

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

DATE: September 23, 2026

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit and Design Review, pursuant to Sections 8.252.050 and 8.256.030 of the San Mateo County Zoning Regulations, to allow the construction of a new 2,352 sq. ft. single-family residence with an attached 452 sq. ft. two-car garage, on a 5,000 sq. ft. legal parcel located on Precita Avenue in the unincorporated Moss Beach area of San Mateo County. The Coastal Development Permit is appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3(a), which exempts construction of small structures including new single-family residences in residential zones.

County File Number: PLN2026-00160 (Cowgill)

PROPOSAL

The applicant proposes to construct of a two-story 2,352 sq. ft. single-family residence with an attached 452 sq. ft two-car garage, and a 1,144 sq. ft. Accessory Dwelling Unit (ADU) located on Precita Avenue, between Ocean Boulevard and Alvarado Avenue, in the Seal Cove area of Moss Beach. The site is located approximately 200 feet from the coastal bluff. The 5,000 square foot parcel was confirmed to be legal by a Certificate of Compliance Type A, PLN2024-0007. Minor grading, and no tree removal is proposed.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review, County File Number PLN 2026-00160, by adopting the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Kanoa Kelley, Project Planner, Email: kkelley@smcgov.org

Applicant/Owner: Amy Cameron Cowgill

Location: Precita Avenue, between Ocean Boulevard and Alvarado Avenue, in Moss Beach

APN: 037-278-130

Parcel Size: 5,000 square feet

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

General Plan Designation: Urban; Low Density Residential

Local Coastal Plan Designation: Urban; Low Density Residential

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

Parcel Legality: The parcel was confirmed as legal through a COC Type-A, PLN2024-0007.

Existing Land Use: Vacant

Water Supply and Sewage Disposal: Montara Water and Sanitary District (MWSD).

Flood Zone: The parcel is located within Zone X, areas of minimal flood hazard.

Environmental Evaluation: The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), which exempts construction of small structures including new single-family residences in residential zones. The development is located in a residential zoning district and will be served by all public services.

Setting: The 5,000 sq. ft. parcel proposed for development is located on Precita Avenue west of Cabrillo Highway (Highway 1) and west of the Half Moon Bay Airport in the community of Moss Beach. Access to the community is from Cypress Ave via Cabrillo Highway. The site is currently vacant with minimal natural vegetation and a concrete pad, surrounded by a vacant parcel to the north and west and single-family homes to the south.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

The site is designated for Urban and Low-Density Residential use. Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with all applicable General Plan Policies, including the following:

a. Visual Quality

Policy 4.36 (*Urban Area Design Concept*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and ensures that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. The Design Review standards implement this policy within Design Review Zoning Districts in the County, including the Midcoast area. The Coastsides Design Review Committee (CDRC) reviewed the project and found that the project complies with Policy 4.36. A discussion of compliance with Design Review standards is provided in Section A.4.b of this report.

b. Urban Land Use

Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services area available. Policy 8.39 (*Height, Bulk and Setbacks*) regulates the height, bulk and setback requirements in zoning districts to: (1) ensure that the size and scale of development is compatible with the parcel size, (2) provide sufficient light and air in and around structures, (3) ensure that development of permitted densities is feasible, and (4) ensure public health and safety. The proposed two-story single-family home meets the zoning district height standard and is compatible in design, scale and size with other residences located in the neighborhood within the limitations of the parcel size. The appearance of mass and bulk of the single-family home is reduced by articulation of all exterior façades. The design and materials of the single-family home is complementary to other homes in the neighborhood, as supported by the Coastsides Design Review Committee's review and recommendation (see Section A.4.b of this report). The parcel is located in an urban area with all municipal utilities available to serve the new single-family home.

c. Water Supply

Policy 10.1 (*Coordinate Planning*) requires the County to coordinate water supply planning with land use and wastewater management planning to assure that the supply and quality of water is commensurate with the level of development planned in the area. The Montara Water and Sanitary District (MWSD) has confirmed that there is adequate capacity to serve the project subject to water connection permits at the time of building permit application.

d. Wastewater

Policies 11.1 and 11.2 (*Adequate Wastewater Management and Coordinate Planning*) require the County to plan for the provision of adequate wastewater management facilities to serve development in order to protect public health and water quality and to coordinate wastewater management planning with land use and water supply

planning to assure that the capacity of sewerage facilities is commensurate with the level of development planned for an area. The Montara Water and Sanitary District (MWSD) has confirmed that there is adequate sewer capacity to serve the project.

e. Natural Hazard

Policies 15.20 (*Review Criteria for Locating Development in Geotechnical Hazard Areas*) and 15.21 (Requirement for Detailed Geotechnical Investigations) seek to avoid siting of structures where they are jeopardized by geotechnical hazards and if development is to occur in these areas a detailed geotechnical investigation is required. As detailed in Sections 3.d and 4.e of this staff report, a geotechnical investigation has been completed and a report submitted which has been conditionally approved by the County Building Department's Geotechnical Section.

f. Man-Made Hazards Airport Safety

Policies 16.41 to 16.43 seek to regulate land uses surrounding airports to assure airport safety. The property is located in the Half Moon Bay Airport Runway Safety Zone 7, Airport Influence Area. This area only prohibits high intensity uses such as stadiums. See staff's discussion of Policy 1.36 in Section 3.a. of this report for project conformance with applicable airport safety regulations.

2. Conformance with the Local Coastal Program

The project requires a Coastal Development Permit (CDP), appealable to the California Coastal Commission, as the site involves the construction of a new single-family residence outside of the Single-family Categorical Exclusion Area and within the Coastal Commission Appeals Jurisdiction. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies discussed below:

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the "infilling" of existing residential subdivisions. Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The project is considered an infill project as the site is served by Montara Water and Sanitary District and is proposes a density consistent with the Local Coastal Program Low Density Residential (0.3 to 2.0 dwelling units/acre) use.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the construction of new residential units in the Midcoast to no more than 40 per year, with the growth rate currently averaged over a three-year period. Due to the current number of building permit applications submitted for new dwelling units in the Midcoast, no new building permit applications will be accepted through the end of 2027 or until the LCP is amended to allow additional development. This requirement is included as Condition 14.

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

b. Sensitive Habitats Component

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

c. Visual Resources Component

Visual Resources Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes Moss Beach. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations (*Standards for Design for One-family and Two-family Residential Development in the Midcoast*). As discussed in Section A.4.b of this report, the Coastsides Design Review Committee (CDRC) considered this project at their regularly scheduled meeting of July 23, 2026. The CDRC determined that the project is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section A.4.b.

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

- (1) On-site grading is not extensive and only limited to standard construction activity.
- (2) The proposed materials for the house, such as composition shingle roofing and board and batten siding, would be painted in subdued earth tone colors that presents a natural appearance.
- (3) The proposed house design uses gabled roofs, clad with non-reflective, composite roof shingles as the primary roof material.
- (4) The proposed residence is a two-story building; the second story would be set back from the first-floor footprint to minimize visual obstruction. The enhanced facade articulation would bring the proposed structure to scale with the rest of the homes in the neighborhood.

d. Hazards Component

Hazards Policy 9.10 (*Geological Investigations of Building Sites*) requires the County Geologist or a consulting geologist to review all building permits in hazardous areas with the potential for geotechnical problems. The project is located in the Seal Cove Geological Hazard area. A geotechnical report was prepared and conditionally approved by the County Geotechnical Engineer. The report concluded that no hazardous conditions are present. See Section 4.e of this report for a detailed discussion.

e. Shoreline Access

The project site is located between the first public through road and the sea. The site is surrounded by existing development, located on the east side of Ocean Boulevard, and does not have direct access to the sea due to steep cliffs west of Ocean Boulevard. The siting of the project does not impede bluff access to the west of Ocean Boulevard or block coastal trails. Therefore, development of the parcel is in conformance with public access policies and will not block or impede access to local beaches or recreation areas.

3. Conformance with the Zoning Regulations

a. Conformance with S-105 Zoning District Development Standards

Aside from the minimum site area, the proposal complies with all other R-1/S-105 development standards, as indicated in the following table:

	S-105 Development Standards	Proposed
Minimum Site Area	20,000 sq. ft.	5,000 sq. ft. (legal lot)
Maximum Floor Area	2,400 sq. ft. (48%)	2,352 sq. ft. (48%)
Maximum Building Site Coverage	1,250 sq. ft. (25% maximum)	1,250 sq. ft. (25%)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	20 ft.
Minimum Right Side Setback	10 ft.	10 ft.
Minimum Left Side Setback	10 ft.	10 ft.
Maximum Building Height	28 ft.	26 ft. (2 story)
Minimum Parking Spaces	2	2

b. Conformance with Design Review District Standards

On July 23, 2026, the CDRC adopted the findings to recommend project approval, pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 8.256.200 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- (1) *Section 6565.20(D)1d ELEMENTS OF DESIGN Building Mass, Shape and Scale, Facade Articulation: Facade articulation is intended to break up the appearance of shear walls through the placement of projecting or recessing architectural details, including decks, bays, windows, balconies, porches, overhangs, and cantilevered features. In order to approve proposed facade articulation, the Design Review Committee must find that: (a) all building facades are well articulated and proportioned, and (b) each building wall is broken up so as not to appear shear, blank, looming or massive to neighboring properties, and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood. The CDRC found that the proposed design incorporates facade articulation to break up the appearance of a tall, two-story structure. This shape is similar to many neighboring properties.*
- (2) *Section 6565.20(D)2c ELEMENTS OF DESIGN Architectural Styles and Features, Entries: Front walkways, front doors and windows, and front porches that face the street make for safer neighborhoods by keeping “eyes on the street” and create a human-scaled appearance to a building. Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance. The CDRC found that the design includes a pleasant front facade to the*

street and places the driveway in the middle of the lot, accessible from a side path adjacent to neighboring property.

The following conditions of approval were added by the Coastsides Design Review Committee (CDRC) and have been included in the conditions of approval (Attachment A):

- (1) Section 6565.20(F)4 Lighting: the plan should prevent direct light and glare from extending in any direction, including upward, beyond the boundaries of the site. The project shall use low level lighting directed toward the ground. Project shall change exterior lights proposed to California Title 24 Outdoor Lighting compliant fixtures and must have a correlated color temperature (CCT) of 2200 Kelvin (2200K) or lower.

c. Geological Hazard (GH) District Regulations

The project is located in the Seal Cove Geotechnical Hazard Area. The 1980 William Cotton and Associates Seal Cove study puts the project site in Zone 3, which is defined as a low to moderate risk to development due to surface faulting. The study recommends that development be allowed in these areas provided the area is free of hazardous conditions as verified by a geotechnical investigation. Due to increased hazardous activity in this area, such as landslides and cliff erosion, a new study was prepared by Cotton, Shires and Associates in 2025. This study indicated that these hazard zones should be expanded. A portion of the site is now designated as Zone 2, which is defined as a moderate to high risk to development due to proximity to active landsliding and seacliff erosion. Development in this area should only be allowed if stability is clearly demonstrated with a geotechnical investigation.

A geotechnical investigation prepared by Sigma Prime Geosciences, inc., dated April 15, 2026, included trenching as part of the fault investigation that was completed under the supervision of the County Geotechnical Engineer. No fault traces were identified and the investigation concluded that due to the proximity from the sea cliff (200 feet) and the composition of the bedrock that the probability of slope instability caused by erosion during the home's lifetime was low. The report was independently reviewed by Cotton, Shires, and Associates geotechnical engineers and geologists, which did not object to the findings presented in the geotechnical report. The report adequately demonstrates that the area is free of hazardous conditions and sufficiently stable and therefore may be developed.



Figure 1-2024 Hazard Zone Expansion Map

B. ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303(a), which exempts the construction of a single-family residence in an urbanized area. The parcel will be served by all public services. Section 15300.2 provides exceptions to class 3 exemptions where the project may impact a mapped environmental resources or is located near a scenic highway. The vacant parcel contains no vegetation, does not contain wetlands or riparian habitat, and is located outside of a scenic corridor; therefore, the project qualifies for a class 3 exemption.

C. REVIEWING AGENCIES

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

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map and Aerial Photo
- C. Plans
- D. Geotechnical Report and Geological Investigations and Review Letter

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2026-00160

Hearing Date: September 23, 2026

Prepared By: Kanoa Kelley, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303(a), which exempts the construction of a single-family residence in an urbanized area. The parcel will be served by all public services and contains no areas of critical concern.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 8.252.080 and as conditioned in accordance with Section 8.252.160, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), specifically in regards to Locating and Planning New Development, Sensitive Habitats, Hazards, Visual Resources, and Shoreline Access components of the LCP. Staff has reviewed the plans and materials and determined the project involves permitted and conditionally permitted institutional uses. The project as proposed and conditioned, will not pose any adverse impacts on coastal resources, sensitive habitats, and the visual quality of the area.
3. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).

The project site is located between the first public road and the sea. The site is surrounded by existing development, located on the east side of Ocean Boulevard, and does not have direct access to the sea due to steep cliffs west of Ocean Boulevard. Additionally, the siting of the project does not impede bluff access to the west of Ocean Boulevard. Therefore, development of the parcel is in conformance with public access policies and will not block or impede access to local beaches or recreation areas.

4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program with regard to Locating and Planning New Development, Sensitive Habitats, Hazards, Visual Resources, and Shoreline Access components.

The project incorporates conditions to comply with erosion control requirements, and the design is consistent with Coastsides Design Review standards for single-family residential buildings. The project is not in or near a sensitive habitat area and conforms with the land use and density designations of the General Plan and Local Coastal Program. The project has been reviewed and conditionally approved by the geotechnical review section.

5. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of LCP Policy 1.23. Condition 14 requires compliance with this policy.

Regarding the Design Review, Find:

6. Section 6565.20(D)1d ELEMENTS OF DESIGN Building Mass, Shape and Scale, Facade Articulation: Facade articulation is intended to break up the appearance of shear walls through the placement of projecting or recessing architectural details, including decks, bays, windows, balconies, porches, overhangs, and cantilevered features. In order to approve proposed facade articulation, the Design Review Committee must find that: (a) all building facades are well articulated and proportioned, and (b) each building wall is broken up so as not to appear shear, blank, looming or massive to neighboring properties. and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood. The proposed design incorporates facade articulation to break up the appearance of a tall, two-story structure. This shape is similar to many neighboring properties.
7. Section 6565.20(D)2c ELEMENTS OF DESIGN Architectural Styles and Features, Entries: Front walkways, front doors and windows, and front porches that face the street make for safer neighborhoods by keeping “eyes on the street” and create a human-scaled appearance to a building. Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance. Design includes a pleasant front facade to the street and places the driveway in the middle of the lot, accessible from a side path adjacent to neighboring property.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans reviewed by the Coastsides Design Review Committee and approved by the Planning Commission on September 23, 2026. Any changes or revisions to the approved plans shall be submitted to the Director of Planning and Building for review and approval prior to implementation. Minor adjustments to the project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.
2. The final approval of the subject permits shall be valid for five years from the date of final approval, in which time a valid building permit shall be issued for the work and a completed inspection (to the satisfaction of the Building Official) shall have occurred within one year of the associated building permit's issuance. This approval may be extended by a 1-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. The project shall adhere to the following condition from the Coastsides Design Review Committee:
 - a. The applicant shall change exterior lights proposed to California Title 24 Outdoor Lighting compliant fixtures and must have a correlated color temperature (CCT) of 2200 Kelvin (2200K) or lower.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point near 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 Director of Planning and Building.
 - g. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval.
- 5. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
 - 6. Approved erosion and sediment control measures shall be installed prior to beginning any work and maintained throughout the term of the building permit. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
 - 7. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," below.
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing 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.
 - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
8. 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. All construction vehicles shall be parked on-site outside the public right-of-way. There shall be no storage of construction vehicles in the public right-of-way.
- 9. 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.
- 10. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
- 11. The exterior colors and materials as approved by the Planning Commission shall be implemented. 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. The applicant shall include a copy of the approval letter with conditions of approval on the top pages of the building plans.
- 13. The applicant shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms at the Building Permit stage.
- 14. The issuance of a building permit for this project shall be subject to Local Coastal Program Policy 1.23 (*Timing of New Housing Development in the Midcoast*), which limits the construction of new residential units in the Midcoast to no more than 40 per year.
- 15. By acceptance of this CDP, the applicant/property owner(s) ("Permittees") acknowledge and agree, on behalf of themselves and all successors and assigns, that:
 - a. Coastal Hazards. This site is subject to coastal hazards including but not limited to episodic and long-term shoreline/bluff retreat and coastal erosion, storms, tsunamis, tidal scour, landslides, and their interaction, all of which may be exacerbated by sea level rise.
 - b. CDP Intent. The intent of this CDP is to allow for the approved project to be constructed and used consistent with the terms and conditions of this CDP for only as long as the development remains safe for occupancy, use, and access, without additional substantive measures beyond ordinary repair or maintenance to protect the development from coastal hazards.
 - c. No Future Armoring. No new shoreline armoring (including but not limited to seawalls, revetments, retaining walls, gabion baskets, tie backs, piers, groins, caissons/grade beam systems, etc.) shall be constructed to protect the development approved pursuant to this CDP in the event that the approved development is threatened with damage or destruction from coastal hazards in

the future. Any rights to construct such armoring that may exist under Coastal Act Section 30235, San Mateo County LCP, or any other applicable law, shall be waived, and no portion of the approved development is an “existing structure” for purposes of Section 30235.

- d. Public Trust. This CDP does not allow encroachment onto public trust lands, and any future encroachment must be removed unless the Coastal Commission determines that the encroachment is legally permissible pursuant to the Coastal Act and authorizes it to remain. Any future encroachment would also be subject to the State Lands Commission’s (or other designated trustee agency’s) leasing approval.
 - e. Assume Risks. (1) All risks to the Permittees and to the property that is the subject of this CDP are assumed by the Permittees, including any injury and/or damage from coastal hazards in connection with this permitted development; (2) any claim of damage or liability against San Mateo County, its officers, agents, and employees for injury or damage from coastal hazards are unconditionally waived; (3) San Mateo County, its officers, agents, and employees are indemnified and held harmless by the Permittees with respect to San Mateo County’s approval of the CDP against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to coastal hazards; and (4) all responsibility for any adverse effects to property caused by the permitted project is assumed by the Permittees.
16. Coastal Hazard Response. The Permittees are required to remove and/or relocate all or a portion of the development authorized by this CDP, and to restore the affected portion of the site, if any of the following occur:
- a. Unsafe Conditions. San Mateo County or any other government agency with legal jurisdiction has issued a final order, not overturned through any appeal or writ proceedings, determining that some or all of the approved development is currently and permanently unsafe for occupancy or use due to damage or destruction from coastal hazards, and that there are no feasible measures that could make such development suitable for occupancy or use without the use of shoreline armoring.
 - b. Lack of Services. Essential services to the site (e.g., utilities, roads) can no longer feasibly be maintained due to coastal hazards, including due to the degradation and/or failure of nearby roadways, and/or degradation and/or failure of utilities serving the site. San Mateo County and any other providers shall not be required to maintain access and/or utility infrastructure to serve the approved development in such circumstances.
 - c. Adaptation Planning. Removal and/or relocation is required pursuant to the LCP.

Building Inspection Section

17. A building permit is required for this project. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Geotechnical Section, the Department of Public Works, and the Coastside Fire Protection District. No site disturbance shall occur, including any grading, until a building permit has been issued.

Geotechnical Section

18. The Applicant's Geotechnical Consultant shall review and approve all geotechnical aspects of the building plans (i.e., site preparation and grading, site surface and subsurface drainage improvements and design parameters for foundation, etc.) to ensure that their recommendations have been properly incorporated. In their Plan Review letter, the Geotechnical Consultant shall provide recommendations to backfill the fault trench excavation with engineered compacted fill and confirm that the Project Civil Engineer includes the trench location and backfill recommendations on the Grading and Drainage Plan. The Geotechnical Plan Review shall be organized by the Project Geotechnical Consultant as a letter and submitted to the County for review and approval by the appropriate County Staff prior to issuance of building permits.
19. Geotechnical Consultant shall inspect, test (as needed) and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and observations of excavations for foundations prior to placement of steel and concrete. The results of these inspections and the as-built conditions of the project should be described by the geotechnical consultant in a letter and submitted to the County Engineer for review prior to final project approval.

Department of Public Works

20. 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.
21. 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.

22. 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.

Drainage Section

23. The project shall comply with County's Drainage Manual to prevent stormwater from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the building permit for new residential development, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department 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 undeveloped state. Recommended measures shall be designed and included in the improvement plans and submitted to the Planning and Building Department for review and approval.
24. A final C.3 and C.6 Development Review Checklist, final drainage analysis/drainage report/prescriptive sizing handout (Chapter 4 of the San Mateo County Drainage Manual), and drainage plan prepared by a registered Civil Engineer will be provided at the time of building permit submittal.
25. Project is located within Area of Special Biological Significance (ASBS). Project thus shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit (MRP) provision C.6. Sites in the Fitzgerald Marine Reserve ASBS watershed are subject to weekly inspections by County Staff from October 1 to April. Project will comply with the San Mateo County Drainage Manual, C.3 Regulated Projects Guide, and Green Infrastructure Design Guide.
26. Project shall specify whether the soil subgrade underneath the gravel and permeable pavers will be compacted or not. If any compaction, plans shall specify the compaction of the soil subgrade. If the soil subgrade is compacted more than 90%, the gravel and permeable pavers will be considered an impervious surface.

Montara Water and Sanitary District

27. The applicant required to obtain Sewer Permits prior to issuance of building permit. Sewer connection fees must be paid prior to issuance of connection permit. The sewer 4" lateral pipe shall be built out of polyethylene and incased in a 6-inch polyethylene pipe.
28. The applicant is required to obtain Domestic Water Connection Permits prior to issuance of building permit. Connection fees for domestic water must be paid prior to issuance of connection permit.

29. The property is subject to erosion and other natural causes that pose a significant risk to the continuance of service from sewer and water. The owner shall acknowledge in writing that he or she has been so advised and that, upon determination of the District Engineer of failure, or risk of failure, of District owned pipelines due to such natural cause(s), the owner will bear extraordinary expenses to connect to replaced or relocated District facilities in accordance with District specifications.
30. Water and sewer facilities to be installed shall adhere to separation requirements in the most western/inland location. Connection to the District's fire protection system is required. Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit.

Coastside Fire Protection District

31. CFC 2025 Section 505.1 [Amended] - 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. 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 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent.
32. CFC 2025 Section 503.1.1 [Amended] - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exceptions: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur: a. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. b. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. c. There are not more than two Group R-3 or Group U occupancies. d. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities and unmanned cellular sites.
33. CFC 2025 Section 907.2.11 - Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72 and the manufacturer's instructions. Exception: For Group R occupancies. A fire alarm system with smoke detectors located in accordance with this section may be installed in lieu of smoke alarms. Upon actuation of the detector, only those notification appliances in the dwelling unit or guest room

where the detector is actuated shall activate.

34. CFC 2025 Section 907.2.11.2 - Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-2.2, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations: a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. b. In each room used for sleeping purposes. c. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. d. In a Group R-3.1 occupancies, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.
35. CFC 2025 Section 1103.8.2 - Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Exceptions: 1. Interconnection is not required in buildings that are not undergoing alterations, repairs or construction of any kind. 2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior finishes. 3. Smoke alarms are not required to be interconnected where repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
36. Smoke alarms are not required to be interconnected when work is limited to the installation, alteration or repairs of plumbing or mechanical systems or the installation, alteration or repair of electrical systems which do not result in the removal of interior wall or ceiling finishes exposing the structure.
37. CFC 2025 Section 907.2.11.6 - In new construction, and in newly classified Group R-3.1 occupancies, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery back-up shall be connected to an emergency electrical system in accordance with Section 1203. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. Exception: Smoke alarms are not required to be equipped with battery backup where they are connected to an emergency electrical system that complies with Section 603.

38. CFC 2025 Section 1031.3.1 - Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²). Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.46 m²). 8. CFC 2025 Section 1031.3.2 - The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
39. CFC 2025 Section 1031.3.3 - Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor. 10. CFC 2025 Section 1031.4 - Where a door is provided as the required emergency escape and rescue opening, it shall be a swinging door or a sliding door.
40. CRC 2025 Section R318.2 - Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.'
41. **CWUIC 2025 Section 504.2** – Roofs shall have a roof assembly that complies with a Class A fire classification when tested in accordance with ASTM E108 and UL 790.

Exceptions:

- a. Roof assemblies with coverings of brick, masonry or an exposed concrete roof deck.
 - b. Roof assemblies with ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible decks or ferrous, copper or metal sheets installed without a roof deck on noncombustible framing.
 - c. Roof assemblies with a minimum 16 oz/sq ft (0.0416 kg/m²) copper sheets installed over combustible roof decks.
 - d. Roof assemblies of slate roof covering installed over ASTM D226, Type II underlayment over combustible decks.
42. **CWUIC 2025 Section 507.1** - The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 50 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction in accordance with Sections 504.2 and 504.2.1. All portions of a roof covering applied during an addition, alteration or repair to an existing structure shall meet at least a Class A fire classification.

43. **CFC 2025 Section 304.1.2** - Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with 2025 CWUIC.
44. **CWUIC 2025 Section 106.4** – Prior to the building permit final approval, the property shall be in compliance with the vegetation management requirements prescribed in Section 603, including California Public Resources Code 4291 or California Government Code Section 51182. Acceptable methods of compliance inspection and documentation shall be determined by the enforcing agency and shall be permitted to include any of the following: Local, state or federal fire authority or designee authorized to enforce vegetation management requirements.
45. **CWUIC 2025 Section 604.1** – Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations. Defensible space shall be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291. **CWUIC 2025 Section 604.2** – Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management: All unincorporated lands designated as State Responsibility Area (SRA). Land designated as a Very High Fire Hazard Severity Zone by a city or local agency. Land designated in a city or local agency ordinance as a wildland-urban interface (WUI) area.
46. **CRC 2025 Section R302.1** - Construction, projections, openings and penetrations of exterior walls of dwellings, townhouses and accessory buildings shall comply with Table R302.1(1); or dwellings and accessory buildings equipped throughout with an automatic sprinkler system installed in accordance with Section R309 shall comply with Table R302.1(2) based on fire separation distance. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.

Walls of individual dwelling units and their accessory buildings located on the same lot.

Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line. Detached garages accessory to a dwelling unit located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm). Foundation vents installed in compliance with this code are permitted.

Exceptions:

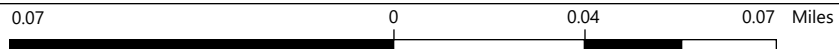
- a. **CFC 2025 Section B105.1** - The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2).
- b. Required Fire Flow: **500 GPM**

47. **CFC 2025 Section B105.3** - For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of: The automatic sprinkler system demand, including hose stream allowance.
48. **CFC 2025 Section C102.1** - The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1.
49. **CFC 2025 Section 507.5.1** - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
 - a. Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet (183 m).
50. **CFPD Standard CFR-03** - Hydrants shall be located no closer than 50 feet to any building, no further away than 150 feet of the protected structure, and be located on the fire department access side of the building.
51. **CFPD Standard CFR-03** - Hydrants shall be placed in a concrete pad 4 inches deep, and 2 ft. by 2 ft. minimum at base.
52. **CFPD Standard CFR-03** - Hydrants shall be positioned so the center of the discharge is 30 inches to 36 inches above grade and be within 5 feet of the fire department access roadway.
53. **CFC 2025 Section 507.5.5** - A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.
54. **CFC 2025 Section 507.5.6** - Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.
55. **CFPD Standard CFR-03** - Hydrant supply pipe shall be listed and approved for fire protection service for underground pipe, such as AWWA C900. Pipe shall be buried a minimum of 30 inch below grade (36 inch if the pipe passes under a road or is subject to heavy loads).
56. **CFPD Standard CFR-03** - Concrete thrust blocks shall be sized in accordance with national standards and shall be provided at all changes in pipe direction.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



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0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

NEW SINGLE FAMILY HOME / ADU - COWGILL RESIDENCE

APN 037-278-130 / 0 PRECITA AVENUE, MOSS BEACH

GENERAL NOTES

Before submitting a proposal for this work, the bidder shall visit the site and learn the existing conditions. The bidder shall examine the plans and specifications and base their bid on them. During construction, no changes from plans and specifications shall be made without written consent of the Designer and Owner. Structural changes must be approved by the Designer and the Structural Engineer. Information contained within these documents shall not be construed to permit work not conforming to the applicable codes.

The General Contractor (G.C.) shall obtain and pay for all permits (except those paid for by the Owner) and licenses and shall give all notices. The G.C. shall review all documents to coordinate with the existing site conditions. The G.C. is required to comply with all current Codes, Ordinances, & Regulations related to this project. Any conflict between drawings, specifications, and ordinances shall be immediately referred to the Designer in writing. The G.C. for this work shall be currently licensed by the State of California. The employees and subcontractors used by the G.C. to construct and finish the work shown on the plans must all be skilled workmen under the directions of a competent foreman. The G.C. shall continuously maintain adequate protection of all work from damage and shall protect the Owner's property and adjacent property from injury, damage, or loss arising from this contract.

The G.C. shall, at all times, keep the premises and streets free of waste caused by the work, and at completion, shall remove all waste, surplus materials and equipment and leave the work 'broom clean'. Roadways shall be maintained clear of construction debris at all times. Daily road cleanup will be enforced. The G.C. shall verify the location of all existing underground utilities prior to excavation and shall maintain, keep in service, and protect against damage, all existing utilities and city services during construction. Any existing utilities to be abandoned shall be properly disconnected, plugged, or capped as required by code and/or sound construction practices. G.C. to provide an operation and maintenance manual to occupant or owner per section 4.410.1.

The Owner may order extra work or make changes by altering, adding to, or deducting from the work. The Contract sum shall be adjusted accordingly and adequate records shall be kept by the G.C. to substantiate any additional charges. All work shall be executed under the conditions of the original Contract Documents.

The Owner shall not be liable or responsible for any accident, loss, injury, or damages happening or accruing during the term of the performance of the work and in connection therewith, to persons and/or property. The G.C. shall have in full force and effect during the life of this Contract, full coverage Liability and Workman's Compensation Insurance, which shall comply with California laws and will not be canceled or changed during the term of this Contract without notice being given to the Owner, and shall require all intermediate and Subcontractors to take out and maintain similar policies of Insurance.

In addition to guarantees called for elsewhere in these specifications, the G.C. shall guarantee all work for a period of one (1) year after notice of completion is filed, against defective materials or faulty workmanship, that is discovered and reported within that period.

The site plan is based on plot plans transferred by the Owner or the local City or County Governments. The Designer takes no responsibility for the accuracy of property lines and their relationship to existing and proposed structures. Measurements are approximate and will need to be verified in the field by the G.C. When layout or detail questions arise, the Designer shall be contacted.

In general the drawings will indicate dimensions, position, type of construction, specifications, qualities and methods. Any work indicated on the drawings, and not mentioned in the specifications, or vice versa shall be furnished as through fully set forth in both. Work not particularly detailed, marked, or specified shall be the same as similar parts that are detailed marked or specified. Where no specific detail is shown, the framing or construction shall be identical or similar to that indicated for like cases of construction on the project. The larger the scale of the drawing, the more precedent, i.e.: 3 inches per foot scale governs 1/4 inch per foot scale. Written dimensions on these drawings shall have precedence over scaled dimensions. Written dimensions are approximate and must be verified by G.C. The G.C. shall verify, and be responsible for all existing conditions and dimensions prior to and during all phases of work.

The site plan is based on the Survey. The Designer takes no responsibility for the accuracy of property lines and their relationship to existing and proposed structures. Measurements are approximate and will need to be verified in the field by the G.C. and Surveyor. When layout or detail questions arise, the Designer shall be contacted.

If any Subcontractor finds any lack of information, discrepancy, and/or omissions in these drawings, or if the Subcontractor is unclear as to the drawings' meaning and/or intent, the Subcontractor shall contact the G.C., who shall then contact the Designer at once for interpretation and/or clarification before proceeding with that portion of work.

The G.C. shall provide adequate concealed blocking and anchoring for all ceiling and wall mounted equipment, hardware, fixtures, and accessories.

Exterior open-able windows and doors shall be weatherstripped. All open joints, penetrations, and other openings in the building envelope shall be sealed, caulked, gasketed, and/or weatherstripped to limit, or eliminate air leakage.

All inspections require 24 hour notice.

Construction working hours shall not exceed beyond 7am to 6pm Monday though Friday without written permission from San Mateo County.

Construction work within the street or sidewalk right-of-way shall only be done between 9am and 4pm, Monday through Friday, except City holidays, without written permission from the City Engineer.

There shall be no structural encroachment into the public right-of-way.

A copy of the approved set of plans will be available for building inspector and fire department review on site at all times.

SITE DATA

	PROPOSED	
	AREA (SQ. FT.)	%
LOT AREA	5,000	
PARCEL COVERAGE	*1,250	25.0
FLOOR AREA	*FIRST FLR.	756
	OPEN DECK	90
	*GARAGE	449
	ADU	778
	SECOND FLR.	1,162
	TERRACE	52
	*CANTILEVER	45
TOTAL:		2,367 47.3

PROPERTY INFO:

- 0 PRECITA AVENUE, MOSS BEACH, CA 94038
- APN: 037-278-130
- R-1 SINGLE FAMILY RESIDENTIAL
- OCCUPANCY GROUP: R-3/U
- CONSTRUCTION TYPE: V-B
- SINGLE FAMILY RESIDENCE:
 - MAIN DWELLING - 3 BEDROOMS, 2.5 BATHROOMS
 - ADU - 1 BEDROOM, 1 BATHROOM
- TWO STORY HOUSE WITH 2 CAR GARAGE AND ATTACHED ADU
- WOOD FRAMED HOUSE WITH FIBER CEMENT SIDING

APPLICABLE CODES:

ALL WORK SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE FOLLOWING CODES;

- CBC 2025 California Building Code
- CRC 2025 California Residential Building Code
- CFC 2025 California Fire Code
- CMC 2025 California Mechanical Code
- CPC 2025 California Plumbing Code
- CEC 2025 California Electrical Code
- CEnC 2025 California Energy Code
- CGBC 2025 California Green Code

SCOPE OF WORK:

SINGLE FAMILY RESIDENCE WITH ATTACHED 2 CAR GARAGE AND ADU

SYMBOLS

- 1 A-0 → DETAIL DESIGNATION
- 1 A-0 → SHEET NUMBER
- 1 A-0 → DIRECTION OF VIEW
- 1 A-0 → DETAIL DESIGNATION
- 1 A-0 → SHEET NUMBER
- 1 → KEYNOTES
- 1 → REVISION NUMBER
- N → NORTH ARROW

DRAWING INDEX:

C-S COVER SHEET

A-1 SITE PLAN

A-2 PROPOSED FLOOR PLAN

A-3 PROPOSED ROOF PLAN

A-4 PROPOSED ELEVATIONS

A-5 CROSS SECTIONS

A-6 COLOR STUDY

A-7 WINDOW & DOOR SCHEDULE

E-1 ELECTRICAL PLAN

BMP BEST MANAGEMENT PRACTICES

C-1 PRESCRIPTIVE GRADING AND DRAINAGE PLAN

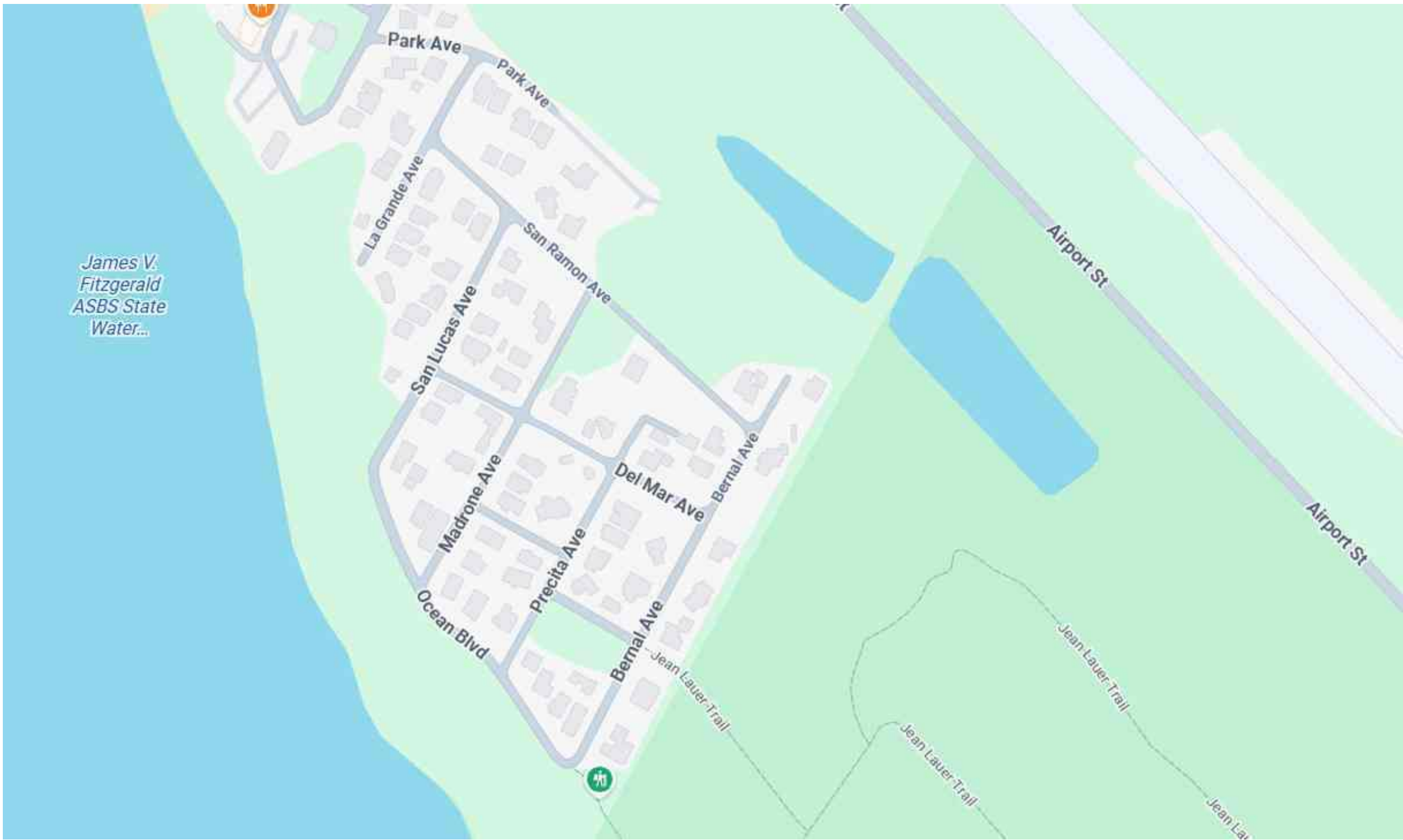
C-2 EROSION AND SEDIMENT CONTROL PLAN

L-1 SITE PLAN

L-2 PERVIOUS/IMPERVIOUS PLAN

L-3 PLANTING PLAN

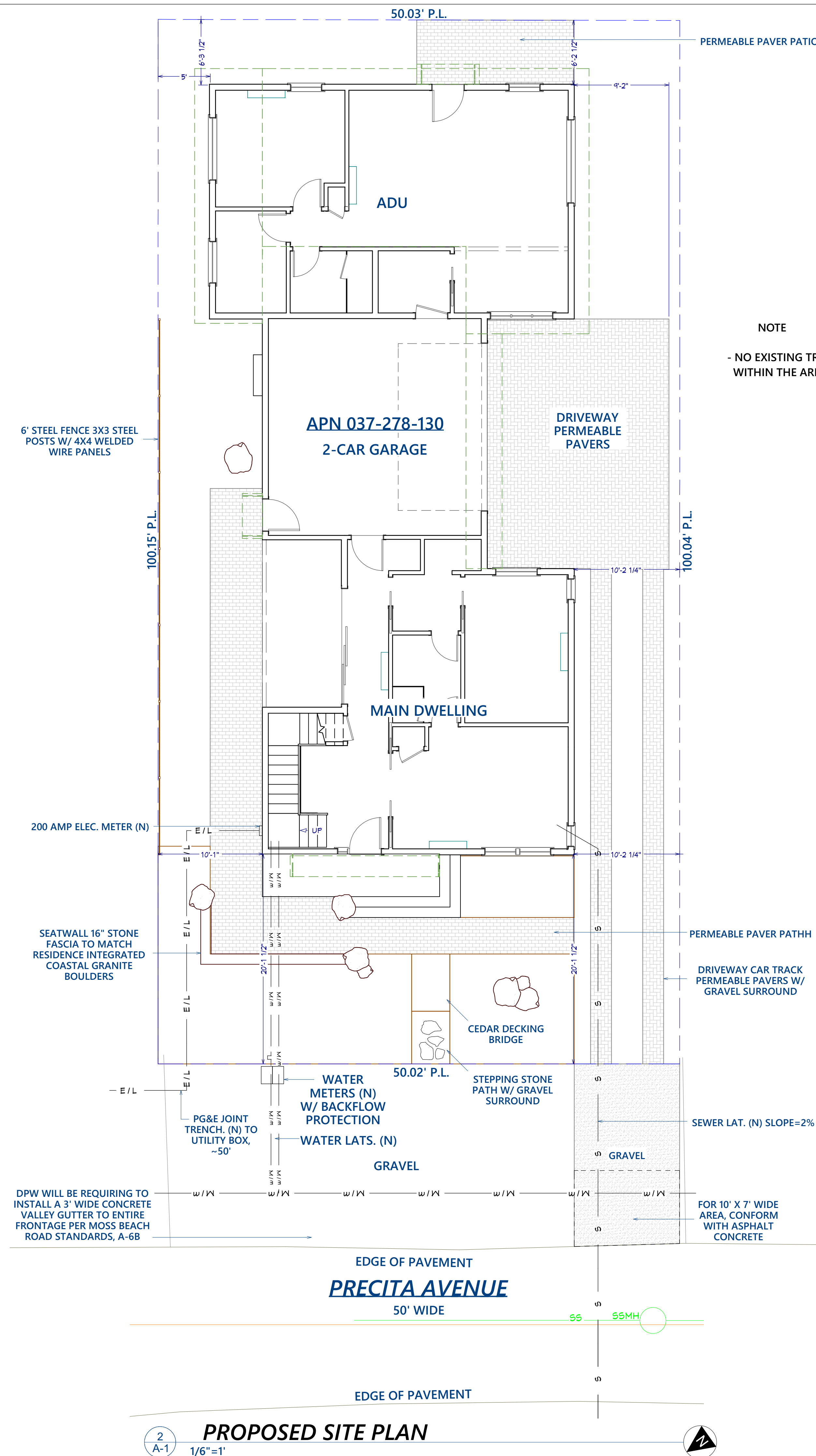
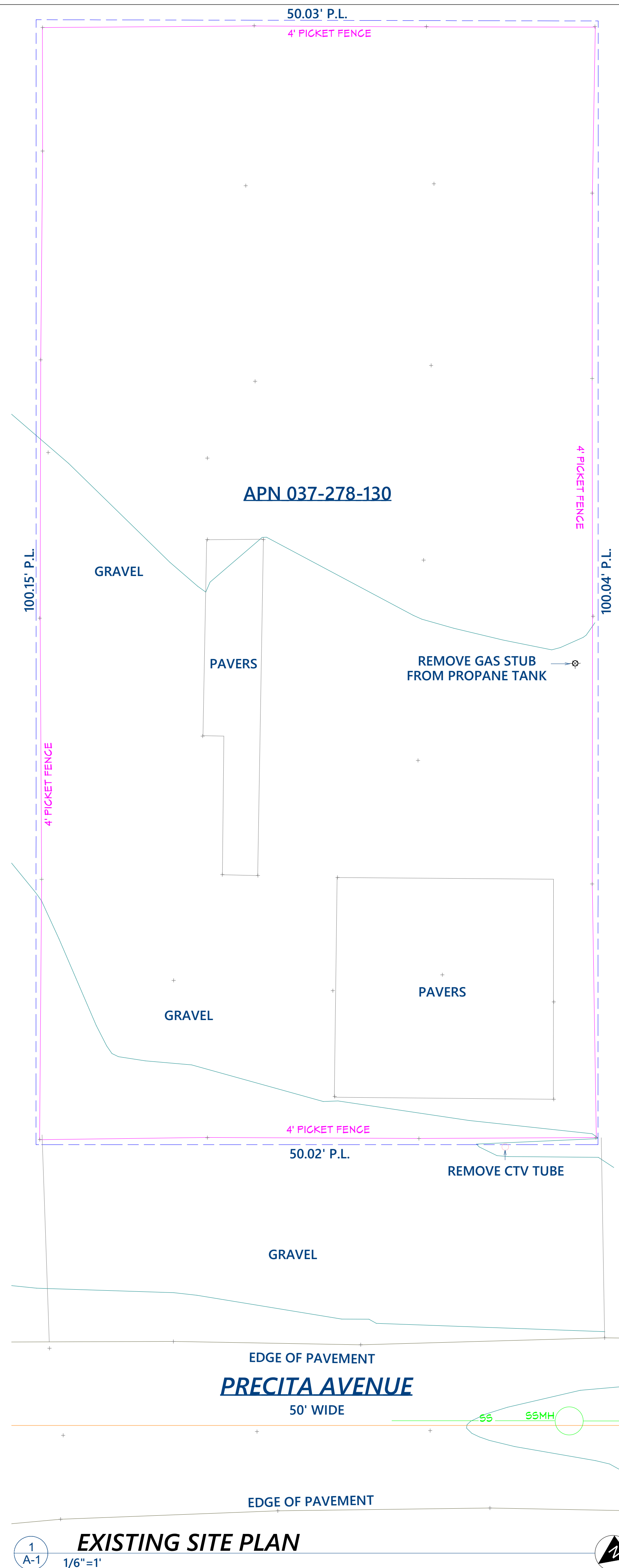
SURVEY



VICINITY MAP

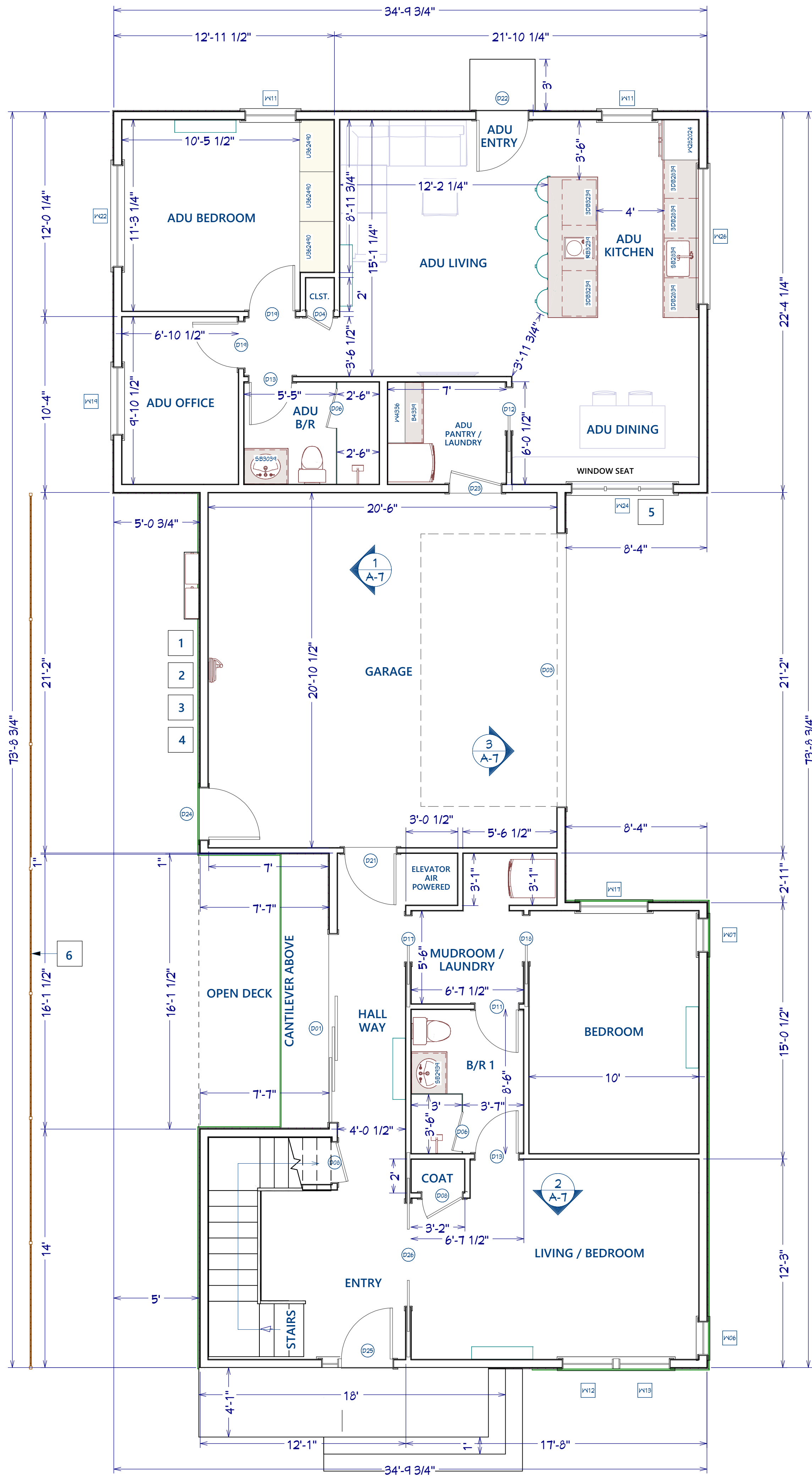


PARCEL MAP



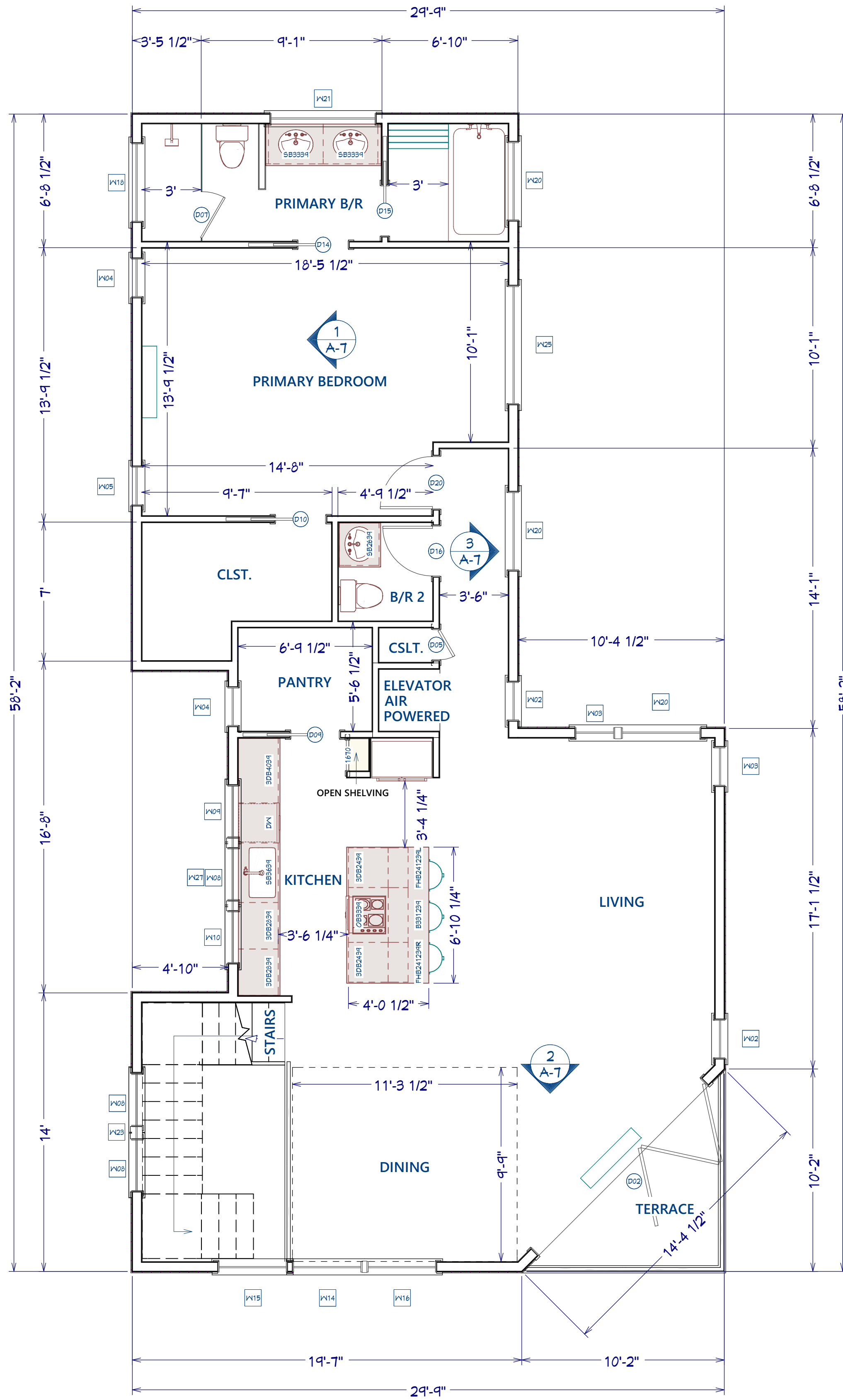
NOTE

- NO EXISTING TREES ARE LOCATED ON THE PROJECT PARCEL OR WITHIN THE AREA AFFECTED BY CONSTRUCTION



1
A-2
1/4" = 1'

2
A-2
1/4" = 1'



- KEYNOTES
- 1 - HEAT PUMPS
 - 2 - 3 TESLA POWER BANKS
 - 3 - FILTRATION SYSTEM
 - 4 - SPIGOT
 - 5 - STORAGE BIN AREA
 - 6 - 6' STEEL FENCE
- NOTES
- MAT SLAB FOUNDATION THROUGHOUT

REVISIONS



DESIGNED BY: Chezare G. Santini
Santini Creations
1381 HERMOSEA AVENUE
PACIFICA, CA 94044
(650) 438-6445
chez@santini creations.com

ONCE ADDRESS IS ASSIGNED, ADU SHALL BE ### B

New Single Family Dwelling / ADU
Cowgill Residence
O Precita Avenue,
Moss Beach, Ca. 94038

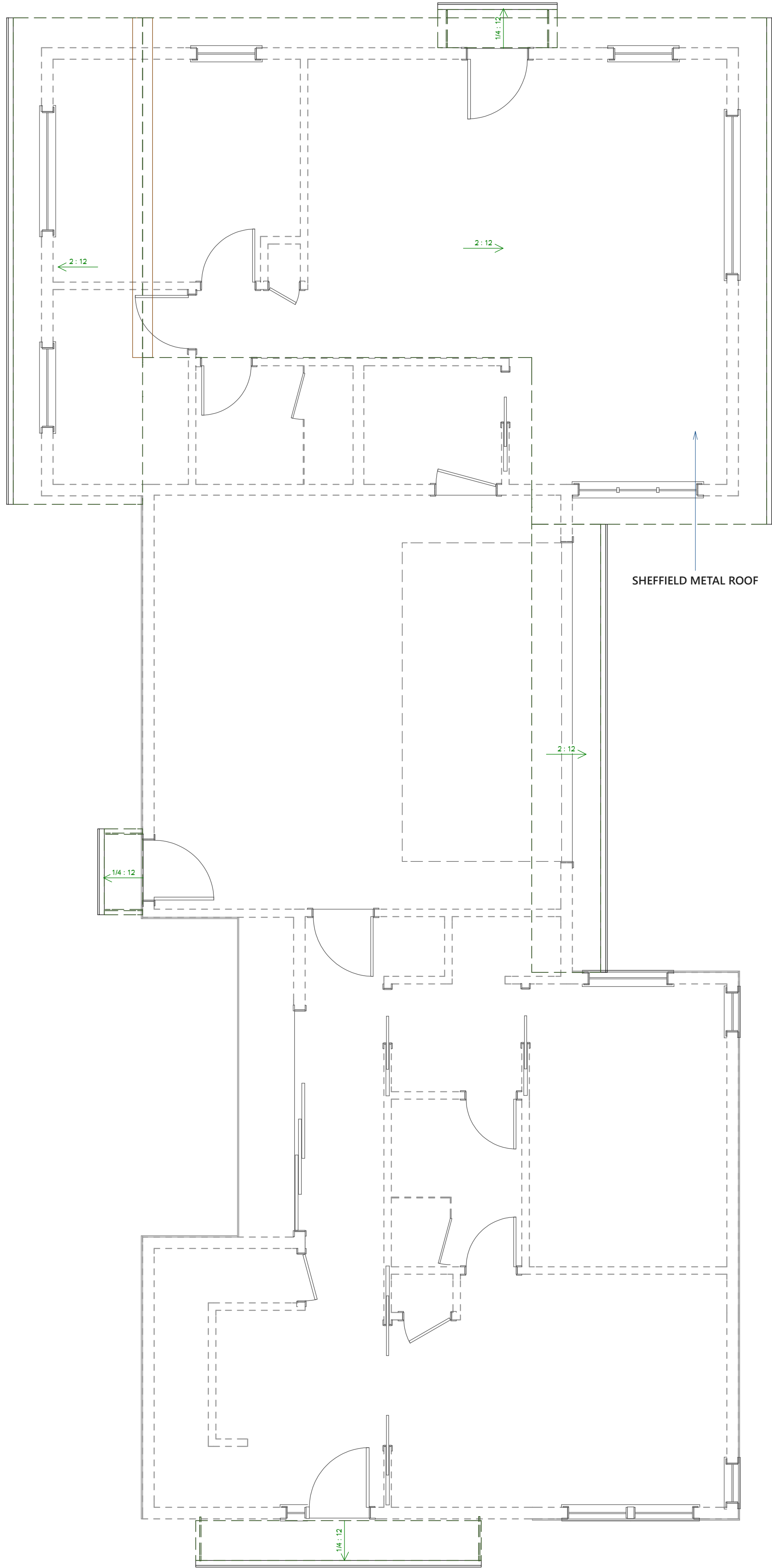
PROPOSED FLOOR PLAN

DATE: 9/16/2026

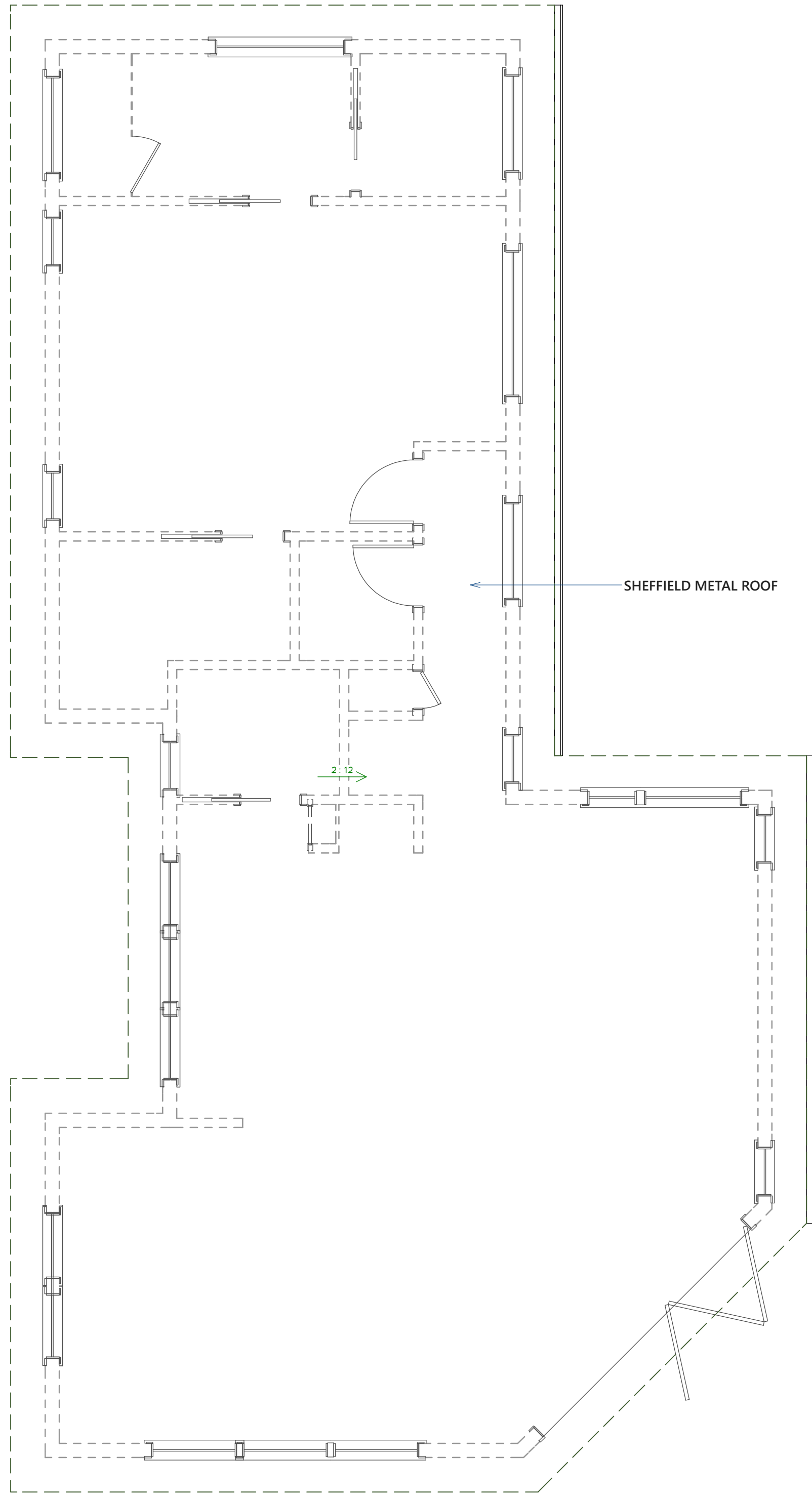
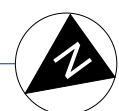
JOB: COWGILL

SHEET:

A 2



1
A-3
1/4"=1'
1ST FLOOR ROOF PLAN



2
A-3
1/4"=1'
2ND FLOOR ROOF PLAN



REVISIONS



DESIGNED BY: **Chezare G. Santini**
Santini Creations
188 HERMOSA AVENUE
PACIFICA, CA 94044
(650) 438-6945
chez@santini creations.com

ONCE ADDRESS IS ASSIGNED, ADU SHALL BE ### B

New Single Family Dwelling / ADU
Cowgill Residence
O Precita Avenue,
Moss Beach, Ca. 94038

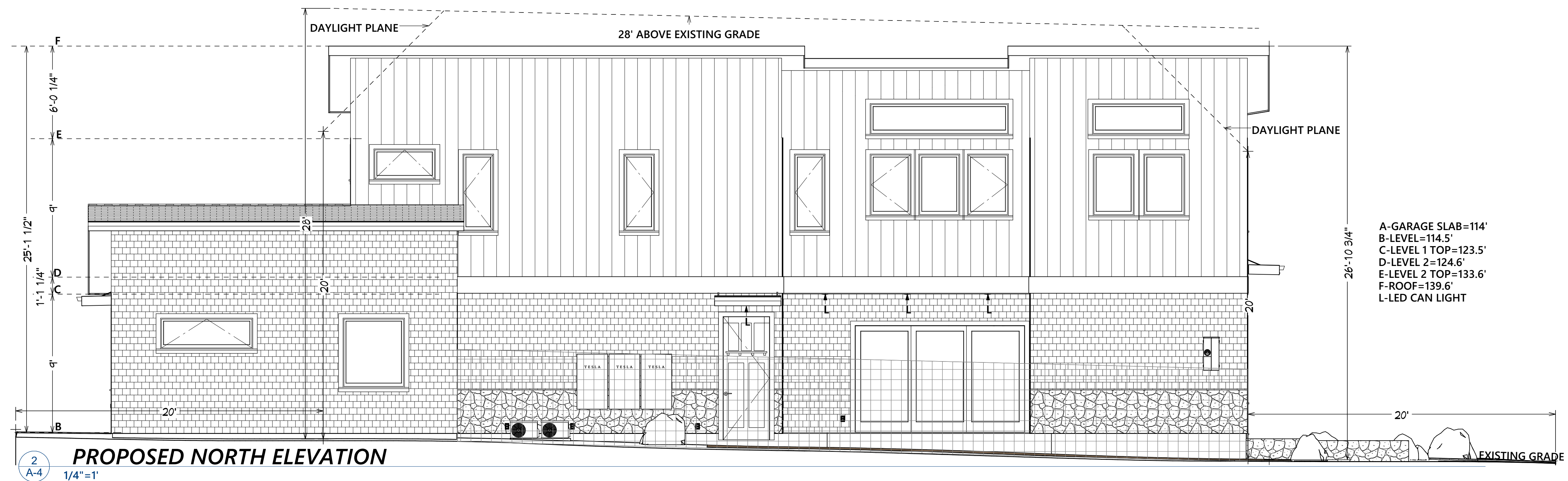
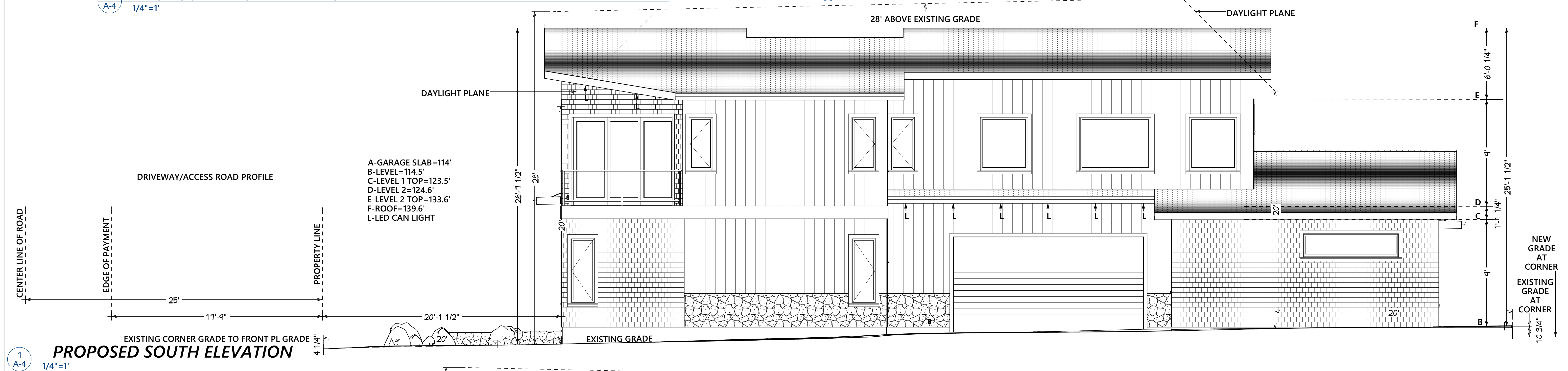
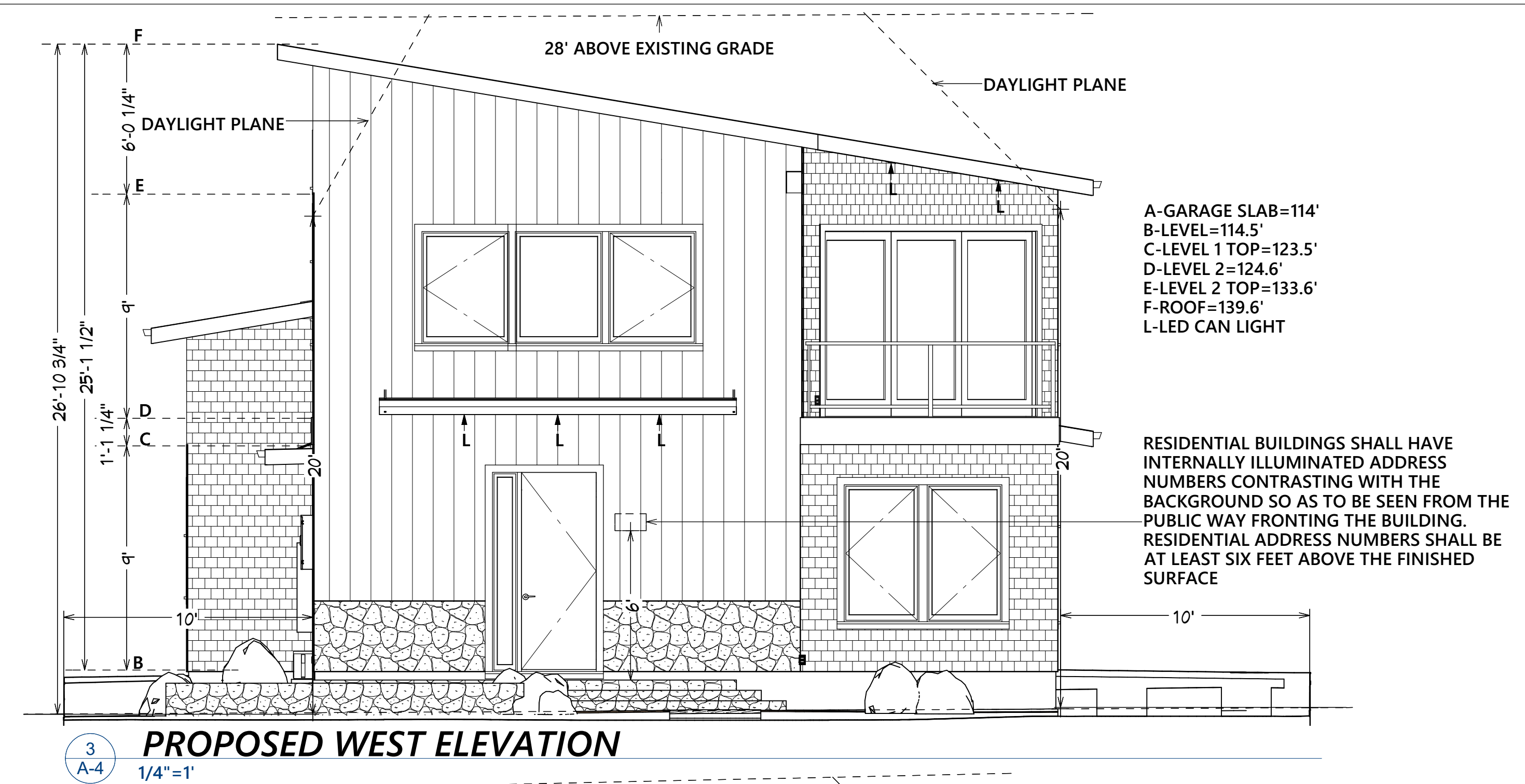
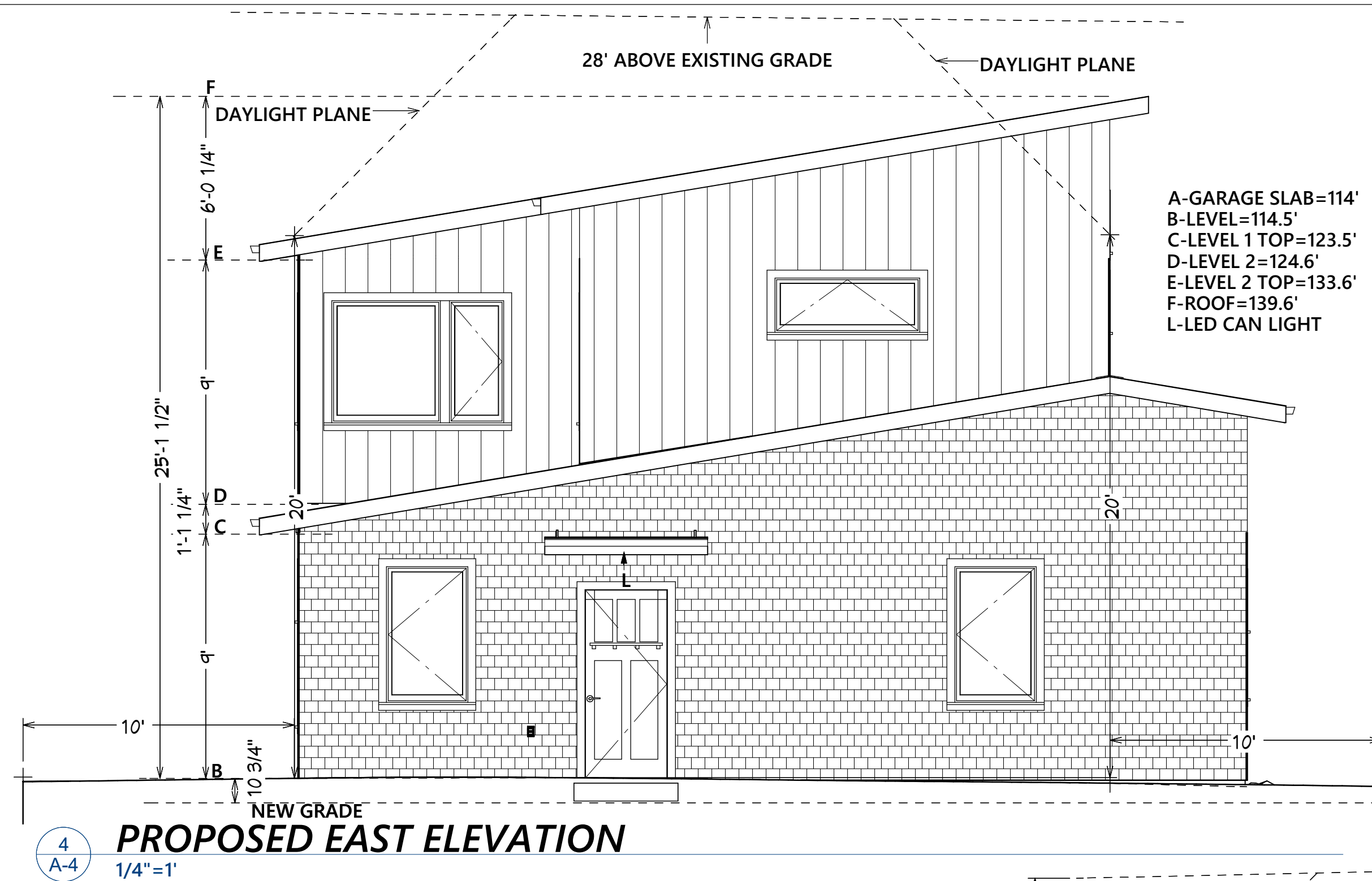
PROPOSED ROOF PLAN

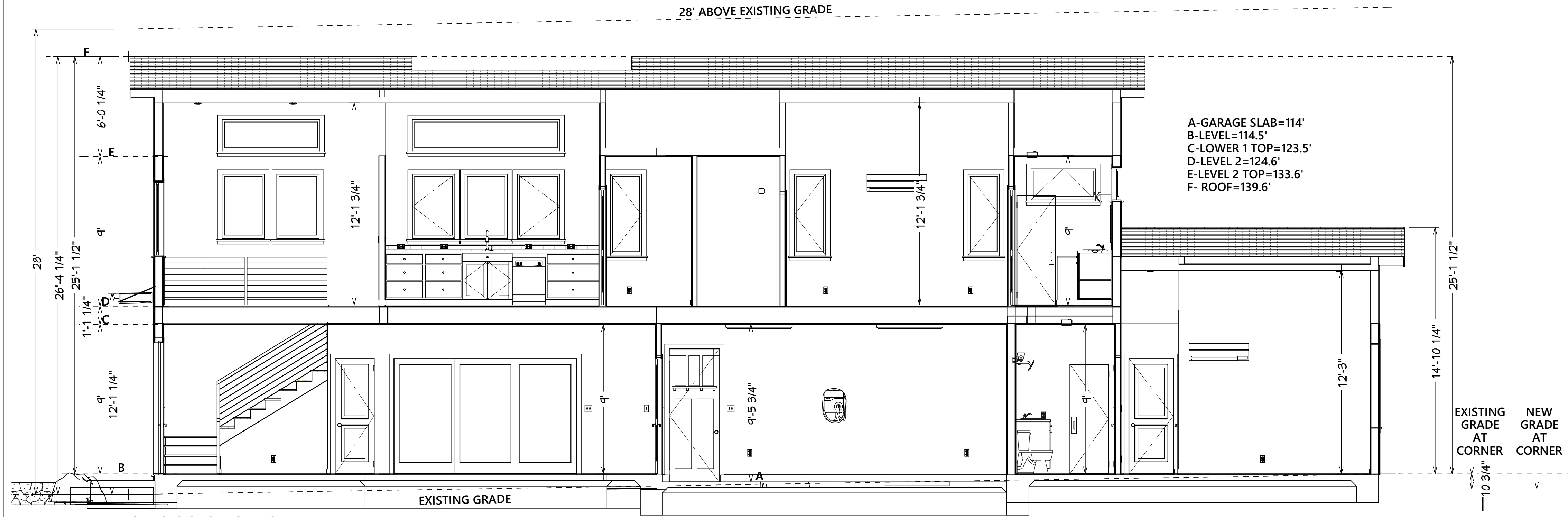
DATE: 9/16/2026

JOB: COWGILL

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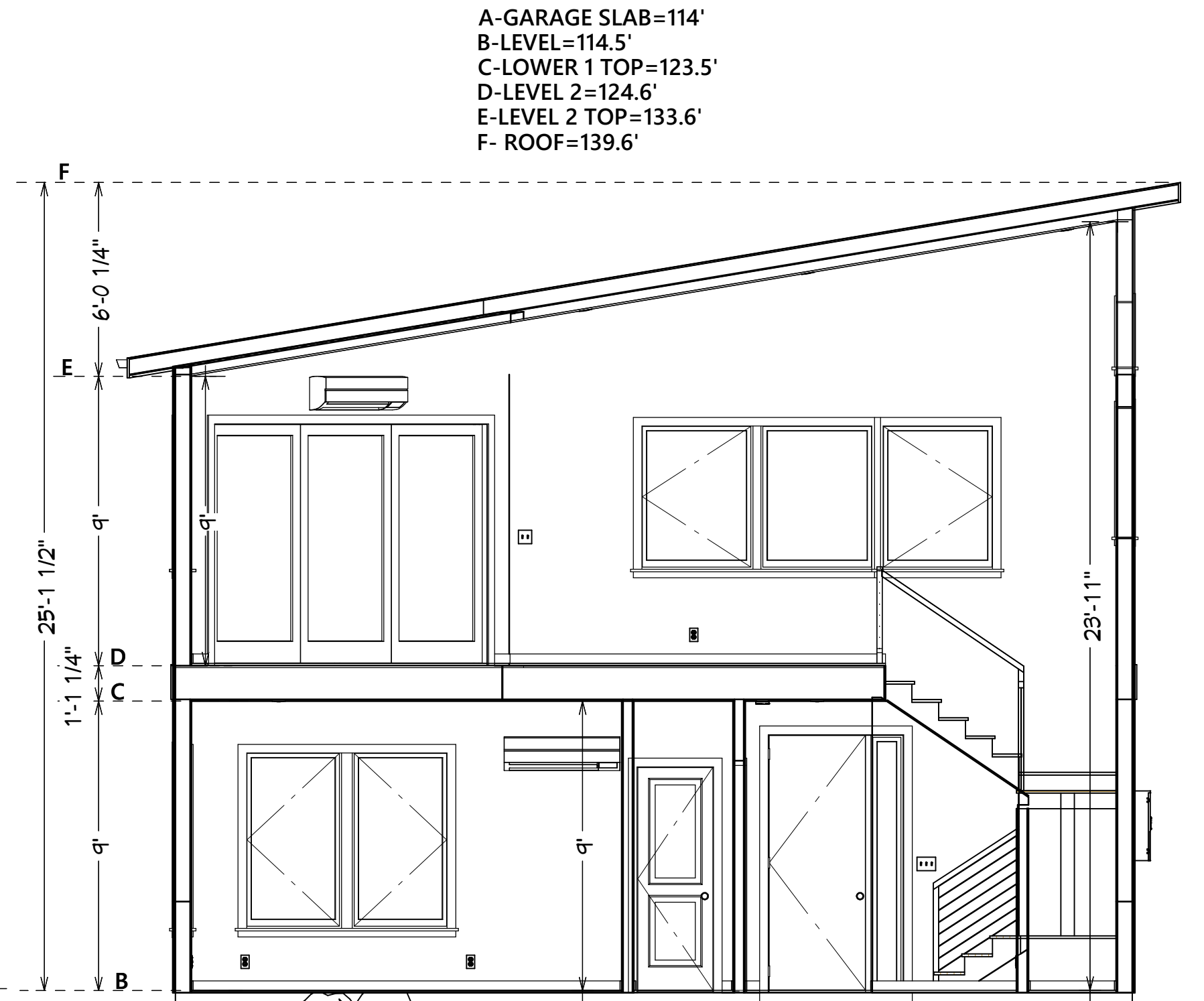
A 3





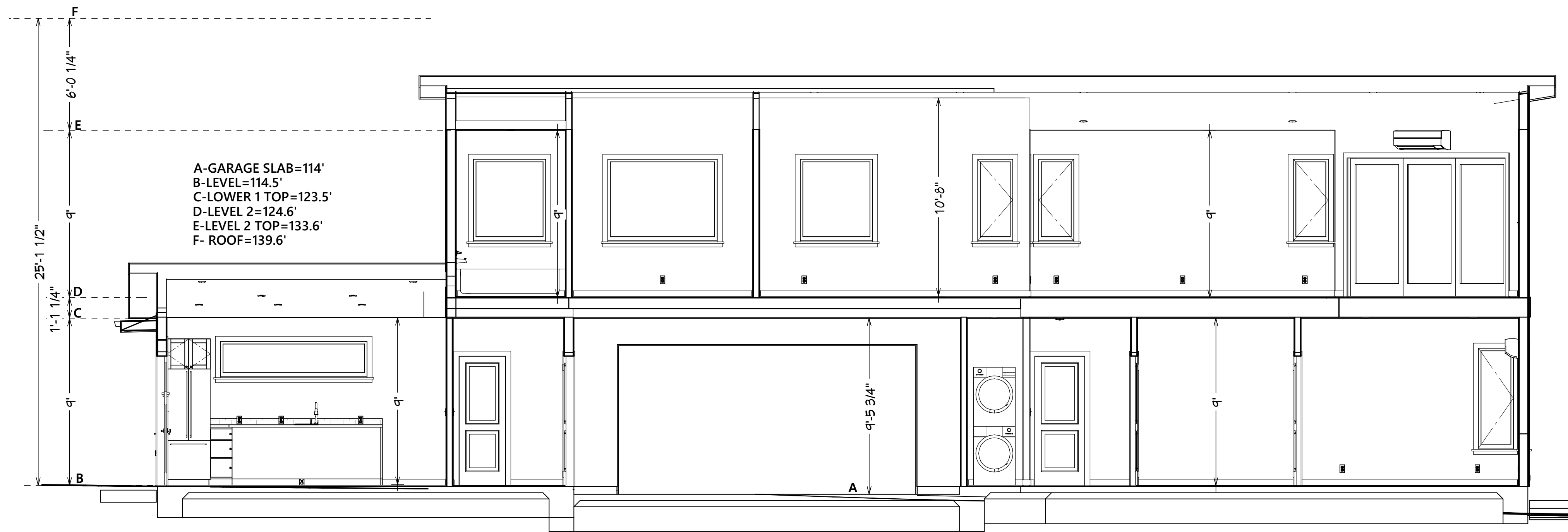
CROSS SECTION DETAIL

1
A-5
1/4"=1'



CROSS SECTION DETAIL

2
A-5
1/4"=1'



CROSS SECTION DETAIL

3
A-5
1/4"=1'

A-GARAGE SLAB=114'
B-LEVEL=114.5'
C-LOWER 1 TOP=123.5'
D-LEVEL 2=124.6'
E-LEVEL 2 TOP=133.6'
F- ROOF=139.6'

A-GARAGE SLAB=114'
B-LEVEL=114.5'
C-LOWER 1 TOP=123.5'
D-LEVEL 2=124.6'
E-LEVEL 2 TOP=133.6'
F- ROOF=139.6'

EXISTING
GRADE
AT
CORNER

NEW
GRADE
AT
CORNER

REVISIONS

**ANTINI
CREATIONS**
Custom Building Design

DESIGNED BY: **Chezare G. Santini**
Santini Creations
1361 HERMOSA AVENUE
PACIFIC CA 94044
(650) 438-6445
chez@santini-creations.com

ONCE ADDRESS IS ASSIGNED, ADU SHALL BE ### B

New Single Family Dwelling / ADU
Cowgill Residence
O Precita Avenue,
Moss Beach, Ca. 94038

CROSS SECTIONS

DATE: 9/16/2026

JOB: COWGILL

SHEET:

A 5



Clopay
**Modern Steel 8 ft x 7 ft Insulated 18.4 R-Value
Wood Look Plank Coastal Gray Garage Door
without Windows**

- Efficient 3-layer steel construction ensures durability
- Extension springs help with smooth movement and installation
- Modern contemporary style garage door delivering clean lines
- [View More Details](#)



Quick Marine - Sonia 4W LED Downlight - 10/30V DC

SKU: APL210593-V8
MPN: FASP0912XTICE00
UPC: 8057090210521

Color Temperature: *Required* WARM WHITE (2700K)

WARM WHITE (2700K)

Finish: *Required* Stainless Steel

Stainless Steel



- Monterey Taupe
- Monterey Taupe
- Midnight Black
- Tumbled Desert Wind
- White Oak

COLOR SCHEME

GARAGE DOOR SPECIFICATIONS

LEON: EXTERIOR WHITE OAK FLUSH DOOR WITH VERTICAL GRAIN (1-3/4")

[LEON]



ENTRY DOOR SPECIFICATIONS



COLOR STUDY

1
A-6
1/4" = 1'

REVISIONS



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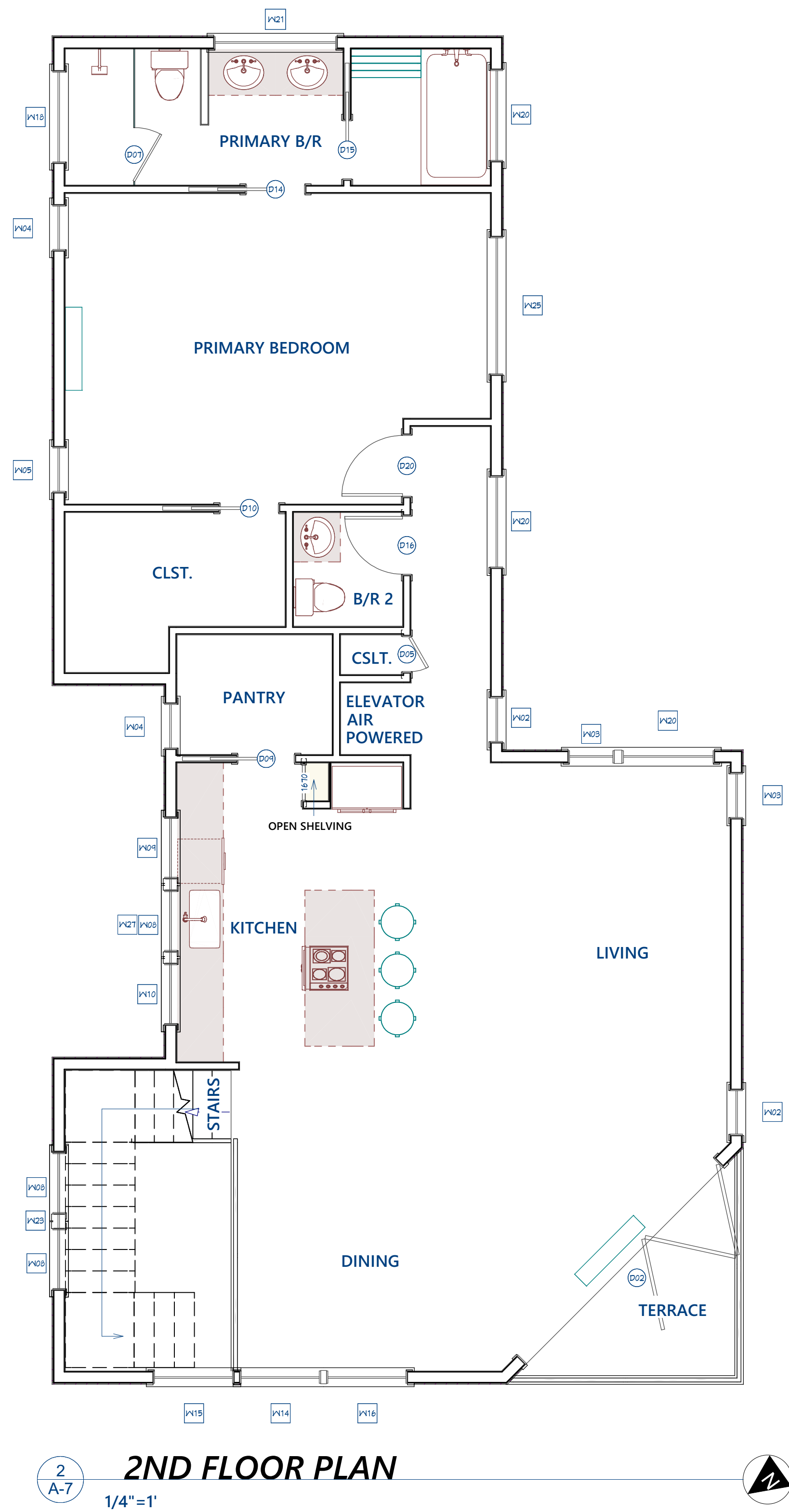
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COLOR STUDY

DATE: 9/16/2026
JOB: COWGILL
SHEET:

A 6

DOOR SCHEDULE						DESCRIPTION
SEQUENCE #	REVOLUTION	NUMBER	DATE	BY	REVISION	
	201	1/17/20	1	1	1/17/20, EA	EXT. 3-P PANEL SUPER-GLASS PANEL
	202	2/17/20	1	1	2/17/20, EA	EXT. 3-D DR. 3-P FOLD-GLASS PANEL
	203	6/30/20	1	1	6/30/20	SLAB
	204	9/10/20	1	1	9/10/20	HINGED DOOR F54
	206	9/10/20	1	1	9/10/20	HINGED DOOR F54
	209	2/6/21	1	1	2/6/20	HINGED GLASS SLAB
	211	2/6/21	1	1	2/6/20	HINGED GLASS SLAB
	210	2/10/21	1	1	2/10/21	POCKET DOOR F54
	214	2/10/21	1	1	2/10/21	POCKET DOOR F54
	210	2/6/21	1	1	2/6/21	POCKET DOOR F54
	211	2/10/21	1	1	2/10/21	HINGED DOOR F54
	212	2/10/21	1	1	2/10/21	POCKET DOOR F54
	213	2/10/21	1	1	2/10/21	HINGED DOOR F54
	214	2/10/21	1	1	2/10/21	POCKET DOOR F54
	215	2/10/21	1	1	2/10/21	POCKET GLASS PANEL
	216	2/10/21	1	1	2/10/21	HINGED DOOR F54
	211	2/10/21	1	1	2/10/21	POCKET DOOR F54
	210	2/10/21	1	1	2/10/21	POCKET DOOR F54
	214	2/10/21	1	1	2/10/21	HINGED DOOR F54
	220	2/10/21	1	1	2/10/21	HINGED DOOR F54
	221	2/10/21	1	1	2/10/21	HINGED DOOR F54
	222	2/10/21	1	1	2/10/21	EXT. HINGED DOOR E21
	223	2/10/21	1	1	2/10/21	HINGED DOOR F54
	224	3/30/21	1	1	3/30/21	EXT. HINGED DOOR E21
	226	3/30/21	1	1	3/30/21	EXT. HINGED SLAB
	226	2/10/21	1	1	2/10/21	DOUBLE POCKET GLASS PANEL



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Moss Beach, Ca. 94038

WINDOW & DOOR SCHEDULE

DATE: 9/16/2026
JOB: COWGILL
SHEET:

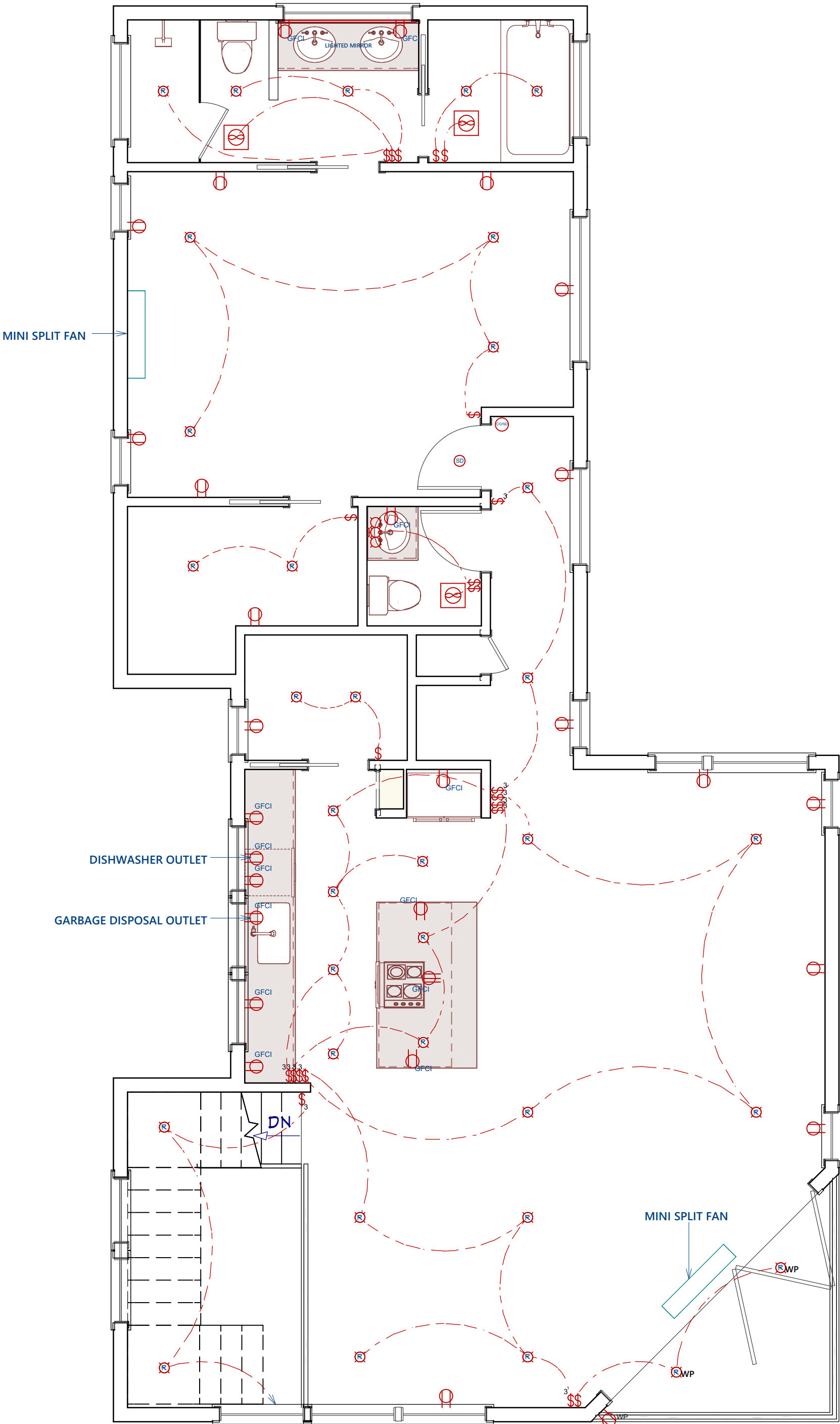
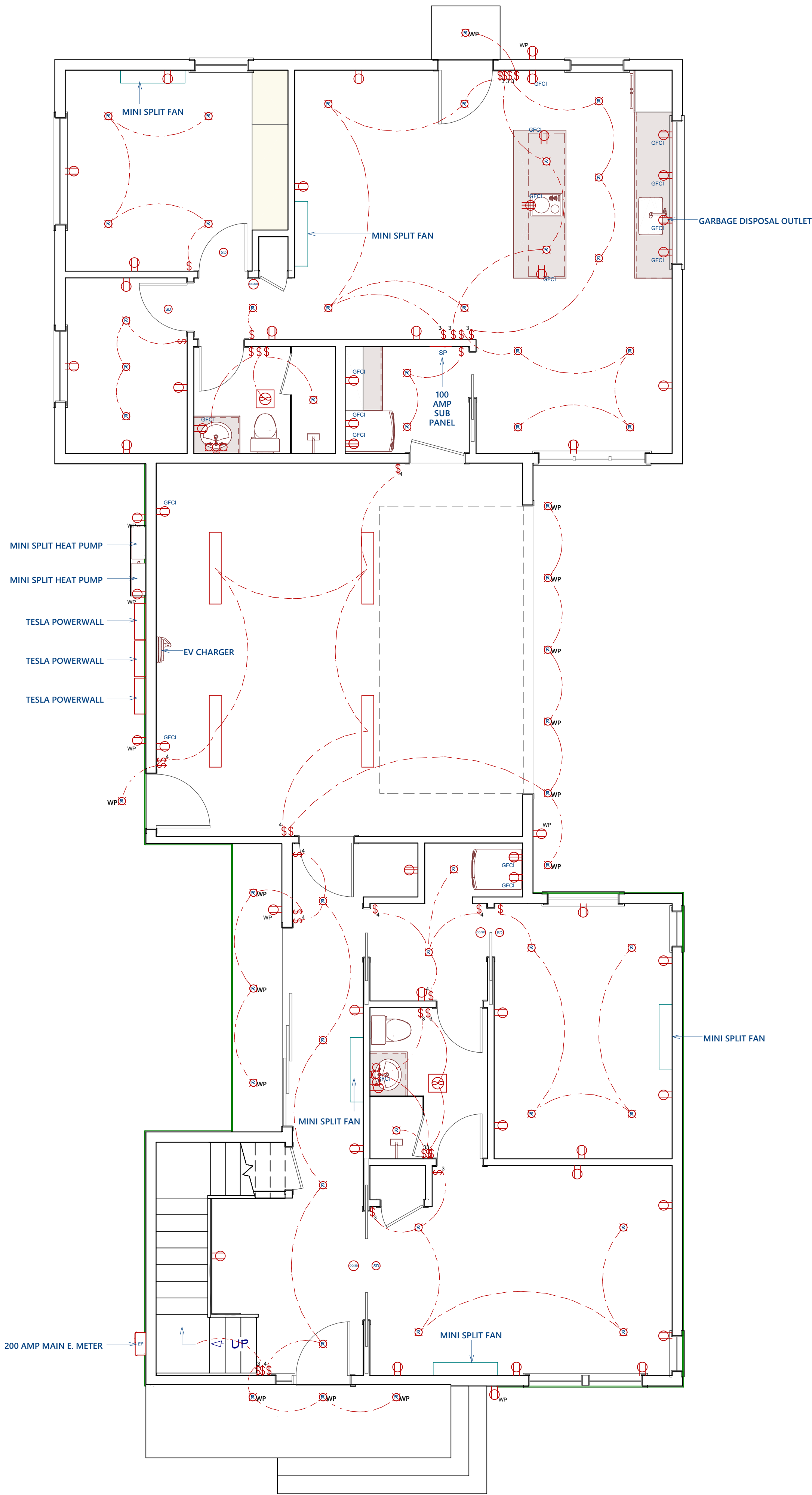
A 7

SMOKE ALARM NOTES

- SINGLE OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2, R-2.1, R-2.2, R-3, R-3.1 AND R-4 REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:
 - A. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
 - B. IN EACH ROOM USED FOR SLEEPING PURPOSES.
 - C. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 - D. IN A GROUP R-3.1 OCCUPANCIES, IN ADDITION TO THE ABOVE, SMOKE ALARMS SHALL BE PROVIDED THROUGHOUT THE HABITABLE AREAS OF THE DWELLING UNIT EXCEPT KITCHENS.

ELECTRICAL NOTES

- ALL ELECTRICAL APPLIANCES
- EXTERIOR LIGHTING TO SHALL BE SHIELDED, DOWNWARD, AND LOW-GLARE
- ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED RECEPTACLES SHALL BE INSTALLED IN KITCHENS , FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS PER CEC 210.12(A)
- ALL NEW LIGHTING TO BE HIGH EFFICACY
- PROPOSED BATHROOM TO HAVE A FLUORESCENT FAN/LIGHT COMBO
- PROPOSED BATHROOM TO HAVE LED LIGHTS
- PROPOSED BATHROOM AND LAUNDRY ROOM TO HAVE GFCI OUTLETS
- ALL OUTLETS TO BE TAMPER RESISTANT
- TWO SEPARATE SWITCHES FOR EXHAUST FAN AND LIGHTS IN BATHROOM
- OUTDOOR LIGHTING SHALL BE HIGH EFFICACY LIGHTS AND CONTROLLED BY MOTION SENSOR WITH INTEGRAL PHOTO CONTROL AND BE WEATHERPROOF
- ALL BRANCH CIRCUITS TO ORIGINATE FROM MAIN PANEL
- ALL RECEPTACLES (15-20 AMP, 115V OR 230V) INSTALLED IN WET LOCATIONS (OUTDOOR) SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED (I.E. BUBBLE COVER TYPE)
- BATHROOM AND LAUNDRY EXHAUST FANS MUST HAVE A MINIMUM OF 50 CFM INTERMITTENT, 20 CFM CONTINUOUS. POINT OF DISCHARGE TO BE AT LEAST 3 FEET FROM ANY OPENING INTO BUILDING. LAUNDRY EXHAUST DUCT TO BE A MINIMUM 4"
- 18" OF CLEARANCE MUST EXIST BETWEEN CLOSET SHELVES AND LIGHTING PLACED THEREIN.
- BATHROOMS SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND MUST BE CONTROLLED BY A HUMIDITY CONTROL
- BATHROOMS SHALL HAVE ONE DEDICATED 20-AMPERE BRANCH CIRCUIT FOR THE BATHROOM RECEPTACLES
- PROVIDE AT LEAST ONE 20-AMP BRANCH CIRCUIT TO SUPPLY LAUNDRY RECEPTACLE OUTLETS
- ALL 125-VOLT, SINGLE PHASE, 15- AND 20-AMPERE RECEPTACLES IN THE KITCHEN TO BE GFCI PROTECTED
- EACH KITCHEN APPLIANCE TO HAVE SEPARATE CIRCUIT. A MINIMUM OF 2-20AMP CIRCUITS SHALL SUPPLY ALL KITCHEN COUNTERTOP RECEPTACLES (TWO OR MORE 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS SPECIFIED BY 210.52 (B). CEC 201.11 (C)(1)
- RANGE HOOD EXHAUST FANS TO HAVE A MIN. AIR FLOW RATE OF 110 CFM FOR AN ELECTRIC RANGE
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, WALK-IN CLOSETS AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR
- ALL RECESSED FIXTURES INSTALLED ABOVE A TUB OR SHOWER STALL MUST BE GASKETED AND LISTED AS SUITABLE FOR WET LOCATIONS
- NEWLY INSTALLED LIGHTING IN ALL HABITABLE SPACES SHALL HAVE DIMMER CONTROLS
- ALL ELECTRICAL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A TYPE I OR TYPE II SURGE-PROTECTIVE DEVICE



- KEY TO SYMBOLS
- 120 VOLT
 - 120 VOLT DUPLEX OUTLET WITH GFCI INTERRUPTER
 - 120 VOLT FLOOR MOUNTED OUTLET
 - WEATHERPROOF GFCI 120 VOLT DUPLEX OUTLET WITH GFCI INTERRUPTER
 - 240 VOLT
 - SURFACE MOUNTED LIGHT
 - LIGHT FIXTURE (RECESSED CAN LIGHT)
 - EXTERIOR WEATHERPROOF LIGHT
 - EXHAUST FAN
 - HIGH EFFICACY LIGHT FIXTURE WITH EXHAUST FAN
 - HIGH EFFICACY LIGHT FIXTURE WITH EXHAUST FAN AND HEATER (SEPARATELY SWITCHED)
 - HIGH EFFICACY LIGHT FIXTURE
 - SMOKE DETECTOR
 - CARBON MONOXIDE DETECTOR
 - SMOKE/ CARBON MONOXIDE DETECTOR
 - 200 AMP ELECTRICAL METER
 - 100 AMP SUB PANEL
 - SWITCH
 - DIMMER SWITCH
 - DOUBLE POLE SWITCH
 - THREE WAY SWITCH
 - 4 WAY SWITCH
 - VACANCY SENSOR/SWITCH
 - ELECTRIC VEHICLE SUPPLY EQUIPMENT
 - FLUSH MOUNTED FLUORESCENT LIGHT
 - CHANDELIER
 - CEILING FAN

REVISIONS



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ELECTRICAL PLAN

DATE: 9/16/2026

JOB: COWGILL

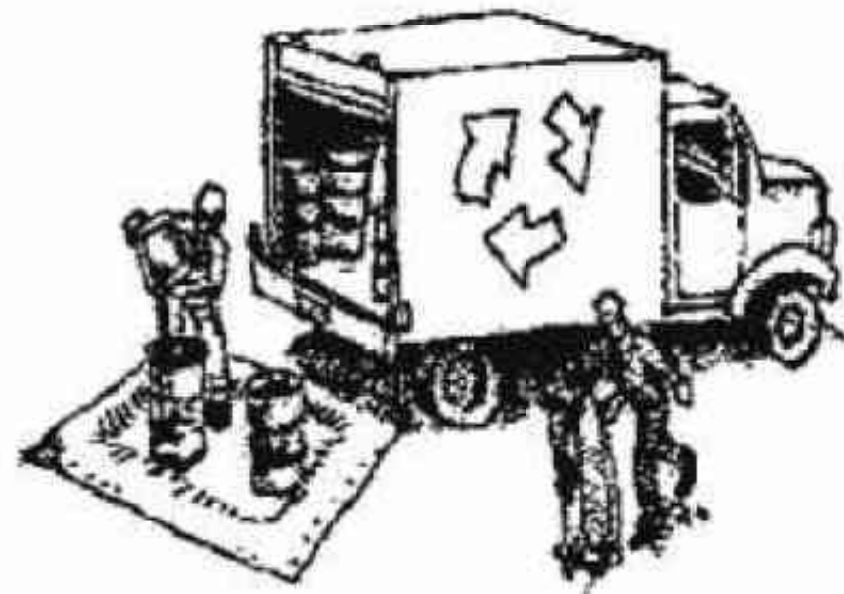
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1

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



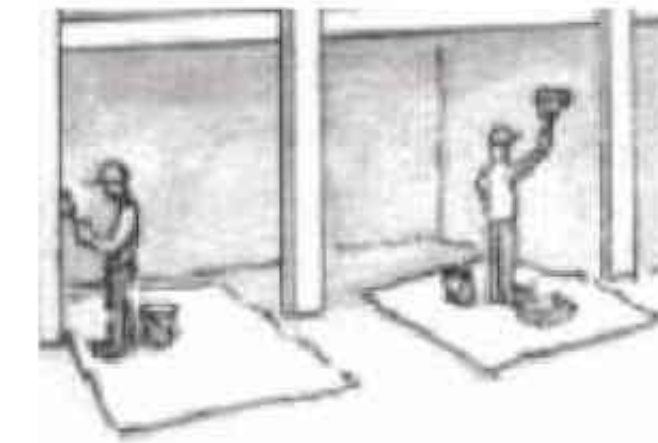
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

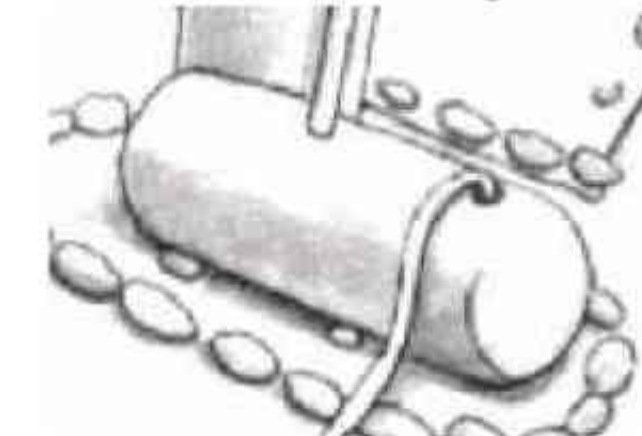
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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

C-1

GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

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



EROSION CONTROL POINT OF CONTACT

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

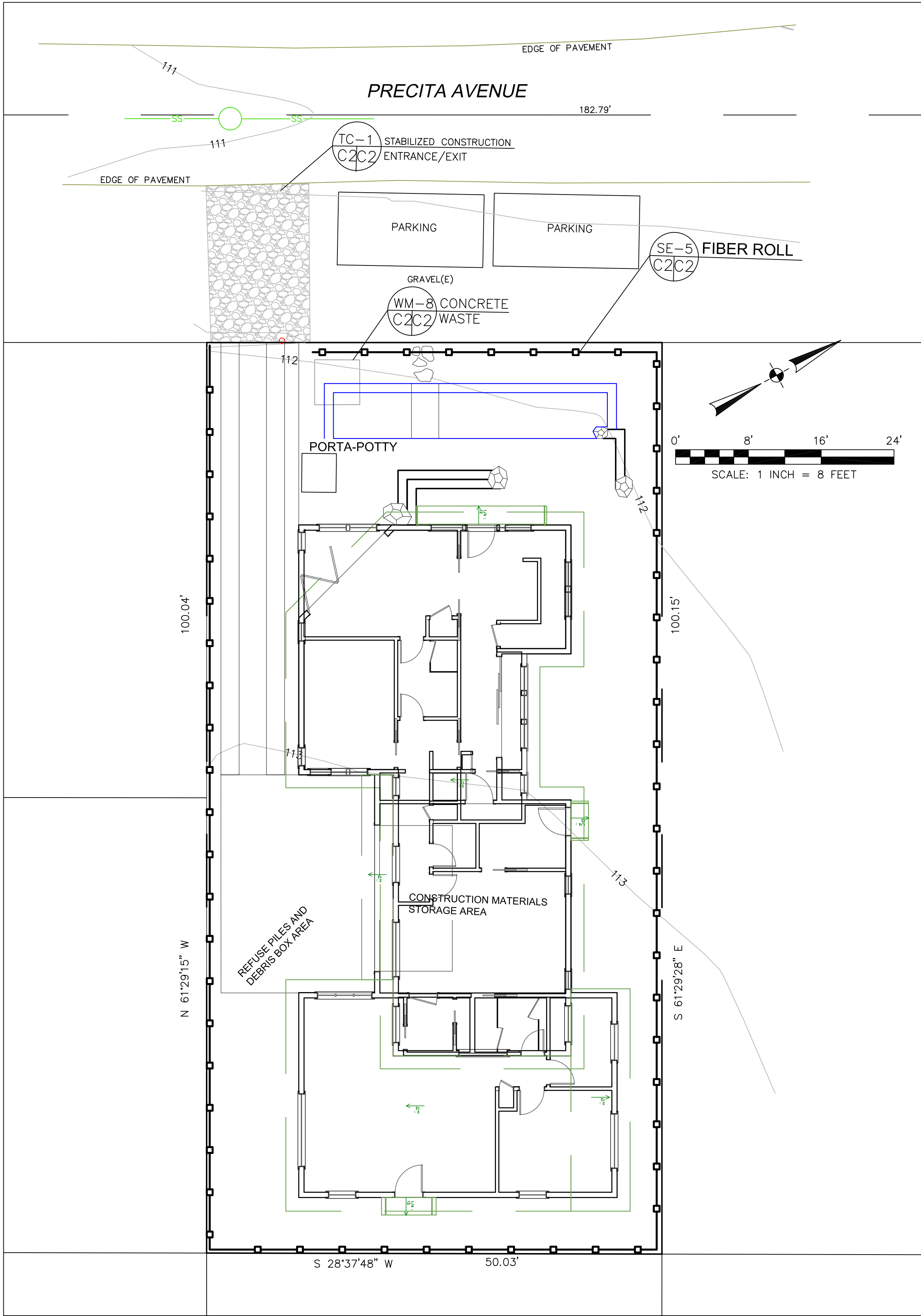
NAME: AMY COWGILL
TITLE/QUALIFICATION: OWNER
PHONE: 617-633-7651
PHONE:
E-MAIL: ATCOWGILL@GMAIL.COM

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

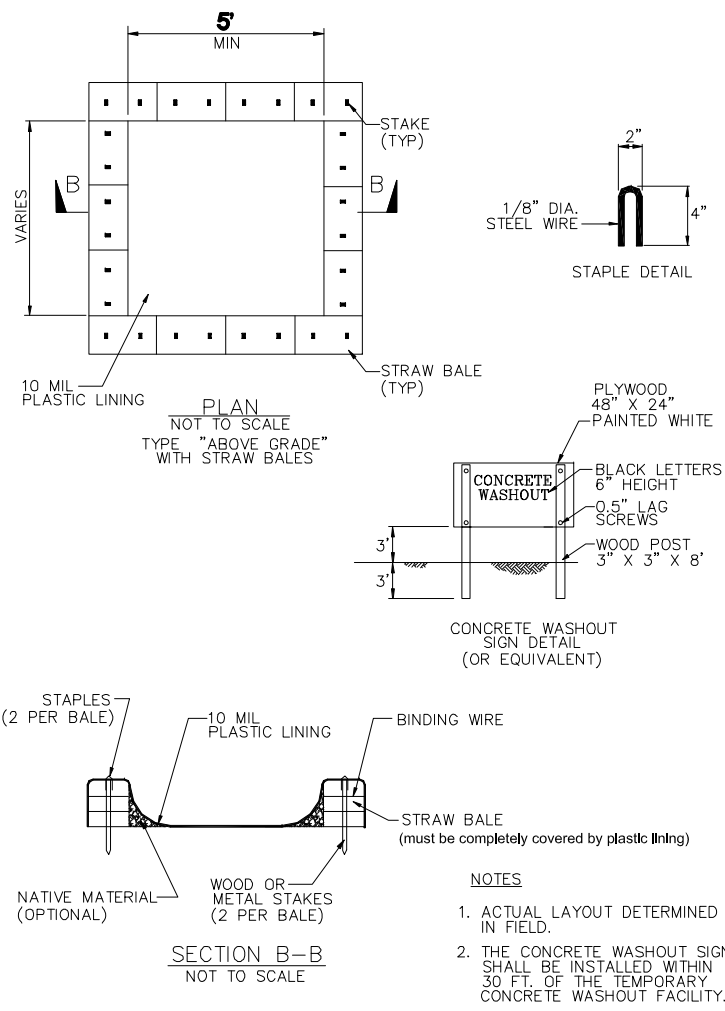
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CHECKED BY: AZG
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EROSION AND SEDIMENT
CONTROL PLAN
COWGILL PROPERTY
PRECITA AVENUE
MOSS BEACH
APN 037-278-130

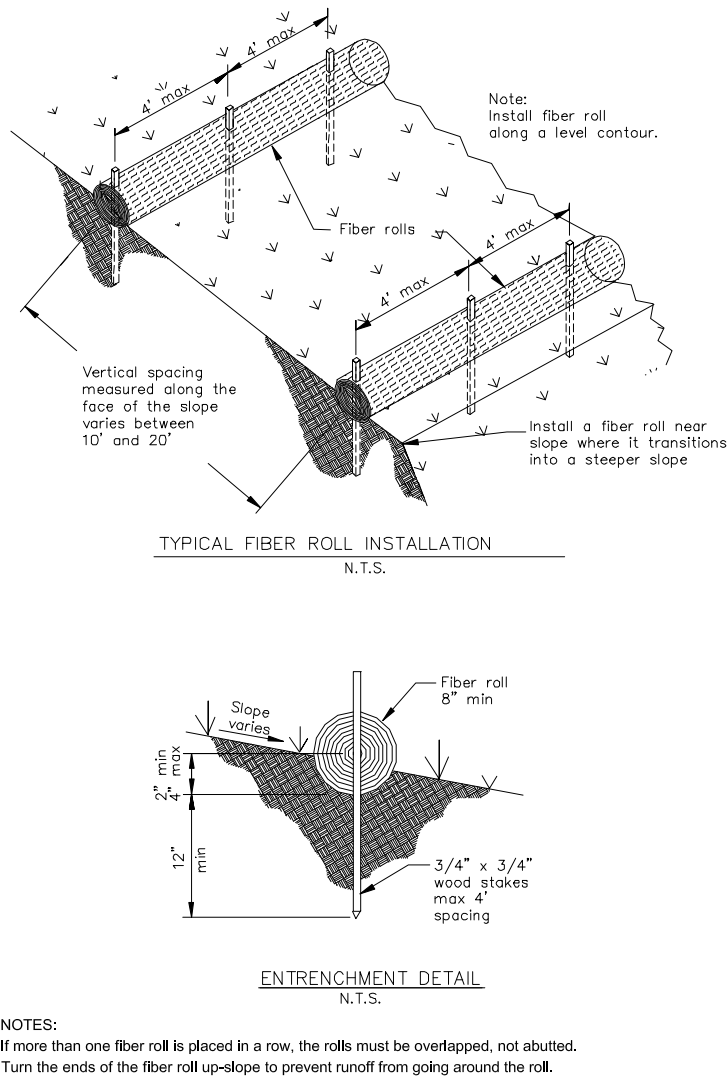
SHEET
C-2



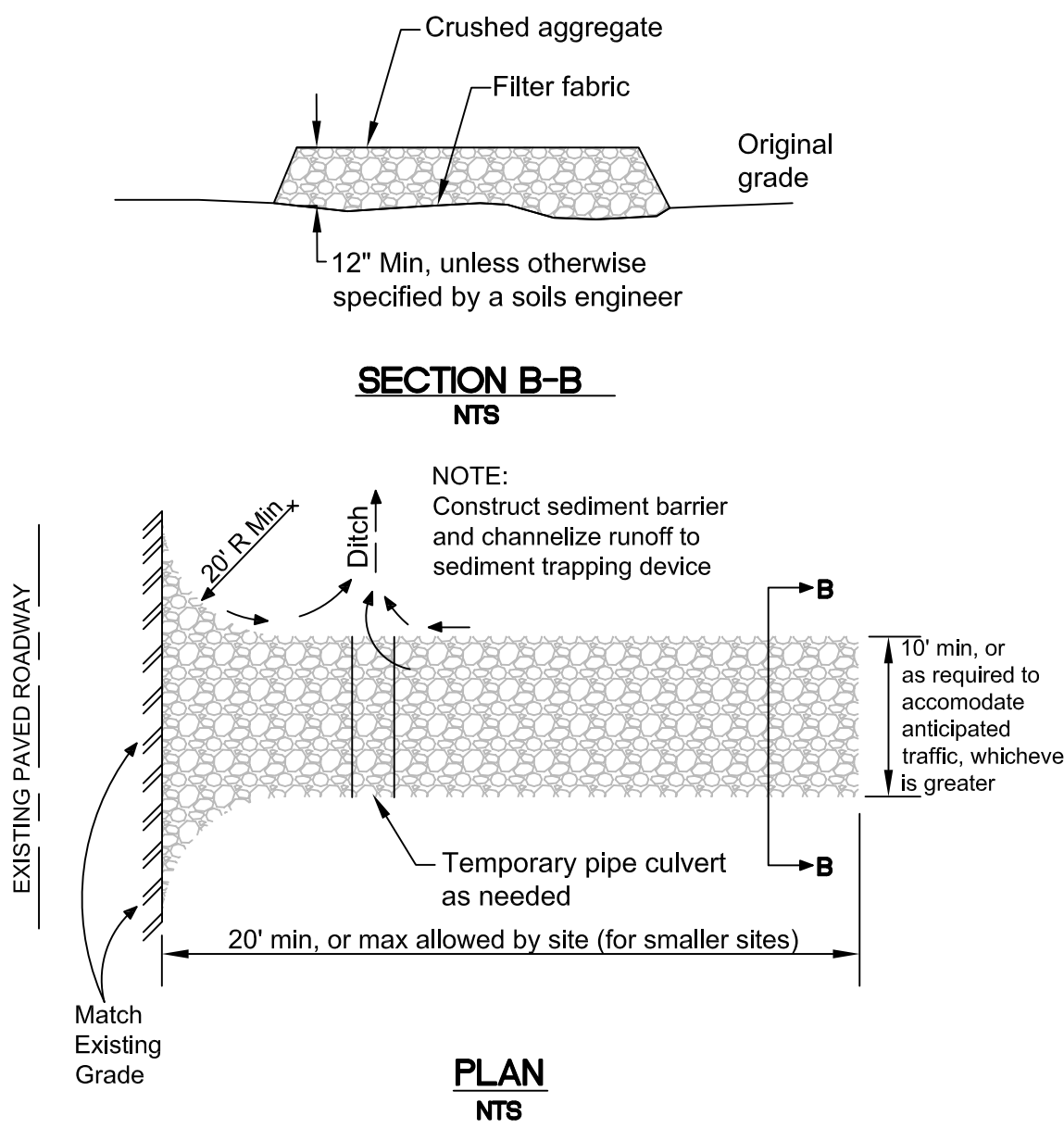
CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1





LANDSCAPE BOULDER ACCENT: GONZALEZ COASTAL GRANITE



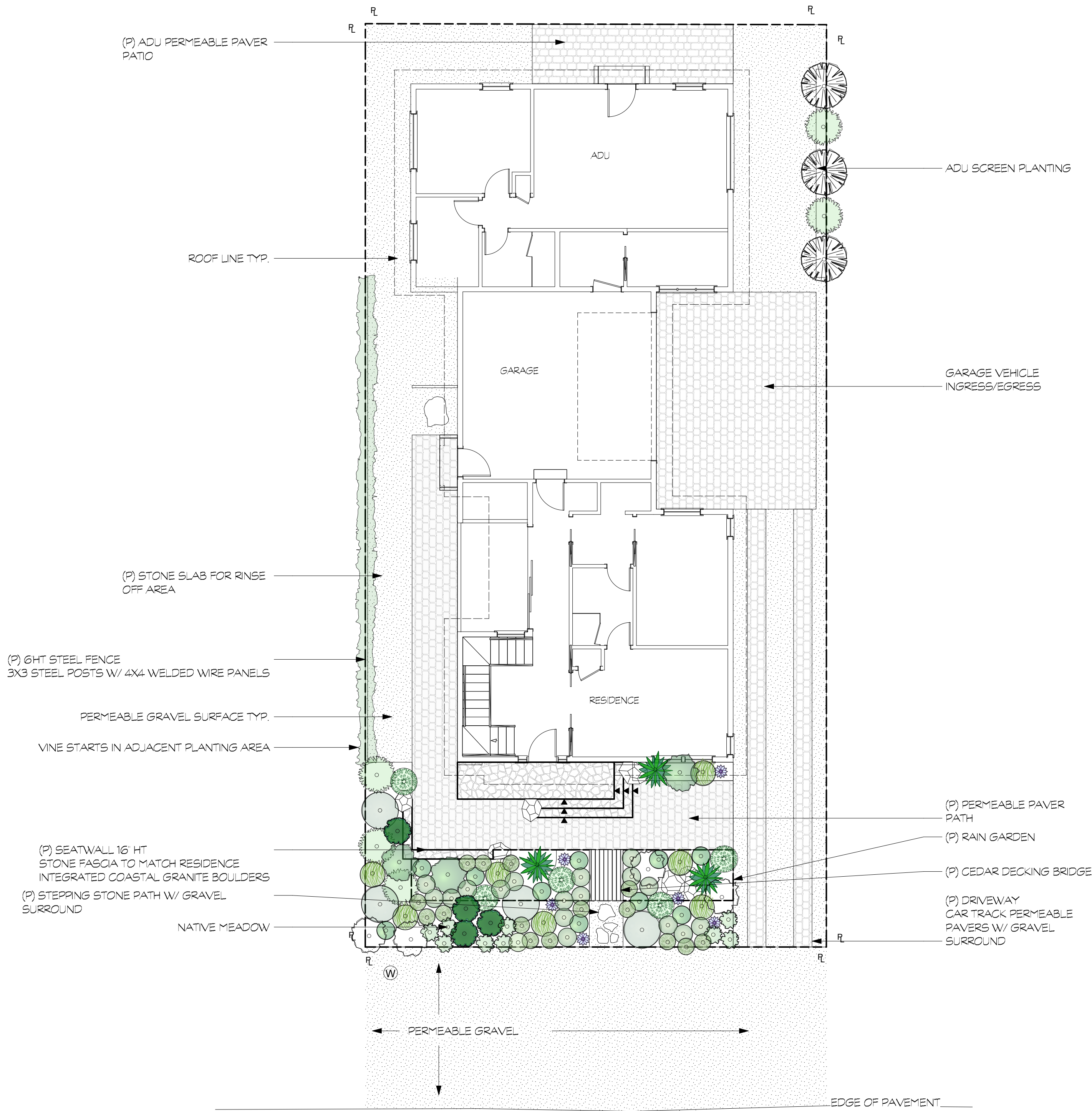
SEATWALL, LANDING AND STEPS, AND BUILDING WAINSCOTTING OPTION: TUMBLED DESERT WIND



PERMEABLE GRAVEL: CALIFORNIA GOLD 1/4"



PERMEABLE PAVERS: TECO-BLOC PURE IN CHESTNUT BROWN

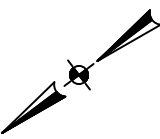


PRECITA AVE.



LEGEND

- (P) PROPOSED
- (E) EXISTING
- (W) WATER METER
- R PROPERTY LINE



APN: 037-278-130

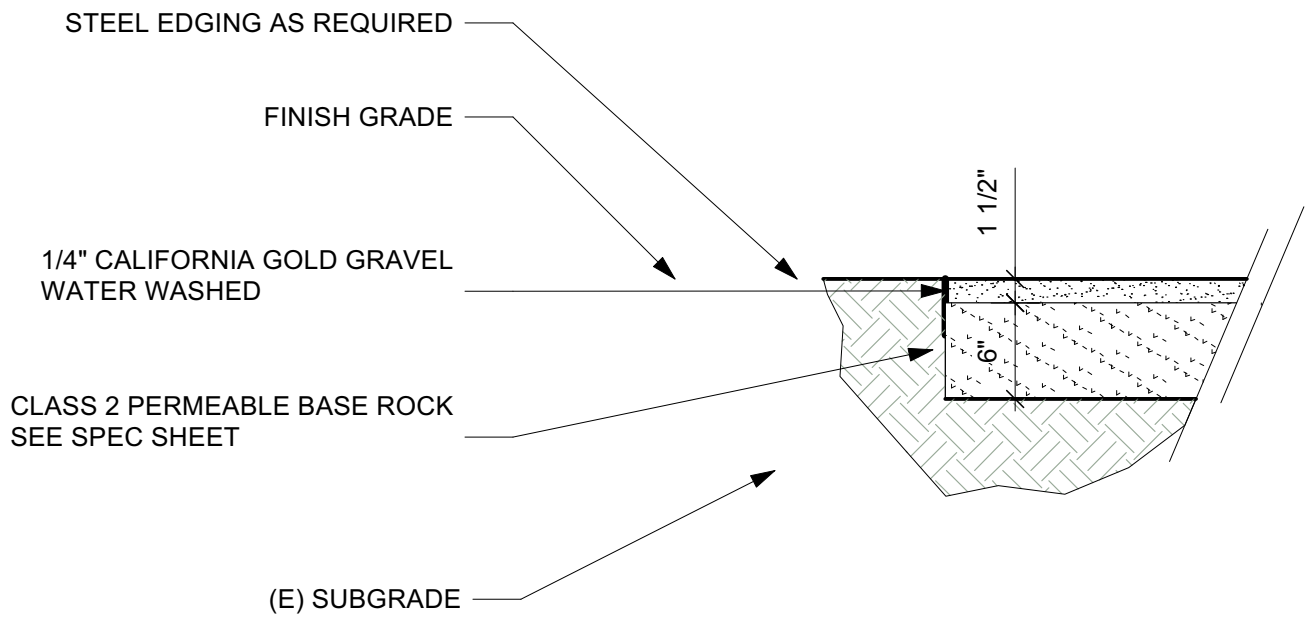


REVISIONS	
DATE	BY

COWGILL RESIDENCE
0 PRECITA AVE.,
MOSS BEACH, CA 94038

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CHECKED	K.C.
DATE	7/28/2026
SCALE	1/8" = 1'
DRAWN	K.C.
TITLE	SITE PLAN
DWG. NO.	L-1
SHEET	1 OF 3
JOB	COWGILL



NOTES:
ALL PERMEABLE GRAVEL SURFACES TO HAVE MINIMUM 2% SLOPE
AND MAXIMUM SLOPE OF 5%

This material complies with Section 68 of the Caltrans standard specifications.
The typical physical properties of the aggregates are summarized below.

CLASS II PERMEABLE BASE ROCK

GRADATION		
SIEVE SIZE	PERCENT PASSING	Caltrans Section 68
1" (25.0 mm)	100	100
3/4" (19.0 mm)	93	90-100
1/2" (12.5 mm)	67	
3/8" (9.5 mm)	54	40-100
No. 4 (4.75 mm)	32	25-40
No. 8 (2.36 mm)	24	18-33
No. 16 (1.18 mm)	16	
No. 30 (600 µm)	10	5-15
No. 50 (300 µm)	5	0-7
No. 100 (150 µm)	2	
No. 200 (75 µm)	1.6	0-3

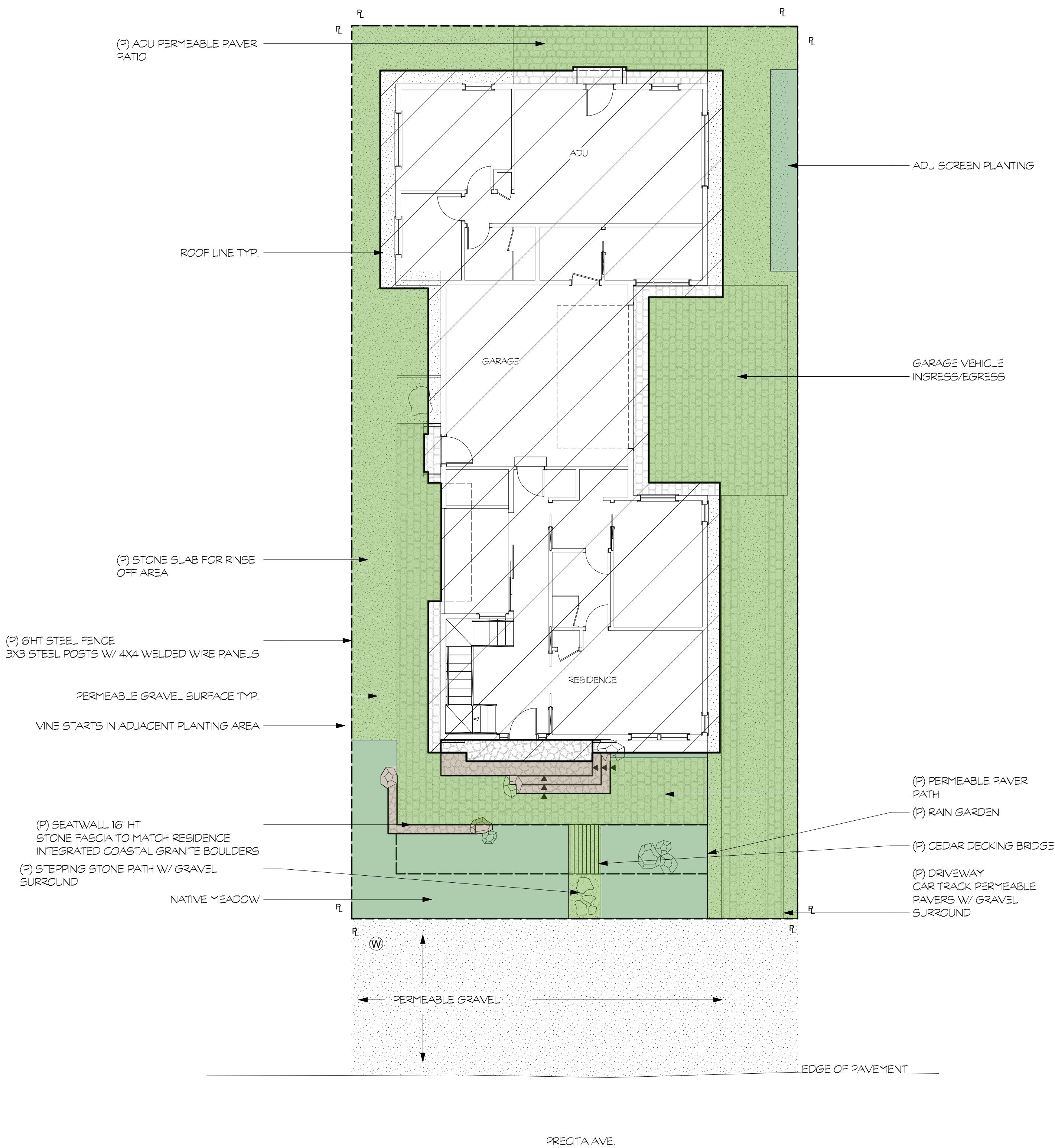
PHYSICAL PROPERTIES

TEST METHOD	TEST RESULT
Sand Equivalent	72
Fine Durability Index	68

P-1 PERMEABLE GRAVEL SURFACE
Scale: 1" = 1'

Pervious and Impervious Surfaces

Pervious Area	2563 SF
Roof Impervious Area	2353 SF
Flat Impervious Area	84 SF
total area	5000 SF

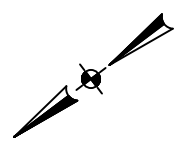


LEGEND

(P) PROPOSED
(E) EXISTING

PERVIOUS/IMPERVIOUS SURFACES

- LANDSCAPE AREA (PERVIOUS) 500sf
- PEARMABLE GRAVEL OR PAVER SURFACE (PERVIOUS) 2063sf
- STONE ON CONCRETE (IMPERVIOUS) 84sf
- ROOF IMPERVIOUS AREA 2353sf



APN: 037-278-130

Blue Sky
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTOR'S LICENSE #C27-436094
GENERAL CONTRACTOR'S LICENSE #B-436094
LANDSCAPE ARCHITECT'S LICENSE #LA-4605
405 PLUMISHA WAY, HALF MOON BAY, CA 94019
(650) 726-5990 FAX (650) 726-2353

REVISIONS

DATE	BY

COWGILL RESIDENCE

0 PREGITA AVE.,
MOSS BEACH, CA 94038

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PERVIOUS/IMPE
RVIOUS PLAN

DWG. NO.
L-2

SHEET 2 OF 3

JOB COWGILL

PLANT LIST					
SHRUBS:					
Key	Qty.	Size	Name	Common Name	WUCOLS
Al	6	1gal	Abronia latifolia	Coastal Sand Verbena	L 0.2
A	10	1gal	Achillea millefolium	Yarrow	L 0.2
Aa	3	5gal	Agave attenuata	Fox glove Agave	VL 0.1
Ch	2	1gal	Ceanothus heartstorum	San Simeon ceanothus	L 0.2
Cj	3	1gal	Ceanothus 'Joyce Coulter'	Joyce Coulter ceanothus	M 0.5
D	6	3gal	Dudleya brittonii	Giant Chalk Dudleya	VL 0.1
Eg	4	1gal	Erigeron glaucus	Seaside Daisy	L 0.2
Ei	2	1gal	Eriogonum latifolium	Coastal Buckwheat	L 0.2
Mc	3	5gal	Myrica californica	Pacific Wax Myrtle	M 0.5
Rc	5	5gal	Rhamnus californica	Coffeeberry	L 0.2
Sbb	3	1gal	Salvia 'Bees Bliss'	Island Pink Yarrow	L 0.2
Ss	9	1gal	Salvia spathecea	Hummingbird Sage	L 0.2
Sc	5	1gal	Symphotrichum chilense	Pacific Aster	L 0.2
Grasses:					
Key	Qty.	Size	Name	Common Name	WUCOLS
Cp	5	1gal	Carex praegracilis	California field sedge	L 0.2
Ct	7	1gal	Carex tumulicola	Berkeley sedge	L 0.2
F	7	1gal	Festuca californica and cvs.	California Fescue	L 0.2
Fr	7	1gal	Festuca rubra	Red Fescue	L 0.2
Lc	8	1gal	Leymus condensatus	Wild Rye	L 0.2
Vines:					
Key	Qty.	Size	Name	Common Name	WUCOLS
Pl	1	5gal	Passiflora incarnata	Purple Passion Vine	M 0.5
				Total Species	19
				Total Average Plant Factor:	0.24
				Note: Residential average WUCOLS plant factor .3 for 75% of plants.	

Contact Information:	
Owner:	Amy and Todd Cowgill
Address:	0 Precita Ave., Moss Beach 94038
Parcel Number:	APN: 037-278-130
Parcel Area	5,000sf
Email:	atcowgill@gmail.com
Landscape Architect:	Kenneth Coverdell
Company:	Blue Sky Designs, Inc.
License:	LA-4205, B-436094, C27-436094
Phone Number:	(650) 726-5990
Email:	info@blueskydesignsinc.com
MWELD Information:	
Total Landscape Area:	500sf
Non Turf Irrigated Area:	500sf
Turf Irrigated Area:	0sf
Document Package:	
Site Plan:	Blue Sky Designs, Inc.
Pervious/Impervious Plan:	Blue Sky Designs, Inc.
Planting Plan:	Blue Sky Designs, Inc.
Applicant Statement:	
"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."	
Kenneth Coverdell	4/7/2026
Applicant Signature	Date
Landscape Architect	
Title	

LEGEND

- (P) PROPOSED
(E) EXISTING
(W) WATER METER
RL PROPERTY LINE

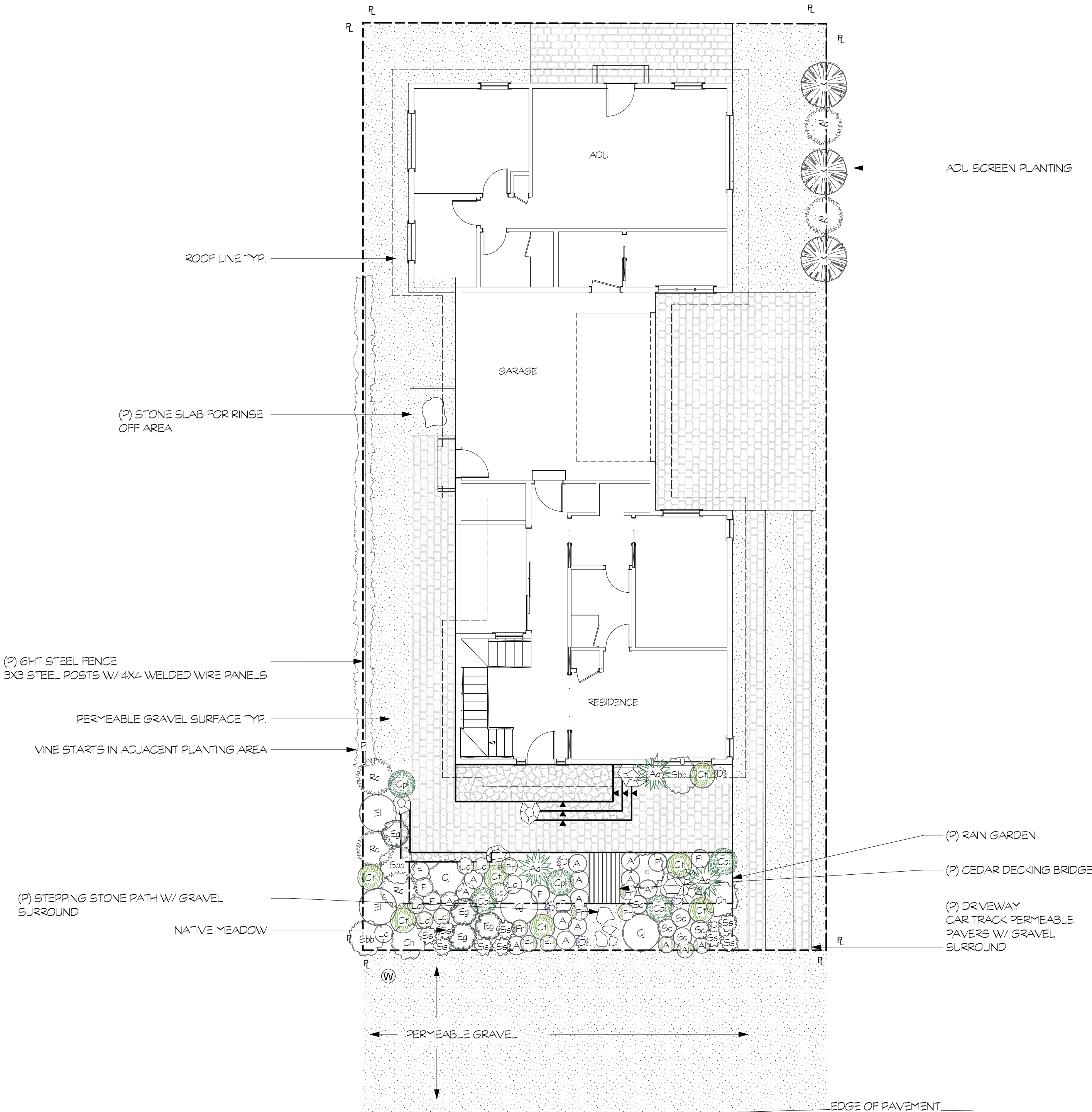
NOTES

TOTAL LANDSCAPE AREA 492SF. PLANTING DESIGNED TO BE CLIMATE ADAPTING AND THUS NOT NEEDING IRRIGATION. PLANT HEALTH WILL BE MONITORED BY OWNER AND SUPPLEMENTAL WATERING WILL BE SUPPLIED BY HOSE.

A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 sq. ft. of permeable area shall be incorporated to a depth of six inches into the soil.

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN"



COWGILL RESIDENCE

0 PRECITA AVE.,
MOSS BEACH, CA 94038

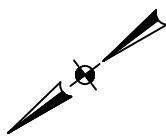
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DATE 7/28/2026
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DRAWN K.C.
TITLE:

PLANTING PLAN

DWG. NO. L-3
SHEET 3 OF 3
JOB COWGILL

Blue Sky
DESIGNS
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTOR'S LICENSE #C27-436094
GENERAL CONTRACTOR'S LICENSE #B-436094
LANDSCAPE ARCHITECT'S LICENSE #LA-4205
405 PURISHA WAY, HALF MOON BAY, CA 94019
(650) 726-5990 FAX (650) 726-5353



APN: 037-278-130

BASIS OF BEARINGS

BEARINGS/LOT LINES SHOWN WERE TAKEN FROM RECORD OF SURVEY NO. 3518 WHICH WAS FILED FOR RECORD IN VOLUME 48 OF LLS MAPS PAGE 94 ON NOVEMBER 05, 2020, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "S 1240" (PID HT1812), LOCATED ON TOP AND 1.2 FEET NORTHWEST OF THE SOUTHEAST END OF THE CONCRETE HEADWALL AT THE JUNCTION OF HIGHWAY 1 AND ETHELDORF STREET. ELEVATION = 60.91 FEET. SITE BENCHMARK IS THE SANITARY SEWER MANHOLE LID WITH AN ELEVATION OF 111.00 FEET.

NOTES:

BGT RELIED UPON A LAWYERS TITLE PRELIMINARY TITLE REPORT, NO. 0052300686, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

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

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

DATE OF FIELD SURVEY: AUGUST 05, 2024
JOB NUMBER: 24-084

LEGEND

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

PRECITA AVENUE
[50' WIDE]



SCALE: 1 INCH = 8 FEET



BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 14-15, BLOCK 23, "MAP OF RIVERA OCEAN VILLA TRACT" (BOOK 6 MAPS 20)

VACANT LOT, 0 PRECITA AVENUE

MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:
037-278-130

Prepared For:
AMY COWGILL
50 HILLTOP DRIVE
SAN CARLOS, CA 94070

Date: AUG. 2024

Scale: 1" = 8'

Contour Interval: 1'

Drawn by: BGT

Revisions:

SU-1

Job No. 24-084



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



Sigma Prime Geosciences, Inc.
Effective Solutions

GEOTECHNICAL STUDY

**COWGILL PROPERTY
0 PRECITA AVENUE
MOSS BEACH, CALIFORNIA
APN 037-278-130**

**PREPARED FOR:
AMY COWGILL
50 HILLTOP DRIVE
SAN CARLOS, CA 94070**

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

APRIL 15, 2026



Sigma Prime Geosciences, Inc.
Effective Solutions

April 15, 2026

Amy Cowgill
50 Hilltop Drive
San Carlos, CA 94070

Re: Geotechnical Report for Proposed Residence: 0 Precita Avenue, Moss
Beach. APN 037-278-130
Sigma Prime Geosciences Job No. 24-152

Dear Ms. Cowgill:

We have performed a geotechnical study for your proposed residence located at Precita Avenue in Moss Beach, California. The accompanying report summarizes the results of our field study, laboratory testing, and engineering analyses, and presents geotechnical recommendations for the planned 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., CEG





**GEOTECHNICAL STUDY
COWGILL PROPERTY
0 PRECITA AVENUE
MOSS BEACH, CALIFORNIA
APN 037-278-130**

PREPARED FOR:

**AMY COWGILL
50 HILLTOP DRIVE
SAN CARLOS, CA 94070**

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

APRIL 15, 2026



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TABLES

TABLE 1 - HISTORICAL EARTHQUAKES

TABLE 2 - SEISMIC PARAMETERS

FIGURES

FIGURE 1 - SITE LOCATION MAP

FIGURE 2 - SITE MAP

FIGURE 3 - GEOLOGIC MAP

FIGURE 4 - GEOLOGIC HAZARD MAP

FIGURE 5 - TRENCH LOG

APPENDICES

APPENDIX A - SUBSURFACE STUDY

APPENDIX B - LABORATORY TESTS



1. INTRODUCTION

We are pleased to present this geotechnical study report for the proposed residence located at 0 Precita Avenue in Moss Beach, California, at the location shown in Figure 1. The purpose of this study was to evaluate the subsurface conditions at the site, and to provide geotechnical design recommendations for the proposed construction.

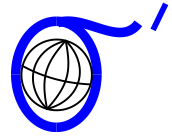
1.1 PROJECT DESCRIPTION

We understand that you plan to construct a single family home at Precita Avenue in Moss Beach. The lot is located on the west side of Highway 1, near the sea cliff. Structural loads are expected to be relatively light as is typical for this type of construction.

1.2 SCOPE OF WORK

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

- Reviewed published information on the geologic and seismic conditions in the site vicinity;
- Subsurface study, including 2 soil borings at the site;
- Laboratory testing of selected soil samples, to establish their engineering properties, and for soil classification purposes;
- Engineering analysis and evaluation of the subsurface data to develop geotechnical design criteria; and
- Preparation of this report presenting our recommendations for the proposed structure.



2. FINDINGS

2.1 GENERAL

The site reconnaissance and subsurface study were performed on June 25, 2024. The subsurface study consisted of drilling 2 soil borings. The borings were both advanced to a depth of 10 feet. The approximate locations of the borings, numbered B-1 and B-2, are shown in Figure 2. The boring logs and the results of the laboratory tests on soil samples are attached in Appendices A and B, respectively.

2.2 SITE CONDITIONS

At the time of our study, the site was an undeveloped lot. The project site is vegetated thick grass and weeds. The lot is flat.

2.3 REGIONAL AND LOCAL GEOLOGY

Based on Brabb and Pampeyan (1983), the site vicinity is primarily underlain by Pleistocene age marine terrace deposits, as shown in Figure 3. The unit is described as poorly indurated sand and gravel. The marine terrace deposits are underlain by Purisima formation siltstone, which is exposed on the nearby sea cliff.

2.4 SITE SUBSURFACE CONDITIONS

Based on the soil borings, the subsurface conditions at the site consist of 7.5 to 9 feet of very stiff to hard sandy clay, overlying dense clayey sand. The first 1 to 2 feet of the sandy clay is soft. The plasticity of the clay is very low, with plasticity indices of 4 and 5 measured in two soil samples. A 48.5-foot deep boring was drilled in 2020 for a Sigma Prime job on the lot next door, toward the ocean. In that boring, siltstone bedrock was encountered at a depth of 23 feet. This same bedrock can be observed in the lower part of the nearby sea cliff.

2.5 GROUNDWATER

Groundwater was not encountered in either boring, and was not encountered in the 48.5-foot deep boring next door. Groundwater is not expected to impact the construction.

2.6 FAULTS AND SEISMICITY

The site is in an area of high seismicity, with active faults associated with the San Andreas fault system. The closest active fault to the site is the San Gregorio-Seal Cove fault, located offshore, about 1000 feet to the east. 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 2025 CBC EARTHQUAKE DESIGN PARAMETERS

Based on the 2025 California Building Code (CBC) and our site evaluation, we recommend using Site Class Definition CD (dense sand or very stiff clay) 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}
2.31	0.86	2.48	1.68	1.65	1.12

Because the S₁ value is greater than 0.75, Seismic Design Category E is recommended, per CBC Section 1613A.2.5. The values in the table above were obtained from a software program by the Structural Engineers Association of California which provides the values based on the latitude and longitude of the site and the Site Class Definition. The latitude and longitude were measured at 37.5138 and -122.5104, respectively, and were accurately obtained from Google Earth™.



3. CONCLUSIONS AND RECOMMENDATIONS

3.1 GENERAL

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

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

3.2 GEOLOGIC HAZARDS

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

- Fault Rupture - The site is located in an Alquist-Priolo Earthquake Fault Zone where fault rupture is considered likely (California Division of Mines and Geology, 1976). Therefore, a fault trench was excavated across the property. The location is shown in Figure 2 and a log of the trench is shown in Figure 5. As the trench log shows, there were no fault features identified. There were several vertical features (Number 5 in the trench log), however none of them reach the bottom of the trench, nor extend to the surface. These are very likely seismically induced features such as ground cracks or perhaps ancient liquefaction features that were created thousands of years ago when the soil sandier, looser, and saturated, probably closer to sea level. These features are not indicative of similar ground failure in the present-day. The likelihood of fault rupture at the site is considered to be nil. However, a future earthquake could result in new ground cracks. Our foundation recommendations take this into account.
- Ground Shaking - The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as is typical for sites throughout the Bay Area. The improvements should be designed and constructed in accordance with current earthquake resistance standards.



- Differential Compaction - Differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. Due to the mostly very stiff clay over dense clayey sand, the likelihood of damage to the house due to 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. The water table is lower than 48.5 feet, with bedrock at 23 feet. Marine terrace deposits are generally considered not liquefiable due to its age and favorable conditions. Therefore, the likelihood of liquefaction occurring at the site is nil.
- Static Settlement – Static settlement, both total and differential, are due to increased loads from the structure on soft clay. The project site is underlain by very stiff to hard clay. With the proposed foundation type, we expect very little static settlement. Total settlement should be less than ½-inch, and differential settlement should be less than ¼-inch.
- Slope Stability –Figure 4 shows that the property is not within the earthquake-induced landslide hazard zone. Based on our deep soil boring next door, the site is underlain by competent bedrock at a depth of 23 feet. The proposed house will be about 200 feet from a 110-foot high, nearly vertical sea cliff. Given the favorable nature of the bedrock and the distance from the sea cliff, the likelihood of slope instability impacting the house during its design lifetime is low. Also, the rate of sea cliff erosion in the area is less than 1 foot per year. Therefore, the house will not be threatened by coastal erosion for well over 50 years.

3.3 EARTHWORK

3.3.1 Clearing & Subgrade Preparation

All deleterious materials, including topsoil, roots, vegetation, 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.

After the site has been properly cleared, stripped, and excavated to the required grades, the exposed surface soil in areas to receive a slab-on-grade should be scarified to the depth recommended in Section 3.4.2, moisture conditioned to at least 3-5 percent over optimum moisture content, and compacted to the specifications listed below under the section captioned "compaction."



3.3.2 Compaction

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

3.3.3 Surface Drainage

The finish grades should be designed to drain surface water away from foundations and slab areas, to suitable discharge points. On pervious surfaces, such as soil, slopes of at least 5 percent within 10 feet of the structures is required by the building code. The slope can be reduced to 2 percent for impervious surfaces. Ponding of water should not be allowed adjacent to the structure.

3.4 FOUNDATIONS

A mat slab foundation is recommended, in order to minimize damage from ground cracks during an earthquake. A reinforced slab or mat foundation may be designed for allowable bearing pressures of 2,500 pounds per square foot for dead plus live loads, with a one-third increase allowed for total loads including wind or seismic forces. Thickened perimeters and interior areas may be used with the same minimum depth and width as for the spread footings.

We recommend that the slabs be underlain by at least 6 inches of non-expansive granular fill. Where floor wetness would be detrimental, a vapor barrier, such as Stego wrap or equivalent may be used.

3.4.1 Lateral Loads

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

3.4.2 Garage Slab-on-Grade

With spread footings, the garage slab-on-grade should be constructed as a free-standing slab, structurally isolated from surrounding footings. We recommend that

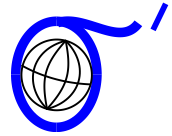


the slab-on-grade be underlain by at least 6 inches of non-expansive fill, such as class 2 base rock. Where floor wetness would be detrimental, a vapor barrier, such as Stego wrap or equivalent may be used.

If a mat slab is used, the garage slab should also be a mat slab, connected to the rest of the foundation system.

3.5 CONSTRUCTION OBSERVATIONS AND TESTING

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



4. LIMITATIONS

This report has been prepared for the exclusive use of the owner for specific application in developing geotechnical design criteria for the currently planned residence at 0 Precita Avenue in Moss Beach, California (APN 037-278-130). We make no warranty, expressed or implied, except that our services were performed in accordance with geotechnical engineering principles generally accepted at this time and location. The report was prepared to provide engineering opinions and recommendations only. In the event that there are any changes in the nature, design or location of the project, or if any future improvements are planned, the conclusions and recommendations contained in this report should not be considered valid unless 1) The project changes are reviewed by us, and 2) The conclusions and recommendations presented in this report are modified or verified in writing.

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



5. REFERENCES

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Sigma Prime Geosciences, Inc.

Figure	1
Date:	7-24-24
Job No.:	24-152

Location Map

Cowgill Property, Precita Ave., Moss Beach



EXPLANATION

	B-1 Soil Boring, Drilled, 6-25-24
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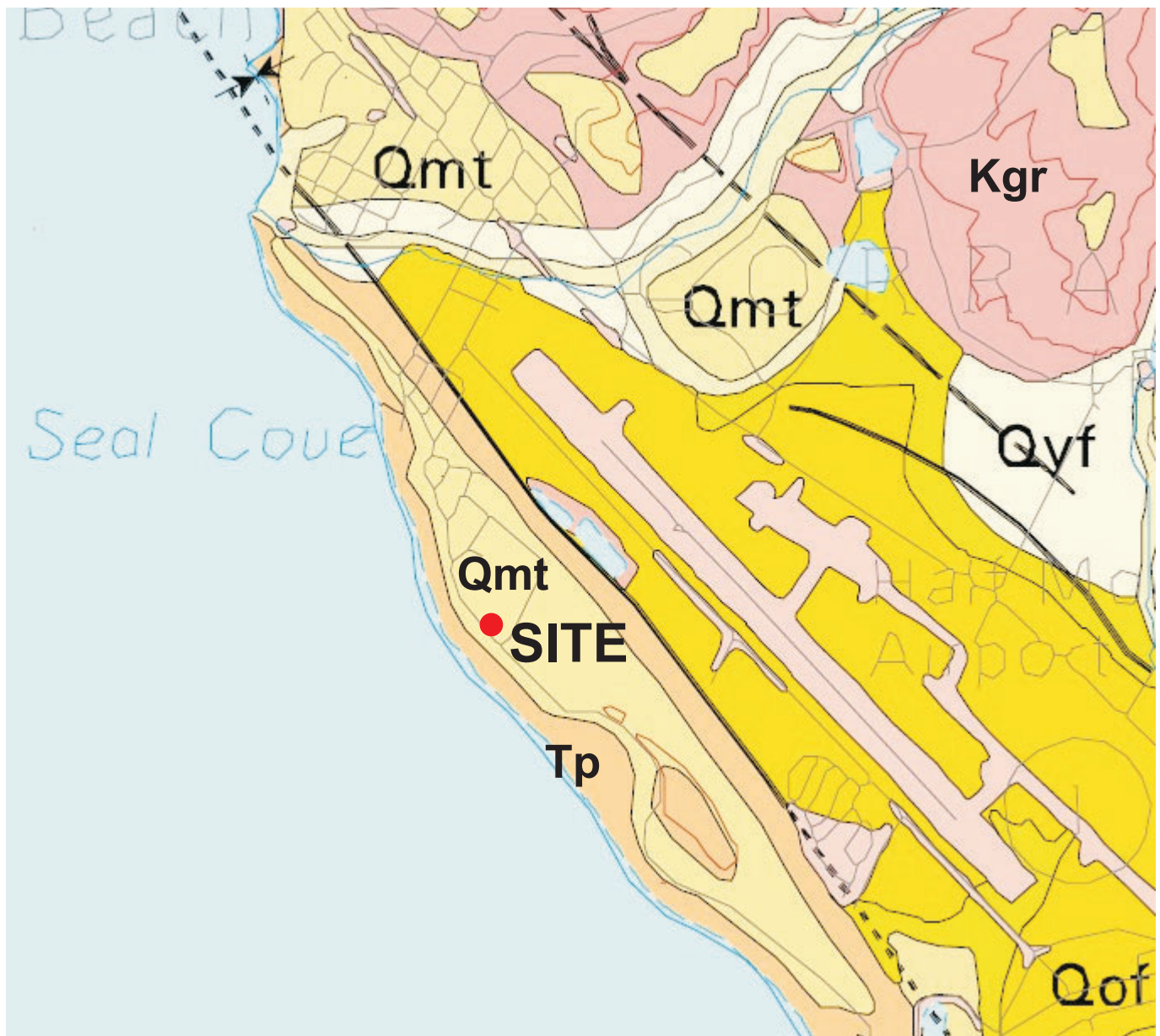


Sigma Prime Geosciences, Inc.

Figure	2
Date:	4-15-26
Job No.:	24-152

Site Plan

Cowgill Property, Precita Ave., Moss Beach



Kgr: Granitic Rocks of Montara Mountain (Cretaceous); Very light gray to light brown, medium to coarsely crystalline foliated granitic rock, largely quartz diorite with some granite. Highly fractured and deeply weathered.

Qmt: Marine Terrace Deposits (Pleistocene); Poorly consolidated and poorly indurated well to poorly sorted sand and gravel.

Tp: Purisma Formation (Pliocene); Fine grained sandstone, siltstone, and mudstone.



Ref.: Brabb et al, 1998



Sigma Prime Geosciences, Inc.

Figure	3
Date:	7-24-24
Job No.:	24-152

Geologic Map

Cowgill Property, Precita Ave., Moss Beach



-  Seismically-Induced Liquefaction Hazard
-  Special Studies Zone
-  Seismically-Induced Landslide Hazard

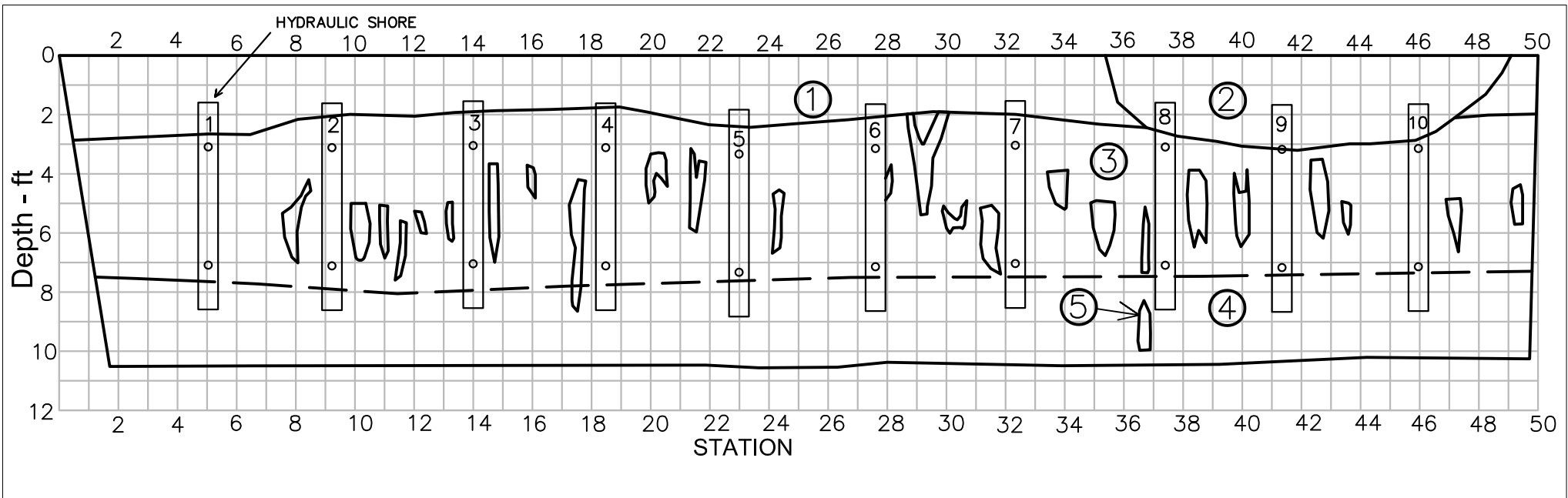


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Figure	4
Date:	4-15-26
Job No.:	24-152

Geologic Hazard Map

Cowgill Property, Precita Ave., Moss Beach



1"=5' LOOKING AT SOUTH WALL

EXPLANATION

- ① SANDY CLAY (CL) (Topsoil, A-Horizon): dark brown; stiff; moist.
- ② CLAY (CL) (FILL MATERIAL): dark brown; soft; moist. Contains bits of plastic bags and one plastic stake.
- ③ SANDY CLAY (CL) (B-Horizon): orange-brown; stiff; moist. Grades sandier and coarser with depth: gradual contact to Unit 4.
- ④ CLAYEY SAND (SC): orange-brown; dense; moist.
- ⑤ Several vertical features with finer, more clayey soil, usually with dark rust colored, partially cemented soil on the margins.



Sigma Prime Geosciences, Inc.

Figure	5
Date:	4/15/26
Job No.:	24-152

Trench Log

Cowgill Property, Precita Ave., Moss Beach



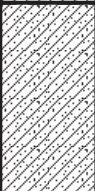
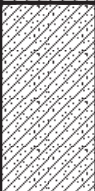
APPENDIX A

SUBSURFACE STUDY

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

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

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

Project Name Cowgill					Project Number 24-152		 Sigma Prime Geosciences, Inc.		
Location See Figure 2									
Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum			
Continuous	4"	10.0'	10.0'	0'	113'	NAVD88	Boring No.	B-1	
Drilling Company Access Soil Drilling				Logged By CMK		Page		1 of 1	
Type of Drill Rig		Type of Sampler(s) Mod Cal, 2 1/2, SPT		Hammer Weight and Fall 140 lb, 30"		Date(s)		6/25/24	
Depth (feet)	Description			Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0' - 7.5': <u>Sandy Clay</u> : dark brown; soft; moist.				CL	4		MC	<u>Lab. Sample #1:</u> Moisture%=11.4% Dry Density=118.9 pcf LL=19, PL=15, PI=4
	1.5': <u>Sandy Clay</u> : orange-brown; very stiff.					8			
						14	1		
						23			
						13	2	2 1/2"	
				17					
				18	3	SPT			
				23					
5	Coarse sand, ~40%.				SC	9	4	SPT	
						11			
						16	5	SPT	
						21			
	Hard.					19	4	SPT	
				23					
	7.5' - 10': <u>Clayey Sand</u> : orange-brown; dense; moist. ~80% sand, coarse.				SC	25	5	SPT	
						28			
						22	5	SPT	
						20			
						25			
				27					
10	Bottom of Hole 10' below ground surface. No groundwater encountered.								
15									
20									

Project Name Cowgill						Project Number 24-152		 Sigma Prime Geosciences, Inc.	
Location See Figure 2									
Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum			
Continuous	4"	10.0'	10.0'	0'	112'	NAVD88	Boring No.	B-2	
Drilling Company Access Soil Drilling				Logged By CMK			Page	1 of 1	
Type of Drill Rig		Type of Sampler(s) Mod Cal, 2½, SPT		Hammer Weight and Fall 140 lb, 30"			Date(s)	6/25/24	
Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments		
0	0' - 9': <u>Sandy Clay</u> : dark brown; soft; moist. 2.3': orange-brown; stiff.		CL	7 6 7 9	1	MC	<u>Lab. Sample #1:</u> Moisture%=15.1% Dry Density=113.0 pcf LL=21, PL=17, PI=5		
				10 13 18 21	2	2½"			
5	Very stiff.			9 15 23 27	3	SPT			
	Hard; Thin (~1") silt lenses.			13 18 23 22	4	SPT			
				20 25 27 22	5	SPT			
	9' - 10': <u>Clayey Sand</u> : orange-brown; dense; moist. ~80% sand, coarse.				SC				
10	Bottom of Hole 10' below ground surface. No groundwater encountered.								
15									
20									

UNIFIED SOIL CLASSIFICATION (ASTM D-2487-85)

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

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

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

BLOW COUNT

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

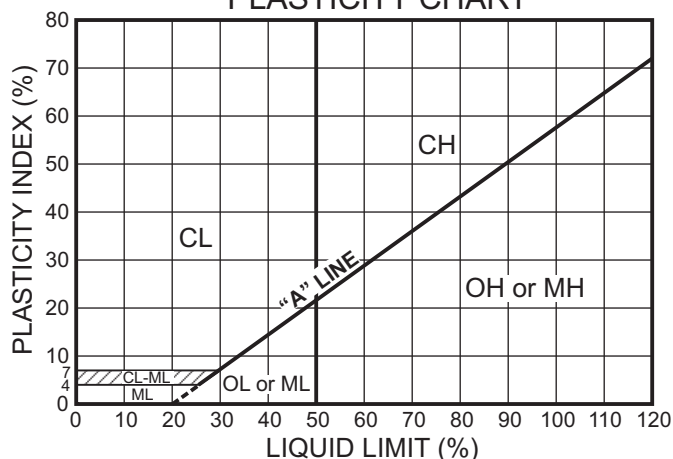
SAMPLE TYPES

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

ADDITIONAL TESTS

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

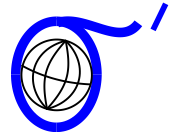
PLASTICITY CHART



LEGEND TO SOIL DESCRIPTIONS



FIGURE A-1



APPENDIX B

LABORATORY TESTS

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

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

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