

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: April 8, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of Design Review Permit and Grading Permit to allow construction of a new 2,561 sq. ft. new single-family residence, plus a 506 sq. ft. attached two-car garage on an existing 6,132 sq. ft. legal parcel, including 1,320 cubic yards of grading, located at 224 Del Monte Road, in the unincorporated El Granada area of San Mateo County. One (1) 48-inch pine tree is proposed for removal. This project is not appealable to the California Coastal Commission.

County File Number: PLN 2014-00350 (Power)

PROPOSAL

The applicant, Patrick Power, requests approval to construct a new single-family residence on an existing 6,132 sq. ft. legal undeveloped parcel. The proposed grading consisting of 1,320 cubic yards of excavation (cut) is required to accommodate the placement of the residence on a steeply sloped site. One (1) 48-inch Monterey pine tree located within the footprint of the proposed residence is proposed for removal.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit and Grading Permit, County File Number PLN 2014-00350, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project site is a vacant lot located at 224 Del Monte Road in the unincorporated El Granada area of San Mateo County, within an existing developed residential neighborhood. The subject site is steeply sloped (approximately 32%) in topography with dominant vegetation consisting of eucalyptus trees. Del Monte Road is southward, while developed parcels to the north, south and east bound this parcel.

The project conforms with applicable policies of the County's General Plan and the San Mateo County Zoning Regulations. Specifically, the project complies with General Plan Policies relating to infill. The property is shown on the existing El Granada Highlands

Subdivision No. 2 (recorded in 1927) in the urban area of El Granada, where public facilities, services and utilities are available. The project would connect to the Coastside County Water District and the Granada Community Services District for water and wastewater supply, respectively, where both service providers have confirmed adequate capacity to serve the project.

The project is exempt from the requirement for a Coastal Development Permit since its location is within the area designated as a Categorical Exclusion Area, pursuant to Section 6328.5(e) of the County Zoning Regulations.

The grading is required to mitigate mass and bulk impacts and as proposed and conditioned, would implement an erosion control plan that would minimize project related pollution to stormwater.

The Coastside Design Review Committee (CDRC) considered the project at the November 13 and December 18, 2014 CDRC meetings and determined that the project complies with applicable Design Review Standards, and recommended the project for approval. The CDRC has determined that the well-articulated design of the single-family residence and the appropriate level of grading that lowers the structure further into the hillside, helps to mitigate potential impacts related to mass and bulk and to existing public and private ocean views.

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PROPOSAL

The applicant, Patrick Power, requests approval to construct a new single-family residence on an existing 6,132 sq. ft. legal undeveloped parcel. The proposed grading consisting of 1,320 cubic yards of excavation (cut) is required to accommodate the placement of the residence on a steeply sloped (32%) site. The proposed project consists of a new residence with three bedrooms, two bathrooms, kitchen, living and dining rooms, two-car garage, and exterior terraces. The proposed landscaping consists of native, drought tolerant and non-invasive species. One (1) 48-inch Monterey pine tree located within the proposed building footprint, is proposed for removal.

RECOMMENDATION

That the Planning Commission approve the Design Review and Grading Permit, County File Number PLN 2014-00350, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

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

Applicant/Owner: Patrick Power

Location: 224 Del Monte Road, El Granada

APN: 047-143-190

Parcel Size: 6,132 sq. ft.

Parcel Legality: Conditional Certificate of Compliance (Type B) recorded on March 18, 2014.

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

General Plan Designation: Medium-Low Density Residential (2.1 to 6.0 dwelling units/acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Single-Family Residential

Water Service: Coastside County Water District

Sewer Service: Granada Community Services District

Flood Zone: Zone X, areas of minimal flooding, Community Panel No. 06081 C0140E, effective October 16, 2012

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

Setting: The project site is a vacant lot located at 224 Del Monte Road in the unincorporated El Granada area of San Mateo County, within an existing developed residential neighborhood. The subject site is steeply sloped (approximately 32%) in topography with dominant vegetation consisting of eucalyptus trees. Del Monte Road is southward, while developed parcels to the north, south and east bound this parcel.

Chronology:

<u>Date</u>	<u>Action</u>
January 16, 2014	- Coastal Development Permit approved by the Zoning Hearing Officer for parcel legalization.
March 18, 2014	- Conditional Certificate of Compliance (Type B) recorded on this date.
September 15, 2014	- Application submitted.

- November 13, 2014 - Coastside Design Review Committee (CDRC) continues review of proposal, recommending redesign of the residence to bring the design into conformance with applicable design standards.
- December 18, 2014 - Coastside Design Review Committee recommends approval of the revised design.
- April 8, 2015 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

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

Visual Quality Policy 4.14(a) requires development to promote and enhance good design, site relationships, and other aesthetic considerations. The architectural elements and exterior materials and colors proposed for the new structure are complementary with the neighborhood design context. The proposed grading contributes to the placement of the structure further into the natural topography, thereby minimizing blockage of views from neighbors' homes by the new residence. Mass and bulk impacts have also been mitigated by keeping the height at 27 feet which is below the maximum allowed of 28 feet. The project has received a recommendation for approval from the Design Review Committee based on the Committee's conclusion that the project conforms to the design standards that implement this policy as discussed in Section 3.b below.

Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) requires consideration of water systems as the preferred method of water supply in urban areas. The Coastside County Water District, as the service provider for this urban area, has confirmed that a non-priority water service connection is available for this site.

Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) requires consideration of sewerage systems as the appropriate method of wastewater management in urban areas. The Granada Community Services District (GCSD), as the service provider for this urban area, has provided staff with a project review comment letter indicating that there is a sewer mainline facility available for the subject parcel. The applicant is required to

apply for a sewer connection permit in order to connect to GCSD's wastewater facilities.

2. Conformance with the Local Coastal Program

Pursuant to Section 6328.5(e) of the County Zoning Regulations, the project is exempt from the requirement for a Coastal Development Permit since its location is within the area designated as a Categorical Exclusion Area.

3. Conformance with Zoning Regulations

a. Conformance with S-17 District Development Standards

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

	S-17 Development Standards	Proposed
Minimum Site Area	5,000 sq. ft.	6,132 sq. ft. (existing)
Maximum Floor Area	3,249 sq. ft. (53% max.)	3,067 sq. ft. (50%)
Maximum Building Site Coverage	2,146 sq. ft. (35% max.)	2,139 sq. ft. (34%)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	20 ft.
Minimum Right Side Setback	5 ft.	9 ft.
Minimum Left Side Setback	10 ft.	14 ft.
Maximum Building Height	28 ft.	27 ft.
Minimum Parking Spaces	2	2

The proposed total lot coverage is 34% (2,139 sq. ft.) where 35% (2,146 sq. ft.) is the maximum allowed, while the total floor area proposed is 50% (3,067 sq. ft.) where the maximum allowed is 53% (3,249 sq. ft.). Mass and bulk impacts are mitigated by the proposed grading that lowers the structure further into the topography and the appropriate level of articulation of exterior facades. The design of the new structure is complementary to the existing neighborhood context, as supported by the Coastsides Design Review Committee's recommendation of approval (see Section 3.b).

b. Conformance with Design Review District Standards

The Coastsides Design Review Committee (CDRC) considered the project at regularly scheduled CDRC meetings on November 13, 2014 and December 18, 2014, and adopted findings to recommend project approval, pursuant to the Design Review Standards for One-Family

Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- (1) The new residence fits the neighborhood scale comprised predominantly of two-story homes situated on sloping lots, based on its stepped-down configuration that follows the topography of the site and well-articulated facades (Section 6565.20(D)1a and b).
- (2) The proposed architectural style, Rustic Contemporary, complements and enhances the dominant style of the neighborhood homes (Section 6565.20(D)2).
- (3) The use of gable/hip roof forms serve both as a mitigating element for mass and bulk and a unifying element for neighborhood roof form compatibility (Section 6565.20(D)3).
- (4) The proposed materials such as stucco and hardi-board siding, with earth-tone colors as the project's color scheme, make the project compatible with the existing neighborhood design context (Section 6565.20(D)4).
- (5) The proposed downward directed lighting fixture, Hinkley "Atlantis Bronze" (1648BZ), integrates well with the overall design of the residence (Section 6565.20(F)4).

4. Conformance with the Grading Regulations

Staff's recommendation to approve the project is based on findings pursuant to Section 8604.6(a) of the San Mateo County Ordinance Code elaborated as follows:

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

The project is categorically exempt from environmental review pursuant to Section 15303, Class 3(a) of the California Environmental Quality Act (CEQA), related to new construction of small structures, including one single-family residence in a residential zone in an urban area. The proposed single-family residential use is a primary permitted use in the subject zoning district and the proposed grading that sets a portion of the home into the slope is required to mitigate potential mass, bulk and height impacts of the new home in order to preserve views from neighbors' residences.

The project has been reviewed by the Department of Public Works and the Geotechnical Section and recommended conditions are included in Attachment A to ensure compliance with their respective standards to mitigate any potential negative environmental impacts.

- b. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo Ordinance Code, including the standards referenced in Section 8605.

Upon review by Planning staff, the Department of Public Works and the Geotechnical Section, the project, including the grading plan, erosion, sediment control plan and soils report, has been deemed to comply with the grading standards and, as conditioned, all grading work shall conform to plans prepared and submitted by Sigma Prime Geosciences, Inc. (Geotechnical Report – Attachment F), the project’s engineering consultant. The project engineers will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans, and the Grading Regulations.

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

As elaborated in the Section A.1 of this report, the project complies with applicable General Plan Policies pertaining to Visual Quality, and Water Supply and Wastewater.

B. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council (MCC) did not forward a response to staff’s referral for this project. The MCC has been notified of the Planning Commission’s review of this project.

C. OTHER REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Geotechnical Section
Coastside Fire Protection District
Coastside County Water District
Granada Community Services District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans

- D. Coastside Design Review Committee Decision Letter dated March 17, 2015
- E. Geotechnical Report submitted by Sigma Prime Geosciences, Inc. dated July 24, 2015.
- F. Site Photos

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00350

Hearing Date: April 8, 2015

Prepared By: Dennis P. Aguirre

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act related to new construction of small structures, including single-family residences in a residential zone.

Regarding the Coastal Development Exemption, Find:

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

Regarding the Design Review, Find:

3. That, with the conditions of approval recommended by the Coastside Design Review Committee at its meeting of December 18, 2014, the project is in compliance with applicable Design Review Standards for the Coastside. The project, as designed and conditioned, complements the predominant style of the neighborhood homes. The project adequately protects neighbors' privacy and views; is well articulated and adequately set back and into the topography; uses colors and materials that appear natural; incorporates drought tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

Regarding the Grading Permit, Find:

4. That the granting of the permit will not have a significant adverse action on the environment. The primary permitted use of the property is single-family residential and the proposed grading that sets a portion of the home into the slope mitigates potential mass, bulk and height impacts of the new home and preserves views from neighbors' homes. The project has been reviewed by the Department of Public Works and the Geotechnical Section, and as conditioned, ensures

compliance with their respective standards to mitigate any potential negative environmental impacts.

5. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo Ordinance Code, including the standards referenced in Section 8605. The project, as proposed and conditioned, conforms to the standards of the Grading Regulations, specifically including erosion, sediment, and dust control measures and limiting the timing of grading activity to the dry season.
6. That the project is consistent with a General Plan. As proposed and conditioned, the project complies with applicable General Plan Policies related to Visual Quality, Urban Design Concept, Urban Land Use, Water Supply and Wastewater.

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 8, 2015. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The applicant shall include the approval letter including all conditions of approval on the top pages of the building plans.
3. The Grading Permit and Design Review final approvals shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. This approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
4. The applicant shall submit the following items and/or indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Manufacturer's specification sheets for Hinkley "Atlantis Bronze" (1648BZ) downward directed exterior lighting fixtures.
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) garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height--as constructed--is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height--as constructed--is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and Community Development Director.
6. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
 7. 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.

8. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
9. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
10. 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 Del Monte Road. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Del Monte Road. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
13. Installation of the approved landscape plan is required prior to final inspection.
14. Prior to the issuance of the grading permit "hard card," the applicant shall submit a dust control plan to include the following measures:
 - a. Water all construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

- c. Pave, apply water two times daily, or (non-toxic) soil on all unpaved access roads, parking areas and staging areas at the project site.
 - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
 - e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
15. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one of the nine site design measures listed below:
- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
 - g. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
 - h. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
 - i. Collect the rinse water in a tank and haul off-site for proper disposal.
16. Unless otherwise authorized by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. Along with the "hard card" application, the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of

grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule.

17. 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 application 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. 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.
 - n. 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.
18. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
19. The project engineers will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans, and the Grading Regulations.
20. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) the engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer; and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

Building Inspection Section

21. At the time of application for a building permit, the applicant shall submit plans meeting the requirements of the Building Inspection Section.

Granada Community Services District

22. Prior to the issuance of a building permit, the applicant shall obtain a sewer connection.

Coastside County Water District

23. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.

Department of Public Works

24. Prior to the issuance of the Building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
25. Prior to the issuance of the BLD permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
26. 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.
27. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
28. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and National Pollutant Discharge Elimination System (NPDES) requirements for review and approval by the Department of Public Works.

Coastside Fire Protection District

29. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, 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 finalization.
30. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms are to be installed per manufacturer's instruction and NFPA 72.
31. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. Five (5) 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.
32. Add this to plans: Identify rescue windows in each bedroom and verify that they meet all requirements.
33. Occupancy Separation: As per the 2013 CBC, Section 406.3.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly w/ smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal protected.
34. New attached garage to meet occupancy separation requirements. Provide note/detail (CRC R302.6).
35. Address Numbers: As per Coastside Fire District Ordinance 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.

36. Add the following 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. 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.
37. Roof Covering: As per Coastside Fire District Ordinance 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
38. Vegetation Management: As per the Coastside Fire District Ordinance No. 2013-03, the 2013 California Fire Code (CFC) and Public Resources Code 4291, a fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In a State Responsible Area (SRA), the fuel break is 100 feet or to the property line.
39. Add the following note to the plans: 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.
40. Add the following note to the plans: 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.
41. Add the following note to plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.
42. Fire Access Roads: The applicant must have a maintained all-weather surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire District Ordinance No. 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. As per the 2007 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or

lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

43. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35-foot centerline radius and a vertical clearance of 15 feet (CFC503, D103, T-14 1273).
44. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi). This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to the San Mateo County Fire/Cal-Fire or Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
45. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
46. Provide eave and gutter details that meet R327, include all materials. All exterior doors, including garage door must meet R327.
47. Copy R327 Worksheet to a plan sized sheet and check appropriate boxes.
48. CRC 2013 Section R327: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2013, Section R327 requirements. Visit the Office of the State Fire Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_fireprevention_wildland.php and click the new products link to view the "WUI Products Handbook."
49. Add the following note to plans: A fuel or defensible break is required around the perimeter of all structures, existing and new, 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.
50. Fire Hydrant: As per 2013 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gpm at 20 psi residual pressure for 2 hours. Contact the local water purveyor or water flow details.
51. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2103-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed of improved dwelling and garage. All attic access locations will be provided with a

pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or the City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County of City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.

52. Installation of underground sprinkler pipes shall be flushed and visually inspected by the Coastside Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
53. Exterior Bell and Interior Horn/Strobe: These are required to be wired into the required flows 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.
54. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.

DPA:pac - DPAZ0209_WPU.DOCX



Vicinity Map



L:_PlanningLayer\GIS\Vicinity Map\PLN13-394VM.mxd

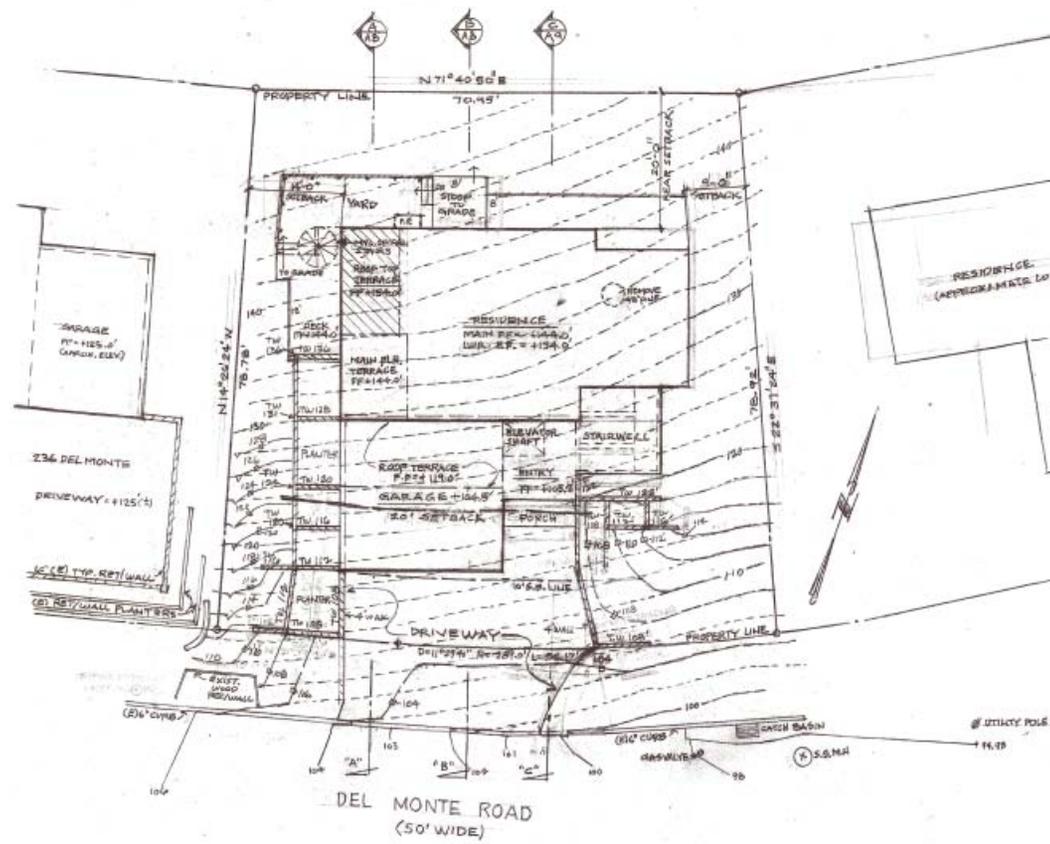
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

San Mateo County Planning Commission Meeting

Owner/Applicant: Patrick Power

Attachment: B

File Numbers: PLN2014-00350



SITE PLAN

REFER TO: SAVIDO DIMIGALLE LAND SURVEYING
 151 WILDWOOD DRIVE
 SOUTH SAN FRANCISCO, CA 94080
 (650) 206-0235 (650) 101-2423
 SURVEY 04/07/14

SCALE 1" = 10'-0"

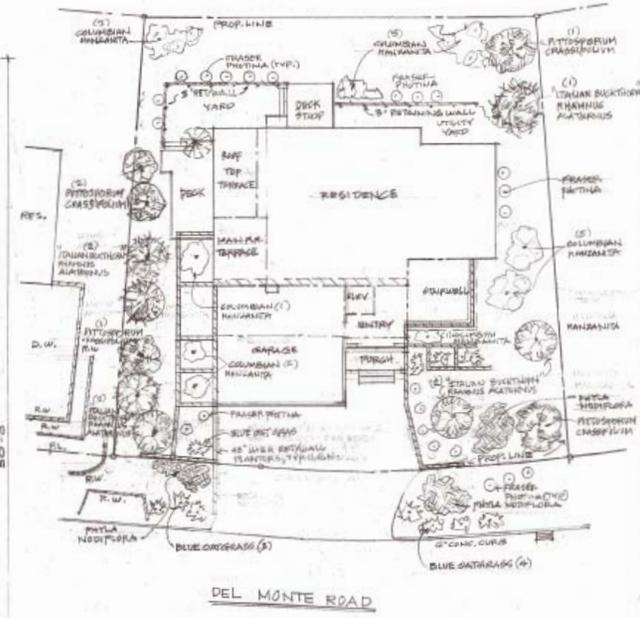
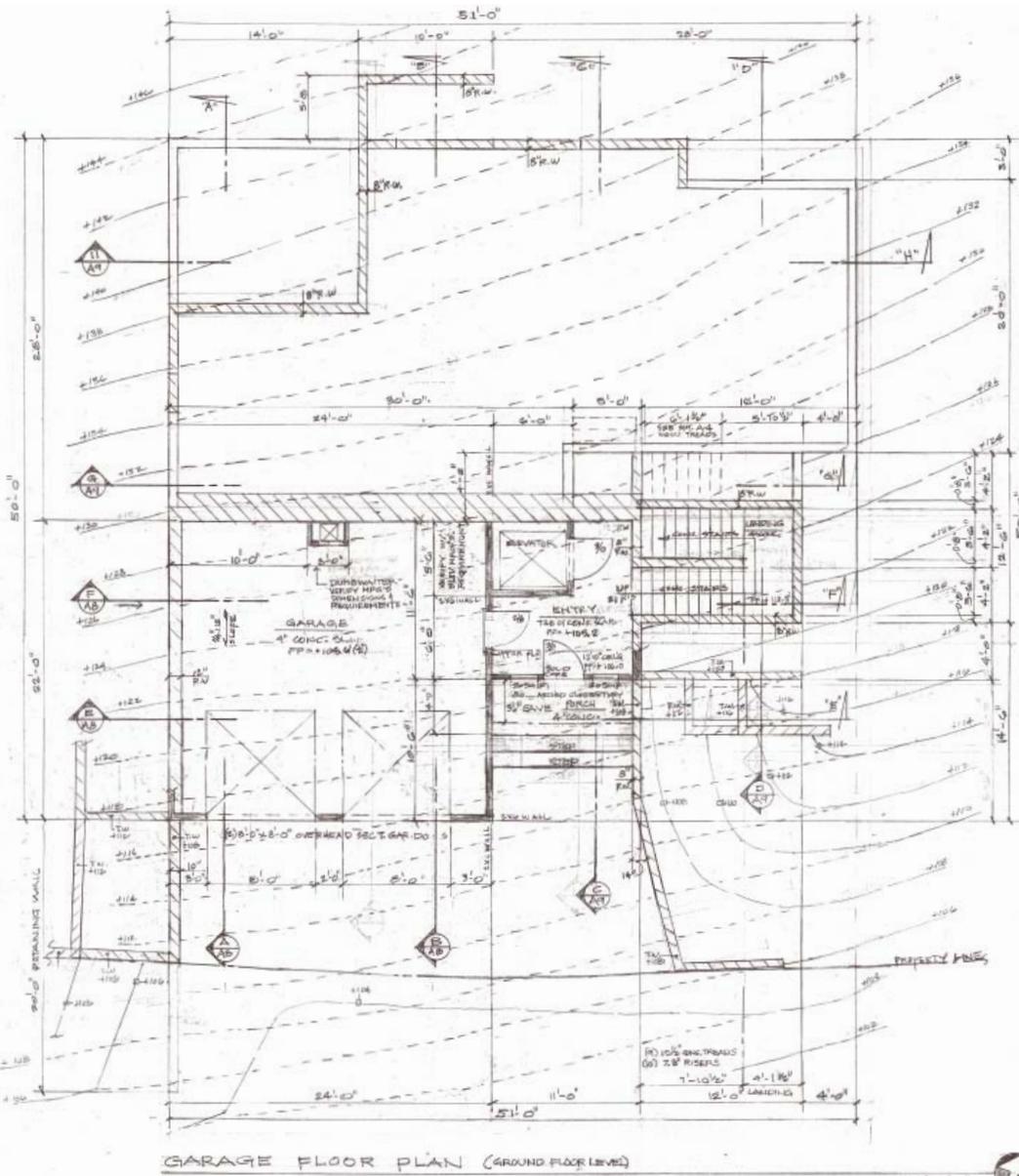
NOTES: 1. DRIVEWAY PROFILES - REFER TO SECTIONAL VIEWS (SEE ABOVE) 'A-A', 'B-B' AND 'C-C' ON SHEETS A-1 & A-4
 2. ROOF PLAN - REFER TO SHEET A-7
 3. LANDSCAPE PLAN - REFER TO SHEET A-2

San Mateo County Planning Commission Meeting

Owner/Applicant: Patrick Power

Attachment: C

File Numbers: PLN2014-00350



NOTES:

THIS LANDSCAPING PLAN IS DIAGNOSTIC. EXISTING CONDITIONS AND/OR OBSTRUCTIONS, GRADE DIFFERENCES AND/OR AREA DIMENSIONAL DIFFERENCES MAY REQUIRE CHANGES OF LOCATION AND/OR THE NUMBER OF INDICATED PLANTINGS. IN NO EVENT MAY THE REQUIRED NUMBER OF PLANTINGS OR AREA PLANTED BE LESS THAN 80%.

IRRIGATION: ALL GROUND COVER AREAS SHALL HAVE A MINIMUM OF 2" POP-UP SPRAY HEADS PER 200 SQ. FT. AND ALL 15 GAL. SHRUBS AND TREES, SHALL BE "PESCO" LASER U.N.R. DRIP IRRIGATED.

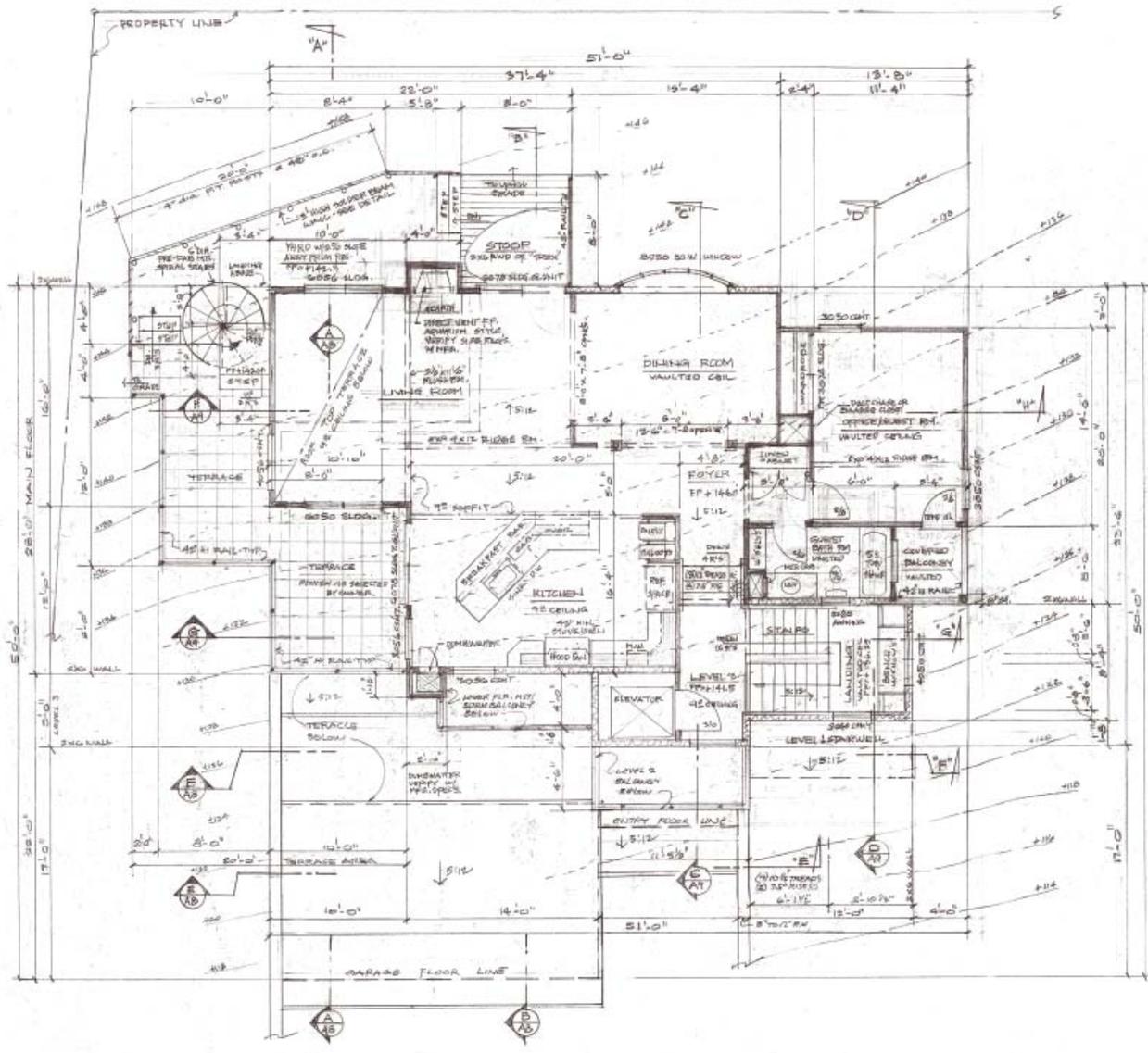
- LIST:**
- (7) BRUNNIA ALTERNATA (TWIN BUTTERFLY) 15 gal. EACH
 - (8) FITSIPORUM CRASSIFOLIUM 15 gal. EACH
 - (9) FRASER PRUNELLA BUSHES 5 gal. EACH
 - (10) BLUE GRASS 5 gal. EACH
 - 150 sq. FT. COVERAGE PHYLLODENDRON 5 gal. EACH
 - (11) ARGOSTAPHYLOS COLUMBIANA 5 gal. EACH
 - MAHARAJITA

San Mateo County Planning Commission Meeting

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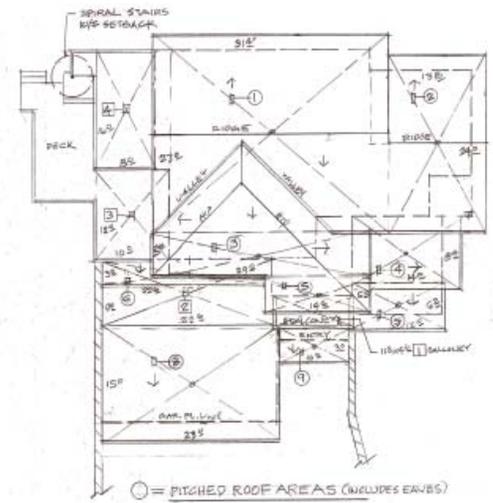
Attachment: C

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MAIN (UPPER) FLOOR PLAN w/LEVEL 3 1,168.1 SQ FT (NOTIONED)

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



- = PITCHED ROOF AREAS (INCLUDES EAVES)
1. 31.55 X 21.0 = 662.9 SF
 2. 17.61 X 24.0 = 422.6 SF
 3. 5.0 X 21.0 = 105.0 SF
 4. 14.0 X 8.55 = 119.7 SF
 5. 5.0 X 14.66 = 73.3 SF
 6. 5.0 X 22.5 = 112.5 SF
 7. 15.0 X 1.15 = 17.3 SF
 8. 25.0 X 15.0 = 375.0 SF
 9. 10.0 X 9.0 = 90.0 SF
- TOTAL = 2,025.0 SF
- = FLAT ROOF AREAS
1. 11.8 X 4.5 = 53.1 SF
 2. 22.0 X 9.0 = 198.0 SF
 3. 10.0 X 10.0 = 100.0 SF
 4. 8.0 X 18.0 = 144.0 SF
- TOTAL = 498.4 SF

TOTAL ROOF AREA
 2,025.0 + 498.4 = 2,523.4 SF TOTAL
 FLAT ROOF AREA = 498.4 / 2,523.4 = 19.7%
 19.7% < 20.0% OK

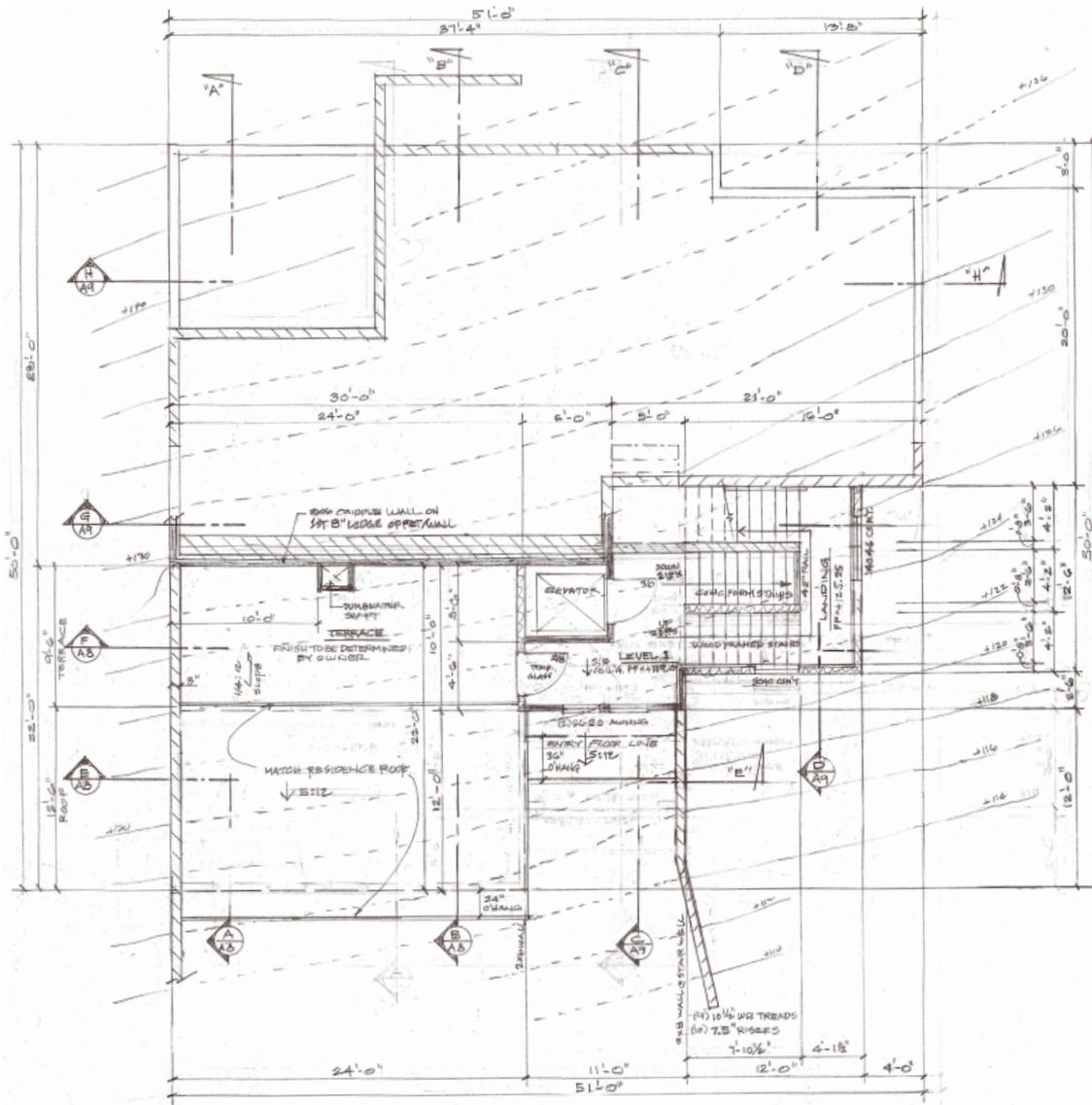
ROOF AREA CALCULATIONS
 REFER SH1 A7 - ROOF PLAN SCALE 1/8" = 1'-0"

San Mateo County Planning Commission Meeting

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TERRACE AND STAIRS FLOOR PLAN (LEVEL 1)

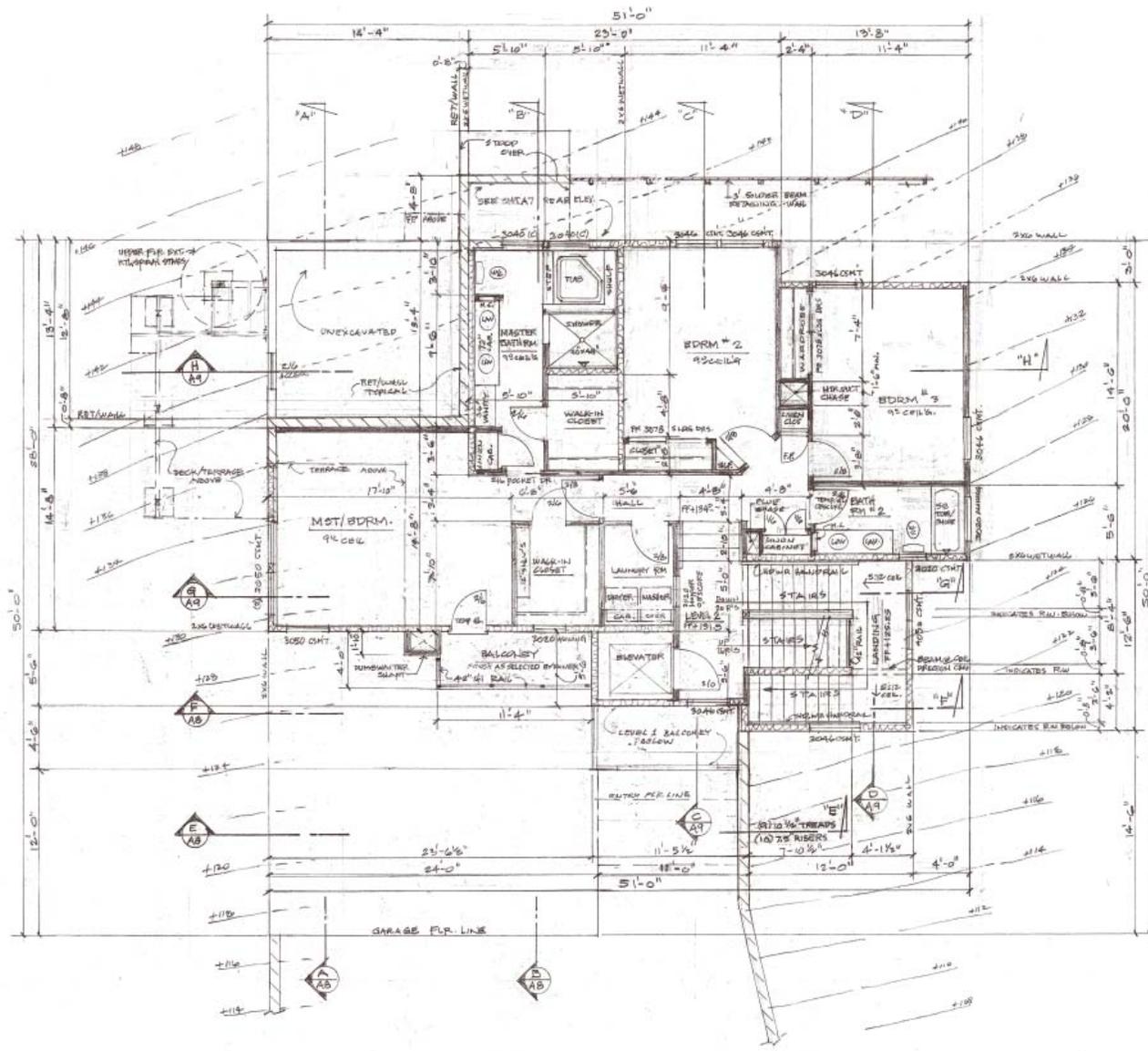
SCALE 1/4" = 1'-0"

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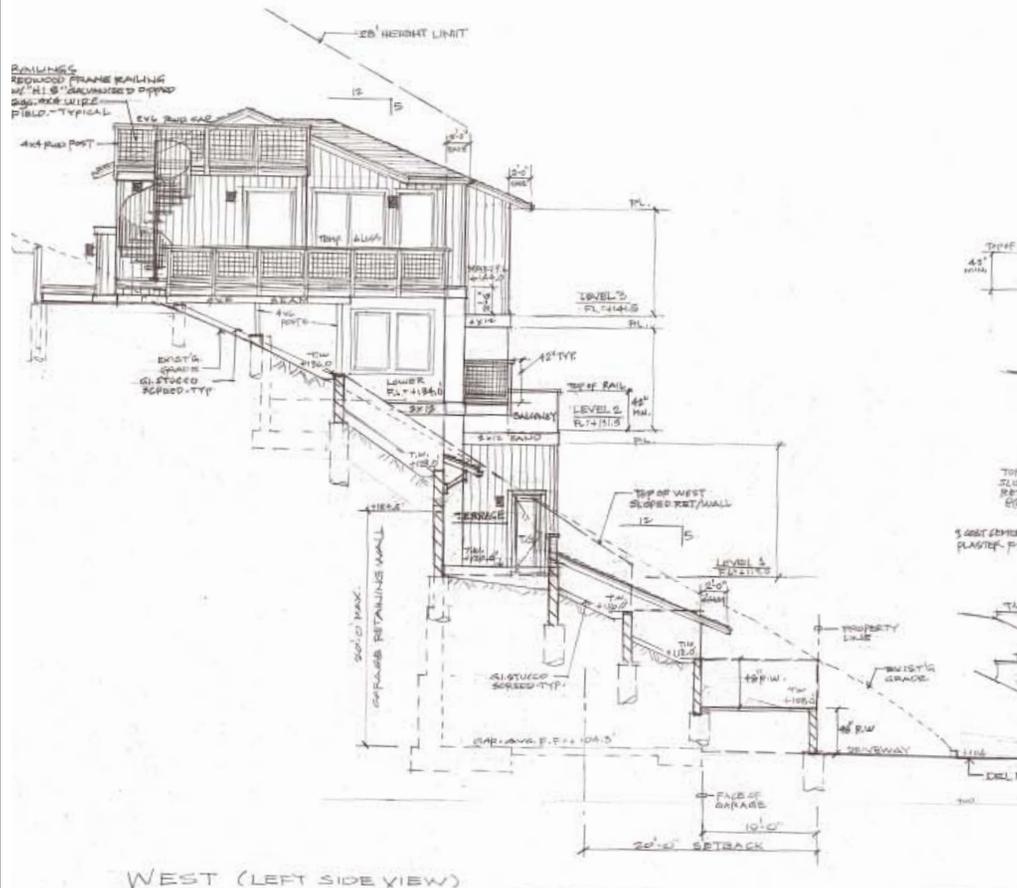


LOWER FLOOR PLAN W/ LEVEL 2 1/18.45 04 Pr. 1/4" = 1'-0"

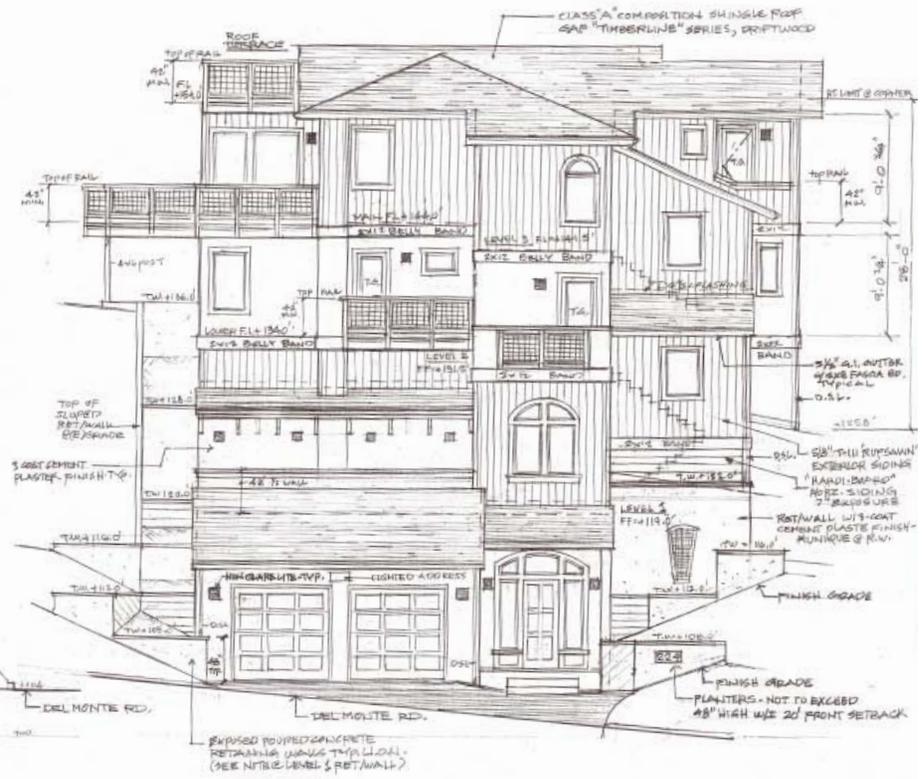
San Mateo County Planning Commission Meeting

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Attachment: C



WEST (LEFT SIDE VIEW)



SOUTH (FRONT ELEVATION)

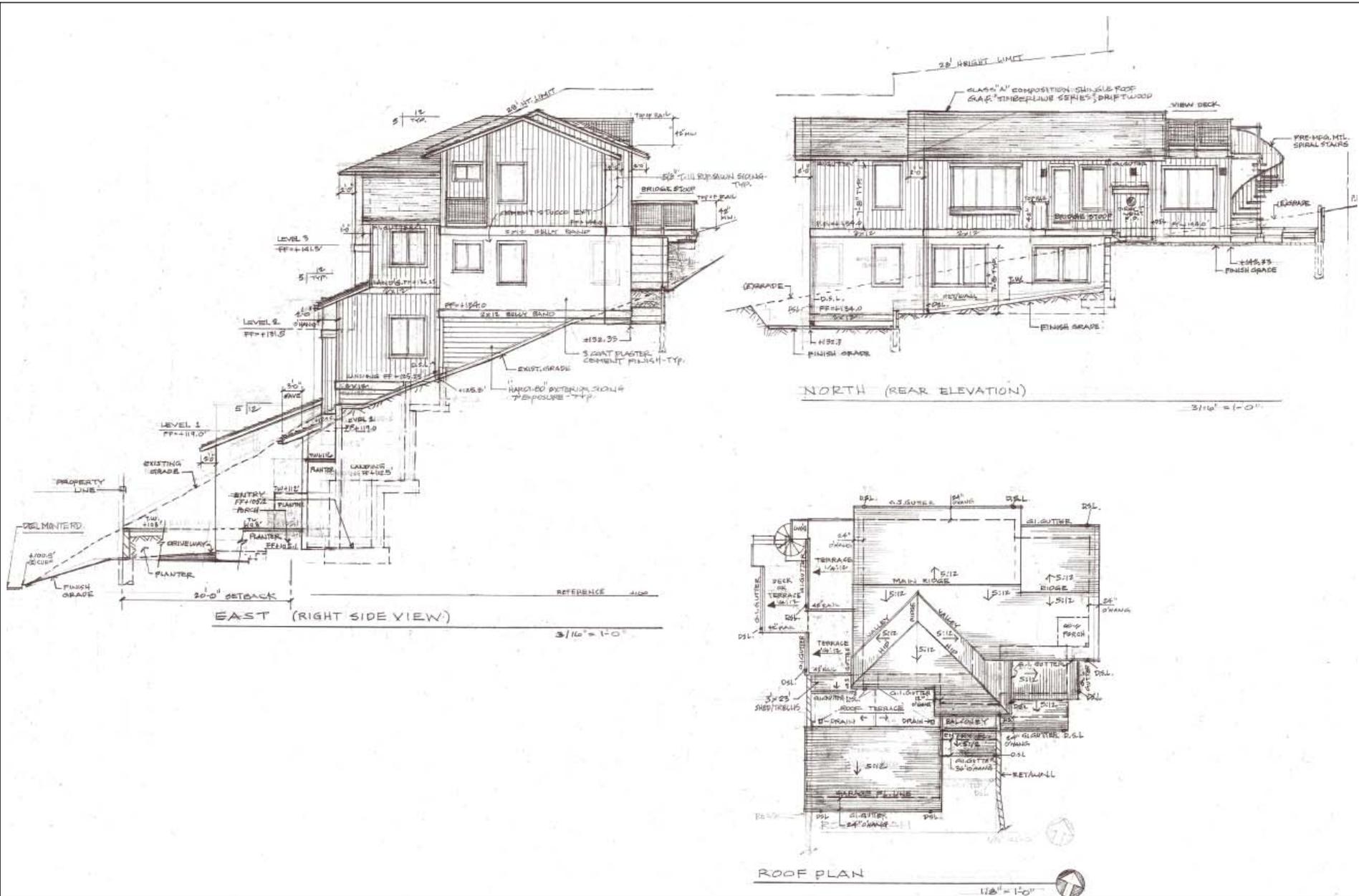
NOTE: MAIN FLOOR METAL SPIRAL STAIRS NOT VISIBLE FROM STREET SCALE: 3/16" = 1'-0"

San Mateo County Planning Commission Meeting

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Attachment: C

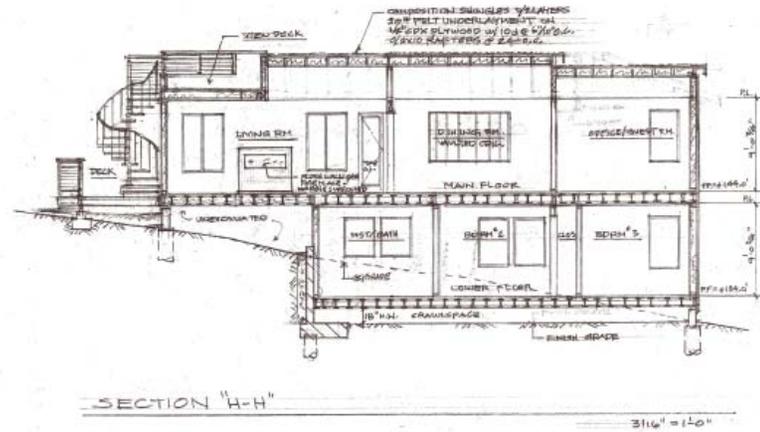
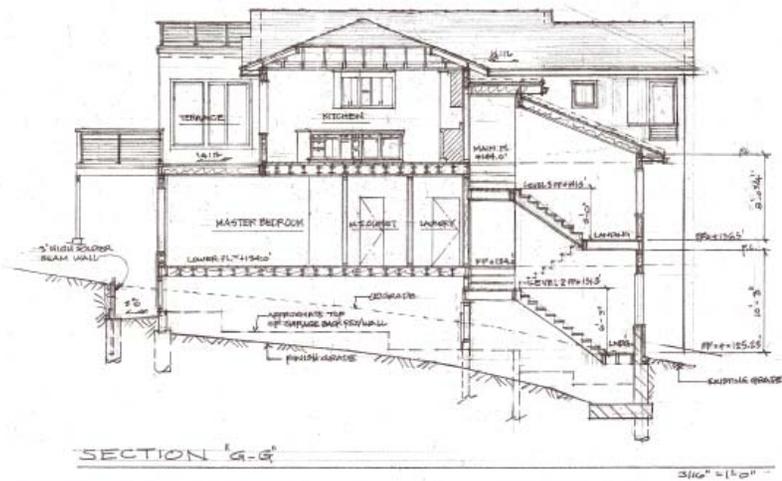
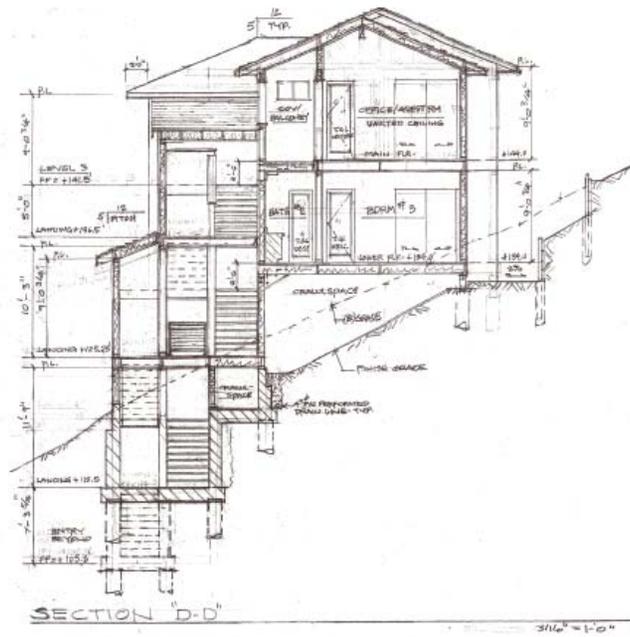
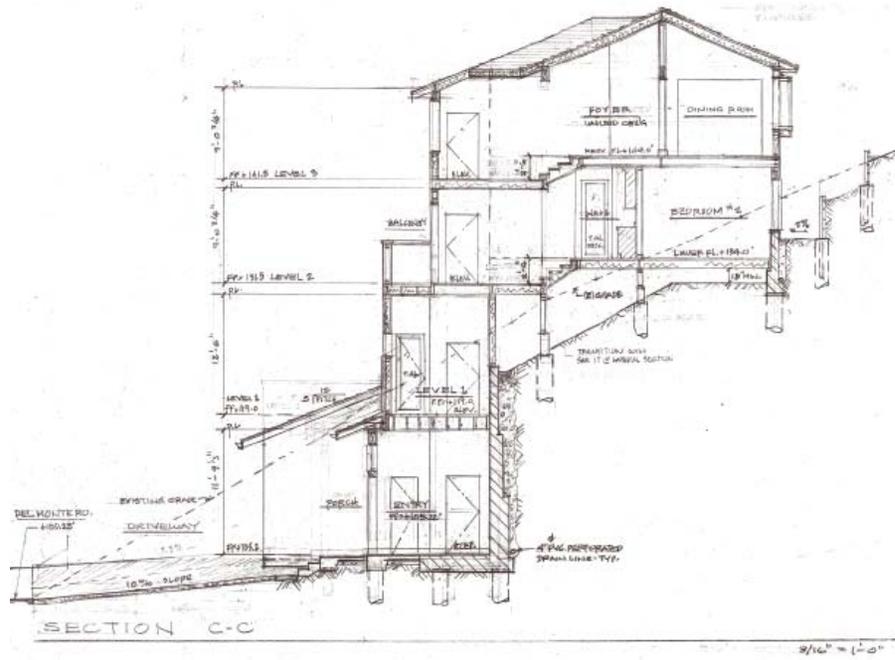
File Numbers: PLN2014-00350



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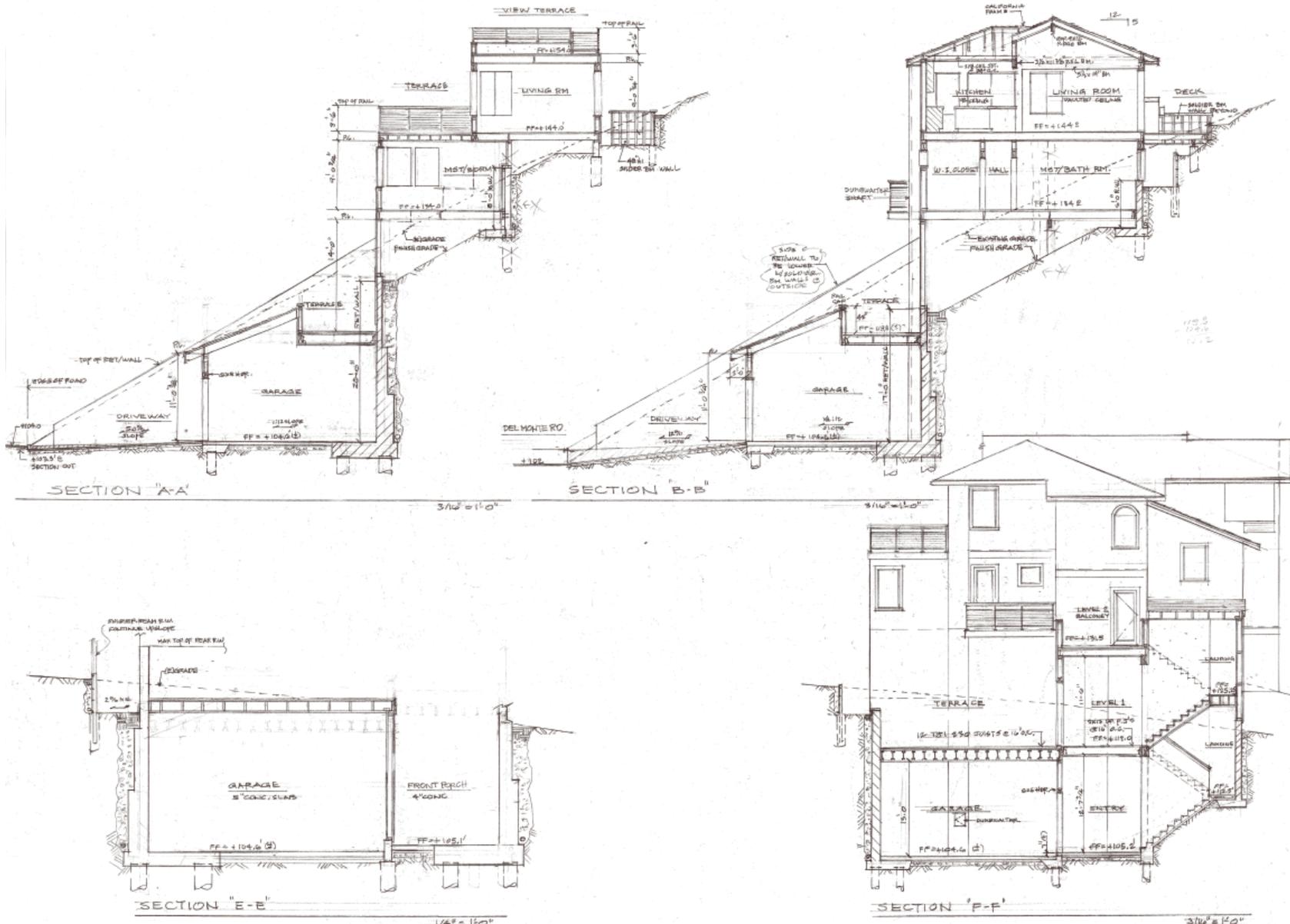
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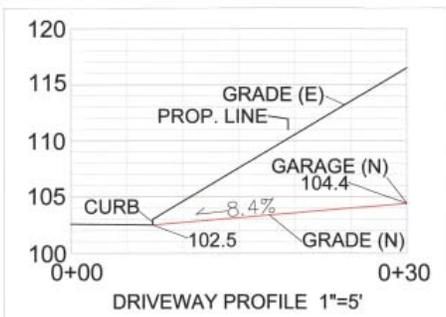
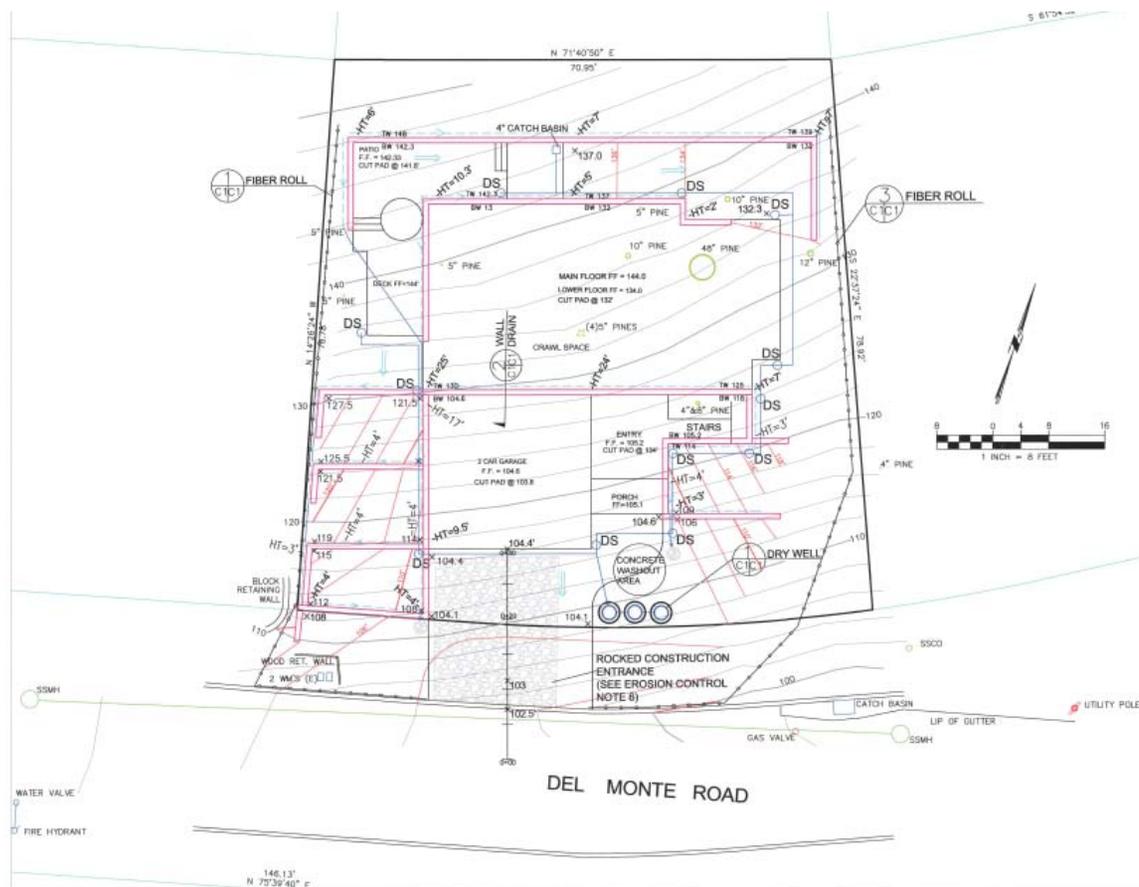


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File Numbers: PLN2014-00350

COUNTY OF SAN MATEO
PLANNING AND BUILDING

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

March 19, 2015

Patrick Power
404 Kehoe Avenue
Half Moon Bay, CA 94019

Dear Mr. Power:

SUBJECT: Coastside Design Review Recommended Approval
224 Del Monte Road, El Granada
APN 047-143-190; County File No. PLN 2014-00350

At its meeting of December 18, 2014, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review recommendation to allow construction of a 2,561 sq. ft. new single-family residence, plus a 506 sq. ft. attached two-car garage on an existing 6,132 sq. ft. legal parcel, as part of a hearing-level Grading Permit. One (1) 48-inch pine tree is proposed for removal. This project is not appealable to the California Coastal Commission.

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

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(a), relating to the construction of new structures.

2. For the Coastal Development Exemption

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



The Coastside Design Review Committee found that:

3. For the Design Review Permit

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

- a. The new residence fits the neighborhood scale comprised predominantly of two-story homes situated on sloping lots, based on its stepped-down configuration that follows the topography of the site and well-articulated facades (Section 6565.20(D)1a and b).
- b. The proposed architectural style, such as Rustic Contemporary, complements and enhances the dominant style of the neighborhood homes (Section 6565.20(D)2).
- c. The use of gable/hip roof forms serve both as a mitigating element for mass and bulk and a unifying element for neighborhood roof form compatibility (Section 6565.20(D)3).
- d. The proposed materials, such as stucco and hardi-board siding with earth-tone colors as the project's color scheme, make the project compatible with the existing neighborhood design context (Section 6565.20(D)4).
- e. The proposed downward directed exterior lighting fixture, Hinkley "Atlantis Bronze" (1648BZ), integrates well with the overall design of the residence (Section 6565.20(F)4).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans recommended for approval by the CDRC on December 18, 2014, and as modified (if applicable) by the final decision-making body. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the CDRC, with applicable fees to be paid by the applicant.
2. The design review final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended in 1-year increments with

submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date included with the on-site plans.

3. The applicant shall submit the following items and/or indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Manufacturer's specification sheets for Hinkley "Atlantis Bronze" (1648BZ) downward directed exterior lighting fixtures.
4. The applicant shall include the final letter on the top pages of the building plans to ensure that the conditions of approval are included with the on-site plans.
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. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height--as constructed--is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height--as constructed--is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of

plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing applications of pesticides and fertilizers to avoid polluting runoff.
7. The applicant shall include the approved erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices 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. 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.
9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
10. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
11. To reduce the impact of construction activities on neighboring properties, comply with the following:

- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Del Monte Road. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Del Monte Road. There shall be no storage of construction vehicles in the public right-of-way.
12. The exterior color samples submitted to the Coastside Design Review Committee are recommended for approval. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
 13. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
 14. Installation of the approved landscape plan is required prior to final inspection.

Building Inspection Section

15. At the time of application for a building permit, the applicant shall submit plans meeting the requirements of the Building Inspection Section.

Granada Sanitary District

16. Prior to the issuance of a building permit, the applicant shall obtain a sewer connection.

Coastside County Water District

17. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.

Department of Public Works

18. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to

the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

19. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
20. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
21. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
22. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.

Coastside Fire Protection District

23. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, 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.

24. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms are to be installed per manufacturer's instruction and NFPA 72.
25. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., five (5) 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.
26. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
27. Occupancy Separation: As per the 2013 CBC, Section 406.3.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal protected.
28. New attached garage to meet occupancy separation requirements. Provide note/detail. CRC R302.6.
29. Address Numbers: As per Coastside Fire District Ordinance 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from finished grade. When the building is served by a long driveway or is otherwise obscured, a 6 inch by 18 inch green reflective metal sign with 3 inch reflective Numbers/Letters, similar to Hy-Ko 911 or equivalent, shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
30. Add the following 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. 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-Ko911 or equivalent.
31. Roof Covering: As per Coastside Fire District Ordinance 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering

assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.

32. Add the following note to plans: Vegetation Management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code (CFC), and the Public Resources Code 4291, a fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
33. Add the following note to the plans: 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.
34. Add the following note to the plans: 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.
35. Add the following note to plans: The installation of an approved spark arrester is required on all chimneys, existing, and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.
36. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2013 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
37. Fire apparatus roads are to be a minimum of 20 ft. wide with a minimum of a 35 ft. centerline radius and a vertical clearance of 15 ft., CFC503, D103, T-14 1273.
38. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building, and flow a minimum of 1,000 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 the Coastside Fire Protection District. If there is not a hydrant

- within 250 feet with the required flow, one will have to be installed at the applicant's expense.
39. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
 40. Provide eave and gutter details that meet R327 - include all materials. All exterior doors, including garage door, must meet R327.
 41. Copy R327 Worksheet to a plan-sized sheet and check appropriate boxes.
 42. The CRC 2013, Section R327: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with the CRC 2013, Section R327 requirements. Visit the Office of the State Fire Marshal's website at: http://www.fire.ca.gov/fire_prevention/fire_fireprevention_wildland.php and click the new products link to view the "WUI Products Handbook."
 43. Fire Hydrant: As per the 2013 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per the 2013 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor or water flow details. Only current fire flow will be accepted. Flow over 5 years will need fire flows.
 44. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2103-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. 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 Department or the City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
 45. Installation of underground sprinkler pipes shall be flushed and visually inspected by the Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
 46. Exterior bell and interior horn/strobe are required to be wired into the required flows switch on the 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.

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

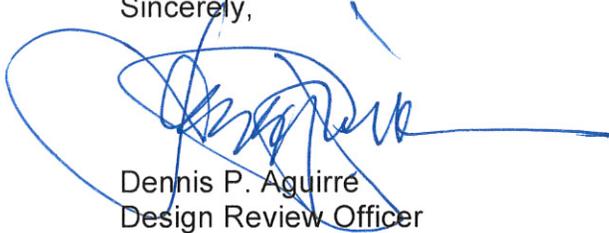
Geotechnical Section

48. Prior to the issuance of a building permit, the applicant shall submit an updated Geotechnical Report that applies current applicable codes and standards to the development project.

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a hearing-level Grading Permit. The decision on the Grading Permit will take place on or after a Planning Commission meeting on April 8, 2015. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867 or by email at daguirre@smcgov.org.

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

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:jlh – DPAZ0207_WJN.DOCX

cc: Diane Whitaker, Member Architect
Willard Williams, Member Architect
Ronald Madson, El Granada Community Representative



Sigma Prime Geosciences, Inc.
Effective Solutions

PLN 2014-00350

ATTACHMENT E

GEOTECHNICAL STUDY

**POWER PROPERTY
224 DEL MONTE AVENUE
EL GRANADA, CALIFORNIA**

RECEIVED

FEB 17 2015

San Mateo County
Planning Division

**PREPARED FOR:
PATRICK POWER
404 KEHOE AVENUE
HALF MOON BAY, CA 94019**

**PREPARED BY:
SIGMA PRIME GEOSCIENCES, INC.
111 VASSAR STREET
HALF MOON BAY, CALIFORNIA 94019**

JULY, 2014



Sigma Prime Geosciences, Inc.
Effective Solutions

July 24, 2014

Patrick Power
404 Kehoe Avenue
Half Moon Bay, CA 94019

Re: Geotechnical Report for Proposed Single Family Dwelling located at 224
Del Monte Avenue, El Granada.
Sigma Prime Job No. 14-131

Dear Mr. Power:

As per your request, we have performed a geotechnical study for the proposed construction of a single family dwelling located at 224 Del Monte Avenue, El Granada. The accompanying report summarizes the results of our field study, laboratory testing, 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.





**GEOTECHNICAL STUDY
224 DEL MONTE AVENUE
EL GRANADA, CALIFORNIA**

**PREPARED FOR:
PATRICK POWER
404 KEHOE AVENUE
HALF MOON BAY, CA 94019**

**PREPARED BY:
SIGMA PRIME GEOSCIENCES, INC.
111 VASSAR STREET
HALF MOON BAY, CALIFORNIA 94019**

JULY 24, 2014



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TABLE 2 - SEISMIC PARAMETERS

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FIGURE 1 - SITE LOCATION MAP

FIGURE 2 - SITE MAP



1. INTRODUCTION

We are pleased to present this geotechnical study report for the proposed residence located at 224 Del Monte Avenue in El Granada, 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

We understand that you plan to construct a home on the property. The structure is expected to be of wood frame construction and have wooden floors constructed over a crawl space. Structural loads are expected to be relatively light as is typical for this type of construction.

1.2 SCOPE OF WORK

The scope of work for this study was presented in our proposal dated March 26, 2014. 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;
- 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 was performed on July 20, 2014. Normally, a subsurface study consisting of soil borings would be performed. However, during our site reconnaissance, we discovered that the proposed building site has granitic bedrock outcrops throughout, with no soil cover. We have performed geotechnical studies in the area and have good knowledge of the bedrock, as discussed in Section 2.4 below. The site is shown in Figure 2, Site Plan.

2.2 SITE CONDITIONS

At the time of our study, the site was an undeveloped in-fill lot with homes on either side. The property slopes steeply to the southwest, at an inclination of about 1.5:1 (H:V). Vegetation on the subject property consists of eucalyptus trees and pine trees. Much of the lower slope has very little vegetation, due to the exposed bedrock and absence of soil.

2.3 REGIONAL AND LOCAL GEOLOGY

Based on Pampeyan (1994), the site vicinity is underlain by the Cretaceous age Montara granodiorite. This formation is a dense, highly weathered granitic bedrock of unknown thickness.

2.4 SITE SUBSURFACE CONDITIONS

Based on our observations, the subsurface conditions at the site consist of granodiorite at the ground surface, with no topsoil. The granodiorite is highly weathered and friable, and very dense.

2.5 GROUNDWATER

Groundwater is very deep in the area and is not expected to impact the proposed 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 2 km to the west. 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**

<u>Date</u>	<u>Magnitude</u>	<u>Fault</u>	<u>Locale</u>
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 & Topozada (1996)		
(2)	Topozada et al (1981)		
(3)	Petersen (1996)		
(4)	Topozada (1984)		
(5)	USGS (1989)		

2.7 2013 UBC EARTHQUAKE DESIGN PARAMETERS

Based on the 2013 California Building Code (CBC) and our site evaluation, we recommend using Site Class Definition C (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	S₁	S_{MS}	S_{M1}	S_{DS}	S_{D1}
2.224	0.957	2.224	1.244	1.483	0.829

Because the S₁ value is greater than 0.75, Seismic Design Category E is recommended, per CBC Section 1613.5.6. The values in the table above were obtained from a USGS software program which provides the values based on the latitude and longitude of the site, and the Site Class Definition. The latitude and longitude were 37.5096 and -122.4678, respectively, and were accurately obtained from Google Earth™. These same values can be obtained directly from maps in the CBC, however the scale of the map makes it impractical to achieve satisfactory accuracy. The map in the CBC was derived from the same work that led to the USGS software. The remaining parameters were also obtained by the same USGS program.



3. CONCLUSIONS AND RECOMMENDATIONS

3.1 GENERAL

It is our opinion that, from a geotechnical 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 observed, and to see 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 dense nature of the underlying rock, the likelihood of significant damage to the structure from differential compaction is low.
- Liquefaction - Liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground



settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Loose silty sands were not encountered at the site. Therefore, in our opinion, the likelihood of liquefaction occurring at the site is nil.

- Slope Stability – Based on the geologic map and our site reconnaissance, there are no indications that landslide activity will adversely impact the subject site during the design lifetime. The slope is steep, however the granodiorite is shallow and stable. There is no shallow soil that could generate a shallow planar slope failure. Therefore, the likelihood of a landslide impacting the site is low.

3.3 EARTHWORK

3.3.1 Clearing & Subgrade Preparation

All deleterious materials, including roots, vegetation, designated utility lines, etc., should be cleared from building and driveway areas. 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 Fills

Fills are not recommended beneath the base of foundations. In landscaping areas, any fills greater than 3 feet in depth should be placed in loose lifts not exceeding 12 inches in height, and compacted to at least 90% of the maximum dry density, as determined by ASTM D1157-78.

3.3.3 Temporary And Permanent Slopes

The contractor should be responsible for the design and construction of all temporary slopes and any required shoring. Shoring and bracing should be provided in accordance with all applicable local, state and federal safety regulations, including the current OSHA excavation and trench safety standards. As discussed above, some groundwater may seep from cuts. This may lead to minor instability problems. It will be the contractor's responsibility to adjust construction methods to account for any water that may occur.

Permanent slopes should be cut or filled to an inclination no steeper than 2:1 (horizontal to vertical). Exposed slopes may be subject to minor sloughing and erosion, which may require periodic maintenance. We recommend that the stockpiled topsoil be placed on the permanent slopes, and that the slopes be planted to minimize erosion.



3.3.4 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.

3.3.5 Surface Drainage

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

3.3.6 Subsurface Drainage

Drainage for the retaining walls is required, as discussed in Section 3.5 below. Depending on the extent of groundwater encountered during construction, additional drainage provisions may be necessary to keep the crawl spaces and floor slabs dry. Such provisions can be devised during construction, as needed, following consultation with Sigma Prime.

3.4 FOUNDATIONS

A pier-and-grade-beam type of foundation is feasible for the proposed construction. Piers should be drilled and cast-in-place, and be a minimum of 18 inches in diameter. The piers should be a minimum of 8 feet into the weathered granodiorite, as measured from the bottom of the adjacent grade beam. The actual pier depths should be determined by the structural engineer, based on the criteria given below. The grade beams should extend at least 8 inches below the crawl space grade.

The piers may gain support in skin friction acting along the sides of the piers within the weathered rock. A skin friction of 500 psf between the piers and the soil should be used in design. The uplift capacity of the piers may be based on a skin friction value of 350 pounds per square foot acting below a depth of 2 feet. The skin friction value may be increased by 1/3 for seismic loads and wind loads. Because of the difficulty in cleaning the bottoms of the pier holes, end bearing should be neglected, however the pier holes should be kept as clean as possible.



Drilled piers should have a center-to-center spacing of not less than three pier diameters. The concrete should not be allowed to free-fall more than 5 feet. If groundwater fills the pier holes to more than 2 feet deep, the concrete should be tremied into the holes.

The planned improvements supported on drilled piers are anticipated to settle less than 1/2 inch. Differential settlements are anticipated to be less than 1/4 inch over a 25-foot span.

3.4.1 Lateral Loads

Resistance to lateral loads may be provided by passive pressure acting against the piers, neglecting the upper 2 feet of the pier, and acting across 1.5 pier diameters. We recommend that an equivalent fluid pressure of 350 pcf be used in design.

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 10 mil visqueen, should be placed over the gravel. The vapor barrier should be covered with a 2-inch sand buffer to protect it during construction. The sand should be lightly moistened just prior to placing the concrete. The 2 inches of sand should be considered as additional to the 4-inches of granular fill recommended above.

3.5 RETAINING WALLS

Retaining walls should be founded on the same type of foundations as the rest of the house, using the same design criteria. A passive earth pressure of 350 pcf and a coefficient of friction of 0.3 may be used for design. An active earth pressure, for retaining walls supporting level fill, of 35 pcf equivalent fluid pressure should be used for design. For fill sloping at the natural grades of about 1.5:1, the equivalent fluid pressure should be increased to 65 pcf.

To account for seismic loads, we recommend adding a dynamic pressure increment of $15H$, where H is the height of the wall. The dynamic load is a rectangular distribution acting halfway up the wall. This value is obtained using a modified Mononobe-Okabe procedure, by first estimating the peak ground acceleration at the site, based on the average of four published attenuation relationships. The peak ground acceleration at the project site is estimated to be $0.66g$. This peak value is reduced by 0.65 (denoted as k_h) because peak accelerations are too short in duration to have an impact. Therefore, $k_h = 0.429g$. The static coefficient of lateral earth pressure, K_A , equal to 0.172 in this case, is applied. A relationship between k_h and K_A is used to obtain the total



lateral earth pressure coefficient, K_{AE-TOT} , due to both the dynamic and the static increments. The static increment is then subtracted to obtain the dynamic increment, K_{AE-DYN} . The dynamic increment, K_{AE-DYN} , is then applied to obtain the dynamic pressure, P_{AE-DYN} , using the equation,

$$P_{AE-DYN}=0.5(\gamma)(K_{AE-DYN})(H^2),$$

where γ is the unit weight of soil.

The above earth pressure values assume a well drained wall with no buildup of hydrostatic pressures. To maintain adequate drainage, retaining walls should include a subsurface drainage system behind the walls. The drainage system should consist of a 3-inch or larger perforated pipe (perforations placed down) located near the bottom of the wall. The pipe should be embedded in a 12-inch width of 3/4-inch crushed rock. The remaining backfill may consist of 3/4-inch crushed rock, extending to within 2 foot of the level of the outside finish grade. A filter fabric should be wrapped around the crushed rock to protect it from infiltration of native soil. The upper 2 feet of backfill should consist of native soil. The subdrain should be sloped to drain to the roof drain system or other appropriate outlet with erosion protection.

Backfill placed behind the walls should be compacted to at least 90 percent relative compaction, using light compaction equipment. If heavy compaction equipment is used, the walls should be temporarily braced.

Miridrain, Enkadrain or other drainage fabrics approved by our office may be used for wall drainage as an alternative. If used, the drainage fabric should extend from a depth of 1 foot to the drain pipe at the base of the wall. The 12-inch width of 1/2-inch crushed rock and filter fabric should be placed around the drain pipe, as discussed above.

3.6 CONSTRUCTION OBSERVATION AND TESTING

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



Note: Property lines (in red) are approximate.



 Sigma Prime Geosciences, Inc.	Figure	2
	Date:	7/24/14
	Job No.:	14-131
Site Map Power Property, 224 Del Monte, El Granada		



San Mateo County Planning Commission Meeting

Owner/Applicant: Patrick Power

Attachment: F

File Numbers: PLN2014-00350



San Mateo County Planning Commission Meeting

Owner/Applicant: Patrick Power

Attachment: F

File Numbers: PLN2014-00350



San Mateo County Planning Commission Meeting

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