COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: June 10, 2020

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Design Review, Coastal Development, and Grading Permit to construct a new 1,791 sq. ft. single-family residence with attached 731 sq. ft. garage, on a 12,808 sq. ft. vacant legal parcel within the unincorporated community of Moss Beach. The project involves 385 cubic yards of grading and no trees have been proposed for removal.

County File Number: PLN 2019-00472 (Eppes/Stegmaier)

PROPOSAL

The applicant is requesting approval to construct a new 1,791 sq. ft. single-family residence with an attached 731 sq. ft. garage on an existing 12,808 sq. ft. undeveloped legal parcel. The proposed grading consisting of 385 cubic yards of grading for the road extension and to accommodate the placement of the structure on the site.

The project requires Design Review and Grading Permits. The project is located within the appeals jurisdiction of the California Coastal Commission, also requiring a Coastal Development Permit.

RECOMMENDATION

That the Planning Commission approve the Design Review and Grading Permit, County File Number PLN 2019-00472, 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 at the end of Park Avenue in the unincorporated area of Moss Beach, within a mix of developed and vacant residential parcels. The subject site is gently sloped, with undisturbed coastal sage scrub. The site is bounded by undeveloped parcels directly to the northwest and south east, with two developed single-family residences to the southwest.

The Coastside Design Review Committee (CDRC) considered the project at the April 9, 2020 CDRC meeting and determined that the project complies with applicable Design Review Standards to warrant a recommendation for project approval. Staff has also determined that the project complies with all applicable policies, regulations and standards based on the well-articulated design of the single-family residence and the appropriate level of grading for the road extension and the build site that lowers the structure further into the topography, helping to mitigate impacts to mass and bulk and to existing public and private coastal views.

The project conforms with General Plan and Local Coastal Program policies including policies pertaining to soil resources, visual resources, hazards, and shoreline access. The Department of Public Works and Geotechnical Section have reviewed the project and have determined that the project complies with the grading standards.

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: June 10, 2020

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of Design Review and Coastal Development Permit, pursuant to Sections 6565.3 and 6328.4 of the County Zoning Regulations, and a Grading Permit, pursuant to Building Regulations Section 9283 to construct a new 1,791 sq. ft. single-family residence with attached 731 sq. ft. garage, on a 12,808 sq. ft. vacant legal parcel and a road extension, within the unincorporated community of Moss Beach. The project also involves 385 cubic yards of grading and no trees have been proposed for removal. The project is appealable to California Coastal Commission.

County File Number: PLN 2019-00472 (Eppes/Stegmaier)

PROPOSAL

The applicant is requesting approval to construct a new 1,791 sq. ft. single-family residence on an existing 12,808 sq. ft. undeveloped legal parcel. The proposed grading consisting of 385 cubic yards of excavation and no fill is required to accommodate the extension of Park Avenue to the parcel and preparation for the building site. The single-level home features a 245 sq. ft. clearstory storage loft above the kitchen and includes a 731 sq. ft. three-car garage. No significant trees have been proposed for removal.

RECOMMENDATION

That the Planning Commission approve the Design Review, Coastal Development and Grading Permits, County File Number PLN 2019-00472, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Bryan Albini, Project Planner, Telephone 650/363-1807

Applicant: Mark Stegmaier

Owner: Karen Eppes

Location: Park Avenue, Moss Beach

APN: 037-259-310

Parcel Size: 12,808 sq. ft.

Parcel Legality: Certificate of Compliance (Type A) as recorded on January 25, 2018 (PLN 2017-00519).

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/Geologic Hazard Area/Coastal Development)

General Plan Designation: Medium Density Residential (6.1 – 8.0 dwelling units/acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped Parcel

Water Service: Montara Water and Sanitary District

Sewer Service: Montara Water and Sanitary District

Flood Zone: Zone X, Areas of Minimal Flooding, Parcel No. 06081C0119F, effective date October 2, 2017

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

Setting: The project site is a vacant lot located at the end of Park Avenue in the unincorporated area of Moss Beach, within a mix of developed and vacant residential parcels. The subject site is gently sloped, with undisturbed coastal sage scrub. The site is bounded by undeveloped parcels directly to the northwest and south east, with two developed single-family residences to the southwest.

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 all General Plan Policies, including the following:

Soil Resources Policies 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and 2.23 (*Regulate Excavation, Grading, Filling and Land Clearing Activities Against Accelerated Soil Erosion*) call for the regulation of development that include, in part, limiting on-site grading in order to limit soil erosion and sedimentation on project sites. The 385 cubic yards of grading proposed for this project is to accommodate the extension

of Park Avenue to the project site, to create the driveway approach, and the building site. The grading plans, drainage/erosion control plans, and the soils report (prepared by Sigma Prime Geosciences, Inc.) have been reviewed by the Department of Public Works and the Geotechnical Section to determine the project's compliance with the County's Grading Ordinance, subject to the conditions of approval indicated in Attachment A of this report. In addition, the proposed construction of the new residence that includes the grading activity has been determined not to have a significant effect on the environment and to be categorically exempt from environmental review, pursuant to Section 15303, Class 3(a) of the California Environmental Quality Act (CEQA).

Visual Quality Policy 4.15(a) (*Appearance of New Development*) requires development to promote and enhance good design, site relationships, and other aesthetic considerations. The architectural elements and exterior materials and colors proposed for the new structure complement both the surrounding landscape and adjacent buildings, while the building has been sited in a way that decreases the mass and bulk when viewed from Park Avenue. The grading proposed would further contribute to reducing the visual impacts of the structure onto adjacent residences. The mass and bulk have also been voluntarily reduced to a single-story building, with a design element of a central clearstory loft for visual interest.

Rural Site Planning Policy 4.29 *(Trees and Vegetation)* seeks to (a) preserve trees and natural vegetation except where removal is required for approved development or safety; (b) replace vegetation and trees removed during construction wherever possible. Use native plant materials or vegetation compatible with the surrounding vegetation, climate, soil, ecological characteristics of the region and acceptable to the California Department of Forestry (c) provide special protection to large and native trees. The proposed development, as mentioned previously, is oriented in such a way to minimize disturbance of the natural landscape and limits vegetation removal to the areas necessary for the build site. No trees are proposed for removal; however, an erosion control and tree protection plan were also submitted, which identified two (2) mature Monterey cypress trees whose root zone is within extension of Park Avenue. The trees will be fenced off from construction activity, and any disturbance within the critical root zone will be monitored by an on-site certified arborist.

Urban Design Concept Policy 4.35 (*Urban Area Design Concept*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and ensures that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality.

The proposed one-story residence utilizes a mid-century modern design with a combination of massing elements across the structure in order to follow the natural topography of the site, minimizing the visual impacts to

surrounding two-story and split-level residences in the neighborhood. The proposed landscaping and outdoor spaces further soften the building edges to blend in with the natural coastal vegetation surrounding the site.

Urban Land Use Policy 8.38 (*Height, Bulk and Setbacks*) regulates the height, bulk and setback requirements in zoning districts in order to: (1) ensure that the size and scale of development are compatible with the parcel size, (2) provide sufficient light and air in and around the structures, (3) ensure that development of permitted densities is feasible, and (4) ensure public health and safety. The proposed single-story structure meets the zoning district height standards, and includes a design, scale, and size complimentary with other residences located in direct vicinity of the project. As mentioned above, the potential mass and bulk of the new residence have been voluntarily reduced from the allowable maximum to better orient the building to available views, and as mentioned above, to not impede the views from surrounding two-story residences. The design of the new structure is complementary to the existing neighborhood context, as

supported by the Coastside Design Review Committee's recommendation of approval.

Water Supply Policy 10.1 (*Coordinate Planning*) requires the coordination of 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 provides water services to the property and has confirmed that the development can be served by the District, with the extension of the water mainline.

Wastewater Policies 11.1 and 11.2 (*Adequate Wastewater Management* and *Coordinate Planning*) plan for the provision of adequate wastewater management facilities to serve development in order to protect public health and water quality. To assure that the capacity of sewerage facilities is commensurate with the level of development planned for an area, coordination of wastewater management planning with land use and water supply planning is required. The Montara Water and Sanitary District has indicated that there is sufficient sewer capacity to serve conforming parcels within the Local Coastal Program (LCP) buildout limits. The applicant is required to apply for sewer permit at the time of building permit submittal. An extension to the sewer mainline will be required; a grinder pump may be required upon evaluation.

Natural Hazards Policy 15.12(a.) *(Locating New Development in Areas Which Contain Natural Hazards)* as precisely as possible, determine the areas of the County where development should be avoided or where additional precautions should be undertaken during review of development proposals due to the presence of natural hazards. As indicated in Attachment C (Plans) and Attach D (Geotechnical Report), a fault was

identified on the southern end of the property, and all development set further back 10 feet.

2. Conformance with the Local Coastal Program

Staff has reviewed the project proposed and found it in compliance with all applicable LCP Policies, specifically:

a. Locating and Planning New Development

Growth Management Policy 1.18 (*Location of New Development*) directs new development to existing urban areas and rural service centers in order to: (1) discourage urban sprawl, (2) maximize the efficiency of public facilities, services, and utilities, (3) minimize energy consumption, (4) encourage the orderly formation and development of local governmental agencies, (5) protect and enhance the natural environment, and (6) revitalize existing developed areas. The proposed project is to occur on a legalized lot that is within an established urban area. The project will extend Park Avenue to service the subject parcel, along with sewer and water services. The project is within the Urban Midcoast and does not contribute to urban sprawl.

b. Visual Resources Component/ Design Review

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 April 9, 2020, and determined it 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) The amount of the proposed on-site grading is not extensive, since it ensures that the new residence fits into the topography, along with the extension of Park Avenue to service the property.

(2) The proposed home uses materials with a natural appearance such as stucco, stone veneer, and standing-seam metal roofing for the combination flat and gable roof design, including natural-

tone colors that will blend with the vegetative cover of the site and surrounding coastal views.

(3) The proposed home uses a combination of flat and gable roof design for the project, including non-reflective, grey metal standing seam as the primary roof material.

(4) As previously stated, the size and bulk of the proposed residence was voluntarily mitigated so as to be as unobtrusive to the surrounding neighborhood. The proposed grading further sets the building into the landscape, lessening visual impacts.

(5) Also, as previously stated above, public views to the ocean are not impeded in the neighborhood as a result of the proposed grading and well-articulated design of the new residence.

Visual Resources Policy 8.32 (*Regulation of Scenic Corridors in Urban Areas*) requires application of the Design Review standards; the project's compliance with those standards are discussed further in Section 3b. In addition, the project will not be visible from Cabrillo Highway due to distance, intervening development, vegetation and topography.

c. Hazards Component

Hazards Component Policy 9.3 (*Regulation of Geologic Hazard Areas*) requires applicants to submit geologic reports prepared by a certified engineering geologist for all development located within designated geological hazard areas. Policy 9.10 (*Geological Investigation of Building Sites*) requires the County Geologist to review all building and grading permits in designated hazardous areas for evaluation of potential geotechnical problems and to review and approve all required investigations for adequacy. The applicant has provided a geotechnical report prepared by Sigma Prime Geosciences, Inc., (see Attachment D), based on fault trench investigations conducted in August, 2019. The report concluded that there is no major trace of the Seal Cove fault on the property. However, there is a minor trace that should require a 10-foot offset. The main trace is estimated to be about 130 feet to the east of the property. The County Geologist reviewed the submitted report and concurred with the determination of the consulting geologist.

d. Shoreline Access Component

Shoreline Access Component Policy 10.1 *(Permit Conditions for Shoreline Access*) requires development to provide for shoreline access as a condition of approval, identifying the location of access and the amount of improvements required. Policy 10.3 (*Definition of*

Shoreline Access) requires projects to classify the types of shoreline access available for the general project. Policy 10.12 (*Residential Areas*) seeks to locate shoreline access within existing or new residential areas in the least disruptive manner. The proposed project does not impede or restrict shoreline access that currently exists. The immediate vicinity consists of relatively flat parcels that extend to steep coastal bluffs, which limit shoreline access to pedestrian paths beginning from Ocean Avenue and Beach Way down to Moss Beach. The nearest vertical access to the water's edge is available from pedestrian paths at Beach Way and Ocean Avenue. The nearest lateral access to the shoreline is taken from La Grande Avenue affording visual access from coastal bluffs.

3. Conformance with the Zoning Regulations

a. Conformance with S-17 District Development Standards

The proposal complies with the property's RR-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.	12,808 sq. ft. (existing)
Maximum Floor Area	6,200 sq. ft. (maximum)	2,649 sq. ft. (50%)
Maximum Building Site Coverage	4,482 sq. ft. (35% maximum)	2,649 sq. ft. (21%)
Minimum Front Setback	20 feet	20 feet
Minimum Rear Setback	20 feet	20 feet
Minimum Side Setback	Combined total of 15 feet with a minimum of 5 feet on any side.	5 feet (right side) 47 feet (left side)
Maximum Building Height	28 feet	20 feet
Minimum Parking Spaces	2	3
Daylight Plane/Facade Articulation	20 feet/45 degrees on setback lines of two opposite façades OR facade articulation	Complies with façade articulation

b. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at a regularly scheduled CDRC meeting on April 9, 2020, 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:

(1) The new residence conforms to the existing topography of the site by limiting the grading to the footprint of the structure and its immediate vicinity (Section 6565.20(C)1a).

(2) The simple contemporary design blends with surrounding development. The building's shape, scale and color are complimentary to the other homes in this neighborhood of coastal bluff lots (Section 6565.20(D)1b).

(3) The design of the building facades are well articulated and proportioned. Further articulation of the front elevation allows for more variability to the street facing facade, and is achieved by pushing the building plane back from the street, as conditioned (Section 6565.20(D)1d(2)).

The Coastside Design Review Committee (CDRC) also recommended the following conditions be met prior to issuance to a building permit: (1) The front gate be of black steel construction with galvanized hog wire fence panels, not to exceed 48 inches in height; (2) the front wall and driveway column to use stone veneer and are not to exceed 48 inches; (3) include three small scale evergreen trees on each side of the driveway; (4) and the grey metal roof shall have a reflectivity index in mid-20s.

c. Conformance with Coastal Development Permit Standards

The project is located within the California Coastal Commission (CCC) appeals jurisdiction and requires a Coastal Development Permit prior to issuance of a building permit. Analysis of compliance with applicable LCP Policies are addressed in Section A2, above.

d. Conformance with Geologic Hazard District Regulations

The project is located within a Geological Hazard (GH) area, which restricts the issuance of a building permit until the County Geologist has evaluated the project for development criteria. The parcel is located within Zone 3 of the Geotechnical Hazards Map for the Seal Cove Study Area (1980), which has been designated the most stable part of the Seal Cove area; where risk to development in this area is considered to be low to moderate, and the feasibility to of reducing the risks to acceptable levels in this zone is considered generally high. The geotechnical report conducted by Sigma Prime (see Attachment D) identified a minor trace fault that continues across the length of the property. Once identified as a mapped hazard, the siting of the proposed home was setback 10 feet further from the seismic deformation.

4. Conformance with the Grading Regulations

Staff's recommendation to approve the project is based on findings pursuant to Section 9260.1 of the San Mateo County Code elaborated as follows:

a. That the granting of the permit will not have a significant adverse impact on the environment.

The project is categorically exempt from environmental review pursuant to Section 15303, Class 3(a) of the California Environmental Quality Act (CEQA), related to new construction of small structures, including one single-family residence in a residential zone in an urban area.

The primary permitted use of the property is single-family residential and the proposed grading for the road extension and for the building site, which are both located where the topography is relatively level.

The project has also been reviewed by the Department of Public Works and the Geotechnical Section who have recommended conditions of approval to ensure compliance with their respective standards to mitigate any potential negative environmental impacts.

b. That the project conforms to the criteria of this chapter, including the standards referenced in Section 9296.

The Department of Public Works and Geotechnical Section have reviewed the erosion, sediment and dust control plans and a soils report submitted for the project. Both have determined that the project complies with the grading standards. Conditions of approval have been included which require all grading work to be according to these approved plans prepared and submitted by Sigma Prime Geosciences, Inc., the project's engineering consultant.

The project's engineer will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans, and the Grading Ordinance.

c. That the project is consistent with the General Plan.

As elaborated in the previous sections of this report, the project complies with the General Plan based on its compliance with the applicable Soil Resources, Visual Quality, Urban Land Use, Water Supply and Wastewater Policies.

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.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council did not forward a response to staff's referral for this project.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

The California Coastal Commission did not forward a response to staff's referral for this project.

E. OTHER REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Montara Water and Sanitary District
Coastside Design Review Committee

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Project Plans
D. Geotechnical Report (Sigma Prime)
E. CDRC Decision Letter, dated May 8, 2020
F. 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 2019-00472 Hearing Date: June 10, 2020

Prepared By: Bryan Albini
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), related to new construction of small structures, including single-family residences in a residential zone.

Regarding the Design Review, Find:

2. That, with the conditions of approval recommended by the Coastside Design Review Committee at its meeting of April 9, 2020, the project is in compliance with the Design Review Standards for the Coastside as previously elaborated in Section 3.b of this staff report.

Regarding the Coastal Development Permit, Find:

3. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program by conforming to the standards and policies outlined in this staff report.

4. 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). Specifically, vertical access currently exists at Ocean Boulevard, and lateral access exists along La Grande Avenue.

5. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. Specifically, the policies of the Housing, Visual Resources, Hazards, and Shoreline Access Components.

6. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. As of May 20, 2020, one building permit has been issued for the construction of a single-family residence, and one building permit has been issued for the construction of an Accessory Dwelling Unit.

Regarding the Grading Permit, Find:

7. That the granting of the permit will not have a significant adverse impact on the environment. The project is categorically exempt from environmental review pursuant to Section 15303, Class 3(a) of the California Environmental Quality Act (CEQA), related to new construction of small structures, including one single-family residence in a residential zone in an urban area. The primary permitted use of the property is single-family residential and the proposed grading that sets a portion of the home into the slope is not excessive. The project has also been reviewed by the Department of Public Works and the Geotechnical Section who have recommended conditions of approval to ensure compliance with their respective standards to mitigate any potential negative environmental impacts.

8. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Code, including the standards referenced in Section 9296. The Department of Public Works and Geotechnical Section have reviewed the erosion, sediment and dust control plans and a soils report submitted for the project prepared by Sigma Prime Geosciences, Inc., and have determined that the project complies with the grading standards. Conditions of approval have been included which require all grading work to be according to these approved plans. The consultant will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans, and the Grading Ordinance.

9. That the project is consistent with the General Plan. As proposed and conditioned, the project complies with General Plan Policies 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and 2.17 (*Erosion and Sedimentation*).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved by the Planning Commission and as reviewed by the Coastside Design Review Committee on April 9, 2020. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the design of 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 include a copy of the final approval letter on the top pages of the building plans. This would provide the Planning approval date and required conditions of approval on the on-site plans.

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

    a. The front driveway gate shall be steel framed and black, with galvanized hog wire fence panels. The overall height shall not exceed 48-inches.

    b. The front wall and driveways columns to be maximum 48-inch high, stone veneer.

    c. The landscape shall include small scale evergreen trees, three on each side of driveway (either Australian Tea tree, New Zealand Christmas tree, or Arbutus 'Marina').

    d. The metal roof shall be medium gray in color with a solar reflective index not to exceed the mid-20 range.

4. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless as authorized by the Community Development Director.

5. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.

6. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the Tree Protection Plan and the Erosion Control Plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.

7. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.

8. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

9. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) The engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval Form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

10. 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.

    g. Limiting construction access routes and stabilization of designated access points.

    h. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

11. 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.

12. 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.

13. 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.

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

15. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

16. 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 Park 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 Park Avenue. There shall be no storage of construction vehicles in the public right-of-way.

17. The exterior color samples submitted to the CDRC are approved. 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.

18. 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).

19. The applicant shall submit a Tree Protection Plan for staff's review and approval, subject to Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, prior to the issuance of a building permit and start of vegetation removal, grading or construction activities.

20. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading or construction activities.

21. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater

than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet.

22. Prior to building permit issuance, applicant shall have a pre-construction biological survey to determine if any presence of species of significance, specifically San Francisco Owl's Clover (*triphysaria-floribunda*) are present within the project site. If identified within the disturbance area, then consultation from the California Department of Fish and Wildlife (CDFW) for guidance on transplantation or propagation, fence protection around replanting areas, and monitoring until successful establishment is reasonable.

Building Inspection Section

23. The proposed project requires a building permit.

24. The project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2019 version.

25. At the time of building permit application, the plans shall also clearly delineate the "storage/loft" floor plan.

Geotechnical Section

26. An in-depth peer review of the soils report will occur at the building permit application phase.

Drainage Inspection

27. The following items will be required at the time of building permit submittal:

    a. A final Drainage Report prepared and stamped by a registered civil engineer demonstrating that the project complies with the County's current drainage policy.

    b. A final Grading and Drainage Plan prepared and stamped by a registered civil engineer showing any features required to retain additional stormwater resulting from the new and replaced impervious areas on-site, as determined in the Drainage Report.

    c. Confirmation from the project geotechnical engineer of the appropriateness of an infiltration feature located within the 10-foot fault setback.

    d. An updated C3 and C6 Development Review Checklist (if applicable).

Montara Water & Sanitary District

28. Applicant required to obtain Sewer Permits prior to issuance of building permit. Sewer Connection Fees must be paid prior to issuance of connection permit. Sewer Mainline Extension will be required. Grinder pump may be required.

29. Applicant required to obtain a Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit. Well abandonment may be required by County of San Mateo Department of Public Health (SMC DPH). Water mainline extension will be required.

30. Connection to the District's fire protection system is required. Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit. Applicants must first apply directly to District for permits and not their contractor.

Department of Public Works

31. Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

32. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent) 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.

33. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.

34. A grading plan shall be prepared and signed by the engineer and shall be submitted to the Department of Public Works and the Planning Department for approval prior to commencing any work.

35. Prior to building permit final, the applicant shall execute and record an agreement in a form approved by the County for maintenance of the approved drainage facility located in the county right of way for the proposed road extension.

36. The applicant shall submit, for review by the Department of Public Works and the appropriate Fire District, a Plan and Profile of both the existing and the proposed access from the nearest "publicly" maintained roadway to the proposed building site.

Coastside Fire Protection District

37. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 pounds. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15 percent shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

38. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.

39. ADD Note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 1030).

40. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.

41. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a

manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE).

42. ADD Note to plans: As per Coastside Fire Protection District Ordinance 2016-01, 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.

43. Vegetation Management (LRA) – Add note to plans: The Coastside Fire Protection District Ordinance 2016-01, the 2016 California Fire Code 304.1.2.

44. 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. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 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. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

45. Fire Access Roads – Add note to plans: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The City of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 206 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, and additional improved area shall be developed for that use.

46. All dead-end roadways shall be appropriately marked to standards of the Department of Public Works. Inspection required at time of installation.

47. “No Parking – Fire Lane” signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide. CFC D103.6

48. A fire flow of 500 gallons per minute (gpm) for 2 hours with a 2 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.

49. Certain areas as designated by the San Mateo County Fire Department will be required to be designated and maintained as Fire Lanes.

50. ADD Note to plans: Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Inspection Section or The City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review.

51. Installation of underground sprinkler pipe shall be flushed and visually inspected by District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.

52. Exterior bell and interior horn/strobe: are required to be wired.

53. Contact the Fire Marshal’s Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/573-3846.

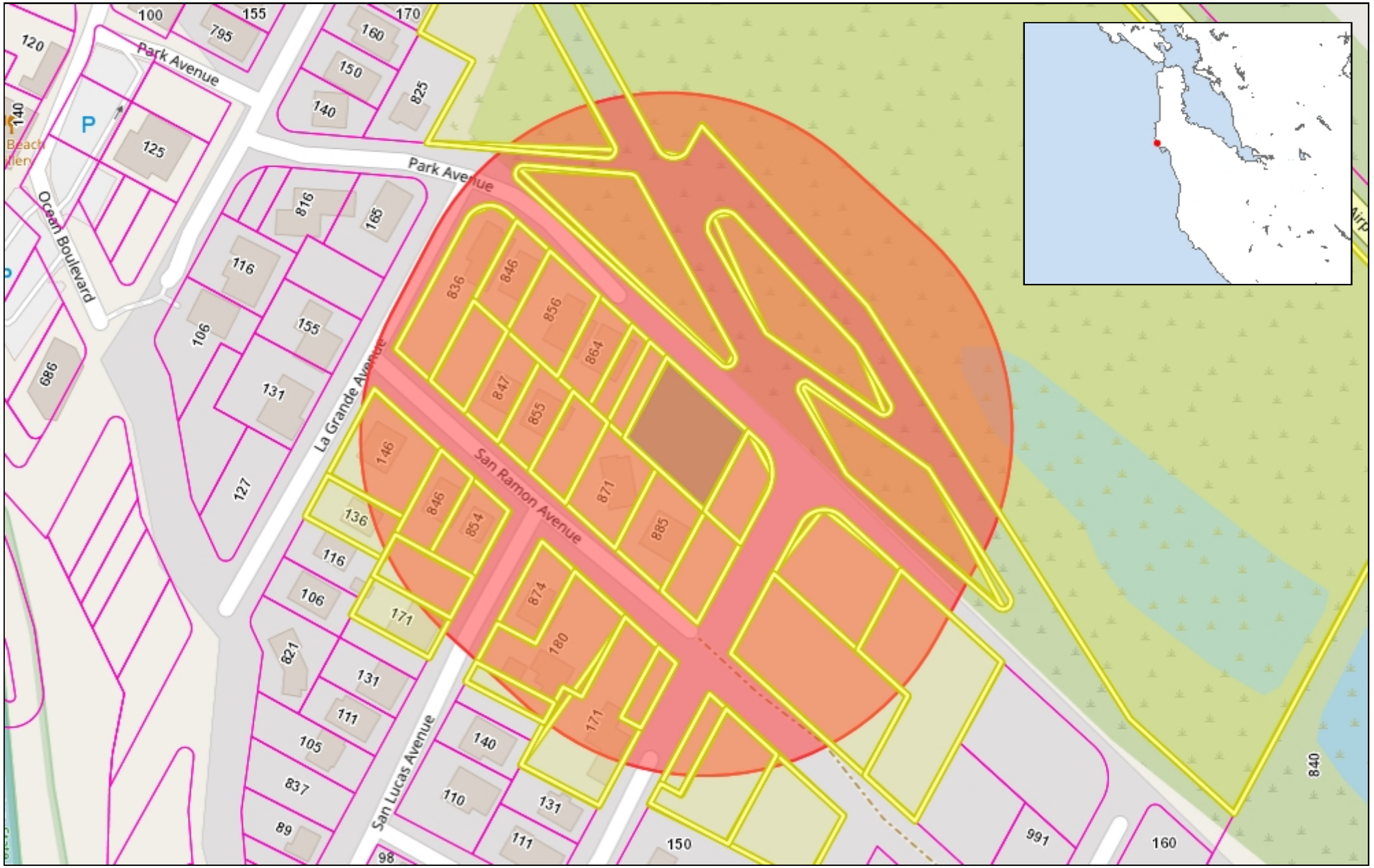
BRA:cmc – BRAEE0226_WCU.DOCX

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

CDRC & CDP Permit (PLN2019-00472)



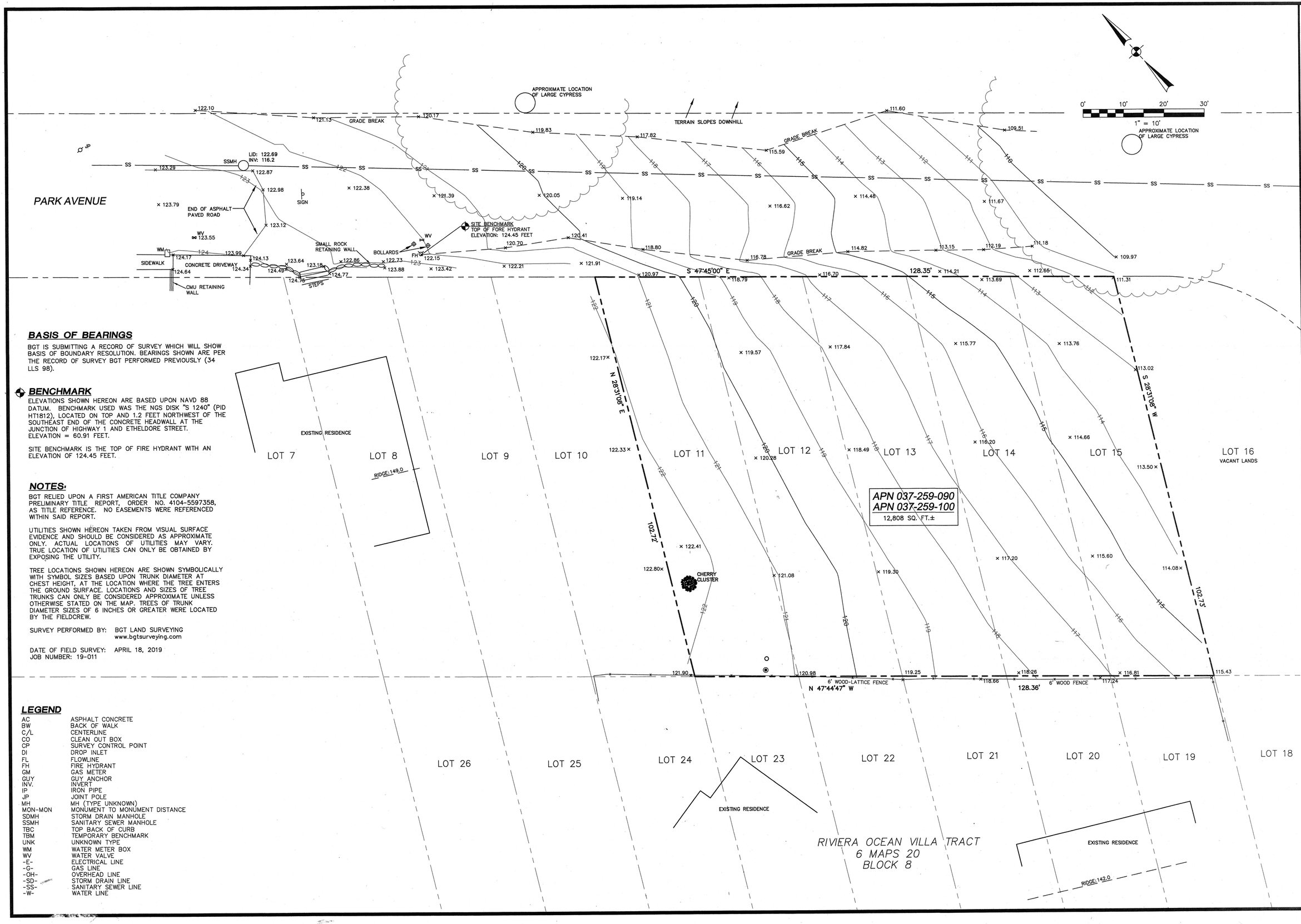
0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 2,257

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



BASIS OF BEARINGS

BGT IS SUBMITTING A RECORD OF SURVEY WHICH WILL SHOW BASIS OF BOUNDARY RESOLUTION. BEARINGS SHOWN ARE PER THE RECORD OF SURVEY BGT PERFORMED PREVIOUSLY (34 LLS 98).

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "S 1240" (PID HT1812), LOCATED ON TOP AND 1.2 FEET NORTHWEST OF THE SOUTHEAST END OF THE CONCRETE HEADWALL AT THE JUNCTION OF HIGHWAY 1 AND ETHELDORE STREET. ELEVATION = 60.91 FEET.

SITE BENCHMARK IS THE TOP OF FIRE HYDRANT WITH AN ELEVATION OF 124.45 FEET.

NOTES:

BGT RELIED UPON A FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 4104-5597358, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

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

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

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

DATE OF FIELD SURVEY: APRIL 18, 2019
JOB NUMBER: 19-011

LEGEND

AC	ASPHALT CONCRETE
BW	BACK OF WALK
C/L	CENTERLINE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
DI	DROP INLET
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GUY	GUY ANCHOR
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
UNK	UNKNOWN TYPE
WM	WATER METER BOX
WV	WATER VALVE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-W-	WATER LINE

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

LICENSED LAND SURVEYOR
BRYAN G. TAYLOR
NO. 7551
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 11-15, BLOCK 8, "MAP OF RIVIERA OCEAN VILLA TRACT" (BOOK 6 MAPS 20)

VACANT, PARK AVENUE

MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:
037-259-090
037-259-100

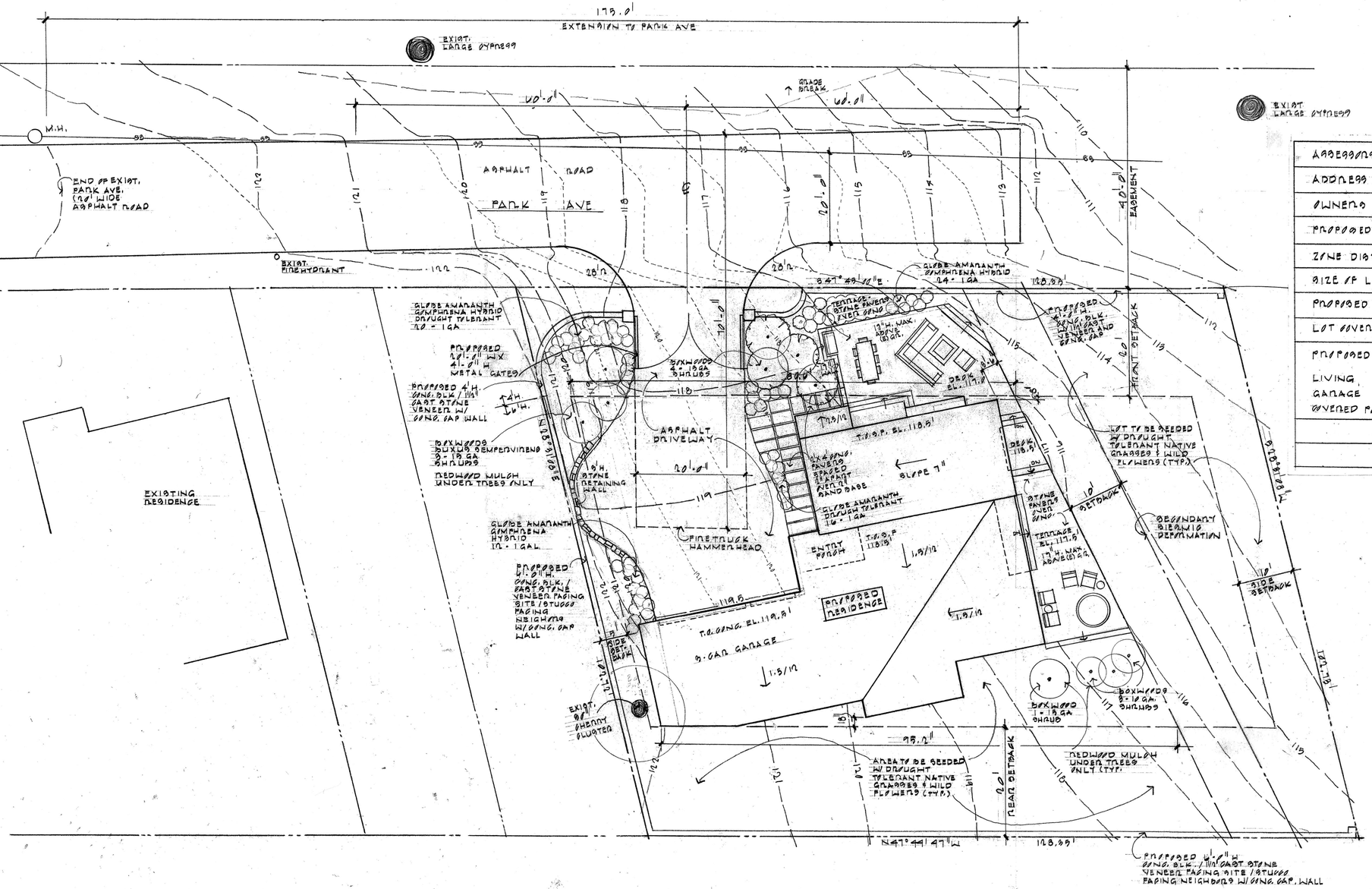
Prepared For:
KAREN EPPES
P.O. BOX 441
MOSS BEACH, CA 94038

Date: APRIL 2019
Scale: 1" = 10'
Contour Interval: 1'
Drawn by: LHL
Revisions:

SU-1

Job No. 19-011

SAN GREGORIO-SEAL COVE FAULT
(APPROXIMATE LOCATION)
SMALL ROCK RETAINING WALL
STEPS
BOLLARDS
WV
FH
SITE BENCHMARK
TOP OF FIRE HYDRANT
ELEVATION: 124.45 FEET
APPROXIMATE LOCATION OF LARGE CYPRESS
EXISTING RESIDENCE
PARK AVENUE
S 47°45'00" E
N 28°31'08" E
102.72'
128.35'
80.6'
APN 037-259-090
APN 037-259-100
12,808 SQ. FT.±
APN 037-259-310
CHERRY CLUSTER
95.2'
T-1
T-2
10' SETBACK
SECONDARY SEISMIC DEFORMATION
S 28°31'08" W
N 47°44'47" W
6" WOOD-LATTICE FENCE
PROPERTY LINE
128.36'
6" WOOD FENCE
102.73'
SSMH
LID: 103.4
INV: 89.4
0'
10'
20'
30'
1" = 10'



ASSESSORS PARCEL #	037-259-090 037-259-100
ADDRESS	LOTS 11-15 PARK AVE, MOSS BEACH, CA.
OWNERS NAME	KAREN EPPES
PROPOSED USE	SINGLE FAMILY RESIDENCE
ZONE DISTRICT	R-1 B15
SIZE OF LOT ~	12,800 ±
PROPOSED LOT COVERAGE	2,649.5 ±
LOT COVERAGE ALLOWED	4,480 ± MAX.
PROPOSED FLOOR AREA	2,649.5 ±
LIVING	1,791 ±
GARAGE	701.5 ±
COVERED PORCHES	157 ±

* ALL PLANTING TO BE HAND WATERED

* LOT TO BE SEEDED W/ DROUGHT TOLERANT NATIVE GRASSES AND WILD FLOWERS - REDWOOD MULCH UNDER TREES ONLY

TOTAL PLANTS
8 - 15 GAL
3 - 10 GAL
70 - 1 GAL

SITE PLAN

LANDSCAPE PLAN 10' = 1"

REVISIONS	BY

Dotter & Solfield
Architecture + Design
4801 PARK BOULEVARD
OAKLAND CALIFORNIA 94602
PHONE 510 530 9231 FAX 510 530 9223

EPPES RESIDENCE

LOTS 11-15, PARK AVE, MOSS BEACH, CA.

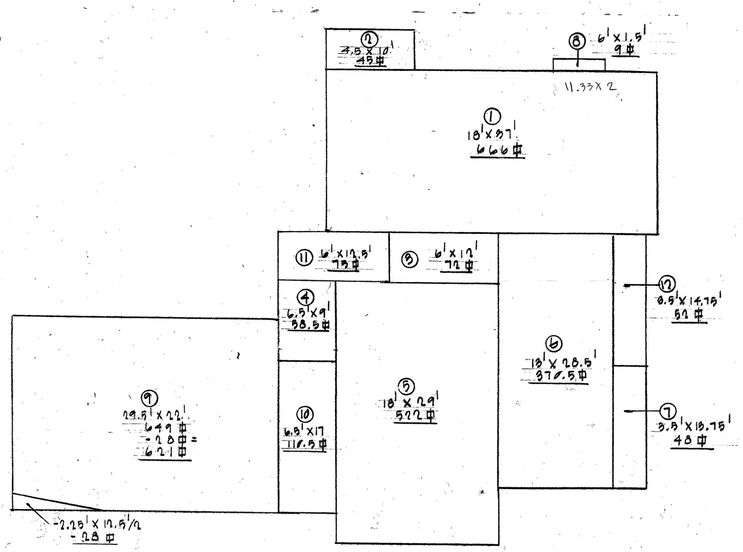
Date 10-7-19

Scale

Drawn

Job

Sheet A 1 Of Sheets



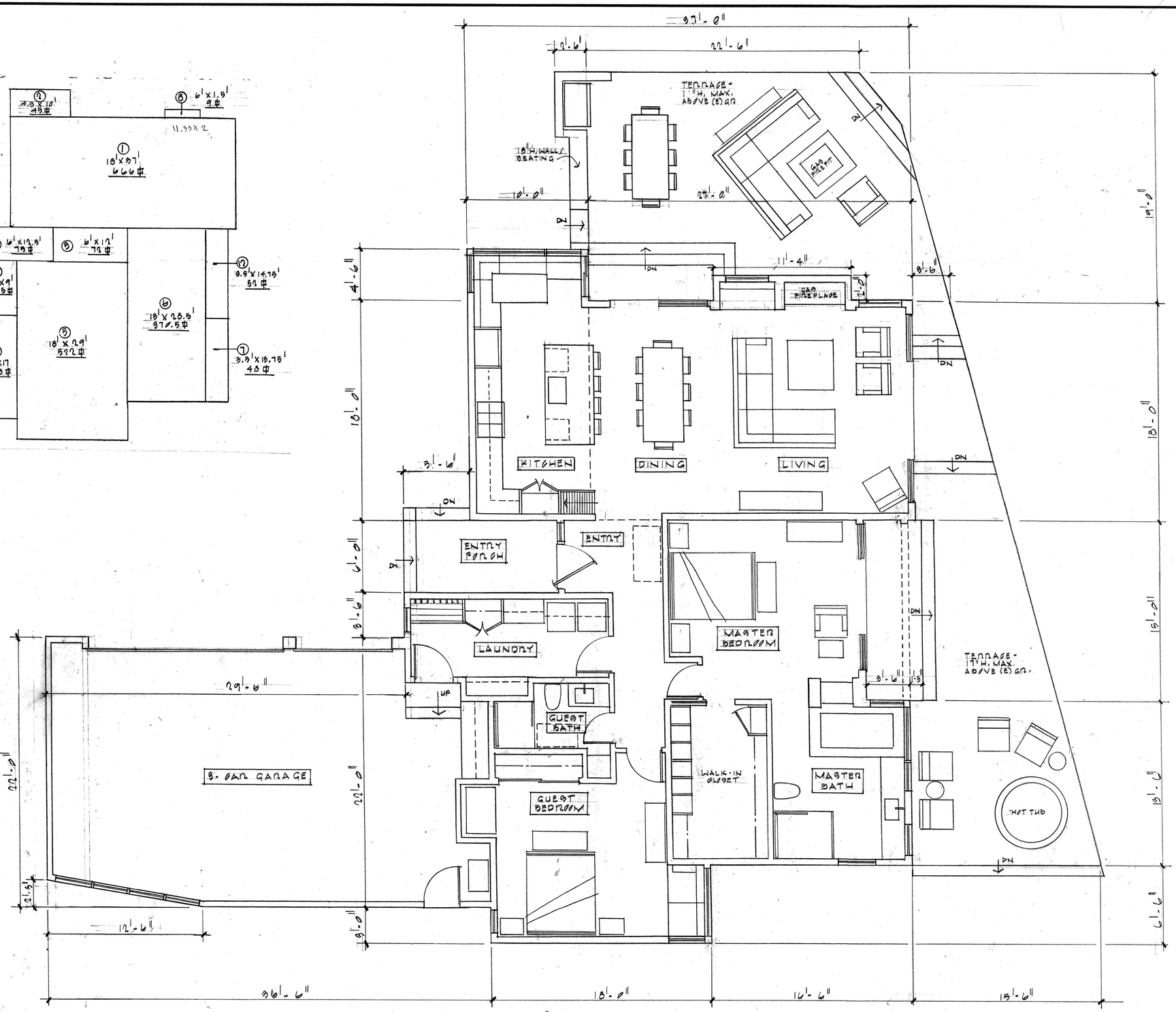
SQ. FT. CALCULATIONS

RESIDENCE
1. 666 ☐'
2. 48 ☐'
3. 72 ☐'
4. 58.5 ☐'
5. 522 ☐'
6. 370.5 ☐'
7. 48 ☐'
8. 9 ☐'
TOTAL 1,791 ☐'

GARAGE
9. 621 ☐'
10. 110.5 ☐'
TOTAL 731.5 ☐'

COVERED PORCHES
11. 75 ☐'
12. 52 ☐'
TOTAL 127 ☐'

TOTAL SQ. FT.
2,649.5 ☐'



FLOOR PLAN
1/4"=1'-0"

REVISIONS	BY

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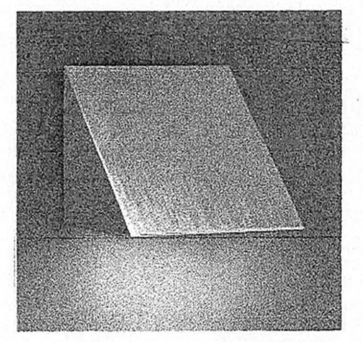
EPPES RESIDENCE
LOTS 11-15, PARKAVE, MISS BEACH, CA.

Date 10-7-19
Scale
Drawn
Job
Sheet A2 Of Sheets



682-WP SERIES

Exterior Wall Luminaire
"Floating" Wedge

DARK SKY

Shaper offers a selection of exterior luminaires that are "Dark Sky Compliant". The IESNA (Illuminating Engineering Society of North America) defines Full Cut-Off as fixtures with light distributions of 0% candela at 90° and 10% at 80°. Full Cut-Off luminaires carry the endorsement of the International Dark-Sky Association (IDA) for their effectiveness in limiting the detrimental effects of sky glow, also referred to as "Light Pollution". Many exterior luminaires offer a clear, tempered glass option that meets the IES criteria for Full Cut-Off.

QUICK SHIP (QS)

Shaper's Quick Ship program features over thirty-four fixtures with finishoptions such as Satin Chrome, Natural Aluminum and Satin Brass, and a wide variety of lamp selections. All products ship in five days from receipt of order.

ARRA

Shaper Lighting certifies that its products satisfy the requirements of Section 1605 of the American Recovery and Reinvestment Act (also known as the ARRA Buy American provision).

SUSTAINABLE DESIGN

Shaper has a long-standing history of offering environmentally-friendly fixtures. The copper and bronze alloys used in our exterior luminaires feature up to 98% recycled content, contribute less undesirable air emissions compared to painted aluminum and are easy to recycle.

SPECIFICATION FEATURES

Material
Painted aluminum or solid bronze. 1/8" white acrylic diffuser for CFL/Incandescent and clear tempered refractive glass for MH. Optional clear tempered glass for full cut-off.

Finish
Premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.
Standard: Natural Bronze (NBZ) [Sustainable Design].
Note: Bronze will weather to a dark bronze patina.
Premium: Aluminum Paint (ALP), Black Paint (BK), Bronze Metallic Paint (BM), Dark Platinum Paint (DP), Gold Metallic Paint (GM), Graphite Metallic Paint (GRM), Grey Paint (GY), Verdigris (VG), White Paint (WH) or Custom Color (CC).

Optics
Refer to www.shaperlighting.com for complete photometrics.

Ballast
Integral electronic HPF multi-volt 120/277V (347V Canada), thermally protected with end-of-life circuitry to accommodate 26W, 32W or 42W lamps. Metal halide ballasts are HPF open core & coil type, multi-volt 120/277V for the specified lamp wattage. Contact the factory for 347V.

Lamp/Socket
8": One (1) or two (2) 26W or 32W (GX24q-3) triple CFL lamp(s), one (1) 42W (GX24q-4) triple CFL lamp, or one (1) 75W A-19 lamp.
11": Two (2) 26W, 32W (GX24q-3) or 42W (GX24q-4) triple CFL lamps, one (1) 50W, 70W or 100W ED-17 Metal halide lamp or one (1) 100W A-19 lamp.
CFL socket injection molded plastic. INC socket fired ceramic rated for 660W-250V. MH socket ceramic pulse-rated, 4KV. INC socket fired ceramic rated for 660W/250V. Lamps furnished by others.

LED
8" L0:1000 nominal luments at max 15.5W

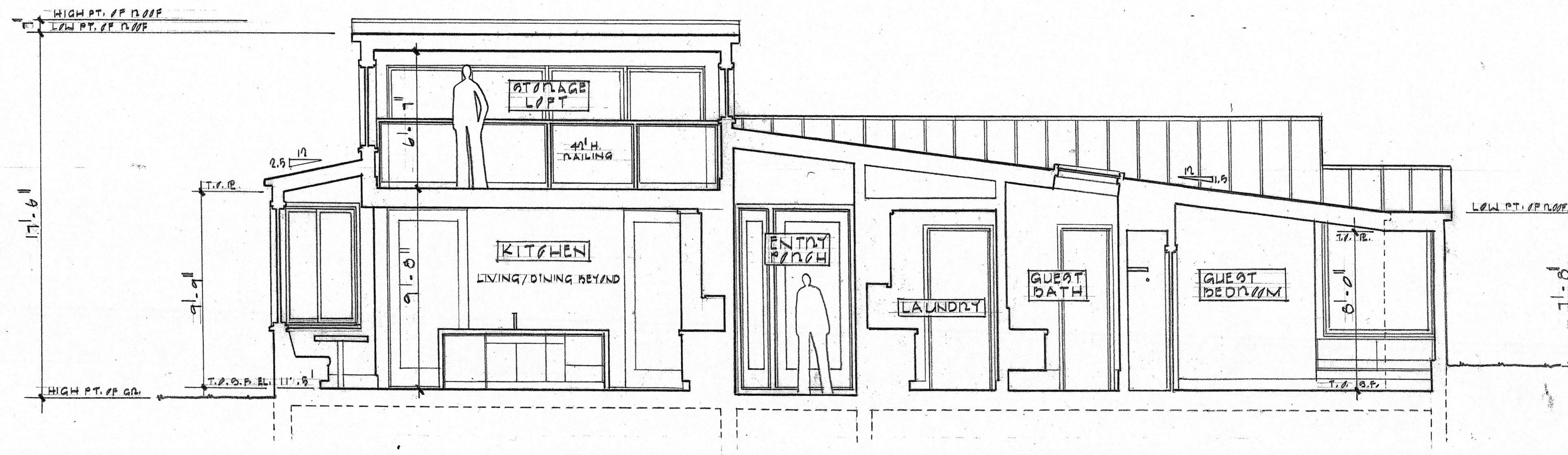
Long-life LED system coupled with electrical driver to deliver optimal performance. Electronic drivers are available for 120-277 applications. The standard driver is ELV reverse phase dimmable. Type IV-Forward throw optic is standard.

Installation
Supplied with a mounting back for a standard 4" J-box or stucco ring. Optional rear (through wall) feed conduit mounting. Surface mount conduit power feed - Contact factory.

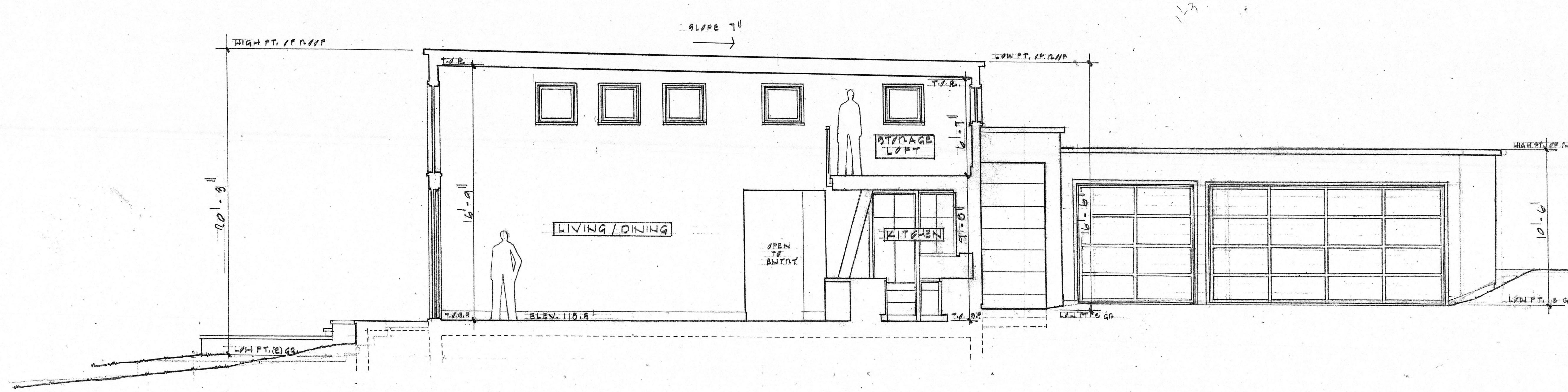
Options
Rear (through wall) Feed Conduit Mounting (C), Blunt Nose (BN), Photocell with 1 1/2" deep back support (PH), Quartz Restrike - MH 11" only (QR), Clear Tempered Glass Lense for full cut-off (TGL) [Dark Sky Compliant].

Labels
U.L. and C.U.L. listed for wet location.

Modifications
Shaper's skilled craftspeople with their depth of experience offer the designer the flexibility to modify standard exterior wall luminaires for project specific solutions. Contact the factory regarding scale options, unique finishes, mounting, additional materials/colors, or decorative detailing.



SECTION THRU KITCHEN/ENTRY PORCH/GUEST BEDROOM
1/4" = 1'-0"



SECTION THRU LIVING/DINING/KITCHEN
1/4" = 1'-0"

REVISIONS | BY

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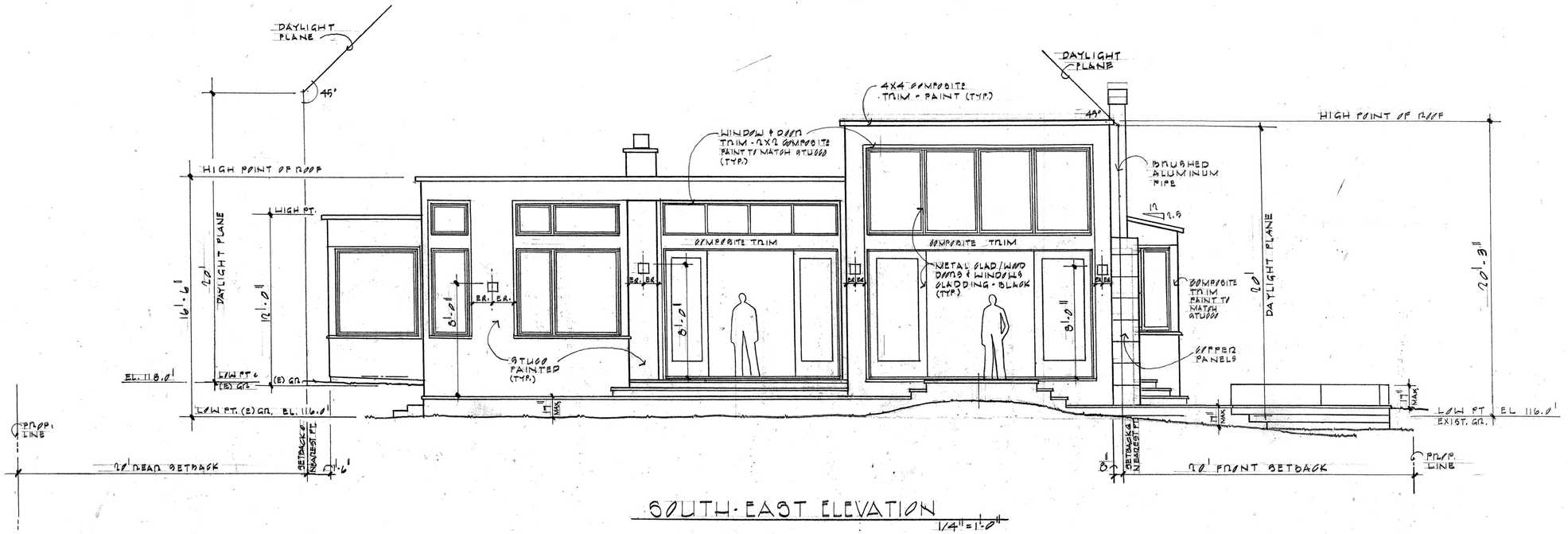
EPPES RESIDENCE
LOTS 11-15, PARK AVE, MOSS BEACH, CA.

Date 10-7-19
Scale
Drawn
Job
Sheet A3
Of Sheets

24 X 36 CLEARPRINT



SOUTH-EAST ELEVATION

1/4" = 1'-0"

NORTH-EAST ELEVATION

1/4" = 1'-0"

REVISIONS	BY

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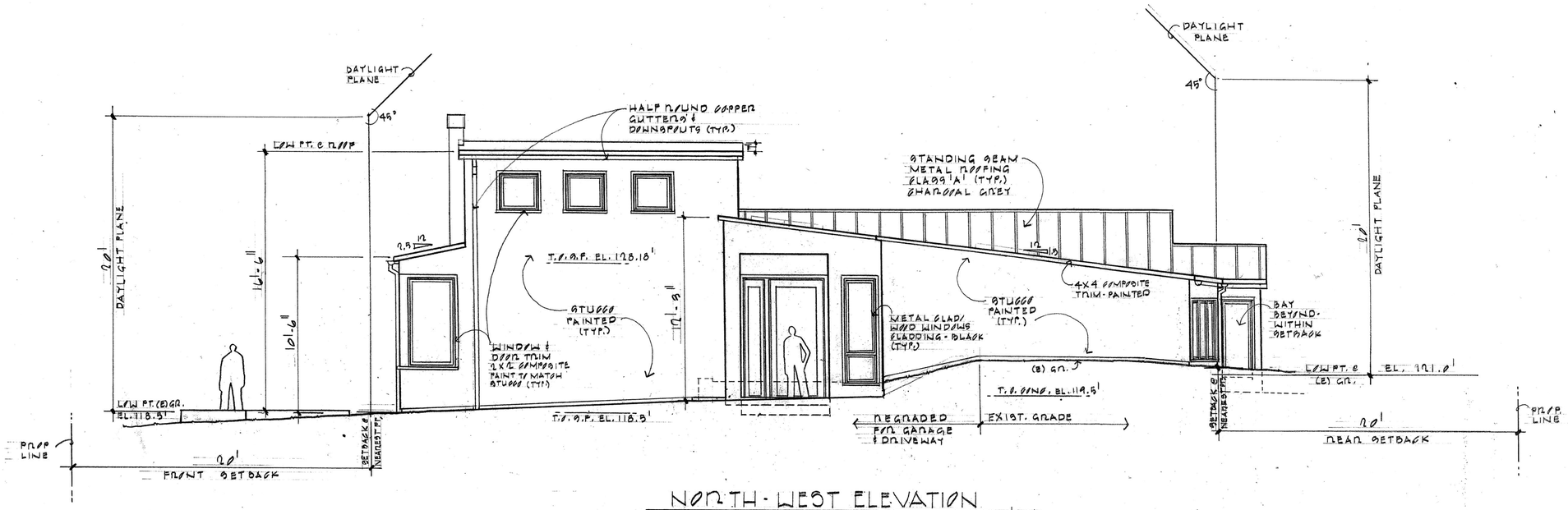
EPPES RESIDENCE

LOTS 11-15, PARKAVE, MISS BEACH, CA.

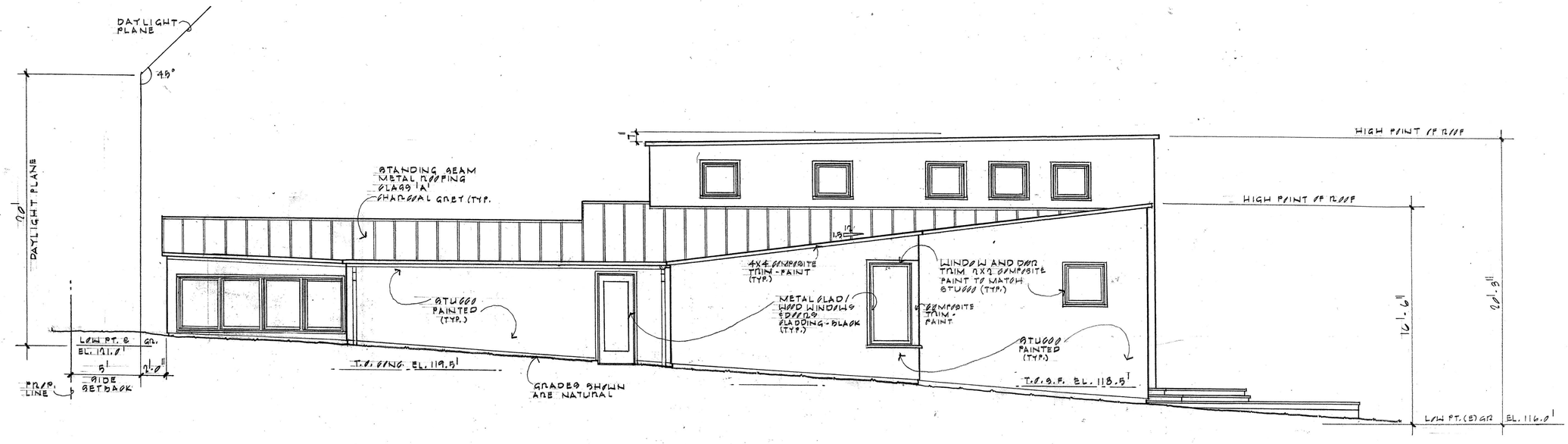
Date	10-7-19
Scale	
Drawn	
Job	
Sheet	A4
Of	Sheets

24 X 36 CLEARPRINT®



NORTH-WEST ELEVATION

1/4" = 1'-0"



SOUTH-WEST ELEVATION

1/4" = 1'-0"

REVISIONS	BY

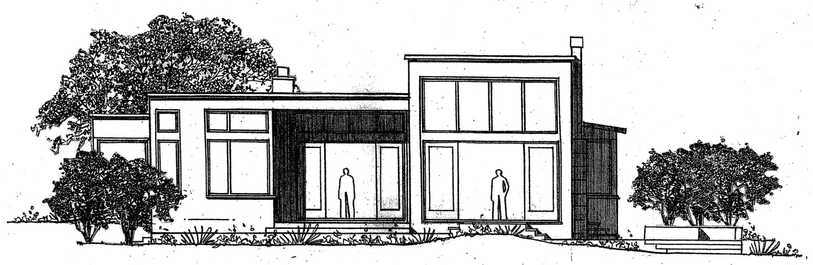
Botter & Solfield
Architecture + Design
4801 PARK BOULEVARD
OAKLAND, CALIFORNIA 94602
PHONE 510 530 9231 FAX 510 530 9223

EPPES RESIDENCE

LOTS 11-13, PARK AVE, MISS BEACH, FL.

Date	10-7-19
Scale	
Drawn	
Job	
Sheet	A5
Of	Sheets

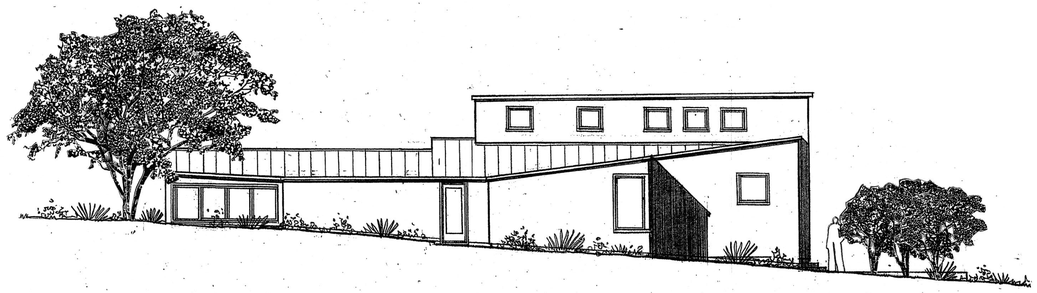
24 X 36 CLEARPRINT®



SOUTH - EAST ELEVATION
1/8"=1'-0"

NORTH - EAST ELEVATION
1/8"=1'-0"

NORTH - WEST ELEVATION
1/8"=1'-0"



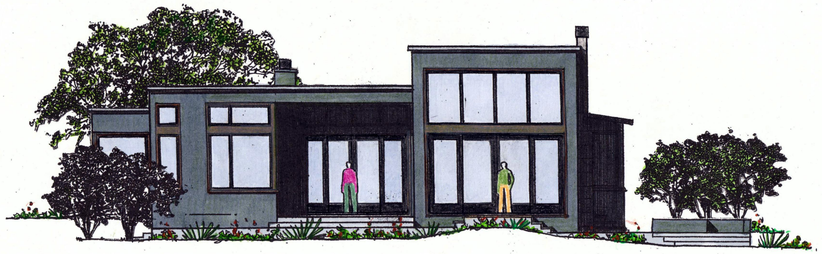
SOUTH - WEST ELEVATION
1/8"=1'-0"

REVISIONS	BY

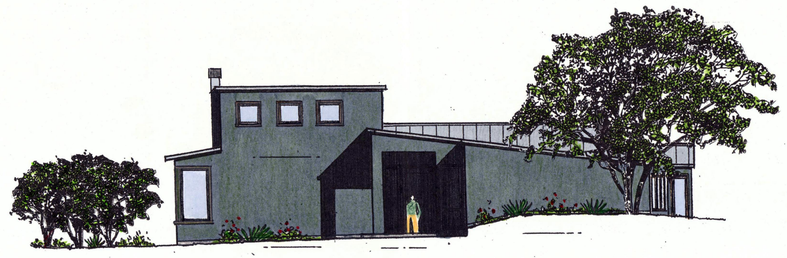
Dotter & Solfield
Architecture + Design
4801 PARK BOULEVARD
OAKLAND CALIFORNIA 94602
PHONE 510 530 9231 FAX 510 530 9223

EPPES RESIDENCE
LOTS 11-15, PARK AVE, MIAMI BEACH, FL.

Date 10-7-19
Scale
Drawn
Job
Sheet A6
Of Sheets



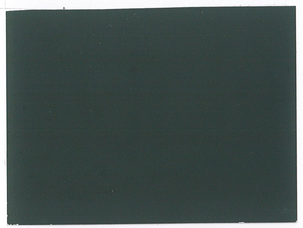
SOUTH-EAST ELEVATION
1/8"=1'-0"



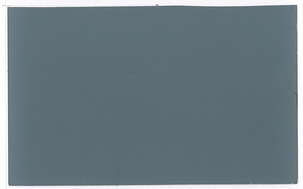
NORTH-WEST ELEVATION
1/8"=1'-0"

NORTH-EAST ELEVATION
1/8"=1'-0"

SOUTH-WEST ELEVATION
1/8"=1'-0"



house stucco color



standing seam
metal roofing

window and door
cladding

copper metal panels

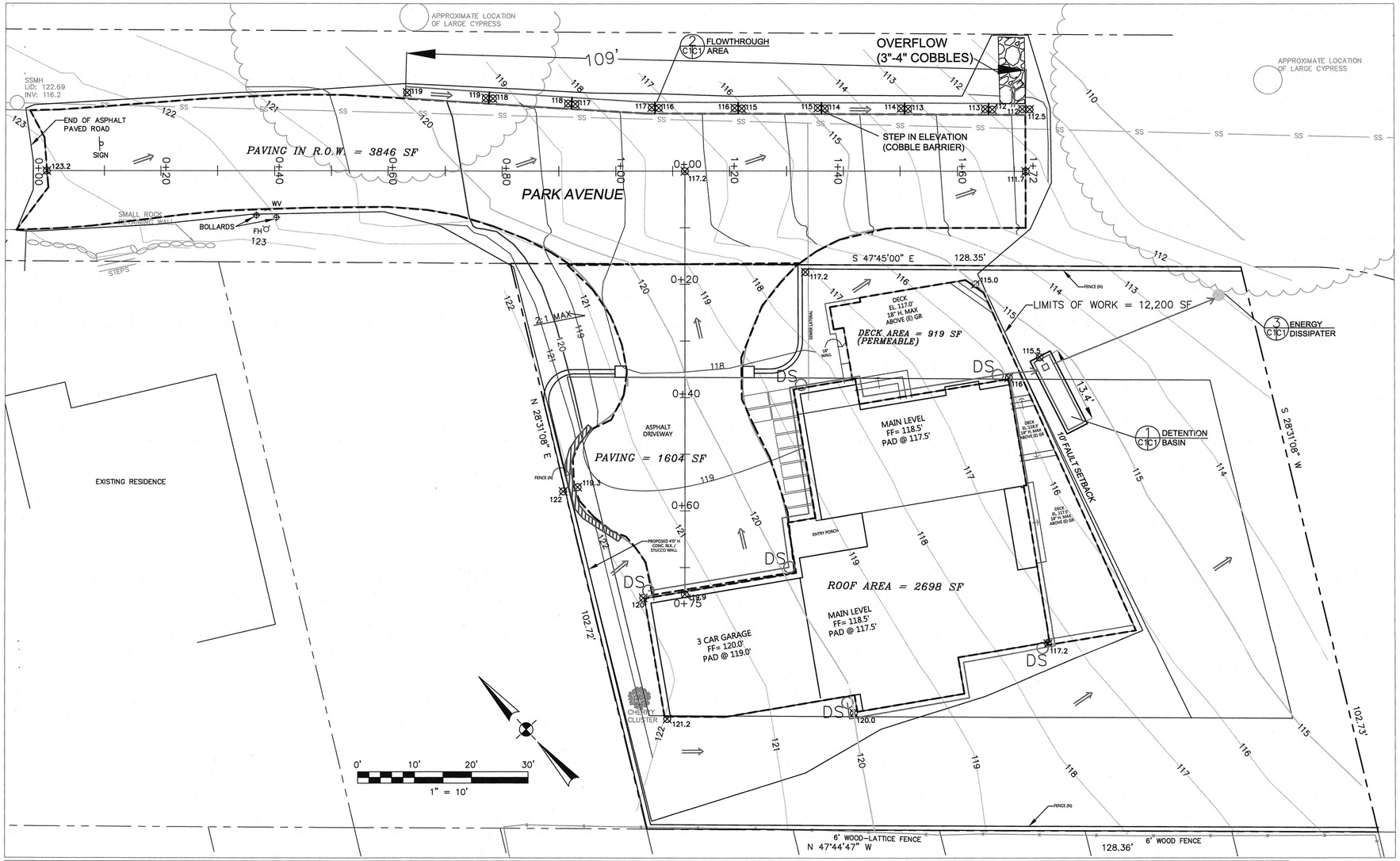
stone veneer
on landscape walls

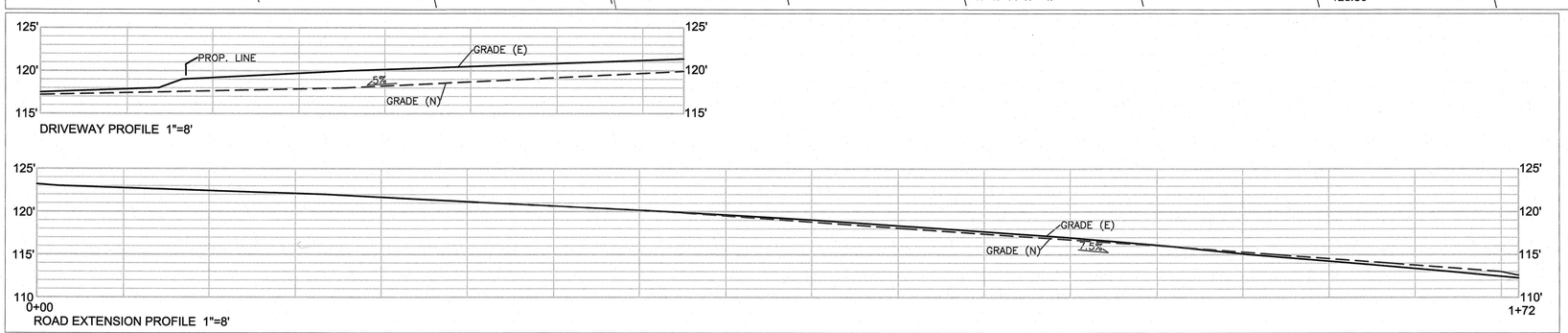
REVISIONS	BY

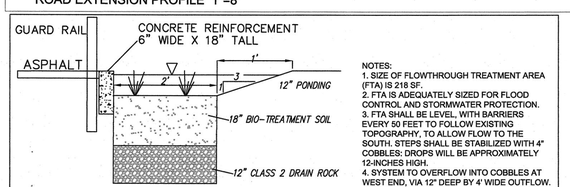
Dotter & Solfjeld
Architecture + Design
4801 PARK BOULEVARD
OAKLAND, CALIFORNIA 94602
PHONE 510 530 9231 FAX 510 530 9223

EPPES RESIDENCE
LOTS 11-15, PANKAKE, MOSS BEACH, CA.

Date	
Scale	
Drawn	
Job	
Sheet	A6
Of	Sheets







NOTES:
1. SIZE OF FLOWTHROUGH TREATMENT AREA (FTA) IS 218 SF.
2. FTA IS ADEQUATELY SIZED FOR FLOOD CONTROL AND STORMWATER PROTECTION.
3. FTA SHALL BE LEVEL, WITH BARRIERS EVERY 50 FEET TO FOLLOW EXISTING TOPOGRAPHY, TO ALLOW FLOW TO THE SOUTH. STEPS SHALL BE STABILIZED WITH 4" COBBLES; DROPS WILL BE APPROXIMATELY 12-INCHES HIGH.
4. SYSTEM TO OVERFLOW INTO COBBLES AT WEST END, VIA 12" DEEP BY 4' WIDE OUTFLOW.

2 C1C1 FLOW THROUGH AREA
NOT TO SCALE

LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED CONTOUR
- X154.96 SPOT ELEVATION (E)
- ⊠155.9' SPOT ELEVATION (N)
- PROPOSED RETAINING WALL
- SURFACE DRAINAGE FLOW
- DS DOWNSPOUT
- 4" DIAM. PVC DRAIN PIPE
- 4" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- ENERGY DISSIPATER - PER DETAIL 3

GENERAL NOTES

1. PLANS PREPARED AT REQUEST OF: MARK STEGMAIER, PROPERTY OWNER.
2. ELEVATION DATUM: NAVD88
3. CONTOUR INTERVAL IS 1 FOOT.
4. SITE SURVEYED BY BGT LAND SURVEYING, SURVEYED 4-18-18.
5. THIS IS NOT A BOUNDARY SURVEY.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF AND RUNOFF FROM PAVED AREAS TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DETNETION BASIN SHOWN.
3. ALL DRAINAGE PIPES SHALL BE 4" MIN. DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. RUNOFF FROM PAVED AREAS (ROAD EXTENSION AND DRIVEWAY) SHALL FLOW TO FLOWTHROUGH AREA, AS SHOWN.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE BIORETENTION AREA TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

CUT VOLUME : 385 CY
FILL VOLUME: 0 CY

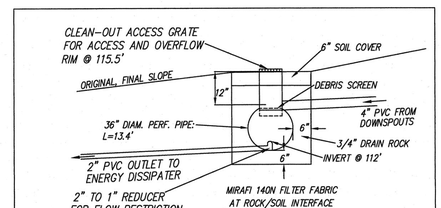
ABOVE VOLUMES ARE APPROXIMATE.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (H:V).

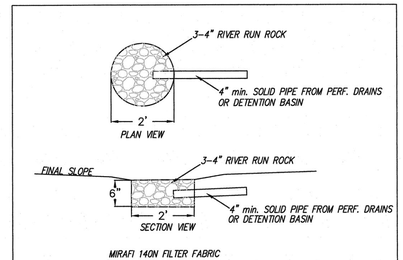
SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION — 1 C1C1 — REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN / REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN



DESIGN BASIS: 10-YEAR STORM EVENT WITH 1 HOUR DURATION ON HARD SURFACES.
RAINFALL INTENSITY = 0.852 IN/HR

1 C1C1 DETENTION SYSTEM
NOT TO SCALE



3 C1C1 ENERGY DISSIPATER
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9-30-21 EXPIRES
CIVIL
STATE OF CALIFORNIA

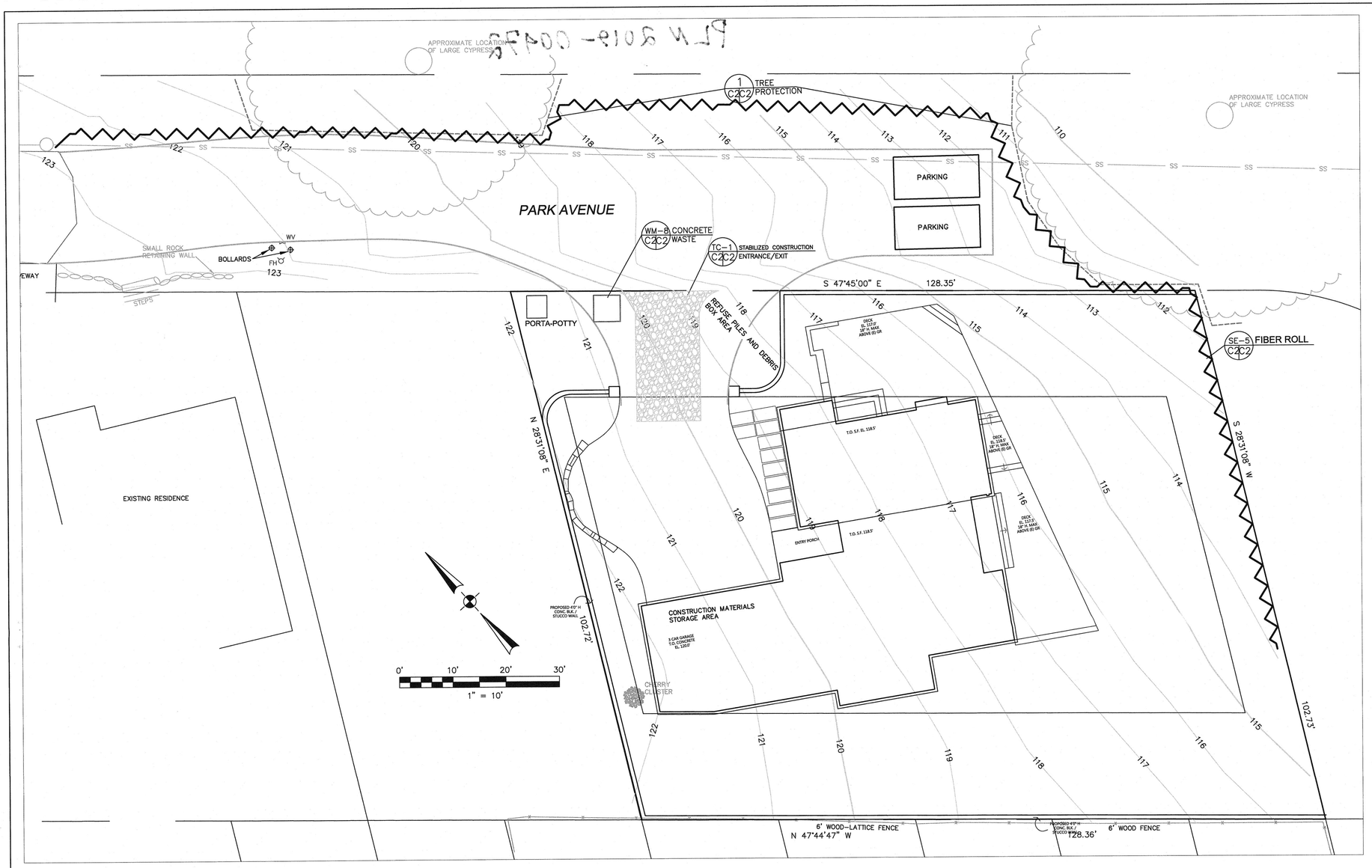
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
333 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 11-12-19
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:
REV. DATE:
REV. DATE:

GRADING AND DRAINAGE PLAN

PARK AVENUE,
MOSS BEACH
APN 037-259-310

SHEET
C-1



GENERAL EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLE
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

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

EROSION CONTROL POINT OF CONTACT

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

NAME: MARK STEGMAIER

TITLE/QUALIFICATION: CONTRACTOR

PHONE: 650-728-0960

PHONE:

E-MAIL: MARK@SIERRAWESTBUILDERS.COM

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9-30-21
EXPIRES
CIVIL
STATE OF CALIFORNIA

Sigma Prime Geosciences, Inc.

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FAX 728-3583

DATE: 11-12-19
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN

PARK AVENUE,
MOSS BEACH
APN 037-259-310

SHEET
C-2

TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSRUCTION PROCESS.

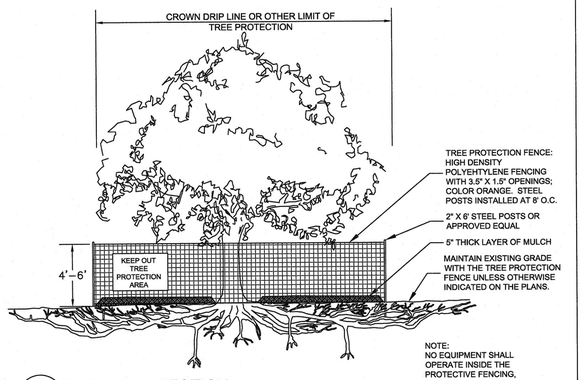
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.

3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.

4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.

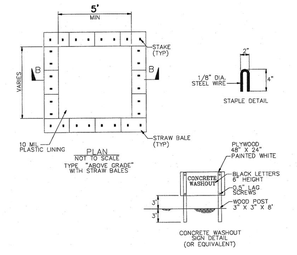
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.

6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

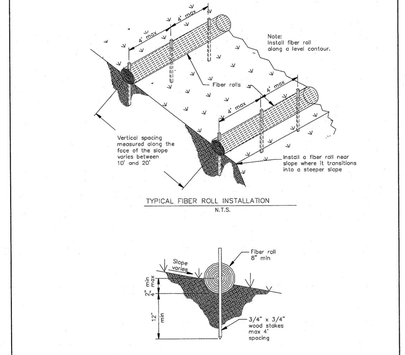


1 C2C2 TREE PROTECTION
NOT TO SCALE

CONCRETE WASTE MANAGEMENT WM-8

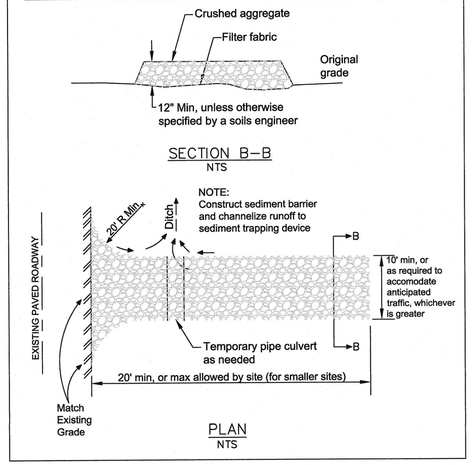


FIBER ROLLS SE-5



NOTES:
If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted.
Turn the ends of the fiber roll up-slope to prevent runoff from going around the roll.

STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

Sigma Prime Geosciences, Inc.
Effective Solutions

January 31, 2020

Sierra West
P.O. Box 1473
Montara, CA 94037
Attention: Mark Stegmaier

Subject: Geotechnical Report for Proposed Construction at Park Avenue, Moss Beach, California. (APN 037-259-310)
Sigma Prime Job No. 19-135

Dear Mr. Stegmaier:

As per your request, we have performed a geotechnical study for the proposed construction at Park Avenue in Moss Beach, California. The accompanying report summarizes the results of our field study and engineering analyses, and presents geotechnical recommendations for the planned improvements.

Thank you for the opportunity to work with you on this project. If you have any questions concerning our study, please call.

Yours,

Sigma Prime Geosciences, Inc.

Charles M. Kissick, P.E., CEG

GEOTECHNICAL STUDY
PARK AVENUE
MOSS BEACH, CALIFORNIA
APN 037-259-310

PREPARED FOR:
SIERRA WEST
P.O. BOX 1473
MONTARA, CA 94037
ATTENTION: MARK STEGMAIER

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

January 31, 2020

TABLE OF CONTENTS

APPENDICES

APPENDIX A - FIELD INVESTIGATION

APPENDIX B - LABORATORY TESTING

1. INTRODUCTION

We are pleased to present this geotechnical study report for the proposed construction located at Park Avenue in Moss Beach, California, at the location shown in the vicinity map in Figure 1. The purpose of this investigation was to evaluate the subsurface conditions at the site, and to provide geotechnical design recommendations for the proposed construction.

1.1 PROJECT DESCRIPTION

We understand that you plan to construct a new two-story home. Structural loads are expected to be relatively light as is typical for this type of construction.

1.2 SCOPE OF WORK

In order to complete this project we have performed the following tasks:

- Reviewed published information on the geologic and seismic conditions in the site vicinity;
- Subsurface study consisting of a fault trench across the property, and two soil borings;
- Engineering analysis and evaluation of the subsurface data to develop geotechnical design criteria; and
- Preparation of this report presenting our recommendations for the proposed improvements.

2. FINDINGS

2.1 GENERAL

The site reconnaissance and fault trench investigation were performed in August, 2019. Two fault trenches were dug. Fault trench T-1 was 100 feet long, 2 feet wide, and about 10 feet deep. Fault trench T-2 was 20 feet long. The trench locations are shown in Figure 2, with trench logs in Figures 3 through 5.

Two soil borings were advanced on September 24, 2019. The soil borings were advanced to depths of 8 and 10 feet. The approximate locations of the borings are shown in Figure 2, Site Plan. The soil boring logs are attached in Appendix A.

2.2 SITE CONDITIONS

At the time of our study, the lot was undeveloped. The lot slopes gently toward the east and is covered with grass.

2.3 REGIONAL AND LOCAL GEOLOGY

Based on Brabb et. al. (1998), the site vicinity is primarily underlain by Pleistocene-age marine terrace deposits. These deposits are described as poorly consolidated sand and gravel. The marine terrace deposits are underlain by the mudstone of the Purissima formation. Based on the contact between the two units exposed in the nearby sea cliff, the depth to the Purissima formation is estimated to be about 25 feet.

2.4 SITE SUBSURFACE CONDITIONS

Based on the fault trench and soil borings, the subsurface conditions consist of 1 to 3 feet of stiff clay topsoil, overlying varying thicknesses of dense clayey sand with gravel over very stiff sandy clay. The topsoil has low plasticity, with plasticity indices of 10 and 12. There is a sandy clay marker bed. The stratigraphy is described in more detail in Section 3.2.1 below.

2.5 GROUNDWATER

Groundwater was not encountered in the trenches or the soil borings. Groundwater is not expected to have an impact on the construction.

2.6 FAULTS AND SEISMICITY

The site is in an area of high seismicity, with active faults associated with the San Andreas fault system. The closest active fault to the site is the San Gregorio-Seal Cove fault, located about 130 feet east of the property line. A minor secondary fault trace was identified on the property. This is discussed in detail in Section 3.2.1 below.

Other faults most likely to produce significant seismic ground motions include the San Andreas, Hayward, Rodgers Creek, and Calaveras faults. Selected historical earthquakes in the area with an estimated magnitude greater than 6-1/4, are presented in Table 1 below.

TABLE 1
HISTORICAL EARTHQUAKES

Date	Magnitude	Fault	Locale
June 10, 1836	6.5[1]	San Andreas	San Juan Bautista
June 1838	7.0[2]	San Andreas	Peninsula
October 8, 1865	6.3[2]	San Andreas	Santa Cruz Mountains
October 21, 1868	7.0[2]	Hayward	Berkeley Hills, San Leandro
April 18, 1906	7.9[3]	San Andreas	Golden Gate
July 1, 1911	6.6[4]	Calaveras	Diablo Range, East of San Jose
October 17, 1989	7.1[5]	San Andreas	Loma Prieta, Santa Cruz Mountains

(1) Borchardt & Toppozada (1996)
(2) Toppozada et al (1981)
(3) Petersen (1996)
(4) Toppozada (1984)
(5) USGS (1989)

2.7 2019 CBC EARTHQUAKE DESIGN PARAMETERS

Based on the 2019 California Building Code (CBC) and our site evaluation, we recommend using Site Class Definition D (stiff soil) for the site. The other pertinent CBC seismic parameters are given in Table 2 below.

Table 2
CBC SEISMIC DESIGN PARAMETERS

S_S	S_1	S_{MS}	S_{M1}	S_{DS}	S_{D1}
2.134	0.873	2.134	null	1.422	null

Because the S_1 value is greater than 0.75, Seismic Design Category E is recommended, per CBC Section 1613.5.6. The values in the table above were obtained from a USGS software program which provides the values based on the latitude and longitude of the site, and the Site Class Definition. The latitude and longitude were 37.5168 and –122.5102, respectively, and were accurately obtained from Google Earth™. These same values can be obtained directly from

maps in the CBC, however the scale of the map makes it impractical to achieve satisfactory accuracy. The map in the CBC was derived from the same work that led to the USGS software. The remaining parameters were also obtained by the same USGS program.

3. CONCLUSIONS AND RECOMMENDATIONS

3.1 GENERAL

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

Because subsurface conditions may vary from those encountered at the location of our trench, and to observe that our recommendations are properly implemented, we recommend that we be retained to 1) Review the project plans for conformance with our report recommendations and 2) Observe and test the earthwork and foundation installation phases of construction.

3.2 GEOLOGIC HAZARDS

We reviewed the potential for geologic hazards to impact the site, considering the geologic setting, and the soils encountered during our investigation. The results of our review are presented below:

- Fault Rupture – See discussion below.

- Ground Shaking - The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as is typical for sites throughout the Bay Area. The improvements should be designed and constructed in accordance with current earthquake resistance standards.

- Differential Compaction - Differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. Due to the stiff and dense nature of the underlying marine terrace deposits, the likelihood of significant damage to the structure from differential compaction is low.

- Liquefaction - Liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Loose silty sands were not

encountered at the site and are not typically present in the marine terrace deposits. Therefore, in our opinion, the likelihood of liquefaction occurring at the site is low.

3.2.1 Fault Study

The Seal Cove fault is located close to the subject property. The Seal Cove fault is a section of the San Gregorio fault system and is often identified in the study area as the San Gregorio fault. The Seal Cove fault is an active fault with up to 156 kilometers of cumulative total displacement (Clark, et al, 1984). The fault is considered capable of a magnitude of up to M7-1/4. (Simpson, et al, 1997). The slip rate of the fault is estimated to be at least 4.5 mm/yr, and possible as high as 7 to 10 mm/yr (Koehler et al, 2005). The recurrence interval between maximum seismic events is estimated to be 1037 to 2205 years (Koehler et al, 2005).

We excavated a 100-foot long by 10-foot deep trench across the subject property, Trench T-1, and a 20-foot long trench, Trench T-2, at the locations shown in Figure 2. A log of the Trench T-1 is shown in Figures 3 and 4, with a lithologic description in Figure 3, and a log of Trench T-2 is shown in Figure 5. Photographs of key lithologic features are shown in Figures 6 and 7.

We found evidence of a minor trace fault in the east end of the Trench T-1. Trench T-2 was dug to see if this trace continued across the property, and it proved to do so. This enabled us to map the fault trace, as shown in Figure 2. Both trenches revealed a soil column entirely within the marine terrace deposit. There was a well-developed soil column, with a distinct dark brown A-horizon and a distinct orange-brown B-horizon (Units 1 and 2 in the trench logs). Below the B-horizon, the soil grades sandier, to a sandy clay, consistent with the marine terrace deposits.

Besides the three main lithologic units, there is a thin sandy clay marker bed that extends all the way across both of the trenches. The marker bed is straight and uniform across the most of Trench T-1, and is deformed on the east end. The deformation does not appear to be directly related to fault movement. The strike of the deformation folds in Trenches 1 and 2 is almost perpendicular to each other. This is suggestive of a depositional feature or of secondary deformation during seismic events.

The fault trace feature consists of a very thin, nearly vertical dark brown clay gouge stringer. There is no vertical offset of the adjacent lithologic units and differing lithologic units are not juxtaposed. There are no shears or slickensides in the clay. This feature appears to be a minor secondary fault trace.

Based on our studies, there is no major trace of the Seal Cove fault on the property. However, there is a minor trace that should require a 10-foot offset. The main

trace is estimated to be about 130 feet to the east of the property, as shown in Figure 2.

3.3 EARTHWORK

3.3.1 Clearing & Subgrade Preparation

All deleterious materials, including topsoil, roots, vegetation, etc., should be cleared from the building area. The actual stripping depth required will depend on site usage prior to construction, and should be established by the Contractor during construction. Topsoil may be stockpiled separately for later use in landscaping areas.

3.3.2 Compaction

Scarified surface soils that will support foundations should be moisture conditioned to 3-5 percent above the optimum moisture content and compacted to at least 95 percent of the maximum dry density, as determined by ASTM D1557-78. All trench backfill should be placed in loose lifts of 6 to 8 inches and moisture conditioned to 3-5 percent above the optimum moisture content and compacted to at least 90 percent of the maximum dry density. The upper 3 feet of trench backfill below foundations or paved areas should be compacted to 95 percent of the maximum dry density.

3.3.3 Surface Drainage

The finish grades should be designed to drain surface water away from foundations and slab areas, to suitable discharge points. Slopes of at least 2 percent within 10 feet of the structures are recommended, as per the CBC. Ponding of water should not be allowed adjacent to the structure.

3.4 FOUNDATIONS

We recommend a mat slab foundation. The mat slab should be at least 5 inches thick and underlain by at least 6-inches of non-expansive granular fill. Where floor wetness would be detrimental, a vapor barrier, such as Stego wrap or equivalent should be used. The slabs should be structurally tied to the perimeter footings, either as a continuous pour or separate pours with dowels connecting the two, or an equivalent method.

The perimeter of the slab should be thickened with footings at least 15 inches wide and extending at least 6 inches below the cut for the interior slabs. Load bearing interior walls should also be founded on thicker slab sections of the same dimensions. The excavation for the footings may slope up to the interior slabs at a slope of 1:1. An allowable bearing capacity of 2500 psf may be used in design.

3.4.1 Lateral Loads

Resistance to lateral loads may be provided by passive pressure acting against the sides of the footings, below a depth of 1 foot. We recommend that an equivalent fluid pressure of 350 pcf be used in design. A skin friction value of 0.3 may be used.

3.4.2 Garage Slab-on-Grade

The garage slab-on-grade should be constructed as a free-standing slab, structurally isolated from surrounding grade beams or footings. We recommend that the slab-on-grade be underlain by at least 6 inches of non-expansive fill. The fill should consist of ½- to ¾-inch clean crushed rock. Where floor wetness would be detrimental, a vapor barrier, such as Stego wrap or equivalent should be used.

3.5 RETAINING WALLS

Retaining walls should be designed to resist lateral earth pressure from the adjoining natural soils and/or backfill. The walls should be founded on spread footings. We recommend that walls that are restrained from lateral movement be designed to resist an at-rest equivalent fluid pressure of 55 pounds per cubic foot (pcf). Retaining walls that are not restrained from lateral movement should be designed to resist an active equivalent fluid pressure of 45 pcf. An allowable bearing capacity of 2500 psf may be used in design.

The building code calls for a geotechnical investigation that shall include "a determination of lateral pressures on basement and retaining walls due to earthquake motions." Some methods still being used, such as the Mononobe-Okabe or the Seed and Whitman methods, include either an inverted triangular distribution or a rectangular distribution for the seismic surcharge pressure. However, recent research indicates that there is no need to include a seismic surcharge pressure if (a) the walls are designed for the at-rest condition, and (b) the conventional factors of safety are applied to the wall design. Furthermore, extensive observations by international teams of seismic experts following recent large earthquakes have not resulted in any documented failures of retaining walls that could be attributed to seismic surcharge pressures.

Based on our current understanding of the state-of-the-practice regarding seismic surcharge pressures, we recommend that (a) no seismic surcharge pressure be used if the walls are designed for the higher at-rest earth pressures, and (b) a

uniform (rectangular) seismic surcharge pressure of 10 H psf (where H is the “free” wall height in feet above the finished grade in front of the wall) be used if the walls are designed for the lower active earth pressures.

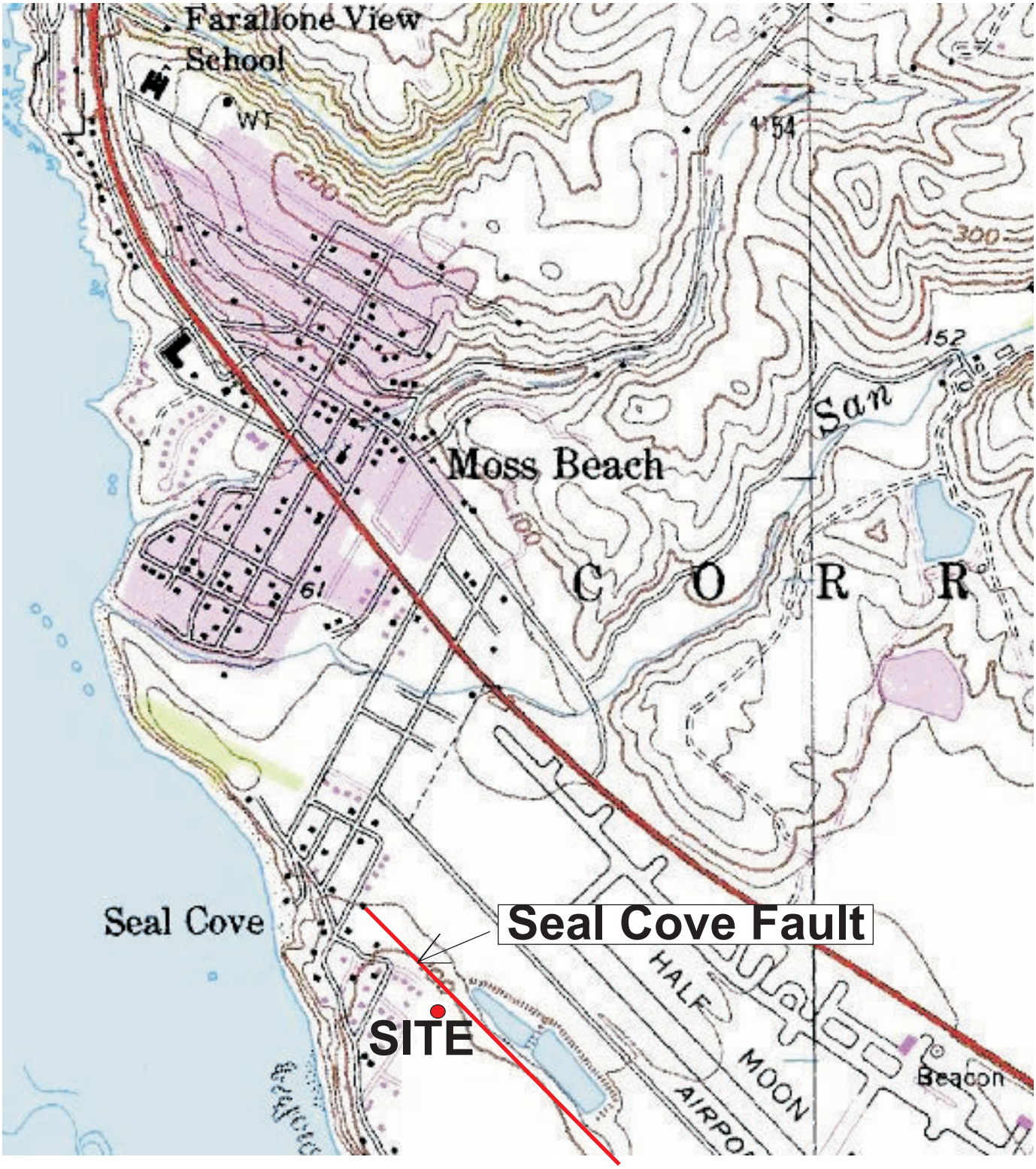
3.6 CONSTRUCTION OBSERVATION AND TESTING

The earthwork and foundation phases of construction should be observed and tested by us to 1) Establish that subsurface conditions are compatible with those used in the analysis and design; 2) Observe compliance with the design concepts, specifications and recommendations; and 3) Allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations in this report are based on a limited number of borings. The nature and extent of variation across the site may not become evident until construction. If variations are then exposed, it will be necessary to reevaluate our recommendations.

4. LIMITATIONS

This report has been prepared for the exclusive use of the property owner for specific application in developing geotechnical design criteria for the currently planned construction at Park Avenue in Moss Beach, California. We make no warranty, expressed or implied, except that our services were performed in accordance with geotechnical engineering principles generally accepted at this time and location. The report was prepared to provide engineering opinions and recommendations only. In the event that there are any changes in the nature, design or location of the project, or if any future improvements are planned, the conclusions and recommendations contained in this report should not be considered valid unless 1) The project changes are reviewed by us, and 2) The conclusions and recommendations presented in this report are modified or verified in writing.

The analyses, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our study; the currently planned improvements; review of previous reports relevant to the site conditions; and laboratory results. In addition, it should be recognized that certain limitations are inherent in the evaluation of subsurface conditions, and that certain conditions may not be detected during a study of this type. Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes do occur, we should be advised so that we can review our report in light of those changes.



N

0 1000

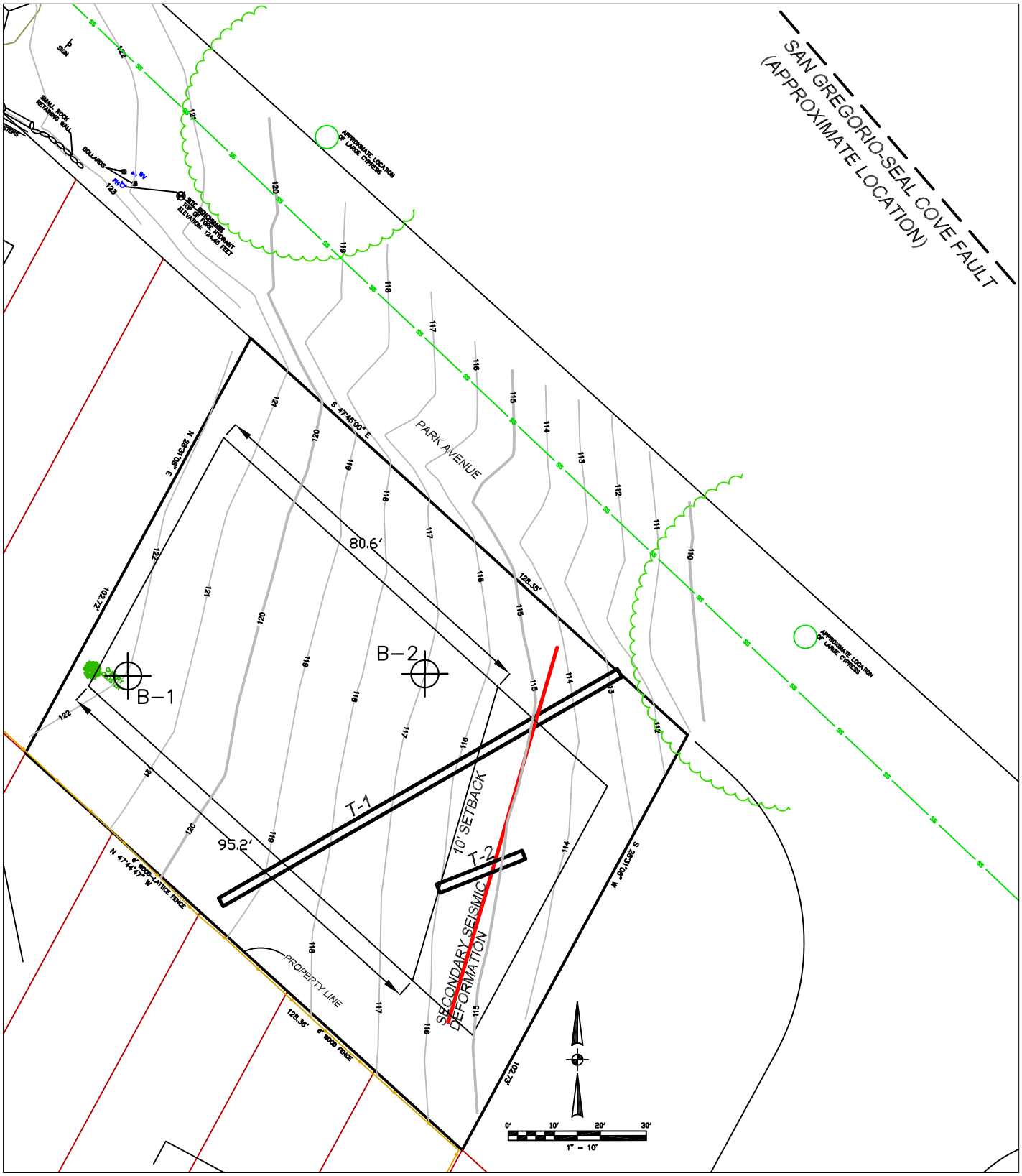
Scale - feet

Sigma Prime Geosciences, Inc.

Figure	1
Date:	1/30/20
Job No.:	19-135

Location Map

Eppes Property, Park Ave., Moss Beach



1"=30'

Explanation

B–1 Soil Boring Drilled 9-24-19

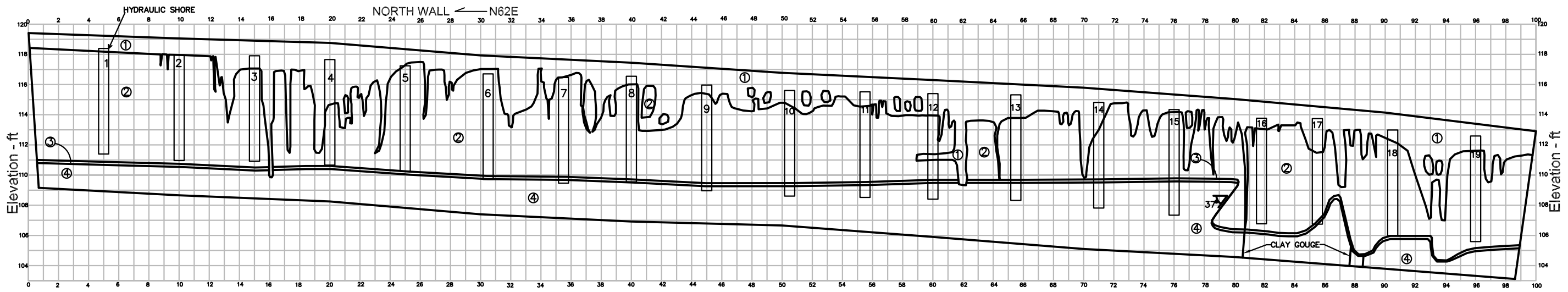
T–1 Fault Trench, August 2109

Sigma Prime Geosciences, Inc.

Figure	2
Date:	1/30/20
Job No.:	19-135

Fault Trench Location

Eppes Property, Park Ave., Moss Beach



EXPLANATION

① CLAY (CL) (Topsoil, A-Horizon): dark brown; medium stiff. Homogenous structure.

② CLAYEY SAND W/ GRAVEL (SC) (B-Horizon): orange-brown; dense; moist. Common pockets of of coarse Sand w/ Gravel (SP). Gravel is well-rounded mudstone and angular grantics.

③ SANDY CLAY (CL): orange-brown and olive brown layers; stiff; moist. Common thin horizontal laminations

④ SANDY CLAY (CL): mottled olive-brown / orange-brown; stiff; moist. Homogenous structure.

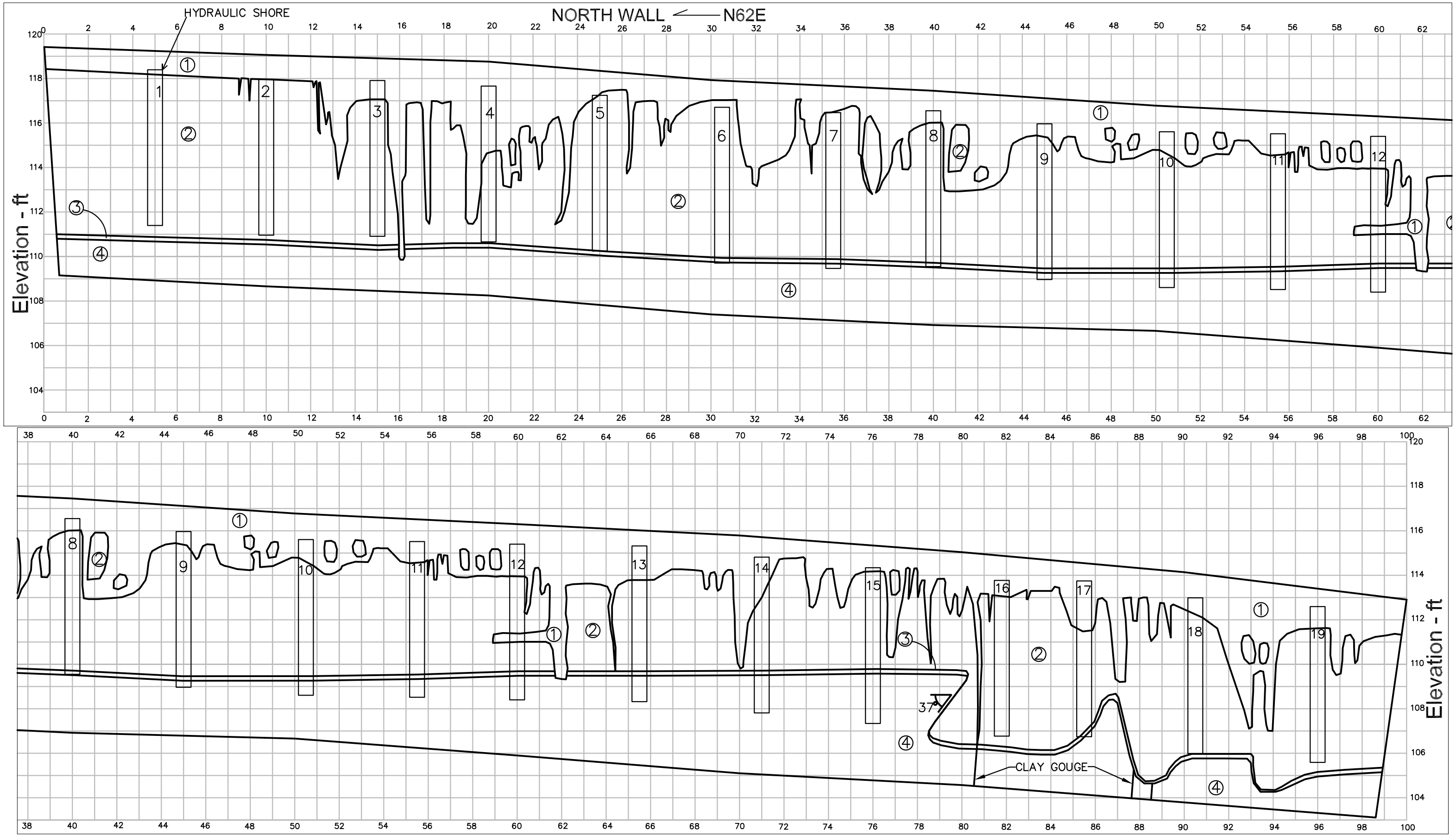
1"=7'

Sigma Prime Geosciences, Inc.

Figure	3
Date:	8/23/19
Job No.:	19-135

Trench Log, T-1

Eppes Property, Park Ave., Moss Beach



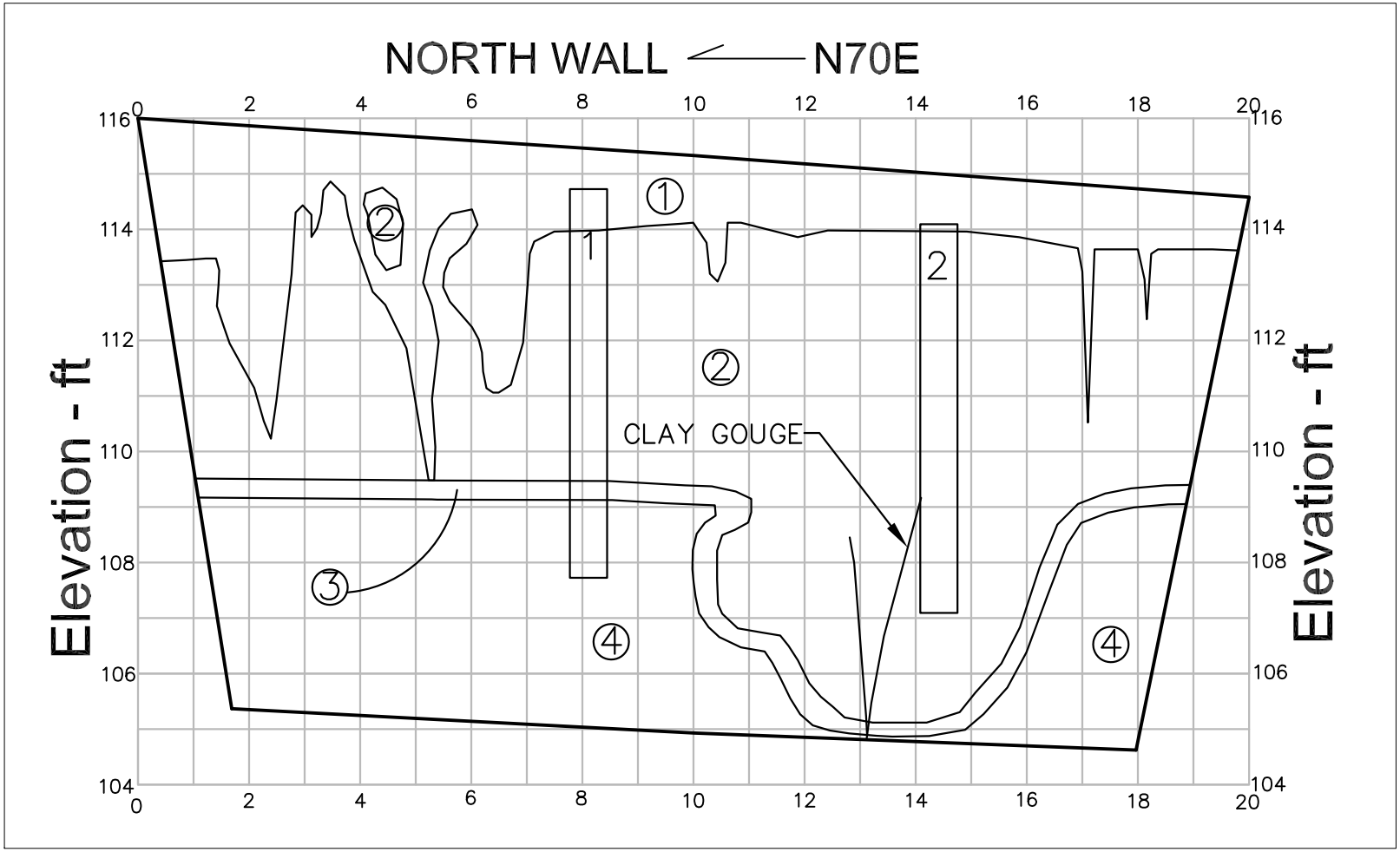
1"=4'

Sigma Prime Geosciences, Inc.

Figure	4
Date:	8/23/19
Job No.:	19-135

Detailed Trench Log, T-1

Eppes Property, Park Ave., Moss Beach



Sigma Prime Geosciences, Inc.

Figure	4
Date:	8/23/19
Job No.:	19-135

Trench Log, T-2

Eppes Property, Park Ave., Moss Beach

Clay Gouge next to Shore 16, Trench T-1

Sigma Prime Geosciences, Inc.	Figure 6
	Date: 1/30/20
	Job No.: 19-135

Photos

Eppes Property, Park Ave., Moss Beach

Typical Lurch Cracks, Trench T-1

Sigma Prime Geosciences, Inc.	Figure 7
	Date: 1/30/20
	Job No.: 19-135

Photos

Eppes Property, Park Ave., Moss Beach

5. REFERENCES

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APPENDIX A

FIELD INVESTIGATION

The soils encountered during drilling were logged by our representative, and samples were obtained at depths appropriate to the investigation. The samples were taken to our laboratory where they were carefully observed and classified in accordance with the Unified Soil Classification System. The logs of our borings, as well as a summary of the soil classification system, are attached.

Several tests were performed in the field during drilling. The standard penetration resistance was determined by dropping a 140-pound hammer through a 30-inch free fall, and recording the blows required to drive the 2-inch (outside diameter) sampler 24 inches. The standard penetration resistance is the number of blows required to drive the sampler the last 12 inches of an 18-inch drive. Because the sampler was driven 24 inches instead of 18 inches, the blow counts are a modification of a standard penetration test. Accordingly, we use engineering judgment when evaluating the soils. The results of these field tests are presented on the boring logs.

The boring logs and related information depict our interpretation of subsurface conditions only at the specific location and time indicated. Subsurface conditions and ground water levels at other locations may differ from conditions at the locations where sampling was conducted. The passage of time may also result in changes in the subsurface conditions.

Project Name		Project Number	
Eppes		19-135	
Location	Northwest corner of property		

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum
Continuous	4“	8.0’	8’	0’	122’	NAVD88

Boring No.	**B-1**
Page	1 of 1
Date(s)	9-24-19

Drilling Company	Logged By
Access Soil Drilling	CMK

Type of Drill Rig	Type of Sampler(s)	Hammer Weight and Fall
	Mod Cal, 2½, SPT	140 lb, 30“

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0’ - 1’: Clay: dark brown; very stiff; moist.		CL	7 11		MC	
	1’ - 8’: Clayey Sand w/ Gravel: orange-brown; dense; moist. Gravel is well-rounded mudstone and angular granitics.			20 31	1		Lab, Sample #1: Moisture%=13.0% Dry Density=106.9 pcf LL=35, PL=22, PI=12
				21 41 42 35	2	2½“	
5			SC	17 18 19 18	3	SPT	
				16 22 20 20	4	SPT	
	Bottom of Hole 8’ below ground surface. No groundwater encountered.						
10							
15							
20							

Project Name	Project Number
Eppes	19-135

Location: Northeast side of property

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum
Continuous	4“	8.0’	8’	0’	117’	NAVD88

Boring No.	B-2
Page	1 of 1
Date(s)	9-24-19

Drilling Company	Logged By	Type of Drill Rig	Type of Sampler(s)	Hammer Weight and Fall
Access Soil Drilling	CMK		Mod Cal, 2½, SPT	140 lb, 30“

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0’ - 2.5’: Clay: dark brown; very stiff; moist.		CL	12 16 16 18	1	MC	Lab, Sample #1: Moisture%=10.2% Dry Density=98.1 pcf LL=28, PL=18, PI=10
	2.5’ - 6’: Clayey Sand w/ Gravel: orange-brown; dense; moist. Gravel is well-rounded mudstone and angular granitics.		SC	16 20 24 29	2	2½“	
5				29 31 30 30	3	2½“	
	6’ - 10’: Sandy Clay: oarnge- brown and oilive-brown; very stiff; moist.		CL	3 4 6 11	4	SPT	
10				13 17 22 22	5	SPT	
	Bottom of Hole 10’ below ground surface. No groundwater encountered.						
15							
20							

UNIFIED SOIL CLASSIFICATION (ASTM D-2487-85)

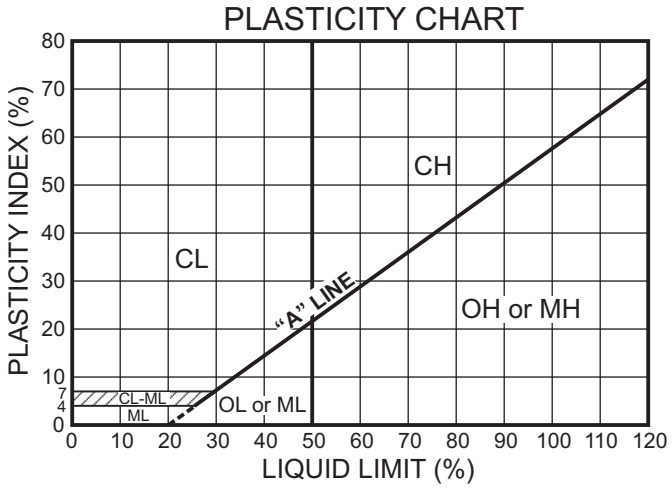
MATERIAL TYPES	CRITERIA FOR ASSIGNING SOIL GROUP NAMES			GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
COARSE-GRAINED SOILS > 50% RETAINED ON NO. 4 SIEVE	GRAVELS > 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS < 5% FINES	Cu > 4 AND 1 < Cc < 3	GW	WELL-GRADED GRAVEL
			Cu < 4 AND/OR 1 > Cc > 3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

NOTE: $Cu=D_{60}/D_{10}$

$Cc=(D_{30})^2/(D_{10}+D_{60})$

BLOW COUNT

THE NUMBER OF BLOWS OF THE HAMMER REQUIRED TO DRIVE THE SAMPLER THE LAST 12 INCHES OF AN 18-INCH DRIVE. THE NOTATION 50/4 INDICATES 4 INCHES OF PENETRATION ACHIEVED IN 50 BLOWS.



SAMPLE TYPES

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

ADDITIONAL TESTS

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

LEGEND TO SOIL DESCRIPTIONS

Sigma Prime Geosciences, Inc.

FIGURE A-1

APPENDIX B

LABORATORY TESTS

Samples from the subsurface study were selected for tests to establish some of the physical and engineering properties of the soils. The tests performed are briefly described below.

The natural moisture content and dry density were determined in accordance with ASTM D 2216 on selected samples recovered from the borings. This test determines the moisture content and density, representative of field conditions, at the time the samples were collected. The results are presented on the boring logs, at the appropriate sample depth.

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

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

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
planning.smcgov.org

May 12, 2020

Mark Stegmaier
Sierra West Builders
P.O. Box 371473
Montara, CA 94037

Dear Mr. Stegmaier:

SUBJECT: Coastside Design Review Recommendation of Approval
880 Park Avenue, Moss Beach
APN 037-259-310; County File No. PLN 2019-00472

At its meeting on April 9, 2020, the San Mateo County Coastside Design Review Committee (CDRC) reviewed your application to allow the construction of a new 1,791 sq. ft. two-story single-family residence, with attached 731 sq. ft. garage, on a 12,808 sq. ft. vacant legal parcel, associated with a hearing level Coastal Development Permit and Grading Permit. The project also involves 385 cubic yards (c.y.) of excavation for construction of roadway extension and building site preparation. No trees have been proposed for removal.

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

FINDINGS

The Coastside Design Review Officer found that:

For the Environmental Review

1. 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 one single-family residence in an urbanized, residential zone.

For the Coastal Development Permit

2. The proposed residence conforms to Section 6328.5(e) of the County Zoning Regulations and is located within the area designated as a Single-Family Residence Categorical Exclusion Area.

The Coastside Design Review Committee found that:

For the Design Review

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

    a. *Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT; 1. Integrate Structure with the Natural Setting; b. Grading; Standard (3): The proposed design works to limit grading to the footprint of the structure and its immediate vicinity, unless otherwise required for technical or engineering reasons by a registered civil engineer, licensed architect or geotechnical consultant;*

    b. *Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; Standard (1): The proposed house design respects the scale of the neighborhood through building dimensions, shape and form, façade articulation, and architectural details that appear proportional and complementary to other homes in the neighborhood;*

    c. *Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Exterior Materials and Colors; Standard (a)(1): The design utilizes non-reflective exterior materials and colors that complement and improve the neighborhood and are compatible with the architecture of the house.*

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved by the Planning Commission and as reviewed by the Coastside Design Review Committee on April 9, 2020. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the design of 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 include a copy of the final approval letter on the top pages of the building plans. This would provide the Planning approval date and required conditions of approval on the on-site plans.

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

    a. The front driveway gate shall be steel framed and black with galvanized hog wire fence panels. The overall height shall not exceed 48-inches.

    b. The front wall and driveways columns to be maximum 48-inch high, stone veneer.

c. The landscape shall include small scale evergreen trees, three on each side of driveway (either Australian Tea tree, New Zealand Christmas tree, or Arbutus 'Marina').

d. The metal roof shall be medium gray in color with a solar reflective index not to exceed the mid-20 range.

4. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless as authorized by the Community Development Director.

5. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.

6. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the Tree Protection Plan and the Erosion Control Plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.

7. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.

8. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

9. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) The engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval Form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

10. 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.

g. Limiting construction access routes and stabilization of designated access points.

h. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

11. 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.

12. 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.

13. 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.

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

15. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

16. 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 Park 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 Park Avenue. There shall be no storage of construction vehicles in the public right-of-way

17. The exterior color samples submitted to the CDRC are approved. 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.

18. 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).

19. The applicant shall submit a Tree Protection Plan for staff's review and approval, subject to Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, prior to the issuance of a building permit and start of vegetation removal, grading or construction activities.

20. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading or construction activities.

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

Building Inspection Section

22. The proposed project requires a building permit.

23. The project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2019 version.

24. At the time of building permit application, the plans shall also clearly delineate the "storage/loft" floor plan.

Geotechnical Section

25. An in-depth peer review of the soils report will occur at the building permit application phase.

Drainage Inspection

26. The following items will be required at the time of building permit submittal:

    a. A final Drainage Report prepared and stamped by a registered civil engineer demonstrating that the project complies with the County's current drainage policy.

    b. A final Grading and Drainage Plan prepared and stamped by a registered civil engineer showing any features required to retain additional stormwater resulting from the new and replaced impervious areas on-site, as determined in the Drainage Report.

c. Confirmation from the project geotechnical engineer of the appropriateness of an infiltration feature located within the 10-foot fault setback.

d. An updated C3 and C6 Development Review Checklist (if applicable).

Montara Water & Sanitary District

27. Applicant required to obtain Sewer Permits prior to issuance of building permit. Sewer Connection Fees must be paid prior to issuance of connection permit. Sewer Mainline Extension will be required. Grinder pump may be required.

28. Applicant required to obtain a Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit. Well abandonment may be required by San Mateo County Department of Public Health (SMC DPH). Water mainline extension will be required.

29. Connection to the District's fire protection system is required. Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit. Applicants must first apply directly to the District for permits and not their contractor.

Department of Public Works

30. Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

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

32. It shall be the responsibility of the applicant’s engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.

33. A grading plan shall be prepared and signed by the engineer and shall be submitted to the Department of Public Works and the Planning Department for approval prior to commencing any work.

34. Prior to building permit final, the applicant shall execute and record an agreement in a form approved by the County for maintenance of the approved drainage facility located in the county right of way for the proposed road extension.

35. The applicant shall submit, for review by the Department of Public Works and the appropriate Fire District, a Plan and Profile of both the existing and the proposed access from the nearest "publicly" maintained roadway to the proposed building site.

Coastside Fire Protection District

36. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 pounds. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

37. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.

38. ADD Note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 1030).

39. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.

40. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and

shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE).

41. ADD Note to plans: As per Coastside Fire Protection District Ordinance 2016-01, 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.

42. Vegetation Management (LRA) – Add note to plans: The Coastside Fire Protection District Ordinance 2016-01, the 2016 California Fire Code 304.1.2.

43. 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. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 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. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

44. Fire Access Roads – Add note to plans: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The City of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 206 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, and additional improved area shall be developed for that use.

45. All dead-end roadways shall be appropriately marked to standards of the Department of Public Works. Inspection required at time of installation.

46. "No Parking – Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide. CFC D103.6

47. A fire flow of 500 gallons per minute (gpm) for 2 hours with a 2 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.

48. Certain areas as designated by the San Mateo County Fire Department will be required to be designated and maintained as Fire Lanes.

49. ADD Note to plans: Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or The City of HMB. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review.

50. Installation of underground sprinkler pipe shall be flushed and visually inspected by District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open . Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.

51. Exterior bell and interior horn/strobe: are required to be wired.

52. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/573-3846.

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 hearing level Coastal Development Permit and Grading Permit. For more information, please contact Bryan Albini, at 650/363-1807, or by email at balbini@smcgov.org.

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

Sincerely,

Ruemel Panglao, Design Review Officer

RP:BA:pac – BRAEE0198_WPN.DOCX

cc: Karen Eppes, Owner

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F