



525 San Anselmo Avenue
San Anselmo, CA 94960

Planning Commission

Agenda

Monday, August 15, 2022

7:00 PM

Zoom [https:// 854 2357 4876](https://85423574876)

Webinar ID: 854 2357 4876

[https://us02web.zoom.us/j/8542357487](https://us02web.zoom.us/j/85423574876)

6

Webinar ID: 854 2357 4876

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85423574876>

This meeting will be conducted via Zoom (<https://zoom.us/join>). Public comments will be accepted during the meeting. Members of the public are encouraged to participate remotely via Zoom by using the link above "raise hand" to comment, or call in with webinar ID above to participate in the meeting by telephone: (669) 900-6833 (San Jose Area Code, press *9 to "raise hand" to comment by phone)

1 CALL TO ORDER

2 OPEN TIME FOR PUBLIC EXPRESSION

Members of the public may address the Planning Commission regarding items not on the agenda.

Members of the public may address the Planning Commission regarding items not on the agenda.

3 SPECIAL PRESENTATION

3.A Brown Act Overview

Attachments: [San Anselmo Brown Act Guide](#)

4 PLANNING DIRECTORS REPORT

5 APPROVAL OF MINUTES

5.A June 23, 2022 Draft Planning Commission Minutes

Attachments: [Draft Planning Commission Minutes the June 23, 2022](#)

6 PUBLIC HEARINGS**6.A** Nelson Residence, 225 Los Angeles Blvd., Project No. PRO-2021-0030

SUMMARY: Planning Commission consideration of a Design Review to allow a second story addition and Variance to allow the construction of a porch within the front yard setback at 225 Los Angeles Boulevard (APN 006-011-26)

Attachments: [Staff Report](#)
[Attachment 1- Resolution](#)
[Attachment 2- Project Plans](#)
[Attachment 3- Neighborhood Acknowledgement Forms](#)

6.B McCune Residence. 49 Sunnyside Ave., Project No. PRO-2022-0018

SUMMARY: Planning Commission consideration of a Grading Permit at 49 Sunnyside Ave. (APN 007-263-24)

Attachments: [Staff Report](#)
[Attachment 1- Draft Resolution](#)
[Attachment 2- Project Plans](#)
[Attachment 3- Geotechnical Investigation Report](#)
[Attachment 4- Neighborhood Acknowledgement Forms](#)

6.C Blom Swimming Pool. 31 Lincoln Park, Project No. PRO-2022-0030

SUMMARY: Planning Commission consideration of a Grading Permit at 31 Lincoln Park (APN 006-254-07)

Attachments: [Staff Report](#)
[Attachment 1- Draft Resolution](#)
[Attachment 2- Project Plans](#)
[Attachment 3- Geotechnical Investigation Report](#)
[Attachment 4- Geotechnical Investigation Report Conformance Letter](#)
[Attachment 5- Neighborhood Acknowledgement Forms](#)

7 FUTURE AGENDA ITEMS AND/OR COMMISSIONER REPORTS**8** Adjourn



Town of San Anselmo

Brown Act Reference Guide

"Public agencies in this State exist to aid in the conduct of the people's business. It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly."
Brown Act, Gov. Code, § 54950.

This guide is intended to provide a summary of California's open meeting law, the "Brown Act", as it applies to issues that may arise before the Town Council, Planning Commission, and the Town's various standing committees. A more thorough Brown Act discussion may be found in the League of California City's publication, "Open & Public V: A Guide to the Ralph M. Brown Act."¹ Please feel free to contact the Town Attorney's office with any questions or concerns. We are here to assist you, and appreciate your work for the San Anselmo community.

In a nutshell, the Brown Act requires that: 1) all meetings are open to the public; 2) the public has the right to comment; and 3) no discussion, deliberation, or action among a majority of the legislative body may occur outside a public meeting.

¹ <https://www.cacities.org/Resources-Documents/Resources-Section/Open-Government/Open-Public-2016.aspx>

the members, or if the communication is forwarded to a majority of the members. Serial meetings, and how best to avoid them, are explained in the “Serial Meeting” section below.

A majority of a legislative body may also attend a seminar, conference, or educational gathering if the conference is open to the public and involves matters of general interest to the public or local agencies, rather than the jurisdiction specifically. For example, a public official may attend a League of California Cities conference, but not a seminar to discuss among themselves items specifically relating to the Town of San Anselmo. (Gov. Code, § 54952.2(c)(2).)

A privately sponsored neighborhood meeting, town hall forum, or other community meeting where issues of general local interest are discussed, may be attended by a majority of the legislative body. However, the meeting must be “open and publicized” and the members may not discuss among themselves items relating to the Town, other than as a general part of the scheduled program. A majority of members may attend an open noticed meeting of another legislative body or local agency. (Gov. Code, § 54952.2(c)(4).) However, members may not discuss among themselves specific Town business other than as part of the scheduled meeting.

The social or ceremonial exception provides that public officials may attend purely social or ceremonial events. (Gov. Code, § 54952.2(c)(5).) Members may not discuss among themselves specific items of Town business.

The standing committee exception allows members of one legislative body who are not members of a standing committee to attend an open and noticed standing committee meeting. (Gov. Code, § 54952.2(c)(6).) Officials may only attend as observers, and should not speak at the standing committee meeting or otherwise participate.

Pitfalls: Prohibited Serial Meeting

- ❖ *No serial meetings allowed; “Hub and Spoke” and “Daisy Chain”; use care with electronic communications and social media.*

Noted above, a Brown Act “meeting” occurs whenever a majority of a legislative body discusses, deliberates, or takes action on an item within its subject matter jurisdiction. For example, a majority cannot meet in any physical or virtual location – be it Town Hall, the local bakery, or a Zoom meeting – to discuss Town matters unless it is noticed, open, and public. Similarly, the Brown Act prohibits public official communication that may have the same effect as a meeting – referred to as a “serial meeting”.

The Brown Act prohibits serial meetings. (Gov. Code, § 54952.2(b)(1).) A serial meeting is a series of communications between members where ideas regarding Town business are exchanged among a majority through an intermediary, or by telephone, text, voicemail, or other electronic communication.

The following guidelines are useful:

- Avoid sending emails to the whole legislative body. If necessary, provide information only. Do not solicit a response.
- Avoid group texts with a majority of the legislative body.
- Use caution when replying to emails that are to the legislative body. Do not communicate your position. Do not use “reply all”.
- Be careful before sending any email or text. Remember, your email or text may be forwarded to other officials, inadvertently creating a serial meeting.
- Remember, emails and texts even on your private device and from your private account will be a disclosable public record if related to the Town’s business; they are not private and may require disclosure in the event of a Public Records Act request.
- Use care when commenting on, and using digital icons (e.g., a thumbs-up emoji) on, social media platforms. Do not engage with another official from the legislative body on a social media platform.

Agendas

- ❖ *No discussion or action allowed for items not on the agenda.*

There are two main provisions of the Brown Act that ensure public business occurs openly. First, legislative bodies must post agendas prior to the meeting.

Second, no action or discussion may occur on items that are not listed on the agenda. (Gov. Code, § 54954.2.) There are limited exceptions. Officials or staff may briefly respond to public comment, ask clarifying questions, or make a brief announcement. Members may also request staff to report back at a subsequent meeting or direct staff to place a matter on a future agenda.

As a general rule, any discussion on non-agendized items should be brief and limited to asking or responding to, clarifying factual questions.

Public Participation

- ❖ *Public has the right to give general comments on any topic within the legislative body’s subject matter jurisdiction during the open comment portion of the meeting; and comment on any item of business on the agenda.*

Members of the public have the right to give public comment on: 1) any item within the subject matter jurisdiction of the body (this typically occurs during the general comment period before the main portion of the meeting); and 2) any item of business being considered by the legislative body on the agenda. (Gov. Code, § 54954.3(a).) Public comment should be allowed prior to the body taking any action on an item of business.

MINUTES
TOWN OF SAN ANSELMO PLANNING COMMISSION
Thursday, June 23, 2022
This meeting was conducted via Zoom.

Commissioners Present: Chair Thomas Tunny
Jennifer Asselstine
Tim Heiman
Danny Krebs

Commissioners Absent: Gary Smith

Staff Present: Planning Director Heidi Scoble
Town Attorney Emily Longfellow

1. Call to Order

Chair Tunny opened the Special Meeting at 11:30 a.m.

2. Business Items

2A. Appoint Planning Commissioner to the Housing Element Advisory Committee

Planning Director Scoble presented a staff report. She noted the Town Council established the Housing Element Advisory Committee and appointed Mayor Fineman and Councilmember Burke. The Council is looking for appointment of one Planning Commissioner to the committee and will confirm that appointment at its June 28th Council meeting. Staff would like to get something to the Housing and Community Development Department (HCD) by November.

Commissioner Asselstine asked if it would be possible to have two Commissioners or an alternate Commissioner on the committee given the timeline and the challenges of summer schedules. Planning Director Scoble stated the Council direction was for appointment of one Planning Commissioner. The committee meetings will be open to the public.

Commissioner Heiman asked about the time commitment that might be expected above and beyond the meeting attendance. Planning Director Scoble stated the most critical part of the process will be identifying the housing opportunity sites. These sites need to be established by the end of August. Staff and the consultant will be doing the "heavy lifting" in this area. The months of July and August will be the busiest and would require a commitment of ten to fifteen hours during this two month period.

Chair Tunny opened the meeting to public comments.

There were no attendees.

Chair Tunny closed the meeting to public comments.

Chair Tunny and Commissioner Asselstine stated they were interested in serving on the committee.

Commissioner Heiman stated he was willing to serve but had some travel plans for July.

M/s, Asselstine/Heiman, motion appoint Chair Tunny to the Housing Element Advisory Committee.

Ayes: Asselstine, Heiman, Krebs, Chair Tunny.

Absent: Smith

2B. Discuss Planning Commission Summer Meeting Schedule

Planning Director Scoble presented a staff report stating that it is challenging to schedule meetings during the summer due to the holidays and vacations. She suggested cancelling the July 4th, August 1st, and September 5th (Labor Day) Commission meetings.

Chair Tunny opened the meeting to public comments.

There were no attendees.

Chair Tunny closed the meeting to public comments.

Commissioner Krebs stated the schedule makes sense.

M/s, Krebs/Heiman, motion to cancel the July 4th, August 1st, and September 5th (Labor Day) Commission meetings.

Ayes: Asselstine, Heiman, Krebs, Chair Tunny

Absent: Smith

3. Adjournment- Chair Tunny adjourned the meeting at 11:50 a.m.

Respectfully submitted,

Toni DeFrancis,
Recording Secretary



TOWN OF SAN ANSELMO

PLANNING COMMISSION STAFF REPORT

Date: August 15, 2022

To: Chair Tunny and Members of the Planning Commission

From: Richard Smeaton, AICP, Contract Planner

Subject: Nelson Residence, 225 Los Angeles Blvd., Project No. PRO-2021-0030

Recommendation

The Planning Commission to approve Project No. PRO2021-0030, a Design Review to allow a second story addition and Variance to allow the construction of a porch within the front yard setback at 225 Los Angeles Boulevard, subject to the findings and conditions in the staff report.

Property Information:

Project Address: 225 Los Angeles Blvd.
 Owner/Applicant: Jay Nelson
 Assessor's Parcel No.: 006-011-26
 Zoning District: R-1, Single Family Residential, Below 150 Mean Sea Level
 General Plan: Single Family Residential
 FIRM Flood Zone: AE (in flood area)

Project Data:

	Existing	Proposed	Code
Zoning	R-1 Single Family, Below 150 Mean Sea Level	Same	Same
General Plan	Single Family	Same	Same
Flood Zone	AE (in a flood zone)	Same	Same
Lot Size (sq. ft.)	7,250 sq. ft.	Same	7,500 sq. ft.
Lot Coverage (sq. ft.)	1,450 sq. ft.	2,067 sq. ft.	2,538 sq. ft.
Lot Coverage (%)	20%	28.51%	35%
Floor Area (sq. ft.) <i>*400 sq. ft. of garage not included in FAR</i>	First Story 1,206 <u>Garage 222*</u> Total 1,206	First Story 1,439 Second Story 1,265 <u>Garage 499*</u> Total 2,803	2,828 sq. ft.

	Existing	Proposed	Code
Adjusted Floor Area Ratio sq. ft. (%)	16.6%	38.6%	39%
Setbacks	Front: 8 ft. Rear: 93 ft. 11in. North Side: 5 ft. 3 in. South Side: 4 ft. 3 in.	Front: 3 ft. 8 in. Rear: 79 ft. 6 in. North side: 5 ft. 3 in. South side: 4 ft. 4 in.	Front: 20 ft. Rear: 20 ft. Sides: 8 ft.
On-Site Parking	1-car garage	2-car garage	2
Stories	1	2	2
Maximum Height Above Average Existing Grade	16 feet 6 inches	24 feet 9 inch	30 feet

Project Description:

The applicant is requesting Design Review and a Variance to allow for a remodel and additional to an existing legal conforming single-family residence. The existing residence was originally constructed in circa 1941 and is considered to be legal nonconforming because the residence encroaches with the front yard setback.

The applicant is proposing the following:

- First Floor addition that would add 233 square feet to the rear of the building.
- First Floor garage addition that would add 277 square feet to accommodate a two-car garage. Note, pursuant to Section 10-3.412.C.3.g, the first 400 square feet of garage floor area is exempted from the Adjusted Floor Area.
- New Second floor addition that would add 1,265 square feet. The second story addition would result in a 24-feet, 9-inch roof height.
- A new 283.5 square-foot wooden deck in the rear yard. The deck is less than three feet in height and does not count towards the lot coverage.
- Expansion of the driveway to accommodate two parking spaces.
- Expansion of the front porch from 22 square feet to 129 square feet. The front porch would also be constructed 3-feet, 8-inches from the front property line, where an 8-foot setback currently exists.
- Removal of two storage sheds in the rear yard.
- Removal of a tree and planting of two (2) avocado trees within the public right-of-way. The tree proposed for removal does not require a tree removal permit and the Director Public Works would be responsible for the permitting the planting of the street trees.
- Cut of 28.38 cubic yards for the crawl space, cut of 2.59 cubic yards for the foundation, and export of 31 cubic yards.

The project is designed to remove the brick veneer from the front and side elevations and retain the board and batten siding throughout the exterior of the house. The second story will have an open gable roof and a hip roof over the front porch area. Roof eaves will extend from the midsection of the home on all four elevations of the residence. Onyx black asphalt shingles are proposed for the roof. The house would be painted in the Benjamin Moore “dove wing” color with “wrought iron” trim around the windows and doors.

The proposed project requires the following permits:

- **Design Review** required pursuant to **Town of San Anselmo Municipal Code Section 10-3.1505(d)(2)** to allow for a second story addition.
- **Variance** required pursuant to **Town of San Anselmo Municipal Code Section 10-3.1401** to allow a deviation from the 20-foot front yard setback development standard.

Project Site:

The project site is located a couple homes south of the T-intersection of Los Angeles Boulevard and Monterey Avenue and is approximately 7,250 square feet in size. The lot is relatively flat. A map showing an aerial view of the project site outlined in red is provided in Figure 1 and in Figure 2, it shows the existing house from the street.

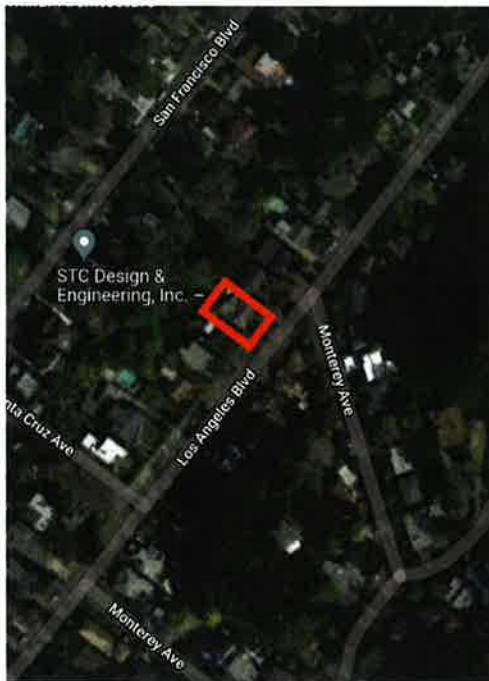


Figure 1 - Project Location



Figure 2 – Street View

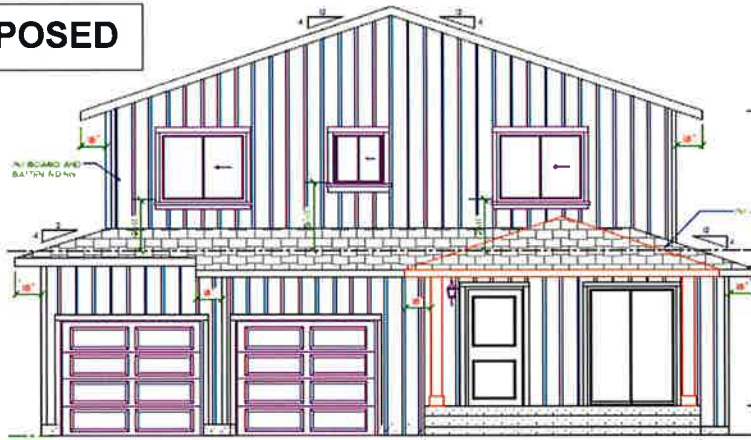
Existing and Proposed Elevations

EXISTING

Front (East) Elevation

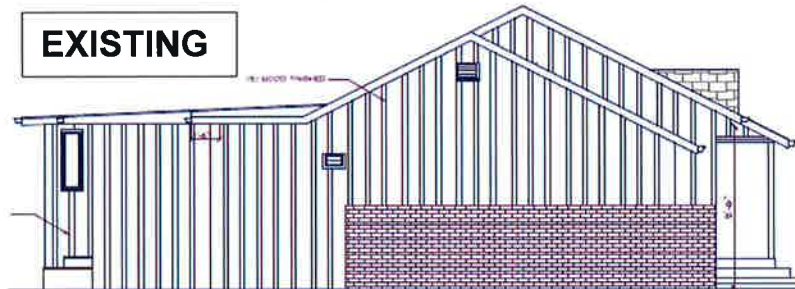


PROPOSED

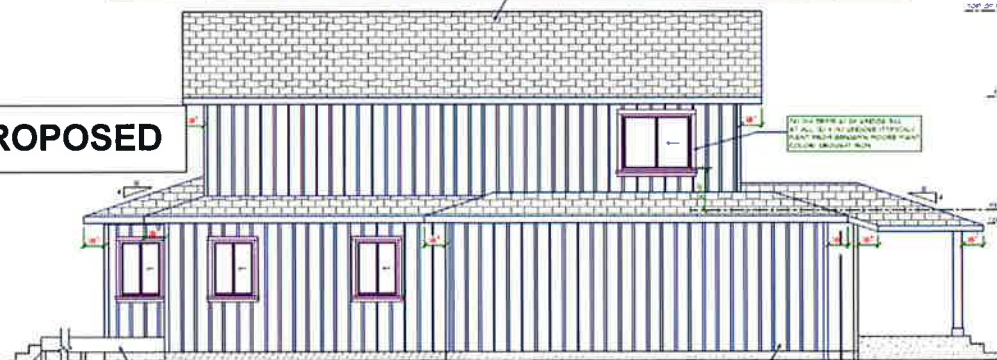


Side (South) Elevation

EXISTING



PROPOSED



Staff Analysis and Discussion:

General Plan Consistency

The General Plan land use designation of the site is Single-Family Residential which allows detached single-family units at a density of 1 to 6 units per acre. In order to encourage maintenance of existing structures and to prevent encroachment of higher density development, this designation has been applied to the majority of existing single-family neighborhoods. This project proposes a 1,776 square-foot addition to an existing single-family and does not change the use, therefore, it is consistent with the General Plan.

The proposed project would be consistent with the goal and applicable policies identified below:

- Land Use Goal 1: The small town character, scale, and pace of life in San Anselmo shall be preserved, as shall the Town's close connection with the natural beauty of its setting.
- Policy 11.1: New development, including rehabilitation and expansion projects, shall be of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood.

Zoning Ordinance Compliance

The zoning for the site is Single-Family Residential District (R-1) which is intended for the development of detached, single-family homes with allowable residential density range from one to six dwelling units per acre. This project proposes a new second story and rear addition to the existing single-family home and does not propose any additional units. The size and design of the residence will be in keeping with other structures in the neighborhood, maintains the side setbacks of the existing structure, and meets the development standards of the R-1 zone, therefore, it is consistent with the Zone Code.

Design Review

Pursuant to the San Anselmo Municipal Code Article 15, Design Review, Section 10-3.1501, Purpose and Intent, the purpose of Design Review is to minimize adverse effects of poor or inappropriate exterior design of improvements to real property by providing for the review of the design of certain buildings and improvements hereafter constructed in the Town. Examples of appropriate design include ensure that the project would be aesthetically compatible with adjacent property, would not create any adverse impacts on adjacent properties, such as impacts to light, air, and/or privacy, and that the project would not impair the comfort and well-being of the persons using such property. The intent of design review is to ensure the above adverse effects are eliminated or minimized through the imposition, if necessary, of conditions that cause the improvements to comply with the intent of this chapter.

As previously summarized in the Project Description, Design Review is required for the proposed construction of a new second story addition. In order to approve or conditionally approve the Design Review, the Commission must make the findings for Design Review in Section 10-3.1506 of the San Anselmo Municipal Code (SAMC) listed below. Discussions for findings for approval of the Design Review are found in the resolution.

(a) Commercial, Professional, and Residential R-3 (four (4) or more units, churches, convalescent homes).

(1) Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;

(2) Provides for protection against noise, odors, and other factors which may make the environment less desirable;

(3) Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;

(4) Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;

(5) Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; and

(6) Is consistent with the Town General Plan.

(b) Residential R-1, R-2, and R-3 (three (3) or fewer units) sites below one hundred fifty (150) feet Mean Sea Level (flatland):

(1) Conformance to findings in Section 10-3.1506(a);

(2) Will not unreasonably impair access to light and air of structures on neighboring properties;

(3) Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks;

(4) Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood; and

(5) Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

(e) Residential R-1 and R-2 design review for additions to existing dwellings and accessory structures originally and legally built less than eight (8) feet but not less than five (5) feet from the interior side property line:

(1) Conformance to findings in Section 10-3.1506(b) above; and

(2) Is of a scale, intensity, and design that complements the existing character of the surrounding neighborhood.

Upon review of the project, and as supported in the Exhibit B, Findings, of the attached Resolution, staff suggests the requisite Design Review findings can be achieved as follows:

1. The project will be functionally and aesthetically compatible with the existing improvements by utilizing similar materials and maintain a mass and scale suitable to the project site and surrounding residences.
2. The project will be conditioned to require a construction management plan to minimize construction impacts related to noise and odors.
3. The project is designed to include an additional enclosed on-site parking space, thus creating less impact on the existing on-street parking.
4. The project is consistent with the General Plan related to density and use.
5. The project is consistent with the Zoning Ordinance, with the exception of the front yard setback requirements. However, the existing residence has a legal nonconforming front yard setback and the project would deviate slightly from the setback in order to allow the architecture and aesthetics of the residence to be enhanced by providing a more balanced mass and scale related to the project.
6. The project is designed to not create any adverse impacts related to light, air, and privacy as demonstrated by the project plans.
7. The project will be consistent with recent two-story developments that have been constructed in the neighborhood. Although the original 1940-1960's development pattern for many of the residences are single-story structures, as the properties are sold, new owners are constructing additions to the homes consistent with the R-1 development standards.

Variance

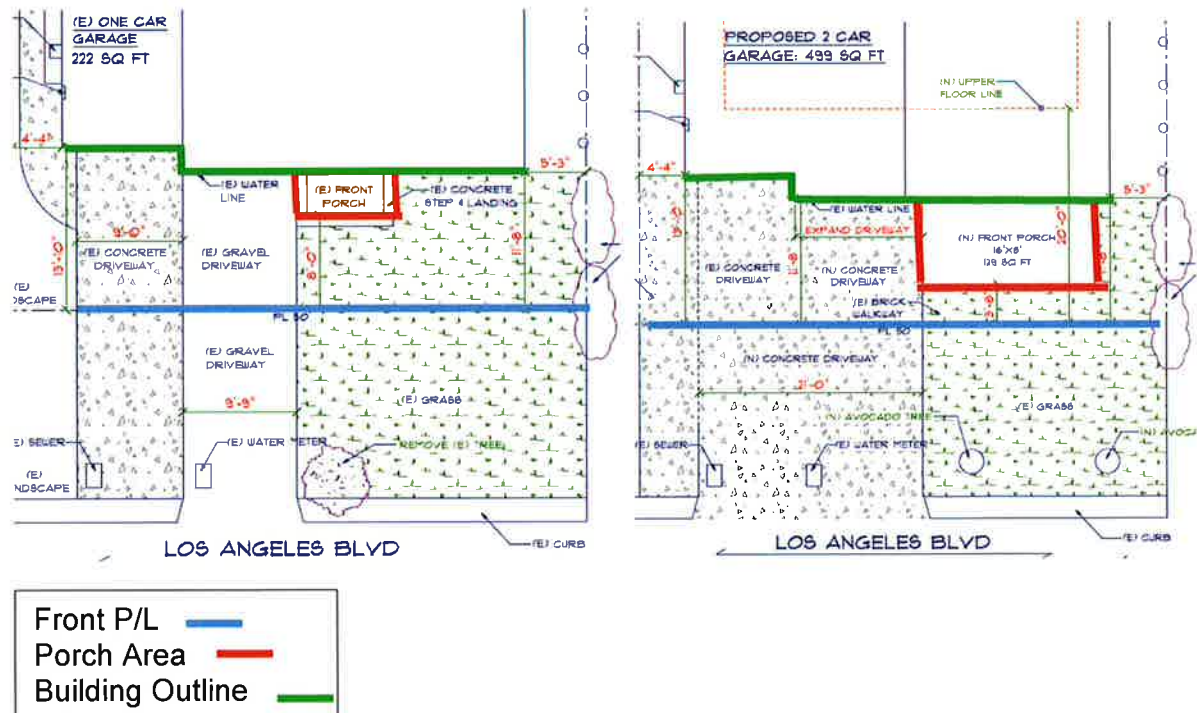
Pursuant to the San Anselmo Municipal Code Article 14, Variance, Section 10-3.1401, Purpose and Intent, the purpose of the Variance is to allow a deviation from the Development Standards Table 4A. In order to approve or conditionally approve the Variance, the Planning Commission must determine whether the project is in conformance with the required Variance Findings in Section 10-3.1405 of the San Anselmo Municipal Code (SAMC) below. Discussions for findings for approval of the Variance are found in the resolution.

(a) Due to special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the controlling zoning ordinance or regulation deprives the property of privileges enjoyed by other property in the vicinity and under an identical zoning classification, and the granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and

(b) The granting of the variance, under the circumstances of the particular case, will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

The existing residence currently has a legal nonconforming front yard setback of 8-feet, where a 20-foot front yard setback is currently required. The proposed variance would allow the porch to be 3 feet 8 inches from the front property line. The applicant has designed the porch relative to the mass and scale of the second story addition to help break up the massing of the front elevation.

Upon review of the project, and as supported in the Exhibit B, Findings, of the attached Resolution, staff suggest the requisite Variance findings can be achieved. Specifically, the Variance can be supported in that special circumstances associated with the existing residence, as well as other surrounding residences were constructed with substandard front yard setbacks and the proposed encroachment within the front setback would be compatible with the development pattern of the neighborhood.



CEQA Determination

The proposed project is an addition and improvements to an existing single-family home. The project is categorically exempt from review under the California Environmental Quality Act since it falls under the types of projects which the California Secretary of the Resources Agency has determined do not usually have a significant effect on the environment under a Class 1 categorical exemption for "existing facilities." (14 CCR Section 15301(e)) No exception set forth in Section 15300.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources (area proposed for grading has no trees or creek); (b), which relates to cumulative impacts (although utilities may be working in the area, this project's construction time will not last long); Subsection (c), which relates to unusual circumstances (grading amount not unusual); or Subsection (f), which relates to historical resources (site is not associated with historical events or persons, not architecturally significant).

Public Notice and Comments

A notice was mailed to all property owners within 300 feet of the site and posted in three places. Apart from receiving the attached Neighbor Acknowledgement Forms, staff has not received comments as of the distribution of this report.

Attachments:

1. Draft Resolution
2. Project Plans
3. Neighbor Acknowledgement Forms

**SAN ANSELMO PLANNING COMMISSION
RESOLUTION NO. 2022-XX**

**APPROVAL OF DESIGN REVIEW FOR THE CONSTRUCTION OF A SECOND STORY ADDITION AND
VARIANCE FOR THE ENCROACHMENT OF THE FRONT PORCH INTO THE REQUIRED FRONT YARD
SETBACK AT 225 LOS ANGELES BOULEVARD
(PRO2021-0030)**

WHEREAS, an application has been filed by applicant, Golden State Design Build, on behalf of property owner Jay Nelson, requesting Planning Commission approval of Design Review and a Variance at 225 Los Angeles Boulevard APN 006-011-26 (herein referred to as the "Project"); and

WHEREAS, the project site has a General Plan Single-Family Residential land use designation and is zoned Single-Family Residential (R-1); and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on August 15, 2022 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff reports as well as any and all oral and written testimony on the proposed project; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "2nd Story Home Addition" and dated May 17, 2022; and

WHEREAS, the Planning Commission finds that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report; and

WHEREAS, approval of the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e) "existing facilities" for an addition less than 10,000 square feet to an existing single-family home which all public services and facilities are available and the project site is not environmentally sensitive.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the Town of San Anselmo hereby incorporates the recitals above; makes the findings set forth in Exhibit "A" approving the Project described herein, subject to Conditions of Approval attached as Exhibit "B" as 225 Los Angeles Boulevard APN 006-011-26.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Planning Commission on the 15th day of August, 2022, by the following vote:

AYES:	Commissioner:
NOES:	Commissioner:
ABSENT:	Commissioner:
ABSTAIN:	Commissioner:

Heidi Scoble, AICP
Secretary to the Planning Commission

Attachments

- 1 Findings
- 2 Conditions of Approval
- 3 Project Plans

EXHIBIT A

FINDINGS

225 Los Angeles Blvd.

APN 006-011-26

VARIANCE

In order to approve or conditionally approve the Variance, the Planning Commission must determine whether the project is in conformance with the required Variance Findings in Section 10-3.1405 of the San Anselmo Municipal Code (SAMC). The required finding is provided in *italics* below, followed by staff analysis required for said finding.

(a) Due to special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the controlling zoning ordinance or regulation deprives the property of privileges enjoyed by other property in the vicinity and under an identical zoning classification, and the granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and

The required front setback is 20 feet. The existing residence was built within the required front yard setback. The front porch as currently situated, is 8 feet from the front property line; the variance would allow the porch to be 3 feet 8 inches from the front property line. Allowing for the enlargement of the porch to further encroach into the front setback helps break up the massing of the front elevation and provide a useable space for the occupants of the home.

(b) The granting of the variance, under the circumstances of the particular case, will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

The proposed expansion of the porch will be structurally sound, designed to be architecturally attractive, and will be constructed of high-quality material. The design of the porch will require approval by the Planning Commission and must obtain a building permit for the construction of it. The structure will be inspected by the building inspector for compliance with the Building Code prior to issuance of a building permit final.

DESIGN REVIEW

In order to approve or conditionally approve the Design Review, the Planning Commission must determine whether the project is in conformance with the required Design Review Findings in Section 10-3.1506 of the San Anselmo Municipal Code (SAMC). The required finding is provided in *italics* below, followed by staff analysis required for said finding.

(a) *Commercial, Professional, and Residential R-3 (four (4) or more units, churches, convalescent homes).*

(1) Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;

The proposed project will better accommodate the single-family functions and activities proposed for the site. This addition to the home will provide sufficient size and space for residential living, with outdoor amenities such as the deck and enlarged front porch incorporated into the site. The proposed project retains the existing single-family use. The new exterior walls will consist of board and batten, matching the existing wall surfaces.

(2) Provides for protection against noise, odors, and other factors which may make the environment less desirable;

Noise, odors, and other factors which may make the environment less desirable will occur during construction. The proposed project is conditioned to provide a construction management plan and pre-construction meeting to minimize impacts of construction to the surrounding properties.

(3) Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;

The proposed home will incorporate the same design elements as the existing home. The new design of the residence will remove the brick veneer from the front and side elevations and retain the board and batten siding throughout the exterior of the house. The second story will have an open gable roof and a hip roof over the front porch area. Roof eaves will extend from the midsection of the home on all four elevations of the residence. Onyx black asphalt shingles are proposed for the roof. The house will be painted in the Benjamin Moore "dove wing" color with "wrought iron" trim around the windows and doors. The design and size of the proposed additions are in compliance with the San Anselmo Zoning Code with the granting of the variance proposed.

(4) Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;

The proposed scope of the project includes the expansion of the garage and driveway to accommodate two cars in each area, meeting the on-site parking requirements of the Zoning Code. This will reduce the need to park on the street therefore, the project will not create unnecessary traffic hazards.

(5) Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; and

The proposed project is conditioned to provide a construction management plan and pre-construction meeting to minimize impacts of construction to the surrounding properties.

(6) Is consistent with the Town General Plan.

The proposed project is consistent with the General Plan. The proposed addition to the home is designed with consideration of the character and scale of the existing single-family developments in the vicinity.

(b) Residential R-1, R-2, and R-3 (three (3) or fewer units) sites below one hundred fifty (150) feet Mean Sea Level (flatland):

(1) Conformance to findings in Section 10-3.1506(a);

The project will be in conformance to the findings in Section 10-3.1506(a) above; please see the discussion for each above.

(2) Will not unreasonably impair access to light and air of structures on neighboring properties;

The applicant has provided a shade study analysis for each season showing the amount of shade that will be casted with the second story addition throughout the day. The amount of shade that will be casted will not unreasonably impair access to light and air of structures on neighboring properties.

(3) Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks;

The applicant has shown the design of the addition and placement of windows and received support from adjacent neighbors. The neighbors to the west do not have any windows on the side facing the project site. For the neighbors on the east elevation, two windows and a door face the project site; they are screened by a tree and arbor with vegetation. Thus, the proposed project will not unreasonably affect the privacy of neighboring properties.

(4) Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood; and

The proposed addition to the home is designed with consideration of the character and scale of the existing single-family developments in the vicinity. The mass and scale of the proposed project is well proportioned.

(5) Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

The proposed project is conditioned to provide a construction management plan and pre-construction meeting to minimize impacts of construction to the surrounding properties.

(e) Residential R-1 and R-2 design review for additions to existing dwellings and accessory structures originally and legally built less than eight (8) feet but not less than five (5) feet from the interior side property line:

(1) Conformance to findings in Section 10-3.1506(b) above; and

The project will be in conformance to the findings in Section 10-3.1506(b) above; please see the discussion for each above.

(2) Is of a scale, intensity, and design that complements the existing character of the surrounding neighborhood.

The architectural style of the neighborhood surrounding the project site is mixed with various architectural styles. The project is consistent with the existing architectural style through its materials palette and use of architectural characteristics. The height of the proposed house is below the allowable height of 30 feet, and the scale of the proposed project is similar to the surrounding properties on the street.

EXHIBIT B

CONDITIONS OF APPROVAL

225 Los Angeles Blvd.

APN 006-011-26

1. This approval authorizes project PRO2021-0030, a Design Review for the construction of a second story addition and a Variance for the front porch to encroach into the front yard setback at 225 Los Angeles Boulevard APN 006-011-26.
2. The Building and/or Grading Permit shall substantially conform to the plans entitled, 2nd Story Home Addition consisting of 19 sheets prepared by Golden State Design Build dated May 17, 2022.
3. Prior to any final sign off of the building permit, the Director of Public Works will be required to approve any new plantings within the public right-of-way.
4. Except as otherwise provided in these conditions, the project shall comply with the plans submitted for Planning Commission approval. Plans submitted for the building permit shall reflect any modifications required by the Planning Commission and these conditions.
5. No changes from the approved plans, before or after project final, including changes to the materials and material colors, shall be permitted without prior Town approval. Red-lined plans showing any proposed changes shall be submitted to the Town for review and approval prior to any change. The applicant is advised that changes made to the design during construction may delay the completion of the project and will not extend the permitted construction period.

Standard Conditions of Planning Approval

1. All conditions of approval shall be included on the first sheet after the cover sheet of the construction drawings submitted for a building permit.
2. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be identical to those approved by the Planning Commission or Planning Director. If any changes are made to the approved plans the applicant is responsible for clearly identifying all such changes and reviewing them with the Planning Department prior to submitting for a Building Permit or a revision to the Building and/or Grading Permit. All changes made to the Design Review Plans approved by the Planning Commission/Planning Director and the Building Permit construction document submittal must be clearly highlighted with a "bubble" or "cloud" on plans and marked with a "Delta 'P'" at the time of initial Building Permit submittal. A list describing in detail all such changes shall be submitted and attached to the plans. Any changes that have not been clouded on the plans and noted in a transmittal memo and explicitly approved by staff are not approved. Construction, demolition or grading that does not conform to the Planning Commission/Planning Director approval is not valid and shall be subject to stop work orders and may require removal.

3. Site landscaping shall be generally consistent with any approved landscape plan. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy and project final, whichever occurs first, except during the Water Shortage Emergency when Marin Water may require landscaping irrigated with potable water to be deferred until after the termination of the Water Shortage Emergency. During the Water Shortage Emergency, rehabilitated landscapes shall only be watered on days approved by Marin Water. Upon the request of an applicant to receive a Temporary Certificate of Occupancy or defer landscaping due to the drought, and at the discretion of the Planning Director, landscape installation may be guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements. As required by San Anselmo Municipal Code Section 10-3.604 "Landscape Maintenance," all landscaping shall be maintained in a healthy condition in accordance with approved landscaping plans.
4. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the public interest requires a modification or a departure from these accepted plans, the Town shall have the authority to require such modifications or departure and specify the manner in which the same is to be made.
5. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding ("action") against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or alleging any other liability or damages based upon, caused by, or related to the approval of the project. The Town shall promptly notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with attorneys of the Town's choice, with all attorneys fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

Planning Department Standard Conditions of Approval:

6. This approval shall be final either 10 calendar days following the date of action by the Planning Director, Planning Commission, or Town Council, whichever is last. This approval is effective from the date of approval until the building permit is issued and shall expire one year after approval should a building permit not be issued. If building permits are issued during the effective life of the approval, the expiration date of the approval shall be automatically extended to concur with the expiration date of the building permit. The approval may be renewed once by the Planning Director for one year if the applicant submits a written statement to the Planning Director showing good cause prior to expiration of the application.
7. Prior to issuance of a building permit, the applicants shall reimburse the Town for any known unpaid costs associated with the project, including work done by consultants and the Town Attorney. Prior to project final the applicants shall reimburse the Town for any

other unpaid costs associated with the project, including work done by consultants and the Town Attorney.

8. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the building permit. Lighting shall be designed to focus the light onto only the areas necessary to be illuminated and minimize overflow of lighting off-site. Exterior lighting shall not include unnecessary illumination of building or site walls. Town staff will review compliance with this condition after installation of the lighting and reserves the right to require adjustment or elimination of lighting that violates this condition.
9. Approval of a permit does not signify that the applicant has complied with the federal Americans with Disabilities Act of 1990.

Department of Public Works Standard Conditions of Approval:

10. For all improvements within the public right of way, the applicant shall submit plans to adequately describe the work. Plans shall include but not be limited to drainage details, cross-sections, driveway/roadway grades and utility locations as necessary.
11. The project shall comply with the Town of San Anselmo Urban Runoff Pollution Prevention Ordinance. If the project paves or otherwise creates more than 150 square feet of impervious surface, a Flatwork Permit is required from the Public Works Department. In addition to the site design measures and Flatwork Permit required for small projects, new and redeveloped projects that create or replace more than 500 square feet of impervious surface may require bioretention or permanent stormwater controls designed to remove sediment and other pollutants and to mimic the pre-project site hydrology by controlling the flow rates and/or the volume of stormwater runoff from the project's added and/or replaced impervious surfaces and a Stormwater Control Plan (SCP) (San Anselmo Municipal Code Section 5-8.11).
12. Appropriate Best Management Practices (BMPs) shall be implemented to prevent the discharge of construction wastes or contaminants from construction materials, tools, and equipment from entering storm drains or watercourses. Plans for adequate BMPs to be installed, implemented, and maintained during construction and after final stabilization shall be submitted with the building permit application. The combination of BMPs used, and their execution in the field, must be customized to each site using up-to-date standards and practices. The Town will provide references to current guidance manuals and BMP information on request. (San Anselmo Municipal Code Section 5-8.10)
13. The Director of Public Works may require dedication of street rights-of-way or improvements. No permit for the development of any parcel of land abutting a public street shall be issued until the Director certifies that frontage improvements in accordance with the current Town specifications in use by the Department of Public Works and at the location prescribed by the Town Engineer in accordance with the Streets and Highways Plan of the Town: 1.) have been installed at no cost to the Town; or 2.) will be installed as a part of the development and prior to occupancy; or 3.) that in lieu of the improvements the

applicant has deposited the estimated cost of the improvements with the Town. (San Anselmo Municipal Code Section 7-10.101)

14. Any improvements, public or private, damaged during construction shall be replaced, by the applicant, in-kind or with new improvements. All cracked, broken, or uplifted sidewalk, driveway and/or curb and gutter fronting the property shall be replaced. Applicant shall coordinate with the Department of Public Works prior to the start of the project improvements to identify the extents and limits of replacement.
15. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. A minimum of 12' passable auto traffic clearance (paved travel way) shall be maintained at all times along the roadway. The placing of portable restroom facilities in the Town right-of-way will not be permitted unless there is not an appropriate location on the subject property and Public Works approves placement in the right of way.
16. If a permeable paving system is to be used as a part of the site development strategy, the analysis shall include but not be limited to the following:
 - a. For drainage purposes, the underlying intent, either retention or detention, shall be fully quantified. If retention is to be used, a soils report, including percolation of the soils shall be submitted as a part of the plans. If detention is to be used, peak runoff quantities, storage capacity of the system, discharge rates, discharge points, impacts to existing facilities etc. shall be included. For small to medium projects, the Town and County prescriptive method outlined in the Homeowner's Guide to Stormwater Management may be used if approved by Public Works.
 - b. The structural adequacy of the system that accommodates vehicle loading including emergency response vehicles (i.e. fire trucks) if the access to be designated for that purpose.
 - c. Provisions for ongoing maintenance of the pavers shall be included in the submittal package.
17. Drainage improvements shall implement Low Impact Development standards, including but not limited to:
 - a. No increase in stormwater runoff as compared to existing conditions
 - b. Maintain natural drainage patterns
 - c. No concentration of flows, allowing drainage to flow naturally and to percolate and mimic existing and sheet flow conditions.
 - d. Rock rip-rap outfalls shall be located as far from property lines as possible and shall be designed to mimic existing drainage conditions (i.e. sheet flow, velocity dissipater, etc.)
 - e. All stormwater runoff lines (such as building downspout lines, landscape drain lines, etc.) must be discharged in a manner that conforms to the current stormwater

discharge practices in Marin County and as outlined in the Town's Homeowner's Guide to Stormwater Management on the Town website.

18. A Construction Management Plan (CMP) shall be submitted to the Town as part of the Building Permit and/or Grading Permit and shall be incorporated into the plans. This plan shall be a binding document. Failure to adhere to the plan may result in a "Stop Work Notice" being placed on the project. An electronic copy of the APPROVED CMP shall be submitted to the Town and may be posted to the Town's website. This plan shall be updated as project conditions warrant. Updates to the plan shall be provided to the Town for review and approval. The CMP shall include but not be limited to:

- a. Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates).
- b. A video of the right of way in front of and adjacent to the property and the haul route as required by Public Works before any work commences.
- c. Construction Hours-Construction hours may be changed before or during construction as needed and determined by Public Works.
- d. Construction Waste Management Plan
- e. Staging/storage type and location
- f. Travel routes and turn-around locations
- g. Road and/or lane closures (Applicant to provide information on how many anticipated road closures, and the reasons for each road closure).
- h. Worker auto parking space locations/construction parking
- i. Phasing (if applicable)
- j. If construction improvements are in areas of steep slopes, the Contractor shall provide safe temporary hard surface stair access to the improvements. This access shall be shown on the CMP.

The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes "impacted" during the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e. using the same streets for access) with a significant number of simultaneous construction projects.

Delivery times shall be determined at the time of Building Permit review and included on the Construction Management Plan sign.

Prior to issuance of a building permit, the applicant shall post a sign during construction in a location clearly readable from the public right of way, substantially in the same format at the image below. When approving the Construction Management Plan, the Department of Building or Public Works may require the plan to be incorporated on the sign.

The sign shall include the following information:

- a. Address of the project site.
- b. Permitted hours of construction and of deliveries/off-haul.
- c. Name, e-mail address and direct phone number of the General Contractor.

- d. Name, e-mail address and direct phone number of the person responsible for managing the project.
- e. Name and direct phone number of the party to call in case of an emergency.
- f. Town of San Anselmo Building Department contact information.

36 in

8 ISLAND DRIVE

24 in

Permitted Hours of Construction:

- Monday through Friday from 7:00 a.m. to 5:00 p.m. unless otherwise authorized by the Public Works Director or his designee and from 8:00 a.m. to 7:00 p.m.
- Saturdays from 8:00 a.m. to 5:00 p.m.
- Sundays from 12:00 p.m. to 5:00 p.m.
- *Work hours may be extended until 8:00 p.m. for homeowners or residents working alone on their own property.

Contact Information:

- General Contractor: Eric Schelmer, PE, CSUB
eric@craftedeearth.com • 415.699.9852
- Crafted Earth, Inc.
100 Alpine Street, San Rafael, CA 94901
- Project Manager: Jose Zaccaria
jose@craftedeearth.com • 415.724.6574
- Emergency Contact: Jonathan Perez
jonathan@craftedeearth.com • 612.634.9601

Town of San Anselmo Building Department
100 San Anselmo Ave.
San Anselmo, CA 94960
(415) 208-1516

Building Department – Standard Conditions of Approval:

19. All construction shall comply with the California Building Code, Plumbing Code, Electrical Code, and Mechanical Code, and other applicable Title 24 Codes in effect at the time of building permit submittal.
20. It is the responsibility of the designer(s) to ensure that all of the above Title 24 codes, as well as any applicable San Anselmo Municipal Codes are incorporated into the design.
21. The hours of construction activity shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturdays and 12:00 p.m. to 5:00 p.m. on Sundays. These hours may be changed as required by Public Works or Building.
22. A mechanical permit is required for any exterior mechanical equipment. Prior to the issuance of a mechanical or building permit for mechanical equipment, the applicant shall provide adequate information, reports and data to the Building Department demonstrating that the noise level from any exterior mechanical equipment or exterior vents, when measured at the property line boundary, complies with Town Noise Ordinance decibel limits.
23. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If off loaded construction materials are not used

within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.

24. **A Pre-Construction Meeting is required.** Unless waived by the Building Official, prior to initiation of any work on the proposed project, the applicant shall arrange a pre-construction meeting that shall be attended by Town of San Anselmo staff, the owner, general contractor, and sub-contractors responsible for demolition, foundation and excavations, framing, roofing and major deliveries to review these conditions of approval, permitted hours of operation, etc. Staff may require additional subcontractors depending on project scope. The general contractor is responsible for ensuring that all contractors adhere to the Construction Management Plan and all Conditions of Project Approval and Conditions of all permits (Building, Grading, Encroachment, etc.).
25. All required construction signage and any required tree-protection shall be posted and available for Town inspection at the time of the Pre-construction meeting. If these measures are not in place at the time of the pre-construction meeting, a re-inspection fee will be required and issuance of building permit will be delayed.
26. Any project within a Special Flood Hazard Area shall comply with the standards of construction and standards for utilities in San Anselmo Municipal Code Title 7, Chapter 11.
27. All electrical and communication service laterals, including those for cable television service, to any new building or structure or building or structure undergoing a substantial improvement as defined by California Building Code Chapter 2 shall be placed underground from the main service equipment within the building or structure to a location designated by the supplying utility in accordance with the supplying utility's applicable rules, regulations and tariffs on file with the Public Utilities Commission of the State or other competent jurisdiction. The Building Official may grant an exception to this condition when it is found that the undergrounding of the utility service laterals will cause an unnecessary hardship or results inconsistent with the intent of San Anselmo Municipal Code Title 9, Chapter 4. (SAMC Sec. 9-4.01-9.4.03)
28. Every building shall be numbered by placing the appropriate number on or adjacent to the main entrance to the building so as to be readily seen from the street. Address numbers must be Arabic numerals or alphabetical letters with a minimum stroke width of one-half inch. Numbers on residential buildings shall be self-illuminated, internally-illuminated or placed adjacent to a light which is controlled by a photocell and switched only by a breaker so it will remain illuminated all night. Building numbers shall be a color that clearly contrasts with the color of the background upon which they are placed. Residential building numbers shall be not less than four inches in height and non-residential /commercial building numbers shall be not less than six inches in height. All numbers shall be of proportionate width to the height, shall be made of permanent material, and shall be placed in a manner as to not be easily defaced or removed. (San Anselmo Municipal Code Sections 9-5.03 and 9-5.06).

29. Building plans shall include a green building program description and completed checklist that demonstrate the project shall comply with the applicable Green Building Standards adopted by the Town Council including the green building rating system(s); minimum compliance thresholds; and methods for verification of compliance with the adopted standards. The checklist shall be incorporated onto a separate full-sized plan sheet included with the building plans. A qualified green building rater, if required, shall provide evidence that the project, as indicated by the project plans and green building program description, will achieve the applicable Green Building Standards prior to issuance of a building permit. The green building rating system in effect at the time of building permit submittal shall be that which is applicable to the development project throughout the project construction. During the construction process, alternate green building measures may be substituted, provided that the qualified green building rater or applicable individual provides documentation of the proposed change and the project's continued ability to achieve the Green Building Standards to the Chief Building Official. Prior to final building inspection and occupancy, a qualified green building rater, if required, shall provide evidence that project construction has achieved the required compliance. Where certification through GreenPoint Rated or Leadership in Energy and Environmental Design (LEED) is required and such certification is only available subsequent to occupancy of the completed building, the applicant shall provide documentation of such certification within one (1) year of the date of the final building inspection for the project. (San Anselmo Municipal Code Section 9-19.040)
30. The applicant shall submit a Construction and Demolition Diversion Report to the Building Department prior to final inspection of the project and granting of occupancy. Prior to obtaining any final inspection and grant of occupancy from the Building Department, the person who has obtained a building permit shall pay an Avoided Disposal Regulatory Fee if the Building Official determines that the applicant has not satisfied the diversion requirements. (San Anselmo Municipal Code Section 9-20.02)
31. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted.

Fire Dept. Standard Conditions of Approval:

32. The project shall comply with the Ross Valley Fire Department Plan Review memorandum for the project. The memo details items required for compliance and required inspections.
33. Final occupancy approval shall not be granted by the Fire Department unless all conditions have been met.
34. Fire Department and Town personnel shall be granted access to private driveways and private roadways in order to enforce applicable ordinances related to fire codes, municipal and penal codes pertaining to maintaining road access for emergency vehicles.

Ross Valley Sanitary District – Standard Conditions of Approval:

35. The project shall comply with all requirements of the Ross Valley Sanitary District prior to project final. Any private sewer lateral may be required to be tested, repaired or replaced

prior to project final. Evidence of compliance shall be submitted to the Building Department prior to project final.

Marin Water – Standard Conditions of Approval:

36. The applicant shall comply with all requirements of the Marin Municipal Water District (MMWD) for water service prior to project final including compliance with all indoor and outdoor requirements of MMWD District Code Title 13 – Water Conservation.
37. All landscape and irrigation plans must be designed in accordance with the most current Marin Municipal Water District (MMWD) landscape requirements. New construction and rehabilitated (renovations or changes made to sites with an existing irrigation system) landscape projects will be affected by these requirements if the altered landscape area is greater than 500 square feet. The Code requires a landscape plan, an irrigation plan, and a grading plan. Evidence of compliance (compliance letter or exemption) shall be submitted to the Building Department as part of the building permit review process. Any question regarding the MMWD's current water conservation and landscape Ordinance should be directed to (415) 945-1497 or plancheck@marinwater.org.
38. Indoor plumbing fixtures must meet specific efficiency requirements.
39. Installation of a gray water recycling system is required for all projects that require installation of new water service and existing structures undergoing "substantial remodel" that necessitates an enlarged water service in compliance with MMWD Ordinance No. 429.
40. Backflow protection may be required as a condition of water service.
41. Prior to project final inspection, the applicant shall provide evidence to the Town Building Department that the project has received final approval (or is exempt from review) from the following three MMWD departments: Water Efficient Landscaping, Engineering, and Backflow Prevention.
42. NEW FOR DROUGHT: During the Water Shortage Emergency the project shall comply with Marin Water restrictions, which may include a requirement that applicant submit a written acknowledgement to Marin Water that no new landscaping that will be irrigated with potable water will be installed in connection with the proposed project until after the termination of the Water Shortage Emergency. Existing and rehabilitated landscapes shall only be watered on limited irrigation watering days.

EXHIBIT C

**PROJECT PLANS
225 Los Angeles Blvd.
APN 006-011-26**

GENERAL CONSTRUCTION NOTES:

- The information on this set of construction documents is related to basic design intent and framing details. They are intended as a construction aid, not a substitute for generally accepted good building practice and compliance with current California building codes. The contractor shall be responsible for obtaining all necessary permits, construction details and procedures to ensure a professionally finished, structurally sound and weatherproof completed product.
- The General Contractor is responsible for ensuring that all work and construction meets current federal, state, county and local codes, ordinances and regulations, etc. The contractor shall be responsible for obtaining all necessary permits, construction details and procedures to ensure a professionally finished, structurally sound and weatherproof completed product.
- Dimensions shall take precedence over scale drawings (do not scale drawings).
- The designer has not been engaged for construction supervision and assumes no responsibility for construction coordinating with these plans. For safety or for safety precautions and programs in connection with the work. There are no warranties for a specific use expressed or implied in the use of these plans.
- Refer to floor plans, exterior elevations, and window & exterior door schedule for type and sizes of windows and exterior doors.
- General Contractor is to ensure that masonry and fireplace construction meets or exceeds all manufacturers specifications and applicable codes.
- General Contractor to consult and coordinate with the owner for all built in items such as built-in cases, shelving, lighting, etc., etc., etc.
- Wind load required connections shall be taken into account during construction. The wind protection page should be reviewed prior to starting.

GENERAL COMMENT

The notes, recommendations, and considerations included herein are not all-inclusive and do not, by any means, include all the information necessary to cover all aspects of this construction project. These notes are intended to provide additional information and details to the local applicable building codes. The drawings, illustrations, and diagrams included in this package are design of the building and improvements and are not intended to be a substitute for the manufacturer's instructions for the integrity of all assemblies and all work is to conform to accepted residential construction standards.

2ND STORY
HOME ADDITION:

JAY NELSON
225 LOS ANGELES BLVD
SAN ANSELMO, CA 94960
(415) 272-7510

APPLICABLE CODES AND REGULATIONS:
CALIFORNIA RESIDENTIAL CODE 2019 CRC
CALIFORNIA FIRE CODE 2019 CFC
CALIFORNIA BUILDING CODE 2019 CBC
CALIFORNIA MECHANICAL CODE 2019 CMC
CALIFORNIA PLUMBING CODE 2019 CPC
CALIFORNIA ELECTRICAL CODE 2019 CEC
CALIFORNIA ENERGY CODE 2019 T24
CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CGBSC
ALONG WITH CITY ORDINANCES AND ANY OTHER APPLICABLE
LOCAL AND STATE LAWS AND REGULATIONS.
REFERENCE NAILING SCHEDULE PER CRC TABLE R602.3(1)

NEW SCOPE OF WORK:

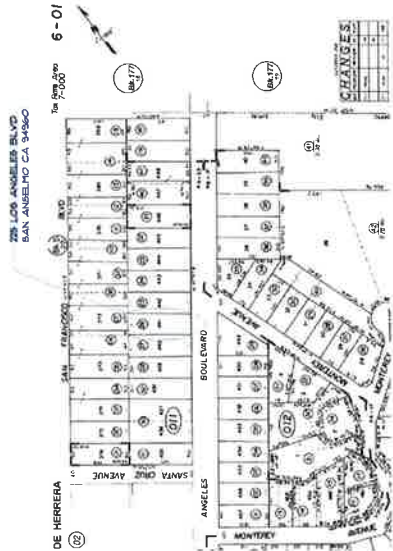
- FULL HOME REMODEL AND ADDITION.
- NEW UPPER FLOOR
- NEW DECK AT THE REAR OF THE HOUSE

DRAWING INDEX

- COVER PAGE
A1.1 EXISTING & PROPOSED SITE PLAN
V1.1 ADJACENT BUILDING FOOTPRINTS
V1.2 TOPOGRAPHY & ELEVATION PLAN
A1.1 EXISTING FLOOR PLAN & DEMOLITION PLAN
A1.2 PROPOSED LOWER FLOOR PLAN
A1.3 PROPOSED UPPER FLOOR PLAN
A1.4 EXISTING & PROPOSED ROOF PLAN
A1.5 CROSS SECTIONS
A2.1 EXISTING ELEVATIONS
A2.2 PROPOSED ELEVATIONS
A2.3 EXISTING EAST ELEVATION & PROPOSED EAST ELEVATION
A2.4 EXISTING WEST ELEVATION & PROPOSED WEST ELEVATION
A2.5 PROPOSED FRONT ELEVATION (EAST) - COLOR RENDERING
SP STORY POLE PLAN
SS1 SHADOW STUDY - SPRING & FALL
SS2 SHADOW STUDY - WINTER & SUMMER



VICINITY MAP
NOT TO SCALE



ASSESSOR'S MAP - APN 006-011-26
NOT TO SCALE

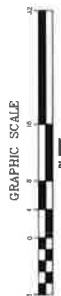
FLOOR AREA	
PROPOSED LOWER FLOOR: 1,479 SQ. FT.	(147.93)
PROPOSED UPPER FLOOR: 1,485 SQ. FT.	(148.53)
PROPOSED PORCH: 175 SQ. FT.	(17.50)
PROPOSED PORCH: 175 SQ. FT.	(17.50)
REAR YARD STORAGE: 10 SQ. FT.	(1.00)
TOTAL FARE: 3,429 SQ. FT.	(342.93)
LIVING SPACE	
OPENED LIVING SPACE: 1,485 SQ. FT.	(148.53)
LOWER LIVING SPACE: 1,485 SQ. FT.	(148.53)
TOTAL LIVING SPACE: 2,970 SQ. FT.	(297.06)

PROJECT INFORMATION

LOT SIZE: 7,250 SQ. FT.	TYPE OF CONSTRUCTION: V48
APN: 006-011-26	USE: SINGLE-FAMILY DWELLING
PARCEL: 304 (MAX)	NUMBER OF STORIES: 2
ZONING:	GARAGE: YES (2 CAR) 469 SQ. FT.
NET LOT AREA:	CHANGES:
% OF FRONT YARD PLANNING:	EXISTING: 1,479 SQ. FT.
ADJACENT LIVING AREA:	NEW: 1,485 SQ. FT.
NON-ADJACENT LIVING AREA:	NEW: 175 SQ. FT.
LOT COVERAGE:	NEW: 10 SQ. FT.
EXISTING: 1,479 SQ. FT.	NEW: 1,485 SQ. FT.
NEW: 1,485 SQ. FT.	NEW: 175 SQ. FT.
TOTAL: 2,970 SQ. FT.	TOTAL: 2,970 SQ. FT.

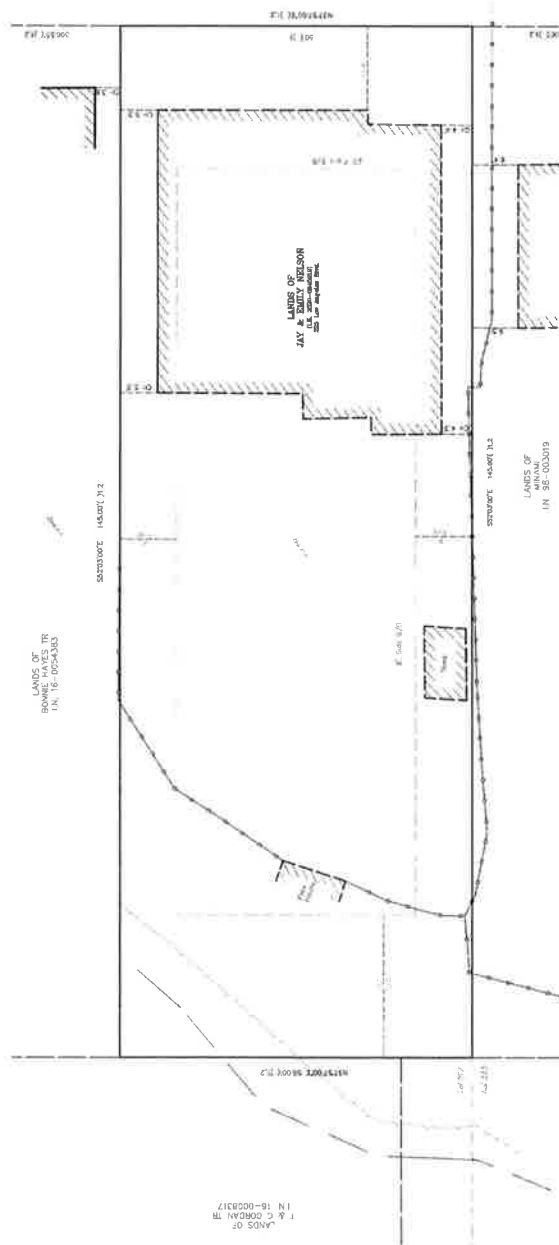
LEGEND

— N.O. Uniform Noted Otherwise
— Wood Fence
— Flow Line of Creek
— Top of Creek Bank
S/B Suback per Town of
Anastacio Planning
(1) 4 RM 22
(2) 2006 RM 38



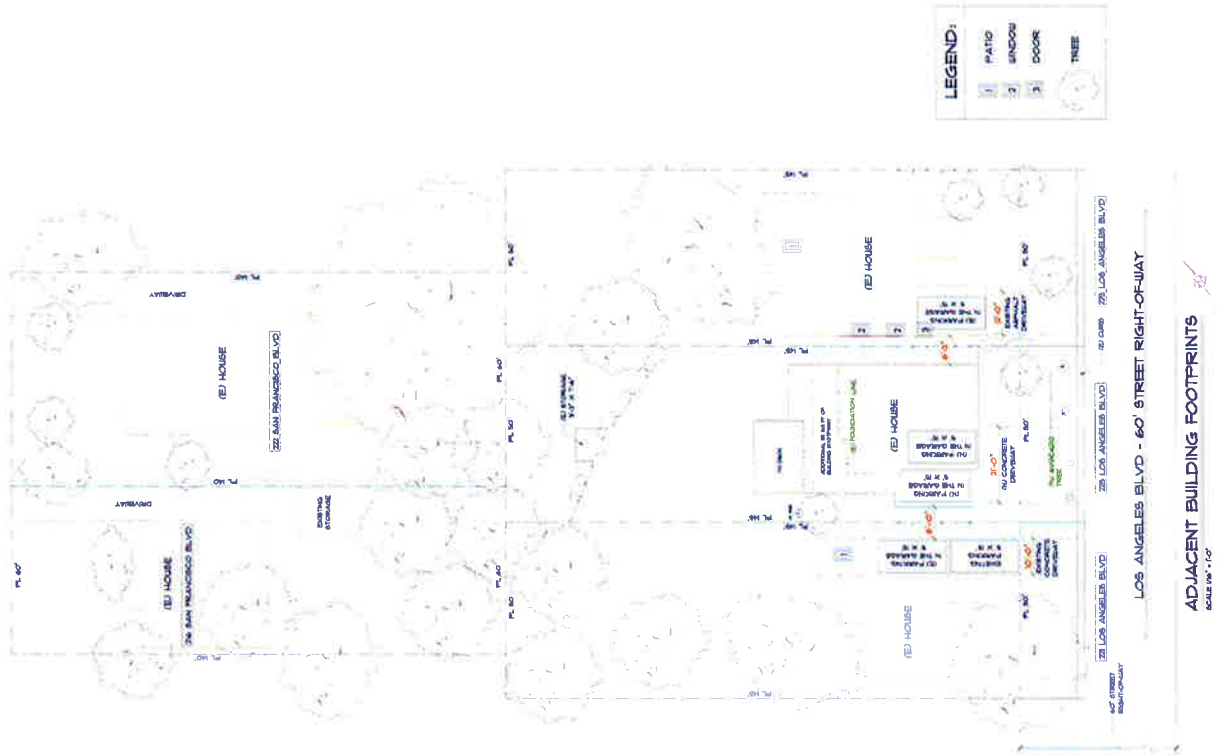
SURVEYOR'S NOTES:

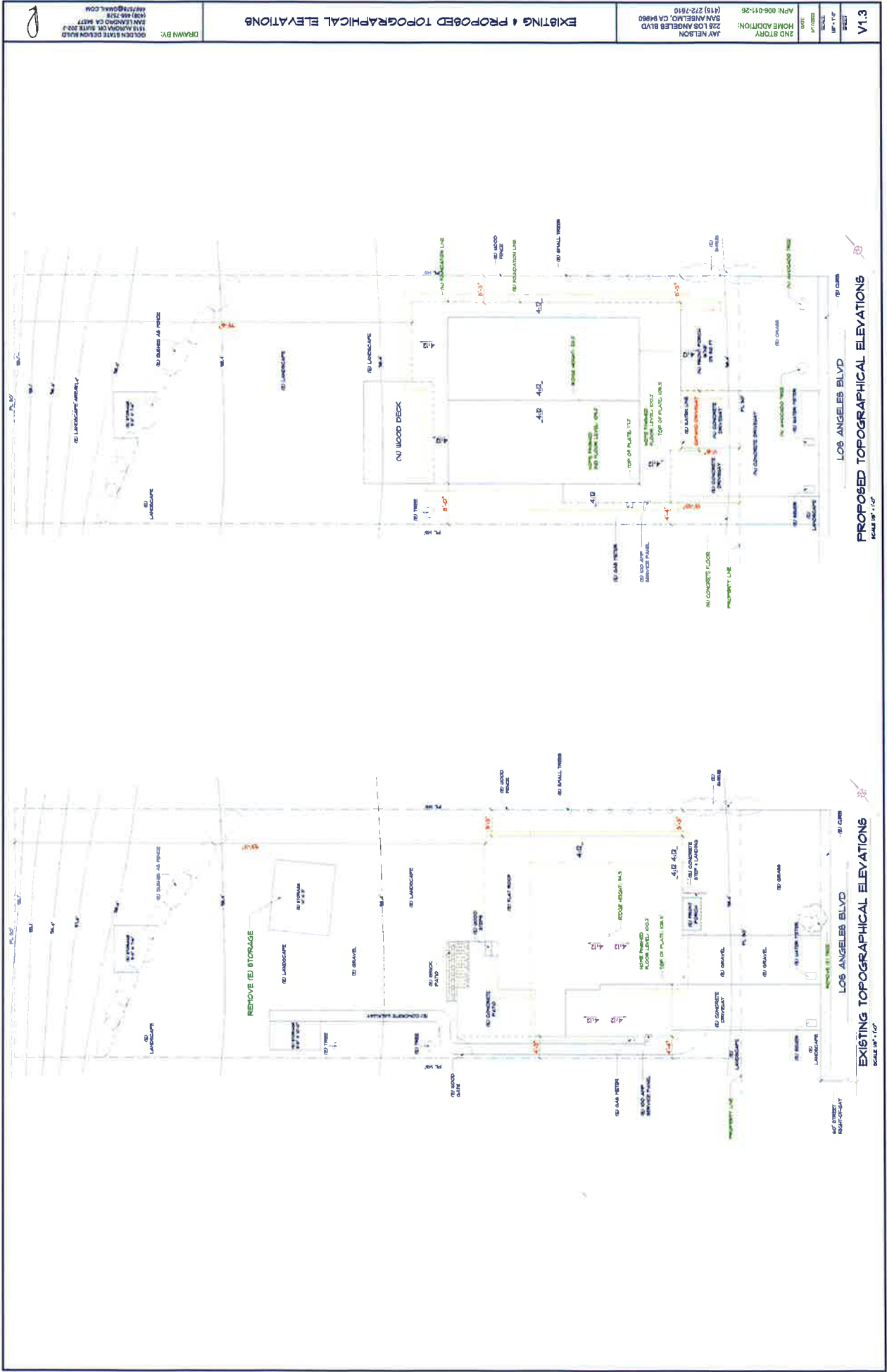
- [illegible]



Copy: kint © Clearville A Stevens, 2021

No.	REVISED	BY	DATE
L.A. Stevens & Associates, Inc. Professional Land Surveyors • (416) 386-7713 7 Commercial Blvd., Suite 1 • Novato, California 94949			
LANDS OF NELSON 225 LOS ANGELES BLVD. MARIN COUNTY, CALIFORNIA		TA/LA/S DATE DRAWN BY CHECKED BY	7-1-89 JOURNAL, PG.
PLANIMETRIC DIAGRAM			





V.13

2ND STORY

1ST STORY

000

APR: 006-011-26

2ND STORY

HOME ADDITION:

222 LOS ANGELES BLVD

SAN ANSELMO, CA 94060

(415) 272-7510

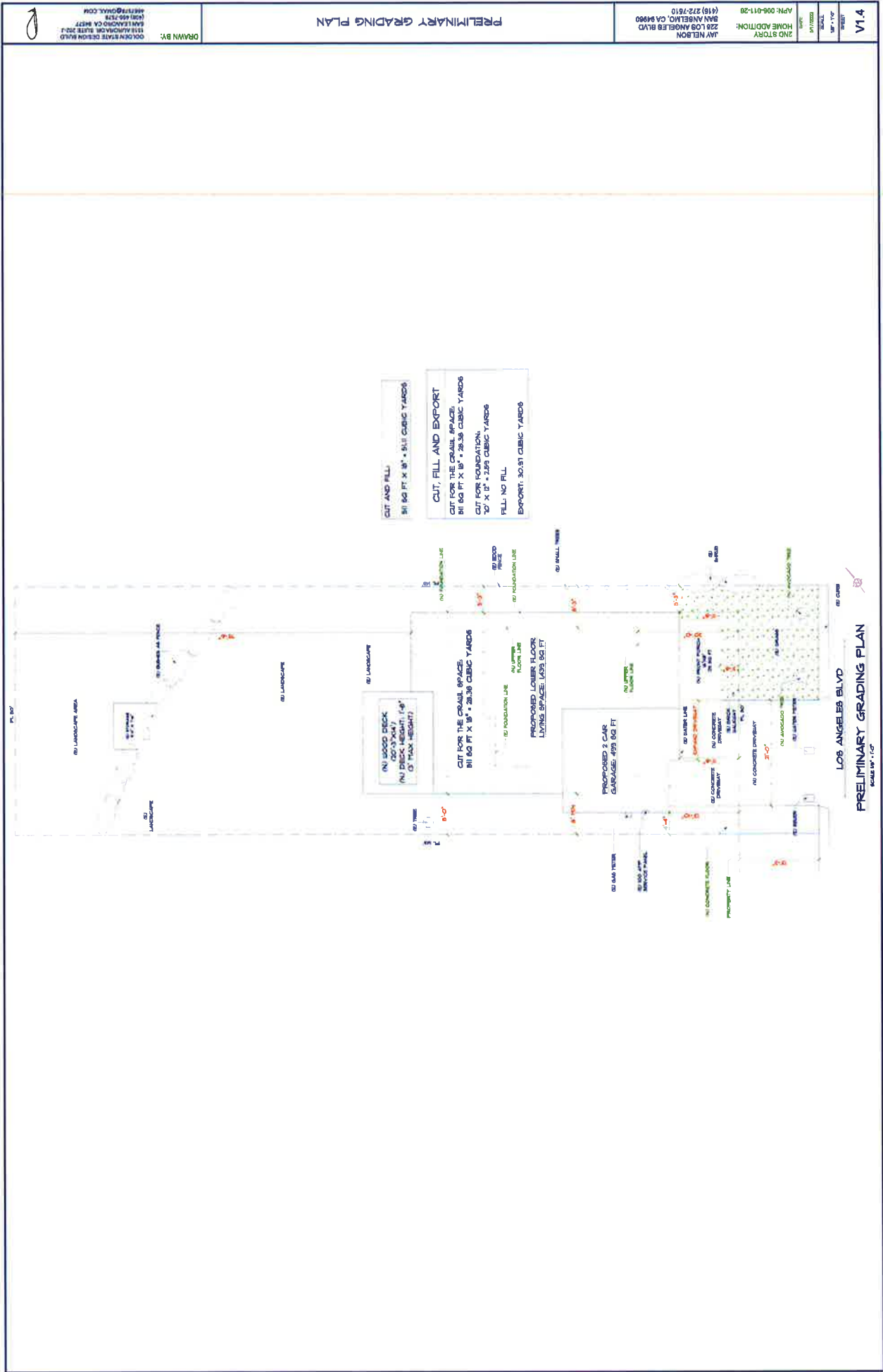
JAY NELSON

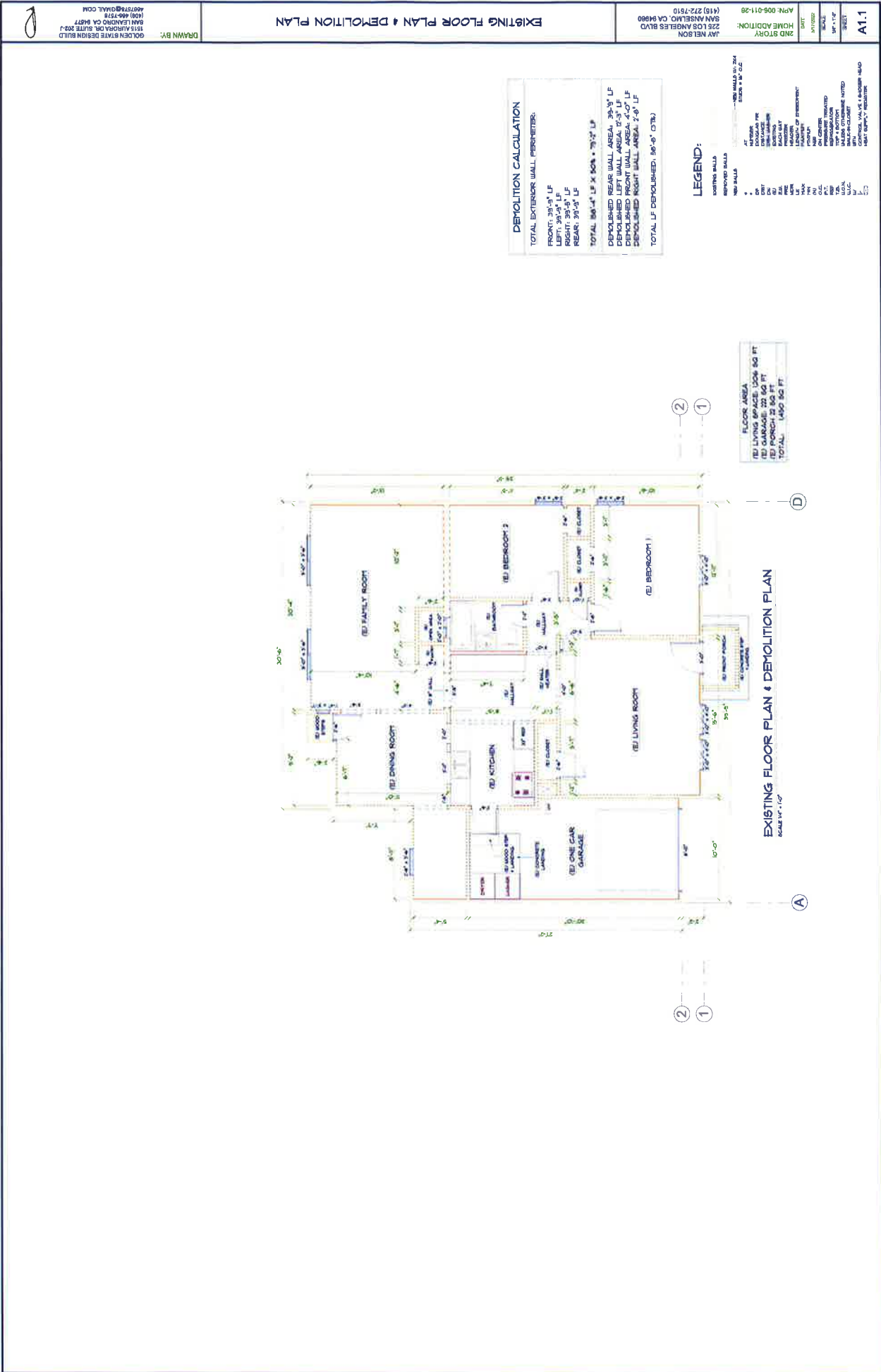
ARCHITECT

EXISTING & PROPOSED TOPOGRAPHICAL ELEVATIONS

DRAWN BY:

1515 ALVARADO BLVD SUITE 202
SAN ANSELMO, CA 94060
415-272-7510
JAY@JAYNELSON.COM



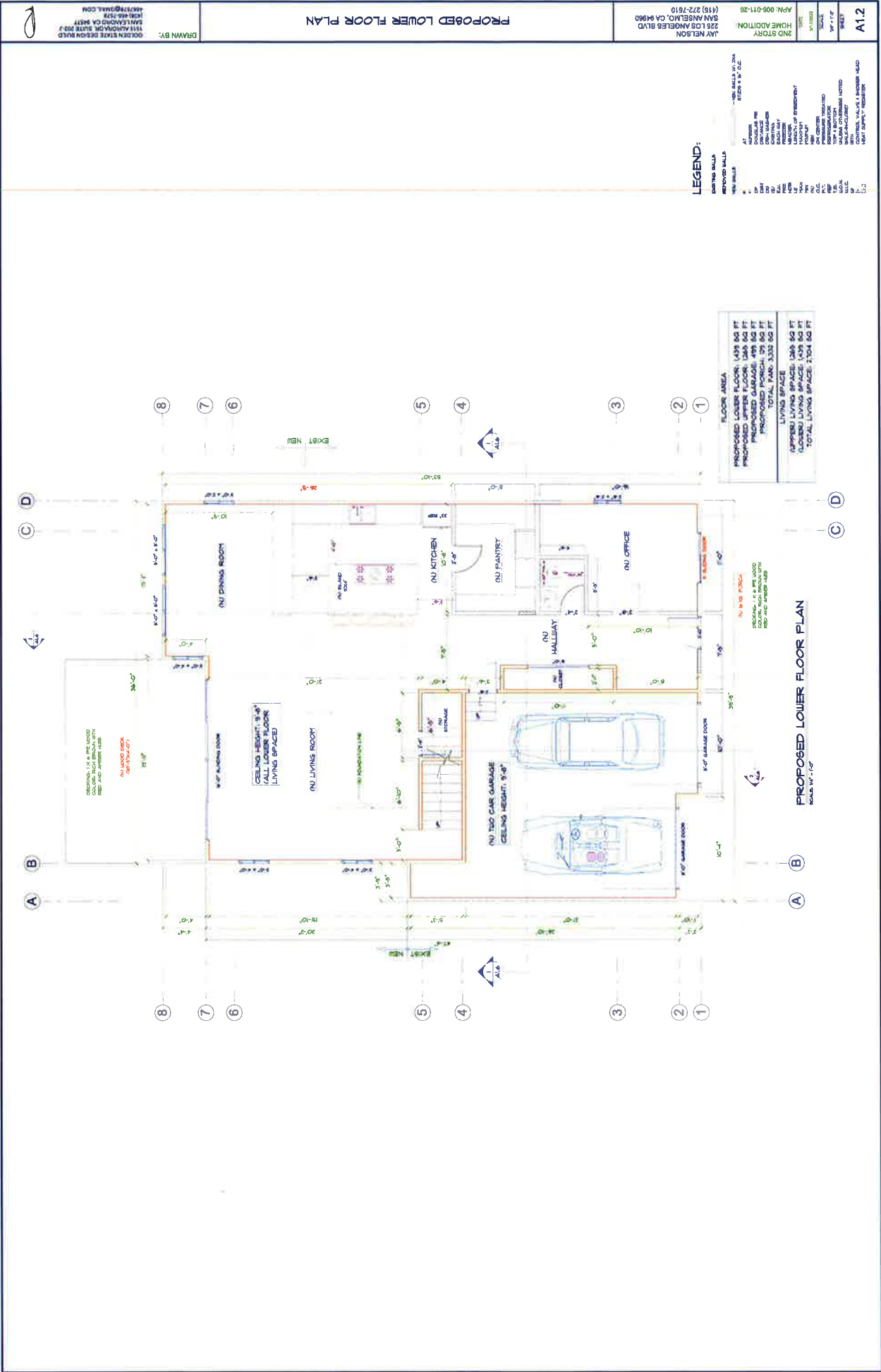


DRAWN BY: GOLDEN STATE DESIGN BUILD
1915 ALVARADO DR. SUITE 202
SAN LUIS OBISPO, CA 94967
(805) 496-7718
468775@GMAIL.COM

EXISTING FLOOR PLAN & DEMOLITION PLAN

JAY NELSON
225 LOS ANGELES BLVD
SAN ANSELMO, CA 94060
(415) 272-7310
APR-006-011-28

A1.1



1

1511 AVENUE 200, LOS ANGELES, CA 90047
JAY NELSON ARCHITECTS
1511 AVENUE 200, LOS ANGELES, CA 90047
JAY NELSON ARCHITECTS
1511 AVENUE 200, LOS ANGELES, CA 90047
JAY NELSON ARCHITECTS

PROPOSED LOWER FLOOR PLAN

JAY NELSON
225 LOS ANGELES BLVD
(415) 272-7610

2ND STORY
HOME ADDITION
APN: 006-011-28
JAN 1998

LEGEND:

- EXISTING WALLS
- NEW WALLS
- NEW DOOR
- NEW WINDOW
- NEW CLOSET
- NEW STAIR
- NEW PORCH
- NEW DRIVEWAY
- NEW GARAGE
- NEW PATIO
- NEW TERRACE
- NEW BALCONY
- NEW PORCH
- NEW DRIVEWAY
- NEW GARAGE
- NEW PATIO
- NEW TERRACE
- NEW BALCONY

FLOOR AREA	
PROPOSED LOWER FLOOR	1,409 SQ FT
PROPOSED GARAGE	499 SQ FT
PROPOSED PORCH	29 SQ FT
TOTAL FLOOR	1,937 SQ FT
LIVING SPACE	
PROPOSED LIVING SPACE	1,309 SQ FT
EXISTING LIVING SPACE	1,409 SQ FT
TOTAL LIVING SPACE	2,718 SQ FT

PROPOSED LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

A1.4

2ND STORY

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

DATE: 07/20/2018

BY: JAY NELSON

PROJECT: HOME ADDITION

APN: 006-011-26

(415) 272-7610

JAY NELSON

228 LOS ANGELES BLVD

SAN ANGELES, CA 94903

EXISTING & PROPOSED ROOF PLANS

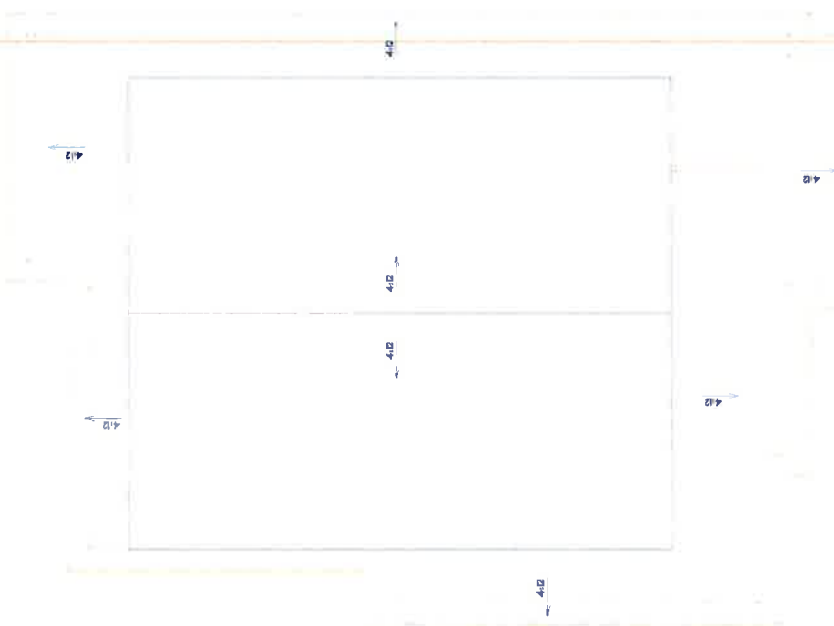
EXISTING & PROPOSED ROOF PLANS

DRAWN BY: GOLDEN ESTATE DESIGN BUILD

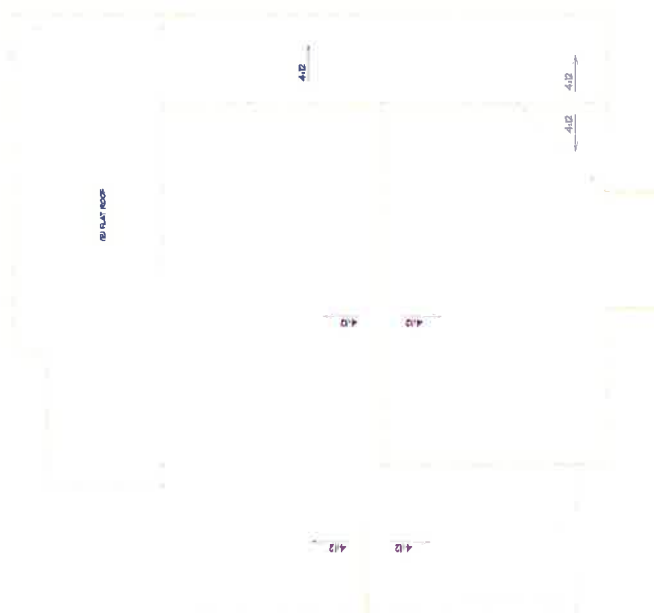
155 ALBUQUERQUE BLVD. #200
SAN ANGELES, TX 76901
409.555.7528
info@gesdb.com

1

PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



A1.5

2ND STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

1ST STORY

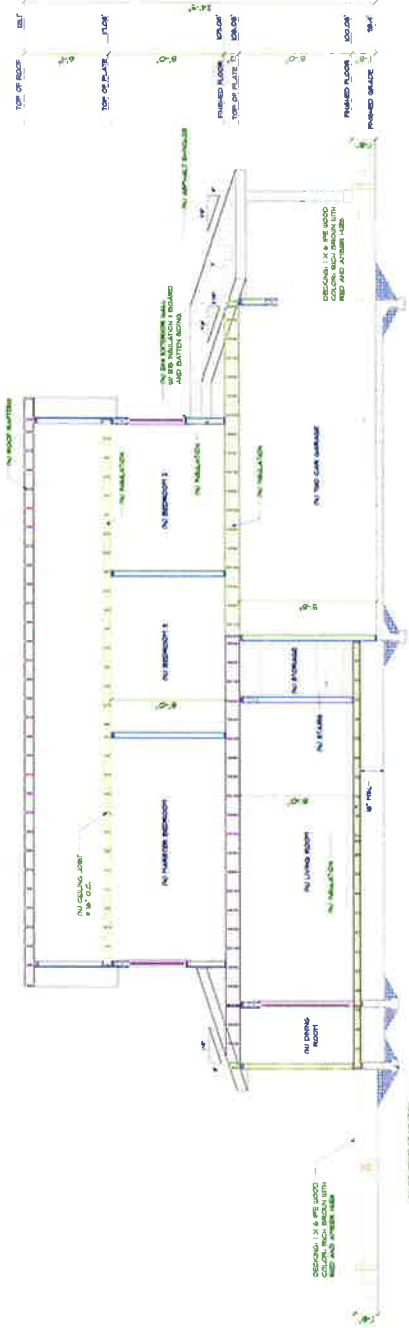
1ST STORY

CROSS SECTIONS

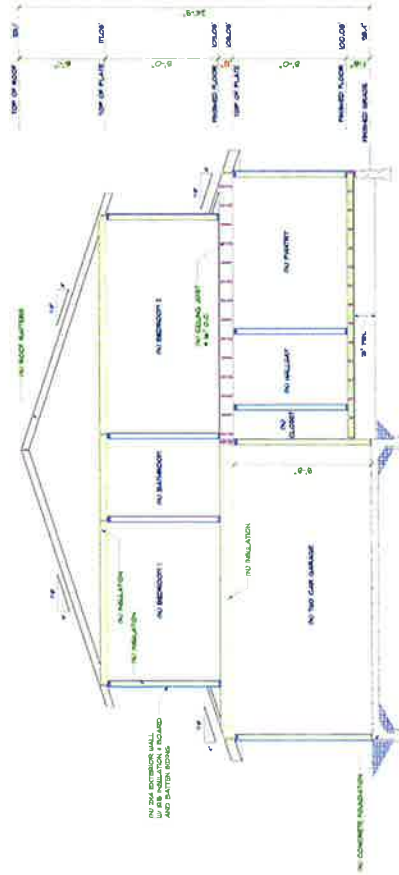
DRAWN BY:

GOLDEN BEARS DESIGN BUILD
1439 46th ST
SAN ANGELO, TX 76901
254-281-1111
GOLDENBEARSDESIGNBUILD.COM

2

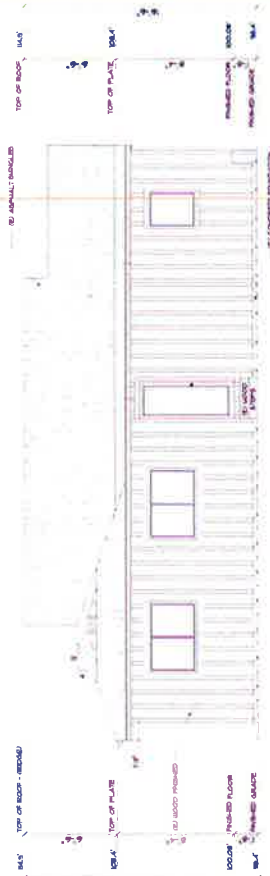


CROSS SECTION
SCALE 1/4\"/>

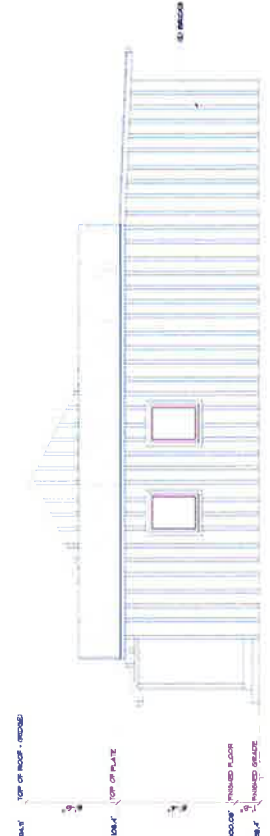


CROSS SECTION
SCALE 1/4\"/>

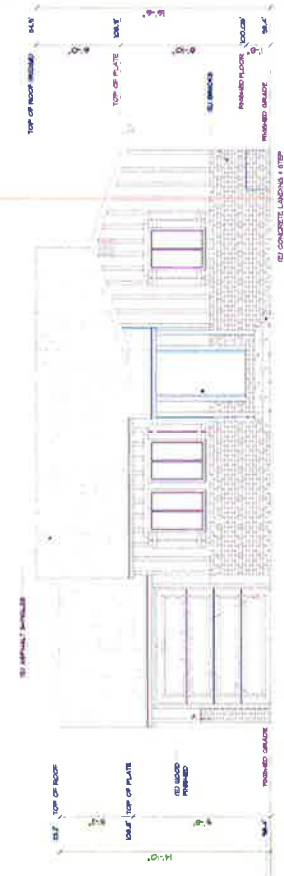
EXISTING REAR ELEVATION
SCALE 1/4" = 1'-0"



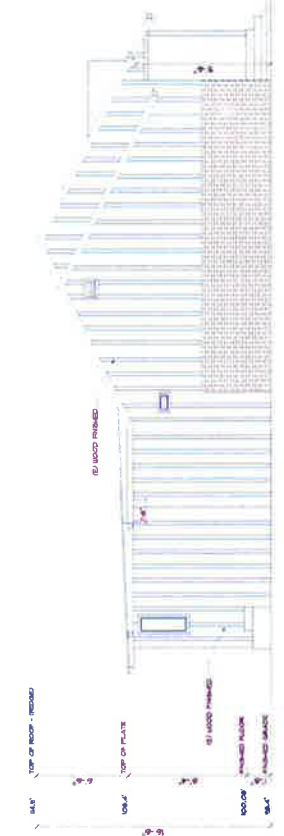
EXISTING RIGHT ELEVATION
SCALE 1/4" = 1'-0"



EXISTING FRONT ELEVATION
SCALE 1/4" = 1'-0"



EXISTING LEFT ELEVATION
SCALE 1/4" = 1'-0"





A2.2

Sheet

Scale

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

1/4\"/>

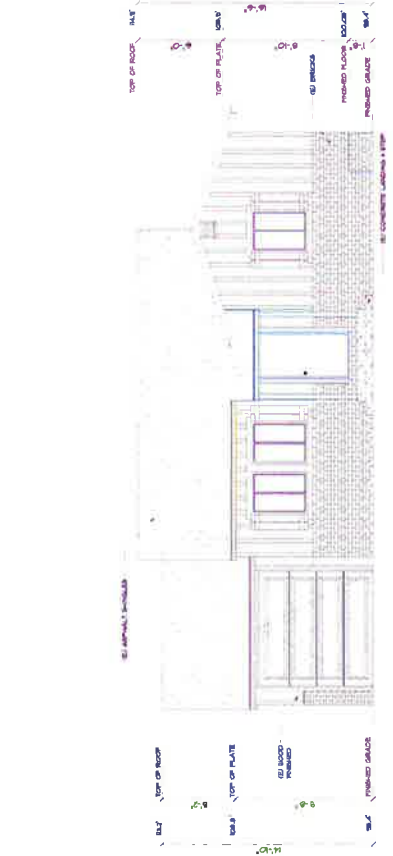
1/4\"/>

DRAWN BY:

GOLDEN STATE DESIGN BUILD
15140 SAN JUAN BLVD
SAN ANGELES, TX 76901
409.777.0000



PROPOSED FRONT ELEVATION (EAST)
SCALE 1/4" = 1'-0"



EXISTING FRONT ELEVATION (EAST)
SCALE 1/4" = 1'-0"

PAINT COLOR FOR TRIMS



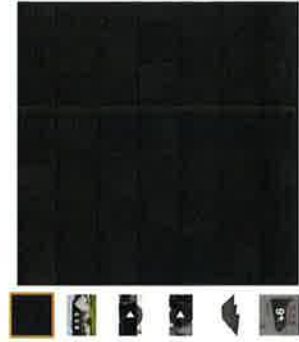
BENJAMIN MOORE

PAINT COLOR FOR WALLS



BENJAMIN MOORE

Don't Copy
Copyright © 2019
Benjamin Moore
Colors
Colors Only. Black Laminated Architectural Flooring Sample 102.8 sq. ft. per
Sheet.
Colors Only. Benjamin Moore & Co.



PROPOSED FRONT ELEVATION (EAST) - COLOR RENDERING

DRAWN BY:

JOHN & KATE DESIGN BUILD
11111
SAN FRANCISCO, CA 94117
WWW.JOHNKATEDSIGN.COM

(N) WHITE VINYL
GARAGE DOORS

PROPOSED FRONT ELEVATION (EAST) - COLOR RENDERING

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

JAY NELSON
223 LOS ANGELES BLVD
SAN ANSELMO, CA 94060
(415) 272-7510

2ND STORY
HOME ADDITION:
APN: 006-011-26
(415) 272-7510

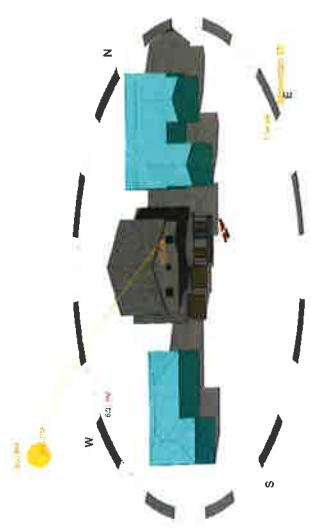
DATE:
SCALE:
SHEET:

A2.5

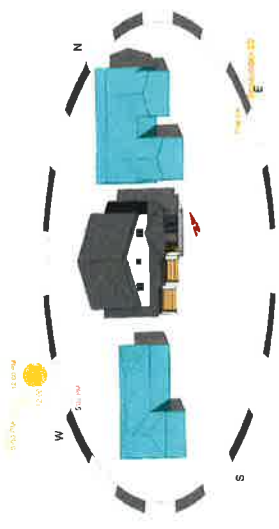
JAY NELSON
225 LOS ANGELES BLVD
LOS ANGELES, CA 90060
APR: 006-011-26
4151 272-7510

SHADOW STUDY
SPRING & FALL

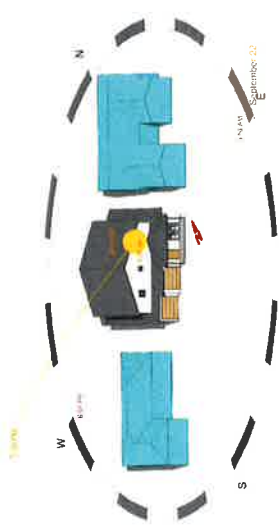
DRAWN BY:
GOLDEN STATE DESIGN BUILD
1615 ALPHEA DR SUITE 200 J
SAN LEANDRO CA 94577
1000 666-7578
46079@GMAIL.COM



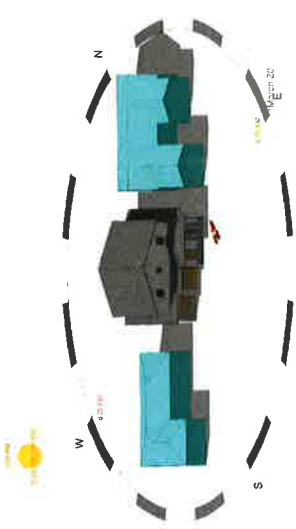
6. FALL - 3PM



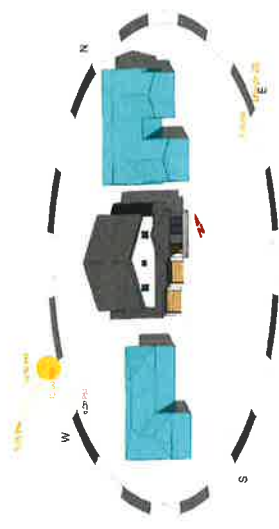
5. FALL - 12PM



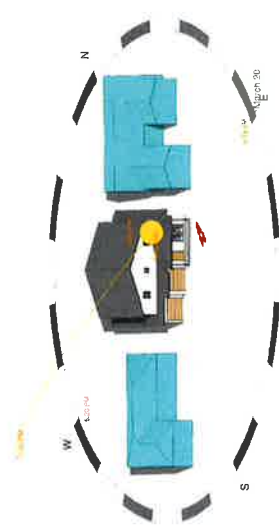
4. FALL - 9AM



3. SPRING - 3PM



2. SPRING - 12PM



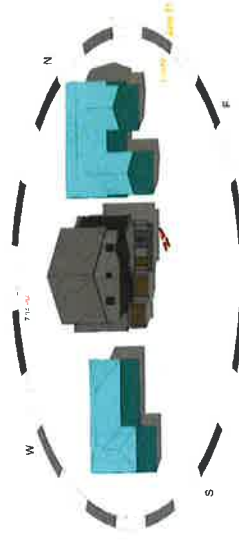
1. SPRING - 9AM

2ND STORY
HOME ADDITION
APN: 006 014 26
JAY NELSON
SAN ANSELMO, CA 94060
14191 272-7510

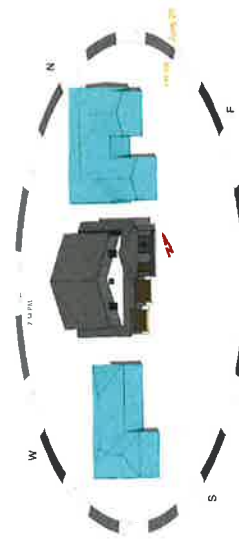
SHADOW STUDY
WINTER & SUMMER

DRAWN BY:
GOLDEN STATE DESIGN BUILD
1015 ALVARADO BLVD SUITE 202
SAN LEANDRO CA 94577
408.465.8718
468377@GMAIL.COM

6. SUMMER - 3PM



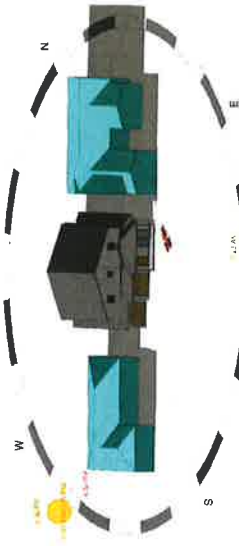
5. SUMMER - 12PM



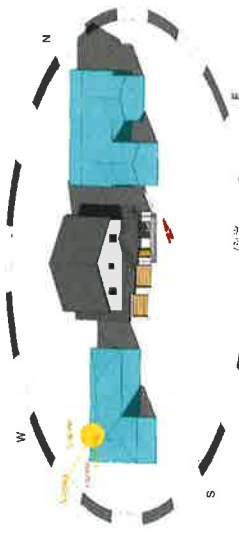
4. SUMMER - 9AM



3. WINTER - 3PM



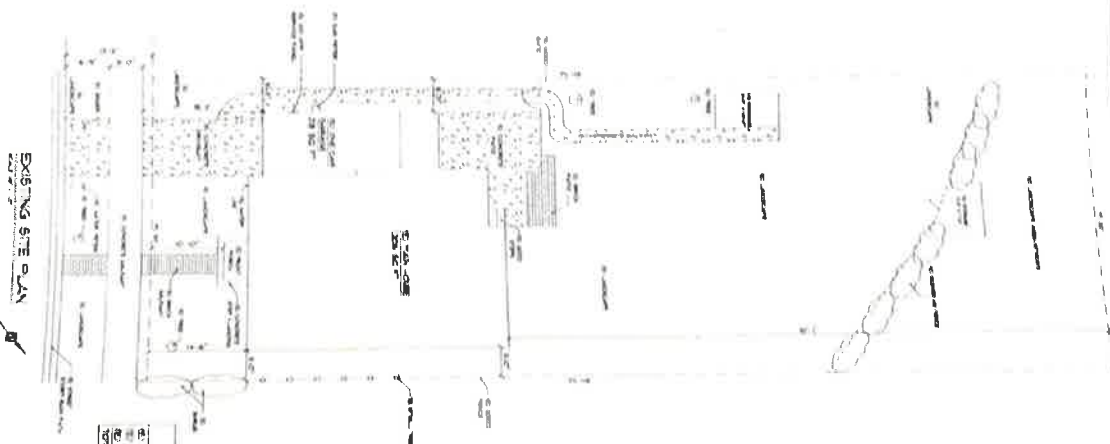
2. WINTER - 12PM



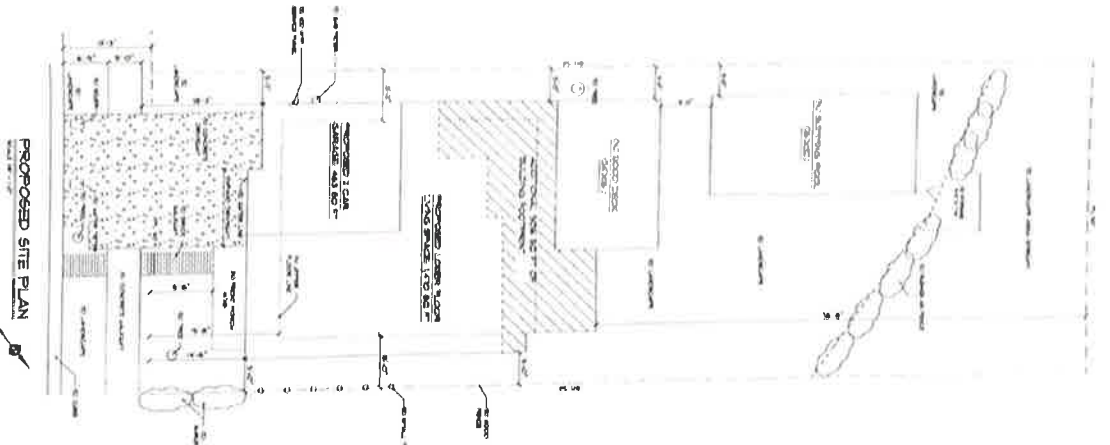
1. WINTER - 9AM



Emily
 415 747-9404
~~emily@lambertchase.com~~
 emilylambertchase@gmail.com



EXISTING FLOOR AREA
 1. LIVING SPACE: 200 SQ FT
 2. KITCHEN: 100 SQ FT
 3. BATHROOM: 50 SQ FT
 4. BEDROOM: 100 SQ FT
 5. PORCH: 50 SQ FT
 TOTAL: 500 SQ FT



FLOOR AREA
 1. LIVING SPACE: 200 SQ FT
 2. KITCHEN: 100 SQ FT
 3. BATHROOM: 50 SQ FT
 4. BEDROOM: 100 SQ FT
 5. PORCH: 50 SQ FT
 6. GARAGE: 100 SQ FT
 7. DECK: 50 SQ FT
 8. PATIO: 50 SQ FT
 9. LANDSCAPE: 100 SQ FT
 TOTAL: 800 SQ FT

216 SAN FRANCISCO BLVD

[Signature] 3/15/21
 - LAMBERT, CHASE

221 Los Angeles Blvd

To whom it may concern,

One of the requirements for submitting our plans to the city was to discuss and show our building plans to our direct and adjacent neighbors. We were unsuccessful at reaching our direct neighbor at 221 Los Angeles Blvd. Krista, as her father informed me has a severe mental disorder. She suffers from paranoia. We attempted to knock on the door to make contact several times. I contacted her father after asking our neighbors if they had any suggestions on how to get in contact with her. He said she would be hard to communicate with, but he isn't an owner so he couldn't help us further. I mailed her a copy of the plans with a note and she returned both items untouched back to our home. I am not sure what else I could do to get her to have a discussion with us. Her father said he doubted she would care about our plans to rebuild. That remains to be seen.

Thank you,

Emily Nelson

To whom it may concern,

One of the requirements for submitting our plans to the city was to discuss and show our building plans to our direct and adjacent neighbors. We were unsuccessful at reaching our direct neighbor at 221 Los Angeles Blvd. Krista, as her father informed me has a severe mental disorder. She suffers from paranoia. We attempted to knock on the door to make contact several times. I contacted her father after asking our neighbors if they had any suggestions on how to get in contact with her. He said she would be hard to communicate with, but he isn't an owner so he couldn't help us further. I mailed her a copy of the plans with a note and she returned both items untouched back to our home. I am not sure what else I could do to get her to have a discussion with us. Her father said he doubted she would care about our plans to rebuild. That remains to be seen.

Thank you,

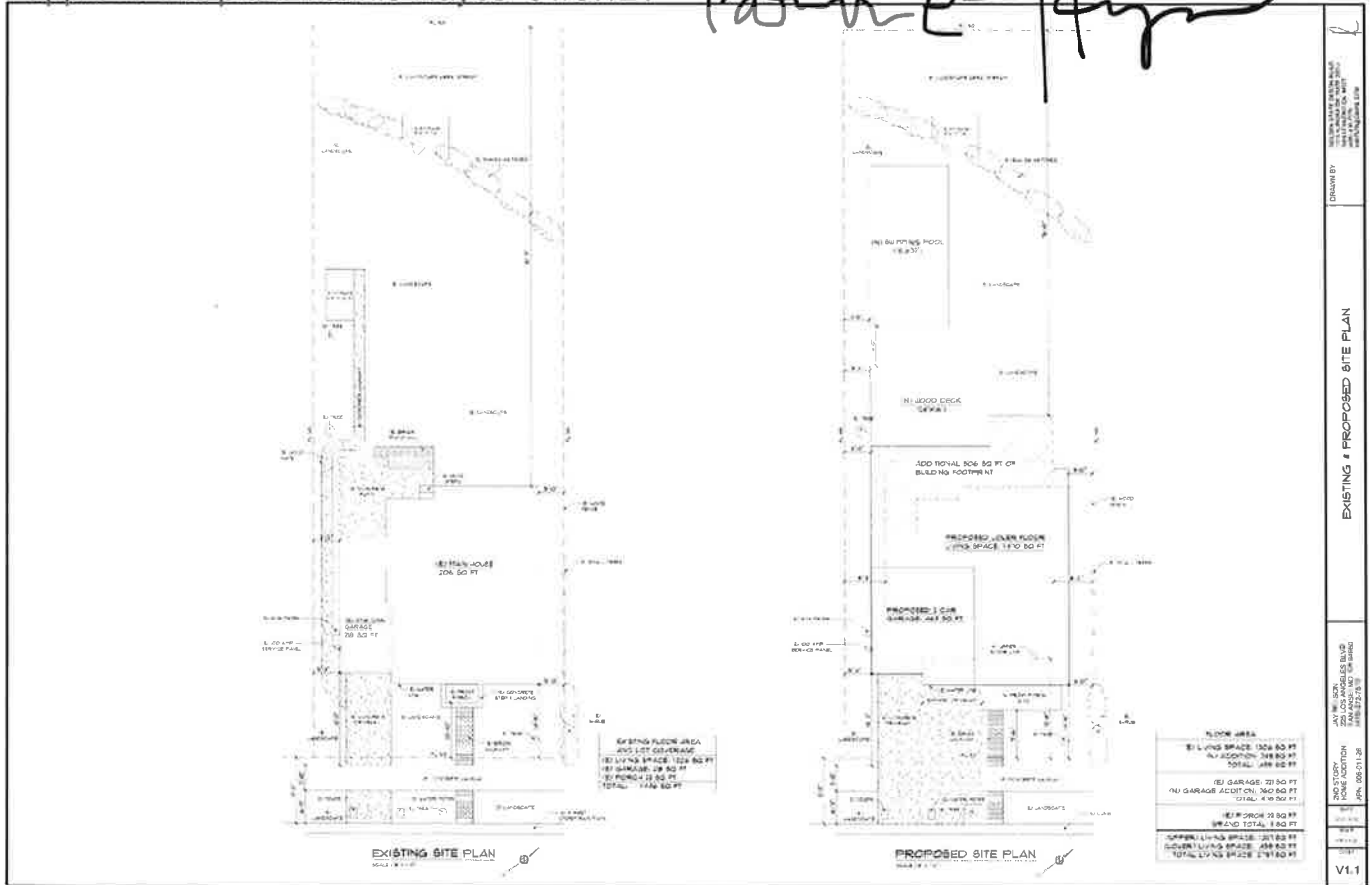
Emily Nelson

LEGEND

A1.3

I approve this plan. Bonnie Hayes 01/07/21

Bonnie Hayes



EXISTING & PROPOSED SITE PLAN

DATE: 01/07/21
DRAWN BY: [Signature]
CHECKED BY: [Signature]

V1.1



TOWN OF SAN ANSELMO

PLANNING COMMISSION STAFF REPORT

Date: August 15, 2022

To: Chair Tunny and Members of the Planning Commission

From: Richard Smeaton, AICP, Contract Planner

Subject: Kathryn Phillips & Andrew McCune Residence, 49 Sunnyside Ave., Project No. PRO-2022-0018

Recommendation

The Planning Commission to approve Project No. PRO2022-0018 for a Grading Permit to allow a new foundation that involves approximately 200 cubic yards of cut, 130 cubic yards of fill, and off-haul of 70 cubic yards at 49 Sunnyside Avenue, subject to the findings and conditions in the staff report.

Property Information:

Project Address: 49 Sunnyside Avenue
Owner/Applicant: Kathryn Phillips & Andrew McCune
Assessor's Parcel No.: 007-263-24
Zoning District: R-1, Single Family Residential, Below 150 Mean Sea Level
General Plan: Single Family Residential
FIRM Flood Zone: X (area of minimal flood hazard)

Project Data:

	Existing	Proposed	Code
Zoning	R-1 Single Family, Below 150 Mean Sea Level	Same	Same
General Plan	Single Family	Same	Same
Flood Zone	X (not a flood zone)	Same	Same
Lot Size (sq. ft.)	8,346 sq. ft.	Same	7,500 sq. ft.
Lot Coverage (sq. ft.)	1,601 sq. ft.	1,460 sq. ft.	2,921 sq. ft.
Lot Coverage (%)	19.2%	17.5%	35%

	Existing	Proposed	Code
Floor Area (sq. ft.) <i>*400 sq. ft. of garage not included in FAR</i>	First Story 556.5 Second Story 1,560.9 <u>Garage</u> Total 2,117.4	First Story 966.9 Second Story 1,410.3 <u>Garage 82.9*</u> Total 2,460.1	
Adjusted Floor Area Ratio sq. ft. (%)	25.4%	29.4%	35%
Setbacks	Front: approx. 81 ft. 6 in. Rear: 22 ft. 9 in. North Side: 3 ft. 9 in. South Side: 12 ft. 9 in.	Front: 77 ft. 6 in. Rear: 39 ft. 1 in. North side: 5 ft. 1 in. South side: 11 ft. 9 in.	Front: 20 ft. Rear: 20 ft. Sides: 8 ft.
On-Site Parking	1-car garage	2-car garage	2
Stories	1	2	2
Maximum Height Above Average Existing Grade	31 feet 6.5 inches	31 feet 1 inch	30 feet

Project Description:

The applicant is requesting a Grading Permit to allow for a new foundation to an existing legal conforming single-family residence. The existing residence was originally constructed in circa 1941 and is considered to be legal nonconforming because the residence encroaches into the required side yard setback.

The applicant is proposing the following:

- A grading permit for 200 cubic yards of cut, 130 cubic yards of fill, and 70 cubic yards will be hauled off-site. The existing one-car garage, basement, and crawlspace below the main floor will be converted into a two-car garage and habitable space consisting of a bedroom, bathroom, laundry room, storage, mudroom, and project room. This will require grading and the construction of a new concrete foundation.
- Demolish a 150-square-foot laundry room at the rear of the home.
- Improvements to the front elevation with the removal of a hip roof over the front entry, new garage door, new exterior staircase to the front door, concrete exterior for the lower level, and planter boxes.
- Improvements to the rear yard with a 384 square-foot deck and low site walls. The deck is less than three feet in height and does not count towards the lot coverage.

With the new foundation, the height of the single-family will be reduced by five (5)-inches to an overall height of 31-feet 1-inch. The new foundation will move the placement of the house closer to the street by 4-feet 2-inches and will shift the house southward, increasing the north side yard setback from 3-feet 9-inches to 5-feet 1-inch. The required side yard setback is 8 feet; the existing home has a legal, non-conforming side yard setback. The shifting of the home would reduce the nonconformity and this reduction in the nonconformity does not trigger any other discretionary permits.

The proposed project requires a **Grading Permit pursuant to Town of San Anselmo Municipal Code Section 9-18.08(a)** for the excavation, grade, or fill of more than 100 cubic yards of material.

Project Site:

The project site is located at the T-intersection of Sunnyside Avenue and Ross Avenue, across from Wade Thomas Elementary, and slopes gradually uphill from the street with an average slope of 16.46 percent. A map showing an aerial view of the project site outlined in red is provided in Figure 1 and in Figure 2, it shows the existing house from the street.

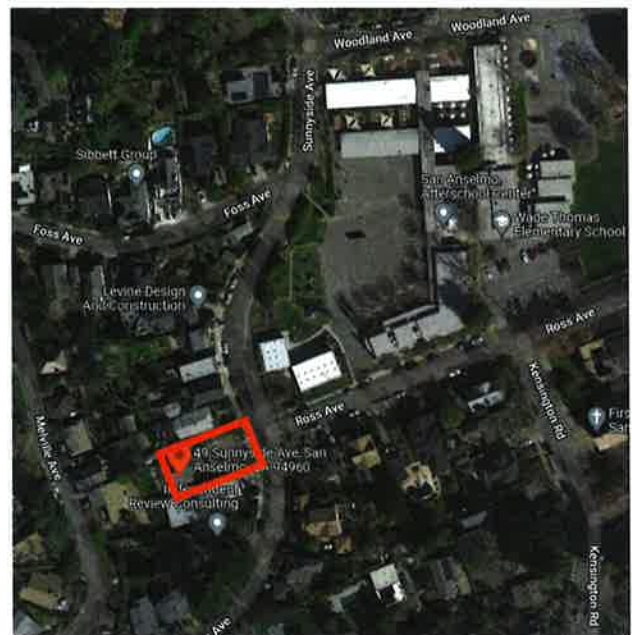


Figure 1 - Project Location

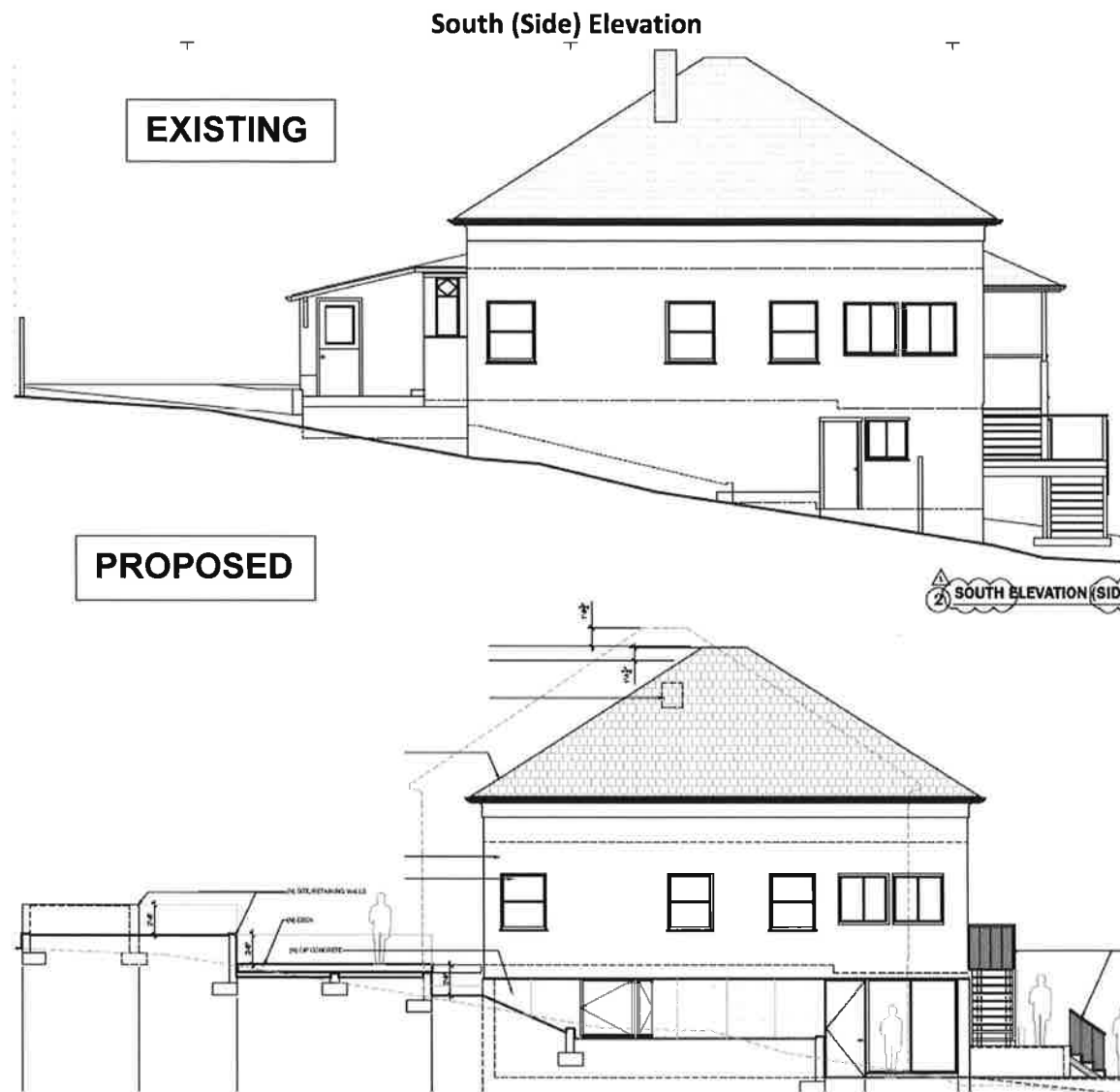


Figure 2 – Street View

Existing and Proposed Elevations

Front (East) Elevation





Staff Analysis and Discussion:

General Plan Consistency

The General Plan land use designation of the site is Single-Family Residential which allows detached single-family units at a density of 1 to 6 units per acre. In order to encourage maintenance of existing structures and to prevent encroachment of higher density development, this designation has been applied to the majority of existing single-family neighborhoods. This project proposes a new foundation, conversion of crawl space into habitable space, and improvements to an existing single-family and does not change the use, therefore, it is consistent with the General Plan.

The proposed project would be consistent with the goal and applicable policies identified below:

- Land Use Goal 1: The small town character, scale, and pace of life in San Anselmo shall be preserved, as shall the Town's close connection with the natural beauty of its setting.
- Policy 11.1: New development, including rehabilitation and expansion projects, shall be of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood.

Zoning Ordinance Compliance

The zoning for the site is Single-Family Residential District (R-1) which is intended for the development of detached, single-family homes with allowable residential density range from one to six dwelling units per acre. This project proposes a new foundation, conversion of crawl space into habitable space, and improvements to the existing single-family home and does not propose any additional units. The size and design of the residence will be in keeping with other structures in the neighborhood, maintains the side setbacks of the existing structure, and meets the development standards of the R-1 zone, therefore, it is consistent with the Zone Code.

Grading Permit

Pursuant to the San Anselmo Municipal Code Chapter 18, Excavation, Grading, and Erosion Control, Section 9-18.01, Purpose, the purpose of the Grading Permit review is to establish controls on excavation, grading, and fill within the Town. The controls are established for reasons of safety, erosion control, sound, soil engineering practice, aesthetics, Environmental Protection, and water quality protection. To approve the grading permit the Planning Commission must find, "the health, welfare and safety of the public will not be adversely affected."¹ Hillside instability would be a health and safety issue.

The applicant has provided a preliminary Geotechnical Report that found the project site to contain relatively weak and compressible fills and native soils which are subject to differential settlement due to foundation loading. If the report recommendations are followed, grading and wall construction will be stable and that the risk of future instability is within the range generally accepted for construction on hillsides in the Marin County area.

As previously summarized in the Project Description, a Grading Permit is required for the proposed new foundation and conversion of crawl space into habitable space. In order to approve or conditionally approve the Grading Permit, the Commission must make the findings for Grading Permit in Section 9-18.08(c) of the San Anselmo Municipal Code (SAMC) listed below. Discussions for findings for approval of the Design Review are found in the resolution.

- 1. The health, welfare and safety of the public will not be adversely affected;***
- 2. Adjacent properties are adequately protected by project investigation and design from geologic hazards as a result of the work;***

¹ San Anselmo Municipal Code Section 9-18.08

- 3. Adjacent properties are adequately protected by project design from drainage and erosion problems as a result of the work;***
- 4. The amount of excavation, grading, or fill proposed is not more than is required to allow the property owner reasonably beneficial use of his or her property;***
- 5. The visual and scenic enjoyment of the area by others will not be unreasonably adversely affected by the project;***
- 6. Natural landscaping will not be removed by the project more than is necessary and that any removed vegetation will be replanted in a timely manner;***
- 7. The time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes;***
- 8. The proposed excavation, grading, or fill does not violate the Town's General Plan or zoning Codes; and***
- 9. Sufficient erosion control measures will be employed to offset any impact by the proposed excavation, grading, or fill.***

Upon review of the project, and as supported in the Exhibit B, Findings, of the attached Resolution, staff suggest the requisite Grading Permit findings can be achieved.

CEQA Determination:

The proposed project involves a new foundation, conversion of crawl space into habitable space, and improvements to an existing single-family home. The project is categorically exempt from review under the California Environmental Quality Act since it falls under the types of projects which the California Secretary of the Resources Agency has determined do not usually have a significant effect on the environment under a Class 1 categorical exemption for "existing facilities." (14 CCR Section 15301(d) and (e)) The proposed grading work is within the existing footprint of the existing building. No exception set forth in Section 15300.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources (area proposed for grading has no trees or creek); (b), which relates to cumulative impacts (although utilities may be working in the area, this project's construction time will not last long); Subsection (c), which relates to unusual circumstances (grading amount not unusual); or Subsection (f), which relates to historical resources (site is not associated with historical events or persons, not architecturally significant).

Public Notice and Comments

A notice was mailed to all property owners within 300 feet of the site and posted in three places. Apart from receiving the attached Neighbor Acknowledgement Forms, staff has not received comments as of the distribution of this report.

Attachments:

1. Draft Resolution
2. Project Plans
3. Geotechnical Investigation Report prepared by Herzog Geotechnical Consulting Engineers, dated July 11, 2022
4. Neighbor Acknowledgement Forms

**SAN ANSELMO PLANNING COMMISSION
RESOLUTION NO. 2022-XX**

**APPROVAL OF A GRADING PERMIT FOR THE CONSTRUCTION OF A NEW FOUNDATION FOR AN
EXISTING HOME AT 49 SUNNYSIDE AVENUE
(PRO2022-0018)**

WHEREAS, an application has been filed by applicant and property owners, Kathryn Phillips and Andrew McCune, requesting Planning Commission approval of grading permit PRO2022-0018 for a new foundation that involves approximately 200 cubic yards of cut, 130 cubic yards of fill, and off-haul of 70 cubic yards at 49 Sunnyside Avenue, APN 007-263-24 (herein referred to as the "Project"); and

WHEREAS, the project site is located within the General Plan Single-Family Residential land use designation and zoned Single-Family R-1; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on August 15, 2022, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff reports as well as any and all oral and written testimony on the proposed project; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "Title of Project Plans" and dated July 1, 2022; and

WHEREAS, the Planning Commission finds that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report; and

WHEREAS, the project involves the construction of a new foundation for an existing single-family residence and approval of the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 Existing Facilities.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the Town of San Anselmo hereby incorporates the recitals above; makes the findings set forth in Exhibit "A" approving the Project described herein, subject to Conditions of Approval attached as Exhibit "B" as 49 Sunnyside Avenue, APN: 007-263-24.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Planning Commission on the 15th day of August, 2022, by the following vote:

AYES:	Commissioner:
NOES:	Commissioner:
ABSENT:	Commissioner:
ABSTAIN:	Commissioner:

Heidi Scoble, AICP
Secretary to the Planning Commission

Attachments

- 1 Findings
- 2 Conditions of Approval
- 3 Project Plans

EXHIBIT A
FINDINGS
49 SUNNYSIDE AVENUE
007-263-24

GRADING PERMIT

In order to approve the grading permit, the Planning Commission must determine whether the project is in conformance with the required Grading Permit Findings in Section 9-18.08(c) of the San Anselmo Municipal Code (SAMC). The required findings are provided in *italics* below, followed by staff's analysis required for said findings.

1. *The health, welfare and safety of the public will not be adversely affected.*

There will be no adverse effects to the public other than the temporary disruption associated with construction. The grading will be fully contained on site and a construction management plan is required; therefore, the health, welfare, and safety of the public will not be adversely affected.

2. *Adjacent properties are adequately protected by project investigation and design from geologic hazards as a result of the work.*

A grading permit and construction management plan are both required at the building permit stage. Preliminary geotechnical review has been received and conditions require recommendations of the report to be followed thus adjacent properties will be adequately protected from geologic hazards.

3. *Adjacent properties are adequately protected by project design from drainage and erosion problems as a result of the work.*

A building permit is required to ensure construction complies with building standards. An Erosion and Sediment Control plan is required for the approval of the Grading Permit by the Public Works Department. The applicant has also provided a drainage plan utilizing the Marin County Stormwater Pollution Prevention Programs suggestions for erosion control best practices and therefore the scope of work will not result affect adjacent properties as a result of work done.

4. *The amount of excavation, grading, or fill proposed is not more than is required to allow the property owner reasonably beneficial use of his or her property.*

The grading to add 343 square-feet of habitable area and a second covered parking area is limited to excavation within the existing footprint of the single-family home. The scope of work is in compliance with the City's General Plan and Zoning Code requirements.

5. *The visual and scenic enjoyment of the area by others will not be unreasonably adversely affected by the project.*

The new habitable area to the project site is within the existing footprint of the home and the new foundation will decrease the height of the home, therefore, the scope of work will not create an adverse visual impact to neighbors.

6. *Natural landscaping will not be removed by the project more than is necessary and that any removed vegetation will be replanted in a timely manner.*

The applicant proposes to relandscape several areas on-site and is conditioned to comply with the Marin Municipal Water District and Ross Valley Fire Department requirements and provide the City a copy of approval from the Water District prior to project final.

7. *The time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes.*

An Erosion and Sediment control plan will be required by the Public Works Department prior to permit issuance. The applicant has also provided a drainage plan utilizing the Marin County Stormwater Pollution Prevention Programs suggestions for erosion control best practices and therefore the scope of work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes.

8. *The proposed excavation, grading, or fill does not violate the Town's General Plan or Zoning Codes.*

The proposed grading, excavation, and fill to create 343 square feet of habitable space and an additional covered parking space are in compliance with the Town's General Plan and Zoning Code. The new foundation will decrease the height of the structure to further be in closer compliance with the height limit of the current zoning of the property. In addition, the new foundation will shift the house southward to bring the northern side yards setback into closer compliance with the setback requirements.

9. *Sufficient erosion control measures will be employed to offset any impact by the proposed excavation, grading, or fill.*

An erosion control plan is required. Work will be monitored by the Public Works Department to ensure implementation and maintenance of erosion control protections throughout the project duration. Specific details will be coordinated with the Public Works Department and submitted as part of the building permit submittal.

EXHIBIT B

CONDITIONS OF APPROVAL 49 SUNNYSIDE AVENUE 007-263-24

This approval authorizes a grading permit PRO2022-0018 for a new foundation that involves approximately 200 cubic yards of cut, 130 cubic yards of fill, and off-haul of 70 cubic yards at 49 Sunnyside Avenue, APN: 007-263-24

1. The project shall substantially comply with plans for 49 Sunnyside Avenue by Andrew McCune Architect dated July 1, 2022, except as otherwise specified in the Conditions of Approval.
2. The project shall comply with the recommendations in the Geotechnical Investigation by Herzog Geotechnical Consulting Engineers dated July 11, 2022.
3. A building permit is required and a separate grading permit is required.
4. Site landscaping shall comply with the Marin Municipal Water District and Ross Valley Fire Department requirements and the applicant shall provide the City a copy of approval from the Water District prior to project final.
5. Unless otherwise provided for in the Town Municipal Code, if an activity or development which has received discretionary approval has not begun within one (1) year from the date of the final action, the permit shall become null and void. The date of final action shall be either ten (10) calendar days following the date of action by the Planning Commission or the Town Council, whichever is last. The discretionary action previously approved by the Planning Commission, or Town Council for which the improvement permitted by the discretionary action has not been used or accomplished may be renewed by the Planning Director for a maximum period of one year provided that prior to the expiration of the discretionary action, the applicant submits a written statement to the Planning Director showing good cause, which shall be reviewed in accordance with the provisions set forth for discretionary actions as set forth in Article 7 of Title 10 of the San Anselmo Municipal Code.
6. Except as otherwise provided in these conditions, the project shall comply with the plans submitted for Planning Commission approval. Plans submitted for the building permit shall reflect any modifications required by the Planning Commission and these conditions.
7. No changes from the approved plans, before or after project final, including changes to the materials and material colors, shall be permitted without prior Town approval. Red-lined plans showing any proposed changes shall be submitted to the Town for review and approval prior to any change. The applicant is advised that changes made to the design during construction may delay the completion of the project and will not extend the permitted construction period.
8. For the Building Permit:

- a. Review the Town's Green Building Reach Codes, which should be used in lieu of the state's Calgreen forms.
- b. A licensed engineer is required to provide a seismic analysis and framing calculations for the plans.

Standard Conditions of Planning Approval

1. All conditions of approval shall be included on the first sheet after the cover sheet of the construction drawings submitted for a building permit.
2. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be identical to those approved by the Planning Commission or Planning Director. If any changes are made to the approved plans the applicant is responsible for clearly identifying all such changes and reviewing them with the Planning Department prior to submitting for a Building Permit or a revision to the Building and/or Grading Permit. All changes made to the Design Review Plans approved by the Planning Commission/Planning Director and the Building Permit construction document submittal must be clearly highlighted with a "bubble" or "cloud" on plans and marked with a "Delta 'P'" at the time of initial Building Permit submittal. A list describing in detail all such changes shall be submitted and attached to the plans. Any changes that have not been clouded on the plans and noted in a transmittal memo and explicitly approved by staff are not approved. Construction, demolition or grading that does not conform to the Planning Commission/Planning Director approval is not valid and shall be subject to stop work orders and may require removal.
3. Site landscaping shall be generally consistent with any approved landscape plan. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy and project final, whichever occurs first, except during the Water Shortage Emergency when Marin Water may require landscaping irrigated with potable water to be deferred until after the termination of the Water Shortage Emergency. During the Water Shortage Emergency, rehabilitated landscapes shall only be watered on days approved by Marin Water. Upon the request of an applicant to receive a Temporary Certificate of Occupancy or defer landscaping due to the drought, and at the discretion of the Planning Director, landscape installation may be guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements. As required by San Anselmo Municipal Code Section 10-3.604 "Landscape Maintenance," all landscaping shall be maintained in a healthy condition in accordance with approved landscaping plans.
4. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the public interest requires a modification or a departure from these accepted plans, the Town shall have the authority to require such modifications or departure and specify the manner in which the same is to be made.
5. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and

consultants from any claim, action, or proceeding ("action") against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or alleging any other liability or damages based upon, caused by, or related to the approval of the project. The Town shall promptly notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with attorneys of the Town's choice, with all attorneys fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

Planning Department Standard Conditions of Approval:

6. This approval shall be final either 10 calendar days following the date of action by the Planning Director, Planning Commission, or Town Council, whichever is last. This approval is effective from the date of approval until the building permit is issued and shall expire one year after approval should a building permit not be issued. If building permits are issued during the effective life of the approval, the expiration date of the approval shall be automatically extended to concur with the expiration date of the building permit. The approval may be renewed once by the Planning Director for one year if the applicant submits a written statement to the Planning Director showing good cause prior to expiration of the application.
7. Prior to issuance of a building permit, the applicants shall reimburse the Town for any known unpaid costs associated with the project, including work done by consultants and the Town Attorney. Prior to project final the applicants shall reimburse the Town for any other unpaid costs associated with the project, including work done by consultants and the Town Attorney.
8. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the building permit. Lighting shall be designed to focus the light onto only the areas necessary to be illuminated and minimize overflow of lighting off-site. Exterior lighting shall not include unnecessary illumination of building or site walls. Town staff will review compliance with this condition after installation of the lighting and reserves the right to require adjustment or elimination of lighting that violates this condition.
9. Approval of a permit does not signify that the applicant has complied with the federal Americans with Disabilities Act of 1990.

Department of Public Works Standard Conditions of Approval:

10. For all improvements within the public right of way, the applicant shall submit plans to adequately describe the work. Plans shall include but not be limited to drainage details, cross-sections, driveway/roadway grades and utility locations as necessary.
11. The project shall comply with the Town of San Anselmo Urban Runoff Pollution Prevention Ordinance. If the project paves or otherwise creates more than 150 square feet of impervious surface, a Flatwork Permit is required from the Public Works Department. In

addition to the site design measures and Flatwork Permit required for small projects, new and redeveloped projects that create or replace more than 500 square feet of impervious surface may require bioretention or permanent stormwater controls designed to remove sediment and other pollutants and to mimic the pre-project site hydrology by controlling the flow rates and/or the volume of stormwater runoff from the project's added and/or replaced impervious surfaces and a Stormwater Control Plan (SCP) (San Anselmo Municipal Code Section 5-8.11).

12. Appropriate Best Management Practices (BMPs) shall be implemented to prevent the discharge of construction wastes or contaminants from construction materials, tools, and equipment from entering storm drains or watercourses. Plans for adequate BMPs to be installed, implemented, and maintained during construction and after final stabilization shall be submitted with the building permit application. The combination of BMPs used, and their execution in the field, must be customized to each site using up-to-date standards and practices. The Town will provide references to current guidance manuals and BMP information on request. (San Anselmo Municipal Code Section 5-8.10)
13. The Director of Public Works may require dedication of street rights-of-way or improvements. No permit for the development of any parcel of land abutting a public street shall be issued until the Director certifies that frontage improvements in accordance with the current Town specifications in use by the Department of Public Works and at the location prescribed by the Town Engineer in accordance with the Streets and Highways Plan of the Town: 1.) have been installed at no cost to the Town; or 2.) will be installed as a part of the development and prior to occupancy; or 3.) that in lieu of the improvements the applicant has deposited the estimated cost of the improvements with the Town. (San Anselmo Municipal Code Section 7-10.101)
14. Any improvements, public or private, damaged during construction shall be replaced, by the applicant, in-kind or with new improvements. All cracked, broken, or uplifted sidewalk, driveway and/or curb and gutter fronting the property shall be replaced. Applicant shall coordinate with the Department of Public Works prior to the start of the project improvements to identify the extents and limits of replacement.
15. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. A minimum of 12' passable auto traffic clearance (paved travel way) shall be maintained at all times along the roadway. The placing of portable restroom facilities in the Town right-of-way will not be permitted unless there is not an appropriate location on the subject property and Public Works approves placement in the right of way.
16. If a permeable paving system is to be used as a part of the site development strategy, the analysis shall include but not be limited to the following:
 - a. For drainage purposes, the underlying intent, either retention or detention, shall be fully quantified. If retention is to be used, a soils report, including percolation of the soils

shall be submitted as a part of the plans. If detention is to be used, peak runoff quantities, storage capacity of the system, discharge rates, discharge points, impacts to existing facilities etc. shall be included. For small to medium projects, the Town and County prescriptive method outlined in the Homeowner's Guide to Stormwater Management may be used if approved by Public Works.

- b. The structural adequacy of the system that accommodates vehicle loading including emergency response vehicles (i.e. fire trucks) if the access to be designated for that purpose.
- c. Provisions for ongoing maintenance of the pavers shall be included in the submittal package.

17. Drainage improvements shall implement Low Impact Development standards, including but not limited to:

- a. No increase in stormwater runoff as compared to existing conditions
- b. Maintain natural drainage patterns
- c. No concentration of flows, allowing drainage to flow naturally and to percolate and mimic existing and sheet flow conditions.
- d. Rock rip-rap outfalls shall be located as far from property lines as possible and shall be designed to mimic existing drainage conditions (i.e. sheet flow, velocity dissipater, etc.)
- e. All stormwater runoff lines (such as building downspout lines, landscape drain lines, etc.) must be discharged in a manner that conforms to the current stormwater discharge practices in Marin County and as outlined in the Town's Homeowner's Guide to Stormwater Management on the Town website.

18. A Construction Management Plan (CMP) shall be submitted to the Town as part of the Building Permit and/or Grading Permit and shall be incorporated into the plans. This plan shall be a binding document. Failure to adhere to the plan may result in a "Stop Work Notice" being placed on the project. An electronic copy of the APPROVED CMP shall be submitted to the Town and may be posted to the Town's website. This plan shall be updated as project conditions warrant. Updates to the plan shall be provided to the Town for review and approval. The CMP shall include but not be limited to:

- a. Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates).
- b. A video of the right of way in front of and adjacent to the property and the haul route as required by Public Works before any work commences.
- c. Construction Hours-Construction hours may be changed before or during construction as needed and determined by Public Works.
- d. Construction Waste Management Plan
- e. Staging/storage type and location
- f. Travel routes and turn-around locations
- g. Road and/or lane closures (Applicant to provide information on how many anticipated road closures, and the reasons for each road closure).
- h. Worker auto parking space locations/construction parking
- i. Phasing (if applicable)

- j. If construction improvements are in areas of steep slopes, the Contractor shall provide safe temporary hard surface stair access to the improvements. This access shall be shown on the CMP.

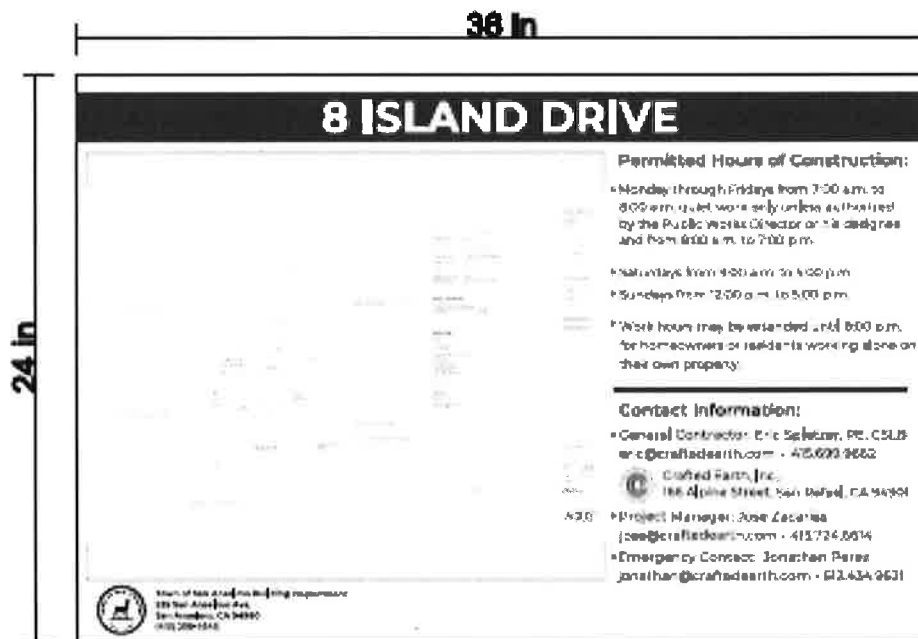
The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes “impacted” during the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e. using the same streets for access) with a significant number of simultaneous construction projects.

Delivery times shall be determined at the time of Building Permit review and included on the Construction Management Plan sign.

Prior to issuance of a building permit, the applicant shall post a sign during construction in a location clearly readable from the public right of way, substantially in the same format at the image below. When approving the Construction Management Plan, the Department of Building or Public Works may require the plan to be incorporated on the sign.

The sign shall include the following information:

- a. Address of the project site.
- b. Permitted hours of construction and of deliveries/off-haul.
- c. Name, e-mail address and direct phone number of the General Contractor.
- d. Name, e-mail address and direct phone number of the person responsible for managing the project.
- e. Name and direct phone number of the party to call in case of an emergency.
- f. Town of San Anselmo Building Department contact information.



Building Department – Standard Conditions of Approval:

19. All construction shall comply with the California Building Code, Plumbing Code, Electrical Code, and Mechanical Code, and other applicable Title 24 Codes in effect at the time of building permit submittal.
20. It is the responsibility of the designer(s) to ensure that all of the above Title 24 codes, as well as any applicable San Anselmo Municipal Codes are incorporated into the design.
21. The hours of construction activity shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturdays and 12:00 p.m. to 5:00 p.m. on Sundays. These hours may be changed as required by Public Works or Building.
22. A mechanical permit is required for any exterior mechanical equipment. Prior to the issuance of a mechanical or building permit for mechanical equipment, the applicant shall provide adequate information, reports and data to the Building Department demonstrating that the noise level from any exterior mechanical equipment or exterior vents, when measured at the property line boundary, complies with Town Noise Ordinance decibel limits.
23. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If off loaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
24. **A Pre-Construction Meeting is required.** Unless waived by the Building Official, prior to initiation of any work on the proposed project, the applicant shall arrange a pre-construction meeting that shall be attended by Town of San Anselmo staff, the owner, general contractor, and sub-contractors responsible for demolition, foundation and excavations, framing, roofing and major deliveries to review these conditions of approval, permitted hours of operation, etc. Staff may require additional subcontractors depending on project scope. The general contractor is responsible for ensuring that all contractors adhere to the Construction Management Plan and all Conditions of Project Approval and Conditions of all permits (Building, Grading, Encroachment, etc.).
25. All required construction signage and any required tree-protection shall be posted and available for Town inspection at the time of the Pre-construction meeting. If these measures are not in place at the time of the pre-construction meeting, a re-inspection fee will be required and issuance of building permit will be delayed.
26. Any project within a Special Flood Hazard Area shall comply with the standards of construction and standards for utilities in San Anselmo Municipal Code Title 7, Chapter 11.
27. All electrical and communication service laterals, including those for cable television service, to any new building or structure or building or structure undergoing a substantial improvement as defined by California Building Code Chapter 2 shall be placed underground from the main service equipment within the building or structure to a location designated

by the supplying utility in accordance with the supplying utility's applicable rules, regulations and tariffs on file with the Public Utilities Commission of the State or other competent jurisdiction. The Building Official may grant an exception to this condition when it is found that the undergrounding of the utility service laterals will cause an unnecessary hardship or results inconsistent with the intent of San Anselmo Municipal Code Title 9, Chapter 4. (SAMC Sec. 9-4.01-9.4.03)

28. Every building shall be numbered by placing the appropriate number on or adjacent to the main entrance to the building so as to be readily seen from the street. Address numbers must be Arabic numerals or alphabetical letters with a minimum stroke width of one-half inch. Numbers on residential buildings shall be self-illuminated, internally-illuminated or placed adjacent to a light which is controlled by a photocell and switched only by a breaker so it will remain illuminated all night. Building numbers shall be a color that clearly contrasts with the color of the background upon which they are placed. Residential building numbers shall be not less than four inches in height and non-residential /commercial building numbers shall be not less than six inches in height. All numbers shall be of proportionate width to the height, shall be made of permanent material, and shall be placed in a manner as to not be easily defaced or removed. (San Anselmo Municipal Code Sections 9-5.03 and 9-5.06).
29. Building plans shall include a green building program description and completed checklist that demonstrate the project shall comply with the applicable Green Building Standards adopted by the Town Council including the green building rating system(s); minimum compliance thresholds; and methods for verification of compliance with the adopted standards. The checklist shall be incorporated onto a separate full-sized plan sheet included with the building plans. A qualified green building rater, if required, shall provide evidence that the project, as indicated by the project plans and green building program description, will achieve the applicable Green Building Standards prior to issuance of a building permit. The green building rating system in effect at the time of building permit submittal shall be that which is applicable to the development project throughout the project construction. During the construction process, alternate green building measures may be substituted, provided that the qualified green building rater or applicable individual provides documentation of the proposed change and the project's continued ability to achieve the Green Building Standards to the Chief Building Official. Prior to final building inspection and occupancy, a qualified green building rater, if required, shall provide evidence that project construction has achieved the required compliance. Where certification through GreenPoint Rated or Leadership in Energy and Environmental Design (LEED) is required and such certification is only available subsequent to occupancy of the completed building, the applicant shall provide documentation of such certification within one (1) year of the date of the final building inspection for the project. (San Anselmo Municipal Code Section 9-19.040)
30. The applicant shall submit a Construction and Demolition Diversion Report to the Building Department prior to final inspection of the project and granting of occupancy. Prior to obtaining any final inspection and grant of occupancy from the Building Department, the person who has obtained a building permit shall pay an Avoided Disposal Regulatory Fee if

the Building Official determines that the applicant has not satisfied the diversion requirements. (San Anselmo Municipal Code Section 9-20.02)

31. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted.

Fire Dept. Standard Conditions of Approval:

32. The project shall comply with the Ross Valley Fire Department Plan Review memorandum for the project. The memo details items required for compliance and required inspections.
33. Final occupancy approval shall not be granted by the Fire Department unless all conditions have been met.
34. Fire Department and Town personnel shall be granted access to private driveways and private roadways in order to enforce applicable ordinances related to fire codes, municipal and penal codes pertaining to maintaining road access for emergency vehicles.

Ross Valley Sanitary District – Standard Conditions of Approval:

35. The project shall comply with all requirements of the Ross Valley Sanitary District prior to project final. Any private sewer lateral may be required to be tested, repaired or replaced prior to project final. Evidence of compliance shall be submitted to the Building Department prior to project final.

Marin Water – Standard Conditions of Approval:

36. The applicant shall comply with all requirements of the Marin Municipal Water District (MMWD) for water service prior to project final including compliance with all indoor and outdoor requirements of MMWD District Code Title 13 – Water Conservation.
37. All landscape and irrigation plans must be designed in accordance with the most current Marin Municipal Water District (MMWD) landscape requirements. New construction and rehabilitated (renovations or changes made to sites with an existing irrigation system) landscape projects will be affected by these requirements if the altered landscape area is greater than 500 square feet. The Code requires a landscape plan, an irrigation plan, and a grading plan. Evidence of compliance (compliance letter or exemption) shall be submitted to the Building Department as part of the building permit review process. Any question regarding the MMWD's current water conservation and landscape Ordinance should be directed to (415) 945-1497 or plancheck@marinwater.org.
38. Indoor plumbing fixtures must meet specific efficiency requirements.
39. Installation of a gray water recycling system is required for all projects that require installation of new water service and existing structures undergoing "substantial remodel" that necessitates an enlarged water service in compliance with MMWD Ordinance No. 429.
40. Backflow protection may be required as a condition of water service.

41. Prior to project final inspection, the applicant shall provide evidence to the Town Building Department that the project has received final approval (or is exempt from review) from the following three MMWD departments: Water Efficient Landscaping, Engineering, and Backflow Prevention.
42. NEW FOR DROUGHT: During the Water Shortage Emergency the project shall comply with Marin Water restrictions, which may include a requirement that applicant submit a written acknowledgement to Marin Water that no new landscaping that will be irrigated with potable water will be installed in connection with the proposed project until after the termination of the Water Shortage Emergency. Existing and rehabilitated landscapes shall only be watered on limited irrigation watering days.

EXHIBIT C

**PROJECT PLANS
49 SUNNYSIDE AVENUE
007-263-24**

**SAN ANSELMO PLANNING COMMISSION
RESOLUTION NO. 2022-XX**

**APPROVAL OF A GRADING PERMIT FOR THE CONSTRUCTION OF A NEW FOUNDATION FOR AN
EXISTING HOME AT 49 SUNNYSIDE AVENUE
(PRO2022-0018)**

WHEREAS, an application has been filed by applicant and property owners, Kathryn Phillips and Andrew McCune, requesting Planning Commission approval of grading permit PRO2022-0018 for a new foundation that involves approximately 200 cubic yards of cut, 130 cubic yards of fill, and off-haul of 70 cubic yards at 49 Sunnyside Avenue, APN 007-263-24 (herein referred to as the "Project"); and

WHEREAS, the project site is located within the General Plan Single-Family Residential land use designation and zoned Single-Family R-1; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on August 15, 2022, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff reports as well as any and all oral and written testimony on the proposed project; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "Title of Project Plans" and dated July 1, 2022; and

WHEREAS, the Planning Commission finds that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report; and

WHEREAS, the project involves the construction of a new foundation for an existing single-family residence and approval of the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 Existing Facilities.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the Town of San Anselmo hereby incorporates the recitals above; makes the findings set forth in Exhibit "A" approving the Project described herein, subject to Conditions of Approval attached as Exhibit "B" as 49 Sunnyside Avenue, APN: 007-263-24.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Planning Commission on the 15th day of August, 2022, by the following vote:

AYES:	Commissioner:
NOES:	Commissioner:
ABSENT:	Commissioner:
ABSTAIN:	Commissioner:

Heidi Scoble, AICP
Secretary to the Planning Commission

Attachments

- 1 Findings
- 2 Conditions of Approval
- 3 Project Plans

EXHIBIT A
FINDINGS
49 SUNNYSIDE AVENUE
007-263-24

GRADING PERMIT

In order to approve the grading permit, the Planning Commission must determine whether the project is in conformance with the required Grading Permit Findings in Section 9-18.08(c) of the San Anselmo Municipal Code (SAMC). The required findings are provided in *italics* below, followed by staff's analysis required for said findings.

1. *The health, welfare and safety of the public will not be adversely affected.*

There will be no adverse effects to the public other than the temporary disruption associated with construction. The grading will be fully contained on site and a construction management plan is required; therefore, the health, welfare, and safety of the public will not be adversely affected.

2. *Adjacent properties are adequately protected by project investigation and design from geologic hazards as a result of the work.*

A grading permit and construction management plan are both required at the building permit stage. Preliminary geotechnical review has been received and conditions require recommendations of the report to be followed thus adjacent properties will be adequately protected from geologic hazards.

3. *Adjacent properties are adequately protected by project design from drainage and erosion problems as a result of the work.*

A building permit is required to ensure construction complies with building standards. An Erosion and Sediment Control plan is required for the approval of the Grading Permit by the Public Works Department. The applicant has also provided a drainage plan utilizing the Marin County Stormwater Pollution Prevention Programs suggestions for erosion control best practices and therefore the scope of work will not result affect adjacent properties as a result of work done.

4. *The amount of excavation, grading, or fill proposed is not more than is required to allow the property owner reasonably beneficial use of his or her property.*

The grading to add 343 square-feet of habitable area and a second covered parking area is limited to excavation within the existing footprint of the single-family home. The scope of work is in compliance with the City's General Plan and Zoning Code requirements.

5. *The visual and scenic enjoyment of the area by others will not be unreasonably adversely affected by the project.*

The new habitable area to the project site is within the existing footprint of the home and the new foundation will decrease the height of the home, therefore, the scope of work will not create an adverse visual impact to neighbors.

6. *Natural landscaping will not be removed by the project more than is necessary and that any removed vegetation will be replanted in a timely manner.*

The applicant proposes to relandscape several areas on-site and is conditioned to comply with the Marin Municipal Water District and Ross Valley Fire Department requirements and provide the City a copy of approval from the Water District prior to project final.

7. *The time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes.*

An Erosion and Sediment control plan will be required by the Public Works Department prior to permit issuance. The applicant has also provided a drainage plan utilizing the Marin County Stormwater Pollution Prevention Programs suggestions for erosion control best practices and therefore the scope of work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes.

8. *The proposed excavation, grading, or fill does not violate the Town's General Plan or Zoning Codes.*

The proposed grading, excavation, and fill to create 343 square feet of habitable space and an additional covered parking space are in compliance with the Town's General Plan and Zoning Code. The new foundation will decrease the height of the structure to further be in closer compliance with the height limit of the current zoning of the property. In addition, the new foundation will shift the house southward to bring the northern side yards setback into closer compliance with the setback requirements.

9. *Sufficient erosion control measures will be employed to offset any impact by the proposed excavation, grading, or fill.*

An erosion control plan is required. Work will be monitored by the Public Works Department to ensure implementation and maintenance of erosion control protections throughout the project duration. Specific details will be coordinated with the Public Works Department and submitted as part of the building permit submittal.

EXHIBIT B

CONDITIONS OF APPROVAL 49 SUNNYSIDE AVENUE 007-263-24

This approval authorizes a grading permit PRO2022-0018 for a new foundation that involves approximately 200 cubic yards of cut, 130 cubic yards of fill, and off-haul of 70 cubic yards at 49 Sunnyside Avenue, APN: 007-263-24

1. The project shall substantially comply with plans for 49 Sunnyside Avenue by Andrew McCune Architect dated July 1, 2022, except as otherwise specified in the Conditions of Approval.
2. The project shall comply with the recommendations in the Geotechnical Investigation by Herzog Geotechnical Consulting Engineers dated July 11, 2022.
3. A building permit is required and a separate grading permit is required.
4. Site landscaping shall comply with the Marin Municipal Water District and Ross Valley Fire Department requirements and the applicant shall provide the City a copy of approval from the Water District prior to project final.
5. Unless otherwise provided for in the Town Municipal Code, if an activity or development which has received discretionary approval has not begun within one (1) year from the date of the final action, the permit shall become null and void. The date of final action shall be either ten (10) calendar days following the date of action by the Planning Commission or the Town Council, whichever is last. The discretionary action previously approved by the Planning Commission, or Town Council for which the improvement permitted by the discretionary action has not been used or accomplished may be renewed by the Planning Director for a maximum period of one year provided that prior to the expiration of the discretionary action, the applicant submits a written statement to the Planning Director showing good cause, which shall be reviewed in accordance with the provisions set forth for discretionary actions as set forth in Article 7 of Title 10 of the San Anselmo Municipal Code.
6. Except as otherwise provided in these conditions, the project shall comply with the plans submitted for Planning Commission approval. Plans submitted for the building permit shall reflect any modifications required by the Planning Commission and these conditions.
7. No changes from the approved plans, before or after project final, including changes to the materials and material colors, shall be permitted without prior Town approval. Red-lined plans showing any proposed changes shall be submitted to the Town for review and approval prior to any change. The applicant is advised that changes made to the design during construction may delay the completion of the project and will not extend the permitted construction period.
8. For the Building Permit:

- a. Review the Town's Green Building Reach Codes, which should be used in lieu of the state's Calgreen forms.
- b. A licensed engineer is required to provide a seismic analysis and framing calculations for the plans.

Standard Conditions of Planning Approval

1. All conditions of approval shall be included on the first sheet after the cover sheet of the construction drawings submitted for a building permit.
2. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be identical to those approved by the Planning Commission or Planning Director. If any changes are made to the approved plans the applicant is responsible for clearly identifying all such changes and reviewing them with the Planning Department prior to submitting for a Building Permit or a revision to the Building and/or Grading Permit. All changes made to the Design Review Plans approved by the Planning Commission/Planning Director and the Building Permit construction document submittal must be clearly highlighted with a "bubble" or "cloud" on plans and marked with a "Delta 'P'" at the time of initial Building Permit submittal. A list describing in detail all such changes shall be submitted and attached to the plans. Any changes that have not been clouded on the plans and noted in a transmittal memo and explicitly approved by staff are not approved. Construction, demolition or grading that does not conform to the Planning Commission/Planning Director approval is not valid and shall be subject to stop work orders and may require removal.
3. Site landscaping shall be generally consistent with any approved landscape plan. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy and project final, whichever occurs first, except during the Water Shortage Emergency when Marin Water may require landscaping irrigated with potable water to be deferred until after the termination of the Water Shortage Emergency. During the Water Shortage Emergency, rehabilitated landscapes shall only be watered on days approved by Marin Water. Upon the request of an applicant to receive a Temporary Certificate of Occupancy or defer landscaping due to the drought, and at the discretion of the Planning Director, landscape installation may be guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements. As required by San Anselmo Municipal Code Section 10-3.604 "Landscape Maintenance," all landscaping shall be maintained in a healthy condition in accordance with approved landscaping plans.
4. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the public interest requires a modification or a departure from these accepted plans, the Town shall have the authority to require such modifications or departure and specify the manner in which the same is to be made.
5. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and

consultants from any claim, action, or proceeding ("action") against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or alleging any other liability or damages based upon, caused by, or related to the approval of the project. The Town shall promptly notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with attorneys of the Town's choice, with all attorneys fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

Planning Department Standard Conditions of Approval:

6. This approval shall be final either 10 calendar days following the date of action by the Planning Director, Planning Commission, or Town Council, whichever is last. This approval is effective from the date of approval until the building permit is issued and shall expire one year after approval should a building permit not be issued. If building permits are issued during the effective life of the approval, the expiration date of the approval shall be automatically extended to concur with the expiration date of the building permit. The approval may be renewed once by the Planning Director for one year if the applicant submits a written statement to the Planning Director showing good cause prior to expiration of the application.
7. Prior to issuance of a building permit, the applicants shall reimburse the Town for any known unpaid costs associated with the project, including work done by consultants and the Town Attorney. Prior to project final the applicants shall reimburse the Town for any other unpaid costs associated with the project, including work done by consultants and the Town Attorney.
8. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the building permit. Lighting shall be designed to focus the light onto only the areas necessary to be illuminated and minimize overflow of lighting off-site. Exterior lighting shall not include unnecessary illumination of building or site walls. Town staff will review compliance with this condition after installation of the lighting and reserves the right to require adjustment or elimination of lighting that violates this condition.
9. Approval of a permit does not signify that the applicant has complied with the federal Americans with Disabilities Act of 1990.

Department of Public Works Standard Conditions of Approval:

10. For all improvements within the public right of way, the applicant shall submit plans to adequately describe the work. Plans shall include but not be limited to drainage details, cross-sections, driveway/roadway grades and utility locations as necessary.
11. The project shall comply with the Town of San Anselmo Urban Runoff Pollution Prevention Ordinance. If the project paves or otherwise creates more than 150 square feet of impervious surface, a Flatwork Permit is required from the Public Works Department. In

addition to the site design measures and Flatwork Permit required for small projects, new and redeveloped projects that create or replace more than 500 square feet of impervious surface may require bioretention or permanent stormwater controls designed to remove sediment and other pollutants and to mimic the pre-project site hydrology by controlling the flow rates and/or the volume of stormwater runoff from the project's added and/or replaced impervious surfaces and a Stormwater Control Plan (SCP) (San Anselmo Municipal Code Section 5-8.11).

12. Appropriate Best Management Practices (BMPs) shall be implemented to prevent the discharge of construction wastes or contaminants from construction materials, tools, and equipment from entering storm drains or watercourses. Plans for adequate BMPs to be installed, implemented, and maintained during construction and after final stabilization shall be submitted with the building permit application. The combination of BMPs used, and their execution in the field, must be customized to each site using up-to-date standards and practices. The Town will provide references to current guidance manuals and BMP information on request. (San Anselmo Municipal Code Section 5-8.10)
13. The Director of Public Works may require dedication of street rights-of-way or improvements. No permit for the development of any parcel of land abutting a public street shall be issued until the Director certifies that frontage improvements in accordance with the current Town specifications in use by the Department of Public Works and at the location prescribed by the Town Engineer in accordance with the Streets and Highways Plan of the Town: 1.) have been installed at no cost to the Town; or 2.) will be installed as a part of the development and prior to occupancy; or 3.) that in lieu of the improvements the applicant has deposited the estimated cost of the improvements with the Town. (San Anselmo Municipal Code Section 7-10.101)
14. Any improvements, public or private, damaged during construction shall be replaced, by the applicant, in-kind or with new improvements. All cracked, broken, or uplifted sidewalk, driveway and/or curb and gutter fronting the property shall be replaced. Applicant shall coordinate with the Department of Public Works prior to the start of the project improvements to identify the extents and limits of replacement.
15. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. A minimum of 12' passable auto traffic clearance (paved travel way) shall be maintained at all times along the roadway. The placing of portable restroom facilities in the Town right-of-way will not be permitted unless there is not an appropriate location on the subject property and Public Works approves placement in the right of way.
16. If a permeable paving system is to be used as a part of the site development strategy, the analysis shall include but not be limited to the following:
 - a. For drainage purposes, the underlying intent, either retention or detention, shall be fully quantified. If retention is to be used, a soils report, including percolation of the soils

shall be submitted as a part of the plans. If detention is to be used, peak runoff quantities, storage capacity of the system, discharge rates, discharge points, impacts to existing facilities etc. shall be included. For small to medium projects, the Town and County prescriptive method outlined in the Homeowner's Guide to Stormwater Management may be used if approved by Public Works.

- b. The structural adequacy of the system that accommodates vehicle loading including emergency response vehicles (i.e. fire trucks) if the access to be designated for that purpose.
- c. Provisions for ongoing maintenance of the pavers shall be included in the submittal package.

17. Drainage improvements shall implement Low Impact Development standards, including but not limited to:

- a. No increase in stormwater runoff as compared to existing conditions
- b. Maintain natural drainage patterns
- c. No concentration of flows, allowing drainage to flow naturally and to percolate and mimic existing and sheet flow conditions.
- d. Rock rip-rap outfalls shall be located as far from property lines as possible and shall be designed to mimic existing drainage conditions (i.e. sheet flow, velocity dissipater, etc.)
- e. All stormwater runoff lines (such as building downspout lines, landscape drain lines, etc.) must be discharged in a manner that conforms to the current stormwater discharge practices in Marin County and as outlined in the Town's Homeowner's Guide to Stormwater Management on the Town website.

18. A Construction Management Plan (CMP) shall be submitted to the Town as part of the Building Permit and/or Grading Permit and shall be incorporated into the plans. This plan shall be a binding document. Failure to adhere to the plan may result in a "Stop Work Notice" being placed on the project. An electronic copy of the APPROVED CMP shall be submitted to the Town and may be posted to the Town's website. This plan shall be updated as project conditions warrant. Updates to the plan shall be provided to the Town for review and approval. The CMP shall include but not be limited to:

- a. Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates).
- b. A video of the right of way in front of and adjacent to the property and the haul route as required by Public Works before any work commences.
- c. Construction Hours-Construction hours may be changed before or during construction as needed and determined by Public Works.
- d. Construction Waste Management Plan
- e. Staging/storage type and location
- f. Travel routes and turn-around locations
- g. Road and/or lane closures (Applicant to provide information on how many anticipated road closures, and the reasons for each road closure).
- h. Worker auto parking space locations/construction parking
- i. Phasing (if applicable)

- j. If construction improvements are in areas of steep slopes, the Contractor shall provide safe temporary hard surface stair access to the improvements. This access shall be shown on the CMP.

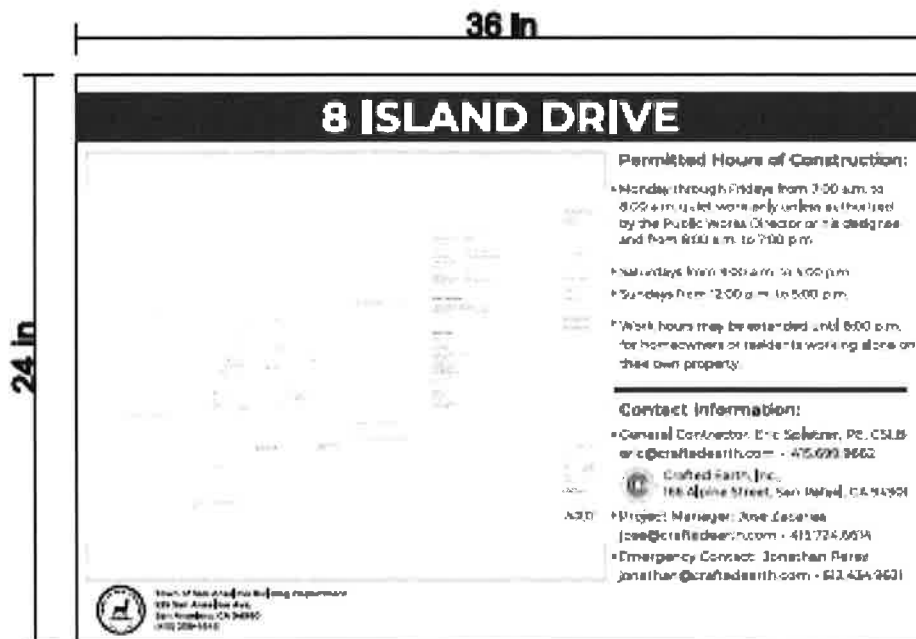
The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes "impacted" during the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e. using the same streets for access) with a significant number of simultaneous construction projects.

Delivery times shall be determined at the time of Building Permit review and included on the Construction Management Plan sign.

Prior to issuance of a building permit, the applicant shall post a sign during construction in a location clearly readable from the public right of way, substantially in the same format at the image below. When approving the Construction Management Plan, the Department of Building or Public Works may require the plan to be incorporated on the sign.

The sign shall include the following information:

- a. Address of the project site.
- b. Permitted hours of construction and of deliveries/off-haul.
- c. Name, e-mail address and direct phone number of the General Contractor.
- d. Name, e-mail address and direct phone number of the person responsible for managing the project.
- e. Name and direct phone number of the party to call in case of an emergency.
- f. Town of San Anselmo Building Department contact information.



Building Department – Standard Conditions of Approval:

19. All construction shall comply with the California Building Code, Plumbing Code, Electrical Code, and Mechanical Code, and other applicable Title 24 Codes in effect at the time of building permit submittal.
20. It is the responsibility of the designer(s) to ensure that all of the above Title 24 codes, as well as any applicable San Anselmo Municipal Codes are incorporated into the design.
21. The hours of construction activity shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturdays and 12:00 p.m. to 5:00 p.m. on Sundays. These hours may be changed as required by Public Works or Building.
22. A mechanical permit is required for any exterior mechanical equipment. Prior to the issuance of a mechanical or building permit for mechanical equipment, the applicant shall provide adequate information, reports and data to the Building Department demonstrating that the noise level from any exterior mechanical equipment or exterior vents, when measured at the property line boundary, complies with Town Noise Ordinance decibel limits.
23. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If off loaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
24. **A Pre-Construction Meeting is required.** Unless waived by the Building Official, prior to initiation of any work on the proposed project, the applicant shall arrange a pre-construction meeting that shall be attended by Town of San Anselmo staff, the owner, general contractor, and sub-contractors responsible for demolition, foundation and excavations, framing, roofing and major deliveries to review these conditions of approval, permitted hours of operation, etc. Staff may require additional subcontractors depending on project scope. The general contractor is responsible for ensuring that all contractors adhere to the Construction Management Plan and all Conditions of Project Approval and Conditions of all permits (Building, Grading, Encroachment, etc.).
25. All required construction signage and any required tree-protection shall be posted and available for Town inspection at the time of the Pre-construction meeting. If these measures are not in place at the time of the pre-construction meeting, a re-inspection fee will be required and issuance of building permit will be delayed.
26. Any project within a Special Flood Hazard Area shall comply with the standards of construction and standards for utilities in San Anselmo Municipal Code Title 7, Chapter 11.
27. All electrical and communication service laterals, including those for cable television service, to any new building or structure or building or structure undergoing a substantial improvement as defined by California Building Code Chapter 2 shall be placed underground from the main service equipment within the building or structure to a location designated

by the supplying utility in accordance with the supplying utility's applicable rules, regulations and tariffs on file with the Public Utilities Commission of the State or other competent jurisdiction. The Building Official may grant an exception to this condition when it is found that the undergrounding of the utility service laterals will cause an unnecessary hardship or results inconsistent with the intent of San Anselmo Municipal Code Title 9, Chapter 4. (SAMC Sec. 9-4.01-9.4.03)

28. Every building shall be numbered by placing the appropriate number on or adjacent to the main entrance to the building so as to be readily seen from the street. Address numbers must be Arabic numerals or alphabetical letters with a minimum stroke width of one-half inch. Numbers on residential buildings shall be self-illuminated, internally-illuminated or placed adjacent to a light which is controlled by a photocell and switched only by a breaker so it will remain illuminated all night. Building numbers shall be a color that clearly contrasts with the color of the background upon which they are placed. Residential building numbers shall be not less than four inches in height and non-residential /commercial building numbers shall be not less than six inches in height. All numbers shall be of proportionate width to the height, shall be made of permanent material, and shall be placed in a manner as to not be easily defaced or removed. (San Anselmo Municipal Code Sections 9-5.03 and 9-5.06).
29. Building plans shall include a green building program description and completed checklist that demonstrate the project shall comply with the applicable Green Building Standards adopted by the Town Council including the green building rating system(s); minimum compliance thresholds; and methods for verification of compliance with the adopted standards. The checklist shall be incorporated onto a separate full-sized plan sheet included with the building plans. A qualified green building rater, if required, shall provide evidence that the project, as indicated by the project plans and green building program description, will achieve the applicable Green Building Standards prior to issuance of a building permit. The green building rating system in effect at the time of building permit submittal shall be that which is applicable to the development project throughout the project construction. During the construction process, alternate green building measures may be substituted, provided that the qualified green building rater or applicable individual provides documentation of the proposed change and the project's continued ability to achieve the Green Building Standards to the Chief Building Official. Prior to final building inspection and occupancy, a qualified green building rater, if required, shall provide evidence that project construction has achieved the required compliance. Where certification through GreenPoint Rated or Leadership in Energy and Environmental Design (LEED) is required and such certification is only available subsequent to occupancy of the completed building, the applicant shall provide documentation of such certification within one (1) year of the date of the final building inspection for the project. (San Anselmo Municipal Code Section 9-19.040)
30. The applicant shall submit a Construction and Demolition Diversion Report to the Building Department prior to final inspection of the project and granting of occupancy. Prior to obtaining any final inspection and grant of occupancy from the Building Department, the person who has obtained a building permit shall pay an Avoided Disposal Regulatory Fee if

the Building Official determines that the applicant has not satisfied the diversion requirements. (San Anselmo Municipal Code Section 9-20.02)

31. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted.

Fire Dept. Standard Conditions of Approval:

32. The project shall comply with the Ross Valley Fire Department Plan Review memorandum for the project. The memo details items required for compliance and required inspections.
33. Final occupancy approval shall not be granted by the Fire Department unless all conditions have been met.
34. Fire Department and Town personnel shall be granted access to private driveways and private roadways in order to enforce applicable ordinances related to fire codes, municipal and penal codes pertaining to maintaining road access for emergency vehicles.

Ross Valley Sanitary District – Standard Conditions of Approval:

35. The project shall comply with all requirements of the Ross Valley Sanitary District prior to project final. Any private sewer lateral may be required to be tested, repaired or replaced prior to project final. Evidence of compliance shall be submitted to the Building Department prior to project final.

Marin Water – Standard Conditions of Approval:

36. The applicant shall comply with all requirements of the Marin Municipal Water District (MMWD) for water service prior to project final including compliance with all indoor and outdoor requirements of MMWD District Code Title 13 – Water Conservation.
37. All landscape and irrigation plans must be designed in accordance with the most current Marin Municipal Water District (MMWD) landscape requirements. New construction and rehabilitated (renovations or changes made to sites with an existing irrigation system) landscape projects will be affected by these requirements if the altered landscape area is greater than 500 square feet. The Code requires a landscape plan, an irrigation plan, and a grading plan. Evidence of compliance (compliance letter or exemption) shall be submitted to the Building Department as part of the building permit review process. Any question regarding the MMWD's current water conservation and landscape Ordinance should be directed to (415) 945-1497 or plancheck@marinwater.org.
38. Indoor plumbing fixtures must meet specific efficiency requirements.
39. Installation of a gray water recycling system is required for all projects that require installation of new water service and existing structures undergoing "substantial remodel" that necessitates an enlarged water service in compliance with MMWD Ordinance No. 429.
40. Backflow protection may be required as a condition of water service.

41. Prior to project final inspection, the applicant shall provide evidence to the Town Building Department that the project has received final approval (or is exempt from review) from the following three MMWD departments: Water Efficient Landscaping, Engineering, and Backflow Prevention.

42. NEW FOR DROUGHT: During the Water Shortage Emergency the project shall comply with Marin Water restrictions, which may include a requirement that applicant submit a written acknowledgement to Marin Water that no new landscaping that will be irrigated with potable water will be installed in connection with the proposed project until after the termination of the Water Shortage Emergency. Existing and rehabilitated landscapes shall only be watered on limited irrigation watering days.














EXHIBIT C

**PROJECT PLANS
49 SUNNYSIDE AVENUE
007-263-24**












ABBREVIATIONS

	&	And	A:	GALV	Gauge	SIM	Sheeting
C	CL	Center Line	At	GL	Glass	SLT	Stair
P	Placed at Number	Panel at Number		GB	Grout Bed	SP	Stand Pipe
%				GYP	Gypsum	SPEC	Specifications
						SO	Square
						SSC	Structural Steel
						ST	Stainless Steel
						STD	Standard
						STD	Steel
						STR	Structural
						SUSP	Suspension
						SYM	Symmetrical
						T	Top/Head
						TEL	Telephone
						TEMP	Temperature
						THR	Threshold
						T&G	Tough & Durable
						THK	Thickness
						THR	Thresh
						TOC	Top of Concrete
						TOS	Top of Steel
						TOW	Top of Wall
						TOP	Top of Parapet
						TRD	Tread
						TV	Television
						UBC	Uniform Building Code
						UL	Underlayment
						UNO	Unless Noted Otherwise
						VCT	Vinyl Composition Tile
						VERT	Vertical
						VEST	Vestibule
						VOL	Volume
						VTR	Vent Through Roof
						W	West
						WMEN	Women's Restroom
						WC	Water Closet
						WB	Wholesale
						WD	Wood
						WDR	Window
						WO	Without
						WP	Waterproofing
						WR	Weight
						WWF	Water-Resistant Fiberglass
						YD	Yard

GRAPHIC SYMBOLS

DETAIL	
Detail Number	
Sheet Number	
DETAIL	
Detail Number	
Sheet Number	
BUILDING SECTION	
Section Number	
Sheet Number	
BUILDING ELEVATION	
Elevation Number	
Sheet Number	
INTERIOR ELEVATION	
Elevation Number	
Sheet Number	
ROOM NUMBER	
Door Number	
Window Number	
Control Elevation	
Spot Elevation	
Hidden / Overhead	
Revision	
Revision Indicator	

MATERIALS LEGEND

					
EARTH	BRICK OR CRUSHED STONE	MASONRY	CONCRETE	GROUT	RIGID INSULATION
					
BATT INSULATION	CONTINUOUS WOOD SIDING	WOOD BLOCKING	STEEL	ALUMINUM	

COMPLIANCE

[illegible]

SHEET INDEX

A	ARCHITECTURAL	GENERAL INFORMATION & SHEET INDEX	AO 000
		CALCULATED MANDATORY MEASURES - SHEET	AO 010
		CALCULATED MANDATORY MEASURES - SHEET	AO 020
		LOW RISE MANDATORY MEASURES SUMMARY	AO 030
		SITE SURVEY	AO 100
		SITE PHOTOS	AO 110
		SITE PLAN - DEMOLITION	A1 000
		SITE PLAN - PROPOSED	A1 010
		STORMWATER POLLUTION BEST MANAGEMENT PRACTICES	A1 020
		SITE PLANS DRAINAGE	A1 030
		FLOOR PLAN - BASEMENT/GARAGE (EXISTING)	A1 100
		FLOOR PLAN - BASEMENT/GARAGE (NEW)	A1 110
		FLOOR PLAN - BASEMENT/GARAGE (EXISTING) NEW	A1 120
		FLOOR PLAN - LEVEL ONE (NEW)	A1 200
		EAST ELEVATIONS	A2 000
		SOUTH ELEVATIONS	A2 010
		NORTH ELEVATIONS	A2 020
		SITE & BUILDING SECTIONS	A3 000
		SITE & BUILDING SECTIONS	A3 010
		ISOMETRIC VIEWS - EXCAVATION & GRADING	A9 000

PROJECT DESCRIPTION

CLEARING/GRUBBING OF REAR YARD AND DEMOLITION OF EXISTING GARAGE/BASEMENT & CRAWLSPACE. CONSTRUCTION OF A NEW CONCRETE FOUNDATION THAT CONTAINS THE FOLLOWING:
2-CAR GARAGE, 1 NEW BEDROOM, 1 BATHROOM, LAUNDRY, STORAGE MUDROOM, & PROJECT ROOM, A DECK, SITE WALLS, RETAINING WALLS AND A DRIVEWAY. THE DRIVEWAY WILL BE 12' WIDE. THE DRIVEWAY
NO CONSTRUCTION WILL OCCUR WITHIN THE Drip LINE OF TREES WITH TRUNK DIAMETERS OF 22" OR GREATER.

DEFERRED PERMITS

1) FIRE SPRINKLER SYSTEMS
2) DEFERRED FIRE PERMIT -
W/ VEGE. ATIVE MANAGEMENT PLAN (W/ P) SUBMITTAL

BUILDING BEACH DOES NOT MEET REQUIREMENTS

INDICATION SHALL BE WITHIN 10' OF EACH
EXISTING OR PLANNED CONSTRUCTION (4 504 2 1)
AND OTHER TOXIC COMPOUND LIMITS (4 504 2 1)
(TS 4 504 2 2)
DEFERRED LIMITS FOR ROOF AND OTHER TOXIC COMPOUNDS (4 504 2 3)
04 31
PLM WITH SECTION 4 504 4
DO NOT USE INTERIOR FINISH SYSTEMS WITH

VICINITY MAP



PROJECT INFORMATION ON

APPLICABLE CODES

2019 EDITION OF THE CALIFORNIA RESIDENTIAL CODE
2019 EDITION OF THE CALIFORNIA MECHANICAL CODE
2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE
2019 EDITION OF THE CALIFORNIA PLUMBING CODE
2019 EDITION OF THE CALIFORNIA ENERGY CODE
2019 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE
SAN ANSELMO, CALIFORNIA MUNICIPAL CODE (SACMC)

BUILDING CLASSIFICATION	TYPE V-B
OCCUPANCY	R-1 (BELOW 150)
ZONING	YES - PROJECT TO MEET REQUIREMENTS OF SDC02-94, 21.4, CRC337.2.A, DEC.T014.3
WUI	409 SUNNYSIDE AVENUE SAN ANSELMO, CA 94060
ADDRESS	007-253.24
APN	APN
OWNERS	KATHY PHILLIPS & ANDREW MCCUNE
CONTACT	ANDREW MCCUNE

PROJECT DATA

LOT AREA	8246.5F	10.3 4.12 (SACWC)
MAX LOT COVERAGE (35%)	2221.5F	
EXISTING LOT COVERAGE (19%)	1601.5F	
PROPOSED LOT COVERAGE (18%)	1779.5F	
FAR (FWS)	221.5F	10.3 4.12 (SACWC)
GARAGE EXEMPTION	400.5F	10.3 4.12 (SACWC)
AREA BONUS	225.5F	TABLE 4F, 10.3 4.12 (SACWC)
MAX ALLOWED FLOOR AREA	3646.5F	TABLE 4F, 10.3 4.12 (SACWC)
MAX STORES	2	TABLE 4A, 10.3 4.02 (SACWC)
MAX HEIGHT	30'	TABLE 4A, 10.3 4.02 (SACWC)
MIN REAR SETBACK	20'	TABLE 4A, 10.3 4.02 (SACWC)
MIN REAR SETBACK	20'	TABLE 4A, 10.3 4.02 (SACWC)
MIN SIDE SETBACK	8'	TABLE 4A, 10.3 4.02 (SACWC)



2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	1321	1322	1323	1324	1325	1326	1327	1328	1329	1330	1331	1332	1333	1334	1335	1336	1337	1338	1339	1340	1341	1342	1343	1344	1345	1346	1347	1348	1349	1350	1351	1352	1353	1354	1355	1356	1357	1358	1359	1360	1361	1362	1363	1364	1365	1366	1367	1368	1369	1370	1371	1372	1373	1374	1375	1376	1377	1378	1379	1380	1381	1382	1383	1384	1385	1386	1387	1388	1389	1390	1391	1392	1393	1394	1395	1396	1397	1398	1399	1400	1401	1402	1403	1404	1405	1406	1407	1408	1409	1410	1411	1412	1413	1414	1415	1416	1417	1418	1419	1420	1421	1422	1423	1424	1425	1426	1427	1428	1429	1430	1431	1432	1433	1434	1435	1436	1437	1438	1439	1440	1441	1442	1443	1444	1445	1446	1447	1448	1449	1450	1451	1452	1453	1454	1455	1456	1457	1458	1459	1460	1461	1462	1463	1464	1465	1466	1467	1468	1469	1470	1471	1472	1473	1474	1475	1476	147
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	-----

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 S

AIA
California

**ANDREW
McCUNE
ARCHITECT**

L
MAGNETIC[illegible][illegible]

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL FINISHES		
FINISH CATEGORY	VOC CONTENT (g/L)	SEE ENVP?
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	
SEALANT	100	
COATING	100	
SPRAY FOAM	100	
STAIN	100	
WOOD FINISH	100	
GLASS	100	
STONE	100	
CEMENTitious	100	
PAINTS	100	
PRIMER	100	
ADHESIVE	100	

[illegible][illegible][illegible][illegible]



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
10000 WILSON AVENUE, SUITE 100
SAN ANSELMO, CALIFORNIA 94060
(415) 451-4000
WWW.LEABRAZE.COM

49 SUNNYSIDE AVE
SAN ANSELMO, CA 94060

45 & 49 SUNNYSIDE AVENUE
SAN ANSELMO
CALIFORNIA



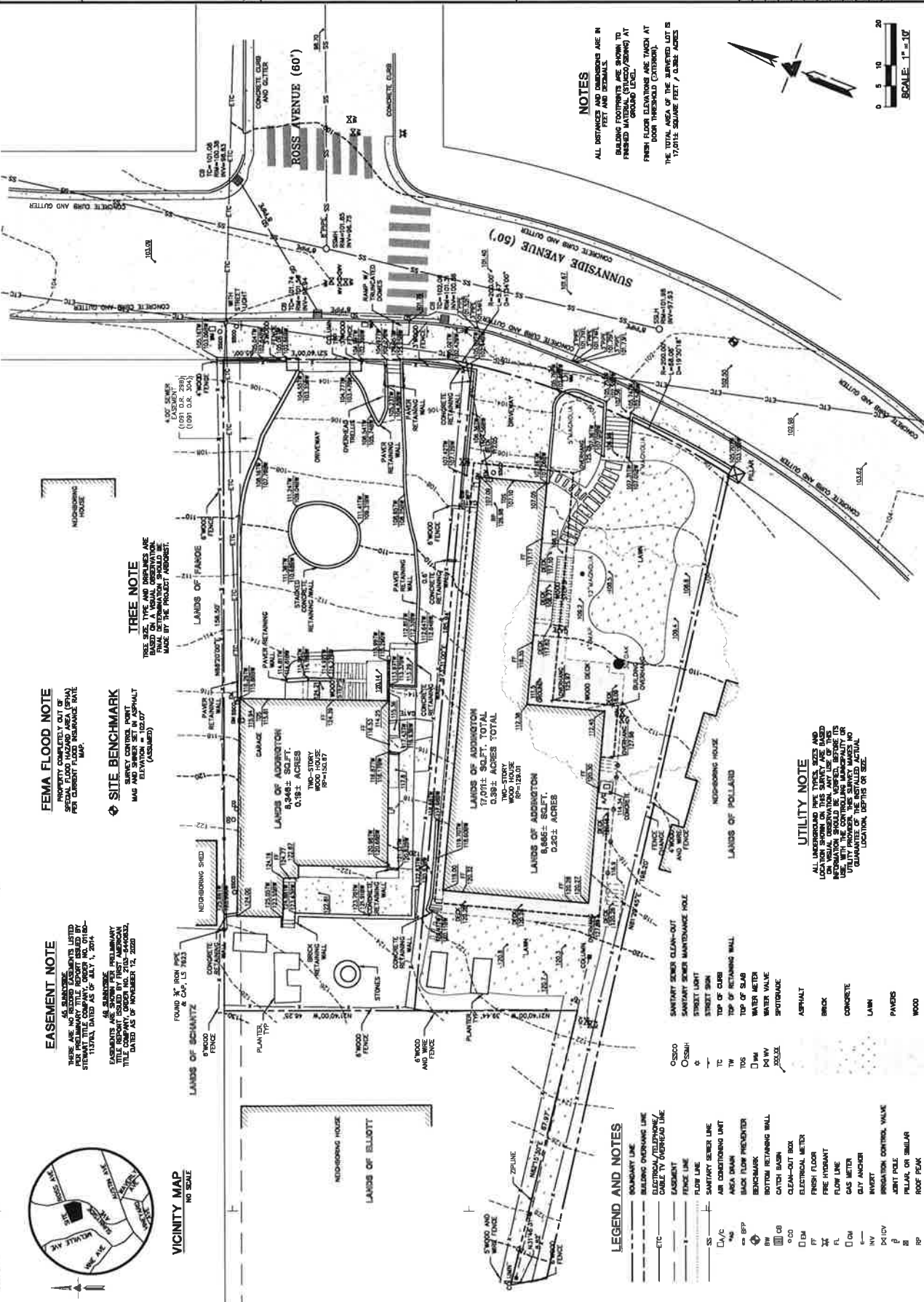
TOPOGRAPHIC SURVEY

REVISIONS	BY	DATE	DESCRIPTION
1	PHILIP J. MCGUNE	07/01/2023	FINAL
2	PHILIP J. MCGUNE	07/01/2023	FINAL
3	PHILIP J. MCGUNE	07/01/2023	FINAL
4	PHILIP J. MCGUNE	07/01/2023	FINAL
5	PHILIP J. MCGUNE	07/01/2023	FINAL
6	PHILIP J. MCGUNE	07/01/2023	FINAL
7	PHILIP J. MCGUNE	07/01/2023	FINAL
8	PHILIP J. MCGUNE	07/01/2023	FINAL
9	PHILIP J. MCGUNE	07/01/2023	FINAL
10	PHILIP J. MCGUNE	07/01/2023	FINAL

801

1 OF 1 SHEETS

AC.100



FEMA FLOOD NOTE
PROPERTY COMPLETELY OUT OF
SPECIAL FLOOD HAZARD AREA (SFHA)
PER CURRENT FLOOD INSURANCE RATE
MAP.

SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SINKER SET IN ASPHALT
ELEVATION 100.00 (ASSUMED)

EASEMENT NOTE
AS SHOWN ON THE PRELIMINARY
TITLE REPORT, THERE IS AN EASEMENT
FOR A 10' WIDE STRIP OF LAND
ADJACENT TO THE PROPERTY LINE
FOR A UTILITY PURPOSE.
DATED AS OF NOVEMBER 12, 2020



VICINITY MAP
NO SCALE

NOTES
ALL DIMENSIONS ARE IN
FEET AND DECIMALS
BUILDING FOOTPRINTS ARE SHOWN TO
FINISHED MATERIAL (STUCCO/BRICK) AT
GROUND LEVEL
FINISH FLOOR ELEVATIONS ARE TAKEN AT
DOOR THRESHOLD (TYPICAL)
THE TOTAL AREA OF THE SURVEYED LOT IS
17,071 SQUARE FEET / 0.39 ACRES

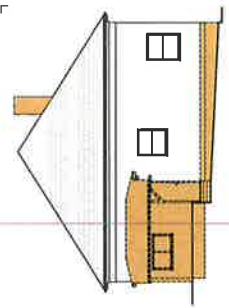
UTILITY NOTE
ALL UNDERGROUND PIPE TYPES, SIZES AND
LOCATIONS SHOWN ON THIS SURVEY ARE BASED
ON INFORMATION PROVIDED BY THE UTILITY
COMPANY. THE SURVEY MAKES NO
GUARANTEE OF THE INSTALLED ACTUAL
LOCATION, DEPTHS OR SIZE.

LEGEND AND NOTES

BOUNDARY LINE	SS
BEARING OVERLOOKING LINE	D/C
CABLE TV OVERHEAD LINE	TC
EASEMENT	EW
FENCE LINE	FW
FLOW LINE	FL
SANITARY SEWER LINE	SS
AREA CONDITIONING UNIT	ACU
BACK FLOW PREVENTER	BFP
BENCHMARK	BM
BOTTOM RETAINING WALL	BRW
CATCH BASIN	CB
CLEAN-OUT BOX	COB
ELECTRICAL METER	EM
FINISH FLOOR	FF
FIRE HYDRANT	FH
FLOW LINE	FL
GAS METER	GM
GUY ANCHOR	GA
INVERT	INV
IRRIGATION CONTROL VALVE	ICV
JUNT POLE	JP
PILLAR, OR SIMILAR	P
ROOF PEAK	RP

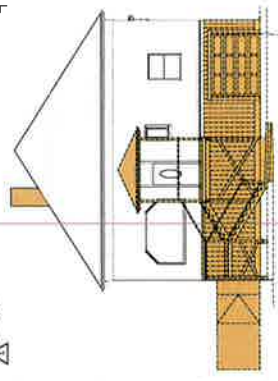
1 SITE PHOTOS





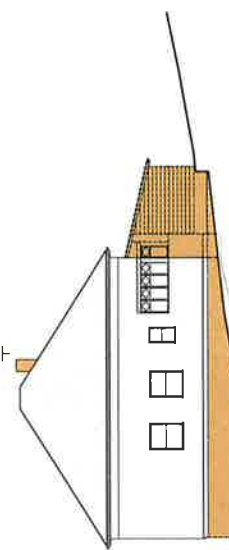
3 WEST (REAR) ELEVATION

- 15'-0" FLOOR
- 13'-0" FLOOR
- 11'-0" FLOOR
- 9'-0" FLOOR
- 7'-0" FLOOR
- 5'-0" FLOOR
- 3'-0" FLOOR
- 1'-0" FLOOR
- 0'-0" FLOOR



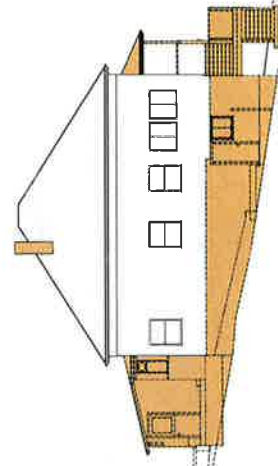
2 EAST (FRONT) ELEVATION

- 15'-0" FLOOR
- 13'-0" FLOOR
- 11'-0" FLOOR
- 9'-0" FLOOR
- 7'-0" FLOOR
- 5'-0" FLOOR
- 3'-0" FLOOR
- 1'-0" FLOOR
- 0'-0" FLOOR



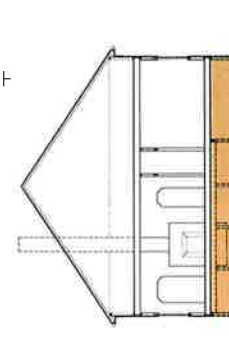
5 NORTH (SIDE) ELEVATION

- 15'-0" FLOOR
- 13'-0" FLOOR
- 11'-0" FLOOR
- 9'-0" FLOOR
- 7'-0" FLOOR
- 5'-0" FLOOR
- 3'-0" FLOOR
- 1'-0" FLOOR
- 0'-0" FLOOR



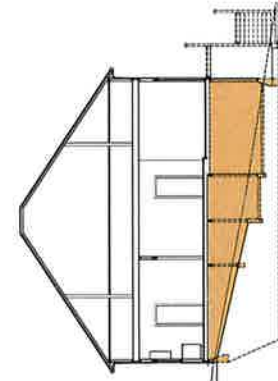
4 SOUTH (SIDE) ELEVATION

- 15'-0" FLOOR
- 13'-0" FLOOR
- 11'-0" FLOOR
- 9'-0" FLOOR
- 7'-0" FLOOR
- 5'-0" FLOOR
- 3'-0" FLOOR
- 1'-0" FLOOR
- 0'-0" FLOOR



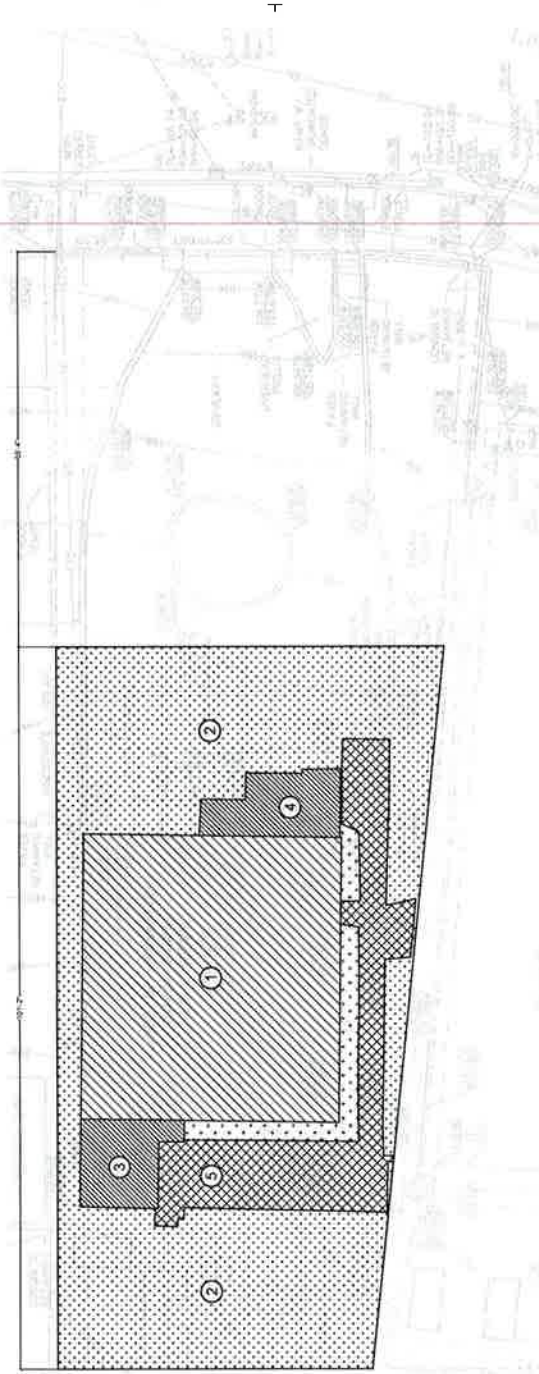
7 SECTION

- 15'-0" FLOOR
- 13'-0" FLOOR
- 11'-0" FLOOR
- 9'-0" FLOOR
- 7'-0" FLOOR
- 5'-0" FLOOR
- 3'-0" FLOOR
- 1'-0" FLOOR
- 0'-0" FLOOR



6 SECTION

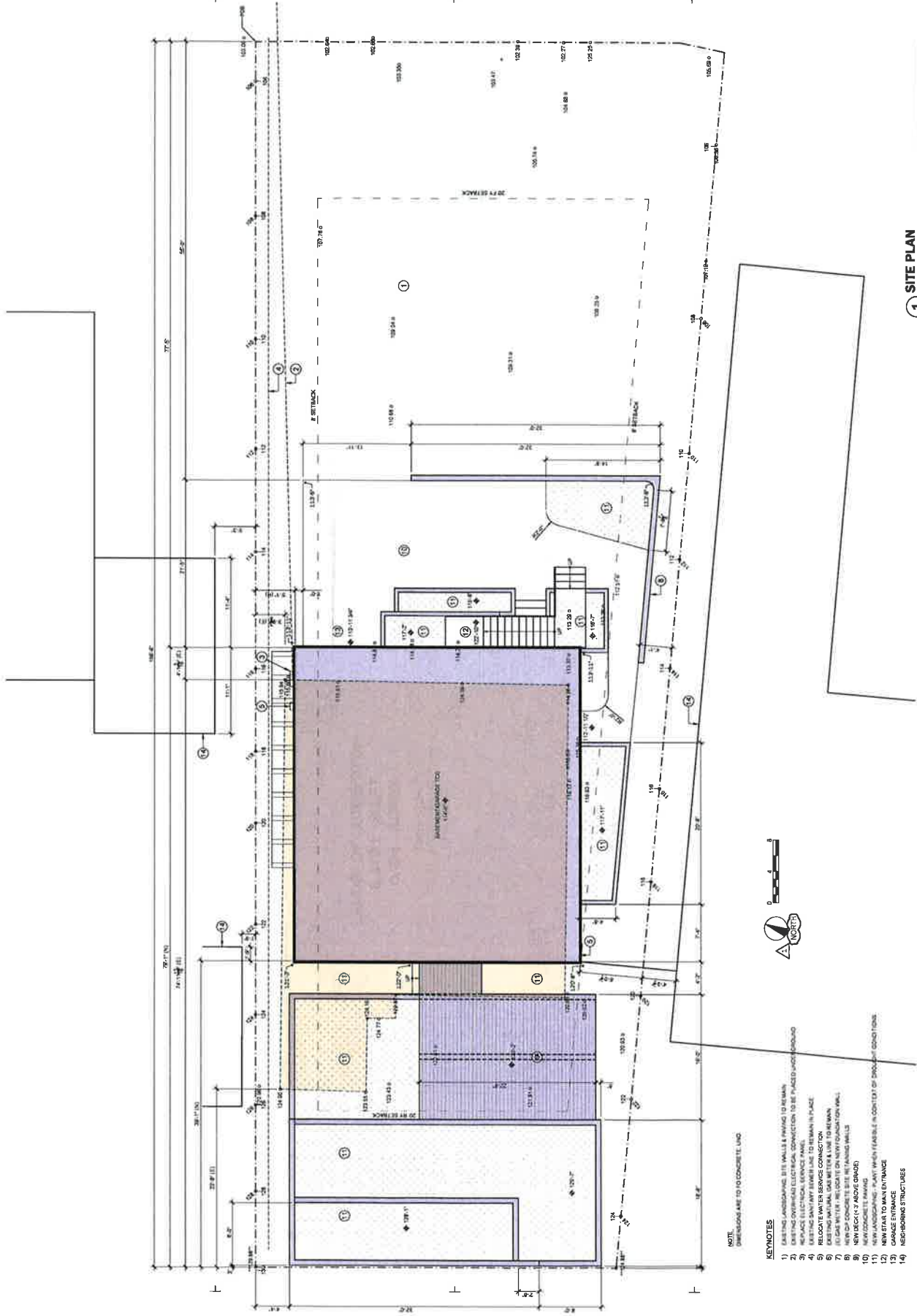
- 15'-0" FLOOR
- 13'-0" FLOOR
- 11'-0" FLOOR
- 9'-0" FLOOR
- 7'-0" FLOOR
- 5'-0" FLOOR
- 3'-0" FLOOR
- 1'-0" FLOOR
- 0'-0" FLOOR



1 SITE PLAN

- 1 DEMOLITION EXISTING FOUNDATION, EXTERIOR WALLS, ETC. & GARAGE SLAB
- 2 DEMOLITION EXISTING FOUNDATION, EXTERIOR WALLS, ETC. & GARAGE SLAB
- 3 DEMOLITION EXISTING FOUNDATION, EXTERIOR WALLS, ETC. & GARAGE SLAB
- 4 DEMOLITION EXISTING FOUNDATION, EXTERIOR WALLS, ETC. & GARAGE SLAB
- 5 DEMOLITION EXISTING FOUNDATION, EXTERIOR WALLS, ETC. & GARAGE SLAB

NOTE: DEMOLITION AND CONSTRUCTION MATERIALS ARE TO BE MAINTAINED AWAY FROM THE RESIDENCE DURING CONSTRUCTION (DEFENDABLE SPACE)



NOTE:
DIMENSIONS ARE TO CONCRETE UNO

KEYNOTES

- 1) EXISTING LANDSCAPING, SITE WALLS & PAVING TO REMAIN
- 2) EXISTING OVERHEAD ELECTRICAL SERVICE TO BE REMOVED
- 3) EXISTING SANITARY SEWER LINE TO REMAIN IN PLACE
- 4) EXISTING SANITARY SEWER LINE TO REMAIN IN PLACE
- 5) RELOCATE WATER SERVICE CONNECTION
- 6) EXISTING SANITARY SEWER LINE TO REMAIN IN PLACE
- 7) EXISTING SANITARY SEWER LINE TO REMAIN IN PLACE
- 8) EXISTING SANITARY SEWER LINE TO REMAIN IN PLACE
- 9) NEW 24" CONCRETE SITE RETAINING WALLS
- 10) NEW 24" CONCRETE SITE RETAINING WALLS
- 11) NEW 24" CONCRETE SITE RETAINING WALLS
- 12) NEW 24" CONCRETE SITE RETAINING WALLS
- 13) NEW 24" CONCRETE SITE RETAINING WALLS
- 14) NEW 24" CONCRETE SITE RETAINING WALLS

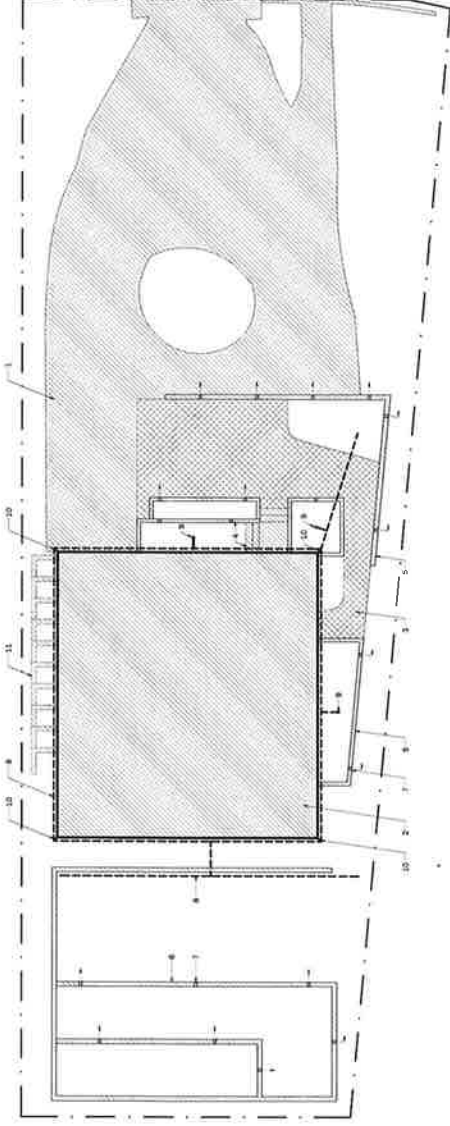
1 SITE PLAN



PHILLIP MACCALL
C 138271
CIVIL ENGINEER
STATE OF CALIFORNIA

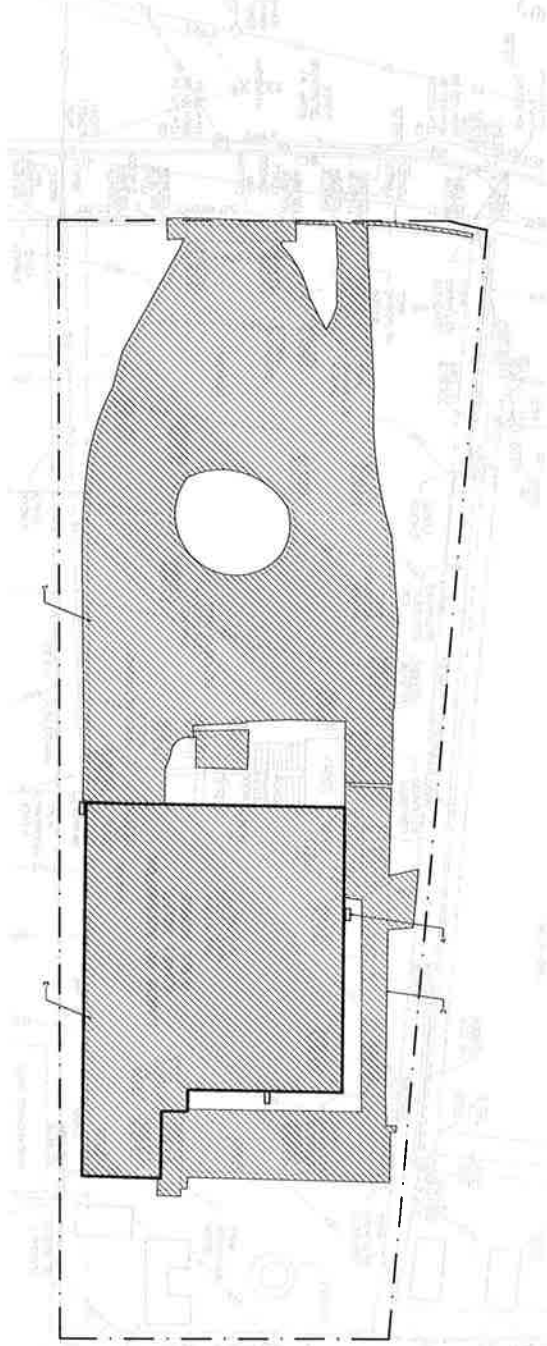
ALM
ALM
48Sunnyside_21.dwg
PHILLIP.MACCALL
49 SUNNYSIDE AVE
2023.DWG
PERMIT
AUG 01, 2023
1/8" = 1' 0"
SITE PLANS
DRAINAGE

1 SITE DRAINAGE - PROPOSED CONDITION



- 1) EXISTING ASPHALT PAVEMENT TO REMAIN 2039 SF
- 2) NEW TIGHT-CHAMBERING FOOTPRINT 1482 SF
- 3) NEW PERMEABLE CONCRETE PAVING OVER PERMEABLE 1482 SF
- 4) NEW PLASTER WALLS & CONCRETE STEPS 12 SF
- 5) NEW PLASTER WALLS & CONCRETE STEPS 12 SF
- 6) NEW PLASTER WALLS & CONCRETE STEPS 12 SF
- 7) 4" CH&LEV IN BASE OF WALL LOCATE AT ELEVATION OF LOWER ADJACENT GRADE
- 8) PERFORATED DRAIN LINE LOCATED AT BASE OF GARAGE FOOTING, SURROUNDED BY 12" GRANULAR FILL, 12" DIA. PERFORATED DRAIN LINE, 12" DIA. PERFORATED DRAIN LINE
- 9) DRAIN SET IN PLASTER, CONNECT TO PERFORATED DRAIN LINE
- 10) DRAIN SET IN PLASTER, CONNECT TO PERFORATED DRAIN LINE
- 11) SITE STAIRS (STAGED OR TIES WITH DECOMPOSED GRANITE INFILL) 40 SF
- 12) TOTAL AREA OF IMPERVIOUS SURFACES 3802 SF
- 13) N.C.P. TOTAL SITE AREA (3833.97 / 3244.57) 46.1%
- 14) REDUCTION OF IMPERVIOUS SURFACE FROM EXISTING CONDITION (1482 SF / 3802 SF) 39.2%
- 15) IMPERVIOUS SURFACE TO REMAIN AND PATCHING ADJACENT PLANTED GROUND FULLY PERMEABLE SURFACES

1 SITE DRAINAGE - EXISTING CONDITION

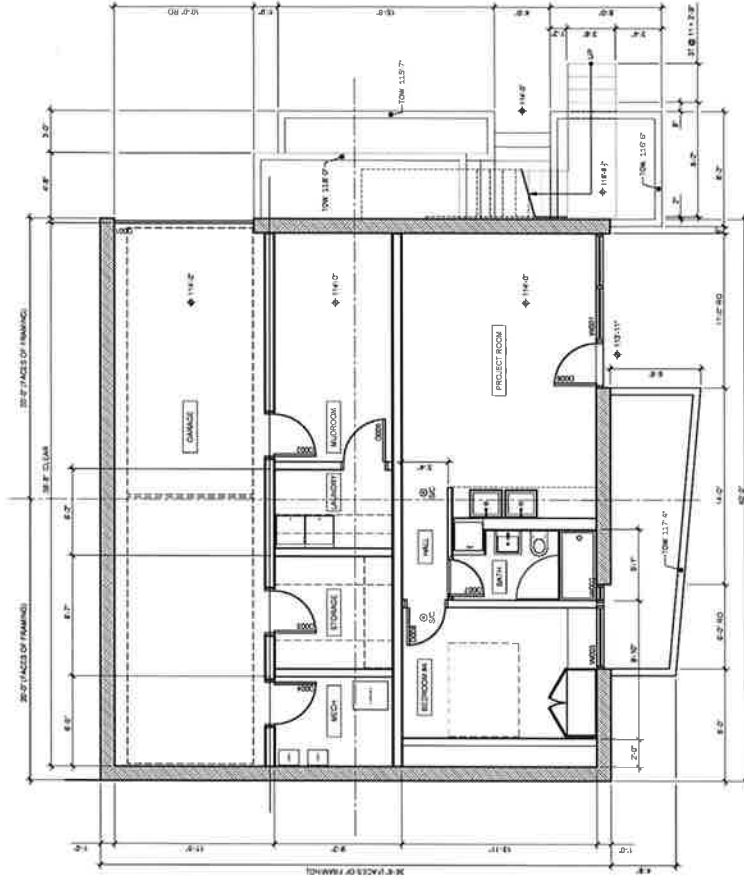


- 1) ASPHALT PAVEMENT 2709 SF
- 2) CONCRETE WALKWAY/PATIO 555 SF
- 3) CONCRETE DRIVEWAY 1482 SF
- 4) SPRAIN RIDGES WITH CONDUITS DOWNPIPE

TOTAL AREA OF IMPERVIOUS SURFACES 4746 SF
N.C.P. TOTAL SITE AREA (4841.15 / 3244.57) 55.2%
PORTIONS OF SITE PLAN WITH NO PATCHING NECESSARY PLANTED GROUND
FULLY PERMEABLE SURFACES

MARK	SIZE (CM)		LOCATION	SPECIFICATION	EMERGENCY	TYPE	CAPACITOR	IN-SC
	WIDTH	HEIGHT						
W025	1.5	1.5	PHYSICS ROOM	ANALOGUE	1	1	1	1
W026	1.5	1.5	LAB 1	ANALOGUE	1	1	1	1
W027	1.5	1.5	BEHIND M44	ANALOGUE	1	1	1	1

MARK	SIZE	WGT	LOCATION	DESCRIPTION	RATING	QTY	UP/LP/ACT	MARK
2000	12" F	1 F	CELL	OVERHEAD DOOR		1	35	
2001	12" F	1 F	CELL	WHEEL DOOR & FRAME	20-1/2 H	1		
2002	12" F	1 F	SPRINGER	WHEEL DOOR & FRAME	20-1/2 H	1	01	
2003	3" F	2 F	SPRINGER	WHEEL DOOR & FRAME	20-1/2 H	1	02	
2004	3" F	2 F	SPRINGER	WHEEL DOOR & FRAME	20-1/2 H	1	03	
2005	3" F	2 F	LANDST	SOLID WOOD		1	01	
2006	2" F	2 F	PROJECT ROOM	ANCHORED STUDS		1	20	04
2007	2" F	2 F	BATH RM	SOLID WOOD		1	01	05
2008	2" F	2 F	BEDROOM #1	SOLID WOOD		1	01	06



AREA OF LOWER FLOOR : 1449.8 SF



NORTH

—TIBB

DIMENSIONS ARE TO FACE OF TRAINING UNDS

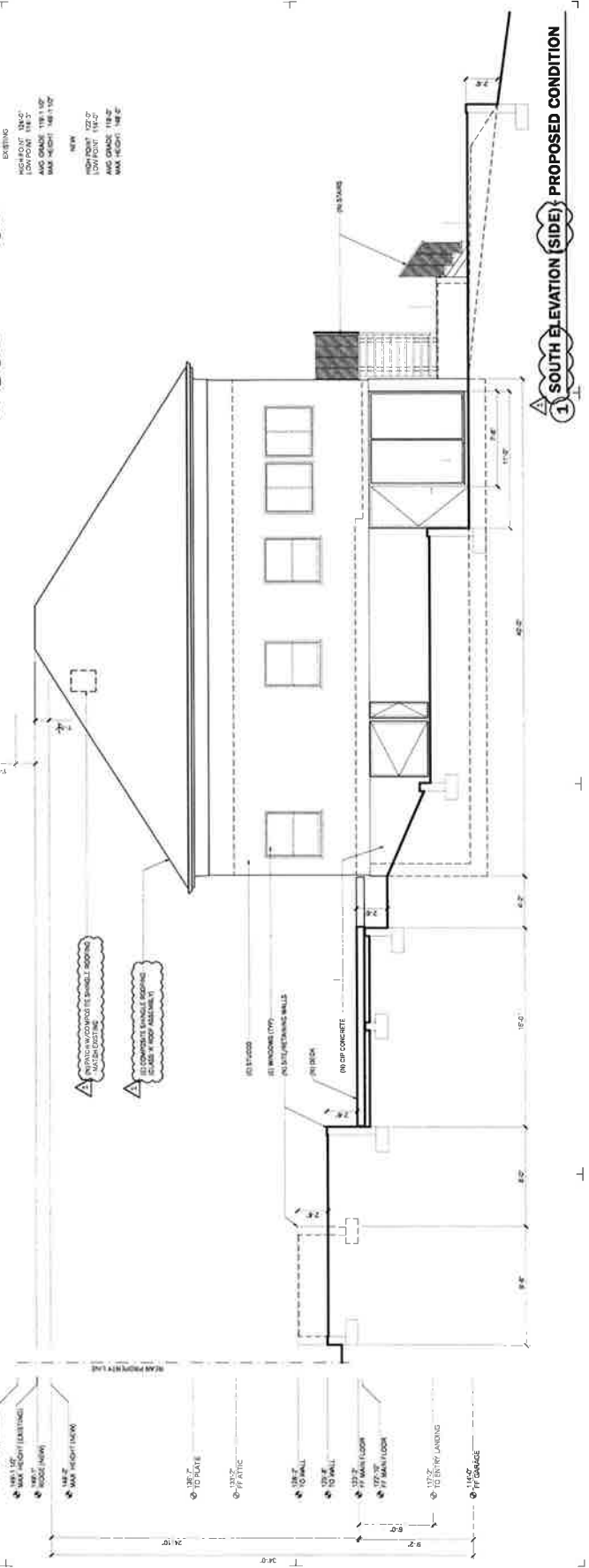
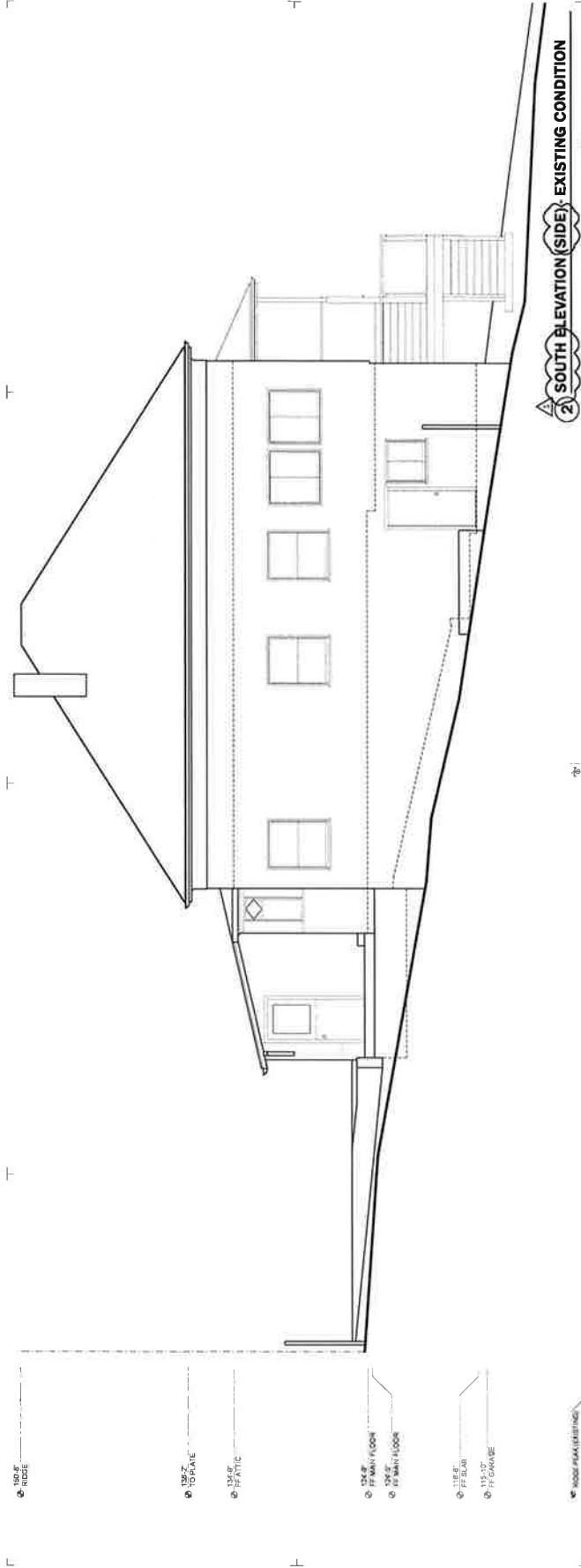
1 EAST ELEVATION (FRONT) - PROPOSED CONDITION

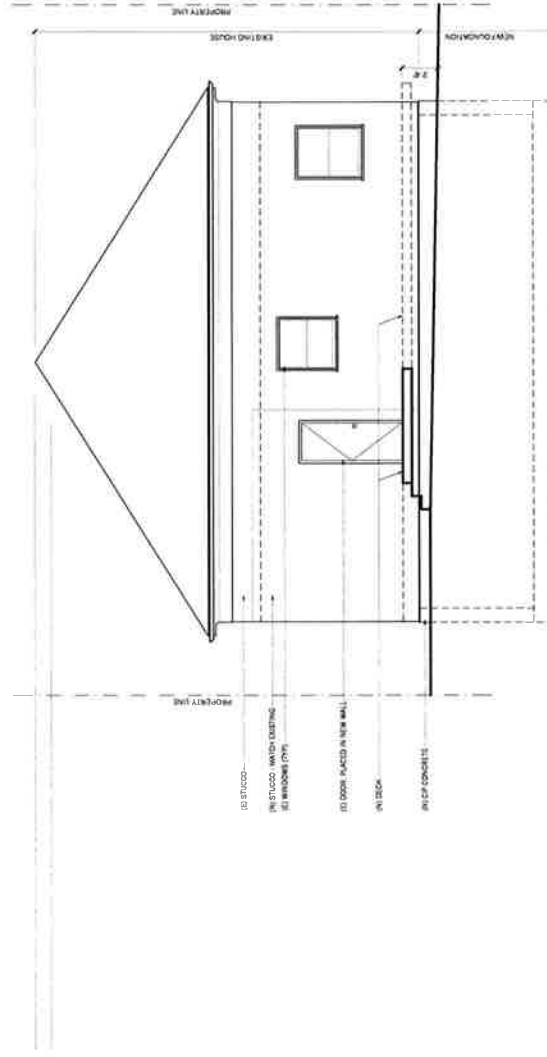


Scale: 1/8" = 1'-0"

48899.mech.01.dwg
PHILLIPS/MCCUNE
49 SUNNYSIDE AVE
2023.02.01
PERMIT
1/27/23
LVL: 1'-0"
SOUTH
ELEVATIONS

A2.01.0

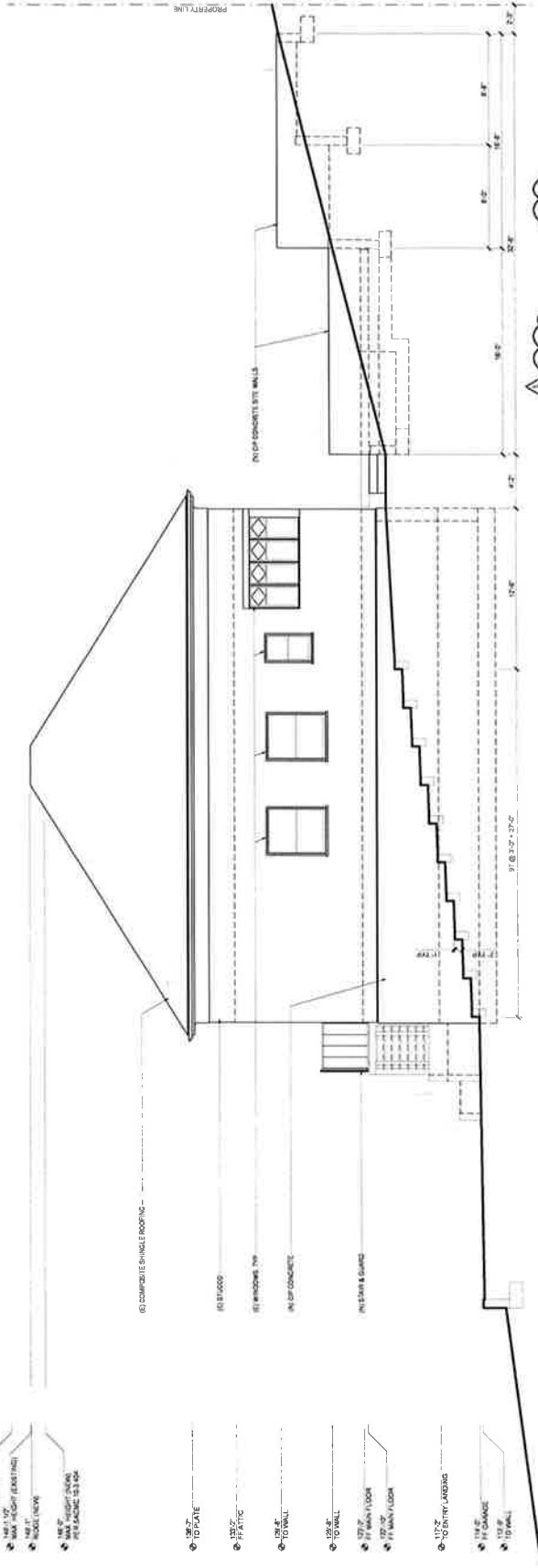
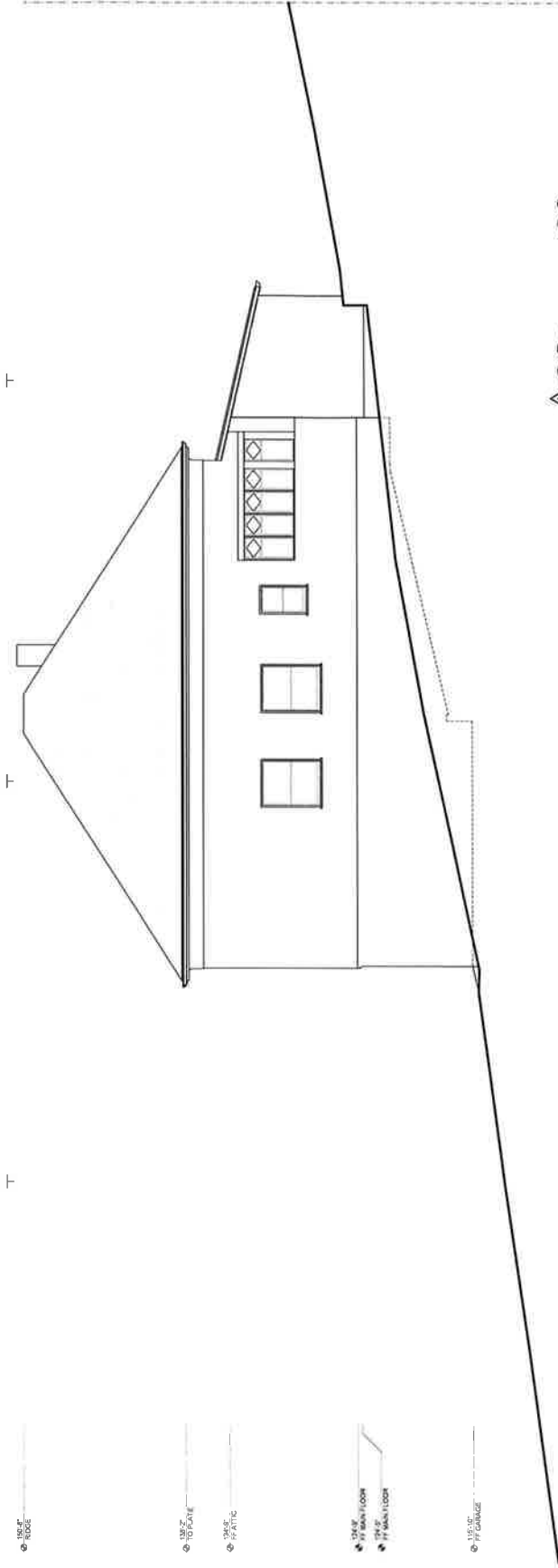


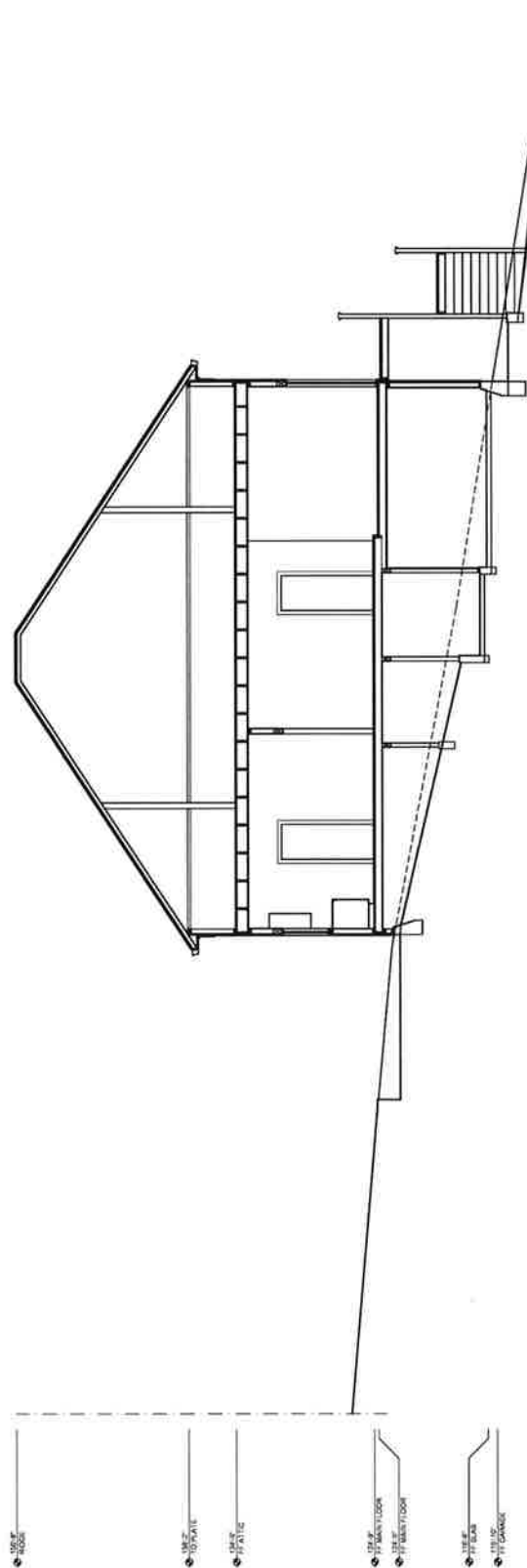




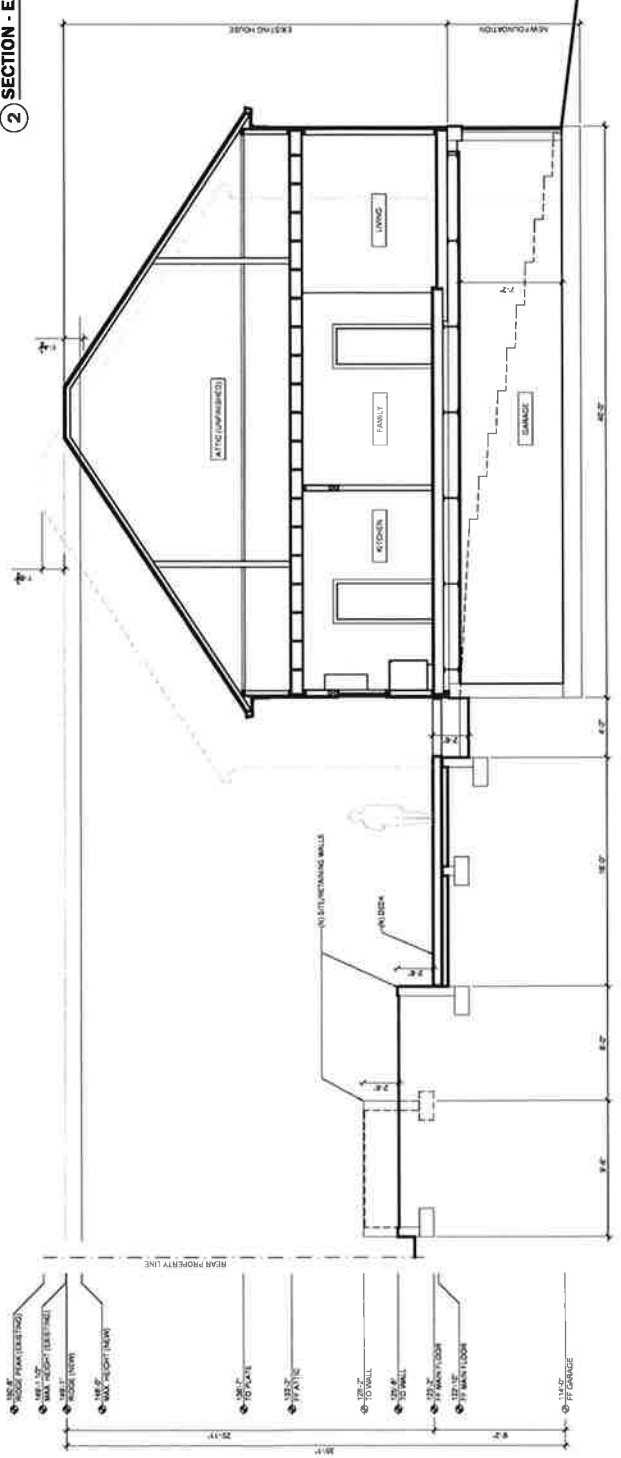
2 NORTH ELEVATION (SIDE) - EXISTING CONDITION

1 NORTH ELEVATION (SIDE) - PROPOSED CONDITION

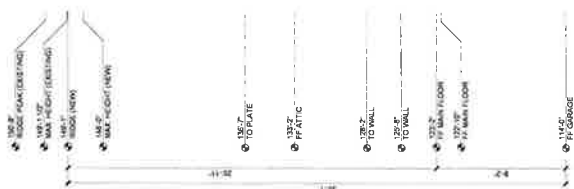


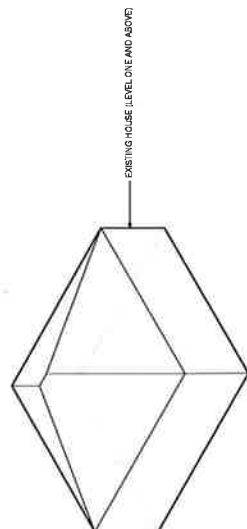


2 SECTION - EXISTING CONDITION



1 SECTION - PROPOSED CONDITION



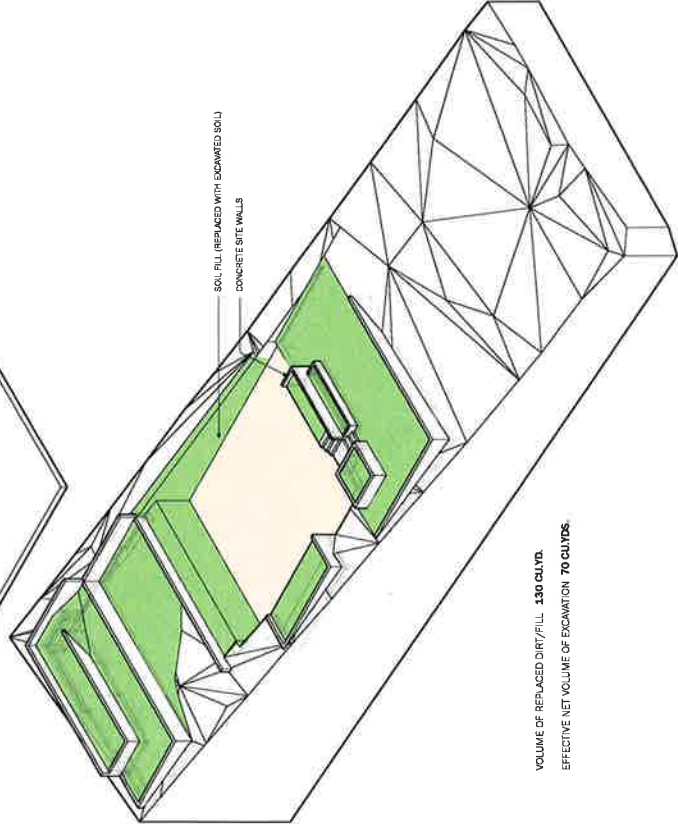


EXISTING HOUSE LEVEL ONE AND ABOVE



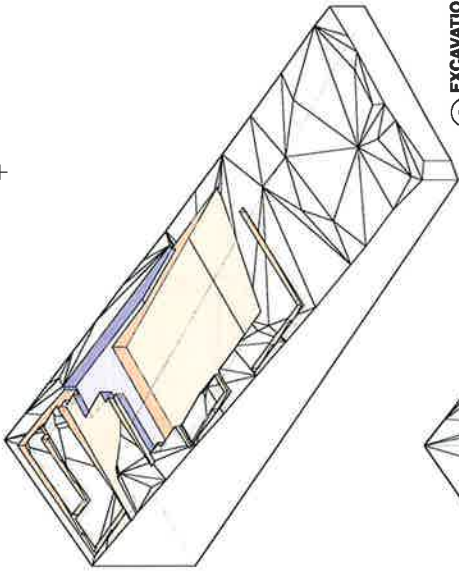
NEW CONCRETE FOUNDATION WALLS

NEW CONCRETE BASE SLAB



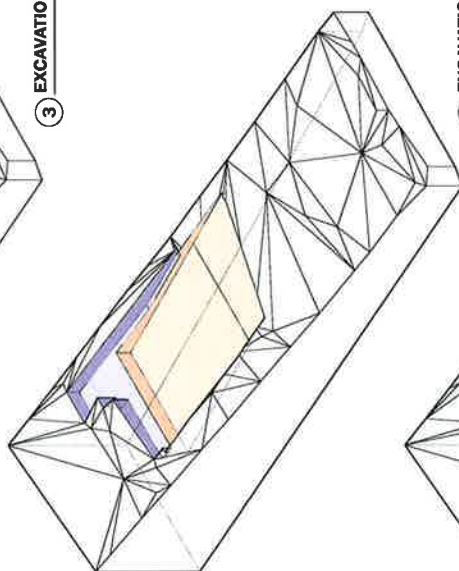
VOLUME OF REPLACED DIRT/FILL 130 CU.YD.
EFFECTIVE NET VOLUME OF EXCAVATION 70 CU.YDS.

4 FINISHED SITE - REPLACED FILL



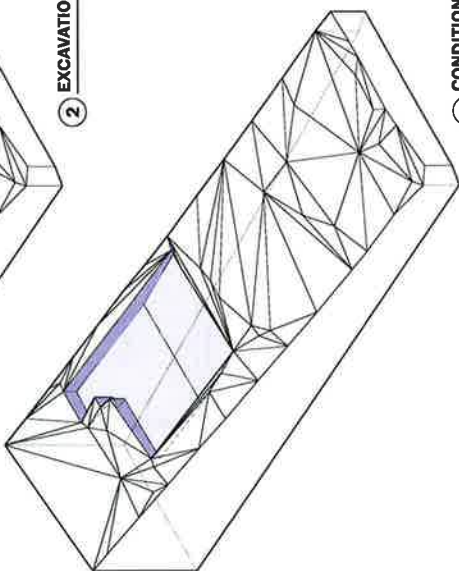
VOLUME OF EXCAVATED SOIL 42 CU.YD.
CUMULATIVE VOLUME 200 CU.YD.

3 EXCAVATION FOR SITE WALLS



VOLUME OF EXCAVATED SOIL 156 CU.YD.

2 EXCAVATION FOR NEW FOUNDATION



VOLUME OF EXCAVATION 0 CU.YDS
(E) FOUNDATION REMOVED ONLY

1 CONDITION @ FOUNDATION DEMOLITION

HERZOG
GEOTECHNICAL
CONSULTING ENGINEERS

July 11, 2022
Project Number 4167-01-22

Andrew McCune
49 Sunnyside Avenue
San Anselmo, California 94960

RE: Report
Geotechnical Investigation
49 Sunnyside Avenue
San Anselmo, California

Dear Mr. McCune:

This presents the results of our geotechnical investigation for the proposed renovations at 49 Sunnyside Avenue in San Anselmo, California. The scope of our investigation was to review selected geologic references, observe exposed site conditions, drill two test borings in the project area, conduct engineering analyses, and develop geotechnical recommendations for the design and construction of the project. Our scope of work was outlined in our professional services agreement dated June 10, 2022.

PROJECT DESCRIPTION

We understand that the project will consist of renovating the residence and excavating living space beneath the house. Retained cuts are anticipated to range to about 10 feet high. The project is shown on the plans by Andrew McCune Architect dated March 16, 2022.

WORK PERFORMED

We reviewed selected geologic references prior to performing our investigation. We explored the subsurface conditions in the project area on June 30, 2022 to the extent of two test borings approximately 9-1/4 and 11 feet deep and extending into bedrock. Due to limited access, the test borings were drilled with portable drilling equipment. The approximate locations of our test borings are shown on the attached *Site Plan*, Plate 1.

Our personnel observed the drilling, logged the subsurface conditions encountered, and collected soil samples for visual examination and laboratory testing. Samples were retrieved using Sprague and Henwood and Standard Penetration Test samplers driven with a 70-pound hammer. Penetration resistance blow counts were obtained by dropping the hammer through a 30-inch free fall. The number of blows was recorded for each 6 inches of sampler penetration. These

blow counts were then correlated to equivalent standard penetration blow counts. The blows per foot recorded on the boring logs represent the accumulated number of correlated standard penetration blows that were required to drive the sampler the last 12 inches or fraction thereof.

Logs of the test borings are presented on Plates 2 and 3. The soils encountered are described in accordance with the criteria presented on Plate 4. Bedrock is described in accordance with the *Engineering Geology Rock Terms* presented on Plate 5. The logs depict our interpretation of subsurface conditions on the date and at the depths indicated. The stratification lines on the logs represent the approximate boundaries between soil types; the actual transitions may be gradational.

Selected samples were laboratory tested to determine their moisture content and dry density. Laboratory test results are posted on the boring logs in the manner described on the *Key to Test Data*, Plate 4.

FINDINGS

Site Conditions

The site is located on the western side of Sunnyside Avenue, opposite the intersection with Ross Avenue in San Anselmo, California. The site is situated at the base of a hillside which extends variably up towards the west. The residence is a single-story, wood-framed structure above a slab-on-grade garage and storage level. Cuts for the garage and storage level are supported by a few foot high foundation wall that steps up to a gently sloping crawl space. The house appears to be supported on spread footing foundations. The perimeter foundations of the house have experienced differential movement and localized severe cracking. Roof downspouts for the house discharge onto the ground surface adjacent to the structure.

The upslope (west) side of the house is bounded by planters and a concrete patio. A few foot high brick wall along the upslope side of the patio steps up to a grass covered yard that slopes gently up towards the west. The north and south sides of the house are bounded by planter areas and walkways. The east side of the house is bounded by a planter area and a severely cracked asphalt paved driveway which slopes gently down to Sunnyside Avenue. A few foot high masonry block retaining wall steps down to the sidewalk adjacent to the driveway. This wall has yielded and cracked.

Subsurface Conditions

The site is within the Coast Range Geomorphic Province which includes San Francisco Bay and the northwest-trending mountains that parallel the coast of California. These features were formed by tectonic forces, resulting in extensive folding and faulting of the area. Previous geologic mapping by Rice (1976) indicates the site vicinity to be underlain by sandstone and

shale of the Franciscan Assemblage. The mapping indicates the bedrock in the site vicinity to be blanketed by Quaternary aged colluvial soils which have been deposited by slopewash processes.

Our test borings encountered fill and colluvial soils overlying bedrock. The fill encountered generally consists of loose silty sand. The colluvial soils encountered consist of medium dense clayey sand and medium stiff to stiff sandy clay which washed down from upslope areas. The fills encountered in our borings are weak and compressible, and the colluvium is generally moderately compressible. The soils encountered are of low expansion potential. Bedrock encountered in the borings generally consists of firm to moderately hard sandstone and shale.

The approximate test boring locations are shown on the *Site Plan* (Plate 1). The test borings encountered the following profiles:

Boring	Depth (feet)		
	Fill	Residual Soil	Bedrock
B-1	0-1.5	1.5-10.5	10.5-11.0+
B-2	0-2.0	2.0-8.5	8.5-9.3+

Descriptions of the subsurface conditions encountered are presented on the boring logs.

Groundwater

Free groundwater did not develop in the borings prior to backfilling. Groundwater levels at the site are expected to fluctuate over time due to variations in rainfall, surface drainage conditions and other factors. Rainwater percolates through the relatively porous surface soils. On hillsides, the water typically migrates downslope in the form of seepage within the porous soils, at the interface of the soil/bedrock contact, and within the upper portions of the weathered and fractured bedrock.

GEOLOGIC AND SEISMIC HAZARDS

Landsliding

Regional mapping by Rice (1976) and Wentworth and Frizzell (1975) does not indicate the presence of landsliding within the project area, and maps of slope failures resulting from the severe 1982 storms (Davenport, 1984) and of slope failures resulting from the heavy 1997/1998 storms (USGS, 1999) do not indicate that sliding was reported at the site at either of those times.

The Rice mapping indicates that the site lies immediately east of a boundary separating Slope Stability Zone 3 to the west from Zone 1 to the east. Zone 3 includes areas where the steepness of slopes approach the stability limits of the underlying geologic materials. Zone 1 includes areas underlain by relatively shallow bedrock and areas that occupy stable positions. The zones range from 1 to 4, with Zone 4 being least stable.

We did not observe evidence of landsliding at the site during our investigation, and did not encounter slide debris in our test borings. As such, we judge that the risk of landsliding at the site is low.

Fault Rupture

The property is not within a current Alquist-Priolo Earthquake Fault Zone (EFZ), and we did not observe geomorphic features that would suggest the presence of active faulting at the site. As such, we judge that the risk of ground rupture along a fault trace is low at this site.

Ground Shaking

The San Francisco Bay Region has experienced several historic earthquakes from the San Andreas and associated active faults. Mapped active faults (those experiencing surface rupture within the past 11,000 years) nearest the site are summarized in the following table.

Fault	Distance		Moment Magnitude ¹	Acceleration (g) ²	
	Miles	Kilometers		M ³	M+1 ³
San Andreas (Northern)	7.2	11.6	8.0	0.35	0.63
Seal Cove/San Gregorio	7.7	12.4	7.4	0.29	0.52
Hayward	10.6	17.0	7.3	0.23	0.40
Healdsburg/Rodgers Creek	15.2	24.5	7.3	0.17	0.31

(1) Estimated maximum magnitudes from Caltrans Fault Database (Version 2A).

(2) Peak ground acceleration averaged from New Generation Attenuation (NGA-West 2) relationships by Abrahamson, Silva & Kamai (2104), Boore, Stewart, Seyhan & Atkinson (2014), Campbell & Bozorgnia and (2014), Chiou & Youngs (2014). Estimated shear wave velocity (V_{S30}) = 525 m/s.

(3) M = mean value; M+1 = mean+1 standard deviation value.

Deterministic information generated for the site considering the proximity of active faults and estimated ground accelerations are presented in the table above. The estimated ground accelerations were derived from the above-referenced mean attenuation relationships, and are based on the published estimated maximum earthquake moment magnitudes for each fault, the shortest distance between the site and the respective fault, the type of faulting, and the estimated shear wave velocities of the on-site geologic materials. The deterministic evaluation of the potential for ground shaking assumes that the anticipated maximum magnitude earthquake produces fault rupture at the closest proximity to the site, and does not take recurrence intervals or other probabilistic effects into consideration. This evaluation also does not consider directivity effects, topographic amplification, or other phenomena which may act to amplify ground motions.

Data presented by the U.S. Geological Survey (2016) estimates the chance of one or more large earthquakes (Magnitude 6.7 or greater) in the San Francisco Bay region before the year 2043 to be 72 percent. Consequently, we judge that the site will likely be subject to strong earthquake shaking during the life of the improvements.

Liquefaction/Densification

During ground shaking from earthquakes, liquefaction can occur in saturated, loose, cohesionless sands. The occurrence of this phenomenon is dependent on many factors, including the intensity and duration of ground shaking, soil density, particle size distribution, and position of the ground water table (Idriss and Boulanger, 2008). The soils encountered in our test boring contained a high percentage of fine grained materials (silt and clay). Thus, we judge that the likelihood of liquefaction during ground shaking is low.

Densification can occur in low density, uniformly-graded sandy soils above the groundwater table. We judge that significant densification is unlikely to occur in the areas explored because of the high silt and clay content of the soils encountered in the test boring.

CONCLUSIONS

Our investigation indicates that the project site is blanketed by relatively weak and compressible fills and native soils which are subject to differential settlement due to foundation loading. Mitigating the risk of differential settlement will necessitate extending foundation support into underlying bedrock with either drilled, cast-in-place, reinforced concrete piers or helical piers. We estimate that differential settlements of drilled or helical pier foundations designed in accordance with the recommendations contained in this report will be on the order of half an inch. To avoid damaging differential settlement, interior slabs should be structural slabs designed to span between pier-supported foundations. Non-underpinned foundations and slabs would be subject to settlement relative to pier supported foundations. It will therefore be necessary to extend pier support as necessary to extend pier support to encompass all foundations and slabs in order to avoid differential movement.

Alternatively, if the risk of on the order of a few inches of differential settlement is considered acceptable to the owner and structural engineer, foundation support may be derived from a stiffened mat foundation. It will be necessary to recompact the upper soils and to overexcavate and recompact existing fills beneath the mat to provide more uniform support. If unacceptable future settlement occurs, the mat foundation may be re-leveled by mud-jacking. It would be prudent to design the mat to be capable of resisting corresponding uplift stresses in the event that mud-jacking is required. It will be necessary to extend the stiffened mat system beneath the entire structure to avoid abrupt differential movement.

Excavations will expose weak soils that are subject to caving. It will therefore be necessary to maintain vertical support for the structure and to shore excavations in order to maintain lateral

support for adjacent areas and to provide safe working conditions. Shoring should be designed to resist lateral earth pressures as well as surcharge loads using the design criteria presented in this report. Underpinning, shoring and the stability of excavations and existing structures should be contractually established as solely the responsibility of the Contractor and is excluded from our scope of work.

It is important that surface and subsurface water be controlled to reduce moisture variations in the weak on-site soils. Perimeter subdrains should be provided to reduce water infiltration beneath the structure, and retaining walls should be provided with adequate backdrainage to prevent hydrostatic buildup. All drains and downspouts should be collected in new closed conduits and discharged at an approved storm drain or at approved erosion resistant outlets well away from improvements.

RECOMMENDATIONS

Seismic Design

Based on the results of our investigation, the following seismic design criteria were developed in accordance with the *2019 California Building Code* and *ASCE 7-16*:

Site Class	C
Site Coefficient F_a	1.2
Site Coefficient F_v	1.4
0.2 sec Spectral Acceleration S_s	1.50
1.0 sec Spectral Acceleration S_1	0.60
0.2 sec Max Spectral Response S_{MS}	1.80
1.0 sec Max Spectral Response S_{M1}	0.84
0.2 sec Design Spectral Response S_{DS}	1.20
1.0 sec Design Spectral Response S_{D1}	0.56
Design Category	D

Underpinning and Shoring

Unless non-yielding (i.e. tiedback or rigidly-braced) shoring is provided, underpinning should be installed where excavations will extend below a 1-1/2:1 line projected down from the ground surface adjacent to existing foundations. Underpinning should consist of drilled piers, helical piers or deepened pit footings which are designed in accordance with the recommendations presented in the *Foundations* section of this report. Excavations for underpinning must be properly shored.

The Contractor should slope excavations in accordance with OSHA standards or install shoring as the excavation proceeds in order to maintain lateral support. All underpinning, temporary slopes and shoring should be contractually established as solely the responsibility of the

Contractor. Shoring should be designed to resist lateral earth pressures and surcharge loading from structures and retaining walls as outlined in the *Retaining Walls* section of this report.

Foundation Support

Drilled Piers

Drilled, cast-in-place, reinforced concrete piers should be at least 18 inches in diameter, and should extend at least 6 feet into approved competent bedrock. Design pier depths and diameters should be calculated by the Project Structural Engineer using the criteria presented below. The actual depths to competent bedrock should be determined by our representative in the field during pier drilling.

The sidewalls of pier holes allowed to remain open may be subject to desiccation and deterioration which adversely impacts skin friction capacity. If concrete is not placed in pier holes within 72 hours of drilling, we should be notified to reevaluate the holes to determine if they need to be reamed or re-drilled.

Piers should be interconnected with grade beams. The portion of piers and grade beams extending at least 12 inches below finished grade can impose a passive equivalent fluid pressure of 150 pounds per cubic foot (pcf). For piers this pressure should be assumed to act over 2 pier diameters. The portion of piers extending into approved competent bedrock can impose a passive equivalent fluid pressure of 450 pcf acting over 2 pier diameters and vertical dead plus real live loads of 1000 pounds per square foot (psf) in skin friction. The portion of piers and grade beams designed to impose passive pressures should have at least 7 feet of horizontal confinement from the face of the nearest retaining wall. Where allowed by code, these values may be increased by 1/3 for seismic and wind loads, but should be decreased by 1/3 for determining uplift resistance. Skin friction should be neglected in the material located above the bedrock, and end bearing should be neglected due to the uncertainty of mobilizing end bearing and skin friction simultaneously.

If groundwater is encountered, it may be necessary to dewater the holes and/or to place concrete by the tremie method. If caving soils are encountered, it will be necessary to case the holes. Casing should be carefully maintained ahead of the drill to avoid causing settlement of adjacent improvements. Casing should be removed from the holes simultaneous with concrete placement. Hard drilling or coring will be required to achieve the required bedrock penetrations.

Helical Piers

Helical piers should consist of end bearing Chance Anchors (A.B. Chance Company), or equivalent, which are installed using a rotary type torque motor. The helical piers should be installed and corrosion protected in accordance with the manufacturer's specifications. Helical piers extending into approved competent bedrock should be designed using an allowable bearing capacity of 12,000 pounds per square foot (psf) for dead plus code live loads. The actual bearing

capacity of the piers should be evaluated based on measured torque values obtained in the competent bedrock during installation. If the piers are not contracted on a guaranteed design-build basis, load testing should be performed on at least one pier to verify capacity.

Helical piers should be interconnected with grade beams to support structural loads and to resist lateral loads. The portion of grade beams extending at least 12 inches below finished grade can impose a passive equivalent fluid pressure of 150 pounds per cubic foot (pcf). The portion of grade beams designed to impose passive pressures should have at least 7 feet of horizontal confinement from the face of the nearest retaining wall. No lateral resistance should be derived from the helical shafts.

Pit Footings

Hand-excavated pit footings for underpinning should be at least 24 inches square, and should be bottomed in approved firm soils at least 18 inches below a 2:1 line projected up from the base of planned excavations. Footing excavations should be shored as necessary to prevent ground loss. The footings can be designed to impose dead plus code live load bearing pressures and total design load bearing pressures of 2,000 and 2,600 psf, respectively. The portion of footings extending at least 12 inches below a 2:1 line projected up from the base of planned excavations can impose a passive equivalent fluid pressure of 250 pounds per cubic foot (pcf) and a friction factor of 0.25 times net vertical dead load. The portion of pit footings designed to impose passive pressures should have at least 7 feet of horizontal confinement from the face of the nearest slope or wall.

Stiffened Mat

If piers will not be used and a few inches of differential movement is considered acceptable, a stiffened mat may be used. Excavations beneath planned mats should be deepened as necessary to remove existing fills. Soils beneath planned mats and exposed by overexcavation should be scarified to a minimum depth of 8 inches, brought to near optimum moisture content, and recompacted to at least 90 percent relative compaction. Relative compaction refers to the in-place dry density of a soil expressed as a percentage of the maximum dry density of the same material, as determined by the ASTM D1557 test procedure. Optimum moisture content is the water content of the soil (percentage by dry weight) corresponding to the maximum dry density.

In areas of overexcavation, approved fill material should be placed in lifts not exceeding 8 inches in uncompacted thickness, moisture conditioned to within 3 percent of optimum moisture content, and compacted to at least 90 percent relative compaction to establish subgrade. All fill material should be free of organic matter. The fill material should not contain rocks or lumps larger than 4 inches in greatest dimension, and no more than 15 percent should be larger than 2 inches. Considerable moisture conditioning of on-site material may be required prior to reuse as fill. Imported fill material should have a plasticity index of 15 percent or less, and a maximum liquid limit of 40 percent. Herzog Geotechnical should approve all imported fill prior to it being brought to the site.

Mat foundations should be at least 12 inches thick, and can be designed to impose dead plus code live load bearing pressures and total design load bearing pressures of 1,000 and 1,300 pounds per square foot (psf), respectively. A modulus of subgrade reaction of 20 pounds per cubic inch (pci) should be used for design. Mats should be designed to span 6 foot square zones of non-support under full dead load, and to cantilever at least 3 feet at building edges and corners under full dead load. Resistance to lateral forces can be obtained using a passive equivalent earth pressure of 150 pcf and a soil friction factor of 0.25 times net vertical dead load. Passive pressure should be neglected in the top 6 inches where the ground surface will not be covered by exterior slabs. The portion of mats designed to impose passive pressures should have at least 7 feet of horizontal confinement from the face of the nearest slope or wall.

Mat subgrade should be sloped to drain into a 12 inch deep trench excavated beneath the middle of the mat. The trenches should be lined completely with a filter fabric such as Mirafi 140N, or equivalent. A 4-inch diameter rigid-perforated PVC or ABS (Schedule 40, SDR 35 or equivalent) pipe should be placed on a 1-inch layer of drain rock at the bottom of the trench with perforations down. The trench should be backfilled with drain rock up to mat subgrade elevation. The filter fabric should be wrapped over the top of the drain rock. The pipe should be sloped to drain by gravity to a non-perforated pipe which discharges at an approved outlet. The trench for the non-perforated pipe should be backfilled with properly compacted soil.

The mat should be underlain by a capillary moisture break consisting of at least 4 inches of free-draining crushed rock or gravel at least 1/4 inch, and no larger than 3/4 inch, in size. Moisture vapor detrimental to floor coverings or stored items will condense on the underside of the mat. A moisture vapor barrier should therefore be installed over the capillary break. The barrier should be specified by the mat designer. It should be noted that conventional concrete mat construction is not waterproof. The local standard of crushed rock and vapor barrier will not prevent moisture transmission through mats. Where moisture sensitive floor coverings are to be installed, a waterproofing expert and/or the flooring manufacturer should be consulted for their recommended moisture and vapor protection measures, including moisture barriers, concrete admixtures and/or sealants.

Retaining Walls

Retaining walls should be supported on mat or drilled pier foundations which are designed in accordance with the recommendations presented in this report.

Free-standing retaining walls should be designed to resist active lateral earth pressures equivalent to those exerted by a fluid weighing 45 pounds per cubic foot (pcf) where the backslope is level, and 60 pcf for backfill at a 2:1 slope. Retaining walls restrained from movement at the top should be designed to resist an "at-rest" equivalent fluid pressure of 60 pcf for level backfill and 75 pcf for backfill at a 2:1 slope. For intermediate slopes, interpolate between these values. A minimum factor of safety against instability of 1.5 should be used to evaluate static stability of retaining walls.

Seismic wall stability may be evaluated based on a uniform lateral earth pressure of $12xH$ psf (where H is the height of the wall in feet). This pressure is in addition to the active equivalent fluid pressures presented in this report. For restrained walls, seismic pressures may be assumed to act in combination with active rather than at-rest earth pressures. The factor of safety against instability under seismic loading should be at least 1.1.

In addition to lateral earth pressures, retaining walls must be designed to resist horizontal pressures that may be generated by uphill retaining walls and foundation loads. Where an imaginary 1-1/2:1 (horizontal:vertical) plane projected downward from the base of an upslope retaining wall intersects the downslope wall, that portion of the downslope wall below the intersection should be designed for an additional horizontal uniform pressure equivalent to the maximum calculated lateral earth pressure at the base of the upslope wall. Where an imaginary 1-1/2:1 plane projected downward from the outermost edge of a surcharge load or footing intersects a retaining wall, we should be contacted to provide appropriate lateral surcharge criteria.

Retaining walls should be fully backdrained. The backdrains should consist of 4-inch diameter, rigid perforated pipe surrounded by a drainage blanket. The top of the drain pipe should be at least 8 inches below lowest adjacent downslope grade. The pipe should be PVC Schedule 40 or ABS with an SDR of 35 or better, and the pipe should be sloped to drain at least 1 percent by gravity to an approved outlet. Accessible subdrain cleanouts should be provided, and should be maintained on a routine basis. The drainage blanket should consist of clean, free-draining crushed rock or gravel wrapped in a filter fabric such as Mirafi 140N. Alternatively, the drainage blanket could consist of Caltrans Class 2 "Permeable Material", in which case the filter fabric may be omitted. A prefabricated drainage structure such as Mirafi Miradrain may also be used provided that the backdrain pipe is embedded in at least 1 cubic foot of Class 2 Permeable Material or fabric-wrapped crushed rock per lineal foot of wall. The drainage blanket should be continuous, at least 1 horizontal foot thick, and should extend to within 1 foot of the surface. The uppermost 1 foot should be backfilled with compacted soil to exclude surface water from entering the backdrain.

Where migration of moisture through retaining walls would be detrimental or undesirable, retaining walls should be waterproofed as specified by the Project Architect or Structural Engineer.

Wall backfill should conform with the fill requirements outlined previously. Wall backfill should be spread in level lifts not exceeding 8 inches in thickness, brought to near the optimum moisture content, and compacted to at least 90 percent relative compaction. Relative compaction refers to the in-place dry density of a soil expressed as a percentage of the maximum dry density of the same material, as determined by the ASTM D1557 test procedure. Optimum moisture content is the water content of the soil (percentage by dry weight) corresponding to the maximum dry density. Retaining walls will yield slightly during backfilling. Therefore, walls should be backfilled prior to building onto or adjacent to the walls. Backfilling adjacent to walls

should be performed only with hand operated equipment to avoid over-stressing the walls, and the walls should be properly braced during the backfilling operations.

Even well-compacted backfill will settle about 1 percent of its thickness. Therefore, slabs and other improvements crossing the backfill should be designed to span or to accommodate this settlement.

Slabs

Interior and settlement sensitive slabs should be structurally designed to span between foundation supported elements.

Slab subgrade should be sloped to drain into a 12 inch deep trench excavated beneath the middle of each slab. The trenches should be lined completely with a filter fabric such as Mirafi 140N, or equivalent. A 4-inch diameter rigid-perforated PVC or ABS (Schedule 40, SDR 35 or equivalent) pipe should be placed on a 1-inch layer of drain rock at the bottom of the trench with perforations down. The trench should be backfilled with drain rock up to slab subgrade elevation. The filter fabric should be wrapped over the top of the drain rock. The pipe should be sloped to drain by gravity to a non-perforated pipe which discharges at an approved outlet. The trench for the non-perforated pipe should be backfilled with properly compacted soil.

Slabs should be underlain by a capillary moisture break consisting of at least 4 inches of free-draining, crushed rock or gravel (slab base rock) at least 1/4 inch, and no larger than 3/4 inch, in size. Positive drainage should be provided from the slab base rock. Moisture vapor detrimental to floor coverings or stored items will condense on the undersides of slabs. A moisture vapor barrier should therefore be installed over the capillary break. The barrier should be specified by the slab designer. It should be noted that conventional concrete slab-on-grade construction is not waterproof. The local standard under-slab construction of crushed rock and vapor barrier will not prevent moisture transmission through slab-on-grade. Where moisture sensitive floor coverings are to be installed, a waterproofing expert and/or the flooring manufacturer should be consulted for their recommended moisture and vapor protection measures, including moisture barriers, concrete admixtures and/or sealants.

Geotechnical Drainage

The ground surface within 5 feet of the perimeter of the residence should be sloped to drain at least 2 percent away from the structure. Ponding of surface water should not be allowed. Drop inlets should be installed at low areas. Provisions should be made for fail-safe drainage around the residence to prevent flooding in the event that the drains become clogged. All roofs should be provided with gutters and downspouts. All surface drains and downspouts should be connected to new non-perforated pipes which discharge at approved erosion resistant outlets well away from improvements. Downspout and drop inlet conduits should consist of rigid PVC or ABS pipe which is SDR 35, Schedule 40, or equivalent. Surface drains and downspouts should be maintained entirely separate from foundation drains and slab/mat underdrains. Downspouts,

surface drains and subsurface drains should be checked for blockage and cleared and maintained on a regular basis.

Foundation drains should be installed adjacent to perimeter foundations. Perimeter retaining wall backdrains may be substituted for foundation drains. The drains should consist of trenches which extend 18 inches deep, or 12 inches below lowest adjacent interior or crawl space grade, whichever is deeper, and which are sloped to drain at least 1 percent by gravity. The trenches should be lined completely with a filter fabric such as Mirafi 140N, or equivalent. A 4-inch diameter rigid perforated PVC or ABS pipe (Schedule 40, SDR 35 or equivalent) should be placed on a 1-inch thick layer of drain rock at the bottom of the trenches with perforations down. Frequent cleanout risers should be provided for the drain, and sweeps or sanitary wyes should be used to allow for future inspection and maintenance of the drain. The pipes should be sloped to drain at least 1 percent by gravity to a non-perforated pipe (Schedule 40, SDR 35 or equivalent) which discharges at an approved erosion resistant outlet. The trench for the perforated pipe should be backfilled to within 6 inches of the ground surface with drain rock. The filter fabric should be wrapped over the top of the drain rock. The upper 6 inches of the trenches should be backfilled with compacted clayey soil to exclude surface water. The trench for the non-perforated outlet pipe should be completely backfilled with compacted soil.

Supplemental Services

Our conclusions and recommendations are contingent upon Herzog Geotechnical being retained to review the project plans and specifications to evaluate if they are consistent with our recommendations, and being retained to provide intermittent observation and appropriate field and laboratory testing during overexcavation, scarification and recompaction, backfill placement and compaction. We should also observe pier drilling, helical pier installation and load testing, mat subgrade compaction, slab and mat base rock installation, backdrain installation, and wall backfilling. We should also be notified to observe the completed project. Steel, concrete, slab moisture barriers, corrosion protection and/or waterproofing should be inspected by the designer. Inspection of temporary slopes, shoring and underpinning should be performed by the respective designers, and are specifically excluded from our scope of services.

If during construction subsurface conditions different from those described in this report are observed, or appear to be present beneath excavations, we should be advised at once so that these conditions may be reviewed and our recommendations reconsidered. The recommendations made in this report are contingent upon our being notified to review changed conditions.

If more than 18 months have elapsed between the submission of this report and the start of work at the site, or if conditions have changed because of natural causes or construction operations at or adjacent to the site, the recommendations of this report may no longer be valid or appropriate. In such case, we recommend that we review this report to determine the applicability of the conclusions and recommendations considering the time elapsed or changed conditions. The recommendations made in this report are contingent upon such a review.

We should be notified at least 48 hours before the beginning of each phase of work requiring our observation, and upon resumption after interruptions. These services are performed on an as-requested basis and are in addition to this geotechnical reconnaissance. We cannot provide comment on conditions, situations or stages of construction that we are not notified to observe.

LIMITATIONS

This report has been prepared for the exclusive use of Andrew McCune and his consultants for the proposed project described in this report. Our services consist of professional opinions and conclusions developed in accordance with generally-accepted geotechnical engineering principles and practices. We provide no other warranty, either expressed or implied. Our conclusions and recommendations are based on the information provided us regarding the proposed construction, the results of our field exploration and laboratory testing programs, and professional judgment. Verification of our conclusions and recommendations is subject to our review of the project plans and specifications, and our observation of construction.

The test boring log represents subsurface conditions at the location and on the date indicated. It is not warranted that is representative of such conditions elsewhere or at other times. Site conditions and cultural features described in the text of this report are those existing at the time of our field exploration, and may not necessarily be the same or comparable at other times. The location of the test boring was established in the field by reference to existing features, and should be considered approximate only.

Our work only addressed the proposed renovations, and did not include an evaluation of existing site walls, driveway pavements, or other items/areas. Our scope of services did not include an environmental assessment or an investigation of the presence or absence of hazardous, toxic or corrosive materials in the soil, surface water, ground water or air, on or below, or around the site, nor did it include an evaluation or investigation of the presence or absence of wetlands. Our work also did not include an evaluation of any potential mold hazard at the site.

We appreciate the opportunity to be of service to you. If you have any questions, please call.

Sincerely,
HERZOG GEOTECHNICAL

Craig Herzog, G.E.
Principal Engineer



Attachments: References
Plate 1 - 5

REFERENCES

Boore, D.M., Stewart, J.P., Seyhan, E. and Atkinson, G.M., 2014, *NGA-West2 Equations for Predicting PGA, PGV, and 5% Damped PSA for Shallow Crustal Earthquakes*, Earthquake Spectra 30:3, 1057-1085.

Caltrans, 2012, *Implementation of the 2012 Caltrans Fault Database (Version 2A and Acceleration Response Spectra Online (Version 2.0.4))*.

Campbell, K.W., and Bozorgnia, Y., 2014, *NGA-West2 Ground Motion Model for the Average Horizontal Components of PGA, PGV, and 5% Damped Linear Acceleration Response Spectra*, Earthquake Spectra 30:3, 1087-1115.

Chiou, B. and Youngs, R.R., 2014, *Update of the Chiou and Youngs NGA Model for the Average Horizontal Component of Peak Ground Motion and Response Spectra*, Earthquake Spectra 30:3, 1117-1153.

Davenport, C.W., 1984, *An Analysis of Slope Failures in Eastern Marin County, California, Resulting From the January 3 & 4, 1982 Storm*, California Department of Conservation, Division of Mines and Geology DMG Open-File Report 84-22.

Gregor, N., Abrahamson, N.A., Atkinson, G.M., Boore, D.M., Bozorgnia, Y., Campbell, K.W., Chiou, B., Idriss, I.M., Kamai, R., Seyhan, E., Silva, W., Stewart, J.P., and Youngs, R., 2014 *Comparison of NGA-West2 GMPEs*, Earthquake Spectra 30:3, 1179-1197.

Idriss, I.M., and Boulanger, R.W., 2008, *Soil Liquefaction During Earthquakes*, Earthquake Engineering Research Institute, Monograph No. MNO-12.

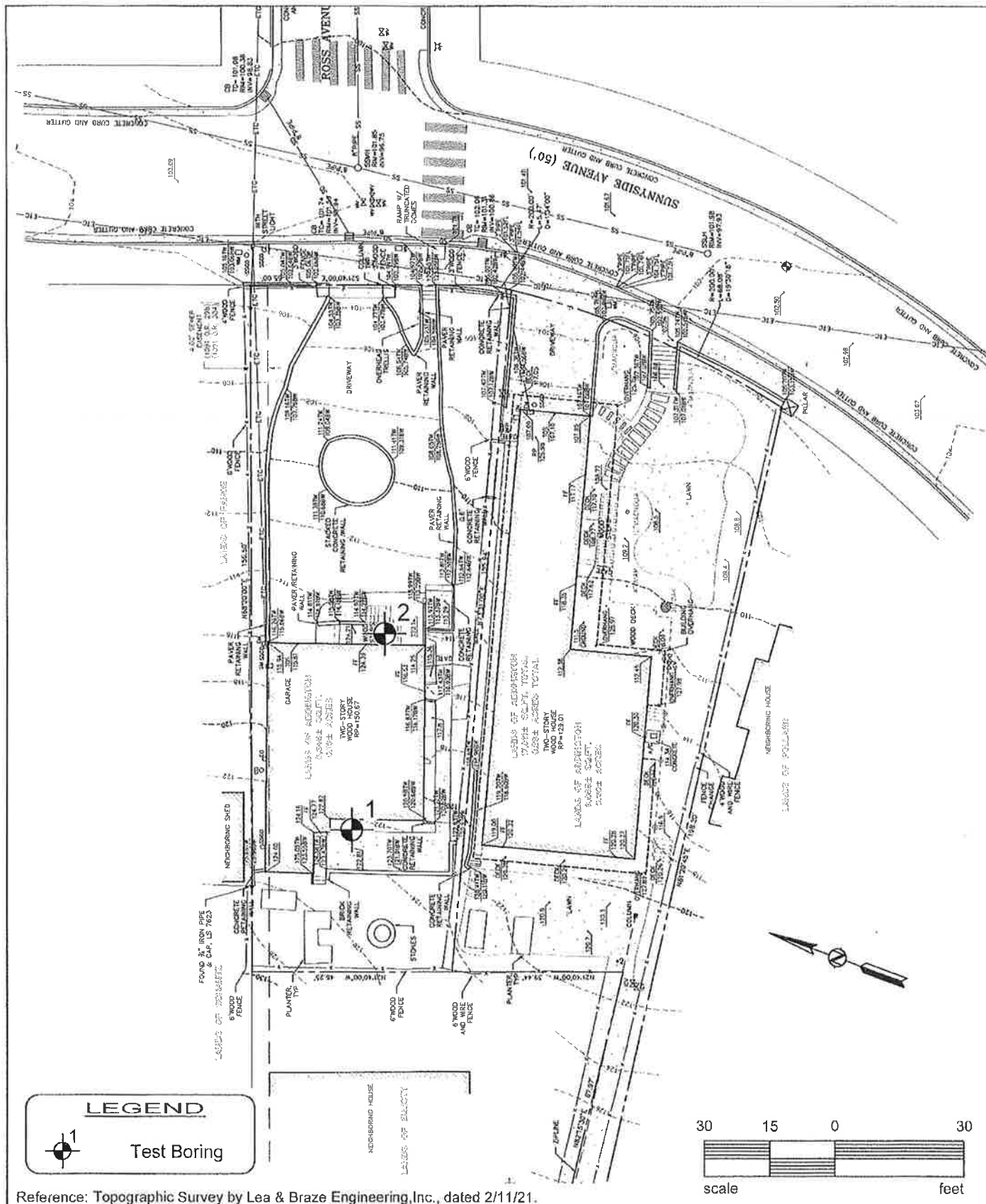
Petersen, et. al., 1996, *Probabilistic Seismic Hazard Assessment for the State of California*, California Department of Conservation, Division of Mines and Geology, Open File Report 96-08.

Rice, S.J., Smith, T.C., and Strand, R.G., 1976, *Geology for Planning: Central and Southeastern Marin County, California*, California Division of Mines and Geology, OFR 76-2.

Sanaz Rezaeian, Mark D. Petersen, Morgan P. Moschetti, Peter Powers, Stephen C. Harmsen and Arthur D. Frankel, 2014, *Implementation of NGA-West2 Ground Motion Models in the 2014 U.S. National Seismic Hazard Maps*, Earthquake Spectra 30:3, 1319-1333.

U.S. Geologic Survey, August 2016, *Earthquake Outlook for the San Francisco Bay Region 2014-2043*, USGS Fact Sheet 2016-3020, ver. 1.1.

Wentworth, C.M. and Frizell, V.A., 1975, *Reconnaissance Landslide Map of Parts of Marin and Sonoma Counties, California*, U.S. Geological Survey OFM 75-281.



HERZOG
GEOTECHNICAL
CONSULTING ENGINEERS

Job. No: 4167-01-22
 Appr: CH
 Drwn: LPDD
 Date: JUL 2022

SITE PLAN

49 Sunnyside Avenue

San Anselmo, California

PLATE

1

Other Laboratory Tests	Pocket Penetrometer (ksf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200 sieve	Blows/Foot * Sample	DEPTH (FEET)	EQUIPMENT: 4" Flight Auger		ELEVATION: **		
							LOGGED BY: C.H.		START DATE: 6-30-22		
							FINISH DATE: 6-30-22				
		12.4	104		21	0	GRAY-BROWN SILTY SAND (SM), loose, moist (Fill)				
						1					
						2	MOTTLED YELLOW-ORANGE-GRAY CLAYEY SAND (SC), medium dense, dry, with decomposed sub-angular rock fragments				
						3					
						4	becomes moist at 4'				
		17.9	111		24	5					
						6	ORANGE-BROWN GRAVELLY CLAY WITH SAND (CL), medium stiff to stiff, moist				
						7					
		16.9	111		32	8	MOTTLED ORANGE-GRAY-BROWN CLAYEY SAND (SC),				
						9					
						10					
					55	11	ORANGE-BROWN SANDSTONE, firm, friable, highly weathered				
							BOTTOM OF BORING 1 @ 11 FEET				
							No Free Water Encountered				



* Converted to equivalent standard penetration blow counts.

** Existing ground surface at time of investigation.

Other Laboratory Tests	Pocket Penetrometer (ksf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200 sieve	Blows/Foot * Sample	DEPTH (FEET)	EQUIPMENT: 4" Flight Auger LOGGED BY: C.H. ELEVATION: ** START DATE: 6-30-22 FINISH DATE: 6-30-22
		20.9	103		7	0	GRAY-BROWN SILTY SAND (SM), loose, moist (Fill)
						1	
						2	MOTTLED ORANGE-GRAY-BROWN CLAYEY SAND (SC), loose, moist
						3	becomes medium dense at 3'
		17.1	112		26	4	
						5	
						6	
						7	
						8	
						9	GRAY SHEARED SHALE, firm to moderately hard, weak to moderately strong, highly weathered, vertically oriented shear fabric
					33 3/4"		
BOTTOM OF BORING 2 @ 9.3 FEET No Free Water Encountered							
* Converted to equivalent standard penetration blow counts. ** Existing ground surface at time of investigation.							

MAJOR DIVISIONS				TYPICAL NAMES
COARSE GRAINED SOILS More than Half > #20C sieve	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW	WELL GRADED GRAVELS, GRAVEL-SAND
			GP	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES
		GRAVELS WITH OVER 12% FINES	GM	SILTY GRAVELS, POORLY GRADED GRAVEL-SAND-SILT MIXTURES
			GC	CLAYEY GRAVELS, POORLY GRADED GRAVEL-SAND-CLAY MIXTURES
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS WITH LITTLE OR NO FINES	SW	WELL GRADED SANDS, GRAVELLY SANDS
			SP	POORLY GRADED SANDS, GRAVELLY SANDS
		SANDS WITH OVER 12% FINES	SM	SILTY SANDS, POORLY GRADED SAND-SILT MIXTURES
			SC	CLAYEY SANDS, POORLY GRADED SAND-CLAY MIXTURES
FINE GRAINED SOILS More than Half < #200 sieve	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS WITH SLIGHT PLASTICITY	
		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
		OL	ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	
		CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	
		OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	
	HIGHLY ORGANIC SOILS		Pt	PEAT AND OTHER HIGHLY ORGANIC SOILS

UNIFIED SOIL CLASSIFICATION SYSTEM

		 Shear Strength, psf  Confining Pressure, psf	
Consol	Consolidation	Tx	2630 (240) Unconsolidated Undrained Triaxial
LL	Liquid Limit (in %)	Tx sat	2100 (575) Unconsolidated Undrained Triaxial, saturated prior to test
PL	Plastic Limit (in %)	DS	3740 (960) Unconsolidated Undrained Direct Shear
PI	Plasticity Index	TV	1320 Torvane Shear
Gs	Specific Gravity	UC	4200 Unconfined Compression
SA	Sieve Analysis	LVS	500 Laboratory Vane Shear
■	Undisturbed Sample (2.5-inch ID)	FS	Free Swell
▣	2-inch-ID Sample	EI	Expansion Index
▤	Standard Penetration Test	Perm	Permeability
⊠	Bulk Sample	SE	Sand Equivalent

KEY TO TEST DATA

ROCK SYMBOLS



SHALE OR CLAYSTONE



CHERT



SERPENTINITE



SILTSTONE



PYROCLASTIC



METAMORPHIC ROCKS



SANDSTONE



VOLCANIC



DIATOMITE



CONGLOMERATE



PLUTONIC



SHEARED ROCKS

LAYERING

MASSIVE	Greater than 6 feet
THICKLY BEDDED	2 to 6 feet
MEDIUM BEDDED	8 to 24 inches
THINLY BEDDED	2-1/2 to 8 inches
VERY THINLY BEDDED	3/4 to 2-1/2 inches
CLOSELY LAMINATED	1/4 to 3/4 inches
VERY CLOSELY LAMINATED	Less than 1/4 inch

JOINT, FRACTURE, OR SHEAR SPACING

VERY WIDELY SPACED	Greater than 6 feet
WIDELY SPACED	2 to 6 feet
MODERATELY SPACED	8 to 24 inches
CLOSELY SPACED	2-1/2 to 8 inches
VERY CLOSELY SPACED	3/4 to 2-1/2 inches
EXTREMELY CLOSELY SPACED	Less than 3/4 inch

HARDNESS

SOFT - Pliable; can be dug by hand

FIRM - Can be gouged deeply or carved with a pocket knife

MODERATELY HARD - Can be readily scratched by a knife blade; scratch leaves heavy trace of dust and is readily visible after the powder has been blown away

HARD - Can be scratched with difficulty; scratch produces little powder and is often faintly visible

VERY HARD - Cannot be scratched with pocket knife; leaves a metallic streak

STRENGTH

PLASTIC - Capable of being molded by hand

FRIABLE - Crumbles by rubbing with fingers

WEAK - An unfractured specimen of such material will crumble under light hammer blows

MODERATELY STRONG - Specimen will withstand a few heavy hammer blows before breaking

STRONG - Specimen will withstand a few heavy ringing hammer blows and usually yields large fragments

VERY STRONG - Rock will resist heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments

DEGREE OF WEATHERING

HIGHLY WEATHERED - Abundant fractures coated with oxides, carbonates, sulphates, mud, etc., thorough discoloration, rock disintegration, mineral decomposition

MODERATELY WEATHERED - Some fracture coating, moderate or localized discoloration, little to no effect on cementation, slight mineral decomposition

SLIGHTLY WEATHERED - A few stained fractures, slight discoloration, little or no effect on cementation, no mineral decomposition

FRESH - Unaffected by weathering agents, no appreciable change with depth

March 21, 2022

San Anselmo Planning Department
525 San Anselmo Avenue
San Anselmo, CA 94960

RE: Neighborhood Acknowledgement Form for project at 49 Sunnyside Avenue

Dear Planning Department:

In keeping with the procedures of San Anselmo's planning permit process, I distributed to our immediate neighbors (a total of five) the "Neighborhood Acknowledgement Form" along with drawings of our proposed project. I sat and discussed the drawings with four of the neighbors and have their signed forms attached.

Unfortunately, one of the neighbors has not responded. On February 24, I delivered drawings to our neighbors who reside at 52 Melville Avenue. I delivered the drawings and the form to the neighbor, and we had a cordial conversation. She said, however, that she would need her husband to review them. Later that evening, her husband called me and left a voicemail saying that, because the property is owned by his father, he (Robert Sr.) would need to review the documents.

I have called Robert Sr. and left voicemail messages three times. As of today, I have not received any response.

Robert Elliott, Jr. (415) 847-7381

Robert Elliott, Sr. (415) 457 -2363

I hope the city will consider this a good faith effort to communicate with the residents and the property owner of 52 Melville Avenue.

Best Regards,

Andrew McCune

(206) 850-8500



NEIGHBOR ACKNOWLEDGEMENT FORM

The Town seeks to maintain a sense of community, preserve neighbor relations, and avoid appeals of planning decisions. The Town has found that requiring early conversations between neighbors allows neighbors to work out issues prior to a public hearing and results in the fewest appeals. The Town requires written acknowledgement that an applicant has reviewed the project with the owners and occupants of all abutting property, including property across any street.

Project Address and Assessor's Parcel No. 49 Sunnyside Avenue
APN: 007-263-24

Applicant(s)/Owner(s) Kathryn Phillips & Andrew McCune

Date of Plans Reviewed 14 February 2022

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s) Christine Schantz

Neighbor Signature(s) Christine Schantz **Date** 2/26/22

Neighbor Address 80 McVillie Ave

Neighbor Phone Number and Email 415.595.3303, christine.schantz@comcast.net

Comments (optional) I approve of Kathryn & Andrew's

plan, appreciate their notifying us of their plans, and welcome them to the neighborhood.

Note: the information on this form will become part of the public record for this project and providing personal information is optional.



NEIGHBOR ACKNOWLEDGEMENT FORM

The Town seeks to maintain a sense of community, preserve neighbor relations, and avoid appeals of planning decisions. The Town has found that requiring early conversations between neighbors allows neighbors to work out issues prior to a public hearing and results in the fewest appeals. The Town requires written acknowledgement that an applicant has reviewed the project with the owners and occupants of all abutting property, including property across any street.

Project Address and Assessor's Parcel No.	49 Sunnyside Avenue APN: 007-263-24
Applicant(s)/Owner(s)	Kathryn Phillips & Andrew McCune
Date of Plans Reviewed	14 February 2022

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s) KAREN DETWILER

Neighbor Signature(s) Karen Detwiler Date FEB 24, 2022

Neighbor Address 46 SUNNYSIDE SAN ANSELMO

Neighbor Phone Number and Email _____

Comments (optional) _____

Note: the information on this form will become part of the public record for this project and providing personal information is optional.



NEIGHBOR ACKNOWLEDGEMENT FORM

The Town seeks to maintain a sense of community, preserve neighbor relations, and avoid appeals of planning decisions. The Town has found that requiring early conversations between neighbors allows neighbors to work out issues prior to a public hearing and results in the fewest appeals. The Town requires written acknowledgement that an applicant has reviewed the project with the owners and occupants of all abutting property, including property across any street.

Project Address and Assessor's Parcel No.	49 Sunnyside Avenue APN: 007-263-24
Applicant(s)/Owner(s)	Kathryn Phillips & Andrew McCune
Date of Plans Reviewed	14 February 2022

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s) Ann Fance

Neighbor Signature(s) Ann Fance Date 2-24-2022

Neighbor Address 103 Sunnyside Ave, San Anselmo, CA 94960

Neighbor Phone Number and Email _____

Comments (optional) _____

Note: the information on this form will become part of the public record for this project and providing personal information is optional.



NEIGHBOR ACKNOWLEDGEMENT FORM

The Town seeks to maintain a sense of community, preserve neighbor relations, and avoid appeals of planning decisions. The Town has found that requiring early conversations between neighbors allows neighbors to work out issues prior to a public hearing and results in the fewest appeals. The Town requires written acknowledgement that an applicant has reviewed the project with the owners and occupants of all abutting property, including property across any street.

Project Address and Assessor's Parcel No.	49 Sunnyside Avenue APN: 007-263-24
Applicant(s)/Owner(s)	Kathryn Phillips & Andrew McCune
Date of Plans Reviewed	14 February 2022

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s) Benjamin Blum & Jordan Martin

Neighbor Signature(s) [Signature] Date 3/5/22

Neighbor Address 45 Sunnyside Ave

Neighbor Phone Number and Email _____

Comments (optional) _____

Note: the information on this form will become part of the public record for this project and providing personal information is optional.

July 1, 2022

San Anselmo Planning Department
525 San Anselmo Avenue
San Anselmo, CA 94960

RE: Waiver of Story Poles

Dear Planning Department:

The comments in response to the Planning Application for the project at 49 Sunnyside (dated May 26, 2022 – emailed June 02, 2022), indicate the need for story poles. This application and project do not fall under the policy of design review described in *San Anselmo, California, Code of Ordinances 10-3.1505 Projects Subject to Design Review, paragraph d*. The proposed project does not exhibit any of the attributes described in paragraph d.

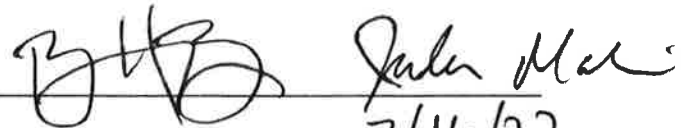
Upon further discussion with Heidi Scoble on June 6, 2022, and the follow-up email dated June 10, 2022, she requested that I obtain the immediate neighbors' (45 Sunnyside and 103 Sunnyside) consent to forgo the erection of story poles. The signatures below, signify that: 1) the project has been discussed with the neighbors and 2) story poles are not needed to demonstrate the scope and massing of the project at 49 Sunnyside (Application Number PR02022-018).

Ann Fanoe (103 Sunnyside)



Date: 7-16-22

Benjamin Blum and Jordan Malin (45 Sunnyside)



Date: 7/16/22

7/16/22

Best Regards,

Andrew McCune

Architect

(206) 850-8500



TOWN OF SAN ANSELMO

PLANNING COMMISSION STAFF REPORT

Date: August 15, 2022

To: Chair Tunny and Members of the Planning Commission

From: Richard Smeaton, AICP, Contract Planner

Subject: Karin and James Blom Residence, 31 Lincoln Park, Project No. PRO2022-0030

Recommendation

The Planning Commission to approve Project No. PRO2022-0030, a Grading Permit to allow a new pool that involves 123+/- cubic yards of cut, 55+/- cubic yards of fill, and the removal of 68+/- cubic yards at 31 Lincoln Park, subject to the findings and conditions in the staff report.

Property Information:

Project Address: 31 Lincoln Park
Owner/Applicant: Karin and James Blom
Assessor's Parcel No.: 006-254-07
Zoning District: R-1, Single Family Residential, Below 150 Mean Sea Level
General Plan: Single Family, upper portion of site Single Family Conservation
FIRM Flood Zone: X (area of minimal flood hazard)

Project Data:

	Existing	Proposed	Code
Zoning	R-1 Single Family, Below 150 Mean Sea Level	Same	Same
General Plan	Single Family	Same	Same
Flood Zone	X (not a flood zone)	Same	Same
Lot Size (sq. ft.)	11,227 sq. ft.	Same	7,500 sq. ft.
Lot Coverage (sq. ft.)	3,011 sq. ft.	3,492 sq. ft.	3,929 sq. ft.
Lot Coverage (%)	26.8%	31.1%	35%
Pool Intrusion Into Setbacks	N/A	Rear: 8 ft. Side (North): 0 ft. Side(South): 0 ft.	Rear: 5 ft. Side (North): 5 ft. Side(South): 5 ft.

	Existing	Proposed	Code
Pool Equipment (3 ft. high or less) Intrusion Into Setbacks*	N/A	Rear: 5 ft. Side (North): 0 ft. Side(South): 2 ft.	Rear: 5 ft. Side (North): 5 ft. Side(South): 5 ft.

**The pool is proposed to encroach 8 feet into the rear yard setback and will not encroach into either side yard set. As designed, the location of the swimming pool within the 20-foot rear yard setback is permitted and exempted from further review pursuant to Title 10, Chapter 3, Article 4, Table 4B of the San Anselmo Municipal Code.*

Project Description:

The applicant is requesting a Grading Permit to allow for the construction of a new pool to an existing single-family residence.

The applicant is proposing the following:

- A grading permit for +/-123 cubic yards of cut, +/-55 cubic yards of fill, and +/-68 cubic yards will be hauled off-site. The proposed pool will be located in a landscaped area within the rear yard of the property. No trees 22" in diameter or greater will be removed.
- A large stone paved patio area above the pool.
- Two concrete staircases with stone steps leading up to the stone paved patio area.
- New landscaping in the rear yard. The new or rehabilitated landscaping and landscape plan will be installed as approved by the Marin Municipal Water District (MMWD).
- Installation of two bio-detention planters near the southwest and northwest property lines, to hold additional stormwater on-site caused by project development.

The proposed project requires a **Grading Permit pursuant to Town of San Anselmo Municipal Code Section 9-18.08(a)** for the excavation, grade, or fill of more than 100 cubic yards of material.

Project Site:

The project site is located at the Y-intersection of Lincoln Park and Bank Street and slopes gradually uphill from the street. A map showing an aerial view of the project site outlined in red is provided in Figure 1. The proposed pool and site improvements are shown in Figure 2.

Figure 1 - Project Location

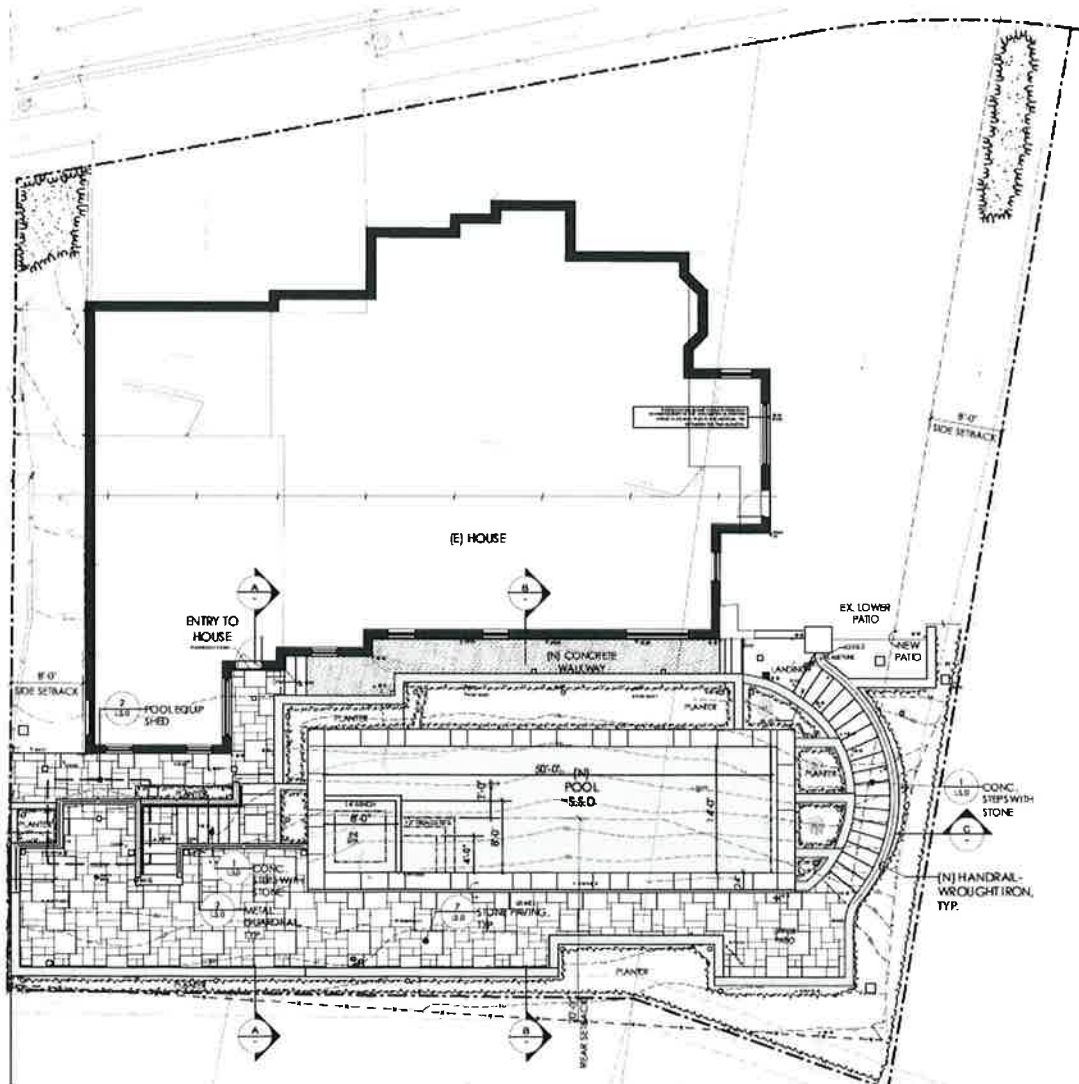


Figure 2 – Proposed Pool & Site Improvements

Staff Analysis and Discussion:

General Plan Consistency

The General Plan land use designation of the site is Single-Family Residential which allows detached single-family units at a density of 1 to 6 units per acre. In order to encourage maintenance of existing structures and to prevent encroachment of higher density development, this designation has been applied to the majority of existing single-family neighborhoods. This project proposes a new pool, landscaping, and patio area to an existing single-family residence and does not change the use, therefore, it is consistent with the General Plan.

The Town General Plan does not address water supply except to provide that, “projects shall not overburden the water supply ...”.¹ In 2019 the Town Council adopted the Marin County Multi-Jurisdictional Local Hazard Mitigation Plan which does not include drought as a local hazard.² The Town Climate Action Plan 2030 encourages water conservation and program W-1 provides the Town will reduce outdoor water use by working with the Marin Municipal Water District (MMWD) and other organizations to “promote water conservation programs and incentives” and “Ensure all projects requiring building permits, plan check, or design review comply with State and MMWD regulations.”

MMWD enforces water conservation requirements within the Town. MMWD can limit filling or refilling pools to protect the District’s water supply. If MMWD’s rules are followed, the proposed pool will not result in a health and safety impact.

MMWD has experienced two successive dry winters in 2020 and 2021 with historically low rainfall and runoff. The MMWD Board called for voluntary water conservation actions in February. MMWD has continued to receive below average rainfall throughout the spring months. As of April 1, 2021, MMWD’s reservoir storage was 43,385-acre feet (AF), 54.5% of total capacity, and nearly 41% below the District average of 73,543 AF. On April 20, 2021, MMWD declared a water shortage emergency and has adopted mandatory water conservation measures and water use restrictions. The use restrictions do not currently restrict filling new pools or refilling existing pools.³

¹ Town of San Anselmo General Plan Conservation Element, Conservation and Environmental Policy Guideline 10.

² Marin County Multi-Jurisdiction Local Hazard Mitigation Plan (2018) <https://www.marinwatersheds.org/sites/default/files/2020-07/Marin%20County%20Multi-Jurisdictional%20Local%20Hazard%20Mitigation%20Plan%202018.pdf>. The 2018 San Anselmo Local Hazard Mitigation Plan included drought as a hazard and included two mitigation measures to conserve water: 1. Incorporate drought tolerant or xeriscape practices into new Town landscape designs to reduce dependence on irrigation; and 2. Use permeable surfaces where feasible to reduce runoff and promote groundwater recharge.

³ See staff report <https://www.marinwater.org/sites/default/files/2021-04/04-20-2021%20Agenda%20Packet%20-%20Board%20of%20Directors.pdf>

The MMWD Water Resources Plan 2040⁴ calls for prohibiting use of potable water for refilling pools in water shortage Stages 3, 4 and 5 and prohibiting filling new or existing pools in Stage 5. During Stage 3, the water supply shortage is severe and triggered when MMWD's total reservoir storage is less than 40,000 acre-feet on April 1. As a result, MMWD demand must be reduced by at least 25 percent for MMWD to meet the immediate needs of its customers.⁵ During Stage 5, a 50 percent or greater reduction in water use is required for MMWD to meet the immediate needs of its customers. This stage is triggered when total reservoir storage on December 1 is projected to be in the vicinity of, or less than, 25,000 acre-feet. At this stage filling new or existing pools with potable water from MMWD is prohibited.⁶

Zoning Ordinance Compliance

The zoning for the site is Single-Family Residential District (R-1) which is intended for the development of detached, single-family homes with allowable residential density range from one to six dwelling units per acre. The project requires grading for the pool excavation and grading to make a level area surrounding the pool and does not propose any additional units. The pool, landscaping, and paved space would increase the site coverage from 26.8% to 31.1%, which is still below the maximum allowable coverage of 35%. The size and location of the pool and pool equipment meets the setback development standards for pools and pool equipment in the R-1 zone, therefore, it is consistent with the Zone Code.

Grading Permit

Pursuant to the San Anselmo Municipal Code Chapter 18, Excavation, Grading, and Erosion Control, Section 9-18.01, Purpose, the purpose of the Grading Permit review is to establish controls on excavation, grading, and fill within the Town. The controls are established for reasons of safety, erosion control, sound, soil engineering practice, aesthetics, Environmental Protection, and water quality protection.

To approve the grading permit the Planning Commission must find, "the health, welfare and safety of the public will not be adversely affected."⁷ Hillside instability and loss of adequate potable water supply would be health and safety issues. The applicant has provided a preliminary Geotechnical Report that indicates the pool and patio area grading and wall construction "are in substantial compliance with [their] geotechnical recommendations".

As previously summarized in the Project Description, a Grading Permit is required for the proposed new pool. In order to approve or conditionally approve the Grading Permit, the Commission must make the findings for Grading Permit in Section 9-18.08(c) of the San Anselmo Municipal Code (SAMC) listed below. Discussions for findings for approval of the Grading Permit are found in the resolution.

⁴ MMWD Water Resources Plan 2040 (2017) <https://www.marinwater.org/sites/default/files/2020-09/Water%20Resources%20Plan%202040.pdf>

⁵ Ibid page 8-9

⁶ Ibid page 9

⁷ [San Anselmo Municipal Code Section 9-18.08](#)

- 1. The health, welfare and safety of the public will not be adversely affected;**
- 2. Adjacent properties are adequately protected by project investigation and design from geologic hazards as a result of the work;**
- 3. Adjacent properties are adequately protected by project design from drainage and erosion problems as a result of the work;**
- 4. The amount of excavation, grading, or fill proposed is not more than is required to allow the property owner reasonably beneficial use of his or her property;**
- 5. The visual and scenic enjoyment of the area by others will not be unreasonably adversely affected by the project;**
- 6. Natural landscaping will not be removed by the project more than is necessary and that any removed vegetation will be replanted in a timely manner;**
- 7. The time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes;**
- 8. The proposed excavation, grading, or fill does not violate the Town's General Plan or zoning Codes; and**
- 9. Sufficient erosion control measures will be employed to offset any impact by the proposed excavation, grading, or fill.**

Upon review of the project, and as supported in the Exhibit B, Findings, of the attached Resolution, staff suggest the requisite Grading Permit findings can be achieved.

CEQA Determination

The project is categorically exempt from review under the California Environmental Quality Act since it falls under the types of projects which the California Secretary of the Resources Agency has determined do not usually have a significant effect on the environment under a Class 3 categorical exemption for "construction and location of limited numbers of new, small facilities or structures" "Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences." (14 CCR Section 15303(e)) The proposed grading work in association with a landscape plan that would also be exempt under Class 4 of the CEQA exemptions (14 CCR § 15304(b)). No exception set forth in Section 15300.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources (area proposed for grading has no trees or creek); (b), which relates to cumulative impacts (although utilities may be working in the area, this project's construction time will not last long); Subsection (c), which relates to unusual circumstances (grading amount not unusual); or

Subsection (f), which relates to historical resources (site is not associated with historical events or persons, not architecturally significant).

Public Notice and Comments

A notice was mailed to all property owners within 300 feet of the site and posted in three places. Apart from receiving the attached Neighbor Acknowledgement Forms, staff has not received comments as of the distribution of this report.

Attachments:

1. Draft Resolution
2. Project Plans
3. Geotechnical Investigation Report prepared by Salem Howes Associates, Inc. dated December 13, 2021
4. Geotechnical Investigation Report Conformance Letter prepared by Salem Howes Associates, Inc. Dated April 29, 2022
5. Neighbor Acknowledgement Forms

**SAN ANSELMO PLANNING COMMISSION
RESOLUTION NO. 2022-XX**

**APPROVAL OF A GRADING PERMIT FOR THE CONSTRUCTION OF A NEW POOL WITHIN THE REAR
YARD AT 31 LINCOLN PARK
(PRO2022-0030)**

WHEREAS, an application has been filed by applicant and property owners, Karin and James Blom, requesting Planning Commission approval of grading permit PRO2022-0030 for a new pool that involves approximately 123 cubic yards of cut, 55 cubic yards of fill, and off-haul of 68 cubic yards at 31 Lincoln Park, APN 006-254-07 (herein referred to as the "Project"); and

WHEREAS, the project site is located within the General Plan Single-Family Residential land use designation and zoned Single-Family R-1; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on August 15, 2022, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff reports as well as any and all oral and written testimony on the proposed project; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "Blom Residence" and dated April 8, 2022; and

WHEREAS, the Planning Commission finds that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report; and

WHEREAS, the project involves the construction of a new foundation for an existing single-family residence and approval of the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(e) New Construction or Conversion of Small Structures, accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the Town of San Anselmo hereby incorporates the recitals above; makes the findings set forth in Exhibit "A" approving the Project described herein, subject to Conditions of Approval attached as Exhibit "B" as 31 Lincoln Park, APN 006-254-07.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Planning Commission on the 15th day of August, 2022, by the following vote:

AYES:	Commissioner:
NOES:	Commissioner:
ABSENT:	Commissioner:
ABSTAIN:	Commissioner:

Heidi Scoble, AICP
Secretary to the Planning Commission

Attachments

- 1 Findings
- 2 Conditions of Approval
- 3 Project Plans

EXHIBIT A

FINDINGS

31 Lincoln Park
APN 006-254-07

GRADING PERMIT

In order to approve the grading permit, the Planning Commission must determine whether the project is in conformance with the required Grading Permit Findings in Section 9-18.08(c) of the San Anselmo Municipal Code (SAMC). The required findings are provided in *italics* below, followed by staff's analysis required for said findings.

1. *The health, welfare and safety of the public will not be adversely affected.*

There will be no adverse effects to the public other than the temporary disruption associated with construction. The grading will be fully contained on site and a construction management plan is required. The water to fill the pool is a small fraction of the water used by residents of the Town annually. MMWD can prohibit filling the pool or refilling the pool if necessary to preserve potable water supply. The pool can serve as a source of emergency water supply. Therefore, the health, welfare, and safety of the public will not be adversely affected.

2. *Adjacent properties are adequately protected by project investigation and design from geologic hazards as a result of the work.*

A grading permit and construction management plan are both required at the building permit stage. Preliminary geotechnical review has been received and conditions require recommendations of the report to be followed thus adjacent properties will be adequately protected from geologic hazards.

3. *Adjacent properties are adequately protected by project design from drainage and erosion problems as a result of the work.*

A building permit is required to ensure construction complies with building standards. An Erosion and Sediment Control plan is required for the approval of the Grading Permit by the Public Works Department. The applicant will also install two bio-detention planters near the southwest and northwest property lines, to hold additional stormwater on-site caused by project development. Storm water and erosion control plans were also provided with best practices and therefore the scope of work will not result affect adjacent properties as a result of work done.

4. *The amount of excavation, grading, or fill proposed is not more than is required to allow the property owner reasonably beneficial use of his or her property.*

The grading is limited to excavation for a standard size pool and reasonable size patio area surrounding the pool within the rear yard area of the project site. The scope of work is in compliance with the City's General Plan and Zoning Code requirements.

-
5. *The visual and scenic enjoyment of the area by others will not be unreasonably adversely affected by the project.*

The pool is professionally designed, is located in the private rear yard of the site, and complies with required side and rear yard setbacks, therefore, the scope of work will not create an adverse visual impact to neighbors.

6. *Natural landscaping will not be removed by the project more than is necessary and that any removed vegetation will be replanted in a timely manner.*

No trees with a diameter over 22" and only grass vegetation will be removed in the area where the pool is proposed. Landscape planters surrounding the pool are proposed.

7. *The time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes.*

Storm water and erosion control plans were provided and will be reviewed by the Public Works Department prior to permit issuance, therefore the scope of work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes.

8. *The proposed excavation, grading, or fill does not violate the Town's General Plan or Zoning Codes.*

The proposed grading, excavation, and fill for a pool and patio area are in compliance with the Town's General Plan and Zoning Code. The pool will comply with water conservation standards. Limited grading is proposed to create a level area in the rear yard.

9. *Sufficient erosion control measures will be employed to offset any impact by the proposed excavation, grading, or fill.*

An erosion control plan is required. Work will be monitored by the Public Works Department to ensure implementation and maintenance of erosion control protections throughout the project duration. Specific details will be coordinated with the Public Works Department and submitted as part of the building permit submittal.

EXHIBIT B

CONDITIONS OF APPROVAL

31 Lincoln Park

APN 006-254-07

This approval authorizes a grading permit PRO2022-0030 for a pool that involves approximately 123 cubic yards of cut, 55 cubic yards of fill, and off-haul of 68 cubic yards at 31 Lincoln Park, APN: 006-254-07

1. The project shall substantially comply with plans for 31 Lincoln Park by Roth LaMotte Landscape Architecture dated April 8, 2022, except as otherwise specified in the Conditions of Approval.
2. The project shall comply with the recommendations in the Geotechnical Investigation by Salem Howes Associates Inc. Geotechnical Consultants dated December 13, 2021.
3. A building permit is required and a separate grading permit is required.
4. Site landscaping shall comply with the Marin Municipal Water District and Ross Valley Fire Department requirements and the applicant shall provide the City a copy of approval from the Water District prior to project final.
5. Unless otherwise provided for in the Town Municipal Code, if an activity or development which has received discretionary approval has not begun within one (1) year from the date of the final action, the permit shall become null and void. The date of final action shall be either ten (10) calendar days following the date of action by the Planning Commission or the Town Council, whichever is last. The discretionary action previously approved by the Planning Commission, or Town Council for which the improvement permitted by the discretionary action has not been used or accomplished may be renewed by the Planning Director for a maximum period of one year provided that prior to the expiration of the discretionary action, the applicant submits a written statement to the Planning Director showing good cause, which shall be reviewed in accordance with the provisions set forth for discretionary actions as set forth in Article 7 of Title 10 of the San Anselmo Municipal Code.
6. Except as otherwise provided in these conditions, the project shall comply with the plans submitted for Planning Commission approval. Plans submitted for the building permit shall reflect any modifications required by the Planning Commission and these conditions.
7. No changes from the approved plans, before or after project final, including changes to the materials and material colors, shall be permitted without prior Town approval. Red-lined plans showing any proposed changes shall be submitted to the Town for review and approval prior to any change. The applicant is advised that changes made to the design during construction may delay the completion of the project and will not extend the permitted construction period.
8. For the Building Permit:

- a. Review the Town's Green Building Reach Codes, which should be used in lieu of the state's Calgreen forms.
 - b. A licensed engineer is required to provide a seismic analysis and framing calculations for the plans.
-

Standard Conditions of Planning Approval

1. All conditions of approval shall be included on the first sheet after the cover sheet of the construction drawings submitted for a building permit.
2. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be identical to those approved by the Planning Commission or Planning Director. If any changes are made to the approved plans the applicant is responsible for clearly identifying all such changes and reviewing them with the Planning Department prior to submitting for a Building Permit or a revision to the Building and/or Grading Permit. All changes made to the Design Review Plans approved by the Planning Commission/Planning Director and the Building Permit construction document submittal must be clearly highlighted with a "bubble" or "cloud" on plans and marked with a "Delta 'P'" at the time of initial Building Permit submittal. A list describing in detail all such changes shall be submitted and attached to the plans. Any changes that have not been clouded on the plans and noted in a transmittal memo and explicitly approved by staff are not approved. Construction, demolition or grading that does not conform to the Planning Commission/Planning Director approval is not valid and shall be subject to stop work orders and may require removal.
3. Site landscaping shall be generally consistent with any approved landscape plan. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy and project final, whichever occurs first, except during the Water Shortage Emergency when Marin Water may require landscaping irrigated with potable water to be deferred until after the termination of the Water Shortage Emergency. During the Water Shortage Emergency, rehabilitated landscapes shall only be watered on days approved by Marin Water. Upon the request of an applicant to receive a Temporary Certificate of Occupancy or defer landscaping due to the drought, and at the discretion of the Planning Director, landscape installation may be guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements. As required by San Anselmo Municipal Code Section 10-3.604 "Landscape Maintenance," all landscaping shall be maintained in a healthy condition in accordance with approved landscaping plans.
4. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the public interest requires a modification or a departure from these accepted plans, the Town shall have the authority to require such modifications or departure and specify the manner in which the same is to be made.
5. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and

consultants from any claim, action, or proceeding ("action") against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or alleging any other liability or damages based upon, caused by, or related to the approval of the project. The Town shall promptly notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with attorneys of the Town's choice, with all attorneys fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

Planning Department Standard Conditions of Approval:

6. This approval shall be final either 10 calendar days following the date of action by the Planning Director, Planning Commission, or Town Council, whichever is last. This approval is effective from the date of approval until the building permit is issued and shall expire one year after approval should a building permit not be issued. If building permits are issued during the effective life of the approval, the expiration date of the approval shall be automatically extended to concur with the expiration date of the building permit. The approval may be renewed once by the Planning Director for one year if the applicant submits a written statement to the Planning Director showing good cause prior to expiration of the application.
7. Prior to issuance of a building permit, the applicants shall reimburse the Town for any known unpaid costs associated with the project, including work done by consultants and the Town Attorney. Prior to project final the applicants shall reimburse the Town for any other unpaid costs associated with the project, including work done by consultants and the Town Attorney.
8. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the building permit. Lighting shall be designed to focus the light onto only the areas necessary to be illuminated and minimize overflow of lighting off-site. Exterior lighting shall not include unnecessary illumination of building or site walls. Town staff will review compliance with this condition after installation of the lighting and reserves the right to require adjustment or elimination of lighting that violates this condition.
9. Approval of a permit does not signify that the applicant has complied with the federal Americans with Disabilities Act of 1990.

Department of Public Works Standard Conditions of Approval:

10. For all improvements within the public right of way, the applicant shall submit plans to adequately describe the work. Plans shall include but not be limited to drainage details, cross-sections, driveway/roadway grades and utility locations as necessary.
11. The project shall comply with the Town of San Anselmo Urban Runoff Pollution Prevention Ordinance. If the project paves or otherwise creates more than 150 square feet of impervious surface, a Flatwork Permit is required from the Public Works Department. In

addition to the site design measures and Flatwork Permit required for small projects, new and redeveloped projects that create or replace more than 500 square feet of impervious surface may require bioretention or permanent stormwater controls designed to remove sediment and other pollutants and to mimic the pre-project site hydrology by controlling the flow rates and/or the volume of stormwater runoff from the project's added and/or replaced impervious surfaces and a Stormwater Control Plan (SCP) (San Anselmo Municipal Code Section 5-8.11).

12. Appropriate Best Management Practices (BMPs) shall be implemented to prevent the discharge of construction wastes or contaminants from construction materials, tools, and equipment from entering storm drains or watercourses. Plans for adequate BMPs to be installed, implemented, and maintained during construction and after final stabilization shall be submitted with the building permit application. The combination of BMPs used, and their execution in the field, must be customized to each site using up-to-date standards and practices. The Town will provide references to current guidance manuals and BMP information on request. (San Anselmo Municipal Code Section 5-8.10)
13. The Director of Public Works may require dedication of street rights-of-way or improvements. No permit for the development of any parcel of land abutting a public street shall be issued until the Director certifies that frontage improvements in accordance with the current Town specifications in use by the Department of Public Works and at the location prescribed by the Town Engineer in accordance with the Streets and Highways Plan of the Town: 1.) have been installed at no cost to the Town; or 2.) will be installed as a part of the development and prior to occupancy; or 3.) that in lieu of the improvements the applicant has deposited the estimated cost of the improvements with the Town. (San Anselmo Municipal Code Section 7-10.101)
14. Any improvements, public or private, damaged during construction shall be replaced, by the applicant, in-kind or with new improvements. All cracked, broken, or uplifted sidewalk, driveway and/or curb and gutter fronting the property shall be replaced. Applicant shall coordinate with the Department of Public Works prior to the start of the project improvements to identify the extents and limits of replacement.
15. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. A minimum of 12' passable auto traffic clearance (paved travel way) shall be maintained at all times along the roadway. The placing of portable restroom facilities in the Town right-of-way will not be permitted unless there is not an appropriate location on the subject property and Public Works approves placement in the right of way.
16. If a permeable paving system is to be used as a part of the site development strategy, the analysis shall include but not be limited to the following:
 - a. For drainage purposes, the underlying intent, either retention or detention, shall be fully quantified. If retention is to be used, a soils report, including percolation of the soils

shall be submitted as a part of the plans. If detention is to be used, peak runoff quantities, storage capacity of the system, discharge rates, discharge points, impacts to existing facilities etc. shall be included. For small to medium projects, the Town and County prescriptive method outlined in the Homeowner's Guide to Stormwater Management may be used if approved by Public Works.

- b. The structural adequacy of the system that accommodates vehicle loading including emergency response vehicles (i.e. fire trucks) if the access to be designated for that purpose.
- c. Provisions for ongoing maintenance of the pavers shall be included in the submittal package.

17. Drainage improvements shall implement Low Impact Development standards, including but not limited to:

- a. No increase in stormwater runoff as compared to existing conditions
- b. Maintain natural drainage patterns
- c. No concentration of flows, allowing drainage to flow naturally and to percolate and mimic existing and sheet flow conditions.
- d. Rock rip-rap outfalls shall be located as far from property lines as possible and shall be designed to mimic existing drainage conditions (i.e. sheet flow, velocity dissipater, etc.)
- e. All stormwater runoff lines (such as building downspout lines, landscape drain lines, etc.) must be discharged in a manner that conforms to the current stormwater discharge practices in Marin County and as outlined in the Town's Homeowner's Guide to Stormwater Management on the Town website.

18. A Construction Management Plan (CMP) shall be submitted to the Town as part of the Building Permit and/or Grading Permit and shall be incorporated into the plans. This plan shall be a binding document. Failure to adhere to the plan may result in a "Stop Work Notice" being placed on the project. An electronic copy of the APPROVED CMP shall be submitted to the Town and may be posted to the Town's website. This plan shall be updated as project conditions warrant. Updates to the plan shall be provided to the Town for review and approval. The CMP shall include but not be limited to:

- a. Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates).
- b. A video of the right of way in front of and adjacent to the property and the haul route as required by Public Works before any work commences.
- c. Construction Hours-Construction hours may be changed before or during construction as needed and determined by Public Works.
- d. Construction Waste Management Plan
- e. Staging/storage type and location
- f. Travel routes and turn-around locations
- g. Road and/or lane closures (Applicant to provide information on how many anticipated road closures, and the reasons for each road closure).
- h. Worker auto parking space locations/construction parking
- i. Phasing (if applicable)

- j. If construction improvements are in areas of steep slopes, the Contractor shall provide safe temporary hard surface stair access to the improvements. This access shall be shown on the CMP.

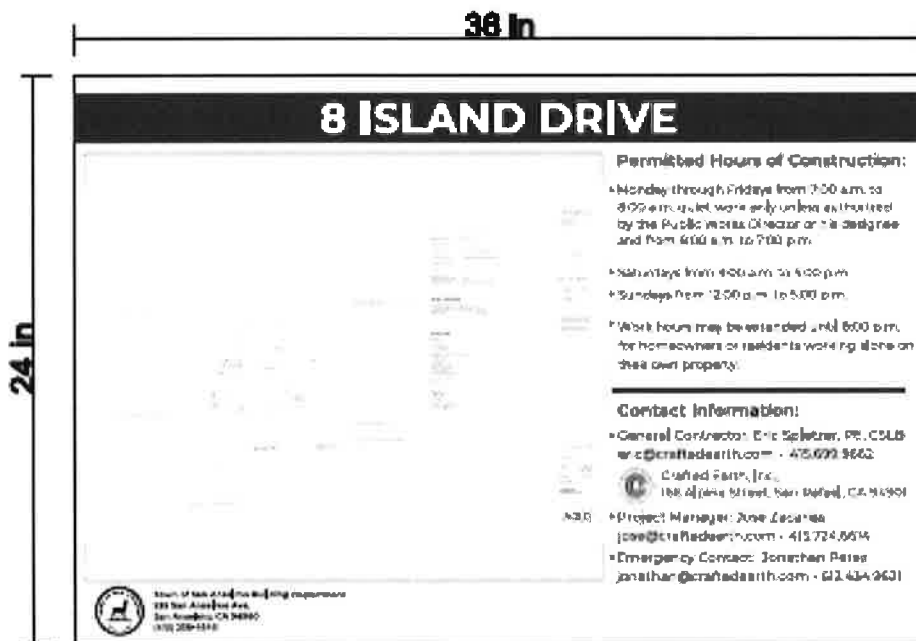
The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes "impacted" during the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e. using the same streets for access) with a significant number of simultaneous construction projects.

Delivery times shall be determined at the time of Building Permit review and included on the Construction Management Plan sign.

Prior to issuance of a building permit, the applicant shall post a sign during construction in a location clearly readable from the public right of way, substantially in the same format at the image below. When approving the Construction Management Plan, the Department of Building or Public Works may require the plan to be incorporated on the sign.

The sign shall include the following information:

- a. Address of the project site.
- b. Permitted hours of construction and of deliveries/off-haul.
- c. Name, e-mail address and direct phone number of the General Contractor.
- d. Name, e-mail address and direct phone number of the person responsible for managing the project.
- e. Name and direct phone number of the party to call in case of an emergency.
- f. Town of San Anselmo Building Department contact information.



Building Department – Standard Conditions of Approval:

19. All construction shall comply with the California Building Code, Plumbing Code, Electrical Code, and Mechanical Code, and other applicable Title 24 Codes in effect at the time of building permit submittal.
20. It is the responsibility of the designer(s) to ensure that all of the above Title 24 codes, as well as any applicable San Anselmo Municipal Codes are incorporated into the design.
21. The hours of construction activity shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturdays and 12:00 p.m. to 5:00 p.m. on Sundays. These hours may be changed as required by Public Works or Building.
22. A mechanical permit is required for any exterior mechanical equipment. Prior to the issuance of a mechanical or building permit for mechanical equipment, the applicant shall provide adequate information, reports and data to the Building Department demonstrating that the noise level from any exterior mechanical equipment or exterior vents, when measured at the property line boundary, complies with Town Noise Ordinance decibel limits.
23. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If off loaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
24. **A Pre-Construction Meeting is required.** Unless waived by the Building Official, prior to initiation of any work on the proposed project, the applicant shall arrange a pre-construction meeting that shall be attended by Town of San Anselmo staff, the owner, general contractor, and sub-contractors responsible for demolition, foundation and excavations, framing, roofing and major deliveries to review these conditions of approval, permitted hours of operation, etc. Staff may require additional subcontractors depending on project scope. The general contractor is responsible for ensuring that all contractors adhere to the Construction Management Plan and all Conditions of Project Approval and Conditions of all permits (Building, Grading, Encroachment, etc.).
25. All required construction signage and any required tree-protection shall be posted and available for Town inspection at the time of the Pre-construction meeting. If these measures are not in place at the time of the pre-construction meeting, a re-inspection fee will be required and issuance of building permit will be delayed.
26. Any project within a Special Flood Hazard Area shall comply with the standards of construction and standards for utilities in San Anselmo Municipal Code Title 7, Chapter 11.
27. All electrical and communication service laterals, including those for cable television service, to any new building or structure or building or structure undergoing a substantial improvement as defined by California Building Code Chapter 2 shall be placed underground from the main service equipment within the building or structure to a location designated

by the supplying utility in accordance with the supplying utility's applicable rules, regulations and tariffs on file with the Public Utilities Commission of the State or other competent jurisdiction. The Building Official may grant an exception to this condition when it is found that the undergrounding of the utility service laterals will cause an unnecessary hardship or results inconsistent with the intent of San Anselmo Municipal Code Title 9, Chapter 4. (SAMC Sec. 9-4.01-9.4.03)

28. Every building shall be numbered by placing the appropriate number on or adjacent to the main entrance to the building so as to be readily seen from the street. Address numbers must be Arabic numerals or alphabetical letters with a minimum stroke width of one-half inch. Numbers on residential buildings shall be self-illuminated, internally-illuminated or placed adjacent to a light which is controlled by a photocell and switched only by a breaker so it will remain illuminated all night. Building numbers shall be a color that clearly contrasts with the color of the background upon which they are placed. Residential building numbers shall be not less than four inches in height and non-residential /commercial building numbers shall be not less than six inches in height. All numbers shall be of proportionate width to the height, shall be made of permanent material, and shall be placed in a manner as to not be easily defaced or removed. (San Anselmo Municipal Code Sections 9-5.03 and 9-5.06).
29. Building plans shall include a green building program description and completed checklist that demonstrate the project shall comply with the applicable Green Building Standards adopted by the Town Council including the green building rating system(s); minimum compliance thresholds; and methods for verification of compliance with the adopted standards. The checklist shall be incorporated onto a separate full-sized plan sheet included with the building plans. A qualified green building rater, if required, shall provide evidence that the project, as indicated by the project plans and green building program description, will achieve the applicable Green Building Standards prior to issuance of a building permit. The green building rating system in effect at the time of building permit submittal shall be that which is applicable to the development project throughout the project construction. During the construction process, alternate green building measures may be substituted, provided that the qualified green building rater or applicable individual provides documentation of the proposed change and the project's continued ability to achieve the Green Building Standards to the Chief Building Official. Prior to final building inspection and occupancy, a qualified green building rater, if required, shall provide evidence that project construction has achieved the required compliance. Where certification through GreenPoint Rated or Leadership in Energy and Environmental Design (LEED) is required and such certification is only available subsequent to occupancy of the completed building, the applicant shall provide documentation of such certification within one (1) year of the date of the final building inspection for the project. (San Anselmo Municipal Code Section 9-19.040)
30. The applicant shall submit a Construction and Demolition Diversion Report to the Building Department prior to final inspection of the project and granting of occupancy. Prior to obtaining any final inspection and grant of occupancy from the Building Department, the person who has obtained a building permit shall pay an Avoided Disposal Regulatory Fee if

the Building Official determines that the applicant has not satisfied the diversion requirements. (San Anselmo Municipal Code Section 9-20.02)

31. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted.

Fire Dept. Standard Conditions of Approval:

32. The project shall comply with the Ross Valley Fire Department Plan Review memorandum for the project. The memo details items required for compliance and required inspections.
33. Final occupancy approval shall not be granted by the Fire Department unless all conditions have been met.
34. Fire Department and Town personnel shall be granted access to private driveways and private roadways in order to enforce applicable ordinances related to fire codes, municipal and penal codes pertaining to maintaining road access for emergency vehicles.

Ross Valley Sanitary District – Standard Conditions of Approval:

35. The project shall comply with all requirements of the Ross Valley Sanitary District prior to project final. Any private sewer lateral may be required to be tested, repaired or replaced prior to project final. Evidence of compliance shall be submitted to the Building Department prior to project final.

Marin Water – Standard Conditions of Approval:

36. The applicant shall comply with all requirements of the Marin Municipal Water District (MMWD) for water service prior to project final including compliance with all indoor and outdoor requirements of MMWD District Code Title 13 – Water Conservation.
37. All landscape and irrigation plans must be designed in accordance with the most current Marin Municipal Water District (MMWD) landscape requirements. New construction and rehabilitated (renovations or changes made to sites with an existing irrigation system) landscape projects will be affected by these requirements if the altered landscape area is greater than 500 square feet. The Code requires a landscape plan, an irrigation plan, and a grading plan. Evidence of compliance (compliance letter or exemption) shall be submitted to the Building Department as part of the building permit review process. Any question regarding the MMWD's current water conservation and landscape Ordinance should be directed to (415) 945-1497 or plancheck@marinwater.org.
38. Indoor plumbing fixtures must meet specific efficiency requirements.
39. Installation of a gray water recycling system is required for all projects that require installation of new water service and existing structures undergoing "substantial remodel" that necessitates an enlarged water service in compliance with MMWD Ordinance No. 429.
40. Backflow protection may be required as a condition of water service.

41. Prior to project final inspection, the applicant shall provide evidence to the Town Building Department that the project has received final approval (or is exempt from review) from the following three MMWD departments: Water Efficient Landscaping, Engineering, and Backflow Prevention.
42. NEW FOR DROUGHT: During the Water Shortage Emergency the project shall comply with Marin Water restrictions, which may include a requirement that applicant submit a written acknowledgement to Marin Water that no new landscaping that will be irrigated with potable water will be installed in connection with the proposed project until after the termination of the Water Shortage Emergency. Existing and rehabilitated landscapes shall only be watered on limited irrigation watering days.

EXHIBIT C

**PROJECT PLANS
31 Lincoln Park
APN 006-254-07**

WELD CHECKLIST AND CERTIFICATION



Water Efficient Landscape Application Checklist and Certificate

The Town of San Anselmo has adopted the Marin Municipal Water District (MMWD) Water Efficient Landscape Ordinance (WELDO) as its local ordinance. The WELDO is based on the California Water Efficient Landscape Ordinance (CWLDO) and is designed to ensure that all new landscape installations are water efficient and sustainable. The WELDO is a local ordinance that is designed to ensure that all new landscape installations are water efficient and sustainable. The WELDO is a local ordinance that is designed to ensure that all new landscape installations are water efficient and sustainable.

PROJECT INFORMATION	
PROJECT NAME	31 LINCOLN PARK
PROJECT ADDRESS	31 LINCOLN PARK, SAN ANSELMO, CA 94060
PROJECT CONTACT	ALAN & JANE RICH
PROJECT PHONE	415 454 3116
PROJECT EMAIL	alan@richland.com

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

- Project is exempt from landscape water efficiency requirements because:
- ☐ No new or rehabilitated landscape is proposed.
 - ☐ Exempt per MMWD Code §13.02.0215(b) (certain).

Project includes new or rehabilitated landscaping and landscape plan will be submitted for review.

- Prior to issuance of a permit, I will:
- ☒ Complete materials required by MMWD (http://www.sananselmo.org/development/landscape/). I will email to MMWD at landscape@sananselmo.org.
 - ☒ Submit copies of MMWD stamped and approved plans, including any grading plan, and approval letter from MMWD to the building department to include with building permit application (or note as deferred submittal in application).

- Prior to project final, I will:
- ☒ Install the project as approved by MMWD.
 - ☒ Email MMWD a Certificate of Completion form and irrigation audit report.
 - ☒ Schedule a final site inspection with MMWD to approve the installation.
- Upon passing the final site inspection, receive a final inspection approval letter from the District.
- ☒ Provide final inspection approval letter to the building department.

CERTIFICATION

I certify that the information provided on this form is true and correct. I understand that if I falsify or misrepresent information on this form, I will be subject to criminal and civil penalties under the California Penal Code and the California Water Efficient Landscape Ordinance (CWLDO) and the Town of San Anselmo will hold final inspection and/or occupancy until the project complies with the Water Efficient Landscape Ordinance.

Signature: *Alan Rich* Date: 3/21/22



1 SURVEY AND DEMO PLAN
Scale: 1/8" = 1'-0"

DEMOLITION NOTES AND SPECIFICATIONS

1. PRIOR TO BEGINNING THE DEMOLITION, THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANSELMO AND THE MARIN MUNICIPAL WATER DISTRICT (MMWD). THE OWNER SHALL ALSO OBTAIN ALL NECESSARY INSURANCE COVERAGE AND SHALL MAINTAIN THE SAME THROUGHOUT THE DEMOLITION PROCESS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANSELMO AND THE MARIN MUNICIPAL WATER DISTRICT (MMWD). THE CONTRACTOR SHALL ALSO OBTAIN ALL NECESSARY INSURANCE COVERAGE AND SHALL MAINTAIN THE SAME THROUGHOUT THE DEMOLITION PROCESS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANSELMO AND THE MARIN MUNICIPAL WATER DISTRICT (MMWD). THE CONTRACTOR SHALL ALSO OBTAIN ALL NECESSARY INSURANCE COVERAGE AND SHALL MAINTAIN THE SAME THROUGHOUT THE DEMOLITION PROCESS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANSELMO AND THE MARIN MUNICIPAL WATER DISTRICT (MMWD). THE CONTRACTOR SHALL ALSO OBTAIN ALL NECESSARY INSURANCE COVERAGE AND SHALL MAINTAIN THE SAME THROUGHOUT THE DEMOLITION PROCESS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANSELMO AND THE MARIN MUNICIPAL WATER DISTRICT (MMWD). THE CONTRACTOR SHALL ALSO OBTAIN ALL NECESSARY INSURANCE COVERAGE AND SHALL MAINTAIN THE SAME THROUGHOUT THE DEMOLITION PROCESS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANSELMO AND THE MARIN MUNICIPAL WATER DISTRICT (MMWD). THE CONTRACTOR SHALL ALSO OBTAIN ALL NECESSARY INSURANCE COVERAGE AND SHALL MAINTAIN THE SAME THROUGHOUT THE DEMOLITION PROCESS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANSELMO AND THE MARIN MUNICIPAL WATER DISTRICT (MMWD). THE CONTRACTOR SHALL ALSO OBTAIN ALL NECESSARY INSURANCE COVERAGE AND SHALL MAINTAIN THE SAME THROUGHOUT THE DEMOLITION PROCESS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANSELMO AND THE MARIN MUNICIPAL WATER DISTRICT (MMWD). THE CONTRACTOR SHALL ALSO OBTAIN ALL NECESSARY INSURANCE COVERAGE AND SHALL MAINTAIN THE SAME THROUGHOUT THE DEMOLITION PROCESS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANSELMO AND THE MARIN MUNICIPAL WATER DISTRICT (MMWD). THE CONTRACTOR SHALL ALSO OBTAIN ALL NECESSARY INSURANCE COVERAGE AND SHALL MAINTAIN THE SAME THROUGHOUT THE DEMOLITION PROCESS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANSELMO AND THE MARIN MUNICIPAL WATER DISTRICT (MMWD). THE CONTRACTOR SHALL ALSO OBTAIN ALL NECESSARY INSURANCE COVERAGE AND SHALL MAINTAIN THE SAME THROUGHOUT THE DEMOLITION PROCESS.

1. CONTRACTOR TO CLEAN UP SITE TO PROVIDE A CLEAN, ORDERLY AND SAFE SITE ON A DAILY BASIS.

2. CLEANUP

LO.1

ISSUED FOR PERMIT

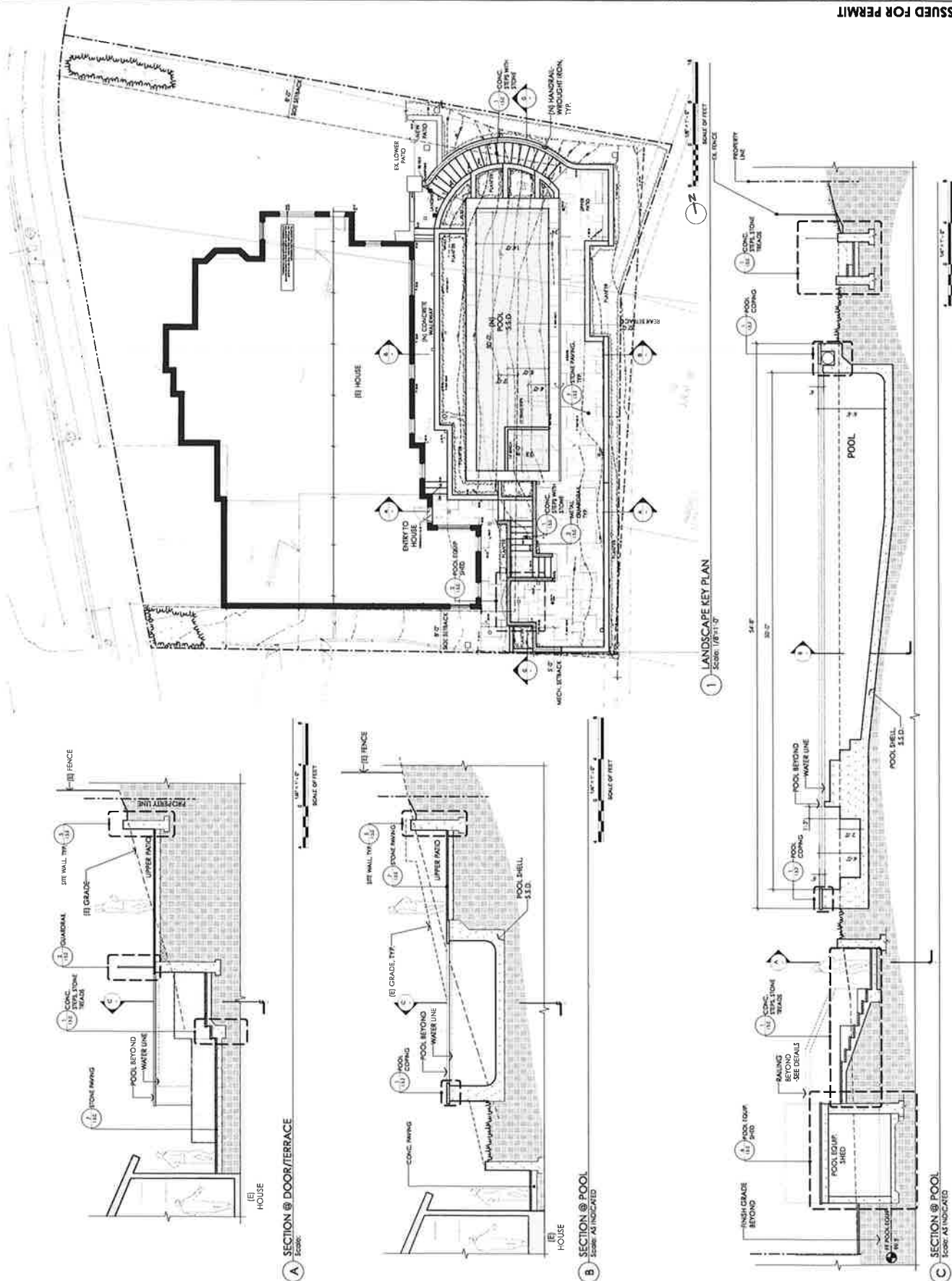
DATE: 04/04/2022
SCALE: AS SHOWN
DESIGNED BY: SL
DRAWN BY: CAR
CHECKED BY: SL

SITE SURVEY & DEMOLITION
WELD CERTIFICATION

DATE: 4/18/22
BY: John Blom, MWD

BLOM RESIDENCE
31 Lincoln Park
San Anselmo, CA
APN: 006-254-07

Robt LaMotte
Landscape Architecture
CONSULTANT
10101
10101
10101



EXCAVATION, IMPORT/FILL AND GRADING NOTES

SEE CIVIL PLANS GRADING AND DRAINAGE
SEE GEOTECHNICAL REPORT FOR ALL SPECIFIC REQUIREMENTS
THE FOLLOWING NOTES ARE GENERAL GUIDELINES ONLY

1. CUT OR FILL TO BE SHOWN BY DASHED LINES TO INDICATE EXISTING GRADES.
2. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.
3. LANDSCAPE ARCHITECT AND GEOTECHNICAL ENGINEER TO REVIEW AND APPROVE ANY FILL TO BE USED IN PLANTED AREAS.
4. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.
5. EXISTING CONTAMINATION OF APPROVED FILL.
6. FILL MATERIAL TO BE PLACED IN LAYERS NOT EXCEEDING 18" PER LAYER.
7. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.
8. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.
9. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.
10. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.
11. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.
12. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.
13. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.
14. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.
15. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.
16. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.
17. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.
18. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.
19. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.
20. ALL EXCAVATIONS SHALL BE TO A MINIMUM OF 18" BELOW FINISHED GRADE.

BLOM RESIDENCE
31 Lincoln Park
San Anselmo, CA
APN: 006-254-07

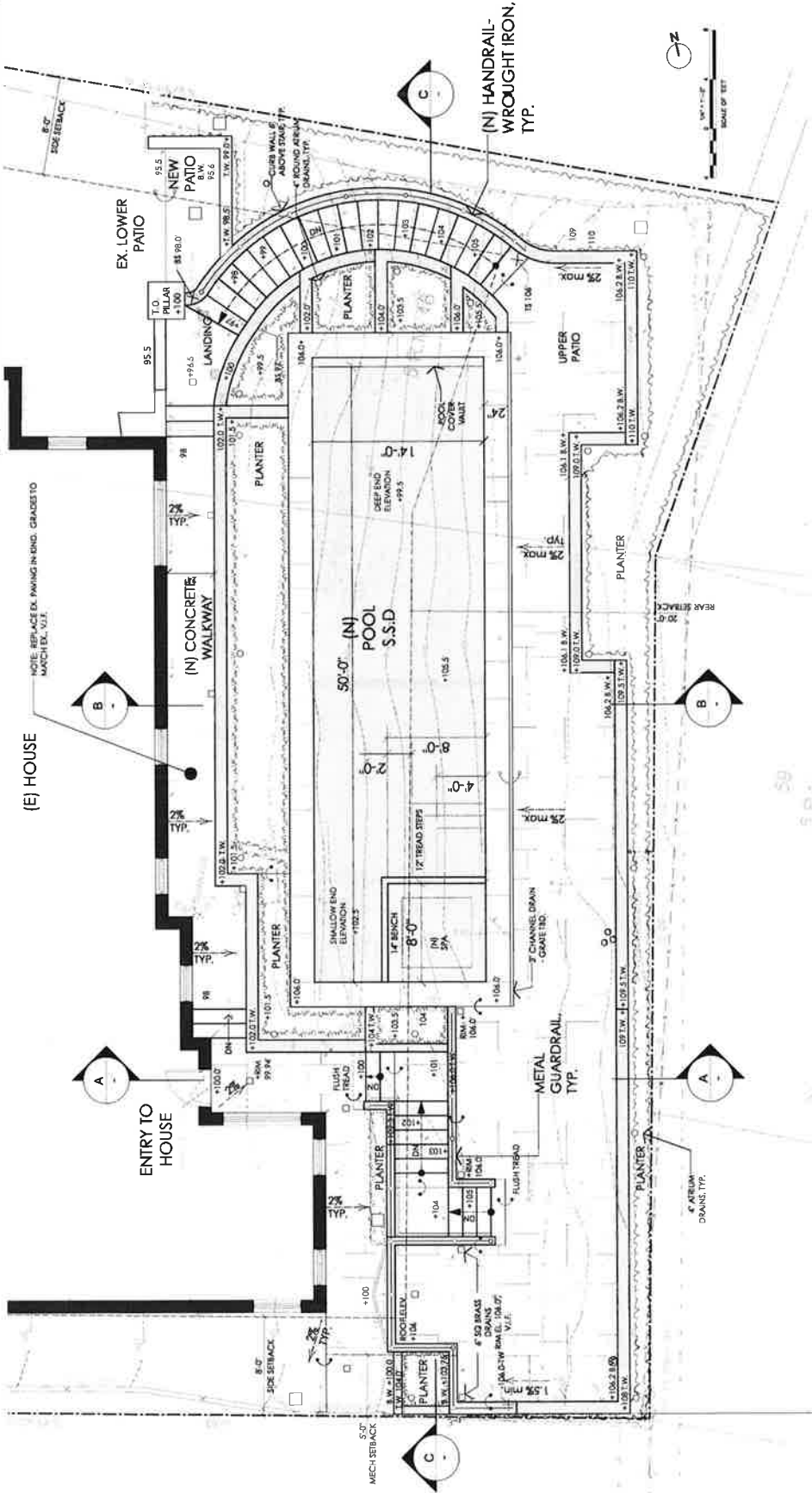
GRADING & LAYOUT PLAN

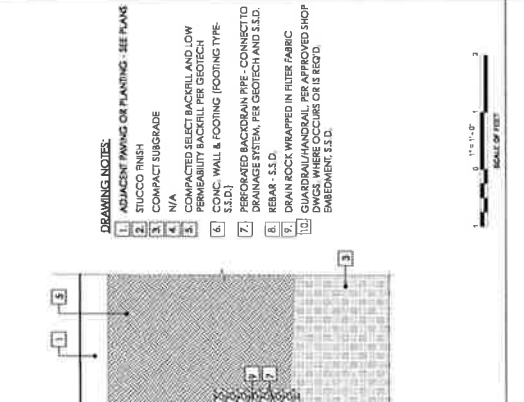
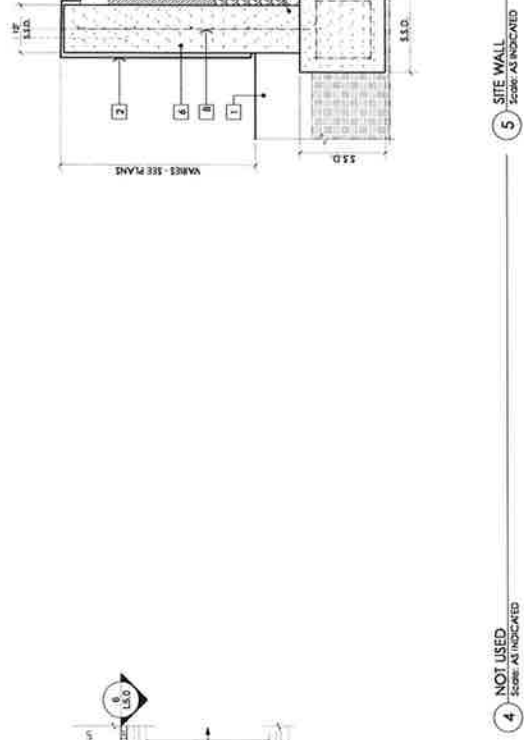
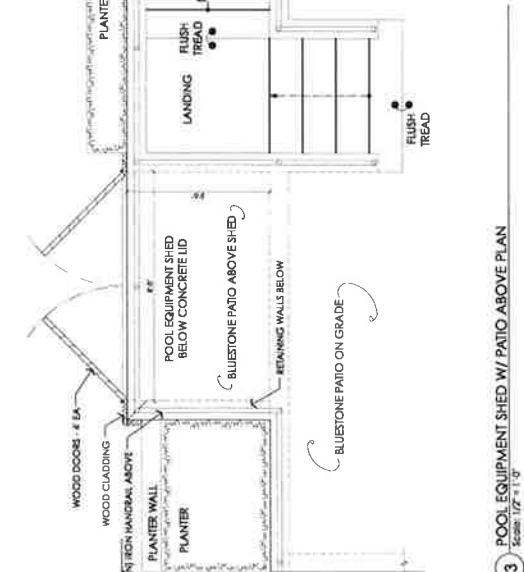
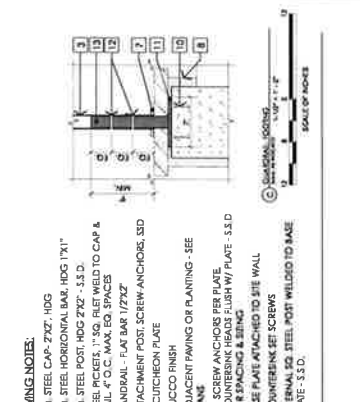
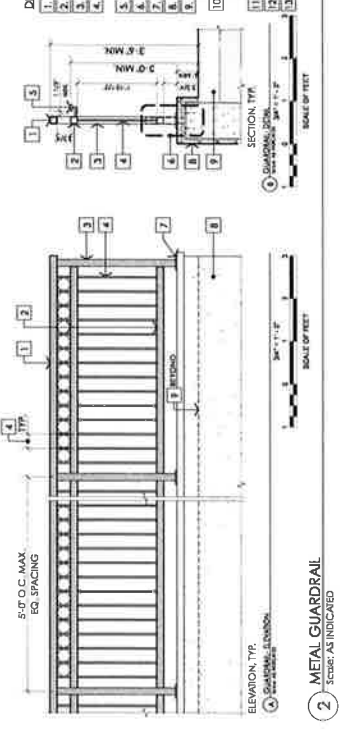
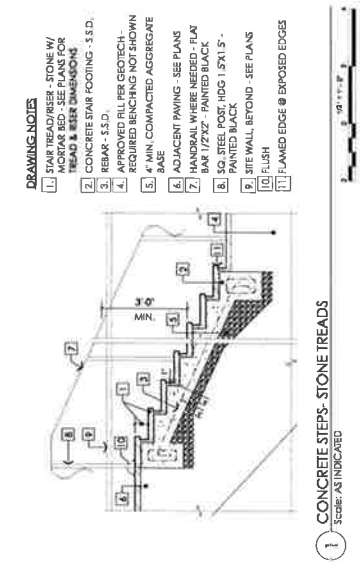
Date: 4/8/22
Plan Name: Blom Plan V.M.K.

NO.	DATE	REVISION
1	4/8/22	ISSUE

DATE: 04/08/2022
SCALE: AS SHOWN
DESIGNED BY: SL
DRAWN BY: GAR
CHECKED BY: TS

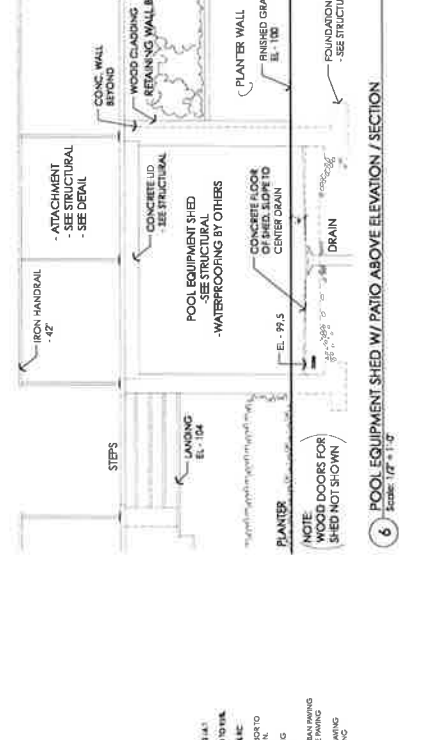
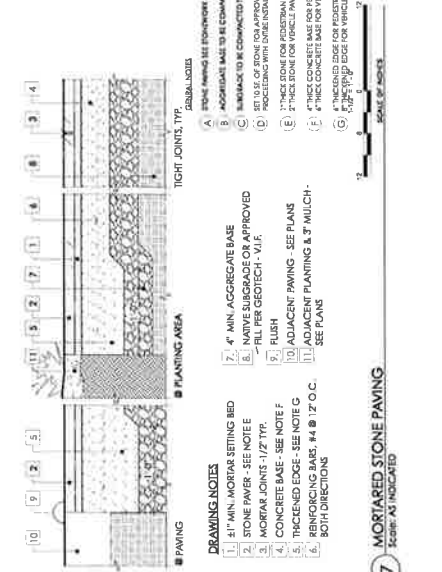
ISSUED FOR PERMIT
L1.1





CONSTRUCTION DETAILS

DATE: 4/8/22
 DRAWN BY: BLOM FROM VAW
 NO. DATE ISSUE NOTES



CONSTRUCTION DETAILS

DATE: 4/8/22
 DRAWN BY: BLOM FROM VAW
 NO. DATE ISSUE NOTES

BLOM RESIDENCE

31 Lincoln Park
 San Anselmo, CA
 APN: 006-254-07

CONSTRUCTION DETAILS

DATE: 4/8/22
 DRAWN BY: BLOM FROM VAW
 NO. DATE ISSUE NOTES

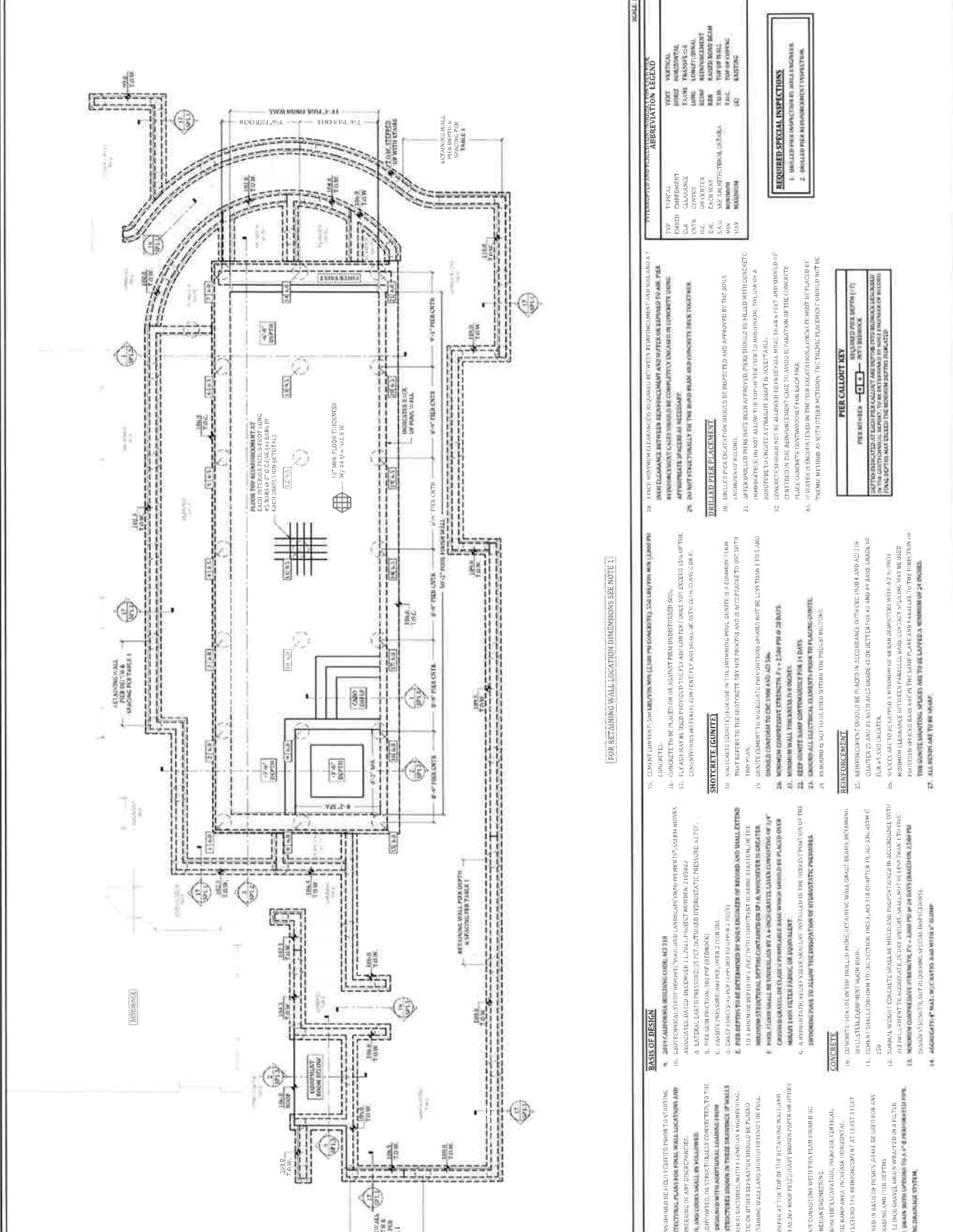
CONSTRUCTION DETAILS

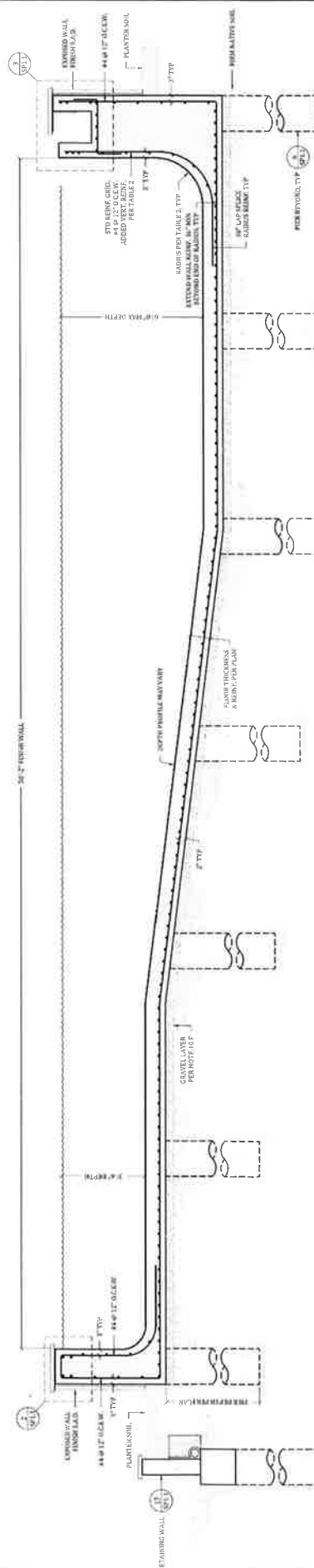
DATE: 4/8/22
 DRAWN BY: BLOM FROM VAW
 NO. DATE ISSUE NOTES

ISSUED FOR PERMIT

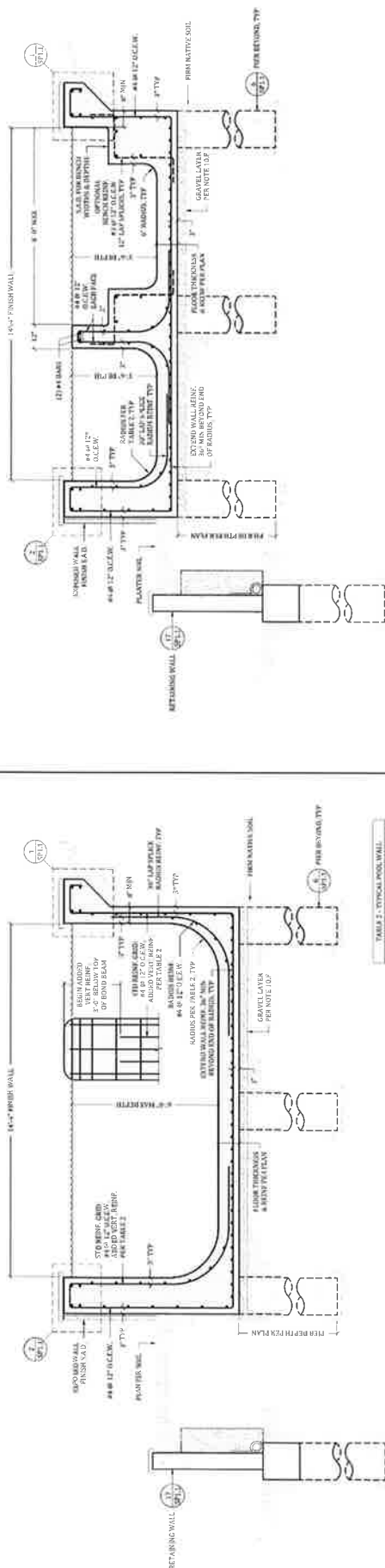
DATE: 04/08/2022
 SCALE: AS SHOWN
 CHECKED BY: SL
 DRAWN BY: GAR
 CHECKED BY: SL

15.0





POOL DEPTH	REINFORCING	ADDED VERT. REINFORCING
6'-0"	1-#4	2-#4 @ 12" O.C.
5'-0"	2-#4	1-#4 @ 12" O.C.
4'-0"	2-#4	1-#4 @ 12" O.C.





DATE: 04/04/22	DATE: 04/04/22
DESIGNED BY: [Signature]	DESIGNED BY: [Signature]
CHECKED BY: [Signature]	CHECKED BY: [Signature]
APPROVED BY: [Signature]	APPROVED BY: [Signature]

31 LILACIN PARK, SAN ANGELO, CA 94903, A.P.N. NO. 009-254-01
BLOM RESIDENCE
CONSTRUCTION NOTES, ABBREVIATIONS

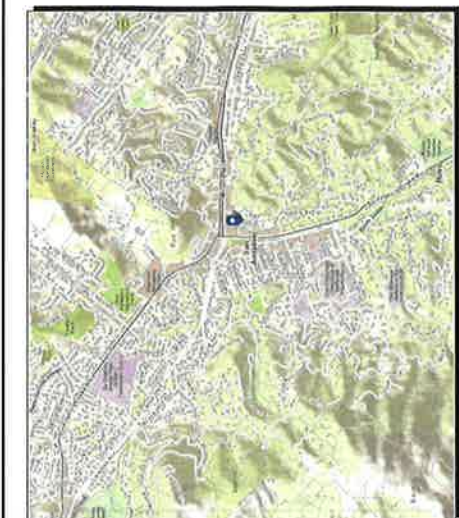
Project: 21000
Date: 4/4/2022
City: San Antonio, CA 78204



VIA AIRMAIL, INC.
4000 W. 10TH STREET, SUITE 100
SAN ANGELO, TEXAS 76901
Tel: (409) 482-8528
Fax: (409) 482-8529
Email: info@viaairmail.com

DATE: 04/04/22
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

C1.0
1 OF 8



AREA MAP
SCALE: 1" = 3000'



VICINITY MAP
SCALE: 1" = 200'

DESIGN TEAM:

PROJECT OWNER:	JAMES AND KAREN BLOM	PROJECT ENGINEER:	VIA AIRMAIL, INC.
PROJECT ARCHITECT:	BOOTH LAMOTTE	PROJECT ENGINEER:	BOOTH LAMOTTE
PROJECT ARCHITECT:	BOOTH LAMOTTE	PROJECT ENGINEER:	BOOTH LAMOTTE
PROJECT ARCHITECT:	BOOTH LAMOTTE	PROJECT ENGINEER:	BOOTH LAMOTTE
PROJECT ARCHITECT:	BOOTH LAMOTTE	PROJECT ENGINEER:	BOOTH LAMOTTE

SANITARY SEWER NOTES

- ALL SEWER CONSTRUCTION AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT 48 HOURS PRIOR TO STARTING ANY SEWER CONSTRUCTION.
- ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.

GRADE QUANTITIES

- ESTIMATED GRADE QUANTITIES:
- ALL GRADE QUANTITIES SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL GRADE QUANTITIES SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL GRADE QUANTITIES SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL GRADE QUANTITIES SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.

TOPOGRAPHIC INFORMATION

- SURVEY INFORMATION USED IN THE DESIGN WAS PROVIDED BY [Name], [Address], [City], [State], [Zip].
- ALL SURVEY INFORMATION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL SURVEY INFORMATION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL SURVEY INFORMATION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL SURVEY INFORMATION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.

PLAN INDEX

- 1 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS
- 2 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS
- 3 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS
- 4 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS
- 5 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS
- 6 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS
- 7 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS
- 8 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS

SYMBOLS

- SECTION TAG
- SECTION TAG
- SECTION TAG
- SECTION TAG
- SECTION TAG
- SECTION TAG
- SECTION TAG
- SECTION TAG

ABBREVIATIONS

1. CLEAR CUT
2. CLEAR CUT
3. CLEAR CUT
4. CLEAR CUT
5. CLEAR CUT
6. CLEAR CUT
7. CLEAR CUT
8. CLEAR CUT

DRAINAGE NOTES

- ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, DRAINAGE DESIGN MANUAL, 2015 EDITION.
- ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, DRAINAGE DESIGN MANUAL, 2015 EDITION.
- ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, DRAINAGE DESIGN MANUAL, 2015 EDITION.
- ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, DRAINAGE DESIGN MANUAL, 2015 EDITION.
- ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, DRAINAGE DESIGN MANUAL, 2015 EDITION.

SANITARY SEWER NOTES

- ALL SEWER CONSTRUCTION AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL SEWER CONSTRUCTION AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL SEWER CONSTRUCTION AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL SEWER CONSTRUCTION AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL SEWER CONSTRUCTION AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.

GRADE QUANTITIES

- ESTIMATED GRADE QUANTITIES:
- ALL GRADE QUANTITIES SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL GRADE QUANTITIES SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL GRADE QUANTITIES SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL GRADE QUANTITIES SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.

TOPOGRAPHIC INFORMATION

- SURVEY INFORMATION USED IN THE DESIGN WAS PROVIDED BY [Name], [Address], [City], [State], [Zip].
- ALL SURVEY INFORMATION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL SURVEY INFORMATION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL SURVEY INFORMATION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.
- ALL SURVEY INFORMATION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SANITARY SEWER DESIGN MANUAL, 2015 EDITION.

PLAN INDEX

- 1 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS
- 2 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS
- 3 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS
- 4 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS
- 5 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS
- 6 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS
- 7 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS
- 8 OF 8 CONSTRUCTION NOTES, ABBREVIATIONS, MAPS

SYMBOLS

- SECTION TAG
- SECTION TAG
- SECTION TAG
- SECTION TAG
- SECTION TAG
- SECTION TAG
- SECTION TAG
- SECTION TAG

ABBREVIATIONS

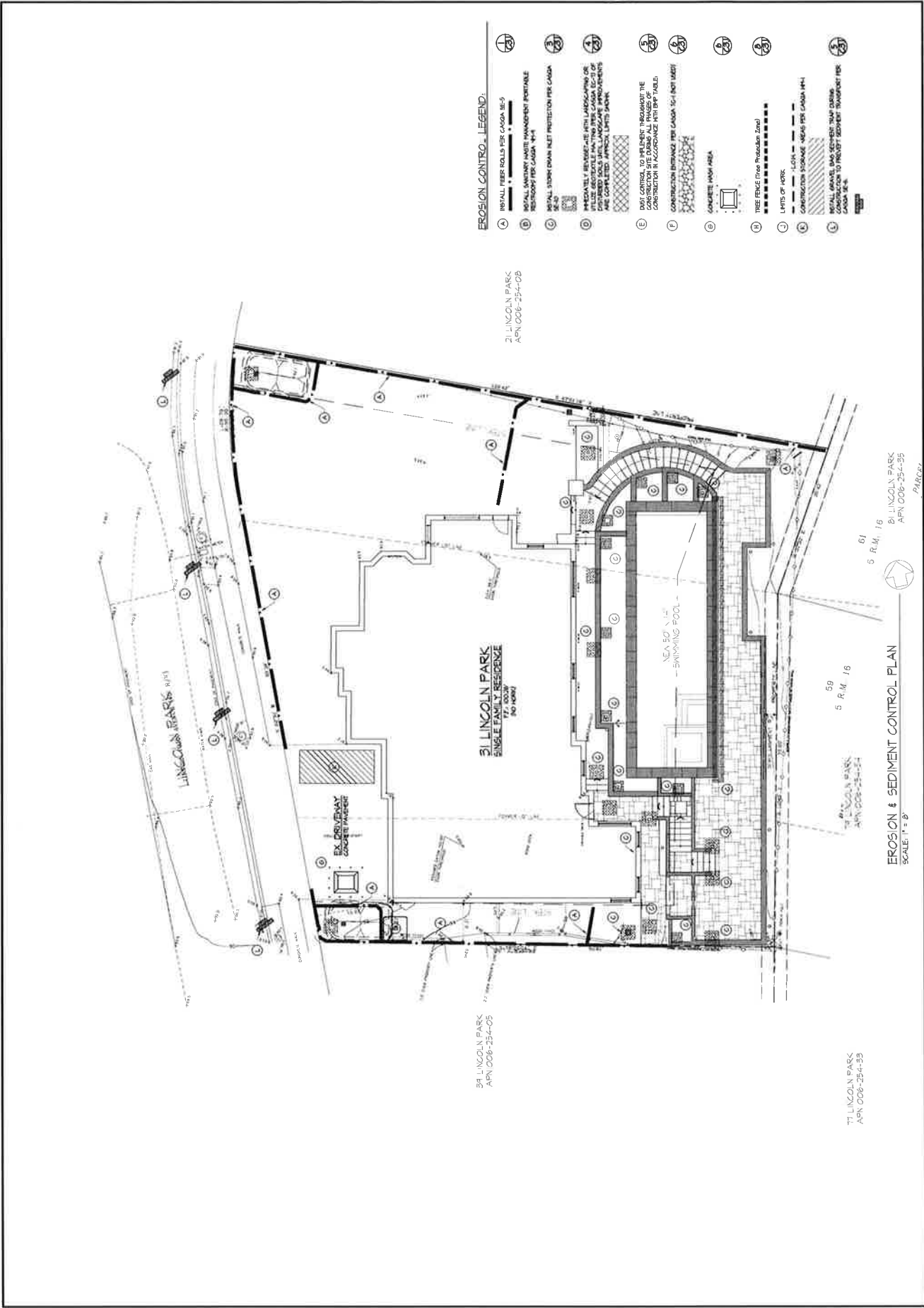
1. CLEAR CUT
2. CLEAR CUT
3. CLEAR CUT
4. CLEAR CUT
5. CLEAR CUT
6. CLEAR CUT
7. CLEAR CUT
8. CLEAR CUT

GENERAL NOTES

- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE STATE OF TEXAS, STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2011 EDITION.
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE STATE OF TEXAS, STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2011 EDITION.
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE STATE OF TEXAS, STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2011 EDITION.
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE STATE OF TEXAS, STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2011 EDITION.
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE STATE OF TEXAS, STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2011 EDITION.

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, CONSTRUCTION DESIGN MANUAL, 2015 EDITION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, CONSTRUCTION DESIGN MANUAL, 2015 EDITION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, CONSTRUCTION DESIGN MANUAL, 2015 EDITION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, CONSTRUCTION DESIGN MANUAL, 2015 EDITION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, CONSTRUCTION DESIGN MANUAL, 2015 EDITION.

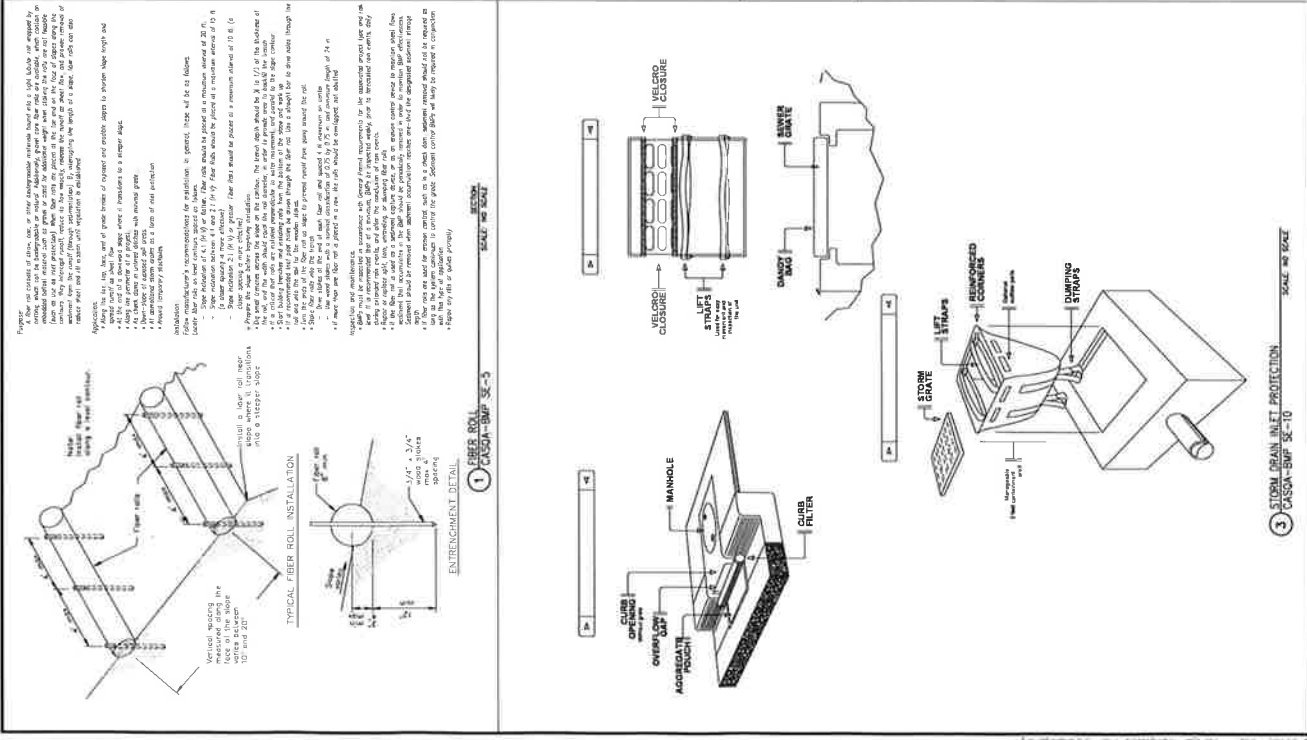
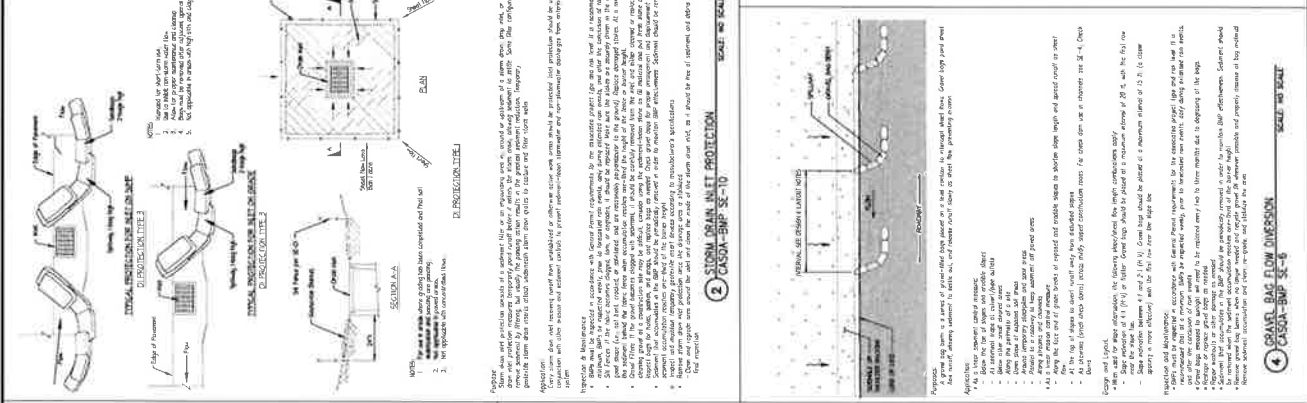
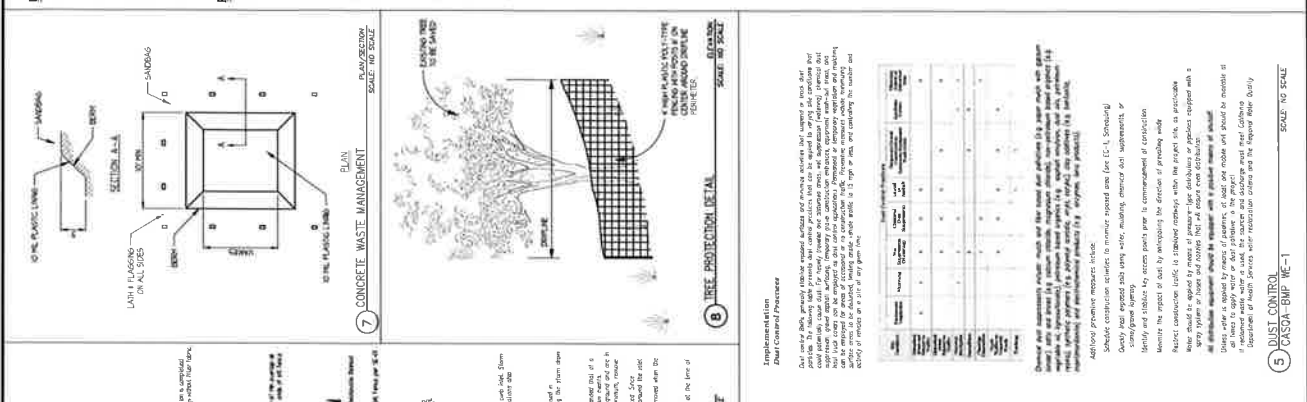


URBAN RUNOFF POLLUTION NOTES

1. Clean up runoff areas of pollutants before construction commences. Remove all debris, trash, and other materials from the site. The contractor shall be responsible for the removal of all pollutants from the site. The contractor shall be responsible for the removal of all pollutants from the site.
2. The contractor shall be responsible for the removal of all pollutants from the site. The contractor shall be responsible for the removal of all pollutants from the site.
3. The contractor shall be responsible for the removal of all pollutants from the site. The contractor shall be responsible for the removal of all pollutants from the site.
4. The contractor shall be responsible for the removal of all pollutants from the site. The contractor shall be responsible for the removal of all pollutants from the site.
5. The contractor shall be responsible for the removal of all pollutants from the site. The contractor shall be responsible for the removal of all pollutants from the site.

EROSION & SEDIMENT CONTROL NOTES

1. Erosion, sedimentation and pollution control shall be provided in accordance with the requirements of the City of San Francisco, California, and the State of California, California. The contractor shall be responsible for the removal of all pollutants from the site.
2. Erosion control measures shall be installed prior to the start of construction. The contractor shall be responsible for the removal of all pollutants from the site.
3. Erosion control measures shall be installed prior to the start of construction. The contractor shall be responsible for the removal of all pollutants from the site.
4. Erosion control measures shall be installed prior to the start of construction. The contractor shall be responsible for the removal of all pollutants from the site.
5. Erosion control measures shall be installed prior to the start of construction. The contractor shall be responsible for the removal of all pollutants from the site.





Rev	Date	
-----	------	--

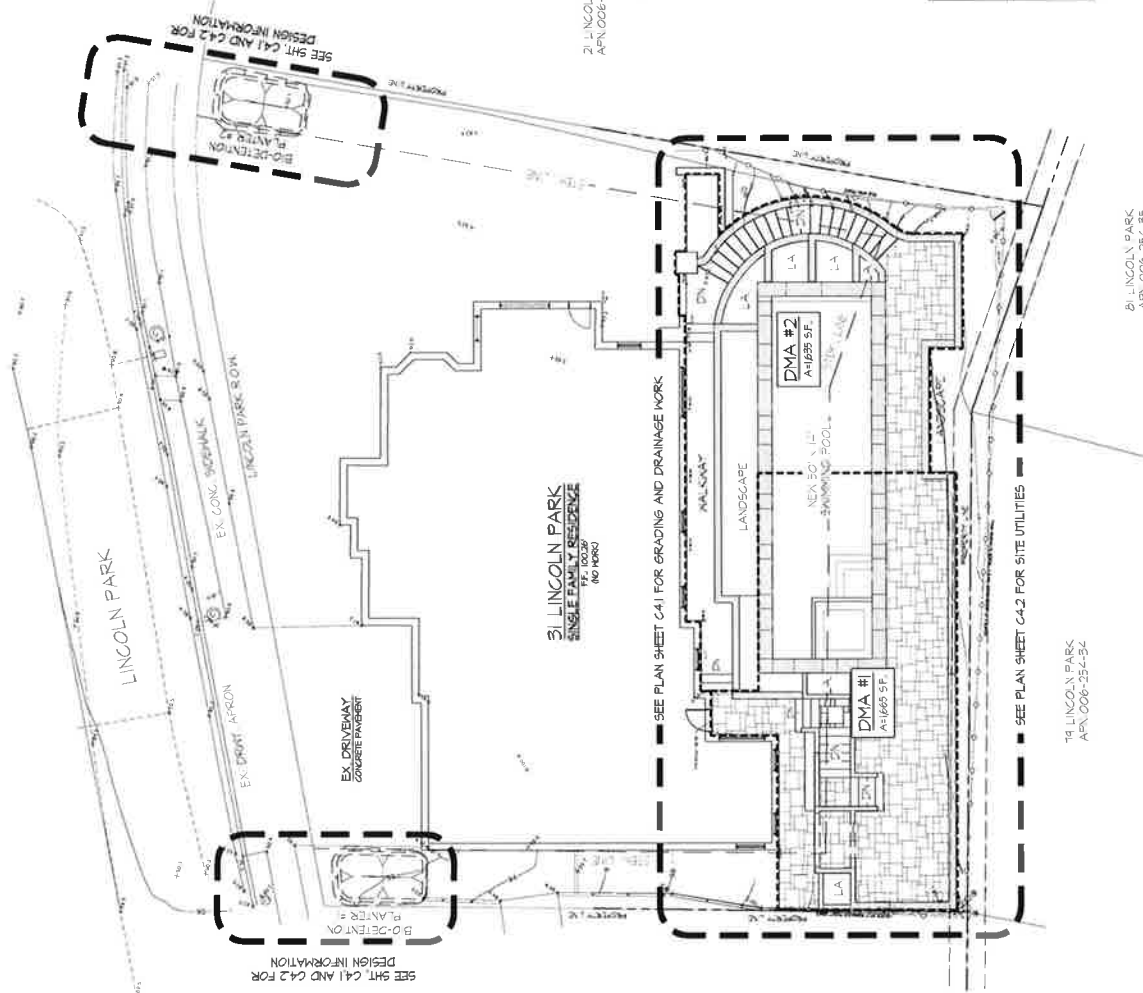
SITE PLAN & STORMWATER MANAGEMENT

Street File
Project
Address:
31 LINK



From: Prepared by
4/6/2022
ENR

JOB NO. 22050	DATE 04/06/22	Drawn By	Reviewed V.L.	SHEET
---------------	---------------	----------	---------------	-------

C4.0
4 OF 6

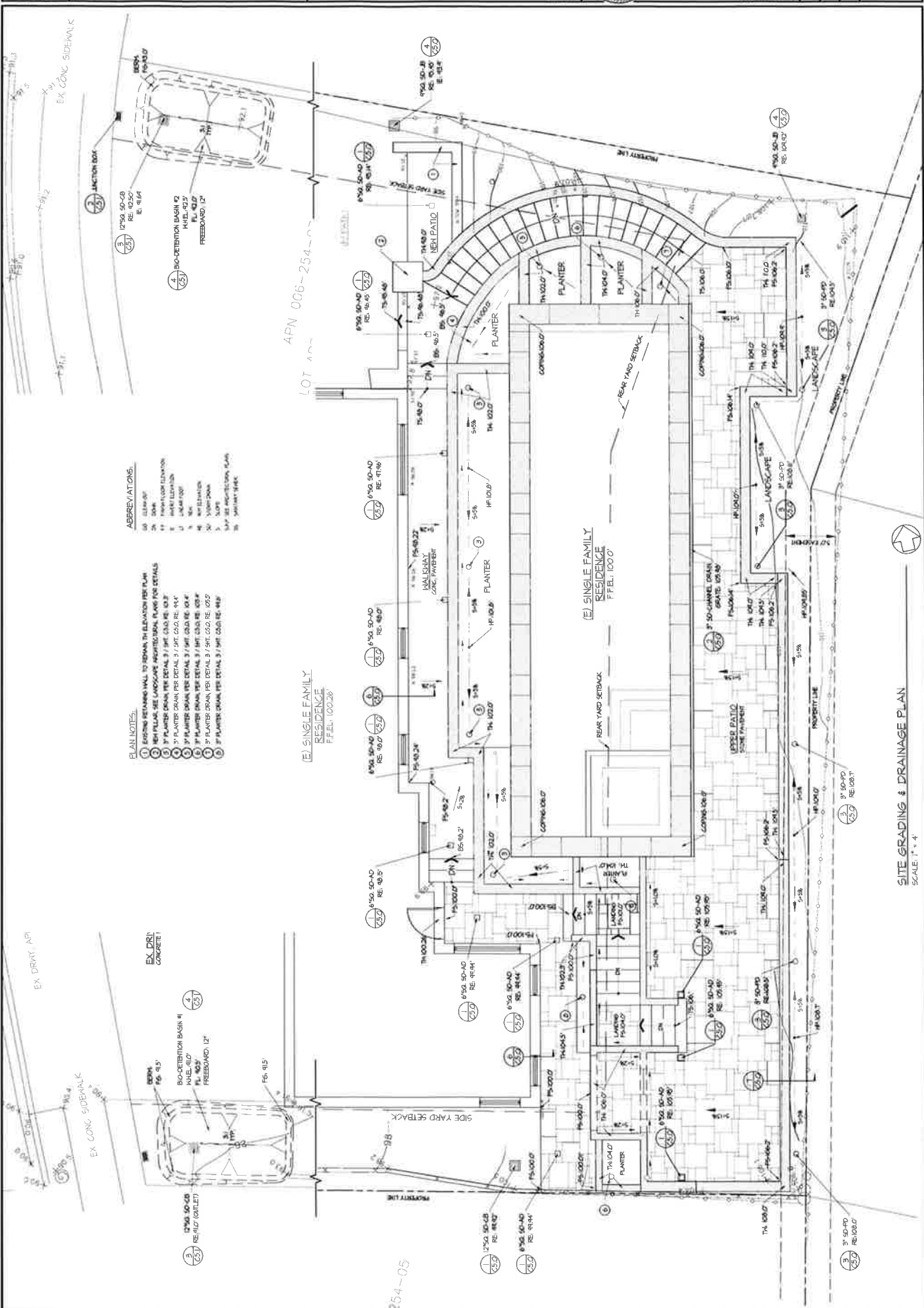
Current Conditions		
Project 1: 1.0000 Paving, 1st Year		
	Area (k1)	Coefficient
Soil Impervious Surface - Pavement	50	1.00
2001.01	115	0.75
High Storm Permeable Surface	8	0.80
Landscaping	1.005	0.38
Total Area		
	168	1.00
2001.02	108	0.75
High Storm Permeable Surface	920	0.10
Landscaping		
Total Area		1.535

Post-Project Conditions		
	Area (ft ²)	Capacities
	Area	Total
Soil Impervious Surface - Pavements	1,552	1,552
Soil Sealed With Mem.	0	0
Landscaping	70	7
Total Area	1,622	1,662
Treatment Area Required (ft²)	1,622	16,188
Soil Impervious Surface - Pavements	8,336	1,168
Soil Sealed With Mem.	0	0
Landscaping	127	22
Total Area	8,463	1,250
Treatment Area Required (ft²)	8,463	83,889



SITE PLAN
SCALE: 1" = 8'

C4.0 4 OF 8



- PLAN NOTES:**
- EXISTING RETAINING WALL TO REMAIN. SEE ELEVATION FOR PLAN.
 - SEE PLAN FOR LANDSCAPE ARCHITECTURAL PLANTING DETAILS.
 - 3" PLANTER DRAIN PER DETAIL 3 / SHT. 03.00 RE. 10.07
 - 3" PLANTER DRAIN PER DETAIL 3 / SHT. 03.00 RE. 10.07
 - 3" PLANTER DRAIN PER DETAIL 3 / SHT. 03.00 RE. 10.07
 - 3" PLANTER DRAIN PER DETAIL 3 / SHT. 03.00 RE. 10.07
 - 3" PLANTER DRAIN PER DETAIL 3 / SHT. 03.00 RE. 10.07
 - 3" PLANTER DRAIN PER DETAIL 3 / SHT. 03.00 RE. 10.07
 - 3" PLANTER DRAIN PER DETAIL 3 / SHT. 03.00 RE. 10.07
 - 3" PLANTER DRAIN PER DETAIL 3 / SHT. 03.00 RE. 10.07
 - 3" PLANTER DRAIN PER DETAIL 3 / SHT. 03.00 RE. 10.07
 - 3" PLANTER DRAIN PER DETAIL 3 / SHT. 03.00 RE. 10.07
 - 3" PLANTER DRAIN PER DETAIL 3 / SHT. 03.00 RE. 10.07
 - 3" PLANTER DRAIN PER DETAIL 3 / SHT. 03.00 RE. 10.07
- ABBREVIATIONS:**
- DS DOWNSPOUT
 - CB CATCH BASIN
 - TH TREE
 - SH SHRUB
 - PL PLANTER
 - SD STORM DRAIN
 - WATER
 - SEWER
 - GAS
 - RE. REFINISH

SITE GRADING & DRAINAGE PLAN
SCALE: 1" = 4'



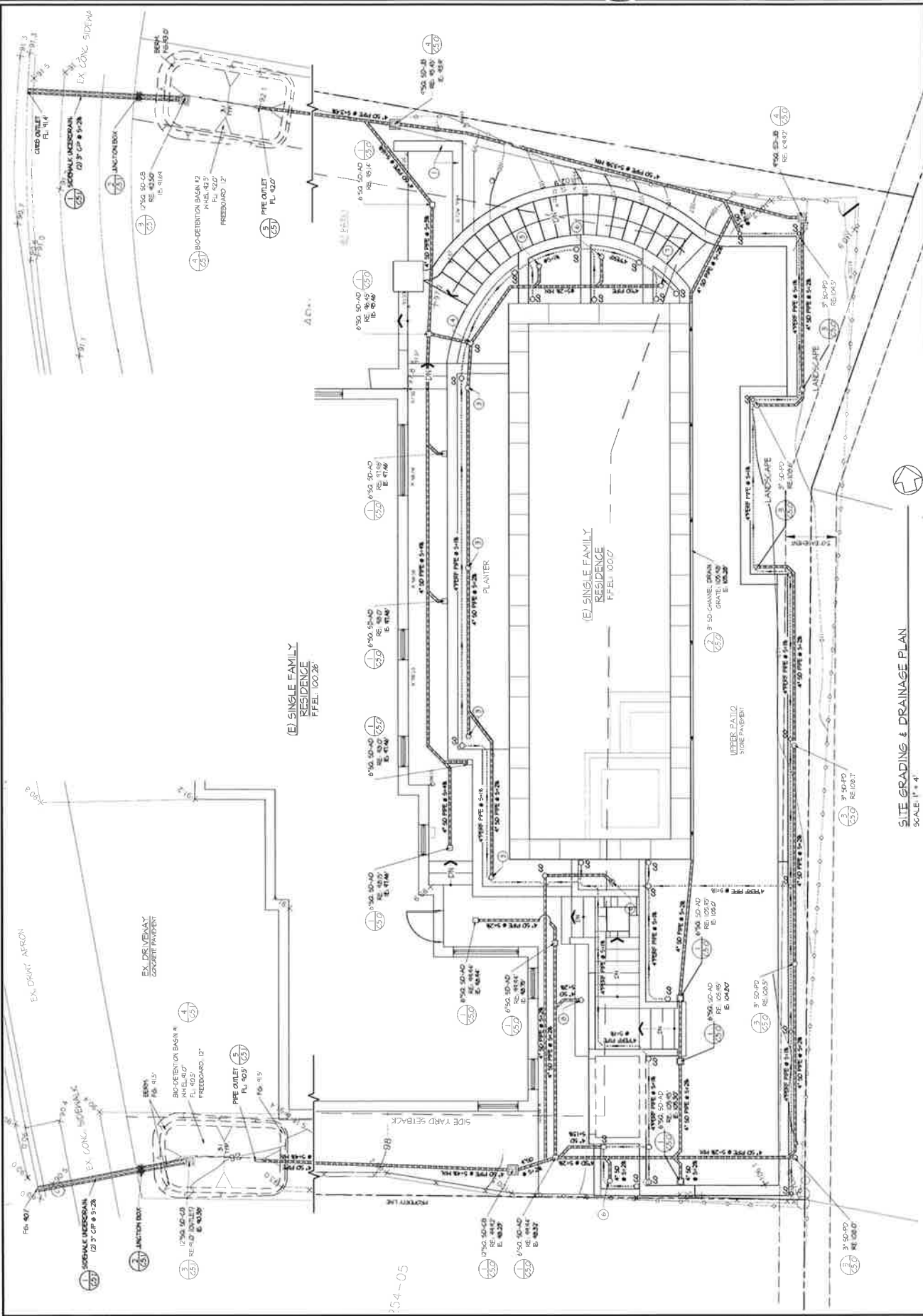
DATE	04/04/22
REVIEWED BY	VI
SHEET	C4.2
OF	6

UTILITY PLAN
BLOM RESIDENCE
31 LINCOLN PARK SAN ANSELMO, CA 94060 A.P.N. NO. 006-254-01



Project: 23061
City: San Anselmo
Date: 4/4/2022
Drawn By: [Signature]
Checked By: [Signature]
Title: [Signature]


JOB NO. 22008
DATE: 04/04/22
REVIEWED BY: VI
SHEET: C4.2
OF: 6



SITE GRADING & DRAINAGE PLAN
SCALE 1" = 4'

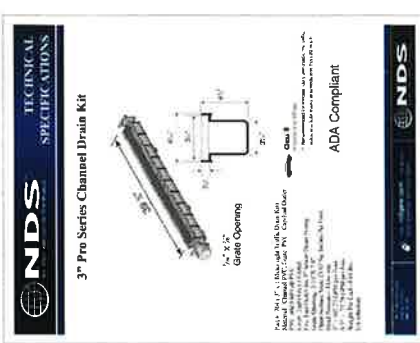


SECTIONS AND DETAILS



4/6/2022

DATE:	04/06/22
Drawn By:	Reviewed: V1
SHEET:	

C5.0
7 OF 8



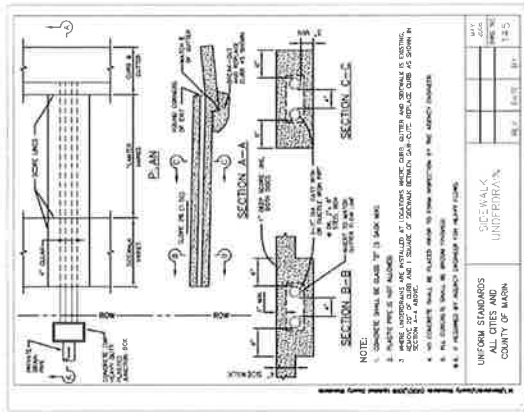
DATE	10/1/2023
BY	WJA
CHECKED BY	
APPROVED BY	

31 LINCOLN PARK SAN ANSELMO, CA 94060, A.P.N. NO. 006-25-071
BLOM RESIDENCE
DETAILS

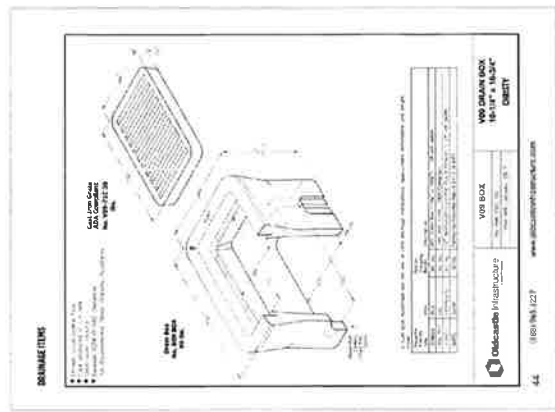


Project: 31 LINCOLN PARK SAN ANSELMO, CA 94060
Date: 10/1/2023
Drawn By: WJA
Checked By: WJA
Scale: 1/4" = 1'-0"

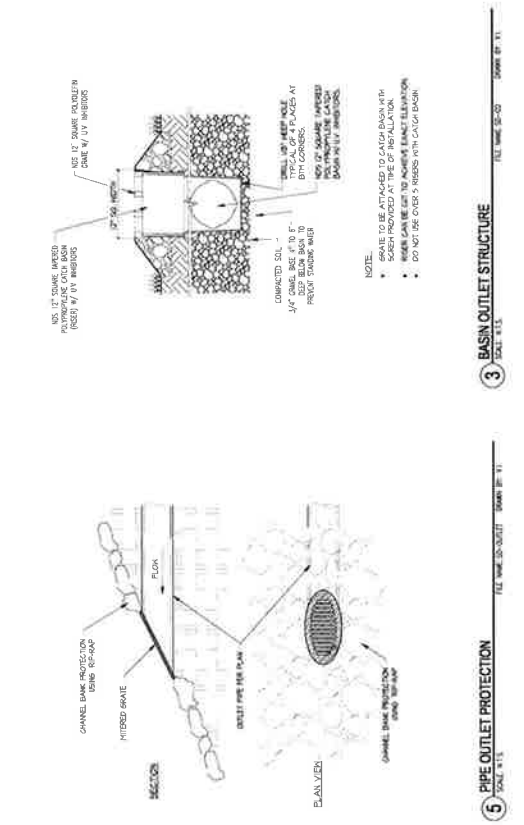
C5.1
8 OF 8
SHEET



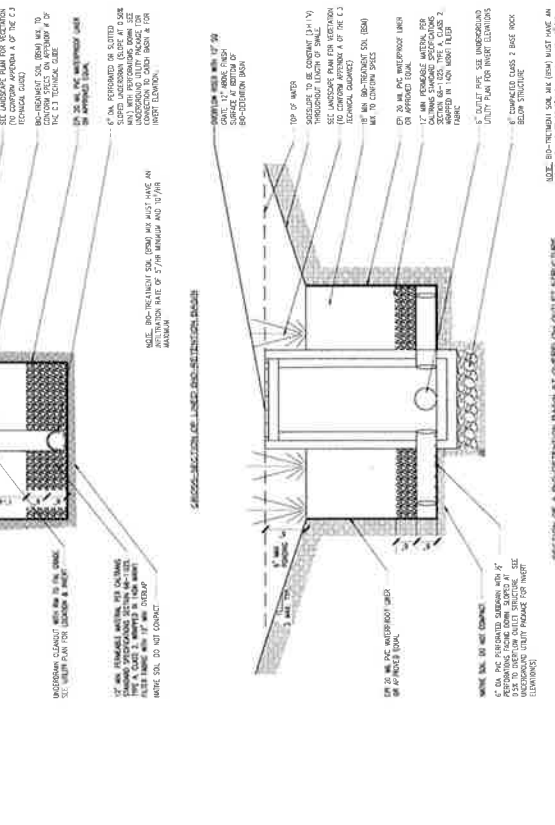
1 STANDARD DETAIL
SCALE: 1/4" = 1'-0"



2 DRAINAGE BOX
SCALE: 1/4" = 1'-0"



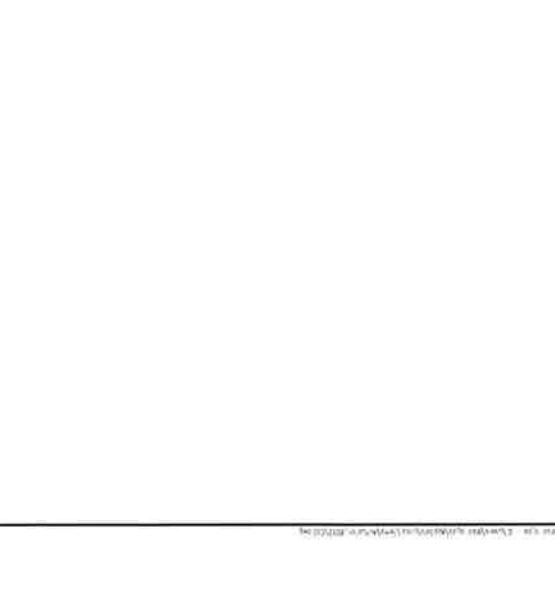
4 PIPE OUTLET PROTECTION
SCALE: 1/4" = 1'-0"



6 PIPE OUTLET PROTECTION
SCALE: 1/4" = 1'-0"



8 PIPE OUTLET PROTECTION
SCALE: 1/4" = 1'-0"



10 PIPE OUTLET PROTECTION
SCALE: 1/4" = 1'-0"



SALEM HOWES ASSOCIATES INC

GEOTECHNICAL CONSULTANTS

1620 Grant Avenue, Suite 2
Novato, CA 94945
415/892-8528

REPORT GEOTECHNICAL INVESTIGATION

**BLOM RESIDENCE
31 LINCOLN PARK
SAN ANSELMO, CA**

13 DECEMBER 2021



SALEMHOWESASSOCIATES INC.

GEOTECHNICAL ENGINEERS AND GEOLOGISTS

Lincoln Park 31

13 December 2021

Karin and James Blom
31 Lincoln Park
San Anselmo, CA 94960

Job :2105023

SUBJECT: Report
Geotechnical Investigation,
Pool and Landscape Improvements
31 Lincoln Park, San Anselmo

Contents

Page 2	Introduction
Page 2	Discussion and Summary
Page 3	Geology and Slope Stability
Page 3	Ground Water
Page 3	Earthquake Hazards and Seismic Design
Page 4	Foundation Conditions
Page 5	Design Recommendations
Page 5	Summary of Design Parameters
Page 6	Drilled Piers
Page 7	Footings
Page 8	Retaining Walls
Page 9	Geotechnical Considerations for Slab on Grade Construction
Page 10	Cuts and Fills
Page 10	Geotechnical Drainage Considerations
Page 12	Drainage Checklist
Page 13	Construction Observations
Page 13	Key Observation Points
Page 13	Additional Engineering Services
Page 13	Limitations on the Use of This Report
Attachments	
References	

Introduction

This report presents the results of our geotechnical investigation of the proposed pool and landscape improvements at the above address. It conforms to the requirements of section 1803 in the 2019 California Building Code (CBC). The purpose of our investigation was to evaluate the geotechnical feasibility of the proposed development, assess the suitability of the building site, and provide detailed recommendations and conclusions as they relate to our specialty field of practice, geotechnical engineering and engineering geology. The scope of services specifically excluded any investigation needed to determine the presence or absence of issues of economic concern on the site, or of hazardous or toxic materials at the site in the soil, surface water, ground water, or air.

If this report is passed onto another engineer for review it must be accompanied by the approved architectural and structural drawings so that the reviewer can evaluate the exploration and data in the context of the complete project. Ground conditions and standards of practice change; therefore, we should be contacted to update this report if construction has not been started before the next winter or one-year from the report date.

For us to review the drawings for compliance with our recommendations the four following notes must be on the structural drawings:

- The geotechnical engineer shall accept the footing grade / pier holes prior to placing any reinforcing steel in accordance with the CRC requirements. Notify geotechnical engineer before the start of drilling. (If that isn't stated they may require inspections in accordance with CBC Chapter 2-Definitions, "Special Inspections, Continuous". This would require a full time inspector during drilling.)
- Drainage details may be schematic, refer to the text and drawings in the geotechnical report for actual materials and installation.
- Refer to Geotechnical Report for geotechnical observation and acceptance requirements. Along with the structural drawings, to complete the review, we need the pertinent calculations from the structural engineer or the geotechnical design assumptions should be included on the drawings notes per requirements of the 2019 CBC.
- ***It is the owner's responsibility*** that the contractor knows of and complies with the BMP's (Best Management Practices) of the Regional Water Quality Control Board, available at www.swrcb.ca.gov, ↓ water quality ↓ stormwater ↓ construction

The fieldwork consisted of reconnaissance mapping of exposed geologic features on the site and in the immediate surrounding area and the drilling of two test boring in the project area. The borings were advanced using a portable hydraulic drill rig with 3-inch flight augers and sampled by Standard Penetration Tests* (see "notes to borings logs"). Fieldwork was conducted in November of 2021. During this period we reviewed select geotechnical references pertinent to the area and examined stereo-paired aerial photographs of the site, which were available from Pacific Aerial Surveys in Oakland.

Discussion and Summary

Bedrock was found at depths averaging six feet below the existing surface at the locations shown on Drawing A. The sheared shale bedrock will provide substantial bearing for drilled pier or footing type foundations. The depth to the top of rock at the location of the test borings is shown on Drawing A. Ground water was not encountered in the test borings.

This is a difficult site and we should work closely with your landscape design professional to optimize the site grading. The upslope features may bottom in bedrock however the downslope structures will need piers into bedrock for support.

During our investigation we did not observe any local geologic hazards that would adversely affect the site. We judge that following the recommendations in this report and standard Marin County hillside construction practices a structure can be safely constructed on this site without adversely impacting the slope stability or changing the drainage in any measurable manner. Detailed discussions and recommendations are covered in the following sections of this report.

These recommendations apply to the structural elements of a pool or spa.

Geology and Slope Stability

The site has been mapped by others ⁽¹⁾ as the Franciscan Melange [fm] member of the Franciscan Geologic Assemblage. The mélangé is described in the literature as a sheared shale argillite matrix that contains inclusions of sandstone, shale, serpentinite, chert and other exotic rock units. Some of these rock units can be tiny to many tens or hundreds of feet in dimension. Some rock units can be more weathered than others and the sheared shale typically is weathered and forms a thickened residual soil horizon that can be expansive in nature. The residual soil exists below three and one half feet to four and one half feet of colluvium that contains topsoil and rocky debris as encountered at three feet before transitioning to residual soil. Bedrock was encountered in borings "A" and "B" at six feet from existing grade. The site is gently to moderately sloped from the rear of the residence to the rear property line and approaches 2:1 (H:V) in steepness where the proposed pool is to be located. The slope to the east above the property line is developed with housing and associated structures.

Rock of this formation has been classified ⁽¹⁾ as moderately stable on natural slopes and fresh and highly sheared shale will not stand in vertical cuts for short periods of time as the sheared shale is friable where exposed. The rock weathers readily to a clayey moderately swelling, easily erodible soil. Rock surfaces of low relief are covered with a thick layer of deeply weathered soil; however, steep slopes are stripped essentially bare of soil cover. Landslides and debris flows in this formation are confined to well-developed swales and drainages where deep soil deposits have accumulated or wet, clayey conditions exist upon moderate slopes. The topographic position of this property along the flanks of the slope may expose it to these types of natural hazards if extremely wet or adverse site conditions are exacerbated such as excess excavation, excess water within excavations or long exposures to the elements. During our investigation, we did not identify any geomorphic features that would indicate that any unusual geologic hazards would affect this site.

Ground Water

Ground water was not observed in the test borings during our investigation yet moist conditions exist in all of the borings. Prior to the winter season, moisture generally increases and is present well into the summer months. Pampas Grass (*Cortaderia Jubata*), blackberry bushes and surface seeps which are indicators of high ground water were not observed on site. However, ground water conditions vary with the seasons and annual fluctuations in weather. A general rise in ground water can be expected after one or more seasons of above average rainfall. Based on the limited time we have been able to collect ground water data on this site, it is not possible to accurately predict the

range of ground water fluctuations in the future. Therefore, ground water sensitive structures such as basements, pools and wine cellars should be designed to anticipate a rise in the water level that could potentially affect their function and stability. During construction it should be anticipated that ground water may be encountered approaching the bedrock horizon.

Earthquake Hazards and Seismic Design

This site is not subject to any unusual earthquake hazards, located near an active fault, within a current Alquist-Priolo Special Studies Zone or Seismic Hazards Zone as shown on the most recently published maps from the California Geologic Society. There were no geomorphic features observed in the field or on air photos, or geologic features in the literature that would suggest the presence of an active fault or splay fault traces. However, historically the entire San Francisco Bay Area has the potential for strong earthquake shaking from several fault systems, primarily the San Andreas Fault which lies approximately 8 miles to the southwest and the Hayward/Rodgers Creek Faults, 10 miles to the northeast. The U.S. Geologic Survey estimates ⁽²⁾ (we realize these percentage estimates have been up dated practically every year; however, the basic message is that we live in earthquake country and one should be prepared) there is up to 21 percent chance of a major quake (Magnitude 8) from 2000 to 2030 on the San Francisco Bay region segment of the San Andreas Fault. The probability is lower north of San Francisco and increases to the south. However, in the same period, there is a 32 percent chance of a major event (Magnitude 7) on the Hayward fault and Rodgers Creek Faults. The total 30-year probability of one or more large earthquakes occurring in the entire San Francisco region is 70 percent (see Plate 1). Based on the bedrock and soils observed at the site, we do not anticipate those seismically induced hazards, specifically: liquefaction, settlement and differential compaction, landsliding, and flooding are present. Generally speaking structures founded on bedrock fare far better during an earthquake than structures on soil, fill or bay mud.

For California Building Code design purposes on this site the top 100 feet of the ground has an average Soil Profile Site of Class B per Table 20.3-1 ASCE-7. Seismic design criteria in conformance with the latest edition of the CBC and ASCE-7 should be obtained from the USGS web site. In California, the standard of practice requires the use of a seismic coefficient of 0.15, and minimum computed Factor of Safety of 1.5 for static and 1.1 to 1.2 for pseudo-static analysis of natural, cut and fill slopes.

As a homeowner there are a number of measures one can take to limit structural damage, protect lives and valuable objects in the event of a major earthquake. To be prepared and understand the mechanics of earthquakes we strongly recommend that you purchase a very practical book entitled "Peace of Mind in Earthquake Country" by Peter Yanev. This book is written for the homeowner and, while currently out of print, used copies are available in paperback (Chronicle Books/S.F.) from Amazon.com and other locations.

Foundation Conditions

Sandstone bedrock lies approximately six feet below the existing surface in the area of development. The depth to the top of bedrock at the location of the test borings is shown on Drawing A. The rock, albeit hard, is generally highly fractured and can normally be excavated by common means; however, hard massive areas may be encountered that could require the use of an excavator mounted "hoe ram" or core barrel.

CalOSHA regulations require shoring on cuts over five feet. Temporary slopes and shoring design are the responsibility of the contractor.

No laboratory testing was performed; since all foundations will be in rock, soil properties, such as moisture and density, do not provide any relevant engineering data for foundation design. In view of the fact that bedrock features in the Franciscan Formation can rarely be correlated over short distances, testing of small rock pieces provides no viable data for use in design. We based our recommendations on assessment of rock mass properties. During exploration in situ testing and sampling of the soil was performed by Standard Penetration Tests (ASTM D-1586)*. We will continue to evaluate the ground conditions during excavation and modify our recommendation if warranted.

Design Recommendations

All foundations must bear on the unweathered shale bedrock by drilled pier/piles or footings. Structures with footings in the soil section above the bedrock are not recommended. The depth to rock can be interpolated from the data on Drawings A.

Structures with foundations on rock will not experience any measurable settlement and there are no conditions that require provisions to mitigate the effects of expansive soils, liquefaction, soil strength or adjacent loads. The slope setback provisions in §1808.7 of the CBC do not apply to foundations on slopes that are bottomed in bedrock. Except for seismic none of the requirements in CBC § 1803.5.11 and .12 apply.

Summary of Design Parameters

The design engineer should compare the topography, building elevations and geotechnical report to determine the appropriate active earth pressures and type of foundation to be used. The actual type of foundation should be determined by the architect and design engineer based on construction and economic considerations. The use of a mixed foundation design is usually a practical solution. Design parameters in this report were determined by field observations and testing and per section 1806.2 of the CBC supersede the presumptive values in the CBC table 1806.2.

- Seismic Design (See Earthquake Hazards Section)
Soil Profile Site Class Type B, Ground motion parameters from USGS web site with site coordinates.
- Active earth pressure: (see lateral loading formula in Eq. and Seismic Design Section)
In a Soil Section = 35 for level and 45 lbs/ft³ equivalent fluid pressure for sloping backslope
In a Rock Section = 35 lbs/ft² (pounds per square foot)
- Allowable Bearing Capacity (P_{allow}) On Bedrock⁽¹⁾
 $P_{allow} = 0.33 * 10.0 * (\text{footing width in feet}) = (\text{kips/ft}^2)$ (Not to exceed 10.0)
A 20-percent increase is allowed for each additional foot, beyond one-foot, of depth that the footing is excavated into the bedrock subgrade.
- Lateral Bearing In Bedrock
Passive equivalent fluid pressure of 750 lbs/ft³ and a friction factor of 0.45 to resist sliding. They may be combined and a one third increase is allowed for transitory loading.

- Pier Design (Per 2019 CBC section 1807)
 - Rock passive pressure: 800 lbs/ft²/ft to calculate S_1 or S_3 (1.5-ft below the top of rock on slopes)
 - Adhesion: (skin friction) 900 lbs/ft² (In the rock)
- Foundation Drainage
 - Include items in "Drainage Check List"

Details on the application of these design values are included in the following sections of this report.

Drilled Piers (CIDH)

Drilled, cast-in place, reinforced concrete piers should be a minimum of 18 inches in diameter and should extend at least six feet into competent bearing stratum as determined by the Engineer in the field. The structural engineer may impose additional depths. The piers shall extend into the bearing stratum six feet below a 30° line projected up from the bottom of the nearest cut slope or bank. Piers should be designed to resist forces from the gravitational creep of the soil layer. The height of the piers subject to the creep forces is equal to the depth to the top of rock. For design purposes this may be, interpolated from the data on Drawing A. Creep forces should be calculated using an equivalent fluid pressure⁽³⁾ of 45 lbs/ft³ acting on two pier diameters. Because the rock and soil are discontinuous media, for geotechnical considerations, the piers should have a nominal spacing of eight feet or less on center and connected by tie and grade beams in a grid like configuration. The piers should be no closer than two-diameters, center to center. In general, isolated interior and deck piers should be avoided. Normally end bearing should be neglected (see conditions below).

Piers should be designed by the formula in section 1807 of the 2019 CBC, with 'P' equal to the soil creep forces between the surface and top of rock (plus any lateral loads from the structure) and 800 lbs/ft²/ft used to calculate ' S_1 ' or ' S_3 '. **Note** that in this formula 'b' is the actual diameter of the pier not a multiple and 'h' is measured from the point of fixity. These values are not appropriate for other methods of design. The structural engineer should contact us for the applicable values if another method of pier design is to be used.

Note: (The value used to calculate "s" for the fractured bedrock was selected by rock mass classification and conservatively assuming the bedrock to be a dense gravel with a $\phi = 50^\circ$ ⁽⁴⁾ then equating the results of Bowles⁽³⁾ design for cantilevered sheet piles in a granular soil to the CBC formula. Since bed rock features in the Franciscan Formation can rarely be correlated over short distances, testing of small rock pieces provides no viable data for design. Using these values to calculate "s" in the CBC formula results in a conservative pier depth calculation. The "s" values are not passive pressure in the technical soil mechanics sense; they are only related to the CBC formula)

We judge that when piers are in a full rock cut or the tops are connected by rigid moment connections, in the upslope-downslope direction, fixity occurs at the rock surface and the conditions result in a constrained top of the pier. For this case the depth may be calculated by using the CBC formula in section **1807.3.2.2 Constrained**.

Design Parameters

Depth of fixity below top	
of bedrock surface for a sloping area:	1.5 feet
Soil active pressure on pier	45 lbs/ft ³ on 2 ϕ
Rock active pressure:	$K_a = 0.0$
Rock passive pressure:	800 lbs/ft ² /ft to calculate S_1 or S_3
Adhesion: (skin friction)	900 lbs/ft ²
<i>Neglect adhesion in the soil section</i>	

The values recommended for the calculation of "S" incorporate a factor of safety. There is no requirement for the retaining wall designer to add an additional factor of safety for overturning.

Piers drilled into bedrock are completely confined and should not be designed as columns; there is no shear in the pier below the rock surface.

In order for these strength values to be realized, the sides of the pier holes must be scaled of any mudcake.

End bearing may be used if the bottoms of the holes are thoroughly cleaned out with a "PG&E" spoon or other means. Drilled piers may be any convenient diameter that allows for readily cleaning the bottom of the holes. The end allowable bearing capacity may be determined as follows:⁽¹⁾

$$P_{\text{allow.}} = 0.33 * 10.0 * (\text{pier width in feet}) = (\text{kips/ft}^2) \quad (\text{Not to exceed } 10.0)$$

Bearing may be increased 10 percent of the allowable value for each foot of depth extending below one foot of the rock surface.

Notice: We will not accept the foundation for concrete placement if the pier holes are over 48 hours old and will require that they be redrilled. One should plan ahead and have the pier cages assembled prior to drilling the holes so that there is no delay in placing the concrete. The contractor may submit plans for remedial measures, such as spraying or covering the excavation, to extend this time period. However, acceptance is always subject to the condition of the foundation grade immediately prior to the pour.

Ground water may be encountered in the drilled pier holes and it may be necessary to dewater, case the holes and/or place the concrete by tremie methods. All construction water displaced from the pier holes must be contained on site and filtered before discharging into the storm water system or natural drainages. Hard drilling will be necessary to reach the required depths. The contractor should be familiar with the local conditions in order to have the appropriate equipment on hand. The rock to be encountered in the drilling can be observed in outcrops in the area.

Footings

Footing foundations may only be used where the entire footing is excavated into unweathered rock. For retaining wall footings the toe of the footing must be excavated into rock, if a keyway is not used the top of the toe must have three feet of horizontal confinement in the unweathered rock.

As a minimum, spread footings should conform to the requirements of Section 1809 of the CBC except that for foundations bottomed on rock the "Depth below Undisturbed Ground Surface" in the Table shall be interpreted as to mean "The Depth below the Top of Weathered Rock". The footings should be stepped as necessary to produce level bottoms and should be deepened as required to provide at least 10 feet of horizontal confinement between the footing base and the edge of the closest slope face. Stepped footing configuration per 1809.3 shall be accepted by the soil engineer. In addition, the base of the footing should be below a 30 degree line projected upward from the toe of the closest cut slope or excavation. For geotechnical considerations, since rock and soil are discontinuous media, footings should be connected up and downslope in a grid like fashion by tie beams. Isolated interior and deck footings should be avoided.

The maximum allowable bearing pressure for dead loads plus Code live loads for footing type foundations bottomed in rock can be determined by the following formula⁽¹⁾ :

$$P_{\text{allow.}} = 0.33 * 10.0 * (\text{footing width in feet}) = (\text{kips/ft}^2) \text{ (Not to exceed 10.0)}$$

A 20-percent increase is allowed for each additional foot, beyond one-foot, of depth that the footing is excavated into the subgrade. The portion of the footing extending into the undisturbed subgrade may be designed with a coefficient of passive earth pressure (K_p) equal to 6.0 with rock unit weight of 130 lbs/ft³ or a passive equivalent fluid pressure of 750 lbs/ft³ and a friction factor of 0.45 to resist sliding. Lateral bearing and lateral sliding may be combined and a one third increase is allowed for transitory loading.

Note: (The allowable bearing pressure was based on visual rock mass classification and one-half the presumptive value in NAVFAC DM-7.2 Table 1⁽¹⁾ for this rock type; lateral bearing was calculated assuming $\phi = 45^\circ$ and $\gamma = 130 \text{ lbs/ft}^3$)

Retaining Walls

All retaining walls should be supported on rock by piers or spread footing type foundations. Design parameters for retaining wall foundations are covered under the appropriate section for footings or drilled piers. The toe of footing type retaining walls should be excavated below grade and the concrete poured against natural ground, the toe should not be formed.

Retaining walls supporting *sloping soil slopes* or the soil portion of the cut above the rock contact should be designed for a coefficient of active *soil* pressure (K_a) equal to 0.41, or an equivalent fluid pressure of 45 lbs/ft³⁽⁴⁾. Level backslope may use 35 lbs/ft³ for active pressure. For seismic loading from the soil portion of the cut, refer to the previous section on Seismic Design. Since the backfill never truly provides rigid support that prevents mobilization of the active pressure, this value is appropriate for normal or restrained walls.. Based on the principles of Rock Mechanics, when protected from erosion intact bedrock does not produce an active fluid pressure with a triangular distribution; therefore, the portion of any wall *supporting a rock backslope may be designed for a nominal pressure of 35 lbs/ft²* (yes, that is square feet). See Drawing A for the depth of the soil layer. Any wall where the backfill is subject to vehicular loads within an area defined by a 30-degree (from vertical) plane projected up from the base of the wall or *top of bedrock*, should have the design pressure increased equivalent to a 200-lbs/ft² (q') surcharge. In this case if a uniform surcharge load q' acts on the soil behind the wall it results in a pressure P_s in lbs/ft. of wall equal to:

$$P_s = q' * (\text{height of wall}) * K_a \text{ (where } K_a \text{ is taken as 0.41)}$$

It acts midway between the top and bottom of the wall. Or the design height of wall may be increased two feet to account for the surcharge.

When determining wall loads the civil structural engineer should consult with us if using a proprietary design program to be sure the soil loads are appropriately applied.

Allowable foundation bearing and lateral resistance to sliding should be obtained from the formulae in the respective sections on pier or footing foundations. The factor of safety may be reduced to 1.1 for combined static and dynamic loading.

If the shoring is constructed with rock bolts (see following sections), reinforced shotcrete may be used in lieu of structural concrete walls. Conventional concrete structural retaining walls may be

constructed without forming by using shotcrete and chimney drains. However, complete waterproofing with this system is very difficult and one should consult a waterproofing specialist.

Piers for 'garden' type walls (supporting only landscaping) founded in the stiff soil may be designed using the criteria in section 1807.3.2.1 (Equation 18-1) of the CBC, with an allowable lateral bearing pressure of 200 lbs/ft²/ft of depth to calculate S_1 . Also Marin County Standard Type A, B or C may be used ⁽³⁾.

All retaining walls should have a backdrainage system consisting of, as a minimum, drainage rock in a filter fabric (e.g. Mirafi™ 140N) with at least three inch diameter perforated pipe laid to drain by gravity. If Caltrans specification Class 2 Permeable is used the filter fabric envelope may be omitted. The pipe should rest on the ground or footing with no gravel underneath. **The pipe should be rigid drainpipe, 3000 triple wall HDPE, 3 or 4 inch ID, ASTM F810 or Schedule 40.** Pipes with perforations greater than 1/16 inch in diameter shall be wrapped in filter fabric. A bentonite seal should be placed at the connection of all solid and perforated pipes. All backdrainage shall be maintained in a separate system from roof and other surface drainage. The two systems may be joined two-feet in elevation below the lowest backdrain at a bubbler to prevent surface water from backing up and into the backdrainage system. Cleanouts should be provided at convenient locations, per §1101.12 of the CPC; however, that is a plumbing and maintenance consideration and not a geotechnical concern.

Retaining walls which are adjacent to living areas should have additional water proofing such as three dimensional drainage panels and moisture barriers (e.g. "Miradrain™ 6000" panels and "Paraseal™") and the invert of the drainage pipe should be a minimum of four inches below the adjacent interior finished floor or crawl space elevation. Drainage panels should extend to 12 inches below the surface and be flashed to prevent the entry of soil material. The heel of the retaining wall footing should be sloped towards the hill to prevent ponding of water at the cold joint; the drainage pipe should be placed on the lowest point on the footing. The backslope of the retaining walls should be ditched to drain to avoid infiltration of surface run-off into the backdrainage system. All waterproofing materials must be installed in strict compliance with the manufacturer's specifications. A specialist in waterproofing should be consulted for the appropriate products, we are not waterproofing experts and do not design waterproofing, we only offer general guidelines that cover the geotechnical aspect of drainage. We have worked with Division 7 in Novato for waterproofing design services.

Geotechnical Considerations for Slab on Grade Construction

Slab on grade construction which spans cut and fill or rock and soil sections will settle differentially and crack. Therefore this type of construction is not recommended for living areas or garages unless the areas are completely excavated into rock or underlain by compacted fill or the slab is designed as a structural slab. If the slab is underlain by a wedge of fill or natural soil over rock a floating slab will still settle differentially, sloping towards the thickest section of fill. Because the loads on a floating slab are usually small the settlement may be negligible.

At the slab-on-grade location remove loose deleterious substances such as expansive clay, rubbish, and organic, perishable or uncompactable material. Compact the footing bottom with a "jumping jack" hand compactor. This applies to larger areas such as the sub-base for slabs-on-grade. If soft

areas of soil are encountered at foundation grade they should be overexcavated to firm material as directed by the engineer and backfilled to grade with Caltrans Specification Class 2 Material. All fill densities should be verified by testing procedures ASTM D-1556 and D-1557, or ASTM D-2292 and D-3017 (Nuclear Method).

The base for slabs on grade should consist of a 4-inch capillary moisture break of clean free draining crushed rock or gravel with a gradation between 1/4 and 3/4 inch in size. The base should be compacted by a vibratory plate compactor to 90 percent maximum dry density as determined by ASTM D-1557. A 10-mil impermeable membrane moisture vapor retarder should be placed on top of the gravel. An under-slab drain system, as shown on the attached drawing, should be installed in/under the drainrock. The gravel should be "turned down" by a vibratory roller or plate to provide a smooth surface for the membrane. Recycled material is never acceptable.

Where migration of moisture vapor would be undesirable (e.g. under living spaces and areas covered by flooring) a "true" under-slab vapor barrier, such as "Stego® Wrap", should be installed. In this case one should consult an expert in waterproofing, our recommendations only apply to the geotechnical aspect of drainage and do not address the prevention of mold or flooring failures.

The top of the membrane should be protected during construction from puncture. Any punctures in the membrane will defeat its purpose. The contractor is responsible for the method of protecting the membrane and concrete placement. *Drains and outlets should be provided from the slab drain rock.* (See attached Drawing for Typical Under-slab Drains)

Cuts and Fills

Unsupported cuts and fills are generally not recommended for this site. Fills behind retaining walls should be of material approved by the geotechnical engineer and compacted to a maximum dry density [MDD] of 90 percent as determined by ASTM D-1157. Fills underlying pavements shall have the top 12 inches compacted to 95 percent MDD. Unclassified landscape fills need only be compacted to 80-percent MDD. After clearing and grubbing native soil (if accepted by the engineer) underlying pavements and hardscape shall be scarified to a depth of 12-inches and compacted to 90-percent MDD. Structural fills shall be compacted to 90-percent MDD and placed under the direction of the geotechnical engineer.

For fill specifications in utility trenches refer to the project civil drawings. Do not use standard PG&E trench specifications, as the trench will act as a drain and has caused landslides.

Geotechnical Drainage Considerations

These recommendations apply to the geotechnical aspect of the drainage as they affect the stability of the construction and land. They do not include site grading and area drainage, which is within the design responsibility of civil engineers and landscape professionals. The civil and landscape professionals should make every effort to comply with the Marin County "Stormwater Quality Manual for Development Projects In Marin County" by the Marin County Stormwater Pollution Prevention Program (MCSTOPPP www.mcstoppp.org) and Bay area Stormwater Management Agencies Association (BASMAA www.basmaa.org) when possible.

The site should be graded to provide positive drainage away from the foundations at a rate of 5 percent within the first ten feet (per requirements of the CBC section 1804.3). All roofs should be equipped with gutters and downspouts that discharge into a solid drainage line. Gutters may be ~~eliminated if roof runoff is collected by shallow surface ditches or other acceptable landscape~~ grading. All driveways and flat areas should drain into controlled collection points and all foundation and retaining walls constructed with backdrainage systems. Surface drainage systems, e.g. roofs, ditches and drop inlets *must be maintained separately* from foundation and backdrainage systems. The two systems may be joined into one pipe at a drop-inlet that is a minimum of two feet in elevation below the invert of the lowest back or slab drainage system. A bentonite seal should be placed at the transition point between drainpipes and solid pipes.

One should observe the ponding of water during winter and consult with your landscape professional for the location of surface drains and with us if subdrains are required.

All drop inlets that collect water contaminated with hydrocarbons (e.g. driveways) should be filtered before discharged in to a natural drainage.

All cross slope foundations should have backdrainage. In compliance with section 1805.4.2 of the CBC foundation drains should be installed around the perimeter of the foundation. On sloping lots only the upslope foundation line requires a perimeter drain. Interior and downslope grade beams and foundation lines should be provided with weep holes to allow any accumulated water to pass through the foundation. The top of the drainage pipe should be a minimum of four inches below the adjacent interior grade and constructed in accordance with the attached Typical Drainage Details. All drainpipes should rest on the bottom of the trench or footing with no gravel underneath. Drain pipes with holes greater than 1/8-inch should be wrapped with filter fabric, if Class 2 Permeable is used, to prevent piping of the fines into the pipe. If drain rock, other than Class 2 Permeable, is used the entire trench should be wrapped with filter fabric to prevent the large pore spaces in the drain rock from silting up. On hillside lots it may not be possible to eliminate all moisture from the substructure area and some moisture is acceptable in a well-ventilated area. Site conditions change due to natural (e.g. rodent activity) and man related actions and during years of below average rainfall, future ground water problems may not be evident. One should expect to see changes in ground water conditions in the future that will require corrective actions.

All surface and ground water collected by drains or ditches should be dispersed across the property below the structure. Since a legally recognized storm drainage system is not present downslope, we recommend that your attorney be consulted to determine the legal manner of discharging drainage from the roof and surface area drains. It should be noted that improperly discharged concentrated drainage might be a source of liability and litigation between adjacent property owners. The upslope property owner is always responsible to the adjacent lower property owner for water, collected or natural, which may have a physical effect on their property.

One suggestion is that water from drains or ditches should be naturally dissipated across the surface of the slope along a length equal to that of the collected area. Some engineers believe that a buried dispersal system might increase the risk of slope instability and surficial soil sliding. There are numerous civil engineering and landscape solutions to the dispersal of surface water; some are more aesthetically pleasing than others, for instance the dispersion pipe can be located behind garden

walls or in shrubbery. We should discuss possible solutions with your landscape professional at an appropriate time. Suggested dispersion field details are attached. When it is not possible to locate outfalls in an established drainage, there is a risk that sloughing may occur. The owner should be diligent in maintaining the energy dissipating riprap and correcting minor slumps as they occur. The upslope property owner is always responsible to the adjacent lower property owner for water, collected or natural, which may have a physical effect on their property.

All laterals carrying water to a discharge point should be SDR 35, Schedule 40 or 3000 triple wall HDPE pipe, depending on the application and should be buried. 'Flex pipe' is never acceptable. Cleanouts for stormwater drains should be installed in accordance with §1101.12 of the CPC, without pressure testing. However, this is not a geotechnical consideration and is the responsibility of the drainage contractor.

Retaining walls should be graded to prevent water from running down the face of the slope. Diverted water should be collected in a lined "V" ditch or drop inlet leading to a solid pipe.

If the crawl space area is excavated below the outside site grade for joist clearance, the crawl space will act as a sump and collect water. If such construction is planned, the building design must provide for *gravity or pumped drainage from the crawl space*. If it is a concern that moisture vapor from the crawl space will affect flooring, a specialist in vapor barriers should be consulted, we only design drainage for geotechnical considerations.

The owner is responsible for periodic maintenance to prevent and eliminate standing water that may lead to such problems as dry rot and mold.

Construction grading will expose weak soil and rock that will be susceptible to erosion. Erosion protection measures must be implemented during and after construction. These would include jute netting, hydromulch, silt barriers and stabilized entrances established during construction. Typically fiber rolls are installed along the contour below the work area. Refer to the current ABAG⁽⁹⁾ manual for detailed specifications and applications. Erosion control products are available from Water Components in San Rafael. The ground should not be disturbed outside the immediate construction area. Prevention of erosion is emphasized over containment of silt. Post construction erosion control is the responsibility of your landscape professional. ***It is the owner's responsibility*** that the contractor knows of and complies with the BMP's (Best Management Practices) of the Regional Water Quality Control Board, available at www.swrcb.ca.gov, ↓ water quality ↓ stormwater ↓ construction. In addition, summer construction may create considerable dust that should be controlled by the judicious application of water spray. After construction, erosion resistant vegetation must be established on all slopes to reduce sloughing and erosion this is the responsibility of a landscape professional. Periodic land maintenance should be performed to clean and maintain all drains and repair any sloughing or erosion before it becomes a major problem.

Drainage Checklist

Before submitting the project drawings to us for review the architect and structural engineer should be sure the following applicable drainage items are shown on the drawings:

- Under-slab drains and outlets
- Cross-slope footing and grade beam weep holes

- Retaining wall backdrainage pipes with no gravel under the pipes
- Top of retaining wall heel sloped towards rear at $\frac{1}{4}$ - inch per foot
- Drain pipe located at lowest part of footing
- ~~Invert of foundation drains located 4-inches below interior grade~~
- No gravel under any drainpipe
- Upslope exterior foundation drains
- Drains installed in accordance with §1101.12 of the CPC
- Bentonite seals at drainpipe transition to solid pipe
- Proper installation of the drainage panels
- Outfall details and location

In lieu of the above details actually being shown on the drawings there may be a:

- **Note on the structural drawings:** "Drainage details may be schematic and incomplete, refer to the text and drawings in the geotechnical report for actual materials and installation"

Construction Observations

In order to assure that the construction work is performed in accordance with the recommendations in this report, SalemHowes Associates Inc. must perform the following applicable inspections. We will provide a full time project engineer to supervise the foundation excavation, drainage, compaction and other geotechnical concerns during construction and accept the footing grade / pier holes prior to placing any reinforcing steel in accordance with the CRC or CBC Section 1702-Definitions and Table 1704.9 continuous inspections for drilled piers and earthwork, if required. Otherwise, if directed by the Owner, these inspections will be performed on an "periodic as requested basis" by the Owner or Owner's representative. We will not be responsible for construction we were not called to inspect. In this case it is the responsibility of the Owner to assure that we are notified in a timely manner to observe and accept each individual phase of the project.

Key Observation Points

- Map excavations in progress to identify and record rock/soil conditions.
- Observe and accept pier drilling and final depth and conditions of all pier holes. *We must be on site at the start of drilling the first hole.* We will perform special inspections in accordance with the CRC or, unless otherwise required by the building official, CBC Chapter 2-Definitions, "Special Inspections, Continuous".
- Accept final footing grade prior to placement of reinforcing steel.
- Accept subdrainage prior to backfilling with drainage rock.
- Accept drainage discharge location.
- Observe tieback placement and proof testing

Additional Engineering Services

We should work closely with your project engineer and architect to interactively review the site grading plan and foundation design for conformance with the intent of these recommendations. We should provide periodic engineering inspections and testing, as outlined in this report, during the construction and upon completion to assure contractor compliance and provide a final report summarizing the work and design changes, if any.

Any engineering or inspection work beyond the scope of this report would be performed at your request and at our standard fee schedule.

Limitations on the Use of This Report

This report is prepared for the exclusive use of Karin and James Blom and their design professionals for the pool and landscape improvements. This is a copyrighted document and the unauthorized copying and distribution is expressly prohibited. Our services consist of professional opinions, conclusions and recommendations developed by a Geotechnical Engineer and Engineering Geologist in accordance with generally accepted principles and practices established in this area at this time. This warranty is in lieu of all other warranties, either expressed or implied.

All conclusions and recommendations in this report are contingent upon SalemHowes Associates being retained to review the geotechnical portion of the final grading and foundation plans prior to construction. The analysis and recommendations contained in this report are preliminary and based on the data obtained from the referenced subsurface explorations. The borings and exposures indicate subsurface conditions only at the specific locations and times, and only to the depths penetrated. They do not necessarily reflect strata variations that may exist between such locations. The validity of the recommendations is based on part on assumptions about the stratigraphy made by the geotechnical engineer or geologist. Such assumptions may be confirmed only during earth work and foundation construction for deep foundations. If subsurface conditions are different from those described in this report are noted during construction, recommendations in this report must be re-evaluated. It is advised that SalemHowes Associates Inc. be retained to observe and accept earthwork construction in order to help confirm that our assumptions and preliminary recommendations are valid or to modify them accordingly. SalemHowes Associates Inc. cannot assume responsibility or liability for the adequacy of recommendations if we do not observe construction.

In preparation of this report it is assumed that the client will utilize the services of other licensed design professionals such as surveyors, architects and civil engineers, and will hire licensed contractors with the appropriate experience and license for the site grading and construction.

We judge that construction in accordance with the recommendations in this report will be stable and that the risk of future instability is within the range generally accepted for construction on hillsides in the Marin County area. However, one must realize there is an inherent risk of instability associated with all hillside construction and, therefore, we are unable to guarantee the stability of any hillside construction. For houses constructed on hillsides we recommend that one investigates the economic issues of earthquake insurance.

In the event that any changes in the nature, design, or location of the facilities are made, the conclusions and recommendations contained in this report should not be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing by SalemHowes Associates Inc. We are not responsible for any claims, damages, or liability associated with interpretations of subsurface data or reuse of the subsurface data or engineering analysis without expressed written authorization of SalemHowes Associates Inc. Ground conditions and standards of practice change; therefore, we should be contacted to update this report if construction has not been started before the next winter.

We trust this provides you with the information required for your evaluation of geotechnical properties of this site. If you have any questions or wish to discuss this further please give us a call.

Prepared by:

SalemHowes Associates, Inc.
California Corporation

Reviewed by:



E Vincent Howes

Geotechnical Engineer
GE #965 exp. 31 Mar 22

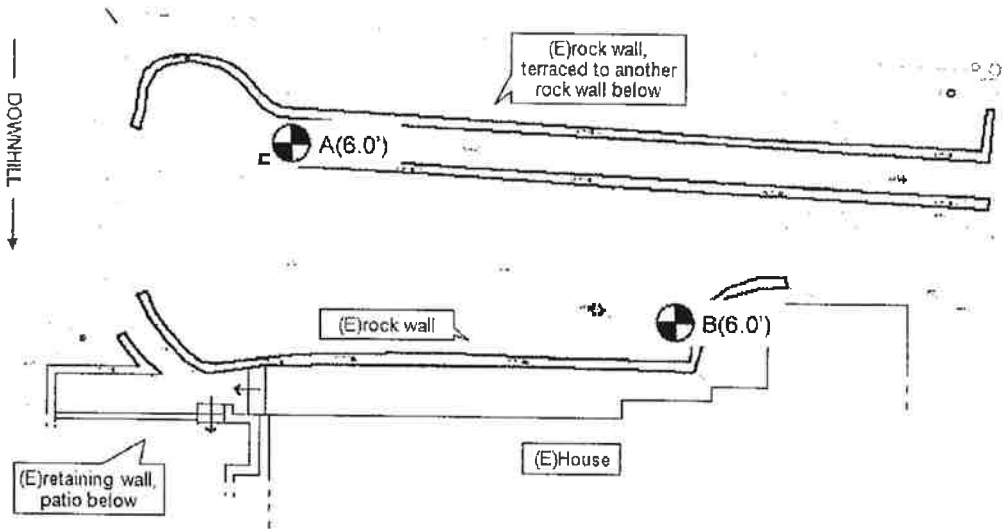


Attachments: Drawing A, Site Plan and Location of Test Borings
Typical Under-slab Drains
Typical Drain Detail
Typical Dispersion Field Details
Typical Retaining Wall Drainage
Logs of Test Borings
Plate 1, San Francisco Bay Region Earthquake Probabilities

References: General: 2019 California Building Code and Residential Building Code

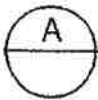
- ⁽¹⁾ Rice, Salem J; Smith, Theodore C and Strand, Rudolph G.; Geology for Planning Central and Southeastern Marin County, California, California Divisions of Mines and Geology, 1976 OFR 76-2 SF.
- ⁽²⁾ USDA, Soil Conservation Service, Soil Survey of Marin County California, March 1985
- ⁽²⁾ U.S. Geological Survey, Probabilities of Large Earthquakes in the San Francisco Bay Region, 2000 to 2030, Open-File Report 99-517, 1999
- ⁽³⁾ California Department of Conservation, Division of Mines and Geology, Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada, February 1988, International conference of Building Officials
- ⁽⁴⁾ Department of the Navy, Naval Facilities Engineering Command, Soil Mechanics, Design Manual 7.1, 7.2, (NAVFAC DM-7) May 1982,
- ⁽⁵⁾ Uniform Construction Standards, most recent edition, Marin County Building Department
- ⁽⁶⁾ Leps, Thomas M., Review of Shearing Strength of Rockfill, Journal of the Soil Mechanics and Foundation Division, Proc. ASCE, Vol.96 No.SM4, July 1970, pp1159
- ⁽⁷⁾ Bowles, Joseph, E., Foundation Analysis and Design, fourth edition, McGraw-Hill, 1988 pg. 614
- ⁽⁸⁾ Seed, H.B. and Whitman, R.V. (1970) Design of Earth Structures for Dynamic Loads. Lateral Stresses in the Ground and Design of Earth Retaining Structures, ASCE, Cornell University
- ⁽⁹⁾ Association of Bay Area Governments (ABAG), Manual of Standards for Erosion & Sediment Control Measures. Most recent edition.
Storm Water Quality Task Force, California Storm Water Best Management Practice Handbooks, Construction Activity, March 1993.
- ⁽¹⁰⁾ USGS web site at <http://earthquake.usgs.gov/research/hazmaps/design>
Terzaghi and Peck 1967 *Soil Mechanics in Engineering Practice* 2nd ed, Wile and Sons, NY
Teng, W.C. 1962 *Foundation Design*, Prentice-Hall, Englewood Cliffs, N.J.

Copyright SalemHowes Associates Inc, 2021, All Rights Reserved

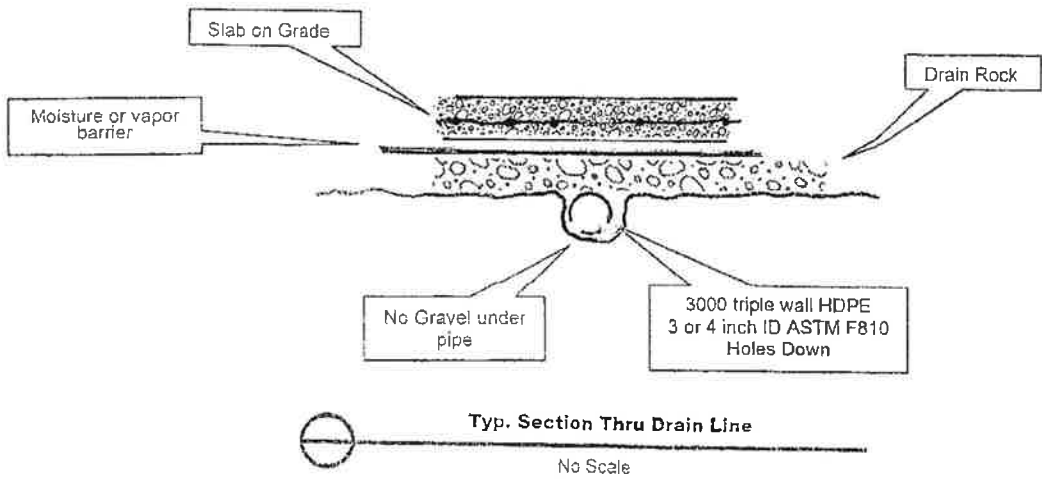
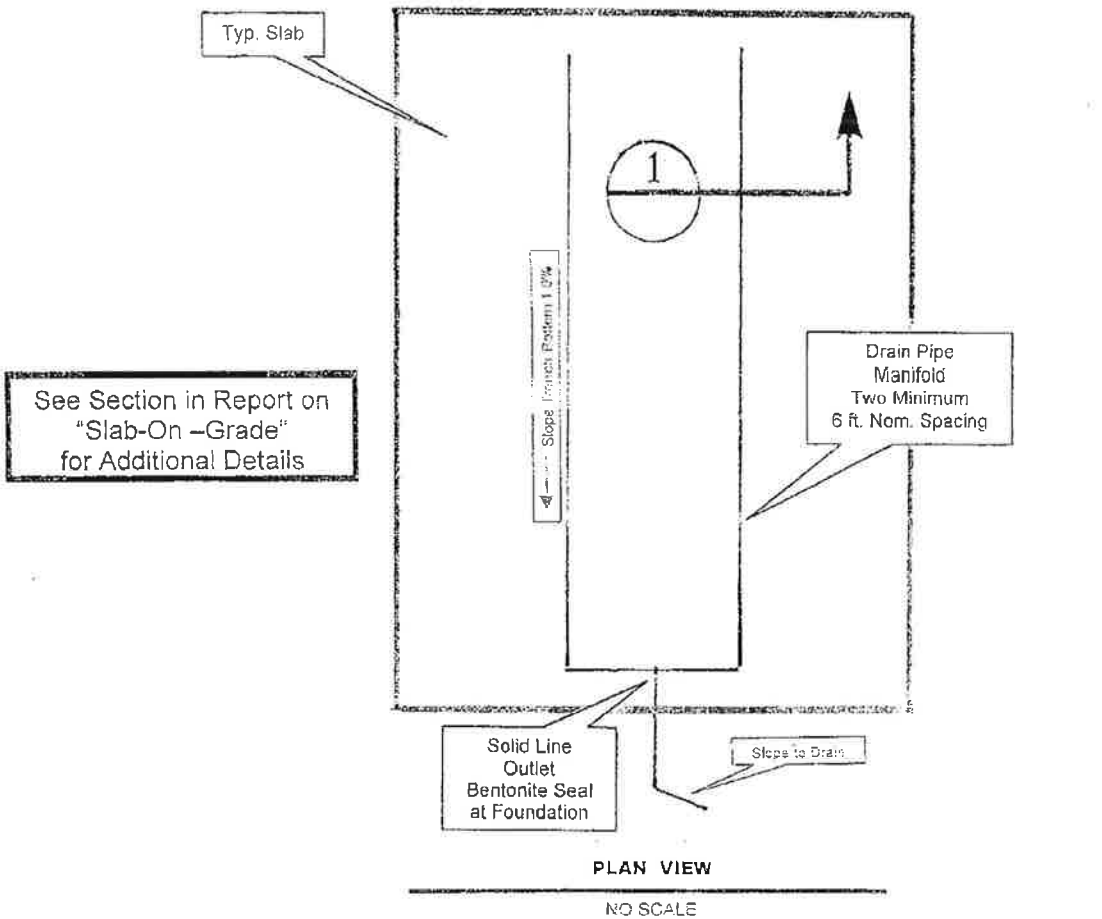


LEGEND

- Location of test boring
- (n) Depth to rock in feet

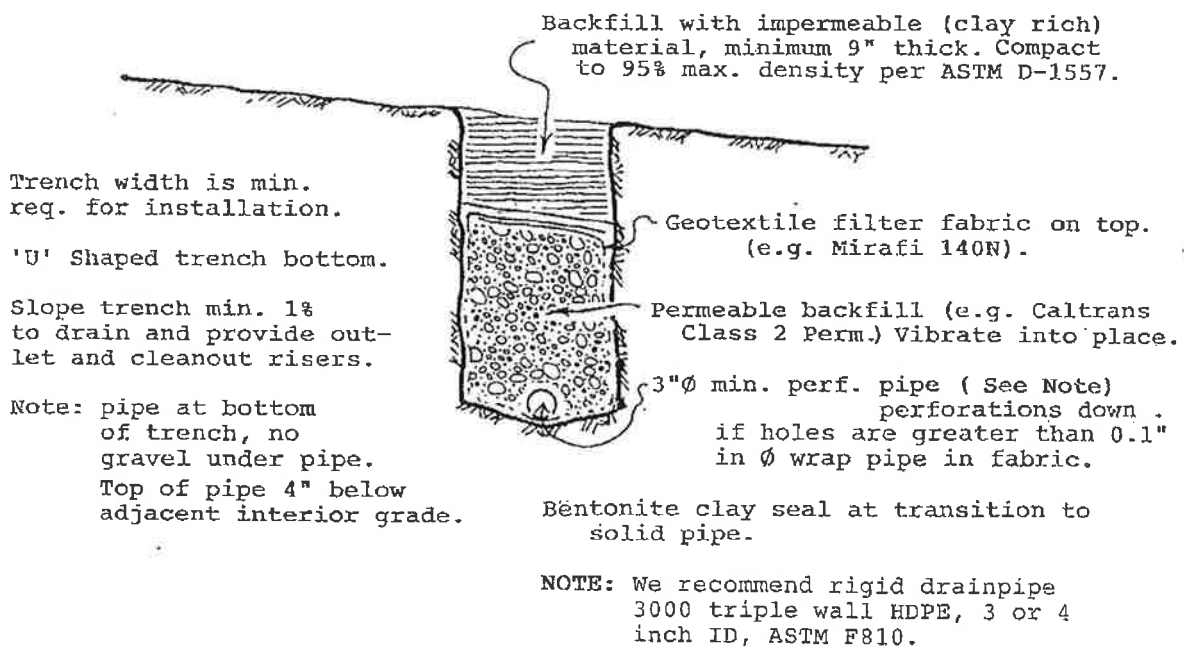


SITE PLAN AND LOCATION OF TEST BORINGS
REDUCED COPY == S.A.D.

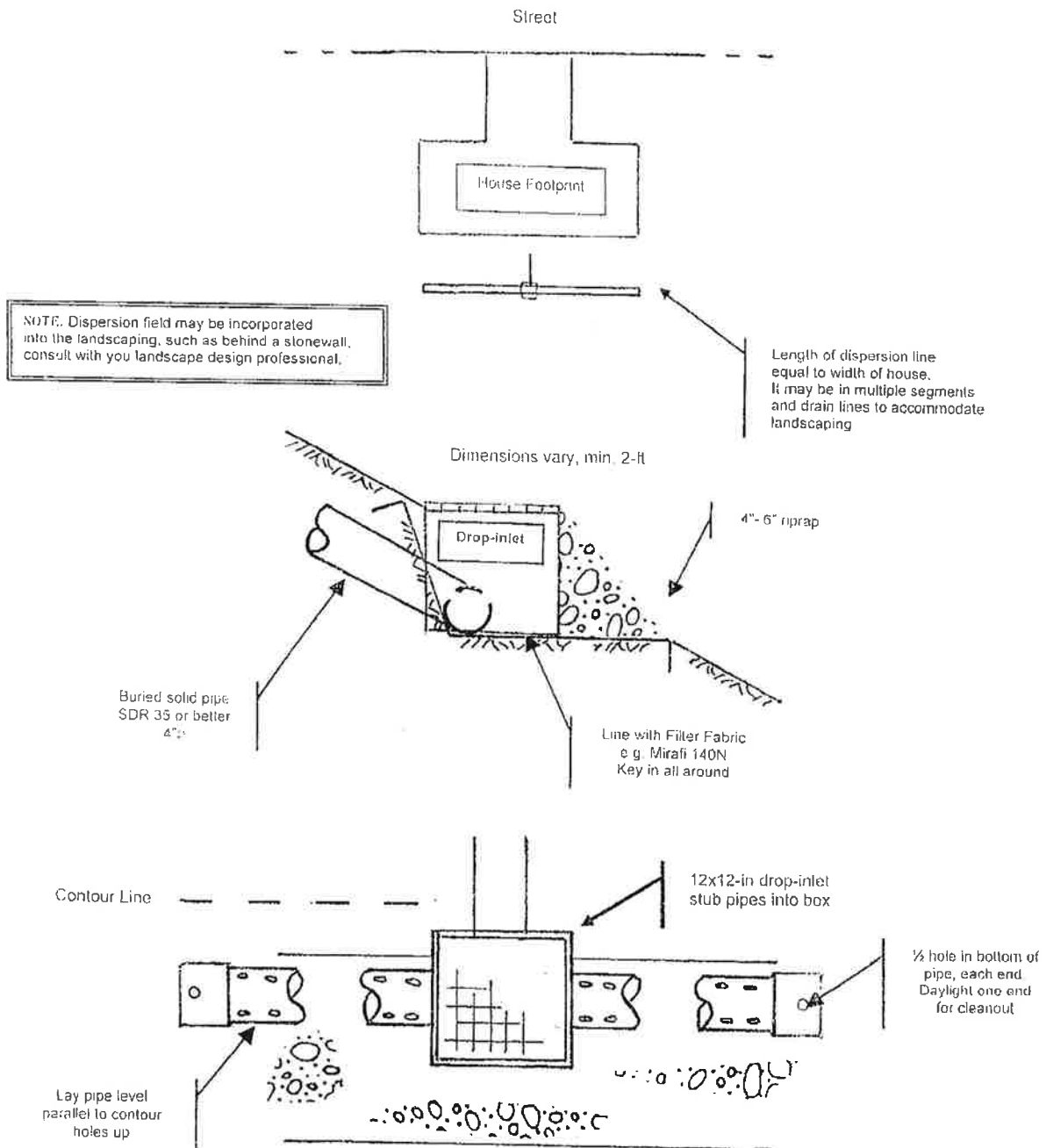


TYPICAL UNDERSLAB DRAINS

NO SCALE

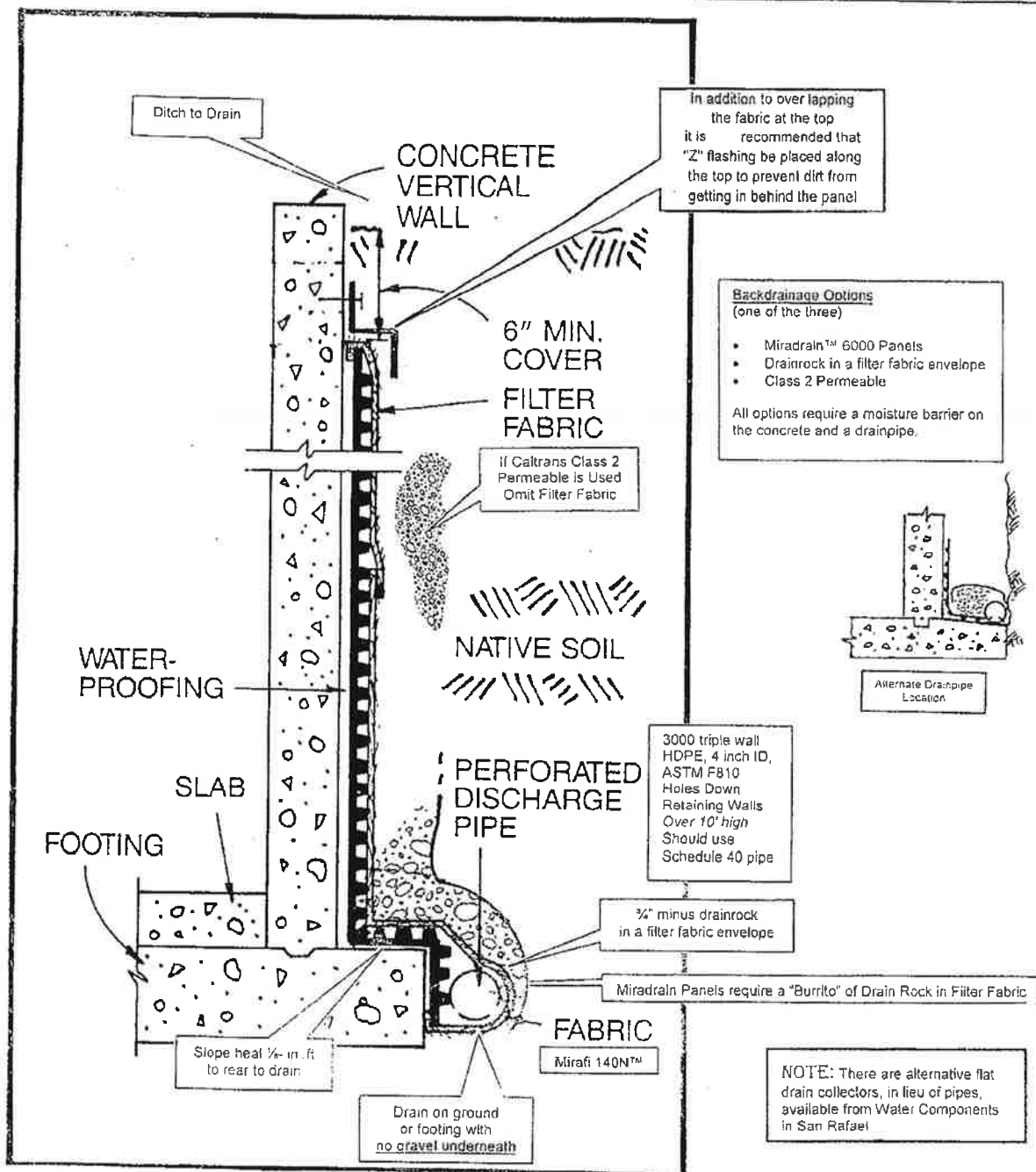


TYPICAL DRAIN DETAILS



SKETCH-TYPICAL DISPERSION FIELD DETAILS

NO SCALE



TYPICAL RETAINING WALL DRAINAGE DETAILS



PROJECT: 31 Lincoln Park

BORING: A

ENGINEER: E. V. Howes

LOGGED BY: J. Gillis

JOB # : 2110048

DATE: 9 November 2021

PLASTICITY INDEX (PI)	LIQUID LIMIT	SAMPLE TYPE	(N) Blows Per foot	DEPTH (feet)	WATER LEVEL	DESCRIPTIVE LOG	GRAPHIC LOG	REMARKS
				1		COLLUVIUM [Qc] 0.0'-3.5' topsoil landscaping horizon with trace rooting, dark brown silty clayey to clayey [ML-CL] soil. rocky horizon at 3.0' and is relatively uniform for this immediate area. below rocky horizon at 3.5' grades to residual soil		
		SPT	31	2				
		SPT	14	3				
		SPT	36	4		RESIDUAL SOIL 3.5'-6.0' reddish brown to grayish brown with depth. apparent colluvium texture as sheared shale matrix is highly weathered and inclusions are less weathered. slightly moist throughout with fine trace rooting at top of horizon		Top of rock 6.0' SHEARED SHALE [fm]
				5				
				6				
				7		SHEARED SHALE [fm] 6.0'-7.5' stiff to hard, dark gray friable and weathered sheared shale with trace inclusions, slightly moist and no rooting		
				8				
				9				
				10		End of Log		
				11				
				12				
				13				
				14				
				15				
				16				
				17				
				18				
				19				
				20				
				21				

DRILLED BY: TransBay

EQUIPMENT: Portable Hydraulic

BORING SIZE: 3"

SHEET: 1 of 1



PROJECT: 31 Lincoln Park

BORING: B

ENGINEER: E. V. Howes

LOGGED BY: J. Gillis

JOB #: 2110048

DATE: 9 November 2021

PLASTICITY INDEX (PI)	LIQUID LIMIT	SAMPLE TYPE	(N) Blows Per foot	DEPTH (feet)	WATER LEVEL	DESCRIPTIVE LOG	GRAPHIC LOG	REMARKS
				1		COLLUVIUM [Qc] 0.0'-4.5' topsoil landscaping horizon with trace rooting, dark brown silty clayey to clayey [ML-CL] soil. rocky horizon absent. grays at 4.5'		Top of rock 6.0' SHEARED SHALE [fm] Ground water was not Encountered in boring
				2				
				3				
				4				
				5		RESIDUAL SOIL 4.5'-6.0' reddish brown to grayish brown with depth. apparent colluvium texture as sheared shale matrix is highly weathered and inclusions are less weathered. slightly moist throughout with fine trace rooting at top of horizon		
		SPT	20	6				
				7		SHEARED SHALE [fm] 6.0'-7.5' stiff to hard, dark gray friable and weathered sheared shale with trace inclusions, slightly moist and no rooting		
				8				
				9				
				10		End of Log		
				11				
				12				
				13				
				14				
				15				
				16				
				17				
				18				
				19				
				20				
				21				

DRILLED BY: TransBay

EQUIPMENT: Portable Hydraulic

BORING SIZE: 3"

SHEET: 1 of 1

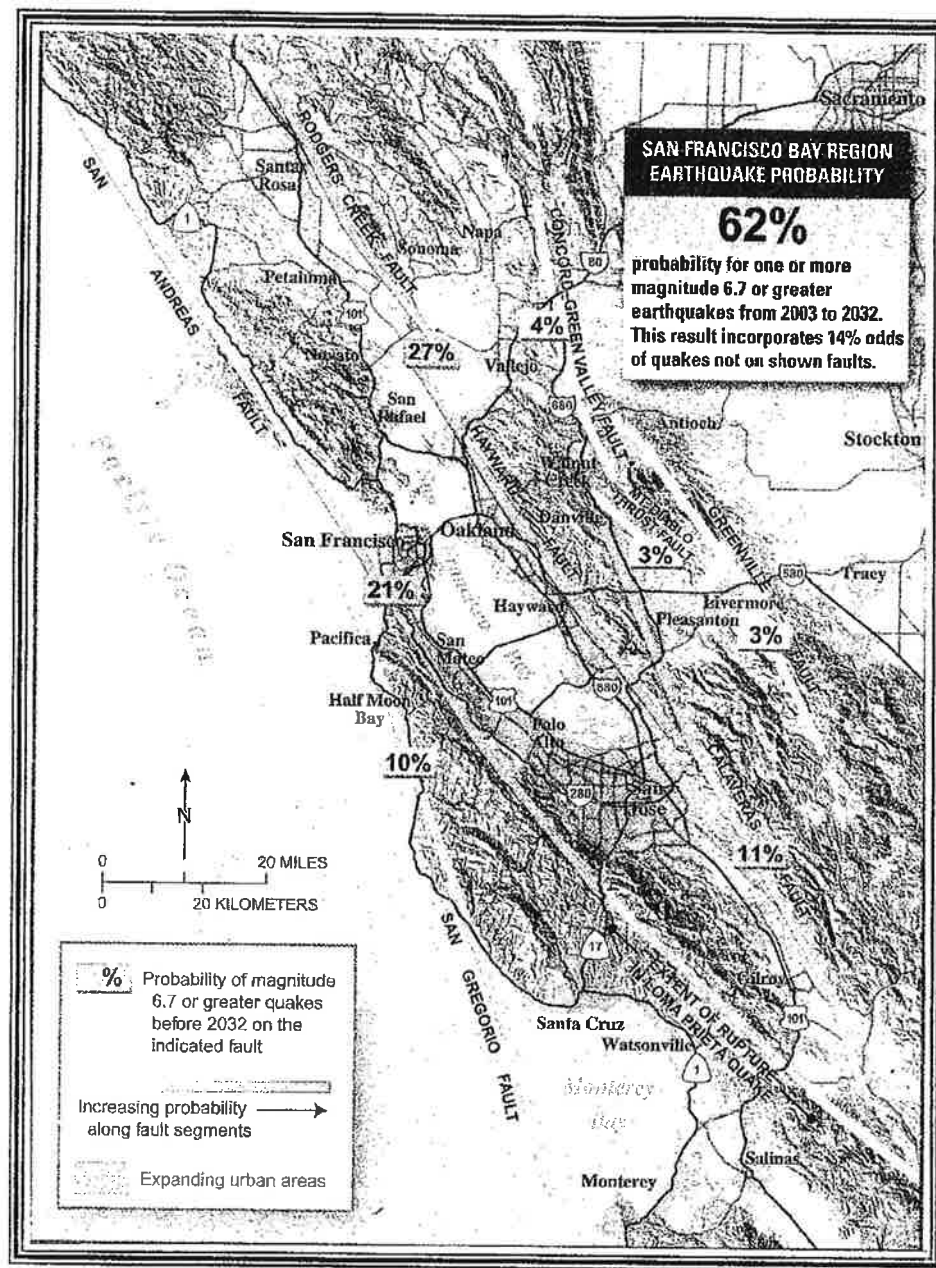
Notes to Boring Logs

- 1) Soil designations in this report conform to the Unified Soil Classifications per ASTM D22487, Classification of Soil for Engineering Purposes. Rock classifications conform to NAVFAC DM-7.
- 2) The SPT, Standard Penetration Test, is made using a standard 2" OD - 1.375" ID sampler driven by a 140# hammer falling 30" (per ASTM D-1586). A MPT, Modified penetration Test, is made using the same standard sampler driver by a 70# hammer falling 30". Other sampler and hammer size data for information only. TW indicates a Thin Wall sampler. The sample is driven 18" and the number of blows required to penetrate the last 12" is indicated on the log. "REF" (refusal) indicates the number of blows required to penetrate 6" exceeded 50.
- 3) Borehole and test pit data are considered representative of the subsurface condition only for the time and location at which the data were obtained. Interpretation or extrapolation of these data represent an exercise in judgment based on education and experience and is not warranted as precisely representing subsurface conditions at all locations. During construction variations will be observed in the field and field design changes should be expected.
- 4) PP indicates in situ measurements made by a standard pocket penetrometer in tons per square foot unconfined compressive strength.

TV indicates in situ measurements made by a Torvane in kilograms per square centimeter.
- 5) LL indicates the Liquid Limit of soils and
PI indicates the Plasticity Index of soils per ASTM D-4318
Quc indicates the unconfined compressive strength per
ASTM D-2166
TX/UU indicates an Unconsolidated Undrained Triaxial Test,
Confinement pressure/Ultimate strength in psf.
DD indicates dry density in pcf.
mc indicates moisture content in percent.
- 6) fm = sheared shale bedrock

Topsoil: The fertile, dark-colored organic surface soil

Bedrock- The solid rock that underlies gravel, soil, or other superficial material. The top of the continuous rock deposits of the earth's mantle.



Using newly collected data and evolving theories of earthquake occurrence, U.S. Geological Survey (USGS) and other scientists have concluded that there is a 62% probability of at least one magnitude 6.7 or greater quake, capable of causing widespread damage, striking somewhere in the San Francisco Bay region before 2032. A major quake can occur in any part of this densely populated region. Therefore, there is an ongoing need for all communities in the Bay region to continue preparing for the quakes that will strike in the future.

Plate 1, San Francisco Bay Region Earthquake Probabilities

From: USGS Fact Sheet 039-03
Revised September 2004



SALEMHOWES ASSOCIATES INC.

GEOLOGISTS AND GEOTECHNICAL ENGINEER

29 April 2022

Terra Spiritus Purgamus

Town of San Anselmo
525 San Anselmo Ave
San Anselmo, CA 94960

Subject:
Blom Residence
31 Lincoln Park, San Anselmo
Geotechnical Review of Project Drawings for New Pool and adjacent retaining walls

We have reviewed the drawings for their geotechnical content:

· Structural, Lenehan Engineering, Sheet SP1.0 through SP1.2, dated January 28, 2022, and we find that the notes and drawings are in substantial compliance with our geotechnical recommendations. We judge that the design of the project is appropriate for the geologic conditions at the site. For the record we have been retained by the owner to provide construction observations to assure compliance with our recommendations.

We trust this provides you with the information you require at this time. If you have any questions or wish to discuss this further please give us a call.



Very truly yours,

For SalemHowes Associates Inc.

E Vincent Howes

Geotechnical Engineer
GE #965 Exp. 31 Mar 24



NEIGHBOR ACKNOWLEDGEMENT FORM

The Town seeks to maintain a sense of community, preserve neighbor relations, and avoid appeals of planning decisions. The Town has found that requiring early conversations between neighbors allows neighbors to work out issues prior to a public hearing and results in the fewest appeals. The Town requires written acknowledgement that an applicant has reviewed the project with the owners and occupants of all abutting property, including property across any street.

Project Address and Assessor's Parcel No.

31 Lincoln Park - 006 25407 ^{APN}

Applicant(s)/Owner(s)

Karin and James Blom

Date of Plans Reviewed

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s)

ED CUNNINGHAM

Neighbor Signature(s)

Ed Cunningham

Date

5.15.2022

Neighbor Address

21 LINCOLN PARK

Neighbor Phone Number and Email

415 453-7174 deaconedandcathy@bcglobal.net

Comments (optional)

Note: the information on this form will become part of the public record for this project and providing personal information is optional.



TOWN OF
SAN ANSELMO
EST. 1907

NEIGHBOR ACKNOWLEDGEMENT FORM

The Town seeks to maintain a sense of community, preserve neighbor relations, and avoid appeals of planning decisions. The Town has found that requiring early conversations between neighbors allows neighbors to work out issues prior to a public hearing and results in the fewest appeals. The Town requires written acknowledgement that an applicant has reviewed the project with the owners and occupants of all abutting property, including property across any street.

Project Address and Assessor's Parcel No.

31 Lincoln Park ^{APN} 006 254 07

Applicant(s)/Owner(s)

Karin and James Blom

Date of Plans Reviewed

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s)

Thom & Janet Cloutier

Neighbor Signature(s)

Janet Cloutier

Date

5/17/22

Neighbor Address

39 Lincoln Park (San Anselmo)

Neighbor Phone Number and Email

415. 250. 7931

Comments (optional)

Note: the information on this form will become part of the public record for this project and providing personal information is optional.



TOWN OF
SAN ANSELMO
EST. 1907

NEIGHBOR ACKNOWLEDGEMENT FORM

The Town seeks to maintain a sense of community, preserve neighbor relations, and avoid appeals of planning decisions. The Town has found that requiring early conversations between neighbors allows neighbors to work out issues prior to a public hearing and results in the fewest appeals. The Town requires written acknowledgement that an applicant has reviewed the project with the owners and occupants of all abutting property, including property across any street.

Project Address and Assessor's Parcel No.

31 Lincoln Park

APN 006 254 07

Applicant(s)/Owner(s)

Karin and James Blom

Date of Plans Reviewed

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s)

AMIT RAJPARIA

~~PARA~~

AMBARAK

Neighbor Signature(s)

[Signature]

Date

05.18.22

Neighbor Address

79 LINCOLN PARK

Neighbor Phone Number and Email

917 378 8712

Comments (optional)

PARA AMBARAK@gmail.com

Note: the information on this form will become part of the public record for this project and providing personal information is optional.



TOWN OF
SAN ANSELMO
EST. 1907

NEIGHBOR ACKNOWLEDGEMENT FORM

The Town seeks to maintain a sense of community, preserve neighbor relations, and avoid appeals of planning decisions. The Town has found that requiring early conversations between neighbors allows neighbors to work out issues prior to a public hearing and results in the fewest appeals. The Town requires written acknowledgement that an applicant has reviewed the project with the owners and occupants of all abutting property, including property across any street.

Project Address and Assessor's Parcel No.

31 Lincoln Park ^{APN} 006 254 07

Applicant(s)/Owner(s)

Karin & James Blom

Date of Plans Reviewed

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s)

Gretchen Appen & Bill Murray

Neighbor Signature(s)

Gretchen Appen

Date

5-21-2022

Neighbor Address

32 Lincoln Park, San Anselmo

Neighbor Phone Number and Email

415-264-7107 gretchenappen@gmail.com

Comments (optional)

Note: the information on this form will become part of the public record for this project and providing personal information is optional.

Westlake Financial Services
4751 Wilshire Blvd, Suite 100
Los Angeles CA 90010

09/23/2022

CONFIDENTIAL COMMUNICATION HAND DELIVERED NOTICE

Ericka Anahi Martinez Ramirez

1433 South Ave Apt B
Gustine CA 95322

RE: Account #: 15489615
Creditor to Whom Debt is Owed: Westlake Financial Services
Vehicle: 2017 DODGE JOURNEY
VIN: 3C4PDCAB8HT519543

YOUR ATTENTION IS REQUESTED

Dear Ericka Anahi Martinez Ramirez:

We have been attempting to contact you regarding the status of this account, but have been unable to reach you. For that reason, we are hand delivering this letter to you in hopes that you will contact us.

It is important for you to contact us by calling the person and number noted below to seek a resolution of this matter. We would prefer to work with you to find a satisfactory resolution, if possible. However, if you do not contact us, we may pursue any and all options available to us.

Respectfully,

Customer Service Representative
(866)665-4702

Westlake Financial Services

Bankruptcy Notice: If you are currently in a bankruptcy proceeding, this notice is furnished for informational purposes only, and shall not be construed as an attempt to collect against you personally. We will take no steps to collect from you personally or against any collateral securing this loan, if applicable, while the bankruptcy's automatic stay remains in effect. If you are represented by an attorney, please provide this notice to your attorney. If you have received a Chapter 7 discharge, this notice solely relates to the lien of the Mortgage or Deed of Trust, and shall not be construed as an attempt to collect a personal debt from you or bind you personally for the debt. This notice shall not be considered a reaffirmation agreement as that term is defined by applicable bankruptcy law. This notice is a voluntary notice to satisfy the terms of an existing lien on the subject premises.

Transaction number: ZNIVRG

Beneficial State Bank
39 E Cleveland Ave
Porterville CA 93257

09/29/2022

CONFIDENTIAL COMMUNICATION HAND DELIVERED NOTICE

Jason Daniel Caballero

6578 Alyssa Dr
Winton CA 95388

RE: Account # 31075450

YOUR ATTENTION IS REQUESTED.

Dear Jason Daniel Caballero:

We have been attempting to contact you regarding the status of this account, but have been unable to reach you. For that reason, we have delivered this letter to you in hopes that you will contact us.

It is important for you to contact us by calling the person and number noted below to seek a resolution of this matter. We would prefer to work with you to find a satisfactory resolution, if possible. If you do not contact us, and this account defaults, we may pursue all options available to us.

Respectfully,

Maricruz Machuca
(800) 550-5790

Beneficial State Bank

