COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: April 12, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Design Review Permit, Non-Conforming Use Permit (NCUP), and Coastal Development Permit (CDP) to allow construction of a new 1,085 sq. ft. two-story single-family residence on a 2,500 sq. ft. legal non-conforming parcel at Bernal and Alvarado Avenues in the unincorporated area of Moss Beach. The NCUP is required to allow development of the non-conforming parcel, one (1) covered parking space where two (2) covered spaces are required, and a side yard setback of 5 feet where 10 feet is required. The project includes minor grading and no tree removal. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (a), relating to the construction of one single-family residence in an urban, residential zone, and is appealable to the California Coastal Commission.

County File Number: PLN 2021-00282 (Singh)

PROPOSAL

The applicant proposes to construct a new single-family residence with an attached one-car garage on a legal, non-conforming, 2,500 sq. ft. undeveloped parcel, where 20,000 sq. ft. is minimum lot size required in the S-105 Zoning District. Due to the substandard lot size, a Non-Conforming Use Permit is required to allow development on a non-conforming legal lot and to allow a proposed 5-foot side setback where 10 feet is the minimum required; and to allow one covered parking space where two covered spaces are required. The site is located at the intersection of Bernal and Alvarado Avenues and is surrounded by undeveloped lots to the west and south and developed lots to the north and northeast, as shown in figures 1 and 2 below. A new single-family residence at 30 Bernal Avenue (PLN 2019-00068/BLD 2019-02762) is being constructed southeast of the parcel. The project involves minor grading and no tree removal.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit, Coastal Development Permit, and Non-Conforming Use Permit for County File Number PLN 2021-00282, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Conformance with General Plan

The project is in compliance with the several General Plan policies, such as Water Supply Policy 10.1 (Coordinate Planning), Wastewater Policies 11.1 and 11.2 (Adequate Wastewater Management and Coordinate Planning), Natural Hazard Policies 15.20 (Review Criteria for Locating Development in Geotechnical Hazard Areas),15.21 (Requirement for Detailed Geotechnical Investigations) and Man-Made Hazards Policies 16.41 to 16.43.

Compliance with Local Coastal Program (LCP)

A Coastal Development Permit (CDP) is required for new development outside of the Single-Family Residence Categorical Exclusion Area. The site is located within the Coastal Commission Appeals Jurisdiction of the Coastal Development Zoning District. If granted by the County, the CDP is appealable to the Coastal Commission. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies such as Policy 1.18 (Location of New Development), Policy 1.20 (Definition of Infill), Policy 1.23 (Timing of New Housing Development in the Midcoast), Policy 1.36 (Half Moon Bay Airport Influence Area Requirements -Map 1.5), Policy 7.3 (Protection of Sensitive Habitats), Visual Resources Policy 8.13 (Special Design Guidelines for Coastal Communities), Shoreline Access Component Policy 10.1 (Permit conditions for Shoreline Access), Policy 10.3 (Definition of Shoreline Access) and Hazards Component Policy 9.2 (Designation of Hazard Areas) and Policy 9.3.c. (Regulation of Geologic Hazard Areas).

Conformance with Zoning Regulations

The project site is a legal, non-conforming 2,500 sq. ft. lot, where the minimum lot size is 20,000 sq. ft. and minimum average lot width is 75 feet, respectively, in the R-1/S-105/DR/GH/CD zoning district. The project complies with the maximum floor area ratio and lot coverage requirements, as well as the minimum front and rear setback requirements of this zoning district. However, the project provides a 5-foot side setback where a minimum of 10 feet side setback is required, and proposes a single car garage, where a two-car garage is required.

The applicant is requesting a NCUP for developing a non-conforming parcel, reduction in covered parking spaces, and reduction in the required side setbacks. These reductions require a Non-Conforming Use Permit, which allows for the consideration of project features which do not conform to the development standards. The findings required to grant the NCUP can be made as described further in the staff report.

Conformance with Geologic Hazard District Regulations

The project site is in Zone 3 of the Geotechnical Hazards Map of the Geologic Analysis of the Seal Cove Area. Zone 3 includes all lands located outside of the areas affected by active or potential landslides. Zone 3 is the most stable part of the Seal Cove. The applicant has submitted the required geotechnical investigations that have been reviewed by the County Geotechnical Engineer and peer reviewed by the County's Geotechnical consultants.

Environmental Evaluation

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

Public Correspondence

Staff received public correspondence from several neighbors during the design review process. The comments were both in favor and in opposition of the design. Some of the concerns that were raised pertained to developing a substandard lot, parking issues, and growth in this neighborhood in the last couple of years. The CDRC considered all public comments and testimonies provided on October 13, 2022, and January 12, 2023, CDRC meetings and recommended approval. All public correspondence received for this item are attached under Attachment G of this report.

SAG:mda – SAGHH0069_WMU.DOCX

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: April 12, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Design Review Permit (DR), Non-Conforming Use Permit (NCUP), and Coastal Development Permit (CDP), pursuant to Sections 6565.3, 6133.3, and 6328.4 of the County Zoning Regulations, to allow construction of a new 1,085 sq. ft. two-story single-family residence on a 2,500 sq. ft. non-conforming parcel (recorded Certificate of Compliance, PLN 2010-00300) at Bernal and Alvarado Avenues in the unincorporated area of Moss Beach. The NCUP is required to allow development of the non-conforming parcel, one (1) covered parking space where two (2) covered spaces are required, and a side yard setback of 5 feet where 10 feet is required. The project includes minor grading and no tree removal. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (a), relating to the construction of one single-family residence in an urban, residential zone, and is appealable to the California Coastal Commission.

County File Number: PLN 2021-00282 (Singh)

PROPOSAL

The applicant proposes to construct a new single-family residence with an attached one-car garage on a legal, non-conforming, 2,500 sq. ft. undeveloped parcel, where 20,000 sq. ft. is minimum lot size required in the S-105 Zoning District. Due to the substandard lot size, a Non-Conforming Use Permit is required to allow development on a non-conforming legal lot and to allow a proposed 5-foot side setback where 10 feet is the minimum required; and to allow one covered parking space where two covered spaces are required. The site is located at the intersection of Bernal and Alvarado Avenues and is surrounded by undeveloped lots to the west and south and developed lots to the north and northeast, as shown in figures 1 and 2 below. A new single-family residence at 30 Bernal Avenue (PLN 2019-00068/BLD 2019-02762) is being constructed southeast of the parcel. The project involves minor grading and no tree removal.

Figure 1 Proposed Project's Location, Source: Google Maps, Image from April 2023.

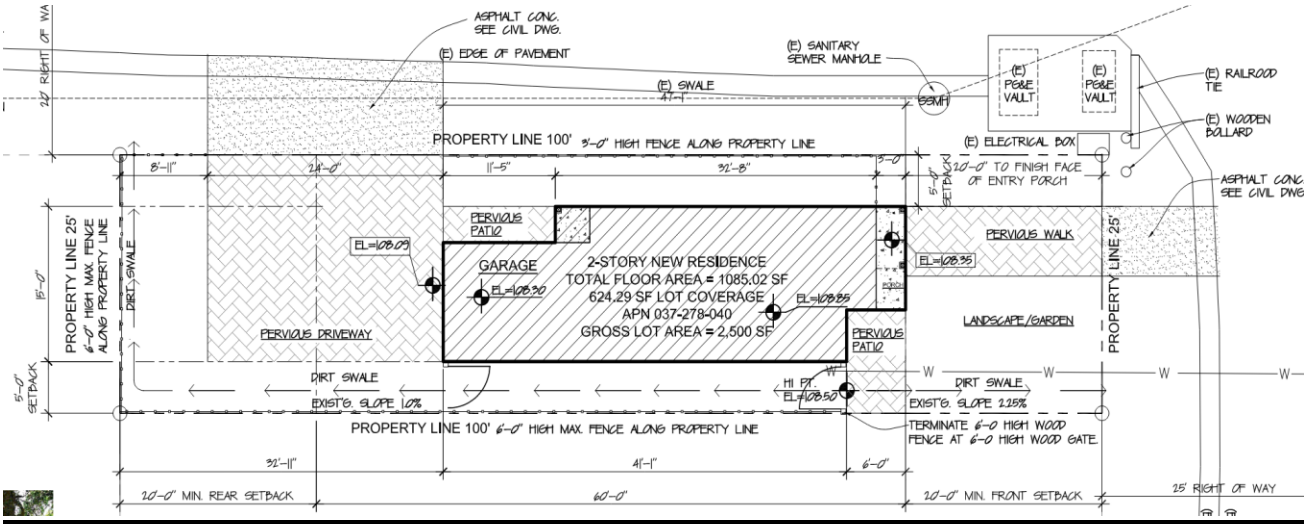

Figure 2: Proposed Site Plan

RECOMMENDATION

That the Planning Commission approve the DR, CDP, and NCUP for County File Number PLN 2021-00282, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Sonal Aggarwal, Project Planner, Telephone 650/363-1860

Owner: Amandeep Singh

Applicant: Chong S. Lim

Public Notification: Public notification was sent ten (10) days in advance of this meeting and was mailed to property owners within 300 feet of the project parcel. Notice of the hearing was posted in San Mateo Times on April 1, 2023, and Half Moon Bay on March 29, 2023, for the general public circulation.

Location: At the intersection of Alvarado and Bernal Avenues, Moss Beach

APN: 037-278-040

Size: 2,500 sq. ft., minimum parcel size is 20,000 sq. ft. for the S-105 Zoning District

Existing Zoning: R-1/S-105/DR/GH/CD (One-family Residential/ 20,000 sq. ft. lot minimum/ Design Review/ Geologic Hazard Zone/ Coastal Development)

General Plan Designation: Low Density Residential

Williamson Act: This parcel is not under a Williamson Act Contract

Parcel Legality: The parcel was legalized through Certificate of Compliance (COC) - Type B Application, PLN 2010-00300

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Vacant Lot

Water Supply/Sewage Disposal: Montara Water and Sanitary District (MWSD). The district has conditionally approved the project pursuant to future sewer and water permit from the district prior to issuance of the building permit.

Flood Zone: Zone X (Areas of Minimal Flood Hazard), FEMA Panel 06081C0119F; Effective Date: August 2, 2017

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone. The proposed single-family residence is located in a residential zoning district within an urban area.

Setting: The 2,500 sq. ft. undeveloped parcel is located at the intersection of Bernal and Alvarado Avenues; west of Cabrillo Highway (Highway 1) and Half Moon Bay Airport. The property is located in an area designated for single-family residential use, with undeveloped lots located to the west and south, and developed lots located towards north and northeast. The site is mostly flat without any vegetation. The lot was originally created in 1908, as shown on the Map of Rivera Ocean Villa Tract Map, recorded June 15, 1908, shown in Figure 3 below.

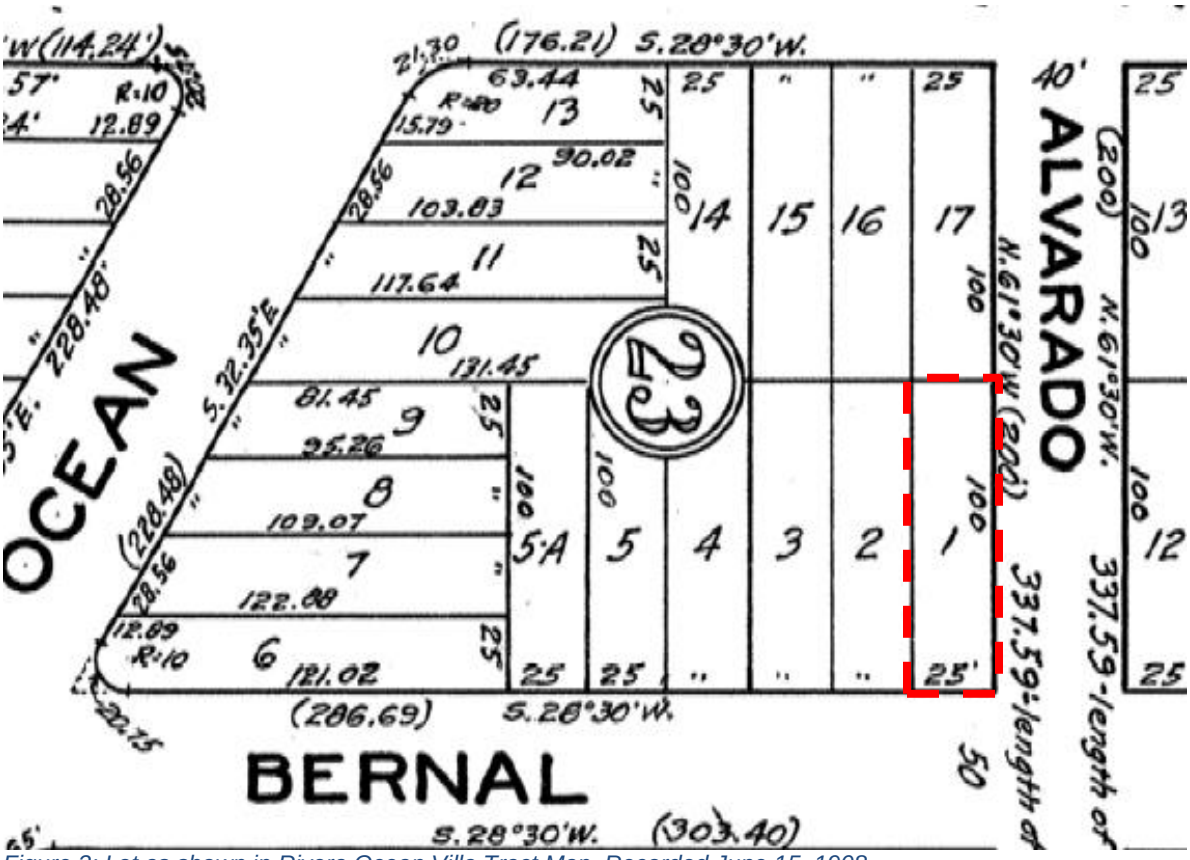

Figure 3: Lot as shown in Rivera Ocean Villa Tract Map, Recorded June 15, 1908

Chronology of Parcel:

Date		Action
2010	-	Certificate of Compliance Type B (PLN 2010-00300) was recorded.
2011	-	Application for a new single-story was submitted under PLN 2011-00365
2012	-	CDRC recommended denial of PLN 2011-00365 as it found that the project, did not comply with design standards. The case was closed without any further action.
August 23, 2021	-	Application for a new two-story single-family home submitted under PLN 2021-00282.
October 13, 2022	-	The Coastside Design Review Committee (CDRC) reviews the subject project and suggests design changes for better compliance with design review standards.
January 12, 2023	-	The Coastside Design Review Committee (CDRC) reviews the subject project, as revised, and recommends approval.
April 12, 2023	-	Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

a. Water Supply

Policy 10.1 (*Coordinate Planning*) requires the County to coordinate water supply planning with land use and wastewater management planning to assure that the supply and quality of water is commensurate with the level of development planned in the area. The applicant is required to obtain all necessary sewer and water connections from the Montara Water and Sanitary District (MWSD) prior to the approval of the building permit.

b. Wastewater

Policies 11.1 and 11.2 (*Adequate Wastewater Management and Coordinate Planning*) require the County to plan for the provision of

adequate wastewater management facilities to serve development in order to protect public health and water quality and to coordinate wastewater management planning with land use and water supply planning to assure that the capacity of sewerage facilities is commensurate with the level of development planned for an area. The applicant will obtain a sewer permit from the Montara Water and Sanitary District (MWSD) prior to the approval of the building permit.

c. Natural Hazard

Policies 15.20 (*Review Criteria for Locating Development in Geotechnical Hazard Areas*) and 15.21 *(Requirement for Detailed Geotechnical Investigations)* seek to avoid siting of structures where they are jeopardized by geotechnical hazards and, if development is to occur in these areas, a detailed geotechnical investigation is required. A geotechnical investigation has been completed and a report submitted which has been conditionally approved by the County Building Department's Geotechnical Section and County's Geotech Peer Reviewer.

d. Man-Made Hazards Airport Safety

Policies 16.41 to 16.43 seek to regulate land uses surrounding airports to assure airport safety. The property is located in the Half Moon Bay Airport Runway Safety Zone 7, Airport Influence Area. As discussed in Section 3.a. of this report, the project conforms with applicable airport safety regulations.

2. Compliance with Local Coastal Program (LCP)

A Coastal Development Permit (CDP) is required for new development outside of the Single-Family Residence Categorical Exclusion Area. The site is located within the Coastal Commission Appeals Jurisdiction of the Coastal Development Zoning District. If granted by the County, the CDP is appealable to the Coastal Commission. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies discussed below:

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services, and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the "infilling" of existing residential subdivisions.

Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The subject parcel is designated by the General Plan for Low Density Residential use, at a density of 0.3-2.3 dwelling units per acre. As proposed and conditioned, the project will be served by MWSD for water and sewer service. Therefore, the project is considered an infill project.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened from new residential development. As of the print date of this report, building permits issued for new dwelling units are well under the maximum in the current 2023 calendar year.

Policy 1.36 *(Half Moon Bay Airport Influence Area Requirements -Map 1.5)* locates the project site within Runway Safety Zone 7, the Half Moon Bay Airport, Airport Influence Area (AIA). The Half Moon Bay Airport Land Use Compatibility Plan (ALUCP) prohibits hazards to flight, and outdoor stadiums or other high intensity uses within this area. The proposed project is to construct a single-family home which is a low intensity use and will therefore comply with the Airport Land Use Compatibility Plan. Regarding noise, the project site is located outside the Community Noise Equivalent Level (CNEL) airport noise exposure contours and is, therefore, not exposed to significant levels of aircraft noise.

b. Sensitive Habitats Component

Policy 7.3 *(Protection of Sensitive Habitats)* prohibits any land use or development which would have significant adverse impact on sensitive habitat areas and requires development in areas adjacent to sensitive habitats to be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. The site consists of ruderal vegetation and is not located in an area identified as sensitive habitat in the Local Coastal Program.

c. Visual Resources Component

The project site is not located in a scenic corridor.

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

(1) On-site grading is minimal and only limited to standard construction activity.

(2) The proposed materials for the house, such as composite shingle roofing, stucco and board and batten siding, will be painted in subdued earth tone colors that presents a natural appearance.

(3) The architectural style compliments the coastal, diverse small

d. Shoreline Access Component

Policy 10.1 *(Permit conditions for Shoreline Access*) require some provision for shoreline access as a condition of granting development permits for any public or private development between the sea and the nearest road. Policy 10.3 *(Definition of Shoreline Access)* define shoreline access as the provision of access for the general public from a public road to and along the shoreline. Classify shoreline access into two types: vertical and lateral. The project site is located on Bernal Avenue, which is an already established vertical shoreline access, and is connected to Ocean Boulevard, which acts as the lateral bluff-top access. Additionally, the siting of the project does not impede bluff access to the Ocean Boulevard or block coastal trails. Therefore, development of the parcel is in conformance with public access policies and will not block or impede access to local beaches or recreation areas.

e. Hazards Component

Policy 9.2 *(Designation of Hazard Areas)* Designate hazardous areas in the Coastal Zone as those delineated on the Geotechnical Hazards Synthesis Map, the Floodway Boundary and Floodway Maps and Flood Insurance Rate Maps adopted under Chapter 35.5 of the San Mateo County Zoning Regulations, and the Natural Hazards Chapter of the General Plan. Policy 9.3.c. *(Regulation of Geologic Hazard Areas)*, Section 6326.3, Seismic Fault/Fracture Area Criteria require geologic reports prepared by a certified engineering geologist consistent with “Guidelines for Geologic/Seismic Reports” for all proposed development.

The subject site is located in a Geological Hazard (GH) Zone and Flood Zone X (Area of Minimal Flood Hazard). Due to the erosion and instability of the bluffs in Seal Cove, hazardous zones of this area are identified as Zones 1-3, with Zone 1 being the most hazardous and Zone 3 the most stable part of the Seal Cove. The project site is located in Zone 3. The applicant has submitted the required geotechnical investigations that have been reviewed by the County Geotechnical Engineer and peer reviewed by the County's Geotechnical consultants. Additionally, geotechnical review will be required prior to issuance of a building permit. As required by Section 6295.4 of the Zoning Regulations, condition of approval 4 has been included to require recordation of a deed restriction that the property is in a geological hazard zone.

3. Conformance with Zoning Regulations

a. Compliance with S-105 Zoning District Regulations

The project site is a legal, non-conforming 2,500 square foot lot, where the minimum lot size is 20,000 sq. ft. and minimum average lot width is 75 feet, respectively, in the R-1/S-105/DR/GH/CD zoning district. Section 6133.3.b.(1) (a) states that "Proposed development on an unimproved non-conforming parcel, that does not conform with the zoning regulations currently in effect, shall require the issuance of a use permit." The project also requires a Non-Conforming Use Permit because it does not comply with the S-105 Regulations for side setback and parking.

Table 1
Compliance with the R-1/S-105/DR/GH/CD Zoning District

	Required	*Proposed*	*Complies?*
Min. Side Yard Setback	10 ft.	Right – 5 ft. Left – 5 ft.	No**
Min. Front Setback	20 ft.	20 ft.	Yes
Min. Rear Setback	20 ft.	32 ft. 11 inches	Yes
Max. Building Height	28 ft.	23 ft. 9 inches	Yes
Max. Floor Area Ratio	48%	43% (1,085 sq. ft.)	Yes
Max. Lot Coverage Ratio	25%	24% (624 sq. ft.)	Yes
Min. Parking Spaces	2 covered	1 covered	No**
Min. Average Lot Width	75 ft.	25 ft.*	No*
Min. Lot Size	20,000 sq. ft.	2,500 sq. ft.*	No*

* Legal, Non-conforming; development requires use permit.

** Requested non-conformity requiring a use permit.

As shown in Table 1, the project complies with the maximum floor area ratio and lot coverage of the zoning district, however, the project does not meet the minimum side setback and covered parking requirements. A NCUP is required for developing a non-conforming parcel and for the proposed reduction in covered parking spaces and side setbacks. The Non-Conforming Use Permit allows for the consideration of project features which do not conform to the development standards. Please see Section 5, below, for a discussion of project compliance with required findings for a Non-Conforming Use Permit.

b. Compliance with the Geologic Hazard District Regulations

As noted above, the site is located in a Geological Hazard (GH) Zone 3, which is the most stable part of the Seal Cove. A Geological Investigation Report was prepared by Sigma Prime which was peer reviewed and conditionally approved by the County's Geotechnical Engineer. The project complies with the Section 6296.3, Geotechnical Investigations and Development Requirements of the Zoning Regulations.

4. Conformance with Design Review District Guidelines

On January 12, 2023, the Coastside Design Review Committee reviewed and recommended approval of the project. Proposed colors and materials are shown under Figure 4 below. The project, as proposed and conditioned, was found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

a. Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; a. Views; Standards: *The design minimizes the effect on views from neighboring houses***.**

b. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale.; b. Neighborhood Scale; Standards (1): *The design of the structure respects the scale of the neighborhood through its building dimensions. Proposed shape, form, and architectural details are proportional and complementary to the style of other homes in the neighborhood.*

c. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): *The architectural style compliments the coastal, diverse small-town character of the area.*

d. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; c. Entries (2): *The entry is similar in size and proportion to the other homes in the neighborhood.*

e. Section 6565.20 (D) ELEMENTS OF DESIGN;1. Building Mass, Shape & Scale; d. (2) Daylight Plane/Facade Articulation: *Facade articulation has been employed to break up the appearance of shear walls through the placement of projecting or recessing architectural details.*

f. Section 6565.20 (F) LANDSCAPING, PAVED ARES, FENCES, LIGHTING AND NOISE: *All exterior lighting is dark sky compliant, limited to one per door, as indicated on the exterior elevations. Exterior lighting specifications are shown on the architectural drawings.*

g. Section 6565.20 (D) ELEMENTS OF DESIGN; 3. Roof Design; a (1) *The design of the primary roof serves to reduce the home's apparent mass and scale, provides visual interest, and has an appropriate number of roof forms. Secondary roof forms are architecturally compatible with the primary roof form's slope and material. All ceiling heights are at 8 feet and adequately lowered to reduce overall mass.*

h. Section 6565.20 (d) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. (1) Openings Windows: *Windows and doors have been selected that are compatible with the dominant style of the house; the size and proportions of the openings, materials, style, and detailing are compatible. All window and door specifications are shown on the architectural drawings.*

i. Section 6565.20 (F) LANDSCAPING, 1.f. *Landscaping consists of non-invasive plant species as noted on the Landscape Sheet L1.*

j. Section 6565.20 (D) 4. EXTERIOR MATERIALS &COLORS, a. (2) *Proposed exterior materials and colors are compatible with the exterior materials and colors used on neighboring houses. The applicant has avoided the use of colors that are too similar, repetitive, or clashing.*

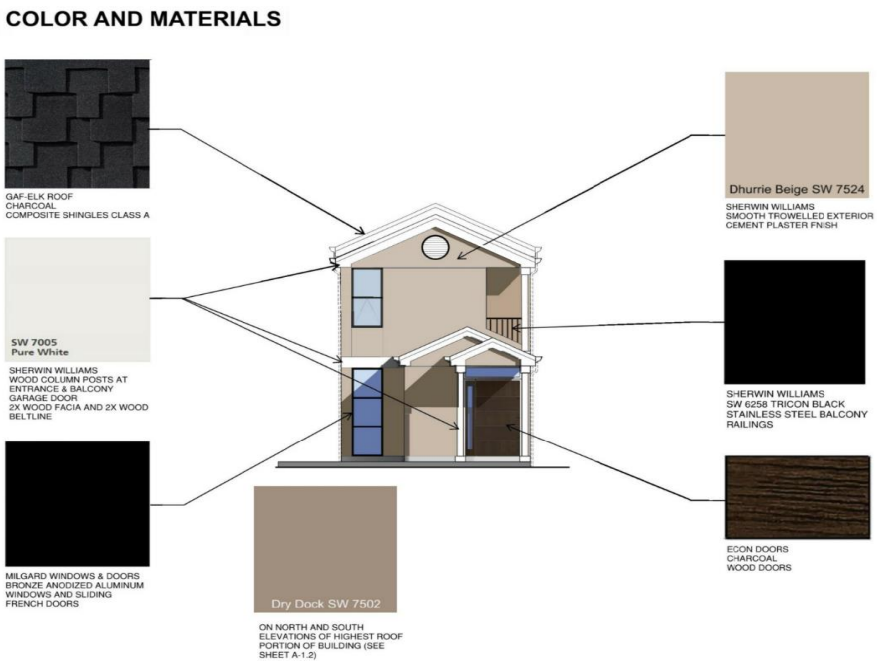

Figure 4 Proposed Colors and Materials

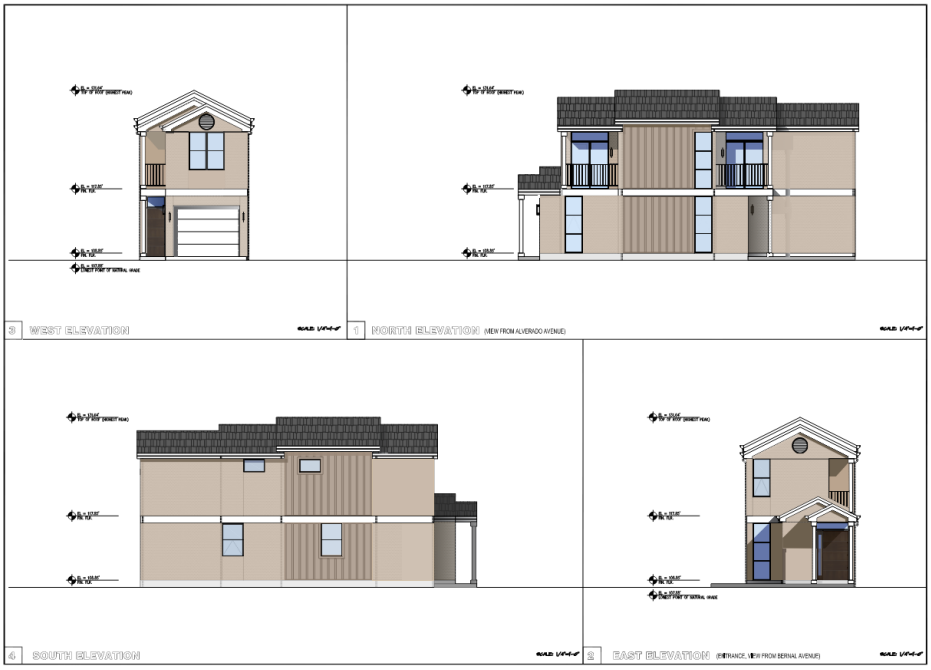

Figure 5 Exterior Elevations

5. Conformance with Non-Conforming Use Permit Findings

The project site is a legal, non-conforming 2,500 sq. ft. and 25 feet wide lot, where the minimum lot size is 20,000 sq. ft. and the minimum average lot width is 75 feet. A Non-Conforming Use Permit is required to develop a non-conforming lot, and for the proposed reduced side setback and covered

parking. Section 6133.3.b.(1) of Zoning Non-Conformities Chapter of the Zoning Regulations allows development on a non-conforming parcel that does not conform to the zoning regulations currently in effect, with the issuance of a use permit. Per Section 6133, the following findings must be made in order to approve a use permit for the project:

a. **The proposed development is proportioned to the size of the parcel on which it is being built.**

The applicant proposes a new 1,085 sq. ft. two-story single-family residence on a 2,500 sq. ft lot. The project complies with maximum allowable lot coverage and floor area of the site as required by the R-1/S-105/DR/GH/CD District. Therefore, the proposed development is proportioned to the size of the parcel on which it is being built.

b. **All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.**

The subject parcel abuts another 2,500 sq. ft. vacant parcel to the west. The applicant inquired about purchase of this adjacent lot on January 27, 2021, but the neighbor was not interested in selling the land. The letter is attached as Attachment E to this report. Therefore, the lot size remained unchanged and non-conforming.

c. **The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.**

Due to the substandard lot size (2,500 sq. ft. subject parcel, where 20,000 sq. ft. is the minimum required), meeting the required 10-foot side setback on either side would be difficult as it would not leave adequate space for development. Similarly, having a two-car garage would be difficult given the minimum required internal width of a two-car garage is 18 feet, and the lot is 25 feet wide. Therefore, staff has found the proposed exceptions to the zoning requirements to be reasonable. The project complies with all other development regulations, such as maximum floor area, maximum lot size, maximum height, front, and rear setbacks as required by the S-105 Zoning District. Therefore, the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

d. **That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

The project site is not located on a coastal bluff and would be served by public utilities. The site would be developed with a new single-family residence within an existing single-family residential neighborhood.

As discussed in this report, the project complies with applicable policies of the General Plan, Local Coastal Program, and Design Review standards. Therefore, the project, as proposed and conditioned, would not result in significant adverse impact to coastal resources or be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

e. **Use permit approval does not constitute a granting of special privileges.**

This project does not constitute a granting of special privileges, as the project is as nearly in conformance with the R-1/S-105/DR/GH/CD Zoning District regulations as is reasonably possible and other similarly situated parcels may also be developed pursuant to the applicable regulations.

B. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

Planning staff referred the project to the Midcoast Community Council (MCC). The MCC did not have any comments on this project other than to encourage close attention to seismic planning.

C. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

A project referral was sent to the California Coastal Commission and received conditional approval. Conditions from the California Coastal Commission are noted in Attachment A of this report.

D. ENVIRONMENTAL REVIEW

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

E. PUBLIC CORRESPONDENCE

Staff received public correspondence from several neighbors during the design review process. The comments were both in favor and in opposition of the project. Some of the concerns that were raised pertained to developing a substandard lot, parking issues, and growth in this neighborhood in the last couple of years. The CDRC considered all public comments and testimonies provided on

October 13, 2022, and January 12, 2023, CDRC meetings and recommended approval. All public correspondence received for this item are attached under Attachment G of this report.

F. REVIEWING AGENCIES

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

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map
C. Proposed Site Plan, Floor Plans, and Elevations, date received February 2, 2023
D. Letter of Recommendation by Coastside Design Review Officer, dated February 8, 2023
E. Letter from Applicant regarding attempts to acquire contiguous land, dated January 27, 2021.
F. Geotech Report by Sigma Prime Geosciences, Inc, dated July 21, 2021.
G. All public correspondence received before this meeting

SAG:mda – SAGHH0070_WMU.DOCX

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2021-00282 Hearing Date: April 12, 2023

Prepared By: Sonal Aggarwal, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding Environmental Review, Find:

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

Regarding the Coastal Development Permit (CDP), Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the applicable plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). Specifically, the project is in compliance with policies regarding infill development and timing of new housing development in the Midcoast.

3. 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 LCP Policy 1.23. San Mateo County is not projected to exceed the 40 unit maximum for the 2023 calendar year.

4. The project site is located on Bernal Avenue, which is an already established vertical shoreline access, and is connected to Ocean Boulevard, which acts as the lateral bluff-top access. Additionally, the siting of the project does not impede bluff access to the Ocean Boulevard or block coastal trails. Therefore, development of the parcel is in conformance with public access policies and will not block or impede access to local beaches or recreation areas.

5. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development, Sensitive Habitats, Shoreline access, and Hazards Components. The project incorporates conditions to comply with erosion control requirements and the design is consistent with Coastside Design Review standards for single-family

residential buildings. The project is not in a sensitive habitat area and conforms with the land use and density designations of the General Plan and Local Coastal Program. Furthermore, the project has been reviewed and conditionally approved by the geotechnical review section.

Regarding the Design Review, Find:

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

    a. Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; a. Views; Standards: The design minimizes the effect on views from neighboring houses.

    b. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale.; b. Neighborhood Scale; Standards (1): *The design of the structure respects the scale of the neighborhood through its building dimensions. Proposed shape, form, and architectural details are proportional and complementary to the style of other homes in the neighborhood.*

    c. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): *The architectural style compliments the coastal, diverse small-town character of the area.*

    d. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; c. Entries (2): *The entry is similar in size and proportion to the other homes in the neighborhood.*

    e. Section 6565.20 (D) ELEMENTS OF DESIGN;1. Building Mass, Shape & Scale; d. (2) Daylight Plane/Facade Articulation: *Facade articulation has been employed to break up the appearance of shear walls through the placement of projecting or recessing architectural details.*

    f. Section 6565.20 (F) LANDSCAPING, PAVED ARES, FENCES, LIGHTING AND NOISE: *All exterior lighting is dark sky compliant, limited to one per door, as indicated on the exterior elevations. Exterior lighting specification are shown on the architectural drawings.*

g. Section 6565.20 (D) ELEMENTS OF DESIGN; 3. Roof Design; a (1) *The design of the primary roof serves to reduce the home's apparent mass and scale, provides visual interest, and has an appropriate number of roof forms. Secondary roof forms are architecturally compatible with the primary roof form's slope and material. All ceiling heights are at 8 feet and adequately lowered to reduce overall mass.*

h. Section 6565.20 (d) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. (1) Openings Windows: *Windows and doors have been selected that are compatible with the dominant style of the house; the size and proportions of the openings, materials, style, and detailing are compatible. All window and door specifications are shown on the architectural drawings.*

i. Section 6565.20 (F) LANDSCAPING, 1.f. Landscaping consists of non-invasive plant species as noted on the Landscape Sheet L1.

j. Section 6565.20 (D) 4. EXTERIOR MATERIALS &COLORS, a. (2) Proposed exterior materials and colors are compatible with the exterior materials and colors used on neighboring houses. The applicant has avoided the use of colors that are too similar, repetitive, or clashing.

Regarding the Non-Conforming Use Permit, Find:

7. That the proposed development is proportioned to the size of the parcel on which it is being built, as the project, as proposed and conditioned, complies with the floor area, lot coverage, and height requirements of the R-1/S-105/DR/GH/CD Zoning District.

8. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible, because the parcels that are contiguous to the subject property, at the time of project design, were not available for purchase.

9. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. Based on the reasonable size of the proposed residence, and compliance with lot coverage, floor area, height and front and rear setback standards, the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

10. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The subject site does not contain

sensitive habitat and complies with the requirements of the Geologic Hazard District Regulations. The Coastside Design Review Committee has found that the project is in compliance with applicable design review standards, including that the scale is proportional and complimentary to other homes in the neighborhood.

11. That use permit approval does not constitute a granting of special privileges, as the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible and because the same process is available to similarly situated properties.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on April 12, 2023, and as reviewed by the Coastside Design Review Committee on January 12, 2023. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design 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 CDP, NCUP and DR Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of issuance of the building permit. The expiration date of the permits may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.

3. The applicant shall include a copy of the final approval letter on the top page of the building plans to provide the Planning approval date and required conditions of approval on the on-site plans.

4. The applicant shall record the following restriction which binds the applicant and any successors in interest on the parcel deed: This property is located in Zone 3 of the Seal Cove Geologic Hazards District established by Section 6296 of the San Mateo County Ordinance Code, Zoning Annex. Maps of this district are on file with the County Geologist and the Planning Division, Department of Environmental Management, San Mateo County.

5. 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. If the actual floor height, 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.

6. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:

    a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

    b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

    c. Performing clearing and earth-moving activities only during dry weather.

    d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of 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.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

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

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

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. 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.

n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

7. 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.

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

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

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

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

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

10. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

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

12. 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.

13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. Installation of the approved landscape plan is required prior to final inspection. WELO applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:

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

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

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

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

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

California Coastal Commission

14. The fence design shall be less visually intrusive and match to the surrounding homes.

15. Native plants shall be used in the planting plan given the proximity to the Pillar Point Bluff trails.

Building Inspection Section

16. A building permit is required for this project.

17. Addressing Form: The applicant shall complete an Addressing Form and meet with a Building Technician prior to building permit application submittal.

Public Works

18. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way and pass inspections prior to Building Permit approval.

Geotechnical Section

19. A project shall show compliance with the already submitted and approved Geotechnical report. The report shall be updated to the current adopted code. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report. The Geotechnical Report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

Drainage Section

20. At the time of building permit submittal, a final grading and drainage plan consistent with the requirements of the County Drainage Manual and a final C.3 and C.6 Development Review Checklist shall be required.

Montara Water and Sanitary District (MWSD)

21. Applicant shall submit MWSD application for new connections.

22. Applicant shall obtain Sewer Permits prior to issuance of building permit. Sewer connection fees must be paid prior to issuance of connection permit.

23. Applicant shall obtain Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit.

24. Connection to the MWSD'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.

25. Applicant shall first apply directly to the MWSD for permits and not their contractor.

Coastside Fire Protection District (District)

26. *ADD Note to plans*: Smoke Alarm which are hard wired: As per the California Building Code, and State Fire Marshal regulations, the applicant shall be required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. 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.

27. *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 2019 section 1030.2).

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

29. *ADD Note to plans*: 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. The letters/numerals for permanent address signs shall be 4-inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

30. *ADD Note to plans*: As per Coastside Fire Protection District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class “B” or higher as defined in the current edition of the California Building Code.

31. *ADD Note to plans*: Vegetation Management (LRA) –The Coastside Fire Protection District Ordinance 2019-03, the 2019 California Fire Code 304.1.2 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.

32. *ADD Note to plans*: As per 2019 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

33. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum of 500 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CAL Fire or Coastside Fire Protection District. If there is not a hydrant within 500 feet with the required flow, one will have to be installed at the applicant's expense.

34. *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 2019-03, 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 Division. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review.

35. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire 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.

36. Exterior bell and interior horn/strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.

37. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

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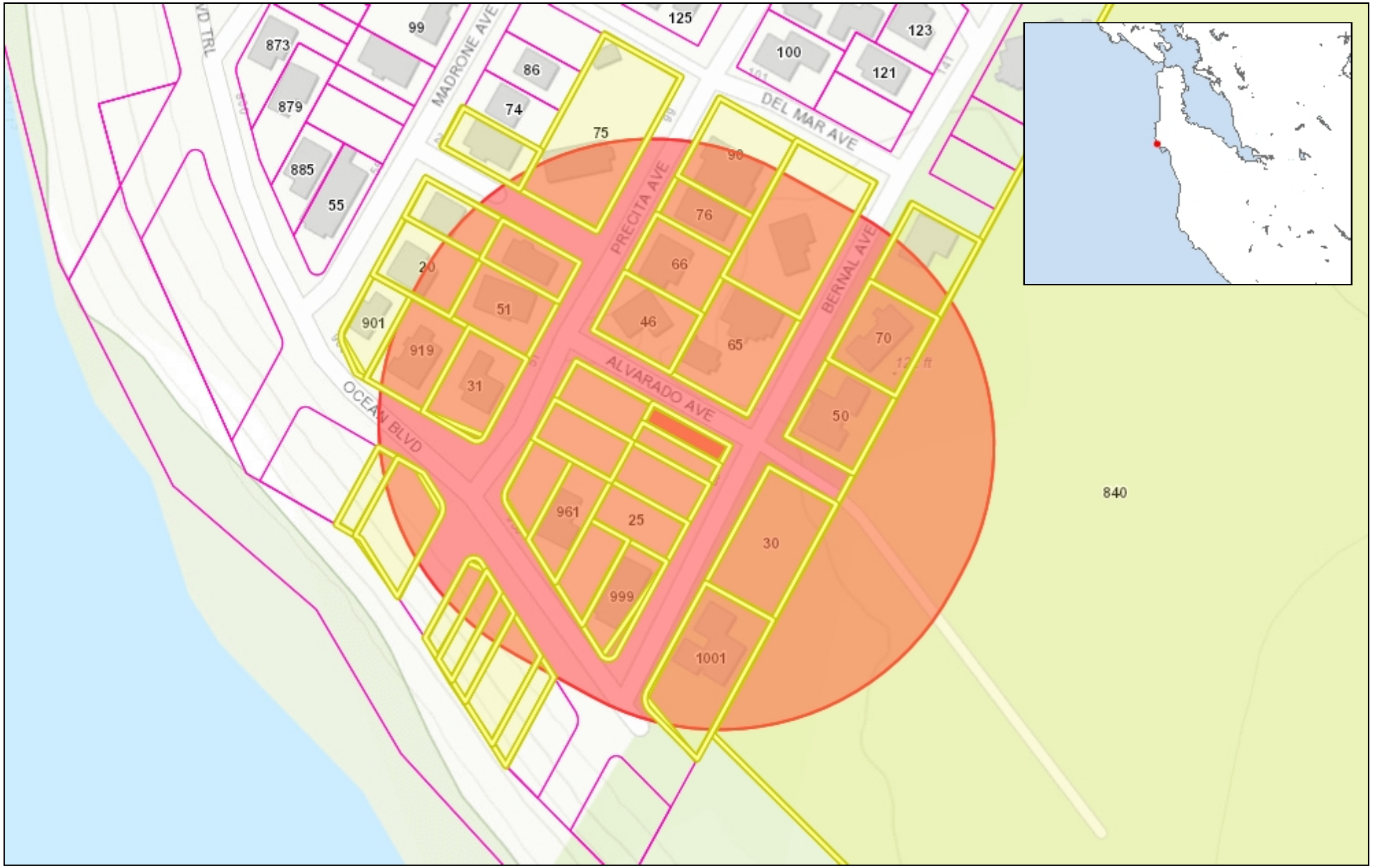
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

0 Alvarado and Bernal Avenue, APN 037-278-040



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1: 2,257

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

AMANDEEP SINGH RESIDENCE

BERNAL/ALVARADO AVE., MOSS BEACH, CA 94038

ABBREVIATIONS

ADJ	ADJUSTABLE
ALUM	ALUMINUM
ALT	ALTERNATE
ATT. ACC.	ATTIC ACCESS
BD	BOARD
BLDG	BUILDING
BLK.	BLOCK
BM	BEAM
BOT	BOTTOM
BRKFAST	BREAKFAST
CAB	CABINET
CL.	CENTERLINE
CER	CERAMIC
CEIL'G	CEILING
CLS	CLOSET
CLR	CLEAR
COL.	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DBL.	DOUBLE
DETL.	DETAIL
DIA	DIAMETER
DIM	DIMENSION
D.F.	DOUGLAS FIR
DN	DOWN
DR.	DOOR
D.S.	DOWN SPOUT
DWG	DRAWING
(E)	EXISTING
EA	EACH
E.G.	EXAMPLE
ELEC	ELECTRICAL
ELV	ELEVATION
EQ	EQUAL
EXT.	EXTERIOR
F.	FINISH
F.F.	FINISH FLOOR
FLR.	FLOOR
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FRM.	FRAME
FT.	FOOT OR FEET
FURG.	FURRING
GA	GAUGE
GAL.	GALLON
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GYP.BD.	GYPSUM BOARD
GLS.	GLASS
GND.	GROUND
GR.	GRADE
H.	HIGH/HEIGHT
HB.	HOSE BIBB
H.C.	HOLLOW CORE
HWD.	HARDWOOD
HORZ.	HORIZENTAL
HGT.	HEIGHT
INSUL.	INSULATION
INFO	INFORMATION
JT.	JOINT
JSTS.	JOISTS
LAM.	LAMINATE
LB	POUND
M.	MASTER
MATL.	MATERIAL
MTL.	METAL
MIN.	MINIMUM
MTD.	MOUNTED
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFTR.	MANUFACTURE
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OPP.	OPPOSITE
P.	PLATE
P.LAM.	PLASTIC LAMINATE
PLBG.	PLUMBING
PLF	POUNDS/LINEAR FOOT
PLYWD	PLYWOOD
PR	PAIR
P.T.	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
QNT.	QUANTITY
R.	RADIUS
RM.	ROOM
RWL.	RAIN WATER LEADER
RS.	RISER
R.O.	ROUGH OPENING
REQ.	REQUIRED
S.C.	SOLID CORE
SECT.	SECTION
SH	SHELF
SHT.	SHEET
SHTHG.	SHEATHING
SHW.	SHOWER
SIM.	SIMILAR
SK	SINK
S&P	SHELF & POLE
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD	STANDARD
STOR.	STORAGE
STRUCT.	STRUCTURAL
T&G	TONGUE & GROOVE
THK.	THICK/THICKNESS
T.O.	TOP OF
TYP	TYPICAL
VT	VENT
VERT	VERTICAL
WD	WOOD
W	WIDTH
W/	WITH
W.C.	WATER CLOSET
W/O	WITHOUT
W/PP.	WATERPROOF
WSCT.	WAINSCOT
W.W.F.	WELDED WIRE FABRIC

PROJECT DESCRIPTION

THIS PROPOSED PROJECT IS A NEW TWO-STORY SINGLE FAMILY DWELLING APPROXIMATELY 1,085.01 SQUARE FEET, IN A 2,500 SQUARE FEET VACANT LOT AT ALVARADO/BERNAL AVENUES LOCATED IN MOSS BEACH, SAN MATEO COUNTY.

THE FIRST FLOOR CONSISTS OF LIVING ROOM, POWDER ROOM, KITCHEN, AND ASSOCIATED ATTACHED 1 CAR GARAGE. THE SECOND FLOOR CONSISTS OF 2 BED ROOMS, 2 BATH ROOMS AND ASSOCIATED BALCONIES. SEE SPECIFIED CODE TABULATION IN THIS SHEET.

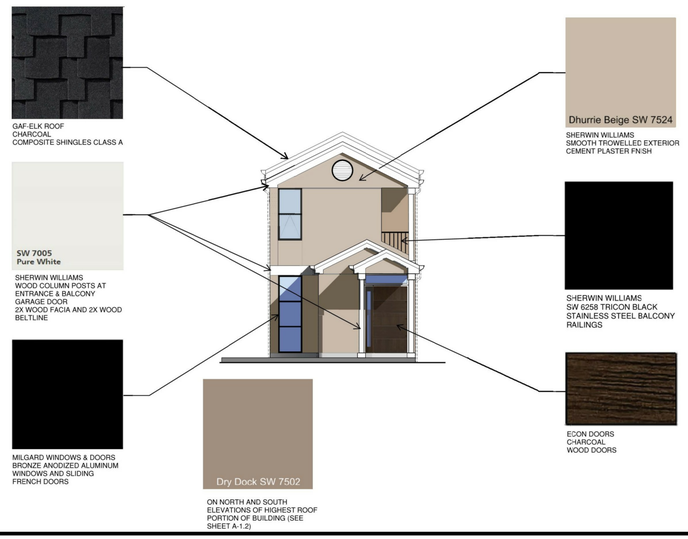
THE STRUCTURE OF THE BUILDING SHALL BE LIGHT-WOOD-FRAME STRUCTURE ON CONCRETE FOUNDATION.

SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.

THE BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM.

EXISTING LOT HAS A VERY GENTLE SLOPE WHICH VARIES BETWEEN APPROXIMATELY 1% TO 2.25%. SEE CIVIL DRAWINGS.

COLOR AND MATERIALS



GENERAL NOTES

1. THIS DRAWING IS AN INSTRUMENT OF SERVICE ONLY AND IS, AND SHALL REMAIN THE PROPERTY OF CLIMB ARCHITECTS. NO REPRODUCTION OR OTHER USE SHALL BE MADE BY ANY PERSON OR FIRM WITHOUT WRITTEN PERMISSION OF CLIMB ARCHITECTS.

2. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE SPECIFIC SITE FOR WHICH THEY WERE PREPARED AND THE PUBLICATION THEREOF SHALL BE EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH CLIMB ARCHITECTS WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

3. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE CITY AND COUNTY OF PROJECT JURISDICTION, SUCH AS PLANNING AND BUILDING DEPARTMENT AND HAVE BEEN REVIEWED AND THEREFORE RELEASED FOR CONSTRUCTION.

4. EACH DRAWING IS PART OF THE SET AND IS NOT TO BE USED ALONE.

5. IT IS THE PURPOSE OF THESE PLANS AND NOTES TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N.I.C." (NOT IN CONTRACT)

6. CLIMB ARCHITECTS DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE, AND NO PROVISIONS OF THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE OR ERRORS OF OMISSIONS.

7. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, GOVERNING AGENCY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF CLIMB ARCHITECTS. I.C.B.O. APPROVED NUMBERS ARE CITED THROUGHOUT THESE NOTES AS A STANDARD. MATERIALS REQUIRED FOR APPROVALS BY OTHER JURISDICTIONS MUST BE PROVIDED BY THE CONTRACTOR.

8. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES AND ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY ORDINANCES. NOTHING IN THE ACCOMPANYING DOCUMENTS SHALL BE CONSTRUED TO PERMIT WORK THAT DOES NOT CONFORM TO THESE REGULATIONS.

9. ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF CLIMB ARCHITECTS IN WRITING AND INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY CLIMB ARCHITECTS BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

10. SHOULD THE DRAWINGS FOR ANY REASON, DISAGREE IN THEMSELVES OR WITH THE SPECIFICATIONS, OR THE SPECIFICATIONS DISAGREE IN THEMSELVES, THE BETTER QUALITY AND/OR THE GREATER QUANTITY OF WORK AND MATERIAL WILL BE ESTIMATED UPON, AND UNLESS OTHERWISE ORDERED IN WRITING, SHALL BE FURNISHED AND INSTALLED.

11. NO STRUCTURAL MEMBER SHALL BE NOTCHED, BORED OR OTHERWISE MODIFIED WITHOUT PERMISSION FROM CLIMB ARCHITECTS

12. ALL STRUCTURAL DRAWINGS SHALL BE REVIEWED AND APPROVED BY A CALIFORNIA LICENSED STRUCTURAL ENGINEER. ANY RECOMMENDATION SHALL BE FORWARDED TO CLIMB ARCHITECTS FOR A PROPER REVISION PRIOR TO CONSTRUCTION.

13. THE ASSUME PROPERTY LINE VERIFICATION IS BASED ON TOPOGRAPHIC SURVEY PROVIDED BY A CALIFORNIA LICENSED SURVEYOR OF RECORD. THEREFORE THE ACCURACY IS NOT GUARANTEED BY CLIMB ARCHITECTS . SEE SURVEY MAP FOR ACCURATE PROPERTY LINE AND BOUNDARY LOCATION.

14. CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY CLIMB ARCHITECTS REGARDING ANY CONDITION REQUIRING MODIFICATION OR CHANGE BEFORE PROCEEDING WITH THE WORK.

15. THE CONTRACTOR AND THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT EACH SUBCONTRACTOR PERFORMS THE WORK IN ACCORDANCE WITH ALL CODES IN A TIMELY MANNER TO ASSURE COORDINATION WITH OTHER SUBCONTRACTORS.

16. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO THE FACE OF STUD OR CONCRETE, UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISH FACE OF CEILING UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH WORK. NOTIFY CLIMB ARCHITECTS OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

17. CONTRACTOR SHALL COORDINATE ANY WORK THAT MAY BE PERFORMED BY OTHER CONTRACTORS AND/OR SUBCONTRACTORS. DISCREPANCIES, IF ANY, SHOULD BE BROUGHT TO THE ATTENTION OF CLIMB ARCHITECTS FOR RESOLUTION PRIOR TO PROCEEDING

18. THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENTS.

19. AT ALL TIMES THE CONTRACTORS SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS ON THE JOB SITE, INCLUDING THE SAFETY OF PERSONS AND PROPERTY, AND SHALL SECURE THE AREA TO MINIMIZE NOISE AND DUST DRIFTING INTO ADJACENT AREAS.

20. PATCH AND REPAIR AREAS DAMAGED DURING CONSTRUCTION TO MATCH ADJACENT MATERIAL, COLOR AND FINISH.

21. GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHER(S) AS REQUIRED BY THE FIRE MARSHALL. FIRE EXTINGUISHERS MUST BE PLACED WITHIN 75 FEET OF TRAVEL FROM ALL AREAS IN BUILDING. VERIFY NUMBER AND PLACEMENT OF FIRE EXTINGUISHERS WITH THE FIRE MARSHALL.

22. THE CONTRACTOR, IN THE WORK OF ALL TRADE DISCIPLINES, WILL PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, RESTORING AND THE LIKE AS NECESSARY TO COMPLETE THE WORK AND RESTORE DAMAGED OR AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITIONS TO THE SATISFACTION OF CLIMB ARCHITECTS AND OWNER.

23. CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

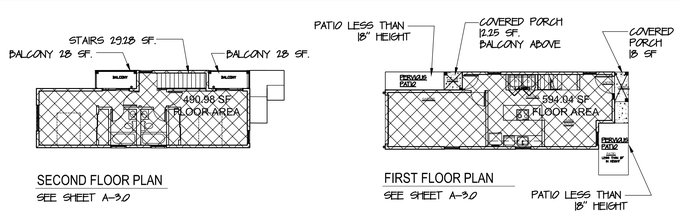
24. ALL CONSTRUCTION ACTIVITIES SHALL BE IN CONFORMANCE WITH THE SANTA CLARA COUNTY NOISE ORDINANCE SECTION B11-152. CONSTRUCTION ACTIVITIES ARE PROHIBITED BETWEEN THE HOURS OF 7:00 P.M. AND 7:00 A.M. ON WEEKDAYS AND SATURDAYS, OR AT ANY TIME ON SUNDAYS AND LEGAL HOLIDAYS FOR THE DURATION OF CONSTRUCTION.

25. CONSTRUCT ALL OF THE AFOREMENTIONED IMPROVEMENTS. CONSTRUCTION STAKING IS REQUIRED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

26. ALL NEW ON-SITE UTILITIES, MAINS AND SERVICES SHALL BE PLACED UNDERGROUND AND EXTENDED TO SERVE THE PROPOSED RESIDENCE.

27. A TREE REMOVAL PERMIT WILL BE REQUIRED TO REMOVE ANY TREE WITH THE MAIN TRUNK OR STEM MEASURING 37.7 INCHES OR GREATER IN CIRCUMFERENCE (12 INCHES OR MORE IN DIAMETER) AT A HEIGHT OF 4.5 FEET ABOVE GROUND LEVEL, OR, IN THE CASE OF MULTI-TRUNK TREES, A TOTAL OF 75.4 INCHES IN CIRCUMFERENCE (24 INCHES IN DIAMETER), PER SECTION C16 OF THE COUNTY ORDINANCE CODE.

28. BMP'S (BEST MANAGEMENT PRACTICES) IN EROSION AND SEDIMENT CONTROL AS DEFINED BY THE E.P.A. SHALL BE IMPLEMENTED DURING CONSTRUCTION TO ENSURE NO RUN-OFF ONTO BERNAL AND ALVARADO AVENUES AND NEIGHBORING PROPERTIES.



SECOND FLOOR PLAN
SEE SHEET A-3.0

FIRST FLOOR PLAN
SEE SHEET A-3.0

PROPOSED FLOOR AREA

FIRST FLOOR AREA + SECOND FLOOR AREA (STAIRS NOT COUNTED)
594.04 + 490.38 = 1,085.01 SF

PROPOSED LOT COVERAGE

FIRST FLOOR AREA + COVERED PORCHES
594.04 + 12.25 + 18 = 624.29 SF

FLOOR AREA AND LOT COVERAGE DIAGRAMS
SCALE: NOT TO SCALE

INDEX

DEFERRED SUBMITTALS

TITLE 24
STRUCTURAL
ELECTRICAL
AUTOMATIC FIRE SPRINKLER SYSTEM

CODE TABULATION

A.P.N.
037-278-040
PLN 2010-00300

ZONING:
R-1/S-105/DR/GH/CD

LOCATION :
BERNAL AND ALVARADO AVENUE, MOSS BEACH, CA.

LOT AREA:
2,500 SQUARE FEET

CONSTRUCTION TYPE:
V-N SINGLE FAMILY DWELLING

SLOPE (E):
APPROXIMATELY 1%, VERY GENTLE

APPLICABLE BUILDING CODES:
CBC 2019, CRC 2019, CMC 2019,
CPC 2019, CEC 2019,
CFC 2019, CEE STANDARD

OCCUPANCY GROUP:
R-3

JURISDICTION:
SAN MATEO COUNTY
COUNTY GOVERNMENT CENTER
455 COUNTY CENTER, REDWOOD CITY, CA 94063
TEL: (650) 363-4161

TABULATION	REQUIRED	PROPOSED
MIN. YARD SET BACK:		
FRONT: EAST (FT.) 1st. FLOOR	20 Ft.	20 Ft.
2nd. FLOOR	20 Ft.	27-8"
SIDE: NORTH/SOUTH (FT.)	5 Ft.	5 FT.
REAR: WEST (FT.)	20 Ft.	30-10"
MAX. HEIGHT:	28 Ft.	23'-9"
NUMBER OF PARKING:		
COVERD GARAGE	-	1
CAR PORT	-	-
NUMBER OF STORY:	2	2
NUMBER OF BEDROOM	-	2
TOTAL FLR. AREA/ SQ.FT.:		
FLOOR AREA RATIO (F.A.R.):	48%	43.40%
MAX. LOT COVERAGE (25%)	625 SqFt.	624.29 SqFt.
FIRST FLOOR AREA		594.04 SqFt.
SECOND FLOOR AREA		490.98 SqFt.
TOTAL FLOOR AREA	1200 SqFt.	1,085.01 SqFt.
GROSS LOT AREA	2,500 SqFt.	2,500 SqFt.
GARAGE :	-	200.13 SqFt. (1-CAR)
BALCONIES:	-	56 SqFt.

PROJECT TEAM

OWNER
AMANDEEP SINGH
1530 LAURELWOOD CROSSING PL
SAN JOSE, CA 95138

ARCHITECT
CLIMB ARCHITECTS
176 BLACK MOUNTAIN CIRCLE
FREMONT, CA 94536
TEL: (408) 705-7922

CIVIL ENGINEER
GUBA CIVIL ENGINEERS
33812 MISSION BLVD., SUITE 102
FREMONT, CA 94536
TEL: (510) 586-8820

LANDSCAPE ARCHITECT
GREGORY LEWIS LANDSCAPE ARCHITECT
736 PARK WAY
SANTA CRUZ, CA 95065
TEL: (831) 457-0960

GEOTECHNICAL ENGINEER
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE,
HALF MOON BAY, CA 94019
TEL: (650) 728-3590

LOCATION MAP

NOT TO SCALE

SYMBOLS

DETAIL NUMBER / DETAIL SHEET
REFERENCE ITEM / SHEET NUMBER
ELEV LETTER / ELEV SHEET
REVISION NUMBER
PLAN REFERENCE NOTE KEY
SECTION LETTER / SECTION SHEET
DOOR NUMBER REFERENCE KEY
WINDOW NUMBER REFERENCE KEY
INTERIOR ELEV LETTER / INTERIOR ELEV SHEET

REVISIONS

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AMANDEEP RESIDENCE
BERNAL / ALVARADO AVE.
MOSS BEACH, CA 94038
APN : 037-278-040

TITLE SHEET
FILE NO. PLN 2010-0030

Jim Chong Siew
LICENSED ARCHITECT
JIM CHONG S. SIEW
C-32574
Renew: 06-30-2023
STATE OF CALIFORNIA

Date 04/21/2022
Scale AS NOTED
Drawn CL | Check AY
Job 2021-030
Sheet A-1.0

Traditional Wood Collection

Select your door panel style, color and windows

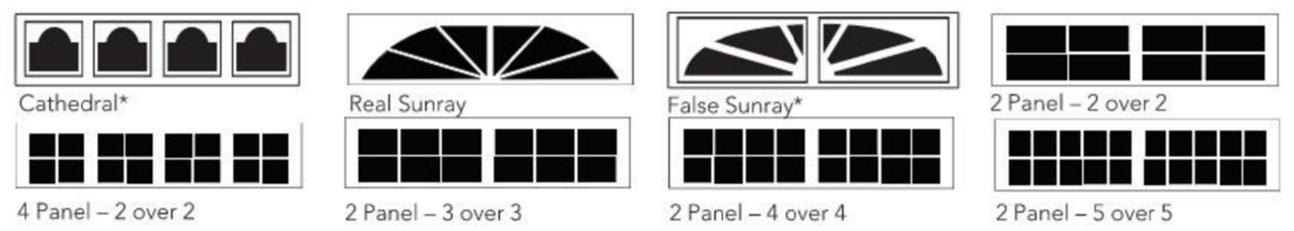
1 Choose a panel style:

1 car design

2 car design

Smooth plywood, custom painted finish, 4Panel 2 over 2 windows

2 Choose a window style:



Windows shown for 1 car panel designs. Not all window will fit all door sizes. Factory will advise if there is a problem with fitting.

* Molded designs with plastic inserts may not fit all panel sizes. Consult your distributor for availability.

Choose a glass type:

Clear glass comes standard. Additional glass options are available, including 1/8" tempered and 1/8" double strength (DSB). Contact your local Overhead Door Distributor for more details.

3 Choose your opener:

Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, Overhead Door's garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor will help you choose the opener that best suits your door and preferences.

The Genuine. The Original.

OVERHEAD DOOR®

For more information visit www.OverheadDoor.com

THERMALLY IMPROVED ALUMINUM A250

Windows & Patio Doors

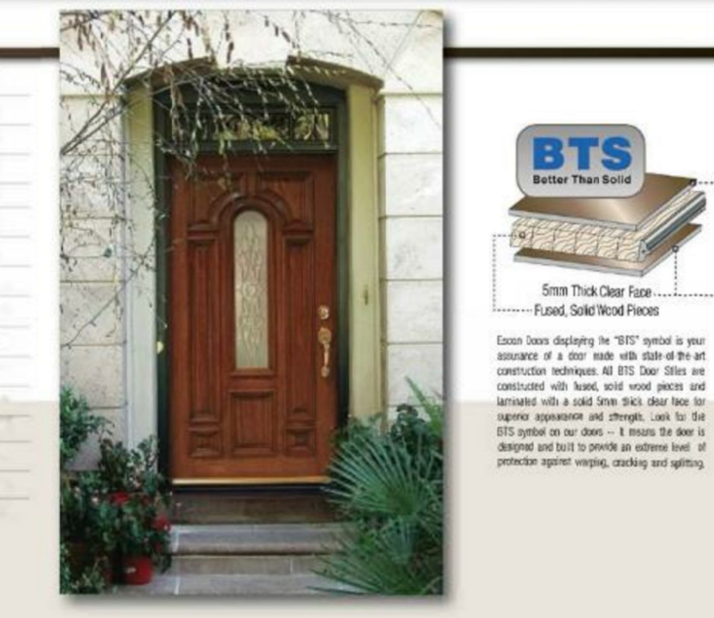
Architectural Manual

Milgard WINDOWS & DOORS

Stain Options

ESCON

PREMIUM SPECIALTY FINISHES / TABLE OF CONTENTS



Premium Specialty Stain Finishes

Mahogany Grain Finishes

Modern Walnut (Medium) — Dark Mahogany (Red) — Moorish Teak — Mocha (Dark)

Brazilian Mahogany Grain Finishes

Modern Walnut (Medium) — Dark Mahogany (Red) — Moorish Teak — Mocha (Dark)

Oak Grain Finishes

Modern Walnut (Medium) — Dark Mahogany (Red) — Moorish Teak — Mocha (Dark)

Walnut Grain Finishes

Clear — Modern Walnut (Medium) — Moorish Teak — Charcoal

Eco-Friendly Finishing with Low VOC

Escon's finishing exceeds stringent standards governing the manufacturing and use of environmentally-safe products.

State of the art facility equipped with the latest finishing technology provides superb and long lasting results.

Choose from our many stain options & top coats; Matte, Satin or Semi-Gloss

UGL GREEN PRODUCTS

All Frames are hand stained or painted to resemble door finishes

2

Customer Service: 800-368-7850 • Fax: 562-927-1717 • email: sales@escondoor.com

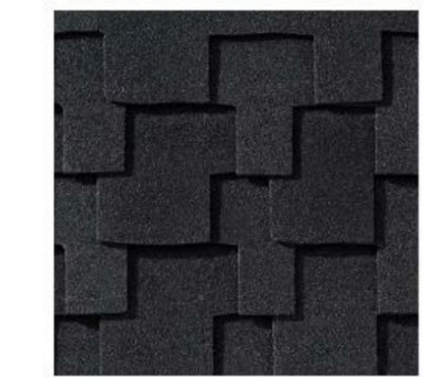
SHERWIN WILLIAMS
SMOOTH TROWELLED EXTERIOR
CEMENT PLASTER FNISH

SHERWIN WILLIAMS
WOOD COLUMN POSTS AT ENTRANCE & BALCONY
GARAGE DOOR
2X WOOD FACIA AND 2X WOOD BELTLINE

SHERWIN WILLIAMS
SW 6258 TRICON BLACK
STAINLESS STEEL BALCONY RAILINGS

ON NORTH AND SOUTH ELEVATIONS OF HIGHEST ROOF PORTION OF BUILDING, 2 STORY VERTICAL "BOARD AND BATTEN" (SEE SHEET A-1.2)

MILGARD WINDOWS & DOORS
BRONZE ANODIZED ALUMINUM WINDOWS AND SLIDING FRENCH DOORS



GAF-ELK ROOF
CHARCOAL
COMPOSITE SHINGLES CLASS A

ECON DOORS
CHARCOAL
WOOD DOORS

Product Catalog

Hardie® Plank
Thickness 5/16 in
Length 12 ft planks
Select Cedarmill® & Smooth
Width 8.25 in
Exposure 7 in

Hardie® Panel
Thickness 5/16 in
Select Cedarmill® & Smooth
Size 4 ft x 10 ft

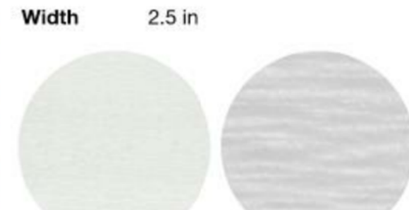
Hardie® Shingle
Thickness 1/4 in
Length 48 in
Straight Edge Panel
Height 15.25 in
Exposure 7 in

Hardie® Soffit
Thickness 1/4 in
Non-Vented Select Cedarmill®
Width 24 in
Length 8 ft

Hardie® Trim
Length 12 ft
4/4 Smooth
Thickness .75 in
Width 5.5 in
5/4 Smooth
Thickness 1 in
Width 3.5 in 5.5 in

Hardie® Trim
Length 12 ft
4/4 Rustic Grain
Thickness .75 in
Width 5.5 in
5/4 Rustic Grain
Thickness 1 in
Width 3.5 in 5.5 in

Batten Boards
Smooth & Rustic Grain
Thickness .75 in
Length 12 ft
Width 2.5 in



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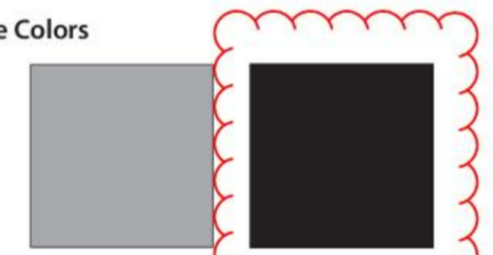
Milgard WINDOWS & DOORS

Thermally Improved Aluminum | A250 Windows & Patio Doors
Architectural Manual

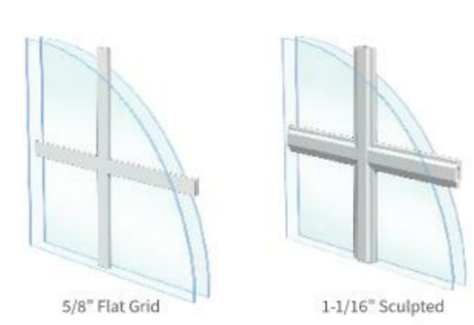
Thermally Improved Aluminum | A250 Options

Hardware

Frame Colors



Grids



Series Information — 5

Pre-Hung & Pre-Finished List Prices
Rustic Modern Walnut

ESCON DOORS

Pre-Hung/Pre-Finished charges only (ADD costs of doors & Sidelights)

Each Unit Includes:

- Walnut 4-9/16" or 5-1/4" Jambs
- Compression Weather-strip; Bronze
- Sill: Bronze or Satin Nickel Adjustable
- Hinges: 4" x 4" - 1/4" RC; Oil Rubbed Bronze or Satin Nickel
- Door Sweep: Bronze
- Bore: Single or Double
- Double Door: Includes Aluminum or Wood "T" Astragal with Flush Bolts
- Mull Covers for Intermediate Jambs (post/s) inside and out
- Machined and Pre-fit to Standard Specifications
- Swing In

***Lead Times** (Calendar Days):*
- Slabs 7-10 Days
- Prefinshed Slabs 10-14 Days
- Prehung 14-17 Days
- Prefinished 21-24 Days

EXTERIOR - American Walnut

Configurations	6'8" or 7'0" Pre-Hung	6'8" or 7'0" Add Pre-Finish	8'0" Pre-Hung	8'0" Add Pre-Finish
Single Door	$665	$550	$831	$685
1 Door & 1 Sidelite	$997	$835	$1247	$1045
1 Door & 2 Sidelite	$1462	$1175	$1830	$1470
Double Doors	$1167	$1000	$1462	$1255
2 Door & 2 Sidelite	$1725	$1650	$2162	$2050

ADD-ON OPTIONS - Walnut

Configurations	6'8" / 7'0"					8'0"				
Optional Accessories (add on)										
WC10 Casing 2-1/4" Walnut Pre-Finished or Unfinished	$117	$125	$135	$135	$140	$130	$140	$145	$145	$155
WM15 Brickmold 2" Walnut Pre-Finished or Unfinished	$144	$150	$160	$160	$165	$150	$158	$167	$167	$177
Ball Bearing Hinges	$30	$30	$30	$60	$60	$55	$55	$55	$110	$110
Non Standard Walnut Jamb 5-3/8" - 9-1/4"	$144	$216	$348	$282	$384	$175	$270	$438	$354	$480
Outswing Unit (Includes NRP Hinges, Sill & 2-Piece Swingout Astragal	$50	$50	$50	$150	$150	$75	$75	$75	$175	$175
Optional Modification (add on)										
Mortised Pocket Per Door (Baldwin® /Emtek®)	$115	$115	$115	$115	$115	$115	$115	$115	$115	$115
Odd Width Door or Side Lite Sizing Charges	$45	$90	$125	$90	$160	$45	$90	$125	$90	$160
Extended Mull Pocket up to 7" Includes Mull Covers 2 Sided	•	$150	$300	•	$350	•	$180	$360	•	$360

RUSTIC MODERN WALNUT

3

ATLANTIS

1640BZ-LED

MEDIUM WALL MOUNT LANTERN

Atlantis features a minimalist design for the ultimate in urban sophistication. Constructed of solid aluminum and Dark Sky compliant, Atlantis provides a chic solution to eco-conscious homeowners.

DETAILS	
FINISH:	Bronze
MATERIAL:	Extruded Aluminum Body
GLASS:	Etched Lens

DIMENSIONS	
WIDTH:	2.8"
HEIGHT:	16"
WEIGHT:	4 lbs.
BACK PLATE:	4.5" Sq.
EXTENSION:	6.5"
TOP TO OUTLET:	8"

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	LC1-30 & LC2-60
WATTAGE:	15w LED *Included
VOLTAGE:	120v
COLOR TEMP:	3000
LUMENS:	1200
CRI:	96
INCANDESCENT EQUIVALENCY:	2 x 60w
DIMMABLE:	Yes - 0-10V Type Dimmer Only

SHIPPING	
CARTON LENGTH:	19"
CARTON WIDTH:	9"
CARTON HEIGHT:	6"
CARTON WEIGHT:	5 lbs.

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Meets California Energy Commission 2016 Title regulations/JA8
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky.
- Equipped with a 120/277 universal driver. 0-10 dimming.
- 2 year finish warranty
- LED components carry a 5-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture
- Warm rich light bronze tone

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

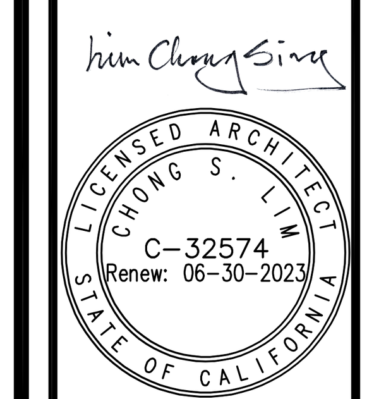
PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

REVISIONS

176 BLACK MT. CIR,
FREMONT, CA 94536
408 - 348 - 1198

climb studio
www.climbstudioinc.com



AMANDEEP RESIDENCE
BERNAL / ALVARADO AVE.
MOSS BEACH, CA 94038
APN : 037-278-040

MATERIAL AND COLOR BOARD

FILE NO. PLN 2010-0030

DISCLAIMER

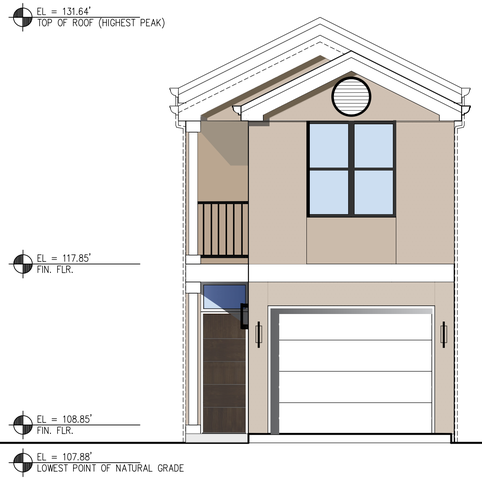
Date
CL 04/21/2022

Scale

Drawn | Check

Job
2021-030

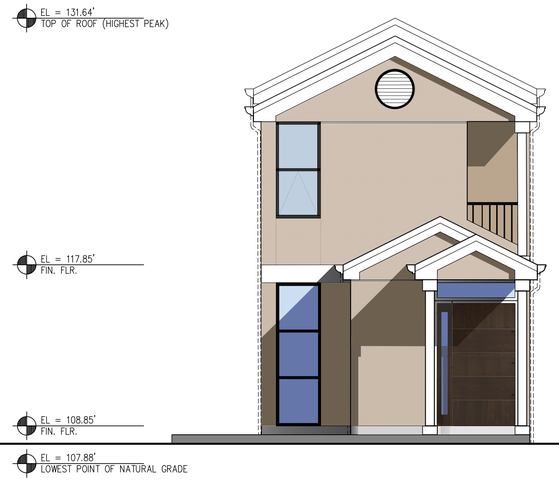
Sheet
A-1.1



3 WEST ELEVATION SCALE: 1/4"=1'-0"

1 NORTH ELEVATION (VIEW FROM ALVERADO AVENUE) SCALE: 1/4"=1'-0"

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



2 EAST ELEVATION (ENTRANCE, VIEW FROM BERNAL AVENUE) SCALE: 1/4"=1'-0"

REVISIONS

176 BLACK MT. CIR.
FREMONT, CA 94536
408 - 348 - 1198
www.climbstudioinc.com

LICENSED ARCHITECT
CHUNG S. CLIM
C-32574
Renew: 06-30-2023
STATE OF CALIFORNIA

AMANDEEP RESIDENCE
BERNAL / ALVARADO AVE.
MOSS BEACH, CA 94038
APN : 037-278-040

EXTERIOR ELEVATIONS

FILE NO. PLN 2010-0030

Date 04/21/2022
Scale AS NOTED
Drawn CL | Check AY
Job 2021-030
Sheet A-4.0

NOTE

1. SEE BOUNDARY/TOPOGRAPHIC SURVEY MAP FOR MORE SITE INFORMATION

2. SEE GRADING & DRAINAGE PLAN FOR FINISH CONTOUR LINE AND ELEVATION PAD, UTILITY CONNECTION AND SITE DETAILS.

3. SEE STRUCTURAL DRAWINGS FOR FOUNDATION PLAN AND DETAILS

4. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL DATUM PRIOR TO COMMENCEMENT OF CONSTRUCTION

5. DRIVEWAY APPROACHES PER COUNTY STANDARD SD4. THE DRIVEWAY APPROACH SHALL CONFORM TO COUNTY STANDARD SLOPES OF LESS THAN 5% GRADE WITHIN 20 FEET OF THE EDGE OF PAVEMENT, OR TO THE RIGHT OF WAY, WHICHEVER IS GREATER.

3'-0" HIGH WOOOD FENCE ALONG ALVARADO AVENUE. PAINTED WHITE

6'-0" HIGH MAX. WOOD SHADOW BOX PRIVACY FENCE
PAINTED EARTH TONED COLOR (WHITE COLOR SHOWN)

PROPOSED SITE PLAN

SCALE 1/8"= 1'-0"

(TOTAL PROPOSED IMPERVIOUS AREA = 636.30 SQ. FT.)

1 SITE PLAN

SCALE: 1/8"=1'-0"

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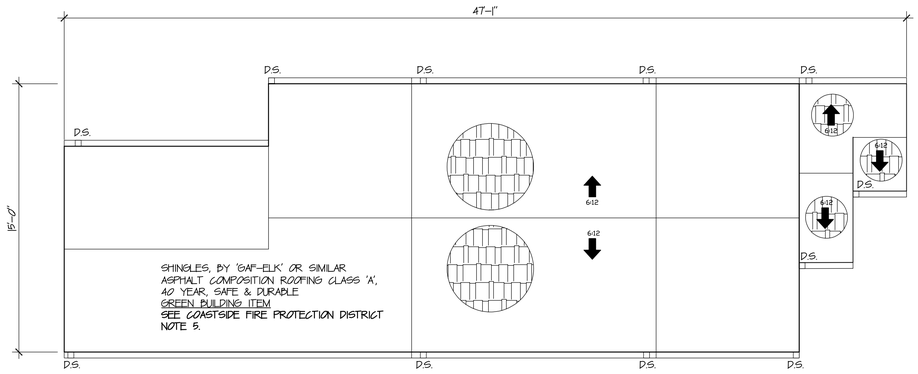
LICENSED ARCHITECT
CHUNG S. LIM
C-32574
Renew: 06-30-2023
STATE OF CALIFORNIA

AMANDEEP RESIDENCE
BERNAL / ALVARADO AVE.
MOSS BEACH, CA 94038
APN : 037-278-040

SITE AND

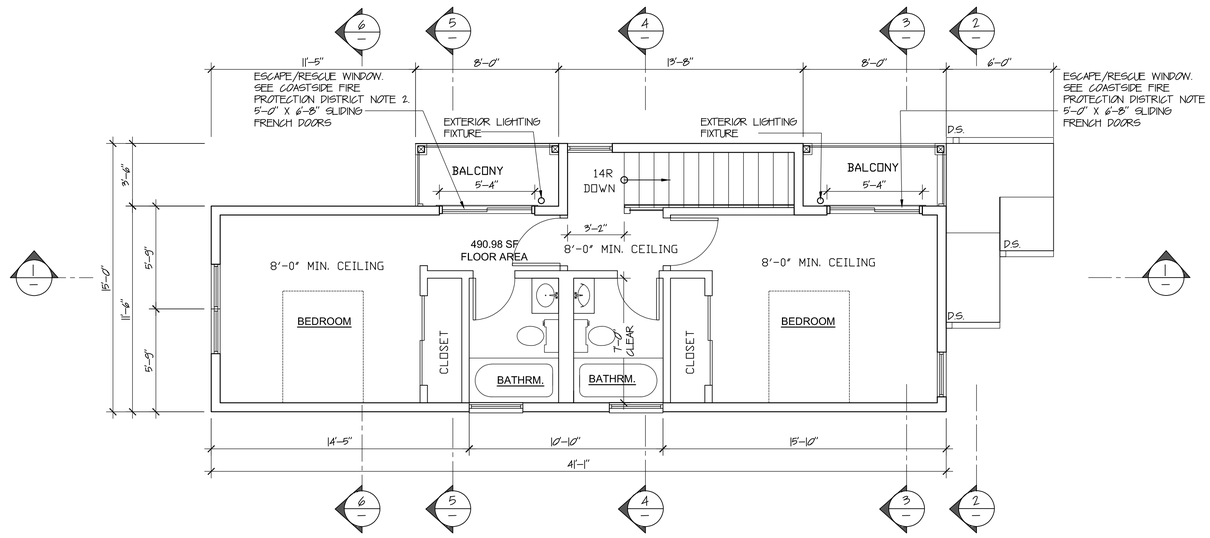
FILE NO. PLN 2010-0030

Date 04/21/2022
Scale AS NOTED
Drawn CL | Check AY
Job 2021-030
Sheet A-2



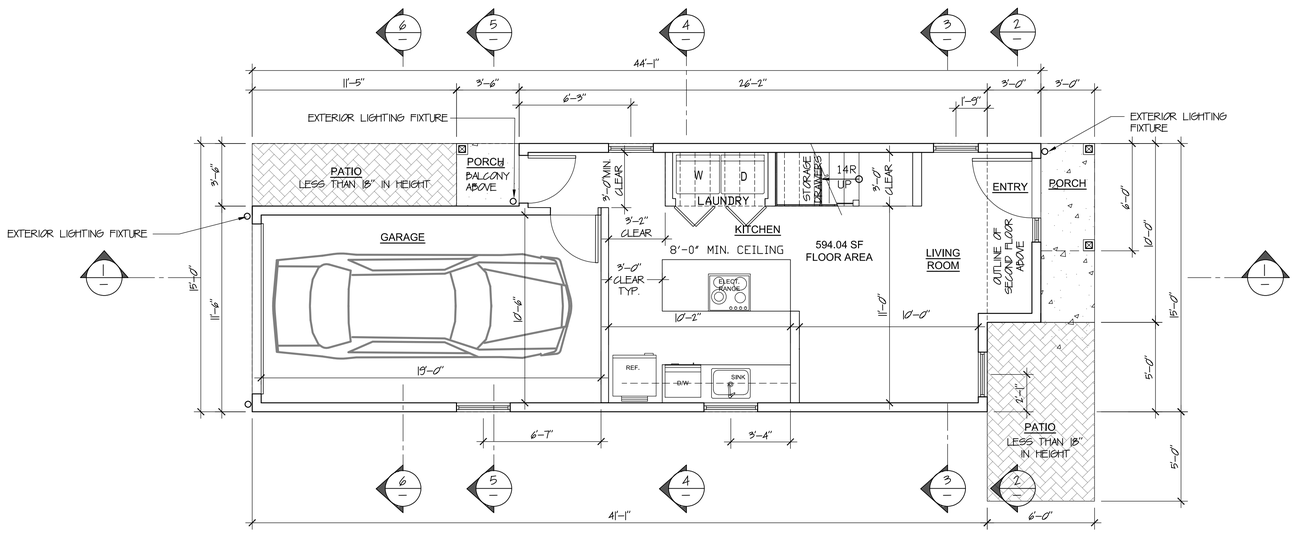
3 PROPOSED ROOF PLAN

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



2 PROPOSED SECOND FLOOR PLAN SECOND FLOOR LIVING AREA = 529.23 SQ.FT.

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



1 PROPOSED FIRST FLOOR PLAN FIRST FLOOR LIVING AREA = 624.25 SQ.FT.

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

COASTSIDE FIRE PROTECTION DISTRICT NOTES

1. SMOKE ALARM WHICH ARE HARD WIRED: AS PER THE CALIFORNIA BUILDING CODE, AND STATE FIRE MARSHAL REGULATIONS, THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHAL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARD WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW AND RECONDITION SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN EXISTING SLEEPING ROOMS, AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS. 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.

2. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 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 2019 SECTION 1030.2).

3. AS PER COASTSIDE FIRE DISTRICT STANDARD C1-07, BUILDING IDENTIFICATION SHALL BE CONSPICUOUSLY POSTED AND VISIBLE FROM THE STREET. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). THE LETTERS/NUMERALS FOR PERMANENT ADDRESS SIGNS SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM 1/2-INCH STROKE. SUCH LETTERS/NUMERALS SHALL BE INTERNALLY ILLUMINATED AND FACING THE DIRECTION OF ACCESS. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE BUILDINGS ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE COASTSIDE FIRE DISTRICT. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6 INCH BY 18-INCH GREEN REFLECTIVE METAL SIGN WITH 3-INCH REFLECTIVE NUMBERS/ LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT SHALL BE PLACED AT THE ENTRANCE FROM THE NEAREST PUBLIC ROADWAY.

4. 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. THE LETTERS/NUMERALS FOR PERMANENT ADDRESS SIGNS SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM 1/2-INCH STROKE. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE BUILDINGS ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE COASTSIDE FIRE DISTRICT. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6 INCH BY 18-INCH GREEN REFLECTIVE METAL SIGN WITH 3-INCH REFLECTIVE NUMBERS/ LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

5. AS PER COASTSIDE FIRE DISTRICT ORDINANCE 2019-03, THE ROOF COVERING OF EVERY NEW BUILDING OR STRUCTURE, AND MATERIALS APPLIED AS PART OF A ROOF COVERING ASSEMBLY, SHALL HAVE A MINIMUM FIRE RATING OF CLASS "B" OR HIGHER AS DEFINED IN THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.

6. VEGETATION MANAGEMENT (LRA) THE COASTSIDE FIRE DISTRICT ORDINANCE 2019-03, THE 2019 CALIFORNIA FIRE CODE 304.1.2. 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' 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' OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.

7. AS PER 2019 CFC, APPENDIX B AND C, A FIRE DISTRICT APPROVED FIRE HYDRANT (GLOW 960) MUST BE LOCATED WITHIN 500 FEET OF THE PROPOSED SINGLE-FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVABLE ACCESS. AS PER 2019 CFC, APPENDIX B THE HYDRANT MUST PRODUCE A MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS. CONTACT THE LOCAL WATER PURVEYOR FOR WATER FLOW DETAILS.

8. AUTOMATIC FIRE SPRINKLER SYSTEM: (FIRE SPRINKLER PLANS WILL REQUIRE A SEPARATE PERMIT). AS PER SAN MATEO COUNTY BUILDING STANDARDS AND COASTSIDE FIRE DISTRICT ORDINANCE NUMBER 2019-03, 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 SQUARE FEET WITH FULL DEPTH SHELVING. THE PLANS FOR THIS SYSTEM MUST BE SUBMITTED TO THE SAN MATEO COUNTY PLANNING AND BUILDING DIVISION 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 DISTRICT FOR REVIEW.

9. INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DISTRICT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN. PLEASE CALL COASTSIDE FIRE DISTRICT TO SCHEDULE AN INSPECTION. FEES SHALL BE PAID PRIOR TO PLAN REVIEW.

10. EXTERIOR BELL AND INTERIOR HORN/STROBE: ARE REQUIRED TO BE WIRED INTO THE REQUIRED FLOW SWITCH ON YOUR FIRE SPRINKLER SYSTEM. THE BELL, HORN/STROBE AND FLOW SWITCH, ALONG WITH THE GARAGE DOOR OPENER ARE TO BE WIRED INTO A SEPARATE CIRCUIT BREAKER AT THE MAIN ELECTRICAL PANEL AND LABELED.

REVISIONS

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climbstudio.com
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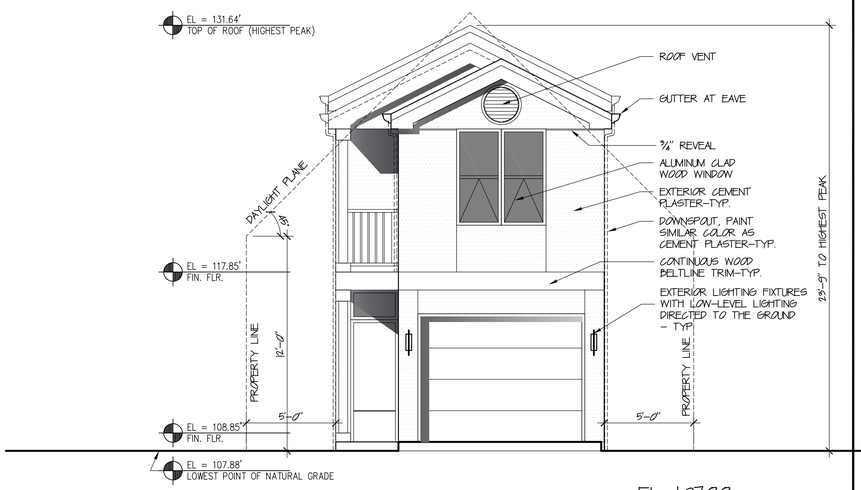
Jim Chong Sing
LICENSED ARCHITECT
JIMCHONG S. SING
C-32574
Renew: 06-30-2023
STATE OF CALIFORNIA

AMANDEEP RESIDENCE
BERNAL / ALVARADO AVE.
MOSS BEACH, CA 94038
APN : 037-278-040

FLOOR & ROOF PLANS

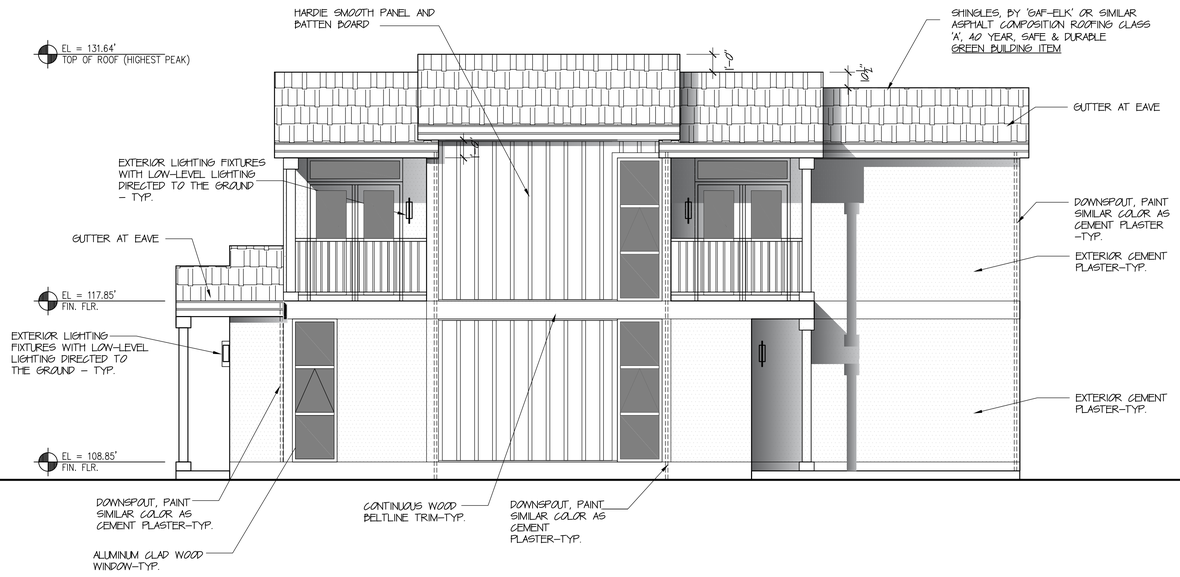
FILE NO. PLN 2010-0030

Date 04/21/2022
Scale AS NOTED
Drawn CL | Check AY
Job 2021-030
Sheet A-3.0

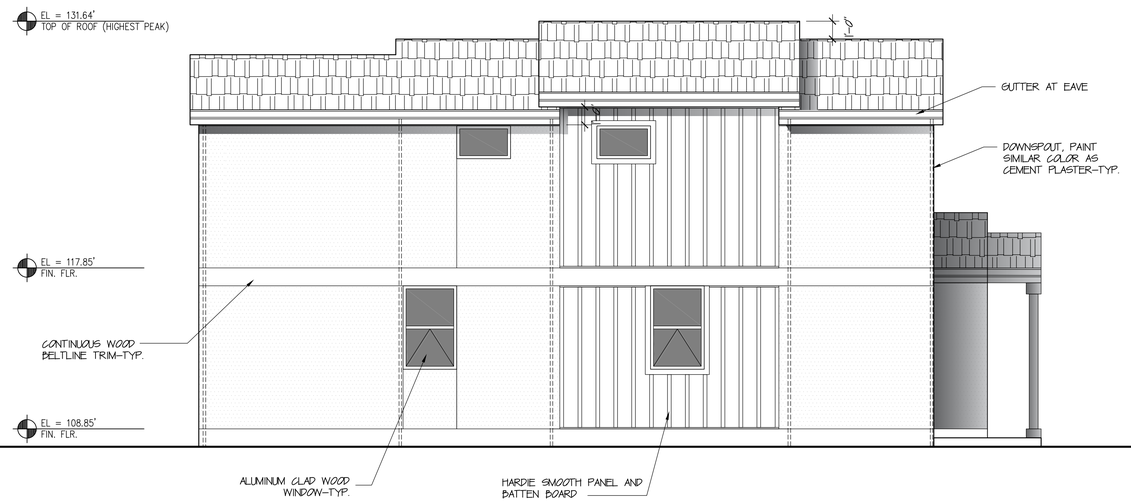


EL=107.88

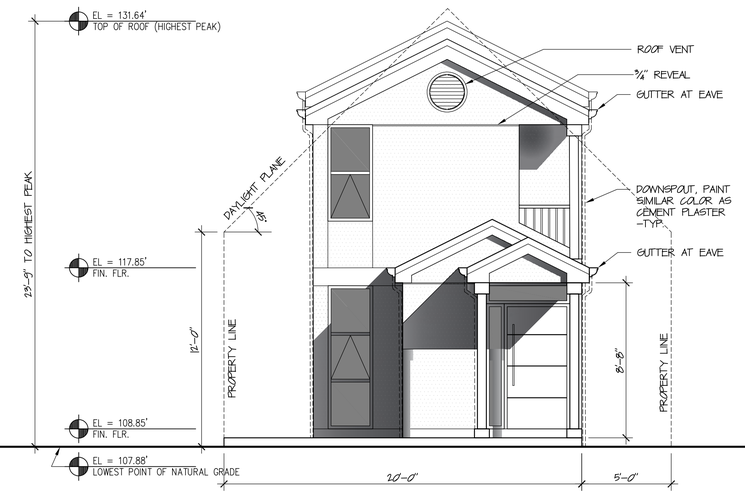
3 WEST ELEVATION SCALE: 1/4"=1'-0"



1 NORTH ELEVATION (VIEW FROM ALVERADO AVENUE) SCALE: 1/4"=1'-0"



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



2 EAST ELEVATION (ENTRANCE, VIEW FROM BERNAL AVENUE) SCALE: 1/4"=1'-0"

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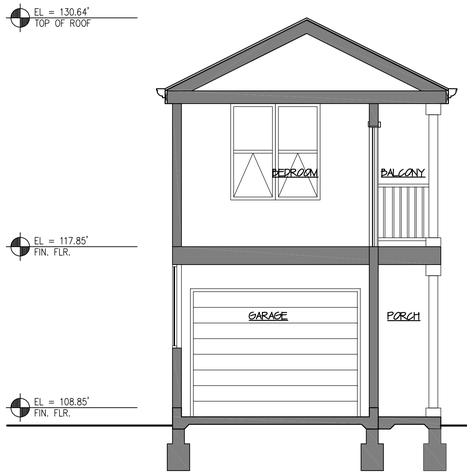
MOSS BEACH, CA 94038
APN : 037-278-040

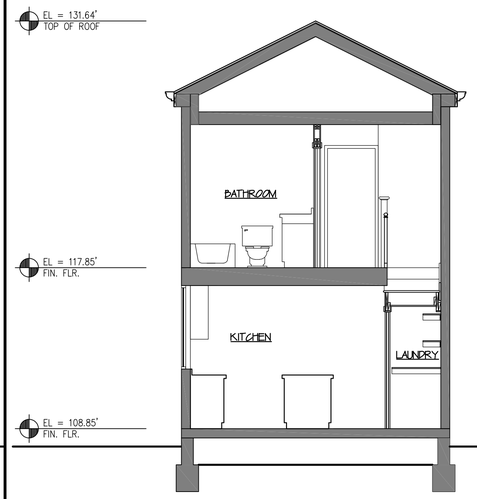
EXTERIOR ELEVATIONS

FILE NO. PLN 2010-0030

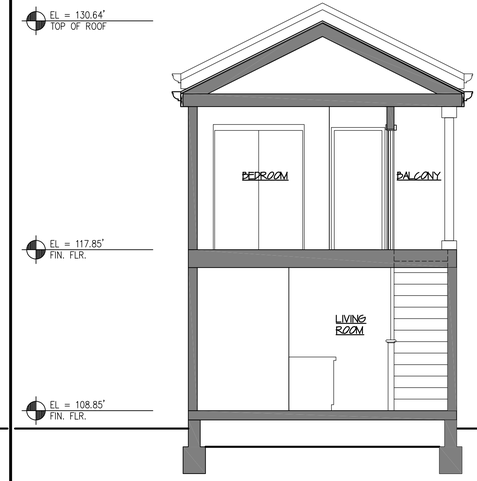
Date 04/21/2022
Scale AS NOTED
Drawn CL | Check AY
Job 2021-030
Sheet A-4.0



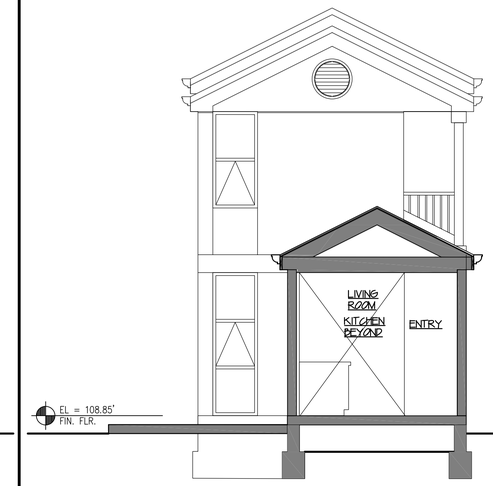
5 SECTION NORTH-SOUTH SCALE: 1/4"=1'-0"



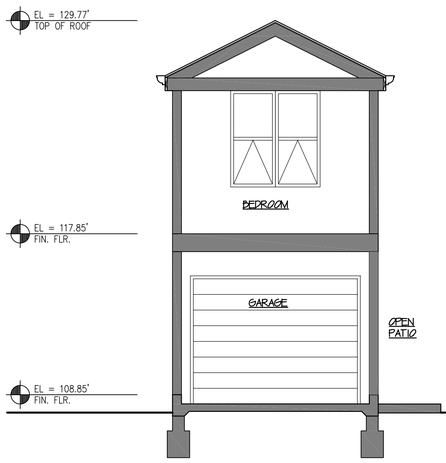
4 SECTION NORTH-SOUTH SCALE: 1/4"=1'-0"



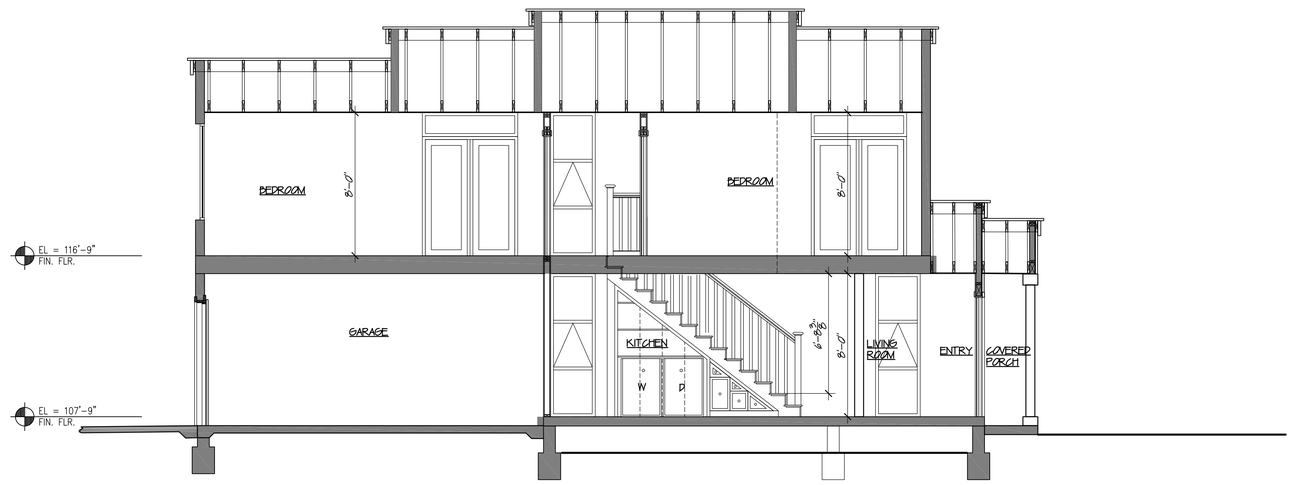
3 SECTION NORTH-SOUTH SCALE: 1/4"=1'-0"



2 SECTION NORTH-SOUTH SCALE: 1/4"=1'-0"



6 SECTION NORTH-SOUTH SCALE: 1/4"=1'-0"



1 SECTION EAST-WEST SCALE: 1/4"=1'-0"

REVISIONS

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Renew: 06-30-2023
STATE OF CALIFORNIA

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MOSS BEACH, CA 94038
APN : 037-278-040

SECTIONS

FILE NO. PLN 2010-0030

Date 04/21/2022
Scale AS NOTED
Drawn CL | Check MB
Job 2021-030
Sheet A-5.0

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
SHORT FORM PRESCRIPTIVE COMPLIANCE

Applicant Information:

Name: Gregory Lewis - Landscape Architect

Phone: (831) 359-0960

Address: 736 Park Way, Santa Cruz, CA 95065

Email: lewislandscape@sbcglobal.net

Project

Site Address: SE corner of Bernal Ave. and Alvarado Ave., Moss Beach

Project Type *(new dwelling, commercial, or rehab)*: new dwelling

☑ This project does incorporate landscaping equal to or less than 2500 sq ft and will be using this form to identify prescriptive requirements which will be included as part of the landscape project. *(Please provide the information below specific to the landscape area and identify the location on the plans each design measure can be found using the LANDSCAPE WATER-EFFICIENCY (MWELO) APPENDIX – D CHECKLIST on page two):*

Total Landscape Area (sq. ft.): 894 Turf Area (sq. ft.): 0

Non-Turf Plan Area (sq. ft.): 894 Special Landscape Area (sq. ft.): 0

Water Type *(potable, recycled, well)*: Potable

Name of water purveyor *(If not served by private well)*: Montara Water and Sanitary District

Signature

I certify the above information is correct and agree to comply with the requirements of the MWELO.

Greg Lewis — 1/19/23

Signature of property owner or authorized representative — Date

LANDSCAPE WATER-EFFICIENCY (MWELO) APPENDIX – D CHECKLIST
(Can only be used when aggregate landscape areas are 2,500 square feet or less)

Landscape Parameter	Design Measures	Location on Plans
Compost	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	L1 Planting Plan - Note 8
Plant Water Use	Residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. Non-residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.	L1 Planting List
Mulch	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	L1 Planting Plan - Note 1
Turf	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects.	L1 - no turf
	Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width.	L1 - no turf
	Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.	L1 - no turf
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor.	L3 - Irrig Legend
	Irrigation controller programming data will not be lost due to an interruption in the primary power source.	L3 - Irrig Legend
	Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.	L3 - Irrig Notes
	A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	NA

Signature

I agree to comply with the requirements of the prescriptive compliance option of the MWELO per Appendix D.

Greg Lewis — 1/19/23

Signature of property owner or authorized representative — Date

Note

For the purposes of this for landscape area includes all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

PRESCRIPTIVE APPROACH
(For 500 - 2,500 sq ft of new landscape area or aggregate new and rehabilitated landscape area OR 2,500 sq ft of rehabilitated landscape area)

Plant Material (Title 23, Chapter 2.7, Appendix D (b) (3))

☐ For residential areas, 75% of landscape, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3. WUCOLS plants database can be found online at: http://ucanr.edu/sites/WUCOLS/ See L2 Hydrozone Plan

☐ For non-residential areas, 100% of the plants, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3. This is a residential project

☐ Pools and water features are included in landscape square footage for one-family and two-family dwellings None

☐ The following WUCOLS plant factors shall be used in calculating the average WUCOLS plant factor:
- ☐ Very low = .1
- ☐ Low = .2
- ☐ Moderate = .5
- ☐ High = .85

See L1 Planting Plan Plant List

☐ The following formula shall be used to calculate the average WUCOLS factor:
[(# of Very low water use plants x 0.1) + (# of Low water use plants x 0.2) + (# of Moderate water use plants x 0.5) + (# of High water use plants x 0.85)] / Total number of plants = WUCOLS average for project

☐ Include a landscape and irrigation design plan. See L1 Planting Plan Plant List

☐ Include square footages of new landscaping and rehabilitated landscaping. 861 sf

☐ Include a plant list on the landscape plan that identifies all plant material by botanical names and common names, WUCOLS factor, Sunset and/or USDA Hardiness zone, and the total quantity of each plant.
- ☐ The average spread of each tree shall be noted on the plant list. no trees - see L1 Plant List

☐ Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated." See L1 Planting Notes #1

Turf (Title 23, Chapter 2.7, Appendix D (b) (4))

☐ Turf is considered living plant material. MWELO regulations do not apply to artificial turf. Noted

☐ Note areas of existing turf and new turf and the square footage of each. No Turf

☐ Add note to plans: "Turf shall not exceed 25% of the landscape area in residential areas." No Turf

☐ Add note to plans: "No turf permitted in non-residential areas." No Turf

☐ Add note to plans: "Turf not permitted on slopes greater than 25%." No Turf

☐ Add note to plans: "Turf is prohibited in parkways less than 10 feet wide." No Turf

Irrigation (Title 23, Chapter 2.7, Appendix D (b) (5))

☐ The irrigation plans, at a minimum, shall contain the following:
- ☐ Location and size of water meters for landscape (if a separate water meter is installed) No separate meter
- ☐ Location, type, and size of all components of the irrigation system, including, at a minimum, main and lateral lines See L3 Irrigation Plan

☐ Add note to plans: "Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system." See L3 Irrigation Plan

☐ Add note to plans: "Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range." See L3 Irrigation Plan

☐ Add note to plans: "Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply." See L3 Irrigation Plan

☐ Add note to plans: "Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray." See L3 Irrigation Plan

☐ Add note to plans: "For non-residential projects with landscape areas of 1,000 sq.ft. or more, private sub-meter(s) to measure landscape water use shall be installed." This is a residential project

☐ Add note to plans: "At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance." See L3 Irrigation Plan

☐ Add note to plans: "Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 sq. ft. of permeable area shall be incorporated to a depth of six inches into the soil." See L1 Planting Plan - Planting Notes

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE LANDSCAPE ARCHITECT, DESIGNER OF THE PLANTING/IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT

LANDSCAPE SHEET INDEX

Landscape Documentation

Revision
- 4/21/22 County comments
- 6/21/22 site plan adustments
- 11/2/22 site plan adustments
- 11/30/22 site plan adustments
- 1/19/23 Planting Plan adustments

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net

LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 Greg Lewis 4/30/2024 1/19/23 STATE OF CALIFORNIA

Single Family Residence
Bernal and Alvarado, Moss Beach, San Mateo County, CA
APN 037-278-040

Date 4/21/22
Scale As Noted
Drawn Greg
Job
Sheet L0
of 6

Landscape Site Legend

1. 6 foot tall fence along property line - solid wood
2. 3 foot tall modern picket style fence along some of front property line
3. Driveway - Pervious paving, or pervious concrete
4. Pervious paving for front walk - pavers or pervious concrete
5. Paving in public right of way - 2 inch AC over 6 inch class II AB

Vegetation Management (LRA)

Coastside Fire District Ordinance 2019-03, the 2019 California Fire Code 304.1.2

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' 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' of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

There are no existing trees on this site that are being saved and there are no proposed trees.

Landscape Notes

1 MULCH GROUND COVER - At the end of construction "a minimum 3 inch layer of mulch shall be applied on all exposed soil surfaces except turf areas, creeping or rooting groundcovers (none on this plan), or direct seeding applications where mulch is contrindicated (none on this plan). Provide owner with different mulch samples and prices including dark brown mahogany colored Wonder Mulch from Vision Recycling in Fremont

2 All new trees of different water use have to be on separate irrigation circuits respecting their water use. ie all low water use trees have to be on separate valves and hydrozones from medium or high water use trees - no new trees are proposed for this project

4 The planting of medium and high water use plants and lawn is limited by Water Efficient Landscape Rules of San Mateo County.

5 There are NO live turf areas. Turf shall not exceed 25% of the landscape area in residential projects. Turf is not permitted on slopes greater than 25%. Turf is prohibited in parkways less than 10 feet wide.

6 Recirculating water systems shall be used for water features (none on this project)

7 See separate Hydrozone Plan for Hydrozone Summary

8 Amend planting soil with at least 4 cu. yd. nitrolized RWD sawdust and 16 lbs. of 12-12-12 fertilizer per 1000 sq.ft. of planting area unless contra-indicated by a soil fertility test). Do not rototill under existing trees or on steep slopes where it would destabilize the slope.

Plant Legend

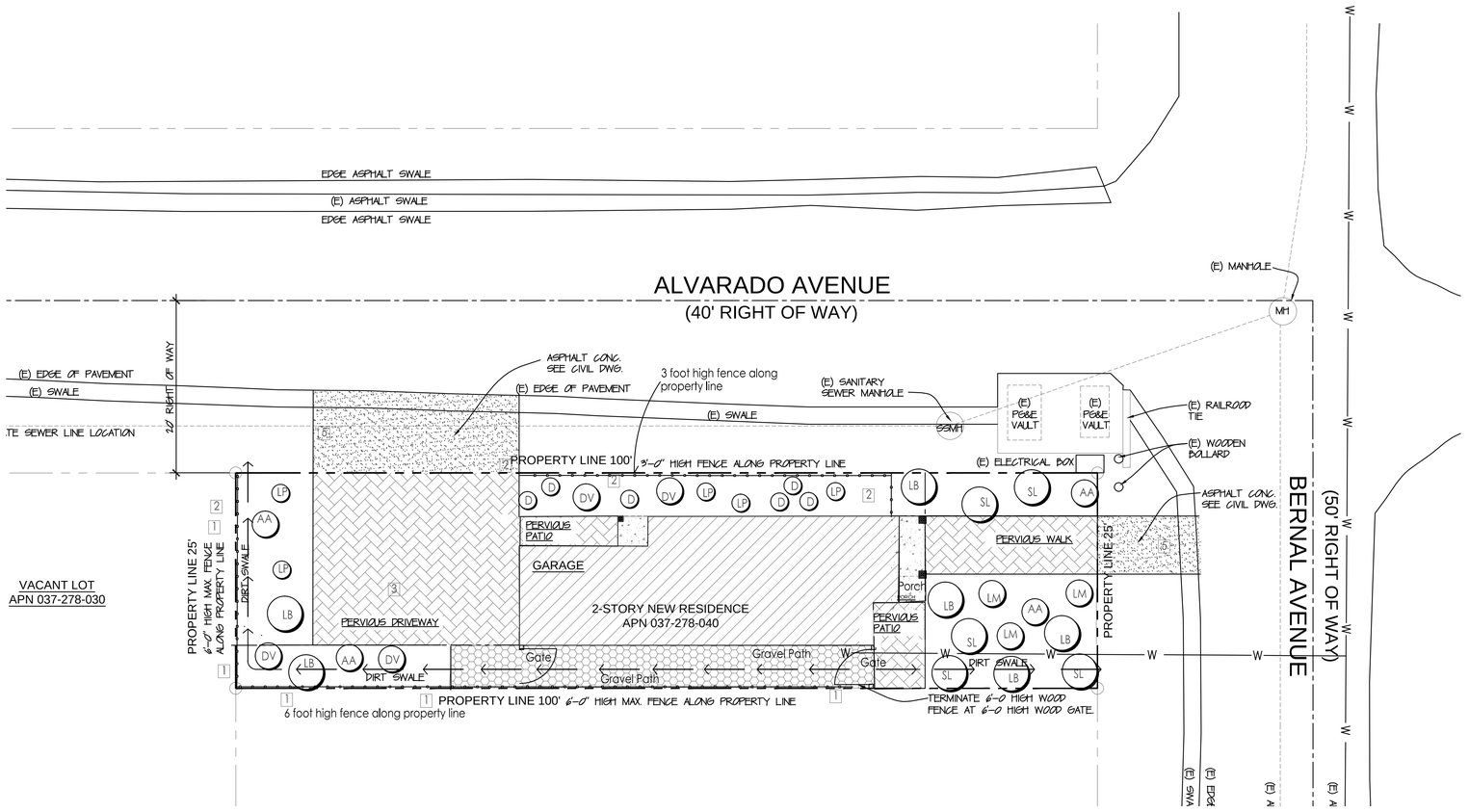
KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE RATING	AVERAGE WUCOLS FACTOR
MEDIUM SHRUBS						
LB	6	1	Lomandra Breeze or Platinum		LOW	9 x .2 = 1.8
GROUND COVERS						
SL	5	1	Salvia leucantha Santa Barbara	Mexican Sage	LOW	6 x .2 = 1.2
LM	3	1	Lantana montevidensis purple	Low Purple Lantana	LOW	2 x .2 = 0.4
DV	4	1	Dietes iridioides	Fortnight Lily	LOW	4 x .2 = 0.8
LP	4	1	Limonium perezii	Sea Statice	LOW	4 x .2 = 0.8
AA	3	1	Agave attenuata	Soft Tip Agave	LOW	1 x .2 = 0.2
D	6	1	Aeonium canariense Mint Saucer	Mint Saucer Succulent	LOW	6 x .2 = 1.2

Plant count is for planning purposes only. Contractor to do own plant count and install all plants on plan.
Ask owner if he wants to upsize any of plants when installed

6.4/32 plants = 0.2
WUCOLS average for project

There are no existing trees on the site so a TREE PLAN is not required.

"I have complied with the criteria of the MWELO ordinance and applied them for the efficient use of water in the landscape design plans" 1/19/23 GregLewis



Planting Plan

1/8"=1'-0"
0' 8' 16'

WELO Prescriptive Approach Used - 894 sf total irrigated planting area

Revision

4/21/22 County comments
6/21/22 site plan adustments
11/2/22 site plan adustments
11/30/22 site plan adustments
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Single Family Residence
Bernal and Alvarado, Moss Beach, San Mateo County, CA
APN 037-278-040

Date	4/21/22
Scale	As Noted
Drawn	Greg
Job	
Sheet	L1
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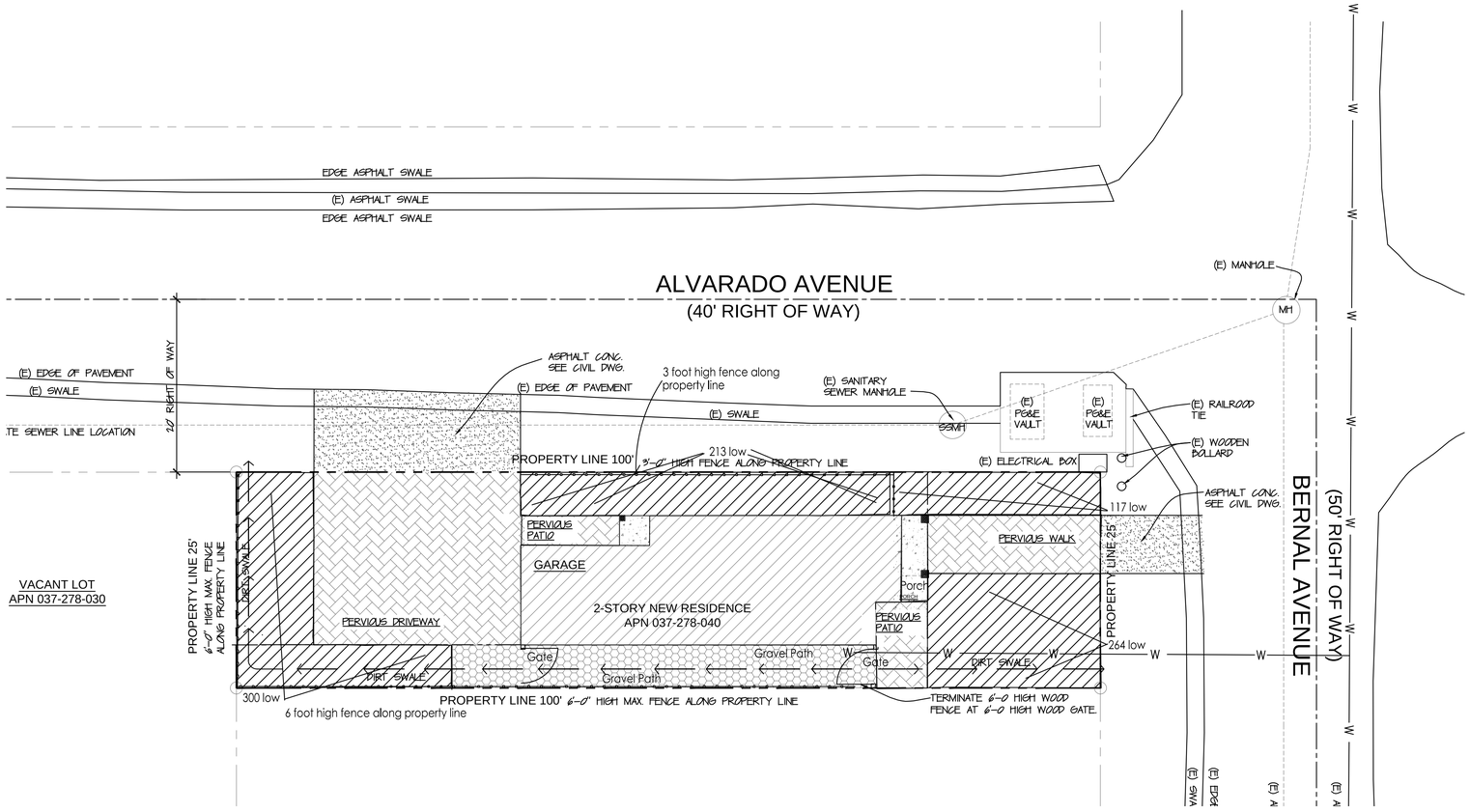
Hydrozone Summary

HYDROZONE	VALVES	IRRIG. METHOD	AREA sq.ft.	% of LANDSCAPE AREA
1 Low water shrubs	1,2	Drip	894	100%
TOTAL			894	100%

Summary by Hydrozone	Area (Sq.ft.)	% of Landscape Area
High Water Use	0	0%
Moderate Water use	0	0%
Low Water Use	894	100%
TOTAL	894	100%



Hydrozone Plan

1/8"=1'-0"

0' 8' 16'

WELO Prescriptive Approach Used - 894 sf total irrigated plants

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Drip Irrigation Notes

1) Secure larger 3/4" drip tubing 1" below grade with 7" or 11" U-shaped stakes 3 feet on center or closer so that the tubing can be found easily but does not show if the mulch gets brushed away. Cover tubing with soil and mulch and install manual flush valves at ends of tubing and mark them so they can be found easily.
2) Run large tubing next to or over rootball of plants to minimize length of smaller 1/4" tubing. Secure emitters on 3/4" tubing at plant root balls. When necessary run short lengths of 1/4" tubing from emitters to plant root balls. Install stakes on 1/4" tubing at 12" on center and cover tubing with 1" of soil plus mulch.
3) As the plant and plant rootball increase in size, the locations of the emitters may need to be adjusted so they are evenly spaced over the rootball.
4) Install pressure compensating emitters (with minimal difference in flow between 10 PSI and 40 PSI) at each plant on root ball (not right at stem). Use Agrifim PC Plus (pressure compensating emitters). Use the ones that 1/4 tubing can be connected to. Other emitters may have a higher discharge rate at startup requiring larger pipe sizes.

Emitter schedule:
Two 1 GPH emitters at small shrubs (eventual size) D,S,LM,LP
Three 1 GPH emitters at medium shrubs DV,SL,AA,LB
Four 1 GPH emitters at large shrubs - none
With shrubs that have multiple emitters, put some over root ball (not right on stem) and some out under future canopy. Space emitters evenly in root zone area.

Irrigation Notes

1 See sheet L5 and L6 for details and specifications
2 This system is designed to operate with minimum 3 GPM at minimum 50 p.s.i. at the point of connection. If this condition is not met contact the Landscape Architect for possible redesign. If pressure exceeds 75 psi at point of connection install a Wilkins 600 3/4" pressure regulator . Contractor to measure existing static psi prior to finalizing the bid.
3 Detector tape should be installed with any pressure lines not buried in the same trench with control wires and with any lines of any kind under paving not in a trench with control wires.
4 At valve groupings provide a threaded capped pressure line stubout so it is easy to add additional valves later. Run a few extra wires to these locations from the controller.
5 Electric controllers should be set to water between 6:00 P.M and 11:00 a.m. to avoid watering during times of higher wind or temperature and programmed with repeat cycles to avoid runoff. This is not as important for drip that is not affected by the wind. Set irrigation schedule according to plants' water needs.
6 Run enough extra control wires from the controller so that one extra valve could be added at each valve grouping
7 The routing of sprinkler lines is schematic on the plan. Do not put valves too close to trees. Stay 8' to 10' away if possible. Do not put pressure lines under trees. Install line in planting areas instead of under paving whenever possible.
8 Check with the owner for final location of controller so it can be coordinated with the electrical supply. Run sleeves under driveways and other paving for wires and irrigation lines. Add 2 additional 1" sleeves for future use by owners for lighting wires or other needs. Cap them for future use.
9 If there aren't sufficient hosebibs on house add at least one on each side of the house.
10 Install an automatic master valve between the point of connection and the rest of the valves that turns on and allows water to pressurize the pressure lines when the irrigation is supposed to run or if it is required or if the owner wants one installed. This prevents a leaky valve from wasting water when the irrigation is not running.
11 At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, and irrigation schedule of landscape and irrigation maintenance if required by the County at that time
12 All irrigation emission devices must meet the requirements set in the ANSI standard ASABE/ICC 802-2014. "Landscape Irrigation Sprinkler and Emitter Standard" All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014
13 Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices
14 Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur
15 Soil moisture levels need to be brought up by hand watering or a temporary spray system before the drip system can take over.
16 The contractor is to provide a diagram of the irrigation plan showing hydrozones that shall be kept with the irrigation controller for subsequent management purposes
17 The contractor is to provide an "as built" drawing of any significant changes such as pressure line and valve location changes
18 A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project
19 An irrigation audit report shall be completed at the time of final inspection if required by the County
20 Automatic weather based or soil moisture based irrigation controllers shall be installed on the irrigation system - see Irrigation Legend and Plan
21 Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range
22 Manual shut-off valves shall be installed as close as possible to the point of connection of the water supply
23 Areas less than 10 feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.

Irrigation Legend

KEY	MANUF.	MANUF. #	DESCRIPTION
D L9 / C	Hunter	Pro-C 4	4 station Controller wall mount exterior with Wireless Solar Sync On-Site Weather Station. Controller will change it's program based on current weather conditions. Install weather sensor in a sunny location where it will get rain Ask owner if he would prefer a Wi-Fi controller such as Hunter HCC 800 PL
G L5	Febco	825Y-3/4"	3/4" Reduced pressure backflow preventer
A L5			3/4" Manual shutoff valve in valve box same size as pressure line
F L5	Hunter	PGV 101 G	Automatic master valve below grade in valve box
C L9	Hunter	ACZ 075 -25	3/4" Automatic anti siphon valve with drip filter and 25 psi pressure regulator installed at least 6 inches above the highest downstream drip emitter
B L5	3/4"		Nonpressure line - Sch 40 PVC 3/4" unless noted for larger
	1"		size - 12" cover - pipes less than 2" to be Sch 40 PVC
	1-1/4"		
			3/4" Pressure line - Sch 40 PVC - 18" of cover (24" of cover under A.C. paving)
	Lines under paving Sch 40 PVC - 24" of cover		
	PL		Pressure line - 3/4" Sch 40 PVC
	NP		Non Pressure line - 3/4" Sch 40 PVC
	W		1" gray elec. conduit for control wires.
			Also install an extra capped 1" water line for future use under paving
H L5 / E L9			3/4" PE drip tubing with compression fittings - see Drip Irrigaiton Notes

All lines under pavement to be sleeved using a Sch 40 PVC sleeve 2 sizes larger than the pipe inside

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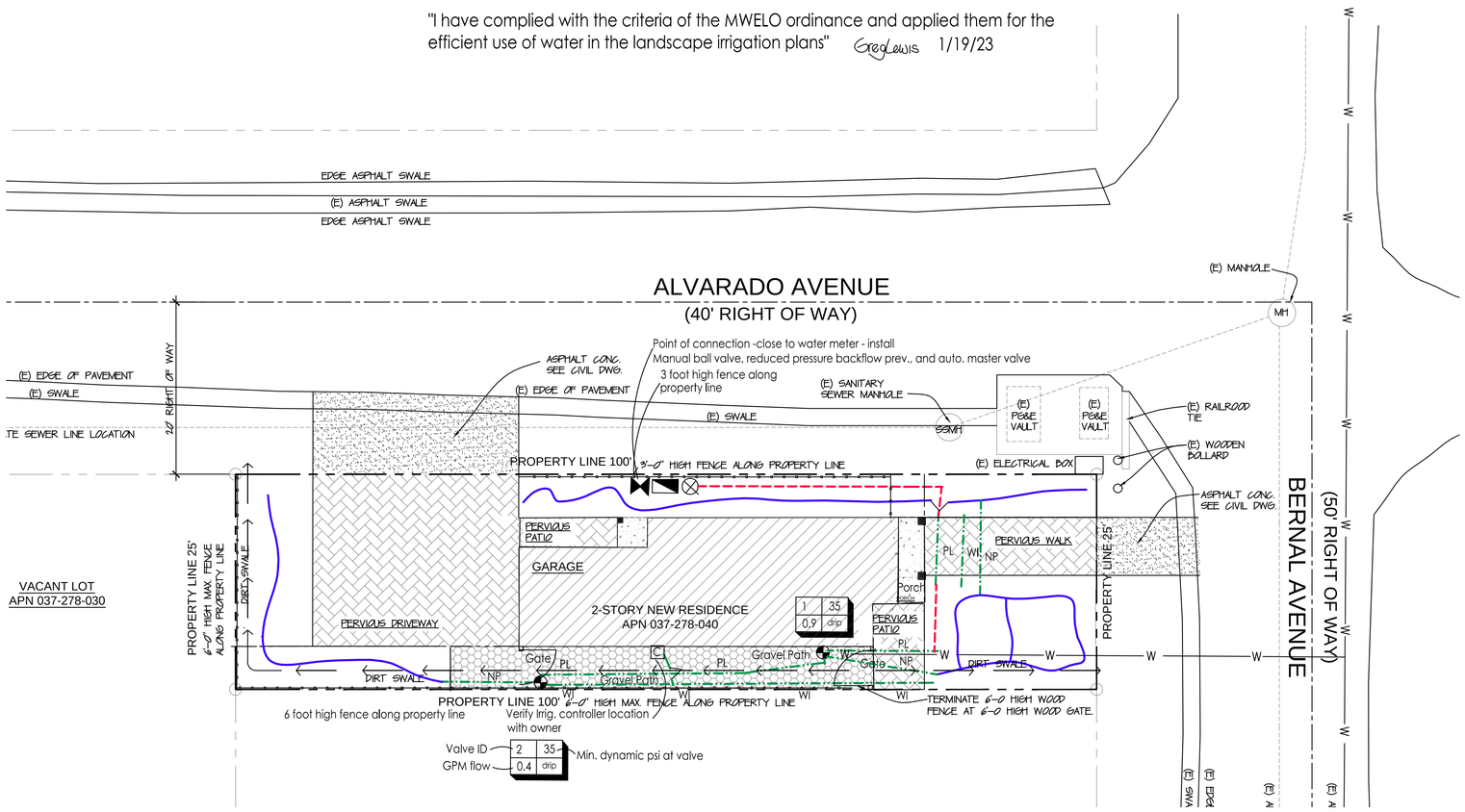

Irrigation Plan

1/8"=1'-0"
0' 8' 16'

WELO Prescriptive Approach Used - 894 sf total irrigated plants

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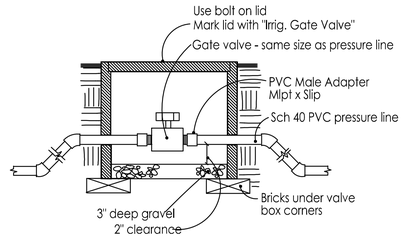
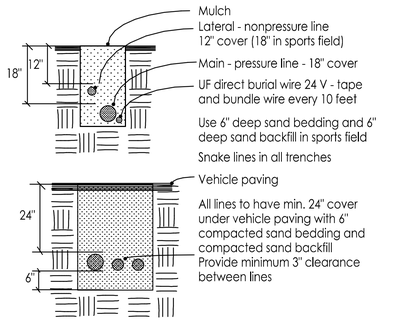
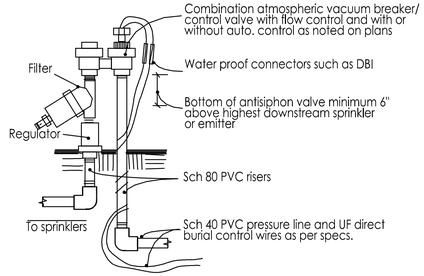


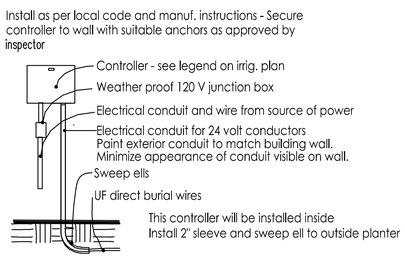
Manual Gate Valve
No Scale — A



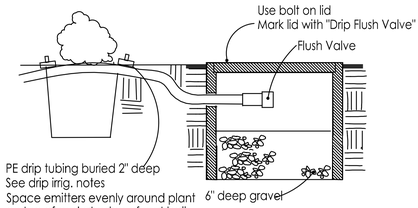
Trenches/Lines
No Scale — B



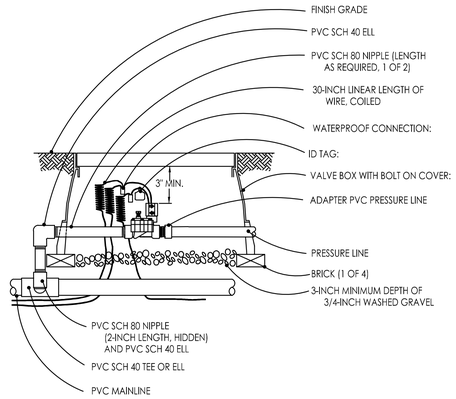
Auto. Antisiphon Valve
with Filter and Regulator for Drip
No Scale — C



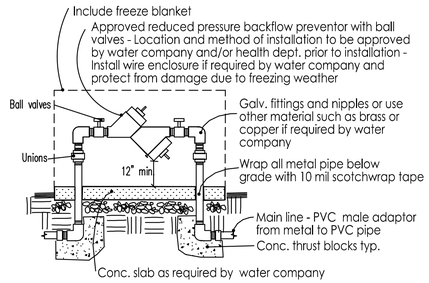
Wall Mount Controller
No Scale — D



Drip Emitter and Flush Valve
No Scale — E

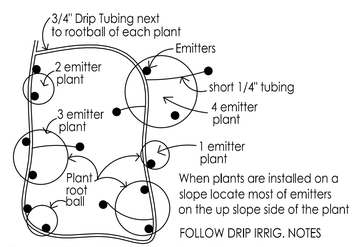


Remote Control Master Valve
No Scale — F

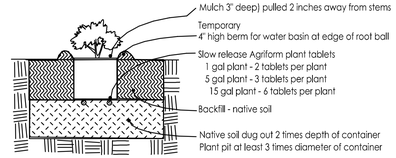


When necessary, due to high water pressure, install pressure regulator downstream from backflow prevent unless noted for other location on plans

Reduced Pressure
Backflow Preventor
No Scale — G

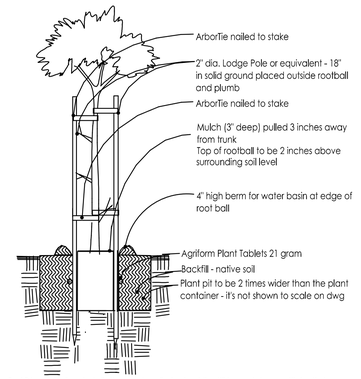


Drip Emitter Placement at Shrubs/ Ground Covers
No Scale — H



1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
2) Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container.
3) Replace this mixture in bottom half of hole and walk on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water .
4) Remove rootball carefully from container by tapping out, not pulling out by the stem. Scarify rootball walls in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
5) Install fertilizer packets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
6) Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
7) Make the water basin.
8) Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
9) Install mulch

Shrub Planting
No Scale



1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
2) Dig hole at least 2" less deep than the container and 3 times wider than the diameter of the container the plants were delivered in.
3) Gouge holes in the side of the plant pit - 2 holes per sq. ft. of wall surface
4) Remove rootball carefully from container with support from below. Sever any circling roots (3/16"dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under root ball.
5) Fill around rootball with backfill mix to 1/2 its height and pack soil as you fill with shovel handle or feet being careful not to disturb root ball
6) Put Agriform Plant Tablet fertilizer at this level adjacent to rootball and at bottom of hole (5 tablets per 15 gal. or 5 tablets per 1 inch of caliper width. Fill the remainder of the hole with backfill and pack it.
7) Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
8) Install stakes such that the stakes and the tree ties won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other

Tree Planting
No Scale

Landscape Details

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GENERAL CONDITIONS – SOIL PREPARATION, PLANTING, AND IRRIGATION

1.1 QUALITY ASSURANCE:
A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.
B. It is the Contractor's responsibility to verify all information contained in the plans and specifications and to notify the Architect of any discrepancy prior to ordering products or commencing with the work.
C. Check and verify dimensions, reporting any variations to the Architect before proceeding with the work.

1.2 CONTRACTOR COORDINATION
A. It is the responsibility of the Landscape Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc., and to coordinate work with the General Contractor.

1.3 DIMENSIONS AND SCALE
A. Dimensions are to take precedence over scale at all times. Large scale details are to take precedence over those at small scale. Dimensions shown on plans shall be adhered to insofar as it is possible, and no deviation from such dimensions shall be made except with the consent of the Architect. The Contractor shall verify all dimensions at the site and shall be solely responsible for same or deviations from same.

1.4 LAWS AND REGULATIONS
A. The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

1.5 LICENSES AND PERMITS
A. The Contractor shall give all notices and procure and pay for all permits and licenses that may be required to complete the work.

1.6 SUBMITTALS
A. At the request of the owner or the Landscape Architect, submit manufacturer's and/or supplier's specifications and other data needed to prove compliance with the specified requirements including certificates stating quantity, type, composition, weight, and origin of all amendments, chemicals, import soil, planter mix, plants, and irrigation equipment used on the site.

1.7 PRODUCT SUBSTITUTIONS
A. Any product substitutions shall be requested in writing. The Landscape Architect must approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's

1.8 ERRORS AND OMISSIONS
A. The Contractor shall not take advantage of any unintentional error or omission in the drawings or specifications. He will be expected to furnish all necessary materials and labor that are necessary to make a complete job to the true intent and meaning of these specifications. Should there be discrepancies in the drawings or specifications, the contractor shall immediately call the attention of the Architect to same and shall receive the complete instructions in writing.

1.9 INSPECTIONS/REVIEWS DEFINITION
A. Inspection or observation as used in these specifications means visual observation of materials, equipment, or construction work on an intermittent basis to determine that the work is in substantial conformance with the contract documents and the design intent. Such inspection or observation does not constitute acceptance of the work nor shall it be construed to relieve the contractor in any way from his responsibility for the means and methods of construction or for safety on the construction site. Inspection or observation will be done by the Landscape Architect only if requested by the owner in writing. This service will require a written contract for additional fees.

LANDSCAPE IRRIGATION

PART 1 – GENERAL

1.1 WORK INCLUDED

A. The work includes but is not necessarily limited to the furnishing of all materials, equipments, and labor required to install a complete irrigation system.

1.2 GUARANTEE. The entire sprinkler system shall be guaranteed by the Contractor in writing to be free from defects in material and workmanship for a period of one year from acceptance of the work. The guarantee shall include repair of any trench settlement occurring within the guarantee period, including related damage to paving, landscaping, or improvements of any kind.

1.3 REVIEWS
A. Request the following reviews prior to progressing with the work: (1) Layout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

1.4 WATER PRESSURE
A. Verify the existence of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, reporting insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5 UTILITIES
A. Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.6 ELECTRICAL CONNECTION
A. Verify existence of 110 Volt 20 Amp. circuit for irrigation controller (by others) at location noted on plan for installation of controller.

PART 2 – PRODUCTS

2.1 PIPE
A. Plastic pipe is to be polyvinyl chloride, marked 1120–1220, and bearing the seal of the National Sanitation Foundation. Use Schedule 40 polyvinyl chloride, type I–II fittings bearing the seal of the National Sanitation Foundation, and complying with ASTM D2466 for pressure line and also for any water lines under asphalt paving. Use Sch 40 PVC for lateral lines in planting areas unless stronger pipe is specified in the irrigation legend. For joining, use a solvent complying with ASTM D2466 and recommended by the manufacturer of the approved pipe. Pipe is to be continuously and permanently marked with the manufacturer's name, pipe size, schedule number, type of material, and code number.
B. Galvanized steel pipe is to comply with ASTM A120 or ASTM A53, galvanized, Schedule 40, threaded, coupled, and hot–dip galvanized. Use 150 lb. rated galvanized malleable iron, banded pattern fittings. Wrap all galvanized pipe below grade with 2" wide, 10 mil. plastic wrapping tape (#50 Scotch wrap or equal).
C. Drip tubing is to be as noted on plans. Use compression fittings.

2.2 CONTROL WIRE
A. Use type UF direct burial wire minimum size #14, copper, U.L. approved for irrigation control use for runs of 1000 feet or less. For longer runs consult with Landscape Architect. Use 3M DBY Direct Bury Wire Splice Kits or dry splice type wire connectors at splices. No underground splices will be allowed without a splice box.

2.3 OTHER MATERIALS
A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS
A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 EXCAVATION
A. Trenches may be excavated either by hand or machine, but shall not be wider than is necessary to lay the pipes. Care should be taken to avoid damage to existing water lines, utility lines, and roots of plants to be saved.
B. Minimum depth of cover for buried pipelines shall be: 1. Eighteen (18) inches for mainline pressure piping. 2. Eighteen (18) inches for 24 volt wiring from controllers to remote control valves. 3. Twelve (12) inches for lateral distribution lines. 4. Twenty–four (24) inches, minimum cover, with 6" sand bedding and 6" sand cover for any pipe or wire sleeve under A.C. paving.
C. Under existing paving, piping may be installed by jacking, boring, or hydraulic driving except that no hydraulic driving will be permitted under asphalt concrete pavement (most pipes and sleeves under A.C. paving are to be installed prior to installation of the paving). Where cutting or breaking of existing pavement is necessary, secure permission from the Architect before cutting or breaking the pavement, and then make necessary repairs and replacements to the approval of the Architect and at no additional cost to the Owner.

3.3 INSTALLATION OF PIPE
A. Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using methods and tools approved by the manufacturers of the pipe and equipment and exercising care to prevent damage to the materials or equipment.
B. Metal pipe threads shall be sound, clean cut, and cored to full inside diameter. Threaded joints shall be made up with the best quality pure joint compound carefully and smoothly placed on the male threads only throughout the system.
C. On plastic threaded connections use the sealer recommended by the manufacturer of the plastic valve or fitting. Do not use paste sealer products on plastic valves. Tighten plastic threaded connections with light wrench pressure only.
D. Connections and controls shall be functionally as shown on the drawings, but physically shall be the most direct and convenient method while imposing the least hydraulic friction. Install lines in planting areas whenever possible.
E. Thread male PVC connections into metal female connections rather than the opposite.
F. Interior of pipe fittings, and accessories shall be kept clean at all times, and all openings in piping runs shall be closed at the end of each day's work or otherwise as necessary to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted. Install plastic pipe with the markings turned up to be seen from above until the pipe is buried. "Snake" the pipe in the trenches so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe.
G. Place backfill in 6" layers such that there will be no settling. The top 6" of soil is to be the top soil and soil amendment mixture. All backfill shall be free of rock and debris. Test pipe for leaks prior to backfilling joints. Obtain approval of the owner's representative before backfilling joints.

3.4 INSTALLATION OF EQUIPMENT
A. Flush lines clean prior to installation of valves, sprinkler heads, or hose bibs. Install valves, sprinkler heads, controllers, backflow preventors, hose bibs, and other equipment as per the Irrigation Plan and details.

3.5 ELECTRICAL WORK
A. The line voltage work shall consist of connecting the controller to the nearest available 115 volt supply. The line voltage connection shall be in conduit, in accordance with local electrical code. Controllers mounted inside buildings can be plugged into outlets. The low voltage work shall include all necessary wiring from the controller to the automatic sprinkler valves, installed in accordance with the manufacturer's recommendations. A loop of extra wire, a minimum of eighteen (18) inches long shall be provided at each automatic valve. Appropriate expansion loops shall be provided throughout the system to assure that no wiring will be under stress.
B. All splices and connections on the 24 volt system shall be made using 3M DBY Direct Bury Splice Kits, Rain Bird Pentite connector, or equal.
C. Wiring, wherever possible, shall be placed in the same trench with, and alongside of, the irrigation main water line. Tape and bundle wire every ten feet. All wiring placed under paving shall be put in adequately sized Sch 40 PVC pipe sleeves prior to paving operations.
D. Wire for 24 volt control lines shall be size #14 UF direct burial irrigation wire. Unless noted differently on the plan, common grounds shall be white, size #14 UF direct burial wire. For wire runs over 1000 feet consult with Landscape Architect for wire size. Under no circumstances, on multiple controller installations, will a single common ground, shared by each controller, be permitted. Each controller shall have its own separate common ground wire.

3.6 TESTING
A. All testing shall be done in the presence of the Owner's Representative. Center–load all pipelines with clean soil approximately every four feet to resist hydraulic pressures, but leave fittings exposed for inspection. Piping under paving shall be tested before paving is in place. Install a 0 to 160 P.S.I. gauge on lines to be tested. All valves shown on Plans shall be in place and shall be in the closed position. Mains shall be tested at 100 P.S.I., and laterals at 65 P.S.I. If available static water pressure is under 100 P.S.I., provide suitable pump for tests. Fill pipelines slowly to avoid pipe damage, and bleed all air from lines as they are being filled. After closing valve at water source, mains shall hold 100 P.S.I. gauge pressure for two hours with no leaks. Laterals are expected to have minor seepage at multiple swing joint assemblies. Major leaks are not acceptable. Laterals shall be tested for one hour at 65 P.S.I. solely to reveal any piping or assembly flaws. The laterals are not expected to hold gauge pressure. For testing laterals, cap risers or turn adjusting screws on nozzles to the "off" position, as appropriate. Repair any flaws discovered in mains or laterals, then retest in same fashion as outlined in presence of the Landscape Architect until all lines have been approved. Provide required testing equipment and personnel.

3.7 SYSTEM ADJUSTMENT
A. The entire sprinkler system shall be properly adjusted before final acceptance. Adjustments shall include but not necessarily be limited to: (1) Adjustment of arc and distance control devices on sprinklers, including changing nozzle sizes if necessary to assure proper coverage of planted areas. (2) Relocation or addition of sprinkler heads if necessary to properly cover planted areas, without causing excessive water to be thrown onto building, walks, paving, etc. (3) Throttling of automatic valves as necessary to operate sprinklers at manufacturer's recommended pressure. (4) Adjustment and testing of all automatic control devices to assure their proper function, both automatically and manually. (5) Installation of pop–up heads anywhere there is a chance of pedestrians or vehicles hitting heads even if pop–ups are not shown on the plan. (6) Installation of check valves to keep sprinkler head drainage from eroding landscape areas, wasting water, or creating soggy spots in the landscaping.

3.8 AS–BUILT DRAWINGS AND INSTRUCTION
A. Regularly update a print of the system noting any changes which are made by dimensioning features below grade from surface features with at least two dimensions. Prior to final approval, give the Owner 2 copies of clean blueprints marked to show changes during construction. The most important features to mark on the plan are valves, pressure lines, wires, and hose bibs.
B. After the system has been completed, inspected, and approved, instruct the Owner's maintenance personnel in the operation and maintenance of the system. Give the Owner completed warranty cards for the irrigation equipment and keys to controllers and hose bibs.

SOIL PREPARATION AND PLANTING

PART 1 – GENERAL

1.1 DESCRIPTION
A. The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

1.2 QUALITY ASSURANCE
A. Plant Identification and Quality
1. Plants are to be true to name, with one of each bundle or lot tagged with the name of the plants in accordance with standards of practice of the American Association of Nurserymen. In all cases, botanical names take precedence over common names.
2. Plants shall be vigorous, of normal growth habit, free of diseases, insects, eggs, larvae, excessive abrasions, sun scalds, or other objectionable disfigurements, and shall conform to the standards as outlined by the California Association of Nurserymen. Tree trunks shall be sturdy and well "hardened off". All plants shall have normal well developed branch system, and vigorous, fibrous root systems which are not root bound. Ground cover plants (rooted cuttings) shall have well developed root systems and be kept moist prior to and during installation. Plants shall be nursery grown and of size indicated on Drawings. All plants not conforming to those requirements will be considered defective, removed from the site and replaced with acceptable new plants at the Contractor's expense.
3. Sod shall have a well developed root system. Yellowing, brown, diseased, dried, or pest infested sod shall be rejected. Sod is to be cleanly mowed within 72 hours of delivery to the site. Sod is to be delivered to the site within 24 hours after being harvested and installed immediately after being delivered. Sod shall not be stored on the site overnight. Any sod delivered to the site that cannot be installed the same day shall be removed and not used on the site.
4. Ground cover is to have well developed roots and foliage. It is to be grown in and delivered to the site in flats.

1.3 SUBMITTALS
A. Provide the results of lab tests done on representative samples of existing soils and imported soils to be used for the top 12" or more of landscape area. Tests are to be done by a reputable soils lab (i.e., Perry Lab, Watsonville or Santa Clara Soil and Plant Lab). Samples to be tested are to be collected by lab personnel. Soil samples are to be tested for:
1. Particle size distribution (clay, silt, sand).
2. Agricultural suitability including any excess problems; i.e., salinity (calcium, magnesium), boron, sodium, pH level.
3. Fertility – amounts of available nitrogen, potassium, phosphorous, iron, magnesium, copper, zinc, and boron.
4. Chemicals and/or poisons that would hinder plant growth. The owner is to decide if tests for poisons will be done since there is a small chance that any exist and the cost of testing for them is expensive and difficult.
An interpretation of the test results and their affect on plant performance done by the lab staff or an approved horticultural consultant should be included in the report. The Owner is responsible for the cost of initial testing and for any additional chemicals and amendments that are required that are not already included in the Specifications or Drawings. Soils tests must be done as soon as possible and prior to ordering or installing soil amendments or plant materials. Plant selections and soil amendment specifications are subject to change depending on the results of the soil tests.
5. If bidding is done prior to soil fertility tests, bid 6 cu yds. of nitrolized RWD sawdust and 16 lbs. of 12–12–12 fertilizer per 1000 sq.ft. tilled or dug into the top 6" to 8" of soil in all planting areas for bidding purposes only. Revise bid when results of soil fertility tests are obtained.

1.4 GUARANTEE
A. Trees shall be guaranteed 1 year – all other plant material 120 days following final acceptance. Any plant material needing replacement because of weakness or probability of dying will be replaced with material of similar type and size to that of the surrounding area. The replacement plants will have the same guarantee as the original plants or trees, starting the day of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.5 PRODUCT HANDLING
A. Protect plants before and during installation, maintaining them in a healthy condition. Application(s) of anti–dessicant may be required to minimize damage. The Contractor is responsible for vandalism, theft, or damage to plant material until commencement of the maintenance period.

1.6 REVIEWS
A. Request the following reviews by the Owner's Representative at least three (3) days in advance (in writing): (1) Rough grading (of landscape area) (2) Soil test (3) Verification of incorporation depths (4) Finish grade (5) Plant material quality approval (6) Plant material layout (7) Plant pit sizes (prior to planting plants) (8) Preliminary inspection (9) Final inspection (5 day advance notice required)

PART 2 – PRODUCTS

2.1 TOPSOIL
A. Native topsoil or import landscape soil

2.2 NATIVE TOPSOIL
A. Native soil on site without admixture of subsoil, free from rocks over two cubic inches, debris, and other deleterious material. Native topsoil is to be stripped, stockpiled, and reinstalled.

2.3 IMPORT LANDSCAPE SOIL
A. Import landscape soil must be tested and meet the following specification:
1. TEXTURE:
Sandy loam to loam
2. GRADING:

SEIVE SIZE	PERCENT PASSING SIEVE
25.4 mm (1")	95 – 100
9.51 mm (3/8")	85 – 100
53 Micron (270 mesh)	10 – 30

3. CHEMISTRY – SUITABILITY CONSIDERATIONS:
a. Salinity: Saturation Extract Conductivity (ECe x 103 @ 25 degree C.) Less than 4.0
b. Sodium: Sodium Adsorption Ration (SAR) Less than 9.0
c. Boron: Saturation Extract Concentration Less than 1.0 PPM
d. Reaction: pH of Saturated Paste: 5.5 – 7.5
e. Lime: less than 3% by weight
4. PESTS:
a. The population of any single species of plant pathogenic nematode: fewer than 500 per pint of soil.
5. ORGANIC MATTER
a. Soil is to have 5% to 10% organic matter at below 18 inches in depth.
Soil is to have less than 30% organic matter at 0 to 18 inches in depth
Organic matter to be less than 1" dia. Do not use mushroom compost.
No noxious weeds are allowed.
6. FERTILITY CONSIDERATIONS:
a. Soil is to contain sufficient quantities of available nitrogen, phosphorous, potassium, calcium, and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials to overcome inadequacies prior to planting.
7. COMPACTION
a. Compact the soil enough so it doesn't settle more when walked on and not significantly over time where the flow of drainage will be affected or soil needs to be added. Don't over compact or work soil when it has too much moisture.
Dig bottom layer of import soil into existing soil. Compact in 6 inch lifts.

2.4 ORGANIC SOIL AMENDMENT
A. Redwood sawdust, 0–1/4" in diameter, that is nitrogen stabilized by the supplier, and contains a wetting agent. Also see note on planting plan

2.5 ORGANIC MULCH
A. See Planting Plan

2.6 PLANTER SOIL MIX
A. See Planting Plan and Details.

2.7 BACKFILL FOR PLANT PITS
A. For native soils with 50% or more clay content – 75% topsoil and 25% organic amendment thoroughly mixed and incorporated together with no topsoil clods larger than 1/2" diameter. In heavy clay soils or other soils with large clods this will require mixing the backfill in a stockpile at the site or at the supplier. For soils with less clay content amend only the top 8" of the plant pit backfill as per the soils lab recommendations.

2.8 FERTILIZER
A. Fertilizer needs and amounts will be based on the results of the soil test

B. Sod lawn areas (there is no lawn on the plan)

2.9 PLANT MATERIAL SUBSTITUTES
A. Substitutes will not be permitted except when proof is submitted that plants specified are not available and then only upon approval of the Landscape Architect and Owner.

2.10 OTHER MATERIALS
A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Landscape Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS
A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.
B. Weed and Debris Removal – All ground areas to be planted shall be cleaned of all weeds and debris prior to any soil preparation or grading work. Weeds and debris shall be disposed of off the site.
C. Contaminated Soil – Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the Owner's Representative and do not proceed until the contaminated soil is removed and replaced.
D. Moisture Content – Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.

3.2 ROUGH GRADING AND TOPSOIL PLACEMENT
A. Request a review by the Owner's Representative to verify specified limits and grades of work completed to date before starting soil preparation work. Place topsoil as required to obtain an 12" minimum depth of topsoil or as noted otherwise on the Plans. (Topsoil may already exist in the planting areas). Integrate topsoil layer into subsoil or existing compacted topsoil layer by ripping. Complete rough grading as necessary to round top and toe of all slopes, providing naturalized contouring to integrate newly graded area with the existing topography. Verify that rough grading is completed in accordance with civil engineering drawings and/or any landscape grading drawings. Break through any compacted layers of subgrade material (sometimes left from building or paving pad compaction) that will not allow water in planting areas to percolate through, causing a boggy, over saturated soil condition. You may have to use a backhoe or rotohammers to break up and turn soil to a minimum depth of 12". If proposed planters are in areas of existing paving or baserock, remove at least 12" of material and bring in top soil up to grade required by grading plan. Rough grading in planting areas is to be such that when amendment is incorporated and the mulch is installed, the grade will be +– 1" to finish grade.
B. Soil Preparation: (1) Distribute soil (organic) amendment and fertilizer in the amounts recommended by the soils lab over all planting areas unless noted otherwise on the Plans. (2) Rip and/or till the amendment and fertilizer into the top 6" to 8" of soil until they are thoroughly mixed in. Hand work areas inaccessible to mechanical equipment. (3) Moisten to uniform depth for settlement and regrade to establish elevations and slopes indicated on Drawings.

3.3 FINISH GRADING
A. The Contractor shall make himself familiar with the site and grading plans and do finished grading in conformance with said Plans and as herein specified.
B. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given or between points established by walks, paving, curbs, or catch basins. Finish grades shall be smooth, even, and on a uniform plane with no abrupt changes of surface. Minor adjustments of finish grades shall be made at the direction of the Landscape Architect, if required.
C. All grades shall provide for natural runoff of water without low spots or pockets. Flowline grades shall be accurately set and shall be not less than 2% gradient wherever possible. Grades shall slope away from building foundations unless otherwise noted on Plans. All finish grades (top of mulch) are 1" below finish grade of walks, pavements, curbs, and valve boxes unless otherwise noted.

3.5 MULCHING
A. Recultivate soils compacted by planting or other operations and smooth the soil areas prior to applying mulch. Mulch all planting areas to a depth as noted on plans. This depth should be as per the plans even after being settled and stepped on 30 days after installation. Water lightly to settle mulch. Do not bury ground cover with mulch. Place and settle mulch in such a way that it does not get washed onto paving or block drain swales or inlets.

3.6 WEED CONTROL
A. The Contractor is responsible for pre–emergent weed control. Follow the manufacturer's directions. The Contractor is responsible for the replacement of any plants (other than weeds) that are hurt or killed due to the misuse of weed control products or use of the wrong product. Clay soils can increase the affect of certain pre–emergents. Adjust the application rate accordingly. Some owners may prefer hand weeding to chemical weed control although it is usually more expensive.

3.7 MAINTENANCE
A. Maintenance shall begin immediately after each plant is installed.
B. Maintenance will include:
1. Continuous operations of watering, weeding, cultivating, fertilizing, spraying, insect, pest, fungus, and rodent control, and any other operations to assure good normal growth.
2. Fertilizing: In addition to fertilizing of trees, shrubs and ground covers, herein specified, furnish and apply any additional fertilizers necessary to maintain plantings in a healthy, green vigorous growing condition during the maintenance period.
3. Weeding, Cultivating and Clean Up: Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at no more than 10–day intervals.
4. Insect, Pest and Disease Control: Insects and diseases shall be controlled by the use of approved insecticides and fungicides. Moles, gophers, and other rodents shall be controlled by traps, approved pellets inserted by probe gun, or other approved means.
5. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any damaged areas shall be repaired at no additional expense to the Owner.
6. Replacements: Immediately replace any plant materials that die or are damaged. Replacements shall be made to the Specifications as required for original plantings.
7. Hand Watering: Even when planting areas are watered with automatic irrigation, the soil surrounding the plant pits can be moist while the sawdust/sand root ball is dry. This can cause the plants to deteriorate or not grow (even during the winter). The plants will do best (especially during the hot season) if they are hand watered deeply until their roots grow out into the surrounding soil.

3.8 PRELIMINARY INSPECTION
A. As soon as all the planting is installed, the Contractor will request the Owner's Representative (in writing) to make a preliminary inspection. The 30 calendar day maintenance period will start when the work is approved. Replacement and/or repairs may be required for approval. The Contractor is to notify the Owner and the Owner's Representative in writing when the 30 day maintenance period begins.

3.9 FINAL INSPECTION
A. At least 5 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, neat and clean. The work shall be accepted by the Owner exclusive of the plant materials upon written approval of the work by the Owner's Representative.

Landscape Specifications

Revision
4/21/22 County comments
6/21/22 site plan adjustments
11/2/22 site plan adjustments
11/30/22 site plan adjustments
1/19/23 Planting Plan adjustments

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net

LICENSED LANDSCAPE ARCHITECT REGISTERED LANDSCAPE ARCHITECT No. 2176 Greg Lewis 4/30/2024 1/19/23 STATE OF CALIFORNIA

Single Family Residence
Bernal and Alvarado, Moss Beach, San Mateo County, CA
APN 037-278-040

Date 4/21/22
Scale As Noted
Drawn Greg
Job
Sheet L5
of 6

PRECITA AVENUE (50.00' WIDE)

ALVARADO AVENUE
(40' RIGHT OF WAY)

BERNAL AVENUE (50.00' WIDE)

BLOCK 23

19 | 16 | 15 | 2 | 3 | 1

FND NAIL & SHINNER
SS MH 102.55
102.61
102.66
WATER VALVE 102.88
102.91
102.96
FND 103.00
N28°30'00"E 225.97' (N/AL – NAIL)

EX. D/W
104.61
EP (TYP.)
105.65 DI
EX. D/W
EDGE OF AC PAVEMENT (TYP.) 106.48
WATER VALVE 106.43
107.68
108.05
108.67
N61°30'00"W 250.00' (CL – CL.)
(E) MANHOLE
108.30
SSMH 108.58
EX. D/W
104.58
106.11
EL 106.27
EX. SLOPE 2.23% TYP.
EL 106.80
EDGE OF AC PAVEMENT (TYP.)
107.90
108.00
TBM EL 108.56
FND. "X" 108.17
108.24
CONC. PAD
107.97
108.36
108.49
SSMH
108.84
(E) MTR.
108.73
ABOVE GRND.
108.35
108.05
(E) APPROXIMATE SEWER LINE LOCATION
FOLLOW EXIST. SWALE FOR AC OVERLAY
PROPOSED 24' WIDE AC DRIVEWAY
12%
107.37
3'-0" HIGH FENCE ALONG PROPERTY LINE
N61°30'00"W 100.00'
ELECT. BX
ELECT. BX ABOVE GRND. 104.62
104.33
104.65
P.CORN.W/REBAR TYP.
106.48
2.05%
4%
11'-5"
32'-8"
LANDSCAPE/GARDEN
PROPOSED 24' WIDE AC DRIVEWAY (SPEC.)
12" 90% COMPACTED SUBGRADE
6" AGGREGATE (CLASS II ROCK)
2" AC (MIN.)
PERVIOUS PAVING
2ND. FLR.
2-STORY NEW RESIDENCE
TOTAL FLOOR AREA = 1685.02 SF
624.26 SF LOT COVERAGE
APN 037-278-040
GROSS LOT AREA = 2,500 SF
PERVIOUS DRIVEWAY
GARAGE
EL=108.09
EL=108.30
EL=108.56
EL=108.85
2ND. FLR.
PG&E NEW AC OVERLAY
108.58
VACANT LOT
APN 037-278-030
15.00'
25.00'
6'-0" HIGH MAX. FENCE ALONG PROPERTY LINE
DIRT SWALE
SLOPE 2.80 % -->
EX. SLOPE VARIES-->
EL 106.76
<-- 24' PAV. -->
<-- EX. SLOPE 1.0% TYP.
DIRT SWALE FL (TYP.)
NEW WATER SERVICE
DIRT SWALE
EXIST'G. SLOPE 2.15%
<-- EXIST'G. SLOPE 10%
N61°30'00"W
TERMINATE 6'-0 HIGH WOOD FENCE AT 6'-0 HIGH WOOD GATE.
100.00'
EL. 107.10
EL. 107.70
5.00' SETBACK
N28°30'00"E
32.92' MIN. REAR SETBACK
41.08'
6.00'
20.00'
25' RIGHT OF WAY
106.86
VACANT LOT
APN 037-278-050
VACANT LOT
APN 037-278-060
EX. S. = 0.28%
NEW WATER CONNECTION
EDGE OF AC PAVEMENT (TYP.)
EDGE OF AC PAVEMENT (TYP.)
AC TO FOLLOW SWALE PROFILE-->
EXISTING GROUND SWALE FLOW TYP.
108.23
25.00'
EL. 106.76
EL. 106.49
EL. 106.41 (EP ±)
CL ALVARADO AVENUE
EL. 106.49
CONC. S=1.65% →
2" AC
S=4.00% ±
V7
V6
V5
105.04
FENCE CORN.
PROFILE ALONG DRIVEWAY PL ±
106.69
FENCE CORN.
106.90

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

NOTE:

25X100X0.5/27 (STRIPPING) = 46.00 CU YARDS
NO ONSITE STOCKPILLING ALOWED STOCK PILE TO BE REMOVED FROM SITE AFTER STRIPING

ALL WORK IN COUNTY RIGHT OF WAY MUST HAVE APPROVED ENCROACHMENT PERMIT(S) AND PASS INSPECTIONS PRIOR TO FINAL BUILDING PERMIT APPROVAL.

SHEET INDEX

GRAPHIC SCALE : 1 inch = 10 ft.
10 5 0 10 20

DESIGNED BY: RM
DRAWN BY: RM
CHECKED BY: FZ
SCALE: 1" = 10.00'

GL&A Civil Engineers
39812 MISSION BLVD., SUITE 102
FREMONT, CA. 94539
Tel. (510) 586-8820 EMAIL: projects@glaengineers.com
Engr. of Record: Fereydoon Zlaripour R.C.E. 25308

Land Surveyors
Civil Engineers
Planners and Managers

Topographic / Boundary Survey & Site Improvements

85 Bernal Avnue

apn: 037-278-040
City of Moss Beach
CALIFORNIA

PN:

SHEET C-1 OF SHEETS

EMAIL: projects@glaengineers.com

PRECITA AVENUE (50.00' WIDE)

27.27'
104.67 HYD
EX. FIRE HYDRANT
315 ± TO LOT 1
N28°30'00"E 225.97'
FND NAIL & SHINNER
104.22
OCEAN AVENUE

ABBREVIATIONS

AC	ASPHALT CONCRETE	MIN	MINIMUM
AD	AREA DRAIN	NTS	NOT TO SCALE
BM	BENCHMARK	OH	OVERHEAD WIRES
BC	BUILDING CORNER	PUE	PUBLIC UTILITY EASEMENT
CLR.	CLR. (DIST. INSIDE PL)	PL	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	RET	RETAINING
CONC.	CONCRETE	ROW	RIGHT OF WAY
DI	DRAIN INLET	SD	STORM DRAIN
D/W	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
ELECT	ELECTROLIER	SWR	SANITARY SEWER
EX	EXISTING	TB	TOP OF BANK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FENCE LINE	TW	TOP OF WALL
GRND	GROUND	TYP.	TYPICAL
GB	GRADE BREAK	W	WATER
GROVE	GROVE OF TREES	WM	WATER METER
INV	INVERT ELEVATION	WV	WATER VALVE
MH	MANHOLE		

LEGEND (TOPOGRAPHIC SURVEY)

- EXTERIOR BOUNDARY
- (R) RADIAL BEARING
- BUILDING LIMITS
- BENCH MARK REFERENCE

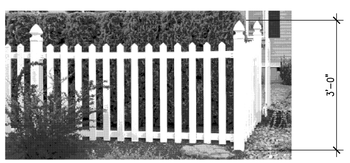
FOUND SURVEY REFERENCES

- CITY STD. CONC. MONUMENT
- + SCRIBED ' + ' ON CURB/CONC. WALL.
- 5/8" REBAR W/ CAP " "
- NAIL OR / & BRASS TAG.

FOUND UTILITIES

- ELECTRICAL PULLBOX
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- ELECTROLIER
- FIRE HYDRANT
- DRAIN INLET
- WATER VALVE
- WATER METER
- POWER POLE

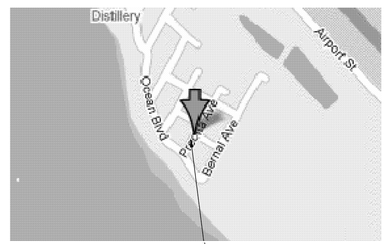
6'-0" HIGH MAX. WOOD SHADOW BOX PRIVACY FENCE
PAINTED EARTH TONED COLOR (WHITE COLOR SHOWN)

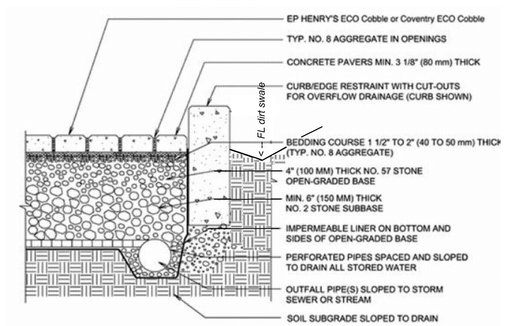


3'-0" HIGH WOOOD FENCE ALONG ALVARADO AVENUE. PAINTED WHITE

12/28/2022

LOCATION MAP



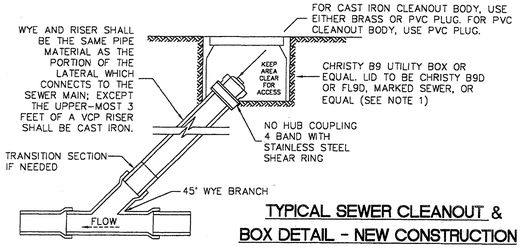


Permeable Paver Section nts

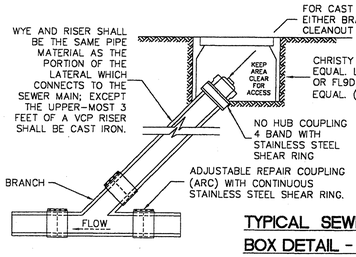
SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

DRAWN BY: N.M.
CHECK BY: A.M.S.
APPROVED BY: N.R.C.

SCALE: NONE
DATE: 8/06
REVISED:



TYPICAL SEWER CLEANOUT & BOX DETAIL - NEW CONSTRUCTION



TYPICAL SEWER CLEANOUT & BOX DETAIL - REPLACEMENT

NOTES:

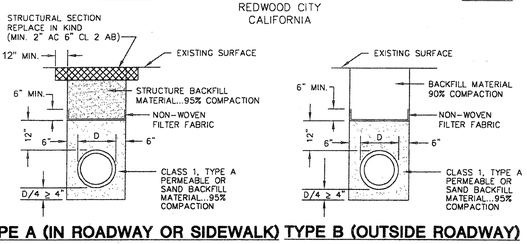
1. WHEN BOX IS SUBJECT TO TRAFFIC LOADING, PROVIDE CAST IRON LID.
2. BOX TO BE PLACED SUCH THAT CLEANOUT CAP CAN BE EASILY REMOVED, SEE ILLUSTRATION.
3. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LATERAL FROM THE PROPERTY STRUCTURE TO DISTRICT MAIN. DISTRICT PROVIDES COURTESY SERVICE FROM DISTRICT STANDARD PROPERTY LINE CLEANOUT TO THE MAIN.
4. SDR-26 WYE, RISER, CLEANOUT BODY AND CAP CAN BE USED ONLY WHEN LATERAL FROM PROPERTY LINE TO MAIN LINE IS REPLACED WITH SDR-26.
5. WHEN ENTIRE LATERAL IS REPLACED, LATERAL FROM PROPERTY LINE CLEANOUT TO MAIN LINE SHALL HAVE A 1-UF GUAGE MINIMUM SINGLE CONDUCTOR TRACER WIRE TAPED TO THE ENTIRE LENGTH OF THE PIPE.

INSTRUCTION OF A STANDARD CLEANOUT REQUIRES MULTIPLE INSPECTIONS BY DISTRICT PERSONEL:
1. FIRST INSPECTION - TO INSPECT WYE AND RISER, WYE AND RISER MUST BE EXPOSED.
2. SECOND INSPECTION - TO INSPECT PLACEMENT OF BOX, LID AND LOCATION OF CLEANOUT WITHIN BOX .

SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

DRAWN BY: R.L.M.
CHECK BY: J.A.L.
APPROVED BY: J.P.

SCALE: NONE
DATE: 12/07
REVISED:



TYPE A (IN ROADWAY OR SIDEWALK) TYPE B (OUTSIDE ROADWAY)

NOTES

1. SAND.... MATERIAL FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
No. 4	100
No. 200	0-5

2. STRUCTURE BACKFILL MATERIAL.... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
3"	100
No. 4	35-100
No. 30	20-100

3. BACKFILL MATERIAL.... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL.
4. IF PERMEABLE BACKFILL USED IN PIPE ZONE, NON-WOVEN FILTER FABRIC SHALL BE PLACED AS SHOWN PRIOR TO BACKFILLING ABOVE PIPE ZONE. FILTER FABRIC JOINTS SHALL BE LAPPED 6" LONGITUDINALLY.
5. FOR INSTALLATIONS UNDER SIDEWALK SAWCUTS SHALL OCCUR AT SCORE MARKS OR CONSTRUCTION JOINTS. WHERE SERVICE LINE IS LOCATED WITHIN 6" OF SCORE LINE OR JOINTS, 2 SECTIONS OF SIDEWALK SHALL BE SAWCUT AND REPLACED IN KIND.

STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR WEST BAY SANITARY SEWER INSTALLATIOI

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SCALE: NONE
DATE: 6/95
REVISED: 4/97

SAN MATEO COUNTY SEWER AND SANITATION DISTRICTS STANDARD SPECIFICATIONS

PIPE AND FITTINGS

POLYVINYL CHLORIDE PIPE (PVC)

1. ALL PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS D3034, SDR 35.
2. ALL JOINTS SHALL BE A BELL AND SPIGOT ASSEMBLY WITH ELASTOMERIC SEALING GASKETS. SEALING GASKETS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION D1869. SOLVENT CEMENT JOINTS ARE NOT PERMITTED.
3. ALL PIPE ENTERING OR LEAVING A CONCRETE STRUCTURE SHALL HAVE A RUBBER WATERSTOP GASKET ATTACHED TO IT. THE WATERSTOP GASKET SHALL CONFORM TO THE PIPE MANUFACTURER'S SPECIFICATIONS. THE WATERSTOP GASKET SHALL BE SEATED FIRMLY AROUND THE PIPE EXTERIOR AND BE CAST INTO THE CONCRETE STRUCTURE.
4. ALL PIPE JOINTS SHALL BE MADE USING MANUFACTURED PVC COUPLINGS. BAND TYPE COMPRESSION COUPLINGS ARE NOT PERMITTED.

DUCTILE IRON PIPE (DIP)

1. ALL PIPE SHALL BE THICKNESS CLASS 50 (FOUR INCH PIPE SHALL BE THICKNESS CLASS 51) IN ACCORDANCE WITH ANSI SPECIFICATIONS A21.51. FITTINGS SHALL BE IN ACCORDANCE WITH ANSI SPECIFICATION A21.10.
2. JOINTS SHALL BE PUSH-ON TYPE OR MECHANICAL JOINT TYPE IN ACCORDANCE WITH ANSI SPECIFICATION A21.11. RUBBER GASKETS FOR PUSH-ON JOINTS SHALL BE IN ACCORDANCE WITH ANSI SPECIFICATIONS HEREIN.
3. PIPE AND FITTINGS SHALL HAVE A BITUMINOUS COATING OUTSIDE IN ACCORDANCE WITH ASTM SPECIFICATION A746-86, UNLESS OTHERWISE SPECIFIED HEREIN.
4. PIPE AND FITTINGS SHALL HAVE A 1/16" (ONE-SIXTEENTH INCH) CEMENT-MORTAR LINING WITH AN ASPHALTIC SEAL COAT.

VITRIFIED CLAY PIPE (VCP)

1. PIPE AND FITTINGS SHALL BE EXTRA STRENGTH, UNGLAZED, BELL AND SPIGOT, CONFORMING TO THE LATEST REVISION OF ASTM SPECIFICATION C700.
2. JOINTS SHALL BE A BELL AND SPIGOT ASSEMBLY WITH FACTORY INSTALLED FLEXIBLE COMPRESSSION TYPE GASKETS MADE OF PLASTICIZED POLYVINYL OR POLYURETHANE CONFORMING TO THE LATEST REVISION OF ASTM SPECIFICATIONS C425. BAND TYPE COUPLINGS ARE NOT ALLOW.

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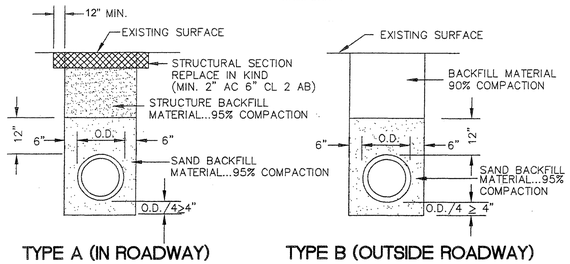

TYPE A (IN ROADWAY) TYPE B (OUTSIDE ROADWAY)

NOTES:

1. SAND.... MATERIAL FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
No. 4	100
No. 200	0-5

2. STRUCTURE BACKFILL MATERIAL.... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
3"	100
No. 4	35-100
No. 30	20-100

3. BACKFILL MATERIAL.... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL.

STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR PVC SEWER PIPE

SAN MATEO COUNTY DEPARTMENT
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REVISED:

SAN MATEO COUNTY SEWER AND SANITATION DISTRICTS STANDARD SPECIFICATIONS

GENERAL NOTES

1. ALL REFERENCES TO "DISTRICT" IN THESE GENERAL NOTES SHALL MEAN THE APPROPRIATE COUNTY SEWER OR SANITATION DISTRICT.
2. THE APPROVAL OF THESE PLANS BY THE DISTRICT SHALL BE INTERPRETED TO MEAN THAT THE SANITARY SEWER DESIGN SHOWN ON THESE PLANS MEETS THE DISTRICT'S STANDARDS. THE DISTRICT'S APPROVAL IN NO WAY GUARANTEES ANY OTHER ASPECT OF THIS PLAN OR ITS ACCURACY RELATIVE TO ACTUAL FIELD CONDITIONS.
3. THE CONTRACTOR SHALL CONTACT THE DISTRICT AT 363-4765 OR 363-4100 TWO (2) WOKING DAYS IN ADVANCE OF BEGINNING ANY SANITARY SEWER WORK. THE CONTRACTOR SHALL THEREAFTER KEEP THE INSPECTOR FOR THE DISTRICT INFORMED OF HIS SCHEDULE FOR SANITARY SEWER WORK.
4. ALL SANITARY SEWER WORK CONSTRUCTED WITHOUT INSPECTION BY THE DISTRICT SHALL BE REMOVED AND RECONSTRUCTED WITH INSPECTION.
5. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FORTY-EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK.
6. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE BEGINNING ANY EXCAVATING.
7. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE COUNTY OR CITY BEFORE BEGINNING ANY SANITARY SEWER WORK.
8. UPON THE COMPLETION OF CONSTRUCTION A COMPLETE SET OF REPRODUCIBLE "AS-CONSTRUCTED" PLANS SHALL BE PROVIDED TO THE DISTRICT.
9. SANITARY SEWER SERVICE SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL USE WHATEVER MEANS ARE NECESSARY (E.G. PUMPS, ETC.) TO MAINTAIN THIS SERVICE DURING CONSTRUCTION.
10. PRIOR TO COMMENCING ANY SANITARY SEWER WORK IN OFF-SITE EASEMENTS THE CONTRACTOR SHALL PROVIDE THE DISTRICT WITH ADEQUATE EVIDENCE THAT ALL AFFECTED PROPERTY OWNERS (AND TENANTS WHERE APPLICABLE) WERE NOTIFIED WELL IN ADVANCE OF THE DATE WORK IN THESE EASEMENTS WAS TO BEGIN AND THAT THEY HAVE UPDATED THAT NOTICE IN A TIMELY MANNER WHEN THOSE DATES HAVE CHANGED.

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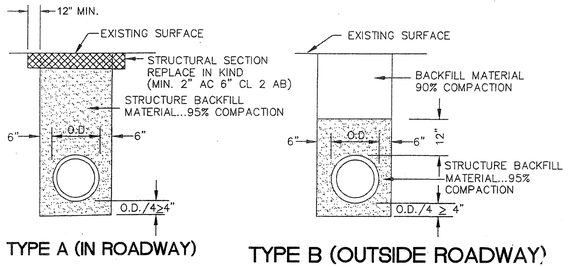

TYPE A (IN ROADWAY) TYPE B (OUTSIDE ROADWAY)

1. STRUCTURE BACKFILL MATERIAL....MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
3"	100
No. 4	35-100
No. 30	20-100

2. BACKFILL MATERIAL.... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL

STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR VITRIFIED CLAY AND DUCTILE IRON SEWER PIPE

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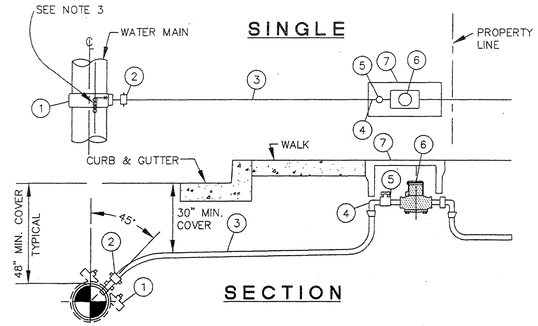
CHECK BY: D.M.W.
APPROVED BY: N.R.C.

SCALE: NONE
DATE: 6/95
REVISED:



SECTION

NO.	ITEM	MANUFACTURER & No. AND / OR DESCRIPTION	3/4" SERVICE	SERVICES OVER 3/4"
1	SADDLE	DOUBLE STRAP SADDLE	SEE STANDARD SADDLE REQUIREMENTS	
2	CORP STOP	MUELLER H - 15000	3/4"	AS DETERMINED BY DISTRICT
3	SERVICE PIPE	TYPE K SOFT COPPER	3/4"	
4	1/4 BEND	MUELLER H - 15530	3/4"	
5	CURB STOP	MUELLER H - 10257	3/4"	
6	METER	BY DISTRICT	3/4"X5/8"	
7	BOX	CHRISTY (BOX : LID)	B -9:B-9D	

NOTE:

1. ITEMS SHADED INSTALLED BY WATER DISTRICT.
2. FACE OF METER TO BE NO MORE THAN 12 INCHES BELOW LID.
3. CONNECT TO MAIN LOCATION WIRE, WHERE EXISTING.

STANDARD SERVICE CONNECTION

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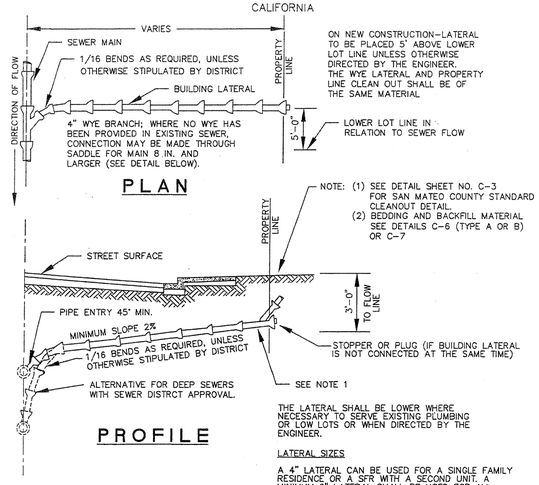


METHOD OF ATTACHING LATERAL TO EXISTING SEWER WHERE NO WYE HAS BEEN PROVIDED

1. EXISTING MAIN ≤ 8": FOR MEANS BY WHICH CONNECTION IS TO BE MADE TO MAIN LINE SEE DETAIL C-8.
2. EXISTING MAIN 10"-18": CONNECTION BY MEANS OF AN APPROVED SADDLE "TEE"
3. EXISTING MAIN >18": CONNECTION SHALL BE AT A MANHOLE UNLESS OTHERWISE APPROVED BY THE SEWER DISTRICT.

SEWER LATERAL DETAIL

GRAPHIC SCALE : 1 inch = 10 ft.
10 0 5 10 20

DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: 1" = 10.00'

GL&A Civil Engineers
Land Surveyors
Civil Engineers
Planners and Managers
39812 MISSION BLVD., SUITE 102
FREMONT, CA. 94539
Tel. (510) 586-8820 EMAIL: projects@glaengineers.com
Engr. of Record: Fereydoon Zianpour R.C.E. 25308

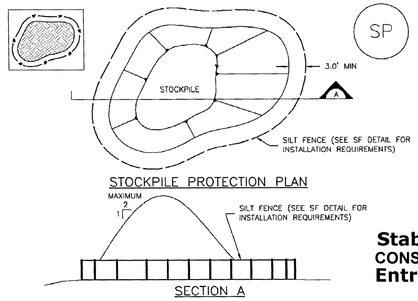
STANDARD DETAILS

85 Bernal Avnue
apn: 037-278-040
City of Moss Beach
CALIFORNIA

PN:

SHEET
C-2
OF 4 SHEETS

EMAIL: projects@glaengineers.com



SP-1. STOCKPILE PROTECTION

FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

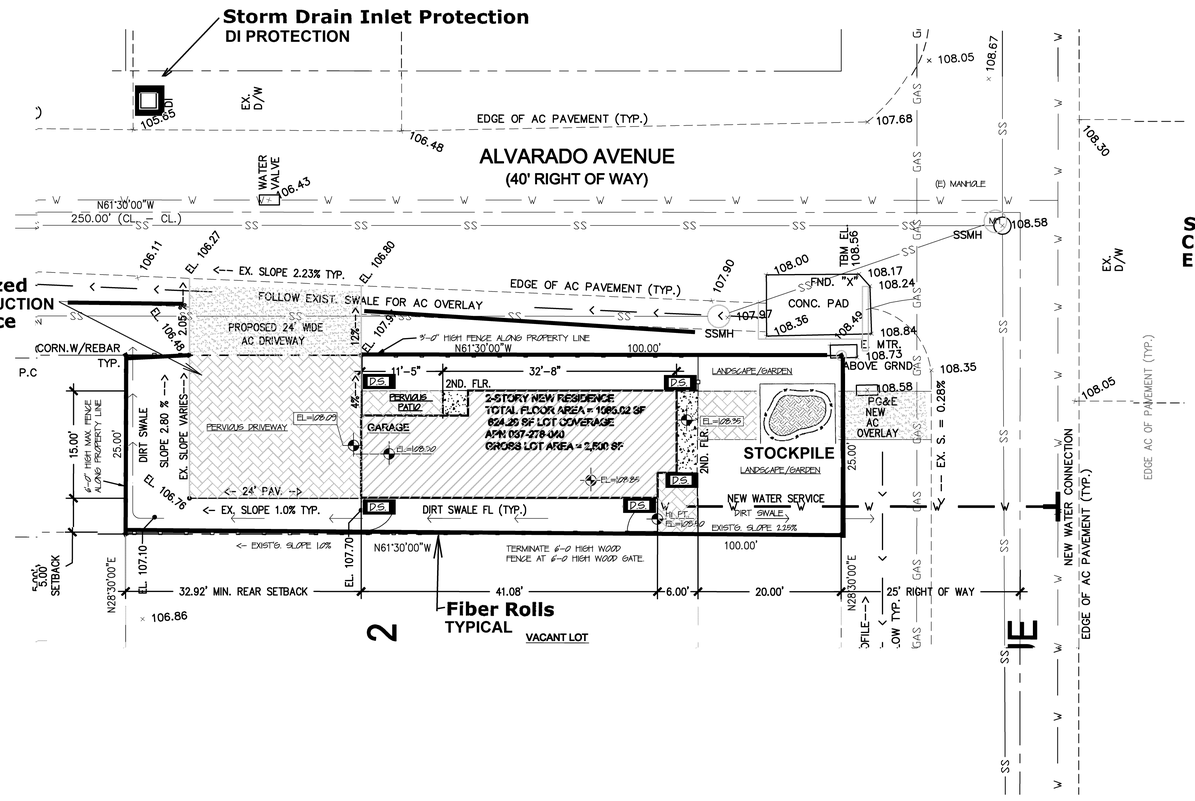
4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Stockpile Management (SP) *(Temporary)* MM-2

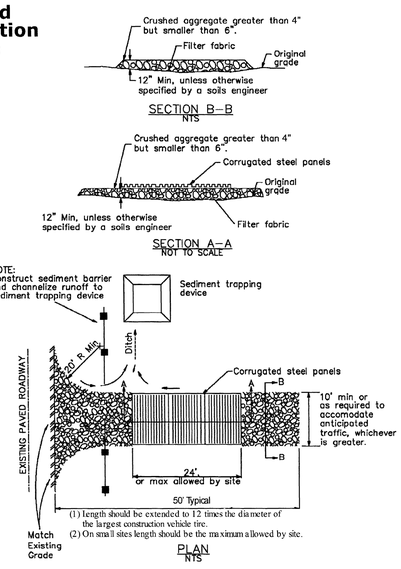


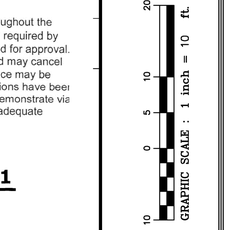
Implementation of Erosion and Sediment Control Plans:

Project erosion and sediment control measures shall be maintained as necessary throughout the duration of the permit to be effective. If significant field changes are made (as may be required by the Building Inspector, changing field conditions, etc.), revised plans must be submitted for approval. The building inspector has the authority to require additional measures at any time and may cancel any requested inspection if any measures are found to be deficient. A Stop Work Notice may be issued pursuant to the County's Stormwater Enforcement Response Plan until corrections have been made and applicable fees paid for staff enforcement time. The property owner shall demonstrate via building inspection that the site is stabilized and winterized, as necessary, either with adequate erosion control or landscaping, prior to the final approval of the demolition permit.

Stabilized Construction Entrance/Exit TC-1

Stabilized Construction Entrance





DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: 1" = 10.00'

GL&A Civil Engineers
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Land Surveyors
Civil Engineers
Planners and Managers
Engr. of Record:

EROSION AND SEDIMENT CONTROL PLAN

85 Bernal Avnue

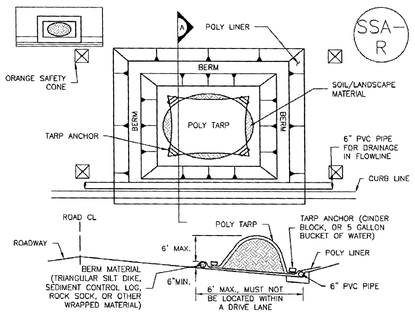
apn: 037-278-040

City of Moss Beach CALIFORNIA

PN:

SHEET C-3 OF 4 SHEETS

Record: Fereydoon Zaripour R.C.E. 25308
EMAIL: projects@glaengineers.com

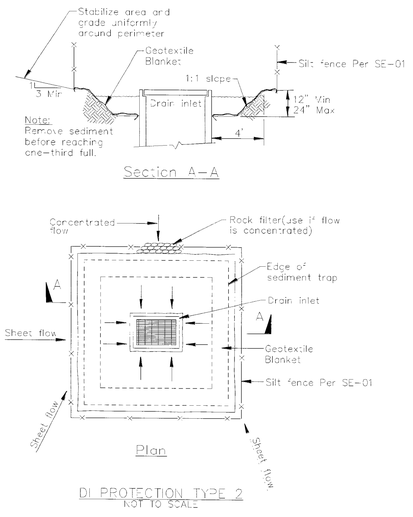


SP-2. MATERIALS STAGING IN ROADWAY

MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF MATERIAL STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.
3. MATERIALS MUST BE STATIONED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.
4. POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.
5. SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER.
6. FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.
7. THIS FEATURE CAN BE USED FOR:
   -UTILITY REPAIRS.
   -WHEN OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED.
   -OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

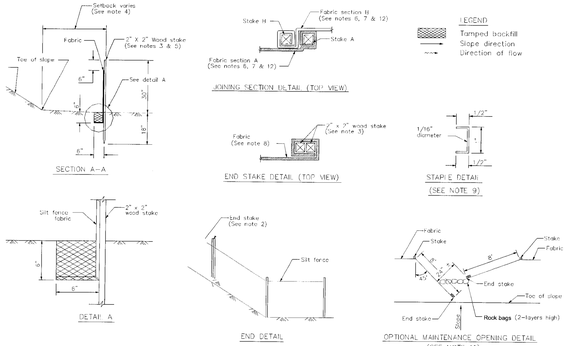
Storm Drain Inlet Protection SE-10



DI PROTECTION TYPE 2
NOT TO SCALE

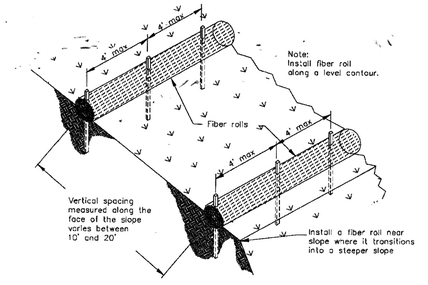
Notes
1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

Storm Drain Inlet Protection SE-10

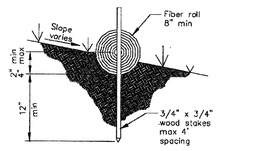


SILT FENCE SE-1

Fiber Rolls SE-5



TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

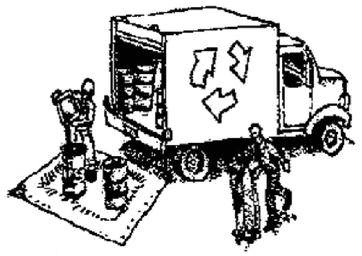
NOTES:
If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted.
Turn the ends of the fiber roll up slope to prevent runoff from going around the roll.

Construction Best Management Practices (BMPs)

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project. Please note: the wet season begins on October 1 and continues through April 30.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

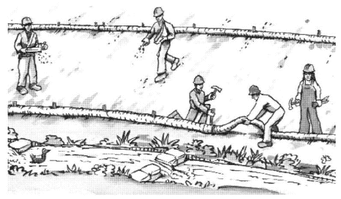
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



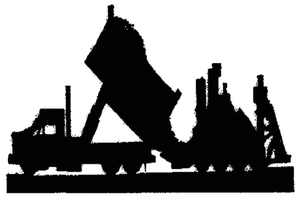
Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - ■ Unusual soil conditions, discoloration, or odor.
  - ■ Abandoned underground tanks.
  - ■ Abandoned wells
  - ■ Buried barrels, debris, or trash.

Paving/Asphalt Work

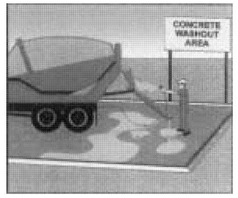


- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

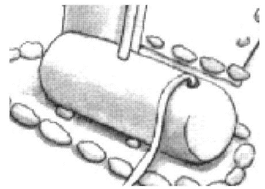
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



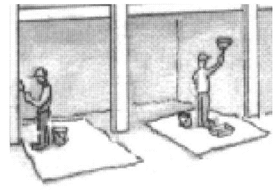
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to $10,000 per day!

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

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

February 8, 2023

Chong S. Lim
176 Black Mountain Circle
Fremont, CA 94536

Dear Mr. Lim:

SUBJECT: Coastside Design Review Recommendation
Alvarado and Bernal Avenue, Moss Beach
APN 037-278-040; County File No. PLN 2021-00282

At its meeting of January 12, 2023, the San Mateo County Coastside Design Review Committee (CDRC) considered a Coastside Design Review (DR) recommendation for a new two-story, 1,085 sq. ft. single-family residence with a 200 sq. ft. attached garage on a 2,500 sq. ft. non-conforming parcel (recorded Certificate of Compliance, PLN 2010-00300), associated with a hearing-level Non-Conforming Use Permit (UP) and Coastal Development Permit (CDP). The UP is required to allow development of the substantially non-conforming parcel, one (1) covered parking space where two (2) covered spaces are required, and a side yard setback of 5 feet where 10 feet is required. The project includes no grading and tree removal. This project is appealable to the California Coastal Commission. The Planning Commission public hearing for the DR, UP and CDP will take place at a later date.

The project was heard by the CDRC on October 13, 2022, and January 12, 2023. At the October 13, 2022 meeting, CDRC suggested design changes to create primary and secondary roof forms to break the apparent mass and scale of the house and to create visual interest. Other comments included avoiding the use of single exterior color and material on a large unbroken surface and using at least three different colors on the façade for trim, first and second floor. At the January 12, 2023 meeting, CDRC recommended approval with the addition of a two-story vertical siding element painted in two shades darker color on the North and South elevations as highlighted in Condition 3.

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

FINDINGS

The Coastside Design Review Committee found that:

For the Design Review

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

1. Section 6565.20 (C) SITE PLANNING & STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; a. Views; Standards: *The design minimizes the effect on views from neighboring houses***.**

2. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale.; b. Neighborhood Scale; Standards (1): *The design of the structure respects the scale of the neighborhood through its building dimensions. Proposed shape, form, and architectural details are proportional and complementary to the style of other homes in the neighborhood.*

3. *Section* 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): *The architectural style compliments the coastal, diverse small town.*

4. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; c. Entries (2): *The entry is similar in size and proportion to the other homes in the neighborhood.*

5. Section 6565.20 (D) ELEMENTS OF DESIGN;1. Building Mass, Shape & Scale; d. (2) Daylight Plane/Facade Articulation: *Facade articulation has been employed to break up the appearance of shear walls through the placement of projecting or recessing architectural details.*

6. Section 6565.20 (F) LANDSCAPING, PAVED ARES, FENCES, LIGHTING AND NOISE: *All exterior lighting is dark sky compliant, limited to one per door, and indicated on the exterior elevations. Exterior lighting specification are shown on the architectural drawings.*

7. Section 6565.20 (D) ELEMENTS OF DESIGN; 3. Roof Design; a (1) *Additions have been made to the primary roof that serve to reduce the home's apparent mass and scale, provide visual interest, and have an appropriate number of roof forms. Additional roof forms are architecturally compatible with the primary roof form's slope and material. All ceiling heights are at 8 feet and adequately lowered to reduce massing.*

8. Section 6565.20 (d) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. (1) Openings Windows: *Windows and doors have been selected that are compatible with the dominant style of the house and neighborhood; the size and proportions of the openings, materials, style, and detailing are compatible. All window and door specifications are shown on the architectural drawings.*

9. Section 6565.20 (F) LANDSCAPING, 1.f. *Landscaping consists of non-invasive plant species as noted on the Landscape Sheet L1.*

10. Section 6565.20 (D) 4. EXTERIOR MATERIALS &COLORS, a. (2) Proposed *exterior materials and colors are compatible with the exterior materials and colors used on neighboring houses. The applicant has avoided the use of colors that are too similar, repetitive, or clashing.*

RECOMMENDED CONDITIONS

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 January 12, 2023. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design 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 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. If the actual floor height, 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.

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

a. Two story vertical siding element: Add two story vertical siding form and element (i.e., board and batten) on the North and South elevations which are painted two shades darker than the exterior walls as per Section 6565.20 (D) 4. EXTERIOR MATERIALS AND COLORS, c. (3) Quantity: Discourage the use of a single exterior material or color in a large unbroken surface. Use three (3) contrasting colors on the trim, siding element and stucco. Show all exterior colors and material specifications used in the project on the architectural drawings.

b. Suggestions (Not required):

(1) The following are color suggestions for the various elements of the house.

a. Exterior wall- Consider using Sherwin Williams 7524, (Dhurrie Beige) as exterior wall color.

b. Two story selected verticals – Consider using Sherwin Williams 7502 on the verticals on the North & South Elevations

c. Front Door – consider using Sherwin Williams 6230 (Rainstorm) for the front door.

4. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:

a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earth-moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of 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.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

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

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

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. 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.

n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

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

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

7. 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 Alvarado and Bernal 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 Alvarado and Bernal Avenue. There shall be no storage of construction vehicles in the public right-of-way.

8. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

9. 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 County Ordinance Code Section 4.88.360).

10. 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.

Building Inspection Section

11. A building permit is required for this project.

Public Works

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

Geotechnical Section

13. A geotechnical report shall be submitted at the time of building permit application; the report shall be updated to the current adopted code. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report at Building Stage. The Geotechnical Report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

Drainage Section

14. At the time of building permit submittal, a final grading and drainage plan consistent with the requirements of the County Drainage Manual and a final C.3 and C.6 Development Review Checklist shall be required.

Montara Water and Sanitary District (MWSD)

15. Applicant shall submit MWSD application for new connections.

16. Applicant shall obtain Sewer Permits prior to issuance of building permit. Sewer connection fees must be paid prior to issuance of connection permit.

17. Applicant shall obtain Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit.

18. 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.

19. Applicant shall first apply directly to the District for permits and not their contractor.

Coastside Fire Protection District (District)

20. *ADD Note to plans*: Smoke Alarm which are hard wired: As per the California Building Code, and State Fire Marshal regulations, the applicant shall be required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one (1) 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.

21. *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 2019 section 1030.2).

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

23. *ADD Note to plans*: 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. The letters/numerals for permanent address signs shall be 4-inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

24. *ADD Note to plans*: As per Coastside Fire Protection District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class “B” or higher as defined in the current edition of the California Building Code.

25. *ADD Note to plans*: Vegetation Management (LRA) –The Coastside Fire Protection District Ordinance 2019-03, the 2019 California Fire Code 304.1.2 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.

26. *ADD Note to plans*: As per 2019 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

27. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum of 500 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CAL Fire or Coastside Fire Protection District. If there is not a hydrant within 500 feet with the required flow, one will have to be installed at the applicant's expense.

28. *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 2019-03, 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. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review.

29. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire 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.

30. Exterior bell and interior horn/strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.

31. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

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 Planning Commission public hearing for your Design Review Permit, Coastal Development Permit (CDP) and Non-Conforming Use Permit (UP). For more information, please contact Sonal Aggarwal, Planner III, at 650/363-1860, if you have any questions.

To provide feedback, please visit the Department's Customer Survey at the following link: https://www.smcgov.org/planning/webforms/san-mateo-county-planning-and-building-engagement-survey

Sincerely,

Glen Jia

_____
Glen Jia, Design Review Officer

GJI:SAG:cmc – SAGHH0043_WCN.DOCX

cc: Andy Singh, Homeowner
Rebecca Katkin, Member Architect
Katie Kostiuk, Member Architect
Beverly Garrity, Community Representative

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

COMPASS

January 27, 2021

Christopher S. Grainger
Rebecca A. Gennaro
3034 Greyling Drive
San Diego, CA 92123

Hi Chris and Rebecca,

Happy New Year! Hope you are doing well and staying healthy!

My client is in the middle of purchasing the lot next to yours at 0 Bernal Lane in Moss Beach. His lot is 2500 square feet like yours. He had a feasibility study completed to see if there is a way to develop the land. He was looking into a special use permit. Below is the response from the Planning Department.

"One of the requirements to get a special use permit to develop on a substandard lot is that
(b) All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible,..."

Would you consider selling your 2500 square foot lot adjacent to his? Please contact me upon receipt of this letter at Jill Uda, 408.623.7765 or jill.uda@compass.com to let me know if you would or would not consider selling your lot.

My client is serious and qualified but needs your help to develop a home for his family at this location.

Thank you for your consideration,

Jill Uda

Jill Uda, Compass
5353 Almaden Expressway, Ste. A150
San Jose, CA 95118
408.623.7765
Jill.uda@compass.com
DRE# 01778145

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

Sigma Prime Geosciences, Inc.
Effective Solutions

GEOTECHNICAL STUDY

SINGH PROPERTY
BERNAL AVENUE
MOSS BEACH, CALIFORNIA
APN 037-278-040

PREPARED FOR:
AMANDEEP SINGH
1590 LAURELWWOD CROSSING PLACE
SAN JOSE, CA 95138

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

JULY 21, 2021

Sigma Prime Geosciences, Inc.
Effective Solutions

July 21, 2021

Amandeep Singh
1590 Laurelwood Crossing Place,
San Jose, CA 95138

Subject: Geotechnical Report for proposed house: Bernal Avenue, Moss Beach, California. APN 037-278-040
Sigma Prime Job No. 21-172

Dear Mr. Singh:

As per your request, we have performed a geotechnical study for the proposed house at Bernal 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 structure.

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

Yours,

Sigma Prime Geosciences, Inc.

Charles M. Kissick, P.E.

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

GEOTECHNICAL STUDY
BERNAL AVENUE
MOSS BEACH, CALIFORNIA
APN 037-278-040

PREPARED FOR:
AMANDEEP SINGH
1590 LAURELWOOD CROSSING PLACE,
SAN JOSE, CA 95138

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

JULY 21, 2021

TABLE OF CONTENTS

1. INTRODUCTION

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

1.1 PROJECT DESCRIPTION

A new house is proposed on a vacant lot. Structural loads are expected to be 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;
- Geologic site reconnaissance;
- Subsurface study, including 2 soil borings at the site;
- Engineering analysis and evaluation of the subsurface data to develop geotechnical design criteria; and
- Preparation of this report presenting our recommendations for the proposed structure.

2. FINDINGS

2.1 GENERAL

The site reconnaissance and subsurface study were performed on June 17, 2021. The subsurface study consisted of drilling 2 soil borings with continuous sampling. The soil borings were advanced to a depth of 10 and 12 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 site was undeveloped. The property is very level. The site is vegetated with wild grasses.

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.

2.4 SITE SUBSURFACE CONDITIONS

The subsurface conditions at the site, based on the soil borings, consist of very stiff clay and sandy clay to the maximum depth drilled of 12 feet. There is a minor lens of clayey sand in Boring B-1. The clay has low plasticity, with a plasticity indices of 7 and 8.

2.5 GROUNDWATER

Groundwater was not encountered in the borings and is not expected to impact 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 fault, located about 850 feet to the northeast. Other faults most likely to produce significant seismic ground motions include the San Andreas, Hayward, Rodgers Creek, and Calaveras faults. Selected historical earthquakes in the area with an estimated magnitude greater than 6-1/4, are presented in Table 1 below.

TABLE 1
HISTORICAL EARTHQUAKES

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

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

2.7 2019 CBC EARTHQUAKE DESIGN PARAMETERS

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

Table 2
CBC SEISMIC DESIGN PARAMETERS

S_S	S_1	S_{MS}	S_{M1}	S_{DS}	S_{D1}
2.127	0.870	2.127	null	1.418	null

Because the S_1 value is greater than 0.75, Seismic Design Category E is recommended, per CBC Section 1613.5.6. The values in the table above were obtained from a software program by the Structural Engineers Association of California which provides the values based on the latitude and longitude of the site and the Site Class Definition. The latitude and longitude were measured at 37.5138 and –122.5099, respectively, and were accurately obtained from Google Earth™.

3. CONCLUSIONS AND RECOMMENDATIONS

3.1 GENERAL

It is our opinion that, from a geotechnical standpoint, 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 borings, and to observe that our recommendations are properly implemented, we recommend that we be retained to 1) Review the project plans for conformance with our report recommendations and 2) Observe and test the earthwork and foundation installation phases of construction.

3.2 GEOLOGIC HAZARDS

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

- Fault Rupture - The site is not located in an Alquist-Priolo special studies area or zone where fault rupture is considered likely (California Division of Mines and Geology, 1974). Therefore, active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is low, in our opinion.

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

- Differential Compaction - Differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. In our opinion, due to the very stiff soil, the likelihood of significant damage to the structure from differential compaction is very low.

- Liquefaction - Liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Loose silty sands below a water table were not encountered at the site, and is not anticipated. Therefore, in our opinion, the likelihood of liquefaction occurring at the site is very low.

- Static Settlement –Total settlement should be less than ½-inch, and differential settlement should be less that ¼-inch.

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.

3.3.2 Compaction

Scarified surface soils 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 D1157-78. All trench backfill should also be moisture conditioned to 3-5 percent above the optimum moisture content and compacted to at least 95 percent of the maximum dry density.

3.3.3 Surface Drainage

Impervious ground should slope away from the addition at 5 percent within 10 feet of the house. Pervious ground should slope away from the addition at 2 percent within 10 feet of the house. Ponding of water should not be allowed adjacent to the house.

3.4 FOUNDATIONS

We recommend that the foundation be designed as conventional continuous spread footings. Footings should have a minimum width of 12 inches, and extend at least 18 inches into the lowest adjacent grade.

Footings should be designed for allowable bearing pressures of 2,500 pounds per square foot for dead plus live loads, with a one-third increase allowed for total loads including wind or seismic forces.

All footings located adjacent to utility lines or other footings should bear below a 1:1 plane extended upward from the bottom edge of the utility trench or footing. All continuous footings should be reinforced with top and bottom steel to provide structural continuity and to permit spanning of local irregularities. Our representative should observe the footing excavations prior to placing reinforcing steel to see that they are founded in suitable materials and have been properly cleaned.

3.4.1 Lateral Loads

A passive pressure equivalent to that provided by a fluid weighing 300 pcf and a friction factor of 0.3 may be used to resist lateral forces and sliding against spread footing foundations. These values include a safety factor of 1.5 and may be used in combination without reduction. Passive pressures should be disregarded for the uppermost 12 inches of foundation depth, measured below the lowest adjacent finished grade, unless confined by concrete slabs or pavements. However, the pressure distribution may be computed from the ground surface.

3.4.2 Slabs-on-Grade

We recommend that slabs-on-grade be underlain by at least 4-inches of non-expansive granular fill. Where floor wetness would be detrimental, a vapor barrier, such as Stego wrap or equivalent may be used.

3.5 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 addition at Bernal Avenue in Moss Beach, California (APN 037-278-040). We make no warranty, expressed or implied, except that our services were performed in accordance with geotechnical engineering principles generally accepted at this time and location. The report was prepared to provide engineering opinions and recommendations only. In the event that there are any changes in the nature, design or location of the project, or if any future improvements are planned, the conclusions and recommendations contained in this report should not be considered valid unless 1) The project changes are reviewed by us, and 2) The conclusions and recommendations presented in this report are modified or verified in writing.

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

5. REFERENCES

Borchardt, G. and Toppozada, T.R., 1996, Relocation of the "1836 Hayward Fault Earthquake" to the San Andreas Fault, Abstracts, American Geophysical Union Fall Meeting, December, San Francisco.

Brabb, Earl E., Graymer, R.W., and Jones, D.L.., 1998, Geology of the Onshore Part of San Mateo County, California, Derived from the Digital Database Open-File 98-137.

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Toppozada, T.R., Real, C.R., and Park, D.L., 1981, Preparation of Isoseismal Maps and Summaries of Reported Effects for pre-1900 California Earthquakes, CDMG Open File Report 81-11 SAC.

Toppozada, T.R., 1984, History of Earthquake Damage in Santa Clara County and Comparison of 1911 and 1984 Earthquakes.

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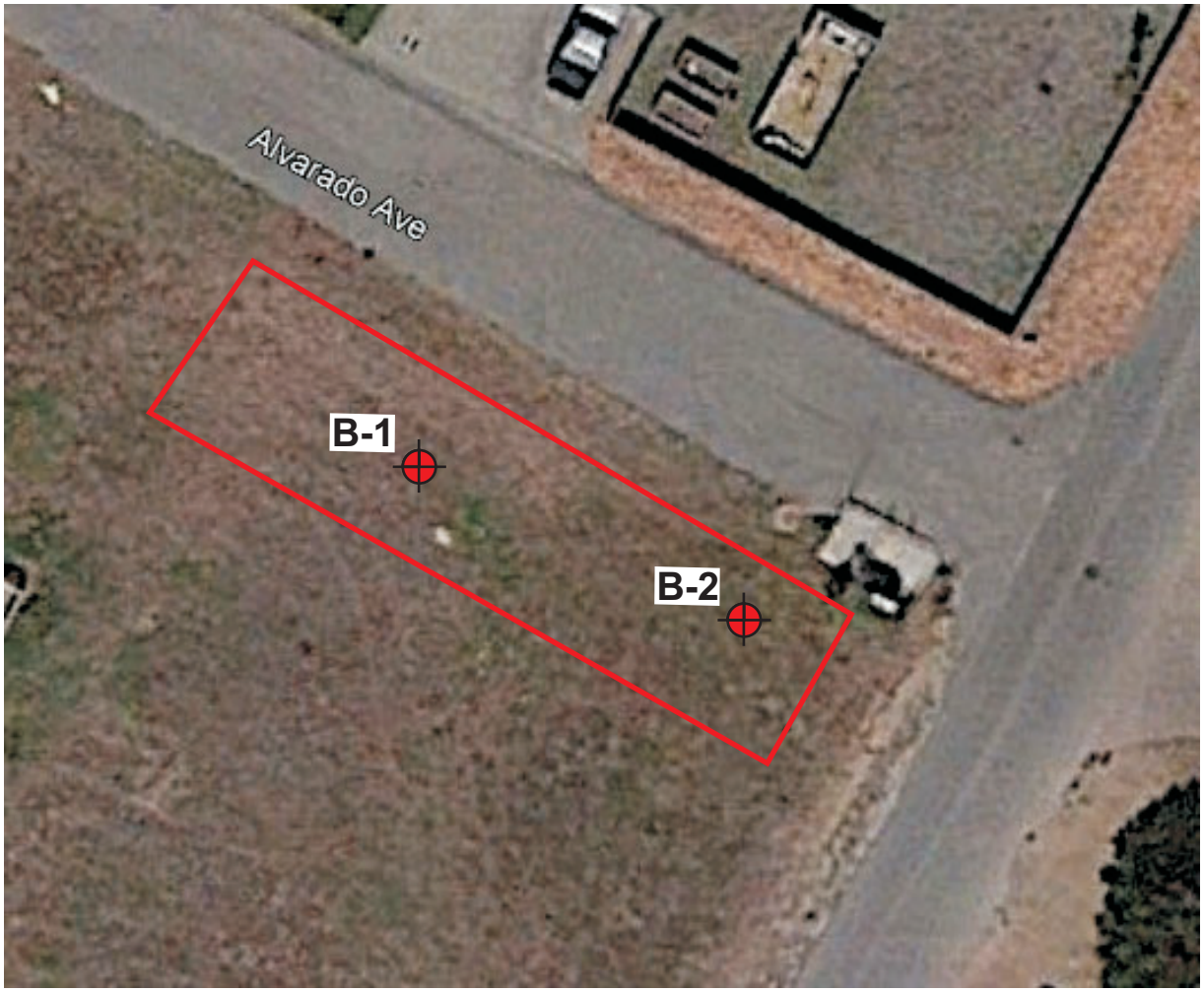
N

Sigma Prime Geosciences, Inc.

Figure	1
Date:	5-20-21
Job No.:	21-172

Location Map

Singh, Bernal Ave., Moss Beach



EXPLANATION

B-1 Soil Boring, Drilled, 6-17-21

Sigma Prime Geosciences, Inc.

Figure	2
Date:	7-21-21
Job No.:	21-172

Site Plan

Singh, Bernal Ave., Moss Beach

APPENDIX A

FIELD INVESTIGATION

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

Several tests were performed in the field during drilling. The standard penetration resistance was determined by dropping a 140-pound hammer through a 30-inch free fall, and recording the blows required to drive the 2-inch (outside diameter) sampler 24 inches. The standard penetration resistance is the number of blows required to drive a standard split spoon sampler the last 12 inches of an 18-inch sample and is recorded on the boring logs at the appropriate depth. Use of the standard split spoon sampler defines a Standard Penetration Test (SPT), and yields an SPT-equivalent blow count. (Where we drove the sampler 24 inches in some cases, this is a modified SPT test.) A modified California (Mod-Cal) sampler was also used, which results in blow counts that are higher than an SPT-equivalent blow count, due to the Mod-Cal sampler's larger diameter. For analyses, it is normal practice to reduce the Mod-Cal blow counts to correspond to an SPT-equivalent blow count. The blow counts from the Mod-Cal sampler are uncorrected on the logs. The results of these field tests are presented on the boring logs.

The boring log 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
Singh	21-172

Location: Back of Lot

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum
Continuous	4“	12’	12’	0’	114’	NAVD88

Boring No. B-1

Page 1 of 1

Date(s) 6-17-21

Drilling Company: Access Soil Drilling

Logged By: CMK

Type of Drill Rig:

Type of Sampler(s): Mod Cal, 2½, SPT

Hammer Weight and Fall: 140 lb, 30“

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0’ - 2.5’: Clay: moderate brown; very stiff; lightly moist.		CL	9 17 24 32	1	MC	Lab, Sample #1: Moisture%=6.3% Dry Density=110.7 pcf LL=23, PL=15, PI=8
	2.5’ - 6.5’: Sandy Clay: orange- brown; very stiff; moist.			15 11 11 12	2	2½“	
5			CL	12 16 24 31	3	2½“	
	6.5’ - 8’: Clayey Sand: orange- brown; medium dense; moist.		SC	11 13 14 16	4	SPT	
	8’ - 12’: Sandy Clay: orange- brown; very stiff; moist.			11 9 13 13	5	SPT	
10			CL	14 15 14 15	6	SPT	
	Bottom of Hole 12’ below ground surface. No groundwater encountered.						
15							
20							

Project Name	Project Number
Singh	21-172

Location: Front of Lot

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum
Continuous	4“	10’	10’	0’	115’	NAVD88

Boring No. B-2

Page 1 of 1

Date(s) 6-17-21

Drilling Company: Access Soil Drilling

Logged By: CMK

Type of Drill Rig:

Type of Sampler(s): Mod Cal, 2½, SPT

Hammer Weight and Fall: 140 lb, 30“

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0’ - 2.5’: Clay: moderate brown; very stiff; lightly moist.		CL	11 14 21 26	1	MC	Lab, Sample #1: Moisture%=6.1% Dry Density=104.7 pcf LL=22, PL=15, PI=7
	2.5’ - 10’: Sandy Clay: orange- brown; very stiff; moist.			12 8 6 7	2	2½“	
5				9 9 11 13	3	2½“	
			CL	9 12 15 16	4	SPT	
				17 18 17 22	5	SPT	
10	Bottom of Hole 10’ below ground surface. No groundwater encountered.						
15							
20							

UNIFIED SOIL CLASSIFICATION (ASTM D-2487-85)

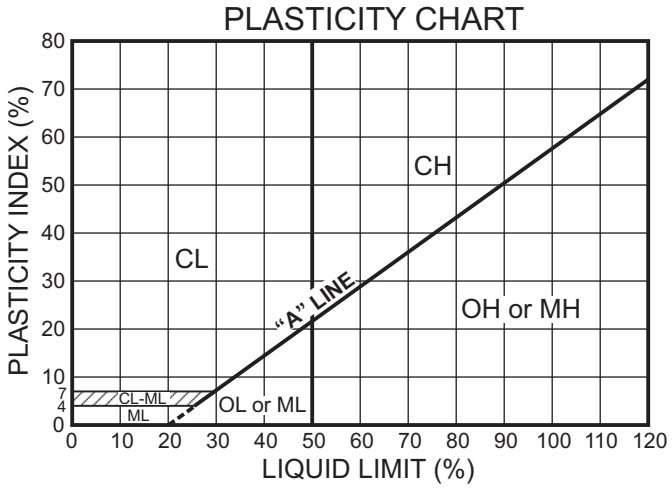
MATERIAL TYPES	CRITERIA FOR ASSIGNING SOIL GROUP NAMES			GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
COARSE-GRAINED SOILS > 50% RETAINED ON NO. 4 SIEVE	GRAVELS > 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS < 5% FINES	Cu > 4 AND 1 < Cc < 3	GW	WELL-GRADED GRAVEL
			Cu < 4 AND/OR 1 > Cc > 3	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 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.

Two samples of clayey soil were tested for their expansive potential, using the Atterberg limits test, as per ASTM D-4318. The results are presented on the boring logs, at the appropriate sample depths.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

Sonal Aggarwal

From: Marsha Moutrie <marsha.moutrie@gmail.com>
Sent: Tuesday, October 11, 2022 12:12 AM
To: Sonal Aggarwal
Cc: Camille Leung; Glen Jia
Subject: Comments on Proposed Structure on Bernal Ave., Moss Beach, APN:037-278-040; CDRC Hearing, 10/13/22, Agenda No. 3. PLN2021-00282

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Aggarwal,

As the owners of the property at 30 Bernal Ave., Moss Beach, we write to comment on the proposal to develop a substandard lot directly opposite our property. For the reasons stated below, we oppose the proposed structure's current design and ask the Design Review Committee to recommend against it. Here are three bases for our opposition.

First, the proposed structure is inconsistent with the coastal, semi-rural, small town character of this Moss Beach Neighborhood and with the Design Review Standards which protect that character; and the inconsistencies are multiple. Here are a few examples. The Standards include second story setbacks to avoid boxiness and preserve sightlines (pages10,13). However, the proposed structure consists of what might be simply described as two oblong boxes of the approximately same size, one atop the other, with an entry portico appended to the front. The top box (the second story) is not set back on the building sides, or rear. Indeed, at the home's rear, it overhangs the first story. The Standards call attention to the importance of roof form, massing, and articulation (p.21). However, the roof of the main structure consists merely of two, equally-sized planes that slope downward at equal angles from the roof's center-line gable. The Standards include lowered eave lines (p.11). However, the proposed design's eave line is high on the second floor. As to architectural style, the Standards specify that new homes should compliment existing, nearby homes (p.17). The proposed structure does not. The three homes across Bernal and Alvarado from the proposed structure, though diverse in appearance, all reflect the semi-rural, coastal style described in the Standards as "coastal craftsman" (p.17). However, the proposed structure's design style is neither semi-rural nor coastal. To the contrary, it is typical of dense, urban neighborhoods, consisting of very narrow lots, developed with closely adjacent structures, characterized by height significantly exceeding their width.

Second, adherence to the Standards is particularly important in this case because of the proposed structure's site, which is opposite the main entrance to the Pillar Point Bluff Park. The Standards stress the importance of how proposed structures "blend with surrounding scenic and natural environment" and require consideration of their "proximity to open space" (p.3). The proposed structure would be located on one of the four lots surrounding the intersection of Bernal and the end of Alvarado, which forms the park entrance. Thus, the proposed structure would become part of the park's residential gateway. The structure's design will therefore impact more than the neighbors and neighborhood. It will also impact the many area residents and visitors who come to the blufftop park seeking respite, exercise, and the experience of being in and with Nature.

The three existing houses on lots surrounding the intersection afford a smooth transition from the semi-rural residential neighborhood into the spectacular natural environment of the blufftop park. All three existing structures are set back from the two roadways. Our home and the other home adjacent to the park trailhead are also set back from the trail and separated from it by substantial, planted side yards which create a soft transition from the developed neighborhood

into natural open space. In contrast, the proposed striucture's design would cut the required setback from Alvarado by half. Taken together, the proposed structure and its proposed nine-foot high, property line fence along Alvarado would narrow the sight lines into and out from the park, disrupting the existing smooth transition from natural open space to semi-rural neighborhood.

Third, the record is not adequate to support design approval. The record upon which the Committee will base its decision appears to include information about only one of the houses in close proximity to the site. The applicant has apparently focused on that house (at 65 Bernal) solely for the purpose of showing that it is both larger and taller than the proposed structure. The comparison is inapt. In contrast to the proposed structure, the home at 65 Bernal is located on a much larger lot, is set far back from Alvarado, and is creatively designed in conformity with the Standards. The Committee should reject the proposed design for the reasons stated above and because the proposed structure's impact on the neighborhood character (and park visitors' experience) cannot be accurately gauged from the minimal evidence and information provided.

Thank you for your work and for considering our comments.

Respectfully submitted,
David and Marsha Moutrie

Sonal Aggarwal

From: Kate Broderick <katefbroderick@gmail.com>
Sent: Tuesday, October 11, 2022 11:03 AM
To: Sonal Aggarwal
Subject: Bernal Moss Beach

Dear Sonal Aggarwal,

I hope this message finds you well. I am writing to you about the proposed house for Moss Beach on Bernal Ave. I live at 46 Precita Ave Moss Beach, the adjacent corner to the proposed property. I am concerned about this proposed home for the following reasons:

(1) The design does not match the surroundings. It is a very small lot with a really skinny/tall home. Its design looks like something for Daly City rather than Moss Beach.

(2) The location of the lot is at the trail head. Over the past 5 years, there have been 7 new homes built on Bernal and Ocean Blvd all one block or two from the entrance to the trail head. Such construction has forced numeriors daily visitors to park on the street, condensing an already small city street with parked cars. Why hasn't the county dedicated one of these lots for parking at the trail head?

(3) As mentioned in #2, there has been a lot of construction in our small neighborhood these past 3 years with no improvements to our neighborhood streets. Currently there are only two exits out of our neighborhood (including Ocean Blvd). As you may already know, Ocean blvd is slowly being lost to erosion. With the numerous construction trucks and near cliff construction, Ocean blvd deterioration has been exacerbated to the point that we will likely lose the road in the next decade. Leaving us with just one exit. This is not safe for our community-we need another access road before you approve more homes to be built in our neighborhood.

I plan to be at the meeting tomorrow and speak during public comment as well. Thank you for your time.

Sincerely,

Kate
--
Kate Broderick, Esq.
(650) 580-2361
Preferred Pronouns: She/Her
Consider the environment before printing this e-mail

From:	Tim Machold
To:	Sonal Aggarwal
Cc:	Glen Jia; Camille Leung
Subject:	Comments on Proposed Structure on Bernal Ave Moss Beach, APN: 037-278-040
Date:	Wednesday, October 5, 2022 11:09:06 AM

Ms. Aggarwal

I hope you received the plan elevation I sent. Upon further consideration I feel that our home at 65 Bernal Ave, used in the required notice is not the closest structure to the proposed project but our 14 ft high garage building on Alvarado Blvd is. In fact, three other homes are as close as ours and not sure why ours was chosen, among the four it looks least like the proposed project and is on 1/3-acre lot with a separate garage building. Further, the use a few square feet of signage in the middle of the lot as a means to alert the community of pending large new structure does not have impact and true representation that story poles do and allows an applicant to graphically skew the data, omitting detail and use tiny font. In this case a misrepresentation of the height of my home by least four feet and no dimension other than heights for the proposed building. Story poles would reveal a 15 X 60 X 25 ft long and narrow warehouse like structure.

I know these decisions are fraught with tension and hope that adherence to regulations and to the surrounding community standards can yield the right recommendations, as in the past with no building permits issued on this extremely undersized lot. Three of the four recently permitted structures on adjacent lots have required much more minimal exceptions in lot coverage and setbacks, and the neighbors have been reluctantly accepting of these decisions. This is the third structure proposed for this lot-and not a single-story cottage or small structure has been conceptualized in the process. This lot is 1/8 (13%) of the size required by zoning regs, and proposed setbacks are 50% of the requirements. This design should not be allowed in its proposed configuration because it does not come close to requirements.

Because this correspondence may be shared on a public website, I ask that a summary of the last two proposals for structures on this lot by Design Review Committee be briefly shared at the meeting, or even better on the website before the meeting. Important comparisons are lot coverage, setbacks, height, ceiling heights, square footage, and elevations revealing the building articulations and finishes compared to this design, highlighting improvements over the previous two rejected designs. From recollection this is the largest and least compelling of the three and represents a step backwards, besides its great lack of zoning compliance.

Again, our neighborhood realizes the need for housing and has worked with the permitting process to welcome four new homes in the immediate area within the past couple of years. This project does not fit and should once again be rejected. Thank you and others for reviewing my comments.

Respectfully Submitted,

Tim Machold

_____

Tim Machold
(650)759-5669 Cell
timmachold@ymail.com

Glen Jia

From: Michael Yolken <michael.yolken@comcast.net>
Sent: Sunday, October 9, 2022 5:35 PM
To: Glen Jia
Subject: October 13, 2022 Coastside Design Review; AGENDA ITEM #3, PLN2021-00282

Coastside Design Review Committee,

With respect to agenda item #3, please let it be known that I object to the development of this non-conforming parcel for the following reasons:

1) The proposed 1,153 sq. ft. home does not fit in with the traditionally larger homes and would detract from the overall appearance of our Seal Cove neighborhood.
2) The conforming set-backs are designed to provide separation between homes which effects the density and desirability of Seal Cove.
3) The applicant should be held to neighborhood standards which are reasonable, especially in light of the flurry of new construction over the past two years on Bernal Ave.

Thank you,

Michael Yolken
90 Bernal Avenue
Moss Beach
650-245-2445

Glen Jia

From: Sonal Aggarwal
Sent: Tuesday, October 11, 2022 12:27 PM
To: Glen Jia
Cc: Chong Lim; Andy Singh
Subject: FW: Comments Re. Proposed Home, PLN2021-00282

Hi Glen,

Please see below for the 5th correspondence for Item no.3, PLN2021-00282.

Copying the applicants as well for their consideration.

Regards,
Sonal Aggarwal

-----Original Message-----
From: TJ Glauthier <tjglauthier@gmail.com>
Sent: Tuesday, October 11, 2022 12:02 PM
To: Sonal Aggarwal <saggarwal@smcgov.org>
Cc: Brigid O'Farrell <mbrigidofarrell@gmail.com>
Subject: Comments Re. Proposed Home, PLN2021-00282

Dear Ms.Aggarwal,

We are writing regarding the application for a new two-story single family residence at the corner of Bernal and Alvarado Avenues, file number PLN2021-00282. We are homeowners less than one block away, at 1001 Ocean Blvd. This application is the subject of a review by the Coastside Design Review Committee this week, on October 13th.

We oppose the application as currently submitted because we feel the plans for the house and the lot are not consistent with the character of the local community and with the Design Review Standards. We support the detailed comments submitted to you by David and Marsha Moutrie. Our feeling is that the proposal falls short on several criteria, including: (1) that the design of the building is “boxey” without features that help break up the flat planes and surfaces that the Design Standards recommend; (2) that the setbacks requested are inconsistent with the Standards and illustrate just how severely the proposed structure does not conform with the other homes and the County’s standards for lots in this area; and (3) that there have not been story poles installed to give the neighbors and the public a full perspective of the proposed size of the home.

We understand the need for additional housing in the County, including allowing for Accessory Dwelling Units (ADUs) which are much smaller than the original residential units on their lots. This proposed home is so small that, in other locations, it might even qualify as an ADU. However, this structure is proposed not as an ADU, but as the sole house on the lot. In our view it is inconsistent with the character of the Seal Cove neighborhood and should not be recommended to go forward.

Thank you for your consideration,

TJ Glauthier & Brigid O'Farrell

1001 Ocean Blvd.
Moss Beach, CA 94038

From:	Lynn Cookinham
To:	Sonal Aggarwal
Cc:	JoJo Joseph Cookinham
Subject:	Bernal Ave, Moss Beach, 037-278-040
Date:	Monday, October 17, 2022 6:06:07 PM
Attachments:	10-17-22 Pic 2 parking at Bernal trail head looking south.jpg 10-17-22 Pic 1 parking at Bernal trail head looking west.jpg 10-17-22 Pic 3 parking at Bernal trail head looking north.jpg

Sonal,

This correspondence is in regards to the above mentioned parcel in Moss Beach. I live at 51 Precita Ave, Moss Beach. I tried to voice my concerns at the meeting but was having problems with the audio portion of the Zoom application.

I am very concerned about the structure that is being proposed for the following reasons:

1. **Erosion**: As you may know, Ocean Avenue has been falling into the ocean at a rate of 15' per year. Ocean Avenue is 1 of 2 ingress/egress ways to reach our Seal Cove neighborhood. With this additional development in the area (to the 8 new homes in the last 18 months), it will surely increase the vulnerability of the fragile cliff and accelerate the erosion patterns, leaving current residents with 2 problems:

a) we will soon be living in a "cul-de-sac" as Ocean Avenue will not be drivable, with increased traffic through the surrounding neighborhood on the narrow streets. *I urge you to drive to my home/our neighborhood via San Lucas Avenue to Ocean Blvd*

b) property values will decrease at a faster rate because of this erosion

**** Most importantly, why isn't the county taking proactive measures to solve for the eroding infrastructure issue, versus exacerbating the problem with additional housing?**

2. **Lack of parking/little infrastructure/impediment of service vehicles**: As noted by my attached pictures, you will see how crowded our area becomes for people who want to recreate on our surrounding bluffs. I just took these pictures and it's a Monday afternoon, not even a busy weekend. With the house that is being proposed with only 1 garage, and at least a married couple living in it (min of 2 car household), where are all these cars going to park? What about the new home adjacent to the west that has 4 bedrooms and only a 1 car garage? Where are all those cars going to park or people going to walk? There are no sidewalks. Service vehicles such as fire trucks and police cars will not have access through the neighborhood and frankly, it is unsafe for the families with small children that live in the area. We need to solve for the infrastructure challenge before adding more housing to that block in particular.

3. **In-fill/Change of neighborhood character**: One of the things that attracts many to the coast is the artistic and unique character of our neighborhoods. With the in-fill that is being proposed and is already happening, it changes what Moss Beach was intended to be: a small beach community with unique places to live. What is being proposed should be a cute beach bungalow, not an in-fill rectangle with no character. If the community wanted to live with in-fill, we would be living in San Francisco. These are long term decisions being made that will impact the feel of our small community for a very long time. It should be a red flag that there

are 3 significant non-conformities in order to build a home there, with barely enough room for a car in a 1 car garage.

Thank you for hearing these challenges, and being open to considering the erosion & safety implications to our neighborhood. Please let me know when the next design review committee meeting will be so I can attend.

Kindest regards,

Lynn Cookinham
51 Precita Avenue
Moss Beach, CA
650-219-2534

From: Lynn Cookinham
To: Sonal Aggarwal
Subject: Re: Bernal Ave, Moss Beach, 037-278-040
Date: Thursday, October 27, 2022 10:35:30 AM
Attachments: image_50366209.JPG

Thank you Sonal for the update.

As a follow up to my letter, and passing on this picture that I just took yesterday. Please note the number of cars that are parked here at the trailhead. With the recent homes being built and lack of parking at the individual homes, and the proposed home with four eligible drivers and barely enough room for one car, there really is no infrastructure to support all of this on street parking. It inhibits service vehicles like fire trucks, police cars, and even Montara Sewer and Water (who comes through 2x/weeek).

Thank you so much for keeping me abreast of when the next meeting is so our comments can be heard and considered.

Best regards,

Lynn.

On Thu, Oct 27, 2022 at 10:30 AM Sonal Aggarwal <saggarwal@smcgov.org> wrote:

> Hi Lynn,
>
> Thanks for your comments. Your letter was received and will be shared with the CDRC Committee before the next meeting. As the following steps, the project will be heard by CDRC at a future date (undecided now) and reviewed by Planning Commission. Please note that CDRC is only the recommending body, and the Planning Commission will make the final decision.
>
> Thanks!
>
> Regards,
>
> Sonal Aggarwal

From: Lynn Cookinham <lynncookinham@gmail.com>
Sent: Tuesday, October 25, 2022 6:08 PM
To: Sonal Aggarwal <saggarwal@smcgov.org>
Subject: Re: Bernal Ave, Moss Beach, 037-278-040

Hi Sonal,

Just wanted to be sure you received my letter? What are the next steps? Thank you for keeping me abreast of the developments with this lot. Many concerned residents are in the area and we are looking for additional information.

Thank you,

Lynn

On Mon, Oct 17, 2022 at 6:05 PM Lynn Cookinham <lynncookinham@gmail.com> wrote:

> Sonal,
>
> This correspondence is in regards to the above mentioned parcel in Moss Beach. I live at 51 Precita Ave, Moss Beach. I tried to voice my concerns at the meeting but was having problems with the audio portion of the Zoom application.
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Thank you for hearing these challenges, and being open to considering the erosion & safety implications to our neighborhood. Please let me know when the next design review committee meeting will be so I can attend.

Kindest regards,

Lynn Cookinham

51 Precita Avenue
Moss Beach, CA

650-219-2534

From: Diane B
To: Sonal Aggarwal
Subject: Planning process
Date: Wednesday, October 19, 2022 3:13:24 PM

Regarding Bernal Ave, Moss Beach, 037-278-040

Dear Ms. Aggarwal

I attended the Design Review Committee meeting on Oct. 13 regarding the development of this parcel. I am interested in following all meetings/hearings and decisions regarding this project. I would like to understand what responsibility the DR committee has for considering public comment. In the meeting on Oct. 13, the committee did not address or respond to any of the public comments made. Are they obliged to engage on any of the issues raised prior to making their recommendation?

I'm unfortunately not familiar with what additional steps take place going forward. I understand the applicant has requested another follow up meeting with the design review committee, but what happens after that? Can you outline for me what the next steps will between now and when the project is ultimately approved or denied and a building permit is issued?

Thank you in advance for your timely response.

Yours truly,
Diane Brosin
65 Bernal Ave.
Moss Beach, CA
650.759.5668

From: Diane B
To: Sonal Aggarwal
Cc: Marsha Moutrie; Brigid O"Farrell; Kate Broderick; Leslie Wakasa; Pete Fingerhut; Tim Machold
Subject: Re: Planning process
Date: Tuesday, November 22, 2022 1:26:08 PM

Hi Sonal

I wanted to provide a noteworthy update/clarification regarding Parcel # 037-278-040. One of the Design Review Committee members lauded the applicant for their boldness in being one of the earliest in the unincorporated area to build a home on a 25 x100 lot and encouraged the architect to borrow ideas from some similar projects in Miramar, specifically, 100 and 120 Coronado Ave. I went out to take a look at them, and then checked out specifications on those homes. The articulation and design is definitely more attractive and less boxy than the proposed design for Bernal Avenue. They are each built on lots which are 4399 sq. ft., and therefore not comparable at all. Those lots are essentially twice the size of the one being discussed. The size of the home on 100 Coronado is only about 200 sq ft larger than the one proposed for Bernal, and even on a lot twice the size, looks large for that lot. Additionally, if the intent of the county is to promote infill which will provide more affordable housing, it is noteworthy that one of these houses sold last year for over $2.9 million, and the other is currently listed for that same amount.

I hope the committee gives deserved weight to these comments.

Best,
Diane

From: Sonal Aggarwal <saggarwal@smcgov.org>
Date: Thursday, October 20, 2022 at 1:53 PM
To: Diane B <dlbrosin@gmail.com>
Subject: RE: Planning process

Hi Diane,

Thanks for your comments. Your comments will be shared with the CDRC Committee before the next meeting. The Design Review Committee considers all comments, but they are the recommending body and not the decision making body. It is up to them to reply to public comments, if the time permits.

This project will be brought again to the Design Review Meeting at a future date. The Design Review Committee will evaluate the design of the project with the previous recommendations. If the project complies with the Design Review Standards, then it will be recommended to the Planning Commission for approval.

The Planning Commission meeting will also be scheduled at a future date, at which time, the project will be approved or denied. I'll share your comments with CDRC and the Planning Commission before the meeting.

Thanks for taking your time and providing your comments for this project.

Regards,
Sonal Aggarwal

From: Diane B <dlbrosin@gmail.com>
Sent: Wednesday, October 19, 2022 3:13 PM
To: Sonal Aggarwal <saggarwal@smcgov.org>
Subject: Planning process

Regarding Bernal Ave, Moss Beach, 037-278-040

Dear Ms. Aggarwal

I attended the Design Review Committee meeting on Oct. 13 regarding the development of this parcel. I am interested in following all meetings/hearings and decisions regarding this project. I would like to understand what responsibility the DR committee has for considering public comment. In the meeting on Oct. 13, the committee did not address or respond to any of the public comments made. Are they obliged to engage on any of the issues raised prior to making their recommendation?

I'm unfortunately not familiar with what additional steps take place going forward. I understand the applicant has requested another follow up meeting with the design review committee, but what happens after that? Can you outline for me what the next steps will between now and when the project is ultimately approved or denied and a building permit is issued?

Thank you in advance for your timely response.

Yours truly,
Diane Brosin
65 Bernal Ave.
Moss Beach, CA
650.759.5668

From: David Shafer
To: Sonal Aggarwal
Subject: Bernal Ave, Moss Beach, 037-278-040
Date: Wednesday, October 19, 2022 3:09:23 PM

Sonal Aggarwal,

I am writing to you about the proposed house for Moss Beach on Bernal Ave. I am concerned about this proposed home for the following reasons:

Streets in this neighborhood are narrow, barely able to accommodate the large construction equipment required to construct such houses much less 2 way traffic. Also, there is only one way in and out of this neighborhood. Ocean Blvd washed away 20 years ago. There are no stop signs or other road markings.

The house in question is only 2 small bedrooms to accommodate a family of 4, two of which are opposite sex teenagers. 15feet wide is barely able to handle a single car garage. Parking more than 1 car would require parking on the street. Street parking is already limited especially on weekends and holidays. The standard in this neighborhood for off street parking is a 2 car garage. Recently single car garages are rubber stamped for a variance. In addition to the existing houses there could be an additional 2 houses on substandard lots adjacent to the one in question. These houses would have to be long and narrow to fit the lots if standard setbacks are observed. In addition there are 3 lots behind those which could be built on in the near future. These long narrow row houses will have no view except the neighbors' bedroom windows. To allow such small, small houses to be built would set a lower standard for future houses to be built thus overcrowding the neighborhood.

When descriptors like Sub-Standard, variance, and non-compliant are used multiple times for one projects, the project needs to be reexamined.

David Shafer

125 Precita Ave

Moss Beach, CA

Sonal Aggarwal

From: Kate Broderick <katefbroderick@gmail.com>
Sent: Monday, January 9, 2023 10:01 AM
To: Sonal Aggarwal
Subject: Bernal Moss Beach

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sonal Aggarwal,

I hope this message finds you well. I am writing to you about the proposed house for Moss Beach on Bernal Ave. I live at 46 Precita Ave Moss Beach, the adjacent corner to the proposed property. I am concerned about this proposed home for the following reasons:

(1) The design does not match the surroundings. It is a very small lot with a really skinny/tall home. Its design looks like something for Daly City rather than Moss Beach.

(2) The location of the lot is at the trail head. Over the past 5 years, there have been 7 new homes built on Bernal and Ocean Blvd all one block or two from the entrance to the trail head. Such construction has forced numeriors daily visitors to park on the street, condensing an already small city street with parked cars. Why hasn't the county dedicated one of these lots for parking at the trail head?

(3) As mentioned in #2, there has been a lot of construction in our small neighborhood these past 3 years with no improvements to our neighborhood streets. Currently there are only two exits out of our neighborhood (including Ocean Blvd). As you may already know, Ocean blvd is being lost to erosion. With the numerous construction trucks and near cliff construction, Ocean blvd deterioration has been exacerbated to the point that we will likely lose the road in the next 5years. Leaving us with just one exit. This is not safe for our community-we need another access road before you approve more homes to be built in our neighborhood.

In sum, I am concerned about current park access and the safety of this community. Before any new homes are built can the county please dedicate space for park access and check to make sure that we have sufficient exit and our current roads are stable?

I plan to be at the meeting Thursday and speak during public comment as well. Thank you for your time.

Sincerely,

Kate

--
Kate Broderick, Esq.
(650) 580-2361
Preferred Pronouns: She/Her

Consider the environment before printing this e-mail

Sonal Aggarwal

From: Lynn Cookinham <lynncookinham@gmail.com>
Sent: Monday, January 9, 2023 7:58 AM
To: Sonal Aggarwal
Subject: Re: Bernal Ave, Moss Beach, 037-278-040

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Sonal,

We received the letter stating the next design review committee meeting is this Thursday at 3 and I plan on attending. Will the committee address my concerns or will they just approve without addressing them?
Please, if possible, come see what the weather has done just this past week to the bluff and Ocean Avenue here on the coast.

Thank you,
Lynn

On Thu, Oct 27, 2022 at 10:30 AM Sonal Aggarwal <saggarwal@smcgov.org> wrote:

> Hi Lynn,
>
> Thanks for your comments. Your letter was received and will be shared with the CDRC Committee before the next meeting. As the following steps, the project will be heard by CDRC at a future date (undecided now) and reviewed by Planning Commission. Please note that CDRC is only the recommending body, and the Planning Commission will make the final decision.
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> **From:** Lynn Cookinham <lynncookinham@gmail.com>
> **Sent:** Tuesday, October 25, 2022 6:08 PM

To: Sonal Aggarwal <saggarwal@smcgov.org>
Subject: Re: Bernal Ave, Moss Beach, 037-278-040

Hi Sonal,

Just wanted to be sure you received my letter? What are the next steps? Thank you for keeping me abreast of the developments with this lot. Many concerned residents are in the area and we are looking for additional information.

Thank you,

Lynn

On Mon, Oct 17, 2022 at 6:05 PM Lynn Cookinham <lynncookinham@gmail.com> wrote:

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Thank you for hearing these challenges, and being open to considering the erosion & safety implications to our neighborhood. Please let me know when the next design review committee meeting will be so I can attend.

Kindest regards,

Lynn Cookinham

51 Precita Avenue
Moss Beach, CA

650-219-2534