses colors and materials that appear natural; incorporates drought tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on January 23, 2019. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The Coastal Development Permit and Design Review approvals shall be valid for five (5) years from the date of final approval in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. An extension of these approvals will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.

3. Prior to the issuance of a building permit for the project, the owner shall work with the Project Planner to record the Certificate of Compliance (Type B) with the County Recorder's Office, as required to establish the legality of the existing parcel, APN 037-259-200. The owner shall provide, to the project planner, a legal description of the parcel for recordation.

4. The applicant shall include the permit approval letter on the top pages of the building plans.

5. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

    a. Exterior wall color is "Hale Navy", windows are "Standard White" with matching trim, landings and doors in "Décor White".

    b. Applicant will consider an alternative to the asphalt shingle color, such as "GAF-ELK "Charcoal"" which is lighter in color and variegated.

    c. Garage door will resemble what was illustrated in the submitted plans to the highest degree possible, including transom windows across the top.

    d. Reposition home west to the extent that access to the garage and required turning radius are met.

    e. Exterior lighting limited to three (3) single dark-sky compliant lights at each of the entrances at the front door, landing and garage door. No landscape lighting shall be used.

f. Replace *Leptospermum Laevigatum* and *Anigozanthos flavidus* with similar native California plants suitable for the area's planting zone. No landscape irrigation. Remaining ground shall be covered in mulch.

6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

   a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

   b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

   c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

   d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

   e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

   f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

7. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

   a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

   b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

   c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

8. All new power and telephone utility lines from the street or nearest existing utility pole to the project structures on the property shall be placed underground.

9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.

10. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.

11. To reduce the impact of construction activities on neighboring properties, comply with the following:

a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on San Ramon Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on San Ramon Avenue. There shall be no storage of construction vehicles in the public right-of-way.

12. The exterior color samples submitted to the CDRC are approved, subject to compliance with Condition 2b. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

14. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft.

    The following restrictions apply to projects using the prescriptive checklist:

    a. Compost: The project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into the landscape area (unless contra-indicated by a soil test).

    And if applicable:

    b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

    c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

    d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

    e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

15. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be

installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

Building Inspection Section

16. This project shall include automatic fire sprinklers in the house and garage.

17. Walls less than 5' to a property line shall be constructed to meet a 1- hour fire resistance. Projections beyond an exterior wall closer than 5' to a property line shall have materials of 1- hour construction on the underside of the projection.

18. The garage shall include the infrastructure for Electric Vehicle Charging.

19. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Drainage Section of the Building Inspection Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Drainage Section of the Building Inspection Section for review and approval.

Montara Water and Sanitary District

20. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water/Fire Protection Connection and Sewer Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

Department of Public Works

21. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

22. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a

Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

23. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Coastside Fire Protection District

24. Smoke Detectors/CO Detectors that are hard wired, interconnected, and have battery backup. Location shall meet the 2016 CRC Section R314. Show location on plans.

25. Automatic Fire Sprinkler Systems required under separate permit: Systems shall comply with 2016 NFPA 13D, CRC and Coastside Fire District Ordinance # 2016-01, the horn/strobe or bell, along with the garage door opener are to be wired into a separate circuit breaker at the main panel and labeled. Installation of the underground fire service shall be flushed and visually inspected by Fire District prior to hook up to riser.

26. The applicant shall have a maintained asphalt surface with a minimum width of not less than 20 feet for fire ingress and egress. The minimum 20 feet in width does not allow for parking.

27. Fire Hydrant: Due to increased size of the structure, an approved fire hydrant (Clow 960) shall be located and spaced as follows along with a minimum fire flow of 1000 per minute at 20 pounds per square inch. If you have not already done so, submit a site plan showing all underground piping to the San Mateo County building Department, or City of Half Moon Bay for review and approval.

28. New bedrooms and windows replaced in existing bedrooms to meet escape/rescue window/door requirements. Identify windows and have notes. CBC 1026

29. Roof covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.

30. Vegetation management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code and Public Resources Code 4291:

    a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.

    b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.

31. Address Numbers: As per Coastside Fire District Ordinance 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from finished grade. When the building is served by a long driveway or is otherwise obscured, a 6 inch by 18 inch green reflective metal sign with 3 inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.

32. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

Geotechnical Section

33. The Geotechnical Update and Supplemental Recommendation shall be updated to identify the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2016 version. This update shall be submitted at the time of Building Permit application.

34. Prior to the issuance of the building permit and pursuant to Section 6294.4(2) of the San Mateo County Zoning Ordinance, the applicant shall record a deed restriction with the San Mateo County Recorder's Office, stating the following: "This property is located in Zone 3 of the Seal Cove Geologic Hazards District established by Section 6296 of the San Mateo County Ordinance Code, Zoning Annex. Maps of this district are on file with the San Mateo County Planning and Building Department."

CML:DPA:ann – DPACC0633_WNU.DOCX

County of San Mateo - Planning and Building Department

ATTACHMENT B

San Mateo County

San Mateo map

0.04 0 0.02 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 1,278

County of San Mateo - Planning and Building Department

ATTACHMENT C

PLATIS RESIDENCE

MOSS BEACH, CA

PROPOSED ARCHITECTURAL SITE AND LANDSCAPE PLAN

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

DESCRIPTION OF WORK

NEW SINGLE-STORY SINGLE FAMILY RESIDENCE AND NEW DETACHED GARAGE ON A SINGLE-FAMILY RESIDENTIAL LOT

OCCUPANCY & CONSTRUCTION

R-3 OCCUPANCY
TYPE VB CONSTRUCTION

BUILDING CODES

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA REFERENCED STANDARDS CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING CODE

DRAWING INDEX

A0	COVER SHEET & ARCHITECTURAL SITE & LANDSCAPE PLAN
A1	MAIN RESIDENCE- FLOOR PLAN & ROOF PLAN
A2	MAIN RESIDENCE- EXTERIOR ELEVATIONS
A3	MAIN RESIDENCE- SECTION 'A'
A4	DETACHED GARAGE- FLOOR & ROOF PLANS, EXTERIOR ELEVATIONS & SECTION 'A'
C1	TITLE SHEET
C2	GENERAL NOTES
C3	PRELIMINARY GRADING AND DRAINAGE PLAN
C4	PRELIMINARY EROSION CONTROL AND TREE PRESERVATION PLAN
C5	PRELIMINARY DRIVEWAY PROFILE
	THE KARSTEN COMPANY FOUNDATION PLANS
A-1	TITLE SHEET
D-1	TYPICAL FOUNDATION/ SUPPORT DETAILS & GENERAL NOTES
F-1	TYPICAL DOUBLE WIDE FOUNDATION
F-2	TYPICAL TRIPLE WIDE FOUNDATION
F-3	TYPICAL TAG UNIT WIDE FOUNDATION (ADDENDUM)
F-4	TYPICAL SINGLE WIDE FOUNDATION

SITE NOTES

1. THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES.
2. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. SEE SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
3. ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
4. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.
5. A PERFORATED DRAIN SET IN GRAVEL TRENCH SHALL BE INSTALLED AT ALL RETAINING WALLS. THE DRAIN SHALL DISCHARGE INTO THE STREET OR APPROVED DRAINAGE FACILITY. SEE SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
6. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING OF JOINTS SHALL BE PER INDUSTRY STANDARDS.
7. FINISH GRADE SHALL SLOPE MINIMUM 5% AWAY FROM FOUNDATION AND ADJACENT PROPERTIES TO AN APPROVED LOCATION. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION WALL PER CRC R401.3.

GENERAL INFORMATION

APN: 037-259-200
ZONING DISTRICT: R-1/ S-17/ DR/ GH/ CD

SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT
CHAPTER 20B- "CD" (COASTAL DEVELOPMENT DISTRICT)

SINGLE-FAMILY LOT COVERAGE (PERCENT) MAXIMUM: 35%

EXISTING PARCEL SIZE: 5,456 sq. ft.

PROPOSED LOT COVERAGE (SQ. FT.): 1,745 sq. ft.
(HOUSE- 1,279 sq. ft.+ COVERED PORCH- 66 sq. ft. + GARAGE- 400 sq. ft. = 1,745 sq. ft.)

PROPOSED LOT COVERAGE (PERCENT): 31.98%
(1,745 sq. ft./ 5,456 sq. ft.= 0.319831)

PROPOSED FAR (SQ. FT.): 1,679 sq. ft.
(HOUSE- 1,279 sq. ft.+ GARAGE- 400 sq. ft. = 1,679 sq. ft.)

PROPOSED FAR (PERCENT): 30.77%
(1,679 sq. ft./ 5,456 sq. ft.= 0.307735)

SETBACKS: FRONT: 20 ft.
SIDE: 5 ft.
REAR: 20'-0"

OWNER

SAKIS (AKA JULIAN) & ELISHEBA PLATIS
671 NAPLES STREET
SAN FRANCISCO, CA 94112
(510) 432-6055

DESIGNER

ELEVATE DESIGN BUILD
JUSTIN HANSON
3164 PUTNAM BLVD., STE C
WALNUT CREEK, CA 94597
(925) 429-8860

PLAN AREAS

PROPOSED

HOUSE:	1,279 sq.ft.
COVERED PORCH:	66 sq.ft.
GARAGE: [1]	400 sq.ft.
TOTAL	1,745 sq.ft.

GENERAL NOTES

1. PROPOSED CONSTRUCTION SHALL MEET OR EXCEED THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE (BUT ARE NOT LIMITED TO): California Building Code, California Residential Code, California Mechanical Code, California Plumbing Code, California Electric Code, AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY GOVERNING AGENCIES.
2. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED, NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENT.
3. THE DESIGNER WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL RECOMMENDATIONS OF THE SOILS REPORT, IF PROVIDED FOR THE PROJECT.
5. EXISTING DIMENSIONS ARE APPROXIMATE. VERIFY IN FIELD.
6. PRIOR TO CLOSE OUT OF THE PERMIT, ALL PLUMBING FIXTURES SHALL COMPLY WITH THE WATER SAVING REQUIREMENTS OR TO BE CERTIFIED THAT THE EXISTING FIXTURES MEET THE REQUIREMENTS.

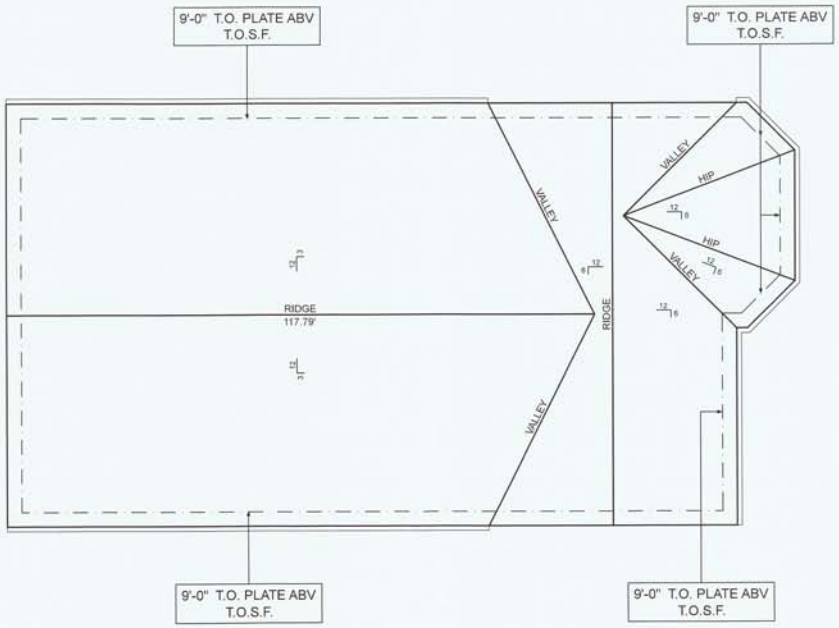
elevate
DESIGN | BUILD
3164 Putnam Blvd, Suite C
Walnut Creek, CA 94597 | 925 429 8860

PLATIS RESIDENCE
SAN RAMON AVENUE
MOSS BEACH, CA
APN: 037-259-200

COVER SHEET
PROPOSED SITE PLAN

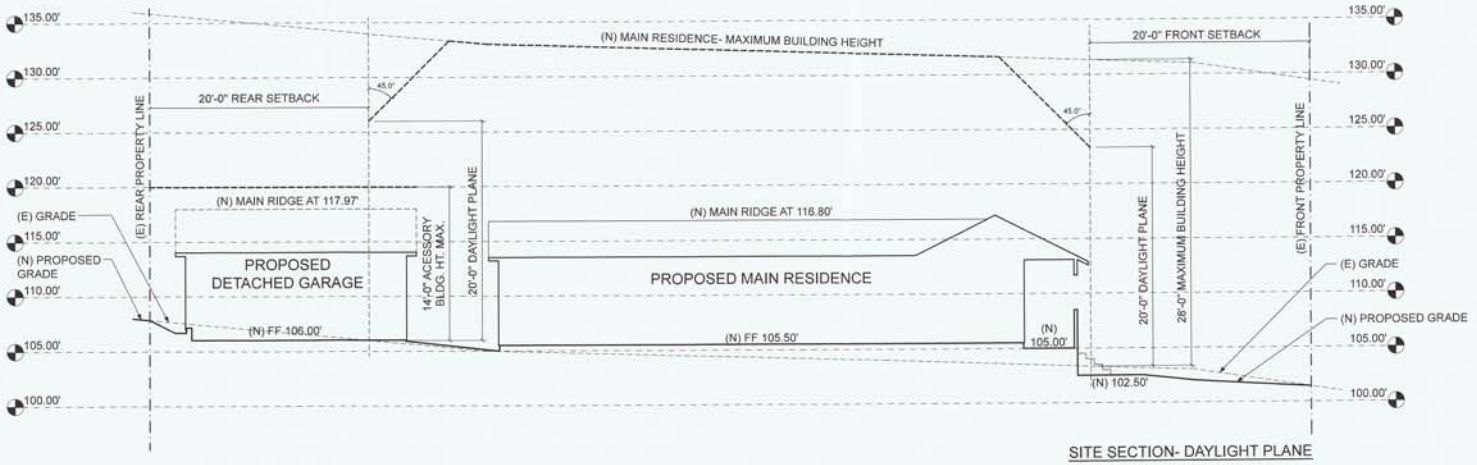
		SHEET
JOB	16-PLATIS	A0
DRAWN	JLM	
DATE	03-21-17	

PLATIS RESIDENCE
SAN RAMON AVENUE
MOSS BEACH, CA
APN: 037-259-200



MAIN RESIDENCE- PROPOSED ROOF PLAN

MAIN RESIDENCE- PROPOSED FLOOR PLAN



SITE SECTION- DAYLIGHT PLANE

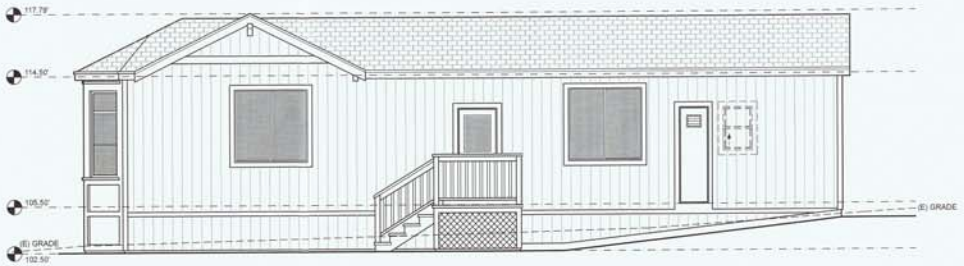
MAIN RESIDENCE
PROPOSED FLOOR PLAN,
ROOF PLAN AND SITE
SECTION- DAYLIGHT PLANE
SCALE: 1/4" = 1'-0"

JOB	16-PLATIS
DRAWN	-
DATE	03-21-17

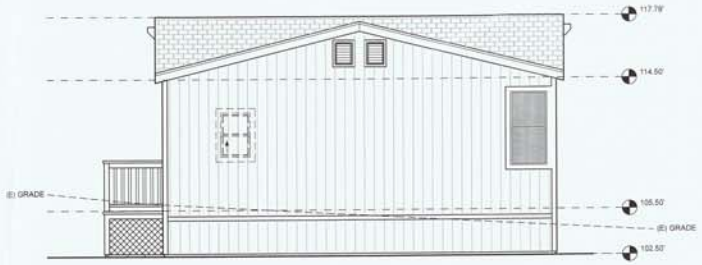
SHEET
A1

PLATIS RESIDENCE
SAN RAMON AVENUE
MOSS BEACH, CA
APN: 037-259-200

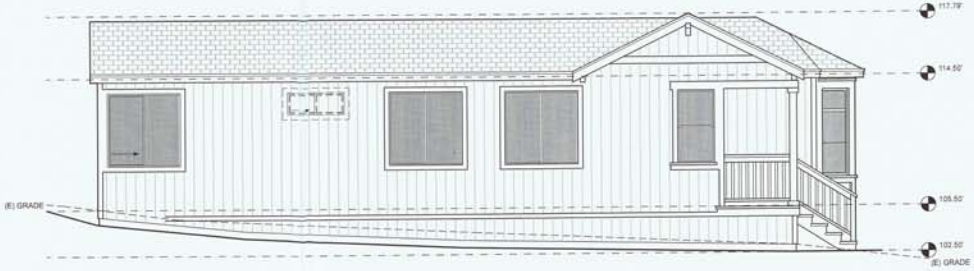
MAIN RESIDENCE- PROPOSED FRONT ELEVATION



MAIN RESIDENCE- PROPOSED RIGHT SIDE ELEVATION



MAIN RESIDENCE- PROPOSED REAR ELEVATION



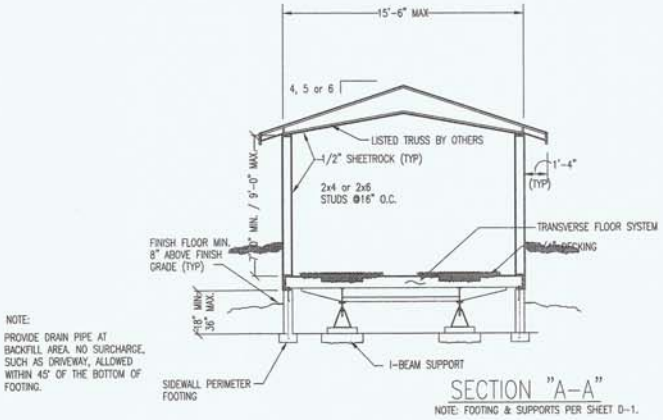
MAIN RESIDENCE- PROPOSED LEFT SIDE ELEVATION

MAIN RESIDENCE
PROPOSED
EXTERIOR
ELEVATIONS
SCALE: 1/4" = 1'-0"

JOB	16-PLATIS
DRAWN	-
DATE	03-21-17

SHEET
A2

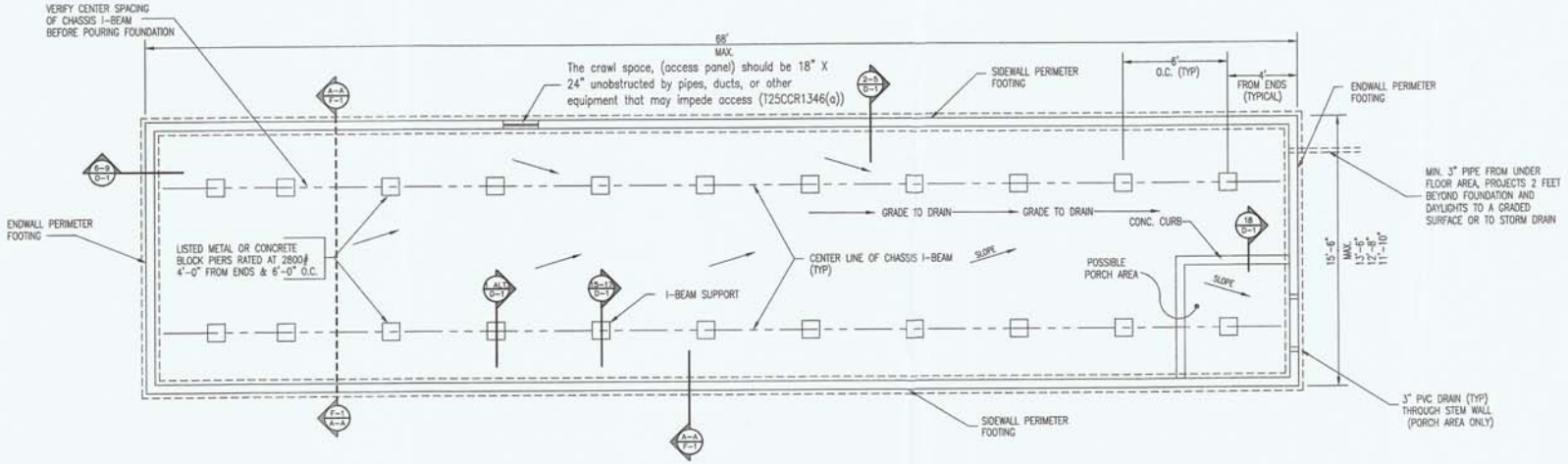
PLATIS RESIDENCE
SAN RAMON AVENUE
MOSS BEACH, CA
APN: 037-259-200



SECTION "A-A"
NOTE: FOOTING & SUPPORTS PER SHEET D-1.

Notice to the Contractor

The Perimeter Foundation layout Shown Heron Is Illustrational Only. Actual Perimeter Foundation Shall Be Constructed in Accordance With The Dimensioned Floor Plan Supplied By The Karsten Company.



MAIN RESIDENCE
PROPOSED
SECTION 'A-A'

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

JOB	16-PLATIS
DRAWN	-
DATE	03-21-17

SHEET
A3

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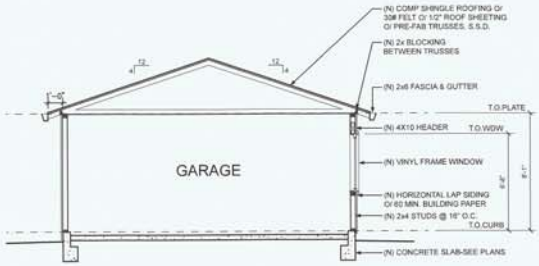
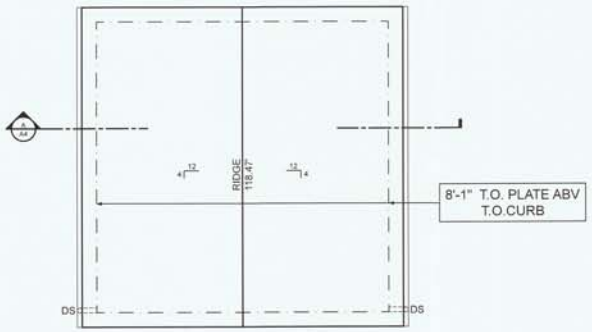
3164 Putnam Blvd, Suite C
Walnut Creek, CA 94597 | 925.429.8860

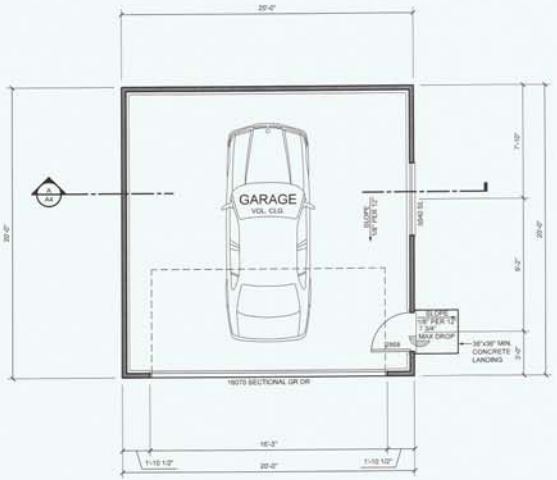
PLATIS RESIDENCE
SAN RAMON AVENUE
MOSS BEACH, CA
APN: 037-259-200



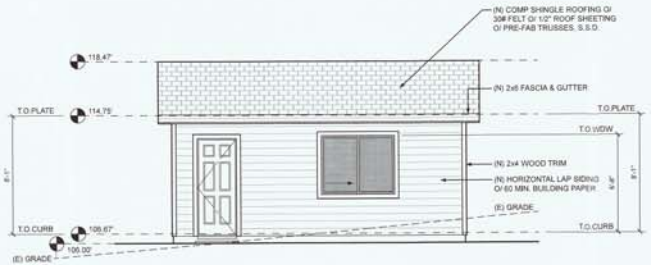
DETACHED GARAGE-
BUILDING SECTION 'A'



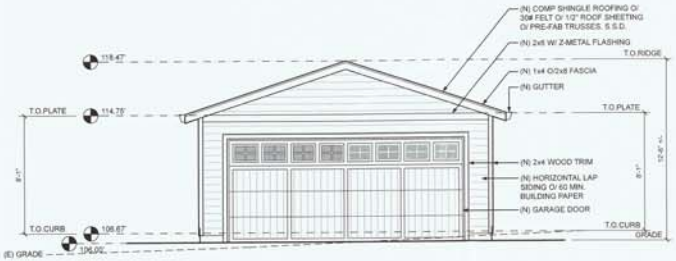
DETACHED GARAGE-
PROPOSED ROOF PLAN



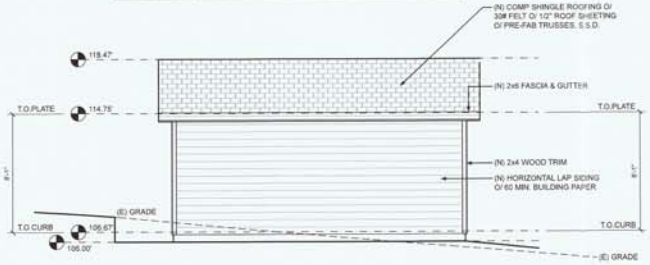
DETACHED GARAGE-
PROPOSED FLOOR PLAN



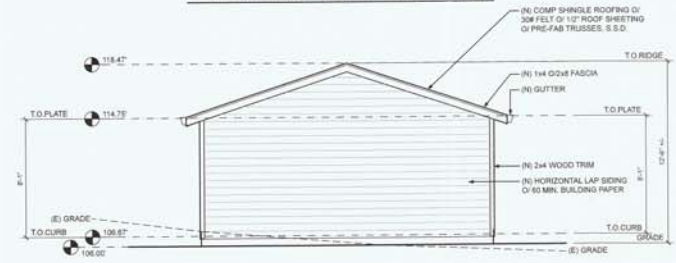
DETACHED GARAGE-
PROPOSED RIGHT SIDE ELEVATION



DETACHED GARAGE-
PROPOSED FRONT ELEVATION



DETACHED GARAGE-
PROPOSED LEFT SIDE ELEVATION



DETACHED GARAGE-
PROPOSED REAR ELEVATION

DETACHED GARAGE
FLOOR & ROOF PLANS,
EXTERIOR ELEVATIONS
& SECTION 'A'
SCALE: 1/4" = 1'-0"

		SHEET
JOB	16-PLATIS	A4
DRAWN	JLM	
DATE	03-21-17	

PRELIMINARY PLANS FOR
MOSS BEACH RESIDENCE
SAN RAMON AVENUE
MOSS BEACH, CALIFORNIA 94038
COUNTY OF SAN MATEO
APN: 037-259-200

LEGEND

DESCRIPTION / EXISTING / PROPOSED

- LOT LINES
- EASEMENT
- PROPERTY LINE
- CENTERLINE
- CURB & GUTTER
- DITCH
- STORM DRAIN
- SANITARY SEWER
- WATER
- GAS LINE
- FIRE SERVICE
- SDMH
- AREA DRAIN
- DROP INLET
- DIRECTION OF SURFACE FLOW
- SSMH
- SSCO
- SEWER SERVICE
- BLOW OFF
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- MONUMENT
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- STREET LIGHT
- POST TOP STREET LIGHT
- FENCE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- HEDGE
- JUNCTION/PULL BOX
- SIGN
- GRADE BREAK LINE
- FINISH GRADE ELEVATION
- TREE & DRIPLINE
- CONCRETE SIDEWALK
- AC PAVEMENT
- PAVEMENT REMOVAL
- STAMPED AC PAVEMENT

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
A.E.	APPROVED EQUAL
AP	ANGLE POINT
ARV	AIR RELEASE VALVE
BK	BOOK
BOC	BACK OF CURB
BOV	BLOW-OFF VALVE
BOW	BACK OF WALK
BW	BOTTOM OF WALL
CG	CURB AND GUTTER
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CP	CAR POOL
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DIST	DISTRICT
DWG	DRAWING
(E)	EXISTING OR EAST
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
EXIST	EXISTING
EV	ELECTRIC VEHICLE
F	FUTURE
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FIRE SERVICE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FL	FLOW LINE
FP	FINISH PAVEMENT
G	GAS
GB	GRADE BREAK
GR	GRATE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
INTX	INTERSECTION
INV	INVERT
IRR	IRRIGATION
LF	LINEAR FEET
LT	LEFT
NFPA	NATIONAL FIRE PREVENTION ACT
NO	NUMBER
NTS	NOT TO SCALE
OG	ORIGINAL GROUND
OMP	OPEN METAL PIPE
PIV	POST INDICATOR VALVE
(P)	PROPOSED
PROP	PROPOSED
PCC	PORTLAND CEMENT CONCRETE
POC	POINT OF CONNECTION
PL	PROPERTY LINE
PG	PAGE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RT	RIGHT
ROW	RIGHT-OF-WAY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDWK	SIDEWALK
S.O.	SIDE OPENING
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SVC	SERVICE
SW	SIDEWALK
TBW	TOP BACK OF WALK
TC	TOP OF CURB
TYP	TYPICAL
TW	TOP OF WALL
W	WATER
WV	WATER VALVE
WM	WATER METER

SITE PLAN
SCALE: 1"=20'

VICINITY MAP

SHEET INDEX

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THE KARSTEN COMPANY FOUNDATION PLANS
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D-1 TYPICAL FOUNDATION/SUPPORT DETAILS & GENERAL NOTES
F-1 TYPICAL DOUBLE WIDE FOUNDATION
F-2 TYPICAL TRIPLE WIDE FOUNDATION
F-3 TYPICAL TAG UNIT FOUNDATION (ADDENDUM)
F-4 TYPICAL SINGLE WIDE FOUNDATION

SURVEY NOTE
THE TOPOGRAPHIC SURVEY AND BOUNDARY FOR THIS PROJECT WAS PREPARED BY OTHERS. THE OLYMPUS GROUP, INC. SHALL NOT ASSUME RESPONSIBILITY OR LIABILITY FOR ANY ERRORS CONTAINED WITHIN THE TOPOGRAPHIC SURVEY AND BOUNDARY, WHICH RESULTS IN FIELD CHANGES DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE BOUNDARY AND ALL EXISTING FIELD CONDITIONS CONTAINED WITHIN THE SURVEY AND BOUNDARY TO ENSURE ACCURACY. IF ERRORS ON THE SURVEY ARE ENCOUNTERED THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

ELECTRICAL NOTE
ELECTRICAL PLANS FOR THIS PROJECT ARE NOT A PART OF THIS PLAN SET.

S.W.P.P.P. NOTE
A STORM WATER POLLUTION PREVENTION PLAN IS NOT REQUIRED FOR THIS PROJECT.

EARTHWORKS

CLEAR & GRUB	4-6 YDS (APPROX)
CUT	40 CU YDS (APPROX)
FILL	35 CU YDS (APPROX)

(DOES NOT INCLUDE TRENCH SPOILS OR UNSUITABLE SOILS)

UTILITY REPRESENTATIVES

UTILITY	COMPANY	CONTACT	PHONE
GAS	P.G.& E.		(800) 743-5000
ELECTRICITY	P.G.& E.		(800) 743-5000
TELEPHONE	AT&T		(800) 483-4000
WATER	MONTARA WATER & SANITARY DIST.		(650) 728-3545
SEWER	MONTARA WATER & SANITARY DIST.		(650) 728-0124
DRAINAGE	COUNTY OF SAN MATEO		(650) 363-4100
FIRE	COASTSIDE FIRE PROTECTION DIST.	PAUL COLE	(650) 726-5213
CABLE T.V.	COMCAST		(800) 934-6489
UNDERGROUND	U.S.A.		

PROJECT CONSTRUCTION HOURS
CONSTRUCTION ACTIVITIES SHALL BE RESTRICTED TO THE WEEKDAY DAYTIME HOURS OF 7:00 A.M. TO 6:00 P.M. CONSTRUCTION ACTIVITIES DURING SATURDAYS SHALL BE RESTRICTED TO THE DAYTIME HOURS OF 8:00 A.M. TO 5:00 P.M. NO CONTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS AND HOLIDAYS.

SOILS REPORT NOTES
A SOILS REPORT HAS BEEN PREPARED FOR THIS SITE/PROJECT, BY EARTH INVESTIGATIONS CONSULTANTS, DATED JUNE 3, 2016. PROJECT # 2161.01.00 (650)557-0262.

SUBMITTED BY:	APPROVED BY:
DATE	DATE
APPROVED BY:	APPROVED BY:
COASTSIDE FIRE PROTECTION DIST. DATE	XXXX DATE
ACCEPTED BY:	
COUNTY OF SAN MATEO - DIRECTOR DATE	

GENERAL CONSTRUCTION NOTES

1. A LETTER FROM A LICENCED CIVIL ENGINEER OR SURVEYOR SHALL BE PROVIDED TO THE BUILDING DEPT. AT THE TIME OF THE FOUNDATION INSPECTION VERIFYING THAT PAD HEIGHTS AND SETBACKS ARE IN COMPLIANCE WITH THESE APPROVED PLANS.
2. A LETTER FROM THE GEOTECHNICAL ENGINEER SHALL BE PROVIDED TO THE BUILDING DEPT. AT THE TIME OF FOUNDATION INSPECTION VERIFYING FOUNDATION EXCAVATIONS AND SOILS WORK HAS BEEN OBSERVED AND IS CONSISTENT WITH THE SOILS REPORT.
3. ALL WORK PROPOSED IN THE PUBLIC RIGHT OF WAY WILL REQUIRE AN ENCROACHMENT PERMIT. PLEASE APPLY WITH THE CITY OF MOSS BEACH OR SAN MATEO COUNTY.
4. THE CONTRACTOR SHALL FLAG PROPERTY CORNERS PRIOR TO ANY CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A HAUL ROUTE FOR EXPORT ACTIVITY.
6. A LETTER FROM A LICENSED CIVIL ENGINEER OR SURVEYOR SHALL BE PROVIDED TO THE BUILDING DEPARTMENT AT THE TIME OF THE FOUNDATION INSPECTION THAT THE PAD HEIGHTS AND SETBACKS ARE IN COMPLIANCE WITH THE APPROVED PLANS AND THE CITY OF MOSS BEACH OR SAN MATEO COUNTY ZONING CODE.

OWNER:
JULIAN PLATIS
671 NAPLES STREET
SAN FRANCISCO, CA 94112

ENGINEER:
THE OLYMPUS GROUP, INC.
8850 GREENBACK LANE
ORANGEVALE, CA 95662
PHONE: 916-396-6228
CONTACT: RICH FRANCIS

GARAGE ARCHITECT:
ELEVATE DESIGN BUILD
4188 PICKWICK DRIVE
CONCORD, CA 94521
PHONE: 925-429-8860
CONTACT: JUSTIN HANSON

PREFABRICATION STRUCTURE AND FOUNDATION PLAN:
THE KARSTEN COMPANY
9988 OLD PLACERVILLE RD.
SACRAMENTO, CA 95827

CA 800-227-2600

REVISIONS

IMPROVEMENT PLANS FOR
SAN RAMON AVENUE
CITY OF MOSS BEACH
TITLE SHEET
COUNTY OF SAN MATEO, CALIFORNIA
2nd PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
JOHN BITTERMANN
No. 58401
Exp. 12/31/18
CIVIL
STATE OF CALIFORNIA

DRAWN BY: STAFF
DESIGNED BY: R. FRANCIS
CHECKED BY: J. BITTERMANN
DATE: MAR. 21, 2017
SCALE: 1"=20'

THE OLYMPUS GROUP
ENGINEERING, PLANNING & SURVEYING

PROJECT NO.: 16-008

C1
SHEET 1 OF 5

GENERAL NOTES:

1. ALL APPLICABLE FEES TO BE PAID AND PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR BEFORE COMMENCEMENT OF CONSTRUCTION.
2. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, OLYMPUS GROUP CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
3. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGGRESS TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONALS.
4. PRIOR TO ANY CORRECTIVE ACTION BY THE CONTRACTOR DUE TO ALLEGED STAKING ERROR, THE CONTRACTOR SHALL NOTIFY OLYMPUS GROUP. FOR RESTAKING AND VERIFICATION OF PREVIOUS STAKING. SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION, OR IF THE ORIGINAL STAKING IS DONE BY OTHERS, OLYMPUS GROUP ASSUMES NO LIABILITIES FOR THE COSTS INCURRED FOR THIS WORK. WHERE IT HAS BEEN DETERMINED THAT ANY CORRECTIVE ACTION WILL REQUIRE FINANCIAL PARTICIPATION BY OLYMPUS GROUP, THAT AMOUNT SHALL BE AGREED TO BY OLYMPUS GROUP, IN WRITING PRIOR TO TAKING CORRECTIVE ACTION. FAILURE TO OBTAIN WRITTEN ACCEPTANCE BY OLYMPUS GROUP WILL NEGATE ALL REQUIREMENTS OF OUR FINANCIAL ASSISTANCE.
5. OLYMPUS GROUP HAS EXERCISED A REASONABLE AND ACCEPTABLE STANDARD OF CARE IN THE PREPARATION OF THESE PLANS. HOWEVER, THE DESIGN PROCESS INCLUDES ACTIVITIES OCCURRING AFTER PLAN SIGNATURE, THESE ACTIVITIES INCLUDE CALCULATIONS, PLAN INTERPRETATIONS AND VERIFICATIONS DURING CONSTRUCTION. SHOULD PERSONS OTHER THAN OLYMPUS GROUP PERFORM THE CONSTRUCTION STAKING OPERATIONS, THEY SHALL INDEMNIFY OLYMPUS GROUP FROM ANY DAMAGES RESULTING FROM OMISSION OR ERROR CONTAINED IN THE PLANS WHICH WOULD REASONABLY HAVE BEEN DISCOVERED AND CORRECTED BY OLYMPUS GROUP.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND PIPING FROM TEMPORARY CONSTRUCTION VEHICLE LOADING DURING CONSTRUCTION. SHOULD PIPING BECOME DAMAGED DUE TO CONTRACTOR SURCHARGING THE PIPE DUE TO INSUFFICIENT COVER, CONTRACTOR SHALL REPLACE DAMAGED PIPING AT HIS COST. WHEN CONTRACTOR IS CONSTRUCTING TEMPORARY HAUL ROADS, DIMENSIONS FOR MINIMUM PIPE COVER ARE RECOMMENDED AS FOLLOWS:

   4 FEET FOR METAL AND PLASTIC PIPE.
   3 FEET FOR REINFORCED CONCRETE PIPE.

   WHEN REQUIRED AS PART OF THE ROUGH GRADING OPERATION THE CONTRACTOR SHALL PLACE PROPER STRENGTH PIPE IF TRENCH CONDITIONS ENCOUNTERED DIFFER FROM THE DESIGN TRENCH.

TRAFFIC NOTES - (AS APPLICABLE)

A TRAFFIC CONTROL PLAN SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO COUNTY OF SAN MATEO CONSTRUCTION MANAGEMENT DIVISION FOR REVIEW AT LEAST 20 DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AN ENCROACHMENT PERMIT OR PLAN APPROVAL MUST FIRST BE OBTAINED PRIOR TO ANY WORK COMMENCING WITHIN THE CITY RIGHT-OF-WAY.

CONTRACTOR'S RESPONSIBILITY NOTE

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

COUNTY REQUIRED NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE COUNTY OF SAN MATEO STANDARD CONSTRUCTION SPECIFICATIONS AND IMPROVEMENT STANDARDS. WHERE INCONSISTENCIES EXIST, THE LATEST EDITION SHALL TAKE PRECEDENCE.
2. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS AND AS DIRECTED BY THE COUNTY INSPECTOR. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.
3. THE CONSULTING ENGINEER SHALL NOTIFY THE COUNTY OF SAN MATEO CONSTRUCTION INSPECTION OFFICE UPON COMPLETION OF STAKING.
4. THE CONTRACTOR SHALL NOTIFY THE COUNTY OF SAN MATEO CONSTRUCTION INSPECTION OFFICE TWO WORKING DAYS PRIOR TO THE INTENTION TO COMMENCE WORK. THE CONTRACTOR SHALL NOT START ANY GRADING UNTIL THE CITY COMPLETES A PRE-CONSTRUCTION MEETING.
5. THE COUNTY OF SAN MATEO IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE CALL PROGRAM. THE CONTRACTOR OR ANY SUB CONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF U.S.A. TWO WORKING DAYS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER: 1-800-227-2600.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
7. ALL SERVICE SEWERS SHALL HAVE FOUR TO FIVE FEET OF COVER AT THE PROPERTY LINE OR RIGHT-OF-WAY, UNLESS OTHERWISE NOTED ON PLANS.
8. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE COUNTY OFSAN MATEO IMPROVEMENT STANDARDS.
9. WHENEVER THE WORK AREA IS ADJACENT TO A TRAFFIC LANE AND THERE IS A CUT, DITCH OR TRENCH MORE THAN TWO INCHES DEEP, THE CONTRACTOR SHALL MAINTAIN CONTINUOUS BARRICADES SPACED AT APPROXIMATELY 20-FOOT INTERVALS FOR THE FIRST 100 FEET FROM THE BEGINNING OF THE CUT, DITCH OR TRENCH, AND AT APPROXIMATELY 50-FOOT INTERVALS THEREAFTER. IF THE CUT, DITCH OR TRENCH IS MORE THAN TEN FEET FROM A TRAFFIC LANE, THE BARRICADE SPACING MAY BE GREATER BUT SHALL NOT EXCEED 200 FEET.
10. A TRAFFIC CONTROL PLAN SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO CITY OF MONTE SERENO CONSTRUCTION MANAGEMENT AND INSPECTION DIVISION FOR REVIEW AT LEAST 20 DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AN ENCROACHMENT PERMIT OR PLAN APPROVAL MUST FIRST BE OBTAINED PRIOR TO ANY WORK COMMENCING WITHIN THE CITY RIGHT-OF-WAY.
11. UNLESS SPECIFICALLY SET FORTH AS SPECIAL PROVISION, ALL MARKED LANES OF TRAFFIC SHALL BE UNOBSTRUCTED ON SAN RAMON AVE. IN EACH DIRECTION DURING THE PEAK TRAFFIC HOURS OF 7:00AM TO 8:00 AM AND 3:30PM AND 6:00 PM. A TRAFFIC LANE SHALL BE CONSIDERED UNOBSTRUCTED IF IT IS SURFACED WITH ASPHALT AND IS AT LEAST TEN FEET WIDE.
12. NO PAVEMENT WORK WILL OCCUR WITHIN THE ROAD RIGHT OF WAY PRIOR TO COMPLETION OF ANY NECESSARY UTILITY POLE RELOCATION WITHIN THAT RIGHT OF WAY.
13. THE DEVELOPER SHALL CONTACT COASTSIDE FIRE PROTECTION DISTRICT AT (650) 726-5213 FOR INSPECTION AND ACCEPTANCE PRIOR TO COUNTY PROJECT ACCEPTANCE.

DRAINAGE CONSTRUCTION NOTES:

1. ALL CONSTRUCTION AND MATERIALS FOR DRAINAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE COUNTY OF SAN MATEO IMPROVEMENT STANDARDS AND STANDARD CONSTRUCTION SPECIFICATIONS. WHERE DISCREPANCIES EXIST, APPROPRIATE NOTES SHALL BE ADDED TO THE PLANS, TAKING PRECEDENCE OVER THE STANDARD CONSTRUCTION SPECIFICATIONS.
2. THE MINIMUM COVER REQUIREMENTS DURING CONSTRUCTION FOR TEMPORARY CONSTRUCTION VEHICLE LOADING SHALL BE 4-FEET FOR METAL AND PLASTIC PIPE, AND 3-FEET FOR REINFORCED CONCRETE PIPE.
3. THE CONTRACTOR SHALL PLACE THE PROPER STRENGTH PIPE IF TRENCH CONDITIONS ENCOUNTERED DIFFER FROM THE DESIGN TRENCH.

STAKING NOTES:

1. WHEN REQUESTING CONSTRUCTION STAKES, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PROJECT ENGINEER 48 HOURS IN ADVANCE. OLYMPUS GROUP ENGINEERS ASSUMES NO RESPONSIBILITY FOR ANY COSTS INCURRED FOR CONSTRUCTION SHUTDOWNS OR DELAYS WHEN NOT GIVEN THIS ADVANCE NOTICE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS OR MARKERS DESTROYED OR LOST DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED OR LOST DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE AND WILL REQUIRE 48 HOURS NOTICE FROM THE CONTRACTOR TO REPLACE SAID MONUMENTS.
3. THE CONTRACTOR WILL NOT PERFORM ANY CORRECTIVE WORK DUE TO STAKING ERRORS WITHOUT FIRST CONSULTING WITH THE PROJECT ENGINEER. IN THE EVENT THE COST OF ANY ITEM OF CORRECTIVE WORK EXCEEDS $500.00, PERMISSION TO PROCEED MUST BE RECEIVED IN WRITING FROM THE PROJECT ENGINEER. NO LIABILITY WILL BE ASSUMED BY THE PROJECT ENGINEER FOR THE COSTS OF WORK PERFORMED IN VIOLATION OF THIS PROVISION.
4. OLYMPUS GROUP ENGINEERS ASSUMES NO LIABILITY FOR ANY WORK CONSTRUCTED IF STAKED BY OTHERS.
5. WHENEVER THE NOTE "VERIFY" IS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL EXPOSE THESE FACILITIES PRIOR TO THE START OF ANY CONSTRUCTION. AFTER THE CONTRACTOR HAS COMPLETED EXPOSING SAID FACILITIES, HE SHALL NOTIFY THE PROJECT ENGINEER AND REQUEST THEY VERIFY THAT THE HORIZONTAL, VERTICAL ALIGNMENTS, MEASUREMENT ETC., ARE IN SUBSTANTIAL CONFORMANCE WITH THESE PLANS TO THE PROJECT ENGINEERS SATISFACTION. IN THE EVENT THAT SAID FACILITIES ARE DETERMINED NOT TO BE IN SUBSTANTIAL CONFORMANCE, THE PROJECT ENGINEER RESERVES THE RIGHT TO REVISE THESE PLANS TO REFLECT THE FOUND CONDITIONS.

SEWER NOTES:

1. ALL MATERIAL AND METHODS OF CONSTRUCTION FOR SANITARY SEWERS MUST CONFORM TO THE STANDARD SPECIFICATIONS OF MANTARA WATER & SANITARY DISTRICT. INSPECTION OF SANITARY SEWER WORK WILL BE CARRIED OUT BY SAID DISTRICT LOCATED AT 8888 CABRILLO HWY, MONTARA, CALIFORNIA. NOTIFY DISTRICT OFFICE 48 HOURS BEFORE REQUIRING INSPECTION. TELEPHONE (650) 726-0124.
2. UNLESS OTHERWISE INDICATED ON THE IMPROVEMENT PLANS, SEWER PIPE OPTIONS ARE VITRIFIED CLAY AND PVC SDR 26 (OR BETTER.)
3. 3/4" CRUSHED AGGREGATE (PER SECTION 200-1.2) SHALL BE USED FOR PIPE BEDDING AS SET FORTH IN SECTION 306-1.2.1 OF THE 2006 EDITION OF THE "GREENBOOK" (STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION)
4. A BUILDING SEWER SHALL BE CONSTRUCTED FOR EACH RESIDENCE, MINIMUM SLOPE 2%. THE UNDERGROUND CONTRACTOR SHALL INSTALL A CLEAN-OUT FOR EACH BUILDING SEWER.
5. ENGINEER SHALL SUBMIT A SET OF CUT SHEETS IN A FORM APPROVED BY THE DISTRICT AT LEAST ONE WORKING DAY PRIOR TO THE START OF CONSTRUCTION. APPROVED PLAN REVISIONS REQUIRING CHANGES IN GRADE OR ALIGNMENT WILL REQUIRE SUBMITTAL OF REVISED CUT SHEETS BEFORE CONSTRUCTION.
6. UNDERGROUND CONTRACTOR SHALL BE APPROPRIATELY LICENSED AND COMPLY WITH DISTRICT'S INSURANCE COVERAGE AND PERFORMANCE BOND REQUIREMENTS.
7. PRIOR TO CONSTRUCTION, UNDERGROUND CONTRACTOR TO OBTAIN EXCAVATION PERMIT FROM SAN MATEO COUNTY OR CITY OF MOSS BEACH.
8. CONTRACTOR SHALL OBTAIN INQUIRY IDENTIFICATION NUMBER FROM USA (800) 227-2600.
9. MONTARA WATER & SANITARY DISTRICT, REQUIRES THE INSTALLATION OF A BACK-FLOW PROTECTIVE DEVICE IN THE BUILDING PLUMBING SYSTEM WHEN THE LOWEST FLOOR LEVEL IS BELOW THE NEXT UPSTREAM MANHOLE OR VERTICAL RISER RIM.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO "POTHOLE" ANY UTILITY CROSSINGS OR OTHER NNDERGROUND OBSTRUCTIONS BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHOULD COORDINATE WITH THE DESIGN ENGINEER TO VERIFY THE ELEVATION AND ALIGNMENT OF ANY UNDERGROUND APPURTENANCES. FAILURE TO VERIFY LOCATIONS IN ADVANCE MAY RESULT IN CONSTRUCTION DELAYS PENDING DESIGN REVISIONS AND RE-SUBMITTALS FOR APPROVAL.
11. CONTRACTOR SHALL EXERCISE PROPER SAFETY PROCEDURES WHEN WORLDNG IN CONFINED SPACE IN ACCORDANCE WITH THE LATEST CAL/OSHA PROVISIONS.
12. ALL SANITARY SEWER LINES, INCLUDING 4-INCH BUILDING SEWERS, WILL BE TV-INSPECTED BY MW&SD.
13. TO ACCOMMODATE THE TV-INSPECTION OF SEWER LINES 6" OR LARGER, THE CONTRACTOR WILL AIR TEST, BALL, MANDREL (FOR PLASTIC PIPE), AND FLUSH THE SYSTEM. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE ACCESS TO THE MANHOLE. IN THE EVENT THE TV-INSPECTION CREW ARRIVES TO FIND THEY ARE UNABLE TO CONDUCT THE TV-INSPECTIONS BECAUSE OF BURIED MANHOLES, EQUIPMENT OR MATERIALS IN THE WAY, ETC., THEN THE DEVELOPER OR CONTRACTOR WILL BE CHARGED FOR THE TIME SPENT BY MW&SD.

CULTURAL RESOURCES:

SHOULD ANY CULTURAL RESOURCES, SUCH AS STRUCTURAL FEATURES, UNUSUAL AMOUNTS OF BONE OR SHELL, ARTIFACTS, HUMAN REMAINS, OR ARCHITECTURAL REMAINS BE ENCOUNTERED DURING ANY DEVELOPMENT ACTIVITIES, WORK SHALL BE SUSPENDED AND THE DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT SHALL BE IMMEDIATELY NOTIFIED AT (916) 440-7914. AT THAT TIME, THE DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT WILL COORDINATE ANY NECESSARY INVESTIGATION OF THE SITE WITH APPROPRIATE SPECIALISTS AS NEEDED. THE PROJECT PROPONENT SHALL BE REQUIRED TO IMPLEMENT ANY MITIGATION DEEMED NECESSARY FOR THE PROTECTION OF THE CULTURAL RESOURCES. IN ADDITION, PURSUANT TO SECTION 5097.98 OF THE STATE PUBLIC RESOURCES CODE, AND SECTION 7050.5 OF THE STATE HEALTH AND SAFETY CODE, IN THE EVENT OF THE DISCOVERY OF HUMAN REMAINS, ALL WORK IS TO STOP AND THE COUNTY CORONER SHALL BE IMMEDIATELY NOTIFIED. IF THE REMAINS ARE DETERMINED TO BE NATIVE AMERICAN, GUIDELINES OF THE NATIVE AMERICAN HERITAGE COMMISSION SHALL BE ADHERED TO IN THE TREATMENT AND DISPOSITION OF THE REMAINS.

MITIGATION, MONITORING & RESTORATION PROCEDURE NOTES:

1. MAINTAIN A GRAVELED TRACK, OR "TRACK OUT" PLATE, AT ALL PROJECT ENTRYWAYS TO REMOVE MUD AND DIRT FROM VEHICLES LEAVING THE SITE.
2. WATER ALL DISTURBED EARTH SURFACES THROUGHOUT CONSTRUCTION TO CONTROL DUST EROSION.
3. FOR SLOPES GREATER THAN TWO FEET VERTICAL IN ELEVATION, PERMANENT SOIL STABILIZATION MEASURES (E.G., PAVING OR LANDSCAPE PLANTING) SHALL BE IMPLEMENTED IMMEDIATELY FOLLOWING THE COMPLETION OF CONSTRUCTION OF ANY PORTION OF THE SITE WHERE CONSTRUCTION HAS OCCURRED.
4. ALL INACTIVE FILL STOCKPILES OR DISTURBED GROUND AT 5:1 SLOPE OR GREATER SHALL BE HYDRO-SEEDED USING THE SEED MIX IDENTIFIED BELOW, TO CONTROL EROSION: USE RICHMOND MIX

GRADING NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE COUNTY OF SAN MATEO, CALIFORNIA STANDARDS AND SPECIFICATIONS, CHAPTER 70 OF THE UNIFORM BUILDING CODE, LATEST EDITION, AND THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SOILS ENGINEER'S REPORTS AND RECOMMENDATIONS.
3. THE OWNER RESERVES THE RIGHT TO HAVE ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION, TRENCHING AND BACKFILL INSPECTED AND TESTED BY A QUALIFIED REGISTERED SOILS ENGINEER. THE CONTRACTOR SHALL SCHEDULE AND COOPERATE WITH THE SOILS ENGINEER WHEN TESTS, INSPECTIONS, AND APPROVALS ARE DEEMED NECESSARY BY THE OWNER TO ASSURE COMPLIANCE WITH THE ESTABLISHED RECOMMENDATIONS.
4. PRIOR TO THE START OF GRADING, ALL EXISTING VEGETATION AND DEBRIS, INCLUDING EXISTING STRUCTURES, FOOTINGS, FOUNDATIONS, RUBBLE, TREES, AND ROOT SYSTEMS SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE OWNER.
5. AFTER STRIPPING THE DEBRIS, ANY EXISTING LOOSE FILL OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED TO THE SATISFACTION OF THE SOILS ENGINEER.
6. THE EXPOSED SOILS SHALL THEN BE SCARIFIED TO A MINIMUM DEPTH OF SIX (6) INCHES, BROUGHT TO A MOISTURE CONTENT OF NOT LESS THAN 3% ABOVE THE OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY OBTAINABLE BY THE ASTM D-1557-78 METHOD OF COMPACTION TO ATTAIN A DENSE AND UNYIELDING CONDITION.
7. AFTER COMPACTING THE NATURAL SOILS, ALL REQUIRED FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING EIGHT (8) INCHES IN UNCOMPACTED THICKNESS AND COMPACTED TO AT LEAST 90% PER ASTM D-1557-78 AT A MOISTURE CONTENT NOT LESS THAN 3% ABOVE THE OPTIMUM MOISTURE.
8. IN AREAS TO BE PAVED, AT LEAST THE UPPER SIX (6) INCHES OF SUBGRADE SOIL SHALL BE COMPACTED TO 95% MINIMUM. THIS SHALL INCLUDE THE SUBGRADE BENEATH THE DRIVE THRU SLAB.
9. NO FILL MAY BE PLACED UNTIL THE EXPOSED SURFACES HAVE BEEN APPROVED BY THE SOILS ENGINEER AND COUNTY GRADING INSPECTOR.
10. ALL FILL AND BACKFILL MATERIAL MUST BE APPROVED BY THE SOILS ENGINEER, UTILITY COMPANY INVOLVED, AND CITY CONSTRUCTION INSPECTION. ALL MATERIAL TO BE USED AS FILL.
11. COMPACTION SHALL BE TO THE DEGREE SPECIFIED BY THE SOILS REPORT.
12. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER AND THE OWNER PRIOR TO PROCEEDING.
13. DUST SHALL BE CONTROLLED BY WATERING THROUGHOUT THE GRADING AND BUILDING CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ARRANGE AND PAY FOR CONSTRUCTION WATER.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES TO REMAIN IN USE WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN HEREON. DISPOSITION OF EXISTING UTILITIES NOT TO REMAIN IN USE SHALL BE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS.
15. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION AND NOT TO CAUSE ANY MUD, SILT OR DEBRIS TO BE ONTO THE ADJACENT PROPERTIES. ANY MUD OR DEBRIS CAUSED ON ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS SITE TO THE FINISHED ELEVATIONS SHOWN HEREON IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND THE SOILS ENGINEER'S RECOMMENDATIONS.
17. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
18. UPON COMPLETION OF THE ASPHALT PAVEMENT AND PRIOR TO THE STRIPING AND SEALCOATING OF THE PARKING LOT, THE CONTRACTOR SHALL HAVE THE SOILS ENGINEER CORE THE PAVED AREAS AT LOCATIONS SPECIFIED BY THE OWNER FOR APPROVAL PRIOR TO THE PAINTING AND SEALING OF THE PAVEMENT.
19. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION, TRENCHING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED REGISTERED SOILS ENGINEER.
20. ALL GRADING OPERATION INCLUDING, BUT NOT LIMITED TO, ROUGH GRADE, RETAINING WALLS, FINE GRADE, BUILDING LAYOUT, CURBS, AND CURB AND GUTTERS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. THE CIVIL ENGINEER/SURVEYOR MUST BE APPROVED BY THE OWNER. OLYMPUS GROUP ENGINEERS IS AN APPROVED SURVEY/ENGINEERING COMPANY. OTHERS WILL BE CONSIDERED UPON REQUEST (THIS REQUEST WILL ACCOMPANY THE BID). THE CONTRACTOR IS TO NOTIFY THE ENGINEER/SURVEYOR A MINIMUM OF TWO WORKING DAYS IN ADVANCE ON STAKING REQUESTS.

CALL BEFORE YOU DIG
CA: 800-227-2600

REVISIONS:

IMPROVEMENT PLANS FOR
SAN RAMON AVENUE
CITY OF MOSS BEACH
GENERAL NOTES
COUNTY OF SAN MATEO, CALIFORNIA

2nd PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

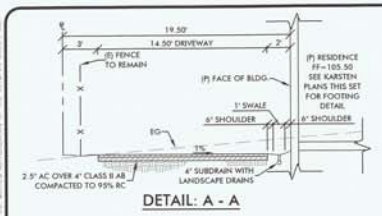
REGISTERED PROFESSIONAL ENGINEER
JOHN BITTERMANN
No. C58401
Exp. 12/31/18
CIVIL
STATE OF CALIFORNIA

THE OLYMPUS GROUP
ENGINEERING, PLANNING & SURVEYING

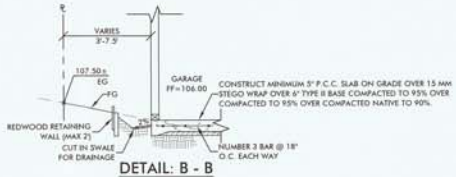
DRAWN BY: STAFF
DESIGNED BY: K. FRANCIS
CHECKED BY: J. BITTERMANN
DATE: MAR 21, 2017
SCALE:

PROJECT NO: 16-006

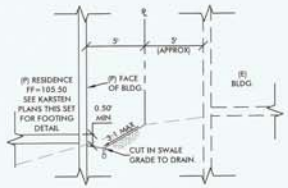
C2
SHEET 2 OF 5



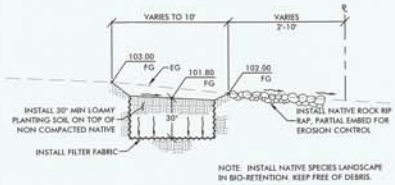
DETAIL: A - A



DETAIL: B - B



DETAIL: C - C



NOTE: INSTALL NATIVE SPECIES LANDSCAPE IN BIO-RETENTION. KEEP FREE OF DEBRIS.

DETAIL: D - D

CONSTRUCTION NOTES

1. CONSTRUCT 5 RISERS @ 7" EA. TO PORCH.
2. PLACE 4" SD PVC SCH. 80 @ 1% MIN. SLOPE. PROVIDE CLEANOUT TO GRADE AS SHOWN. TIE IN RAIN GUTTER DOWNSPOUTS TO 4" PVC.
3. CONSTRUCT LANDSCAPE INLET WITH 4" GRATE AND CONNECT TO 4" SD @ 1% O.C.
4. CONSTRUCT LANDSCAPE INLET (REVERSE FLOW BUBBLE UP PRINCIPAL) USE NDS 12" SQUARE BASIN, WITH ATRIUM GRATE AND 4" ADAPTOR.
5. REMOVE EXISTING TREE.
6. CONSTRUCT COMPACTED CLASS II AB DRIVEWAY FROM EDGE OF PAVEMENT TO ℄.
7. BIO RETENTION/RAIN GARDEN 170 SF. SEE SECTION DD.
8. CONSTRUCT REDWOOD RETAINER WALL. MAX 2' HIGH.

SANITARY SEWER NOTES

1. PLACE CLEANOUT TO GRADE.
2. PLACE 61 LF 4" PVC SDR-35 @ 2% MIN.
3. EXPOSE AND VERIFY EXISTING PUBLIC SS STUB. PLACE CLEANOUT TO GRADE, CONNECT TO PUBLIC SYSTEM.

WATER NOTES

WT. FIELD LOCATE AND EXPOSE POTABLE WATER SERVICE CONNECTION AT ℄. INSTALL ¾" COPPER CONNECTION AND SERVICE TO BUILDING FOR BUILDING PLUMBING CONNECTION.

GRADING NOTES

1. SEE GRADING NOTES ON SHEET C2.
2. ALL SUBGRADE SHALL BE PREPARED PER THE GEOTECHNICAL REPORT.

CA: 800-227-2600

REVISIONS

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IMPROVEMENT PLANS FOR
SAN RAMON AVENUE
CITY OF MOSS BEACH
GRADING & DRAINAGE PLAN
COUNTY OF SAN MATEO, CALIFORNIA
2nd PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

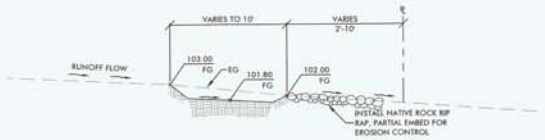
REGISTERED PROFESSIONAL ENGINEER
JOHN BITTERMANN
No. 58401
Exp. 12/31/18
CIVIL
STATE OF CALIFORNIA

THE OLYMPUS GROUP
ENGINEERING, PLANNING & SURVEYING

DRAWN BY: STAFF
DESIGNED BY: J. FRANCES
CHECKED BY: J. BITTERMANN
DATE: MAR 7, 2017
SCALE: 1"=10'

PROJECT NO: 16-005

C3
SHEET 3 OF 5



DETAIL: E E
TEMPORARY SEDIMENT BASIN

LEGEND

- STABILIZED CONSTRUCTION ACCESS 6" CRUSHED ROCK
- FR — FIBER ROLL
- GRAVEL BAGS AND FILTER
- 105 — PROPOSED GRADES
- FLOW DIRECTION ARROW FOR ROUGH GRADING
- X — PROTECTIVE TREE FENCING
- GB — GRAVEL BAG SWALE PROTECTION
- CW — CONCRETE WASHOUT LOCATION TO BE DETERMINED IN THE FIELD

NOTE: THIS PROJECT DOES NOT REQUIRE A STORM WATER POLLUTION PLAN.

EROSION CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EFFECTIVE FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
2. NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY INTO THE EXISTING UNDERGROUND STORM SYSTEM BEFORE THE ONSITE DRAIN SYSTEM IS INSTALLED.
3. AS SOON AS IS PRACTICAL AFTER THE NEW ONSITE STORM SYSTEM IS INSTALLED, THE CATCH BASINS SHALL BE INSTALLED AND BMP'S SHALL BE INSTALLED.
4. SHOULD THE PROPOSED ONSITE STORM SYSTEM NOT BE INSTALLED BY OCTOBER 1ST, TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED AROUND THE OPENINGS OF ANY EXISTING STORM PIPES THAT DRAIN THE SITE, PER CASQA BMP'S AND STANDARDS OR PER A SPECIAL DETAIL SHOWN ON THE PLAN.
5. THE NAME, ADDRESS AND 24-HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED.
6. PROVIDE TRACK OUT PLATES, IN LIEU OF CONSTRUCTION ENTRANCE PER APPROVAL BY INSPECTOR.
7. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS.
8. DURING THE RAINY SEASON AS SPECIFIED IN NOTE "1", ALL SIDEWALK AND PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF FROM ENTERING ANY STORM DRAINAGE SYSTEM.
9. THE EROSION AND SEDIMENT CONTROL PLAN COVERS ONLY THE FIRST WINTER DURING WHICH CONSTRUCTION IS TO TAKE PLACE. PLANS ARE TO BE RESUBMITTED PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL THE CITY ACCEPTS THE SITE IMPROVEMENTS.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT SEDIMENT BASINS WHENEVER THE LEVEL OF SEDIMENT REACHES THE SEDIMENT CLEAN OUT LEVEL INDICATED ON THE PLANS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN TEMPORARY BORROW AREAS AND/OR STOCKPILES WITH APPROPRIATE EROSION CONTROL MEASURES.
13. THE CLEANING OF PAVED STREETS, DURING AND AT THE COMPLETION OF CONSTRUCTION, SHALL BE PERFORMED WITH MECHANICAL SWEEPERS. THE USE OF WATER TRUCKS TO "WASH DOWN" THE STREET IS PROHIBITED.
14. THE EROSION AND SEDIMENTATION CONTROL PLAN, DETAILS, NOTES AND CALCULATIONS IF REQUIRED, MUST BE A PART OF THE PLAN CHECK SUBMITTAL PACKAGE FOR EITHER GRADING PERMIT ONLY OR FINAL SITE APPROVAL. THE DESIGN ENGINEER PRIOR TO PLAN PREPARATION SHOULD CONSULT THE CITY ENGINEER IF THE NEED FOR A SEPARATE PLAN IS IN DOUBT.

EMERGENCY CONTACT	
JULIAN PLANTIS	510-432-6055
OWNER	PHONE NUMBER

CALL BEFORE YOU DIG
CA. 800-227-2600

REVISIONS:
△

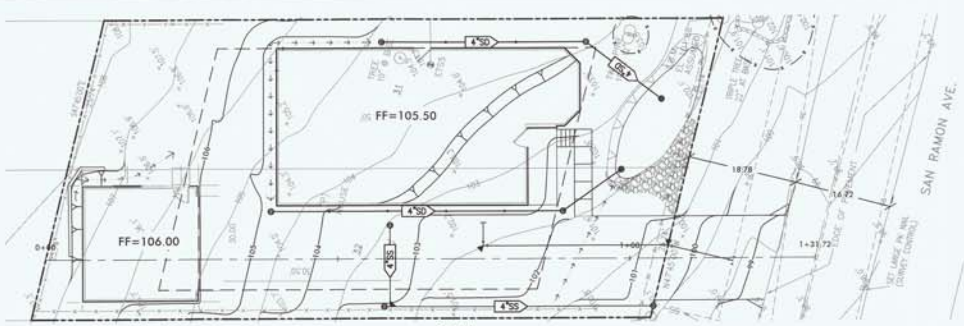
IMPROVEMENT PLANS FOR
SAN RAMON AVENUE
CITY OF MOSS BEACH
PRELIMINARY EROSION CONTROL & TREE PRESERVATION PLAN
COUNTY OF SAN MATEO, CALIFORNIA
2nd PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
JOHN BITTERMANN
No. 58401
Exp. 12/31/18
CIVIL
STATE OF CALIFORNIA

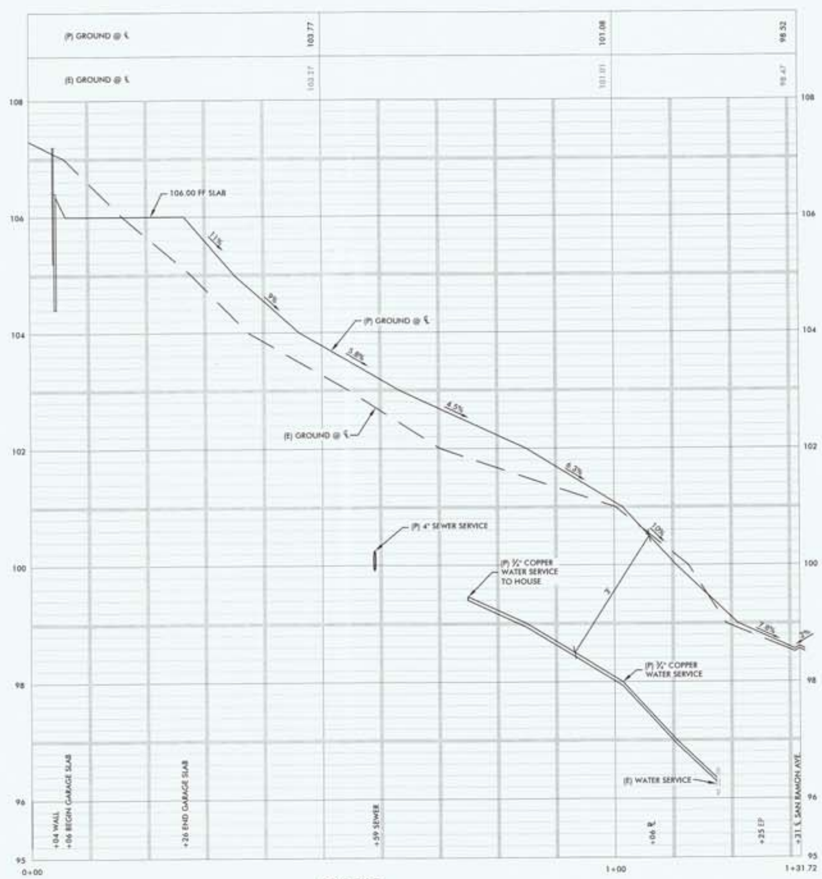
THE OLYMPUS GROUP
ENGINEERING, PLANNING & SURVEYING

DESIGNED BY: STAFF
DRAWN BY: F. FRANCIS
CHECKED BY: J. BITTERMANN
DATE: MAR. 31, 2017
SCALE: 1"=10'
PROJECT NO: 16-006

C4
SHEET 4 OF 5



PLAN
SCALE = 1"=10'



PROFILE
HORIZONTAL = 1"=10'
VERTICAL = 1"=1'

CONSTRUCTION NOTES

① XX

REVISIONS

IMPROVEMENT PLANS FOR
SAN RAMON AVENUE
CITY OF MOSS BEACH
DRIVEWAY PLAN & PROFILE
COUNTY OF SAN MATEO, CALIFORNIA
2nd PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

THE OLYMPUS GROUP
ENGINEERING, PLANNING & SURVEYING

DRAWN BY: STAFF
DESIGNED BY: R. FRANCIS
CHECKED BY: J. BITTERMANN
DATE: MAR. 21, 2017
SCALE: 1"=10'
PROJECT NO. 16-006

C5
SHEET 5 OF 5

ATTACHMENT D

Earth Investigations Consultants

June 3, 2016
Job 2161.01.00

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

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

Dear Julian and Dimitri:

DISCUSSION

This report is intended to update our November 17, 2006 geotechnical report prepared for use in design and construction of a proposed new, wood-frame, two-story house on the rectangular, approximately 5000 square foot lot. We anticipate the project will entail minimal grading, however retaining walls may be used.

On the basis of file review and site reconnaissance observations on May 31, 2016, it is our opinion the findings, conclusions, and recommendations presented in our 2006 report remain valid for the proposed project. The following recommendation provides current seismic design parameters:

SUPPLEMENTAL RECOMMENDATION

Seismic Design

The proposed structures should be designed for the following seismic design criteria derived from the subsurface exploration data and the 2013 California Building Code (2010 ASTM 7 with July 2013 errata):

- Site Location: Latitude 37.517; Longitude –122.511
- Site Soil Class: D
- Spectral Response Acceleration Values (g): Fv = 1.5; S_S=2.278; S_1 = 0.963; S_{DS}=1.519; S_{D1}=0.963

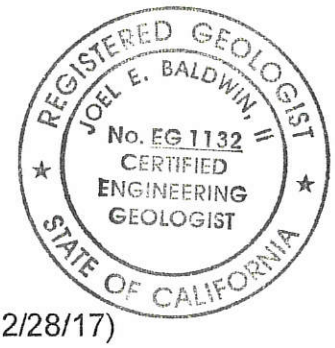
REFERENCE

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

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

Very truly yours,

Earth Investigations Consultants, Inc.



Joel E. Baldwin, II
Engineering Geologist 1132 (Renewal date 2/28/17)

JEB:DWB:jb:gi
Distribution: efile and 3 paper copies mailed to addressee

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

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

Dated: November 17, 2006
Job 2161.01.00

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

Earth Investigations Consultants

November 17, 2006
Job 2161.01.00

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

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

Dear Messrs. Abbot and Platis:

INTRODUCTION

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

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

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

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

FINDINGS

Geologic Setting

Earth Material

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

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

Landslides

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

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

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

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

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

Site Characteristics

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

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

DISCUSSION AND CONCLUSIONS

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

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

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

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

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

RECOMMENDATIONS

Seismic Design

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

- Seismic Zone: 4 (Z=0.40)
- Seismic Source Type A: Seal Cove fault
- Distance to Seismic Source: less than 2km criteria
- Soil Profile: S_D.
- Near Source Factors: Na=1.5; Nv=2.0
- Seismic Coefficients: Ca=0.44Na; Cv=0.64Nv

Site Preparation, Grading and Compaction

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

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

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

Utility Trenches

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

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

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

Foundations

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

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

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

Retaining Walls

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

Retaining walls should be fully backdrained. The backdrains should consist of either a geosynthetic drainage mat and properly placed perforated pipe (as specified by the manufacturer, i.e., Miradrain 5000 or equivalent), or of 4-inch diameter, high crush strength, perforated PVC pipe sloped to drain to outlet from the bottom of a minimum 12-inch wide prism of ¾- to 1 ½-inch crushed rock that is separated form the adjacent soil by unwoven, drainage fabric (Mirafi 140N or equal), and extends to within 1 foot of the ground surface. Retaining wall backdrainage should be directed to an approved discharge point .

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

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

Slabs-on-Grade

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

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

Pavements

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

Drainage

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

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

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

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

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

Erosion Control

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

SUPPLEMENTAL SERVICES

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

INVESTIGATION LIMITATIONS

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

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

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

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

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

MAINTENANCE

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

REFERENCES

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

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

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

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

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

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

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

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

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

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

Plate 1 - Vicinity Map
Plate 2 - Site Plan
Plate 3 - Geologic map
Plate 4 - Geotechnical Hazard map
Plate 5 - Logs of Borings 1 and 2
Plate 6 - Log of Boring 3
Plate 7 - Key to Borings
Plate 8 - Generalized Cross Section A-A'

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

Very truly yours,

Earth Investigations Consultants

REGISTERED GEOLOGIST
JOEL E. BALDWIN, II
No. EG 1132
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

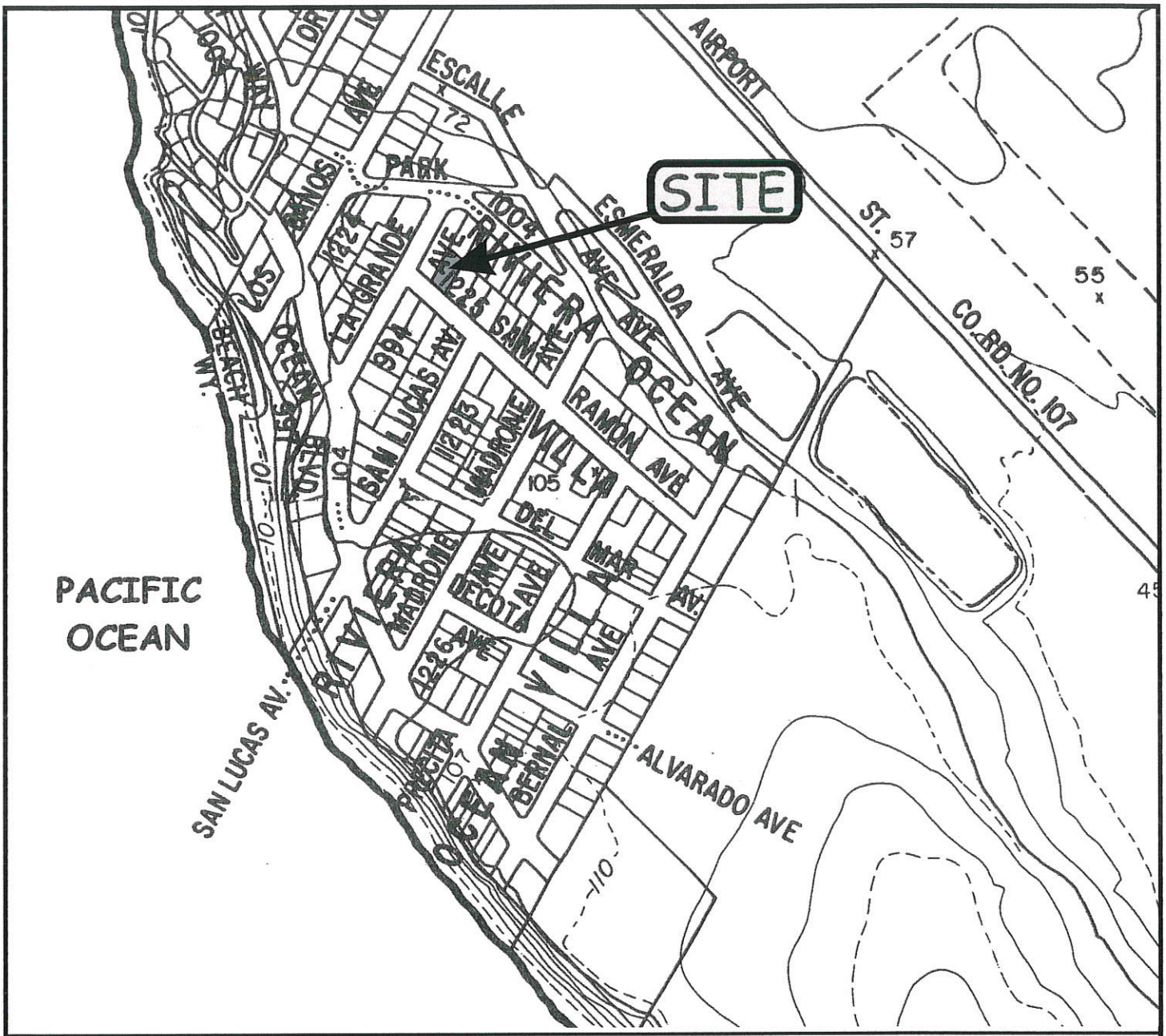
Joel E. Baldwin, II
Engineering Geologist 1132 (Renewal date 2/28/07

REGISTERED PROFESSIONAL ENGINEER
DAVID W. BUCKLEY
C. 34386
Exp. 9/30/07
CIVIL
STATE OF CALIFORNIA

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

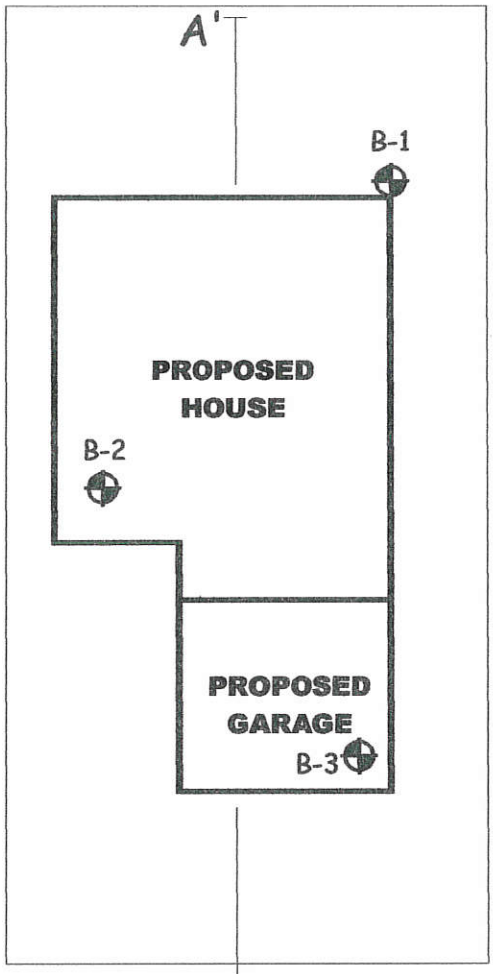
JEB:DWB:jb:gi
Distribution: 3 copies to addressee

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



San Mateo County Topographic Map 9A & 10A (1/1/96) Contour interval = 20'

Earth Investigations Consultants	**Job No.** 2161.01.00 **Date** 11/17/06	**VICINITY MAP** APN 037-259-200, San Ramon Avenue Moss Beach, California	**Plate** 1



EXPLANATION

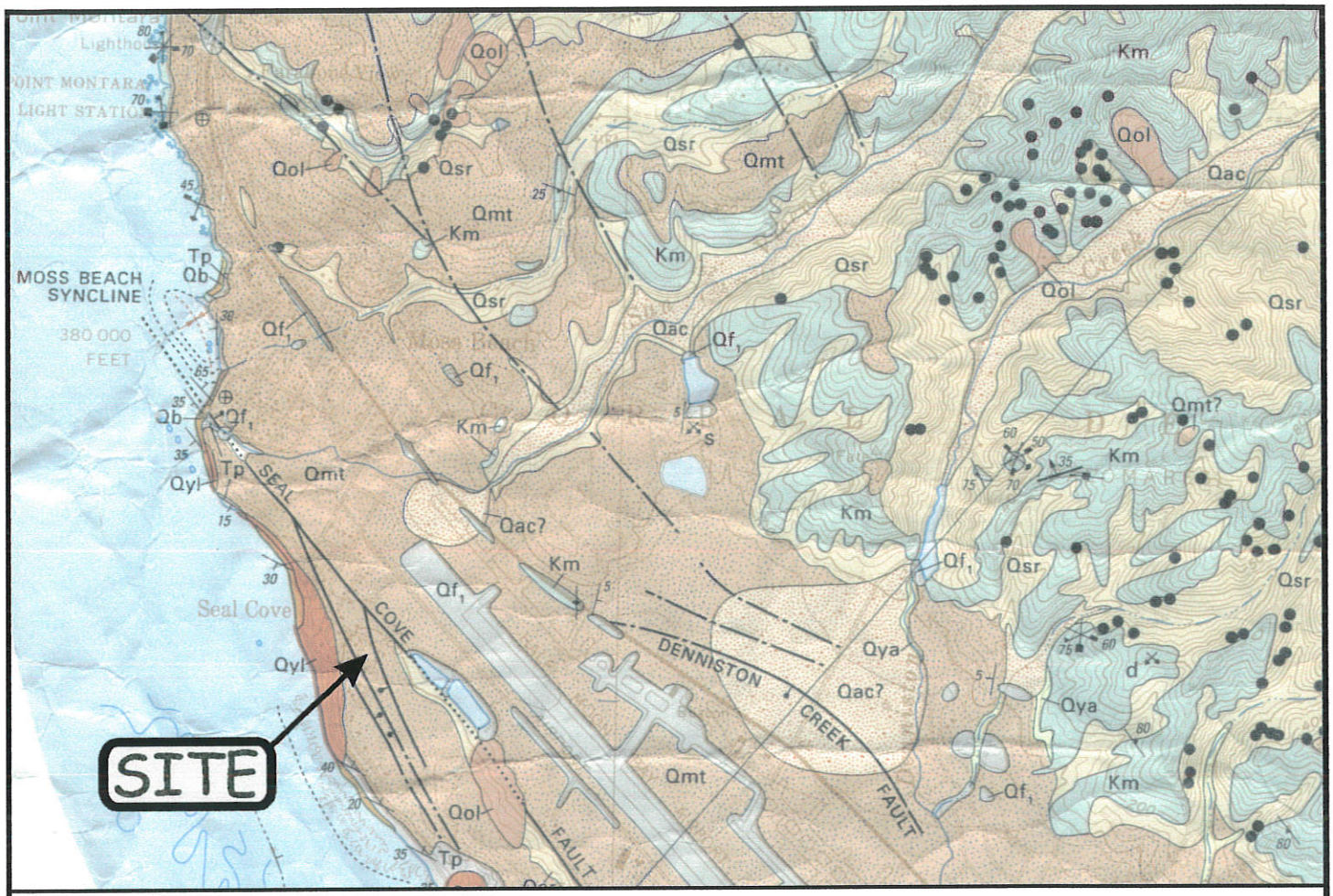
Approximate boring location

A — A' Line of cross section A-A'

N

0 _____ 20 ft.
Scale

Earth Investigations Consultants	Job No. 2161.01.00 Date 11/17/06	**SITE PLAN SKETCH** APN 037-259-200, San Ramon Avenue Moss Beach, California	**Plate** 2



EXPLANATION

Qf	Artificial fill	——— — — ·····?	Fault - dashed where inferred; dotted where concealed; queried where existence or extension is uncertain
Qya	Younger alluvium	●	Shallow landslide, commonly in surficial material
Qac	Coarse-grained alluvium	65	Bedding attitude
Qsr	Slope wash, ravine fill and colluvium		Inclined joint
Qb	Beach deposits		Inclined foliation
Qyl	Younger landslide deposits		Vertical foliation
Qol	Older landslide deposits	⚔	Borrow Pit
Qmt	Marine terrace deposit		
Tp	Purisima Formation		
Km	Granitic rock of Montara Mountain		

N

0 ——— 2000 ft.

Scale

Earth Investigations Consultants	**Job No.** 2161.01.00 **Date** 11/17/06	**GEOLOGIC MAP** APN 037-259-200, San Ramon Avenue Moss Beach, California	**Plate** 3

EXPLANATION

- Scarp
- Trench
- Depression
- Tension crack
- Fault by Leighton and Associates (1971)
- Fault-related features compiled from aerial photographs
- ZONE 3 / ZONE 2 — Geotechnical hazard zone boundary
  - Zone 1 - unstable
  - Zone 2 - questionable stability
  - Zone 3 - most stable
- Area of poor surface drainage

0 ——— 200 ft.

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

Earth Investigations Consultants	Job No. 2161.01.00 Date 11/17/06	GEOTECHNICAL HAZARDS MAP APN 037-259-200, San Ramon Avenue Moss Beach, California	Plate 4

BORING 1

Equipment Portable Percussion Rig

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

Dry Density (pcf)	Moisture Content (%)	Pocket Pen (tsf)	Penetration Rate (sec./ft.)	Sample	USCS	Description
			0 / 300	Continuous	SC	Dark brown Clayey SAND with Gravel, moist, medium dense (FILL?)
92.2	8.3				SC	Black Clayey SAND, moist, medium dense
					CL	Dark yellowish brown Sandy CLAY with Gravel, moist, very stiff
102.1	13.9		5		SC	Dark yellowish brown and white Clayey SAND with Gravel, moist, medium dense to dense
						Terminated at 5'

Depth (ft.): 0, 5, 10

BORING 2

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

Dry Density (pcf)	Moisture Content (%)	Pocket Pen (tsf)	Penetration Rate (sec./ft.)	Sample	USCS	Description
			0	Continuous	SC	Dark yellowish brown Clayey SAND with Gravel, moist, medium dense (FILL?)
83.4	10.8					
93.9	10.7		5		SC	Dark brown Clayey SAND, moist, medium dense color changes to dark yellowish brown at 4' becomes damp, loose to medium dense
103.3	14.3					
			10		SM	Dark yellowish brown Silty SAND with Gravel, moist, medium dense
109.4	11.5					Terminated at 11'

Depth (ft.): 0, 5, 10, 15

Earth Investigations Consultants	Job No. 2161.01.00 Date 11/17/06	LOGS OF BORINGS APN 037-259-200, San Ramon Avenue Moss Beach, California	Plate 5

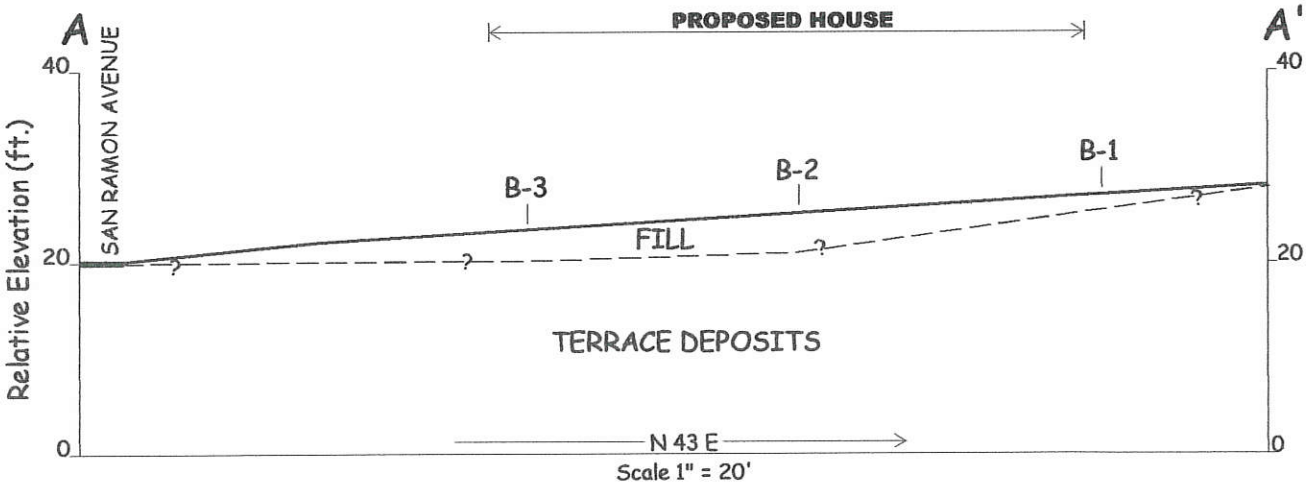
BORING 3

Equipment Portable Percussion Rig

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

Dry Density (pcf)	Moisture Content (%)	Pocket Pen (tsf)	Depth (ft.)	Penetration Rate (sec./ft.) 0 — 300	Sample	USCS	
88.9	8.4		0		Continuous	SC	Dark brown Clayey SAND with Gravel, moist, medium dense (FILL?)
						CL	Dark brown Sandy CLAY, moist, very stiff
114.8	13.4		5			CL/SC	Dark yellowish brown Sandy CLAY/Clayey SAND, damp, very stiff/medium dense
111.9	16.0						Terminated at 7'
			10				

Earth Investigations Consultants	Job No. 2161.01.00 Date 11/17/06	LOG OF BORING APN 037-259-200, San Ramon Avenue Moss Beach, California	Plate 6



Earth Investigations Consultants	Job No. 2161.01.00 Date 11/17/06	GENERALIZED CROSS SECTION A-A' APN 037-259-200, San Ramon Avenue Moss Beach, California	Plate 8

ATTACHMENT E

COUNTY OF SAN MATEO
PLANNING AND BUILDING

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
650-363-4849 F
www.planning.smcgov.org

September 4, 2018

Julian Platis
671 Naples Street
San Francisco, CA 94112

Dear Mr. Platis:

SUBJECT: Coastside Design Review Recommendation of Approval
San Ramon Avenue, Moss Beach
APN 037-259-200; County File No. PLN 2017-00539

At its meeting of August 9, 2018, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a new 1,345 sq. ft. one-story single-family residence, plus a 400 sq. ft. detached 2-car garage, located on a 5,456 sq. ft. parcel, as a part of a hearing-level Coastal Development Permit (CDP) and Certificate of Compliance (COC) Type B to legalize the parcel. No trees are proposed for removal and only minor grading is proposed. The CDP is appealable to the California Coastal Commission.

Based on the plans, application forms and accompanying materials submitted, the Coastside Design Review Committee recommended approval of your project based on and subject to the following findings and conditions of approval:

RECOMMENDED FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

   This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(a), relating to the construction of a new single-family residence in an urban, residential zone.

The Coastside Design Review Committee found that:

2. For the Design Review

   The project has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

a. SECTION 6565.20 (C) Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT; 2. Complement Other Structures in Neighborhood; b. Views, and Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; c. Second Stories. Single story development in an area where two-story homes minimizes the effect on views from neighboring houses.

b. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features. Architectural style compliments the style of nearby homes.

c. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; d. Garages. Location of the garage is secondary to the house and located away from the street.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed in compliance with the CDP (once approved) and plans recommended for approval by the Coastside Design Review Committee on August 9, 2018. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The applicant shall submit the following item and indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

   a. Exterior wall color is "Hale Navy", windows are "Standard White" with matching trim, landings and doors in "Décor White".

   b. Applicant will consider an alternative to the asphalt shingle color, such as "GAF-ELK "Charcoal"" which is lighter in color and variegated.

   c. Garage door will resemble what was illustrated in the submitted plans to the highest degree possible, including transom windows across the top.

   d. Reposition home west to the extent that access to the garage and required turning radius are met.

   e. Exterior lighting limited to three (3) single dark-sky compliant lights at each of the entrances at the front door, landing and garage door. No landscape lighting shall be used.

f. Replace Leptospermum Laevigatum and Anigozanthos flavidus with similar native California plants suitable for the area's planting zone. No landscape irrigation. Remaining ground shall be covered in mulch.

3. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

   a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

   b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

   c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

   d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

   e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

   f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

   a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

   b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

   c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

   d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of

the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

5. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

6. All new power and telephone utility lines from the street or nearest existing utility pole to the project structures on the property shall be placed underground.

7. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.

8. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.

9. To reduce the impact of construction activities on neighboring properties, comply with the following:

   a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

   b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

   c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on San Ramon Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations

which do not impede safe access on San Ramon Avenue. There shall be no storage of construction vehicles in the public right-of-way.

10. The exterior color samples submitted to the CDRC are approved, subject to compliance with Condition 2b. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

11. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

12. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft.

    The following restrictions apply to projects using the prescriptive checklist:

    1) Compost: The project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into the landscape area (unless contra-indicated by a soil test).

    And if applicable:

    2) Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

    3) Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

    4) Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

    5) Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

Building Inspection Section

13. This project shall include automatic fire sprinklers in the house and garage.

14. Walls less than 5' to a property line shall be constructed to meet a 1- hour fire resistance.

15. Projections beyond an exterior wall closer than 5' to a property line shall have materials of 1- hour construction on the underside of the projection.

16. The garage shall include the infrastructure for Electric Vehicle Charging.

17. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Drainage Section of the Building Inspection Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Drainage Section of the Building Inspection Section for review and approval.

Montara Water and Sanitary District

18. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water/Fire Protection Connection and Sewer Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

Department of Public Works

19. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

20. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Depart¬ment of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

21. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Coastside Fire Protection District

22. Smoke Detectors/CO Detectors that are hard wired, interconnected, and have battery backup. Location shall meet the 2016 CRC Section R314. Show location on plans.

23. Automatic Fire Sprinkler Systems required under separate permit: Systems shall comply with 2016 NFPA 13D, CRC and Coastside Fire District Ordinance # 2016-01, the horn/strobe or bell, along with the garage door opener are to be wired into a separate circuit breaker at the main panel and labeled. Installation of the underground fire service shall be flushed and visually inspected by Fire District prior to hook up to riser.

24. The applicant shall have a maintained asphalt surface with a minimum width of not less than 20 feet for fire ingress and egress. The minimum 20 feet in width does not allow for parking.

25. Fire Hydrant: Due to increased size of the structure, an approved fire hydrant (Clow 960) shall be located and spaced as follows along with a minimum fire flow of 1000 per minute at 20 pounds per square inch. If you have not already done so, submit a site plan showing all underground piping to the San Mateo County building Department, or City of Half Moon Bay for review and approval.

26. New bedrooms and windows replaced in existing bedrooms to meet escape/rescue window/door requirements. Identify windows and have notes. CBC 1026

27. Roof covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.

28. Vegetation management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code and Public Resources Code 4291:

    a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.

    b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.

29. Address Numbers: As per Coastside Fire District Ordinance 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from finished grade. When the building is served by a long driveway or is otherwise obscured, a 6 inch by 18 inch green reflective metal sign with 3 inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.

30. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with Design Review Standards, not the final decision on this project, which requires a staff-level CDP. The public hearing for the CDP will take place at a later date. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867 or daguirre@smcgov.org.

To provide feedback, please visit the Department's Customer Survey at the following link: http://planning.smcgov.org/survey.

Sincerely,

Dennis P. Aguirre
Design Review Officer

DPA:jvp – DPACC0431_WVN.DOCX

cc: Katie Kostiuk, Member Architect
Kris Liang, Moss Beach Community Representative (Alternate)
Eleftheria Abbott, Owner
Pamela Eakins, Interested Member of the Public

CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE (415) 904-5260
FAX (415) 904-5400
WEB WWW COASTAL CA GOV

ATTACHMENT F

February 16, 2018

Dennis Aguirre, Project Planner
County of San Mateo
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

RE: Planning Permit Application Referral for PLN2017-00539 (Platis) (APN037-259-200)

Dear Mr. Aguirre:

Thank you for forwarding the County of San Mateo's PLN2017-00539 permit referral form dated February 6, 2018 and received on February 8, 2018. The applicant is requesting a Certificate of Compliance Type A to legalize the parcel, Coastside Design Review, and a Coastal Development Permit (CDP) for a new one-story, 1,279-square-foot modular single-family residence with a detached 400-square-foot garage. The proposed project includes the removal of one non-significant-sized tree and minimal grading.

The project referral states that the proposed project site is at San Ramon Ave. in Moss Beach, located on a 5,458-square-foot vacant parcel. The proposed project site is within the Geologic Hazards Zone 3 area of Seal Cove. Local Coastal Program (LCP) Section 6296.2 describes Zone 3 as the most stable part of the Seal Cove area; and risk to development in this area is considered low to moderate. The LCP states that feasibility of reducing geologic hazards risks to acceptable levels is considered generally high.

The Earth Investigations Consultants report dated June 3, 2016 includes a recommendation to supplement and update the November 17, 2006 geotechnical report they prepared for the design and construction of a "proposed new, wood-frame, two-story house". This project description is different than the February 6, 2018 referral form which indicates the proposed project is a one-story modular residence. The referral project description, additionally, does not mention retaining walls as part of the proposed project. The November 17, 2006 indicates retaining walls are to be used. Please clarify and confirm the proposed project description.

We recommend that the County apply the necessary geotechnical investigations and development requirements outlined in Table 1 of LCP Section 6296.3 for development located within Zone 3. The County evaluation should consider and demonstrate that the site is reasonably stable in accordance with current professional standards consistent with the development requirements in Table 1 of LCP Section 6296.3.

Dennis Aguirre, Project Planner
San Mateo County - Planning and Building Department
PLN2017-00539 (Platis)
San Ramon Avenue, Moss Beach
February 16, 2018

LCP Policy 9.3 regulates Geologic Hazard Areas. LCP Policy 9.10 requires review of all building and grading permits in designated geologic hazardous areas to evaluate any potential geotechnical problems and to review and approve the adequacy of all required geotechnical investigations. We suggest that the County analysis discuss whether or not the proposed development is consistent with the seismic and fault/fracture criteria provided in LCP Section 6326.3 and whether or not it meets the requirements of LCP Section 6295.4 for development in geologic hazard districts. LCP Section 6295.4, in addition to requiring that the County Geologist evaluate the proposed project to determine if it meets the criteria set forth in the district regulations, requires that no building permit be approved in a "GH" district until a deed restriction on the parcel has been recorded. We recommend that the County require the applicant to record a deed restriction on the parcel as provided under LCP Section 6295.4.

Thank you for the opportunity to provide you with these comments. Please feel free to contact me at (415) 904-5292 or by email at renee.ananda@coastal.ca.gov if you have questions regarding the proposed project.

Sincerely,

Renée Ananda

Renée Ananda, Coastal Program Analyst
North Central Coast District

County of San Mateo - Planning and Building Department

ATTACHMENT G