



Rob _ <rob1050acacia@gmail.com>

Subject: 1050 Acacia - Drainage Plan Required - Changes to Drainage by Contractor

1 message

Rob Carey <rob1050acacia@gmail.com>

Wed, May 23, 2007 at 5:59 PM

To: John Maltbie <jmaltbie@co.sanmateo.ca.us>

Cc: Peggy Jensen <pjensen@co.sanmateo.ca.us>, Lisa Grote <lgrote@co.sanmateo.ca.us>, Adrienne Tissier <atissier@co.sanmateo.ca.us>, Jerry Hill <jhill@co.sanmateo.ca.us>, Mark Church <mchurch@co.sanmateo.ca.us>, Richard Gordon <rgordon@co.sanmateo.ca.us>, Rose Jacobs Gibson <RoseJG@co.sanmateo.ca.us>, Dave Holbrook <dholbrook@co.sanmateo.ca.us>, Gael Erickson <gael_e@earthlink.net>

May 23, 2007

To: County of San Mateo (Via Email)

Attn: John Maltbie, County Manager

Subject: 1050 Acacia - Drainage Plan Required - Changes to Drainage by Contractor

REFERENCE: APN # 036-121-410, Design Review File No. PLN 2005-00418
& Correspondence at <http://1050Acacia.info/select>

Mr. Maltbie,

The Contractor has made major changes to the lot grading and drainage pattern at the 1050 Acacia site. These changes will result in drainage which previously flowed across the south property line, to be now directed to the west onto my property; this can be confirmed by an examination of the attached photos. The grading and drainage changes made at the site are not shown on the approved design plans, and to the best of my knowledge, none of these changes have been approved by the County or the Coastside Design Review Committee.

The Planning & Building Department's 'Decision Letter' for 1050 Acacia, dated 11/14/05, Condition No. 14d states:

"A site drainage plan will be required that will demonstrate how the roof drainage and site runoff will be directed to an approved location."

[download 11/14/05 letter here, see page 5 item 14d: http://1050acacia.info/doc1/1050-Acacia_DOC-051114_County-Decision-Letter_Approval-and-Conditions.pdf]

I have seen no evidence of an approved site drainage plan for this site in the County files. I request that the County require the submittal and approval of a site drainage plan prior to any final inspection.

Please respond to me as soon as possible to confirm that the County will not allow a final inspection of

1050 Acacia prior to submittal and approval of a drainage plan for this site. I request the County notify me when the drainage plan has been submitted and allow adequate time for public review and comment prior to any approval.

GRADING & DRAINAGE at ADJACENT LOT (1040 ACACIA): The Contractor's grading & structure changes at 1050 Acacia will result in all flow from the adjacent lot to the north (1040 Acacia), which previously flowed south-southwest to be directed to the west onto my property. Note that the Contractor owns both the 1050 and 1040 Acacia lots and has previously hauled in a large amount of fill dirt to raise the 1040 Acacia lot (as was also done at 1050 Acacia) and thereby, changed the drainage pattern. The grading work at 1040 Acacia was not approved by the County.

LOW WALL at WEST FENCE: The Contractor has constructed a low retaining wall adjacent to the west fence, this structure will tend to channel the drainage against and along the fence. This wall is not shown on the approved design drawings, and was not approved by the County, and thus is a violation of the 11/14/05 Decision Letter Condition #1; please have this work removed from the site.

DRAINAGE PIT: The 1050 Acacia rain gutters lead underground, apparently to some type of drainage pit, or dry pit. I did not observe this pit being constructed. Where is it located? Does the County have photos showing pit construction? Please make copies available of whatever information the County has in it's possession.

COUNTY CODE & OTHER REFERENCES Below are excerpts of the County Code and The County 11/14/05 'Decision Letter' that are germane to this drainage issue.

Note that the Contractor did not submit accurate "existing and proposed ground contours" as required by Code section 6565.6 (i.e. the elevations shown by the Contractor are up to three feet (3') too high). Also note that Section 9106-C states the building official may require a drainage plan in situations such as 1050 Acacia.

From County Decision Letter dated 11/14/05 (Pages 4-5)

[Download here: http://1050acacia.info/doc1/1050-Acacia_DOC-051114_County-Decision-Letter_Approval-and-Conditions.pdf]

Building Inspection Section

14. At the time of application for a building permit, the following will be required:

d. A site drainage plan will be required that will demonstrate how the roof drainage and site runoff will be directed to an approved location. The proposed "pop-up" drain at the end of the roof leader drainage system will not be acceptable. Drainage must discharge to a system that will help percolate drainage back into the earth on the parcel that it originated on. E.G. discharge to a rock lined pit and overflow system.

FROM County Code 6565.6 - Chapter 28.1 Page 28.1.4 (Coastal) (Zoning Regulations)

[download here: http://1050acacia.info/county-regulations/1d_County-Zone_Regs-partial_6565-DR-district-INSIDE-COASTAL-only_download-Feb-2007.pdf]

SECTION 6565.6. APPLICATION. The application submitted for review by the Design Review Administrator shall contain the following information:

1.Site Plan Showing: (Minimum scale: 1 inch = 20 feet)

b. Existing and proposed ground contours.

e. All proposed improvements, including paving, fences, etc.

FROM County Code 6565.7 Chapter 28.1 Page 28.1.5 (Coastal) (Zoning Regulations)

[download here: http://1050acacia.info/county-regulations/1d_County-Zone-Regs-partial_6565-DR-district-INSIDE-COASTAL-only_download-Feb-2007.pdf]

SECTION 6565.7. STANDARDS FOR REVIEW

1. The Design Review Administrator and, on appeal, the Planning Commission and Board of Supervisors, in reviewing proposals under this Chapter, shall find that the proposal conforms with the following guidelines and standards before approving issuance of a permit:

b. Where grading is necessary for the construction of structures and paved areas, it blends with adjacent land forms through the use of contour grading rather than harsh cutting or terracing of the site and does not create problems of drainage or erosion on its site or adjacent property;

From County Code Division VII Building Regulations

[download here: http://1050acacia.info/county-regulations/4a_County-Bldg-Regulation-partial_walls-and-grading_download-Feb-2007.pdf]

SECTION 9106. EXCAVATING AND GRADING. Appendix, Chapter 33 of the California State Building Code is hereby amended by the addition thereto of Subsection 3305.1 to read as follows: Section 3305.1. All excavating and grading not made specifically exempt from the requirements of a permit shall be subject either to the provisions of this Chapter, subject to the issuance of a building permit or to those contained in Chapter 6, Division VII, of the San Mateo County Ordinance Code, subject to the issuance of a grading permit in accordance with the following:

(C) The Building Official may require that a drainage and erosion plan and analysis, prepared by a registered California Civil Engineer, be provided for projects where it is determined that construction could increase flows, velocities, ponding or damming of water on or to adjoining properties, the public right of way, storm drain facilities and drainage ways.

Sincerely,

Robert Carey

CC (by Email):

Peggy Jensen - Deputy County Manager (pjensen@co.sanmateo.ca.us)

Lisa Grote - Director of Community Development (lgrote@co.sanmateo.ca.us)

Supervisor Adrienne Tissier (atissier@co.sanmateo.ca.us)

Supervisor Jerry Hill (jhill@co.sanmateo.ca.us)

Supervisor Mark Church (mchurch@co.sanmateo.ca.us)

Supervisor Richard Gordon (rgordon@co.sanmateo.ca.us)

Supervisor Rose Jacobs Gibson (RoseJG@co.sanmateo.ca.us)

Dave Holbrook - Senior Planner (dholbrook@co.sanmateo.ca.us)

Gael Erickson - President - Midcoast Community Council (gael_e@earthlink.net)

Attachments:

1050Acacia-051107-1__from-Acacia_Nov-2005_reduce.jpg

1050Acacia-051107-2__west_fence-looking-south_Nov-2005_reduce.jpg

1050Acacia-051107-3__west_fence-looking-south_Nov-2005_reduce.jpg

1050Acacia-070506-13__front-1040-acacia-lot_reduce.jpg

1050Acacia-070506-34__back-fence-low-retain-wall-from-SW-corner_reduced.jpg
1050Acacia-070508-02__back-from-NW-corner_low-wall-fill-walkway_reduced.jpg

6 attachments



1050Acacia-051107-1__from-Acacia_Nov-2005_reduce.jpg
137K



1050Acacia-051107-2__west fence-looking-south_Nov-2005_reduce.jpg
179K



1050Acacia-051107-3__west fence-looking-south_Nov-2005_reduce.jpg
151K



1050Acacia-070506-13__front-1040-acacia-lot_reduce.jpg
147K



**1050Acacia-070506-34__back-fence-low-retain-wall-from-SW
-corner_reduced.jpg**
89K



**1050Acacia-070508-02__back-from-NW-corner_low-wall-fill
-walkway_reduced.jpg**
101K