

Public Comments

Agenda Item 9

Written Comments Received By 12pm on 3/14/2022



March 14, 2022

City Council Meeting

From: Christine Boles <[REDACTED]>
Sent: Monday, March 14, 2022 10:17 AM
To: Bier, Mary; Woodhouse, Kevin; Wehrmeister, Tina; Public Comment
Subject: Housing Element Update on tonight's consent agenda #9

[CAUTION: External Email]

Dear Mayor Bier, Mr. Woodhouse and Ms. Wehrmeister,
I would respectfully ask for this item to be pulled from the Consent Agenda.

First of all, according to the text in the staff report, it seems there must be a presentation of this item to the public. See below.

1. Housing Element Annual Progress Report (APR)

The City Council adopted the 2015-2023 Housing Element of the General Plan on May 11, 2015. The current Housing Element covers what is known as the 5th Regional Housing Needs Allocation (RHNA), or RHNA 5. The APR is a routine item required by state law and is not a policy document guiding housing-related actions to be undertaken by the City.

Staff has prepared the Calendar Year 2021 APR in the format prescribed by HCD (Attachment B). This is the seventh APR associated with the 2015-2023 Housing Element. The City's RHNA 5 allocation for the planning period 2015-2023 was 413 units (approximately 52 units per year). The 2021 APR prepared by staff demonstrates the number of housing units for which the City granted Planning entitlements, building permits, and certificates of occupancy during the 2021 calendar year.

The APR must be considered by the Council at a public meeting where members of the public have an opportunity to provide oral testimony and written comments. Members of the public

1

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may comment on the APR during public comment as part of consideration of the item. Acceptance of the APR is a routine matter and the report is informational only.

10:05 AM Mon Mar 14

<p>Action Program No. 19: Form a committee to monitor housing trends affecting needs and development, as well as implementation of action programs. Devise strategies to accommodate housing needs that arise during the planning period that the Housing Element does not adequately address.</p>	<p>Form a committee to assert more active oversight in Housing Element implementation. Review the draft Housing Element Status and Annual Progress Report prior to the public hearing and consideration by City Council.</p>	<p>2) Annually by 6/30: Planning Division staff conducts an internal review of implementation during first-half of year and projected implementation during remaining half of year.</p> <p>3) Annually between 1/1 and 2/28: Hold a committee meeting to discuss prior year Housing Element implementation and to review the draft Housing Element Status and Annual Progress Report.</p> <p>4) Annually between 3/1 and 3/31: Present the Housing Element Status and Annual Progress Report at a City Council public hearing and seek Council approval and transmittal of the Report to the California Department of Housing and Community Development (HCD) by the April 1 deadline.</p>	<p>1) The City did not establish a Housing Element implementation committee. However, in collaboration with San Mateo County's Home for All Network, the City hosted two community engagement efforts in Pacifica throughout 2019. These highlighted the community's increasing support to allow ADUs, starting with the Home for All Engagement Program. Between February 2019 through May 2019, the City engaged with the public to introduce factual information about the current housing situation affecting the Bay Area region. The public was asked to identify potential solutions which reflect a community's values. One of the potential housing solutions of greatest interest to those attending the Home for All conversations was the establishment of ADUs.</p> <p>2) Planning Division staff conducted an internal review of implementation during the first-half of the reporting period and projected likely implementation activities during the remaining half of the reporting period. City staff focused efforts on assisting homeowners with obtaining permits to construct ADUs pursuant to Action Program 11 in order to fully implement the City's revised ADU ordinance.</p> <p>3) N/A</p> <p>4) The City will consider the APR at the March 14, 2022 City Council meeting to seek City Council approval and transmittal of the Report by the April 1 deadline.</p>
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A consent agenda item is not a presentation!

Please pull the item, and have staff present the report to the public so we can better understand our progress in meeting our housing goals, especially for affordable housing.

The report seems to count the affordable units at 801 Fassler as deed restricted, but I don't remember reading that in the project approvals. Tina, could you confirm please?

I would also really like to understand the process and timeline for public engagement on the Housing Element especially given the work remaining to be done on the DEIR and General Plan to understand which sites are available where we can safely put new housing.

I have other substantive questions but don't think I can meet the noon deadline. When did the deadline change to that early in the day? I thought it was usually a couple of hours before the meeting?

Thank you,

Christine Boles, Architect

Beausoleil Architects

Pacifica, CA 94044

www.beausoleil-architects.com

"Do your little bit of good where you are; it's those little bits of good put together that overwhelm the world." - Desmond Tutu

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From: Christine Boles [REDACTED]
Sent: Monday, March 14, 2022 11:33 AM
To: Woodhouse, Kevin; Public Comment
Cc: Wehrmeister, Tina; Bier, Mary
Subject: Re: Housing Element Update on tonight's consent agenda #9

[CAUTION: External Email]

Thank you Mr. Woodhouse, but the text in the Housing Element document (second image I attached) specifically says the Council will CONSIDER the item at this meeting. As far as I'm aware, being on the consent agenda is not the same as consideration.

In any case, I respectfully ask for this item to be pulled, and a presentation made by staff, so that public questions about the document can be answered. I am not the only person who will have substantive questions about these documents.

Christine Boles, Architect

Beausoleil Architects

[REDACTED]

Pacifica, CA 94044

[REDACTED]

www.beausoleil-architects.com

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On Mon, Mar 14, 2022 at 11:12 AM Woodhouse, Kevin <kwoodhouse@pacifica.gov> wrote:

Good morning, Ms. Boles.

The Annual Progress Report can be on the Consent Calendar. The report constitutes staff's presentation of the information, and any member of the public can orally comment on it, as with any item on the consent calendar. Any member of the public can also provide written comment in advance of the meeting, as you have just done.

To your other questions:

- The noon written comment deadline was made back in October, 2021 as a result of new laws requiring printed display of written comments at City Hall prior to Council meetings, which means more staff time to redact private information and print and package the comments for display;
- Yes, 801 Fassler does have an affordability agreement to deed restrict the units, which is also a requirement of the PMC;
- We will be developing this spring the process and milestones for the Housing Element Update and that will be publicly shared when ready. In the meantime, feel free to review the most recent workplans for Council Priorities here: <https://www.cityofpacifica.org/government/councilgoals.asp>

Sincerely,

Kevin Woodhouse

City Manager

City of Pacifica

www.cityofpacifica.org

650.738.7409



From: Christine Boles [REDACTED]
Sent: Monday, March 14, 2022 10:17 AM
To: Bier, Mary <mbier@pacifica.gov>; Woodhouse, Kevin <kwoodhouse@pacifica.gov>; Wehrmeister, Tina <twehrmeister@pacifica.gov>; Public Comment <publiccomment@pacifica.gov>
Subject: Housing Element Update on tonight's consent agenda #9

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223 / 426

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Thank you,

Christine Boles, Architect

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From: Christine Boles [REDACTED]
Sent: Monday, March 14, 2022 11:56 AM
To: Public Comment; _City Council Group; Woodhouse, Kevin; Wehrmeister, Tina
Subject: Public comment/questions on Consent Agenda #9
Attachments: Christine Boles Public Comment 3.14.22 CC Consent Agenda #9.pdf

[CAUTION: External Email]

Please see attached.

Christine Boles, Architect

Beausoleil Architects

[REDACTED]

Pacifica, CA 94044

[REDACTED]

www.beausoleil-architects.com

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DATE: March 14, 2022

TO: Pacifica City Council
Tina Wehrmeister, Planning Director
Kevin Woodhouse, City Manager



RE: Public Comment regarding Consent Agenda Item #9, Housing Element Update

Dear all,

Per my earlier emails today, I ask that this item be pulled from the consent agenda. I have a number of questions, some of which I asked in my previous email. Below are a few more.

1. Packet page 214 – The chart column labeled application status has items highlighted in yellow, but I could not find a key explaining how that answers the status question. Please elaborate.
2. Packet page 216 totals permits approved. 2021 shows 39 units approved, but the numbers above only total 24, please explain.
3. Of those 24, 4 are noted as deed restricted. I believe these are the 801 Fassler units which may not have actually been deed restricted, please confirm.
4. Action Program 1 – please provide example of how city has advertised this program – I have not seen it and would have passed on the information to my clients if I had known.
5. Same for item 2. Why have we not pursued an ordinance when this was a goal 7 years ago.
6. Action Program 8 - Please explain the precise goal of this item. I'm not sure how complete streets relate to voluntary housing rehabilitation.
7. Action Program 17 – the meeting with the school district is not the same as meeting with potential low income housing developers. Explain how this goal has been met or is in progress of being met.
8. Item 19 – committee is a good idea. Did we try to set one up? I'd like to volunteer.

Sincerely,

A handwritten signature in cursive script that reads "Christine Boles".

Christine Boles, Architect
Principal

Cc: Public Comment/Sarah Coffey

Public Comments

Agenda Item 14

Written Comments Received By 12pm on 3/14/2022



March 14, 2022

City Council Meeting

From: Coffey, Sarah
Sent: Friday, March 11, 2022 12:17 PM
To: Public Comment
Subject: FW: Files attached TBD Olympian Way Project Appeal
Attachments: City of Pacifica Public Works.pdf; GeoTech Review, Olympian Way, Haro & Kasunich.pdf; GeoTech Report, Recommendation p1 and 13.pdf; Page 13 condition of Approval 17.pdf

From: Ila Homsher [REDACTED]
Sent: Friday, March 11, 2022 11:42 AM
To: Murdock, Christian <cmurdock@pacificagov>; Coffey, Sarah <scoffey@pacificagov>
Subject: Fw: Files attached TBD Olympian Way Project Appeal

[CAUTION: External Email]

Attached is an email we shared with the council last night.

[Sent from AT&T Yahoo Mail for iPad](#)

Begin forwarded message:

On Thursday, March 10, 2022, 8:02 PM, Ila Homsher [REDACTED] wrote:

Mayor Mary Bier and City Council Members

This email is on behalf of neighbors surrounding the property at TBD Olympian Way. We have appealed the Planning Commission Decision CDP-430-21, File NO 2021-018 and will be before you on March 14 to discuss the appeal.

Attached are additional documents regarding this development. We are forwarding these prior to the meeting to allow time for a more in depth review.

The Developer presented a drainage system to the Planning Commission, which was approved. The Developer did not follow the recommendation of the Company - GeoForensics which he hired.

We reached out to another Geotechnical engineering company to ask for their opinion. The attached letter by Haro, Kasunich and Associates, Inc. Consulting Geotechnical Engineers, reviewed all of the development documents

and clearly point out that drainage recommendations were not adhered to in the approval process.

1. Accumulated drainage should be discharged minimum 15 feet away from the house, PREFERABLY (emphasis added) at the street.

2. A percolation style dissipation system is NOT PERMITTED (emphasis added) for use at this site. (This is what the Developer described as his plan for drainage at the January 18 meeting).

We have a concern that a non-permitted drainage plan was approved by the Planning Commission. Improper drainage will have a significant impact on neighboring properties. Please review the attached documents that we feel support our concern.

Attachments:

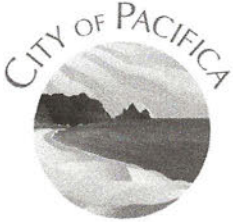
1. City of Pacifica Public Works Guidelines for Drainage Review. These guidelines were presented and not considered during the approval of the Project at Planning Commission.

2. Independent Geotechnical Engineers Haro, Kasunich and Associates, Inc., review of Olympian Way Project Drainage Plan, and comments regarding compliance to the Geotechnical Recommendations of the Projects Investigation Report by GeoForensics.

3. Developers Geotechnical Engineering Company - GeoForensics Cover Page and Recommendation. Showing the Recommendations and type of Drainage system that cannot be used on the Project site.

4. Conditions of Approval, Condition #17 (page A-3) showing that Recommendations of the Geotechnical Investigation must be followed.

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Scenic Pacifica
Incorporated Nov. 22, 1957

CITY OF PACIFICA

170 Santa Maria Avenue • Pacifica, California 94044-2506
www.cityofpacifica.org

MAYOR
Deirdre Martin

MAYOR PRO TEM
Sue Beckmeyer

COUNCIL
Sue Vaterlaus
Mary Bier
Mike O'Neill

DEPARTMENT OF PUBLIC WORKS

GUIDELINES FOR DRAINAGE REVIEW

The following is intended to summarize the City of Pacifica Policy on Storm Drainage to guide the applicant and the civil engineer when preparing a drainage analysis as required for a proposed development.

CITY OF PACIFICA DRAINAGE POLICY:

1. Storm water runoff shall be collected and conveyed by an approved storm drain system. The storm drain system shall be designed for the ultimate development of the watershed. The storm drain system shall provide for the protection of abutting and off-site properties which would be adversely affected by any increase in runoff attributed to the development. Off-site storm drain improvements may be required to satisfy this requirement.
2. Post-development peak flow (runoff) and velocity must be less than or equal to pre-development peak flow and velocity. No additional runoff, caused by development can cross property lines. In areas where there are existing storm drain systems, those systems must be of adequate size to accept the increased runoff, or mitigation procedures must be taken. Mitigation procedures may include on-site storm drain detention or off-site storm drain improvements.
3. If permanent structures are to be built over existing drainage courses or drainage facilities courses or drainage facilities.
 - a. Adequate drainage facilities must be provided to protect the proposed development and existing downstream development.
 - b. A means of adequate access must be provided for maintenance.
4. The use of dry wells to dispose of surface runoff may be allowed.
5. Drainage systems that are designed to rely on pumps may not be allowed.

To comply with City Policy, the applicant's civil engineer must submit a drainage report, hydrologic study, hydraulic calculations, and drainage improvement plans. The following sections present general guidelines for these items.

DRAINAGE REPORT:

A drainage report (written narrative) must be submitted to the City for review and include the following:

1. Delineation of drainage basins and sub-basins.
2. Description of proposed drainage system.
3. Discussion of rationale used to design system
4. Discussion of methods and/or calculations.
5. Description of how excess drainage will be detained.
6. Description of how discharge will be controlled to comply with City Policy.

HYDROLOGIC ANALYSIS:

The hydrologic calculations must be based on an appropriate design storm for the specific site conditions and project. The calculations shall be based upon a design storm of no less than a 100 year recurrence.

The hydrologic analysis must include the following:

1. ANALYSIS/CALCULATIONS MUST BE SIGNED AND STAMPED BY A REGISTERED CIVIL ENGINEER. WITHOUT THIS REQUIREMENT BEING MET, NO FURTHER REVIEW OF THE DRAINAGE ANALYSIS WILL BE PERFORMED.
2. All drainage basins and/or sub-basins clearly shown on a map plan.
3. A clear description of the method used to determine peak flows.
4. If the rational method ($Q = CI A$) is used;
 - a. Provide a clear statement of the basis for the runoff coefficient, (C) rainfall intensity (I), time of concentration (T), and duration, etc., and
 - b. A clear description showing the areas used in the formula.
5. If another method is used, provide a statement of method, a clear description of the basis for all assumptions and the source of all information used in the particular method.
6. Calculations for pre-development peak flow AND velocity.
7. Calculations for post-development peak flow AND velocity.

8. Calculations for detention basin design and a determination of the required volume of storage to comply with a City Policy.

HYDRAULIC ANALYSIS:

The hydraulic analysis must include the following:

1. ANALYSIS/CALCULATIONS MUST BE SIGNED AND STAMPED BY A REGISTERED CIVIL ENGINEER. WITHOUT THIS REQUIREMENT BEING MET, NO FURTHER REVIEW OF THE DRAINAGE ANALYSIS WILL BE PERFORMED.
2. Calculations shall clearly demonstrate that the post-development discharge will be controlled, and peak flow and velocity will not exceed pre-development values.
3. Calculations shall clearly demonstrate that all storm drainage facilities have sufficient capacity to carry the anticipated peak flows. These facilities include, but are not necessarily limited to:
 - a. Pipes
 - b. Culverts
 - c. Swales
 - d. Ditches
 - e. Valley gutters, etc.

DRAINAGE IMPROVEMENT PLANS:

The plans must incorporate the following items:

1. PLANS MUST BE SIGNED AND STAMPED BY A REGISTERED CIVIL ENGINEER. WITHOUT THIS REQUIREMENT BEING MET, NO FURTHER REVIEW OF THE DRAINAGE ANALYSIS WILL BE PERFORMED.
2. All proposed storm drainage contours and/or spot elevations clearly indicated.
3. Existing and proposed contours and/or spot elevations clearly indicated.
4. All flow patterns clearly shown.
5. Profiles of all storm drain lines including all crossings of other utilities. A minimum one (1) foot clearance between utility lines and five (5) feet clearance from sewer lines are required.
6. Construction details must be shown, including but not necessarily limited to:

- a. Specific locations of all storm drainage facilities specified (i.e. stations, dimensions from property lines, etc.),
- b. dimensions of all storm drainage facilities, including Standard City Drawings where applicable,
- c. pipe/swales slopes, pipe sizes, etc.,
- d. invert elevations, and
- e. construction materials must be specified (i.e. RCP, PVC, DIP, etc.).

SUMMARY:

The above is intended only to provide the applicant and the applicant's civil engineer with minimum guidelines when preparing a drainage analysis. The City does not specify the design method that the applicant's engineer uses to prepare the drainage analysis. It is incumbent on the engineer to select a design method that is appropriate for the specific project and site accepting responsibility for the design. The City reviews the design as to concept and to see that the design adequately reflects City policy. The City's review does not include checking the calculations for accuracy nor making assumptions regarding the analysis.

It is to the applicant's advantage to clearly show what is being recommended for construction. Mistakes, ambiguities, incomplete information, and poor preparation of the analysis will only serve to delay the review and approval process.

**GEOTECHNICAL INVESTIGATION
FOR PROPOSED NEW RESIDENCE**

at
Between 131 and 151 Olympian Way
Pacifica, California

Report Prepared for:

Roundhouse Industries

Report Prepared by:

GeoForensics, Inc.

January 2021

All roof eaves should be lined with gutters. The downspouts may be connected to solid drain lines, or may discharge onto paved surfaces which drain away from the structure. The downspouts may be connected to the same drain line as any catch basins, but must not connect to any perforated pipe drainage system.

Footing Drain - Due to the potential for changes to surface drainage provisions, it would be wise (though not required) to install a perimeter footing drain to intercept water attempting to enter the crawlspace. If a footing drain is not installed, some infiltration of moisture into the crawlspace may occur. Such penetration should not be detrimental to the performance of the structure, but can possibly cause humidity and mildew problems within the house. Where perimeter walls are retaining walls, the back of the walls will serve as perimeter footing drains.

The footing drain system, if installed, should consist of a 12 inch wide gravel-filled trench, *dug at least 12 inches below the elevation of the adjacent crawlspace*. The trench should be lined with a layer of filter fabric (Mirafi 140N or equivalent) to prevent migration of silts and clays into the gravel, but still permit the flow of water. Then 1 to 2 inches of drain rock (clean crushed rock or pea gravel) should be placed in the base of the lined trench. Next a perforated pipe (minimum 3 inch diameter) should be placed on top of the thin rock layer. The perforations in the pipe should be face down. The trench should then be backfilled with more rock to within 6 inches of finished grade. The filter fabric should be wrapped over the top of the rock. Above the filter fabric 6 inches of native soils should be used to cap the drain. If concrete slabs are to directly overlay the drain, then the gravel should continue to the base of the slab, without the 6 inch soil cap. This drain should not be connected to any surface drainage system.

Drainage Discharge - The surface drain lines should discharge at least 15 feet away from the house, preferably at the street. Care should be taken not direct concentrated flows of water towards neighboring properties. This may require the use of multiple discharge points. A percolation style dissipation system is not permitted for use at this site.

The footing drain (if installed) and any back-of-wall drain lines should discharge independently from the surface drainage system. A sump pump may be required for the footing drain discharge system. The surface and subsurface drain systems should not be connected to one another.

Drainage Materials - Drain lines should consist of hard-walled pipes (e.g. SDR 35 or Schedule 40 PVC). In areas where vehicle loading is not a possibility, SDR 38 or HDPE pipes may be used. Corrugated, flexible pipes may not be used in any drain system installed at the property.

Surface drain lines (e.g. downspouts, area drains, etc.) should be laid with a minimum 2 percent gradient ($\frac{1}{4}$ inch of fall per foot of pipe). Any subsurface drain systems (e.g. footing drains) should be laid with a minimum 1 percent gradient ($\frac{1}{8}$ inch of fall per foot of pipe).

Project No. SM11118
7 March 2022

Ms. Kathlena Gust
[REDACTED]

Subject: Proposed Residential Development between 131 and 151 Olympian Way, Pacifica, California

Dear Ms. Gust:

At your request, I have discussed the subject project with you and your brother Chuck. As part of my work, I reviewed the City of Pacifica Planning Commission Staff Report, File: CDP-430-21, dated January 23, 2022. I reviewed the Geotechnical Report by GeoForensics, dated 27 January 2021, and their Ocean Bluff Assessment Report dated 3 August 2021. I reviewed the Civil Engineering Plans by Roundhouse Industries, Sheet C1.1, Topographic Survey (9.21.21), Sheet C2.1, Grading and Drainage Plan, (9.21.21) and Sheet C3.1, Details, (9.21.21). I have reviewed the Architectural Plans by Brian Brinkman, Drafting & Design, Sheets A1.1, Site Plan, A1.2, Grading Plan, A1.3, Retaining Wall Heights, and A3.5, Longitudinal Section, all revised dated 01/10/2022. The purpose of my review was to comment on the geotechnical and drainage recommendations and proposed improvements relative to the slope the residential development will be placed on and the impacts it could have to the adjacent properties.

The following are relevant points discerned from my review of the geotechnical report and civil engineering plan sheets:

1. The residential improvements will be located on a moderately steep slope (2.5:1) that reduces gradient to a moderate slope (3:1) at the lower bound of the property.
2. The top of the site is comprised of 4 to 6 feet of loose to hard expansive clayey soils overlying dense bedrock. The bottom of the site is comprised of 8 feet of loose to hard expansive clayey soils overlying dense bedrock.
3. The residential structure will be built into the hillside on a series of cut and retained benches stepped into the slope. This removes some of the loose soils and improves stability of the building site.
4. The proposed structures (house and retaining walls) will be supported on deep drilled piers penetrating the loose surficial soils and embedded into the dense bedrock. This insures the house will be well founded and secure on the hillside.

5. A global seismic stability analysis of the slope the proposed home will be built on was positive for the underlying deep bedrock materials that will support the house. Deep sliding under the house and its pier foundations should not occur.
6. The 4-to-8-foot loose surface mantle soils on the slope were not analyzed for seismic slope stability. This may not be necessary for the proposed house improvements because they will be built into the slope and supported on deep piers that penetrate the dense bedrock. But the loose surface mantle soils will be supporting the buried 30 foot long, 3-foot diameter, 5 foot deep, detention pipe, proposed to be buried directly below the house improvements on the slope. This pipe will collect all the surface storm water runoff collected from the driveway, roof, patios and retaining wall drains and slowly discharge the accumulated storm water through perforations into the loose near surface slope soils below the residence (Civil Plan sheets C2.1 and C3.1). The proposed drainage system is designed to percolate accumulated storm water into the loose surficial slope soils. A saturated seismic slope stability analysis of this lower slope condition must be done.
7. If the saturated seismic stability analysis is positive, percolation testing of the lower slope clayey soils (Boring No. 2 location) must be done in order to adequately design the buried detention drainage system.

The following conclusions regarding slope stability of the property was presented on page 6: *"Based upon our slope stability analyses, the slope possesses adequate stability. However, as there is always a potential for shallow sloughing of topsoil materials along the downslope, we would recommend that no **shallow improvements** (e.g. slabs or spread footing supported elements) be located within 15 feet of the crest of any slope steeper than 5:1".*

The following drainage recommendations were presented on Page 13 in the Project Geotechnical Report and HAVE NOT been adhered to in the proposed development plans:

1. Accumulated drainage should be discharged minimum 15 feet away from the house, **PREFERABLY** (emphasis added) at the street.
2. A percolation style dissipation system is **NOT PERMITTED** (emphasis added) for use at this site.

I am familiar with the geotechnical work of GeoForensics and have consulted with the authors of the subject geotechnical report on other projects in the past. They are very competent geotechnical engineers and practice within the standard of

Ms. Kathlena Gust
Project No. SM11118
Proposed Residential Development between 131 and 151 Olympian Way
7 March 2022
Page 3

professional care in the San Francisco Bay area. Their recommendations should be adhered to. Especially with regards to the slope conditions of the site and the potential negative impact storm water drainage will have to the slope surrounding adjacent and downslope neighbors.

If you have questions regarding my evaluation of the geotechnical and civil design of the proposed development, please call me.

Respectfully Submitted,

HARO, KASUNICH AND ASSOCIATES, INC.

John E. Kasunich P.E.
G.E. 455
[REDACTED]



JEK/sr
Copies:

1 to Addressee + pdf

discretion, determines appropriate, all at Applicant's sole cost and expense. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the Applicant, City, and/or parties initiating or bringing such Proceeding. If the Applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City. Per Government Code Section 66474.9, the City shall promptly notify Applicant of any Proceeding and shall cooperate fully in the defense.

Building Department

15. The Project shall comply with applicable California Building Standard Codes at the time of building permit application.
16. All plan sheets shall be signed and stamped by a licensed design professional per Business and Professions Code section 5537.
17. Prior to issuance of a building permit, Applicant shall incorporate all recommendations detailed in the report titled "Geotechnical Investigation for Proposed New Residence at Between 131 and 151 Olympian Way Pacifica, California" prepared by GeoForensics, Inc. and dated January 2021 to the Building Official's satisfaction.

Wastewater Division, Public Works Department

18. Prior to issuance of a building permit, application shall provide location and size of sewer lateral, appurtenances and city standards and specification sheets on all sets of plans.

Engineering Division, Public Works Department

19. Prior to issuance of a building permit or encroachment permit, and as agreed to by the Applicant, the Applicant shall revise the Project plans to confine the driveway and associated improvements within the public right-of-way such as retaining walls to within the frontage of the Project site.
20. Prior to issuance of a building permit, Applicant shall submit a traffic control plan that addresses construction phase vehicle operation and parking as well as material staging, and that shall ensure continued vehicular and pedestrian access through and along Olympian Way, subject to review and approval by the City Engineer.
21. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices ("BMPs") shall be implemented, and the construction BMPs plans sheet from the Countywide program shall be included in the Project plans.
22. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Olympian Way. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.

From: Coffey, Sarah
Sent: Monday, March 14, 2022 8:57 AM
To: Public Comment
Cc: Murdock, Christian; O'Connor, Bonny; Wehrmeister, Tina; Woodhouse, Kevin; Michelle Kenyon [BWS Law]
Subject: FW: City Council Public Hearing March 14, 2022 ;CDP-430-21, File No. 2021-018; TBD Olympian Way

From: Michael Rice [REDACTED]
Sent: Sunday, March 13, 2022 5:20 PM
To: Nurse [REDACTED] >
Cc: Coffey, Sarah <scoffey@pacific.gov>; Bier, Mary <mbier@pacific.gov>; [REDACTED]; Beckmeyer, Sue <sbeckmeyer@pacific.gov>; Vaterlaus, Sue <svaterlaus@pacific.gov>; O'Neill, Mike <moneill@pacific.gov>
Subject: City Council Public Hearing March 14, 2022 ;CDP-430-21, File No. 2021-018; TBD Olympian Way

[CAUTION: External Email]

Dear Mayor Bier and City council Members:

We reside at [REDACTED] across the street from the proposed development. We want to register our concerns about the size of this project. The entire lot appears to be covered by retaining walls, buildings and paved surfaces. I can't imagine the total amount of materials that will be required to complete this construction project.

We would like to know the total amount of grading, dirt removal and replacement fill and the total number of truck trips and safety measures for this project. Olympian Way has no sidewalks, no truck or vehicle turnaround and it ends in a dead end.

We've noticed in the Conditions of Approval item #20 a Traffic Control Plan is mentioned but there are no details about materials or safety measures in the plan. There is no mention of access to and from the site or how large construction vehicles will maneuver in this limited space.

We request to review and understand the Traffic Control Plan details before its approval. This request would give us the opportunity to see and comment on the plan before the Project and Traffic Plan is approved. Your assurance that this project will be safe to our persons and property is crucial to us.

There is no turnabout at the end of Olympian Way. All traffic which includes garbage trucks, delivery trucks, recycling trucks, SUV'S and cars use our driveway at [REDACTED] as that nonexistent turnabout. There is a current construction project in process at 204 Olympian Way and their huge equipment and waste removal trucks have damaged and cracked the concrete of the lower portion of our driveway. I suspect the same will happen with this project.

We would like to be ensured that the developer will have space on his site where trucks will be able to turn around. Which we assume will be highly unlikely. Therefore we request that the developer and or owner of said property be

liable for any damage caused by all construction equipment to our street or private property and that it be included in the Conditions of Approval.

We ask that these concerns and requests be addressed before a final approval of this new construction project.

Sincerely,

Michael E. Rice and
Gerald E. Forquell.

[REDACTED]
Pacifica, CA 94044

[REDACTED]

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From: Coffey, Sarah
Sent: Monday, March 14, 2022 11:05 AM
To: Public Comment
Subject: FW: FW: Files attached TBD Olympian Way Project Appeal
Attachments: 22_0313 Olympian C-DWGS.pdf; 220285 Olympian Way geotechnical response.pdf

From: O'Connor, Bonny <boconnor@pacifica.gov>
Sent: Monday, March 14, 2022 10:53 AM
To: Coffey, Sarah <scoffey@pacifica.gov>
Cc: Michelle Kenyon [BWS Law] <mkenyon@bwsllaw.com>; Murdock, Christian <cmurdock@pacifica.gov>
Subject: FW: FW: Files attached TBD Olympian Way Project Appeal

Sarah,
Can you please add the following comment and attachments from the applicant in with the other public comments so that Council will receive a copy.
Thanks,
Bonny

From: Mike O'Connell [REDACTED]
Sent: Sunday, March 13, 2022 4:58 PM
To: O'Connor, Bonny <boconnor@pacifica.gov>
Cc: Murdock, Christian <cmurdock@pacifica.gov>
Subject: Re: FW: Files attached TBD Olympian Way Project Appeal

[CAUTION: External Email]

Bonny

See attached letter from Geoforensics. We have removed any perforations from the drainage system which should address the appellants' concerns. The revised civil plans are attached. It should be noted for the record that the design was completed in accordance with the city drainage policy, which does allow infiltration (dry wells). The discharge point has always been 16' away from the house.

I won't know until tomorrow if Geoforensics will be at the meeting, but have asked them to come.

Thanks,

Mike O'Connell, PE
DRE #02114316
[REDACTED]

On Fri, Mar 11, 2022 at 12:38 PM O'Connor, Bonny <boconnor@pacificafica.gov> wrote:

Hi Mike,

I'm forwarding communication from the appellant team that was provided to City Council. Do you plan to have GeoForensics available at the hearing?

Thanks

Bonny

From: Ila Homsher [REDACTED]
Sent: Friday, March 11, 2022 11:42 AM
To: Murdock, Christian <cmurdock@pacificafica.gov>; Coffey, Sarah <scoffey@pacificafica.gov>
Subject: Fw: Files attached TBD Olympian Way Project Appeal

[CAUTION: External Email]

Attached is an email we shared with the council last night.

[Sent from AT&T Yahoo Mail for iPad](#)

Begin forwarded message:

On Thursday, March 10, 2022, 8:02 PM, Ila Homsher [REDACTED] > wrote:

Mayor Mary Bier and City Council Members

This email is on behalf of neighbors surrounding the property at TBD Olympian Way. We have appealed the Planning Commission Decision CDP-430-21, File NO 2021-018 and will be before you on March 14 to discuss the appeal.

Attached are additional documents regarding this development. We are forwarding these prior to the meeting to allow time for a more in depth review.

The Developer presented a drainage system to the Planning Commission, which was approved. The Developer did not follow the recommendation of the Company - GeoForensics which he hired.

We reached out to another Geotechnical engineering company to ask for their opinion. The attached letter by Haro, Kasunich and Associates, Inc. Consulting Geotechnical Engineers, reviewed all of the development documents and clearly point out that drainage recommendations were not adhered to in the approval process.

1. Accumulated drainage should be discharged minimum 15 feet away from the house, PREFERABLY (emphasis added) at the street.

2. A percolation style dissipation system is NOT PERMITTED (emphasis added) for use at this site. (This is what the Developer described as his plan for drainage at the January 18 meeting).

We have a concern that a non-permitted drainage plan was approved by the Planning Commission. Improper drainage will have a significant impact on neighboring properties. Please review the attached documents that we feel support our concern.

Attachments:

1. City of Pacifica Public Works Guidelines for Drainage Review. These guidelines were presented and not considered during the approval of the Project at Planning Commission.

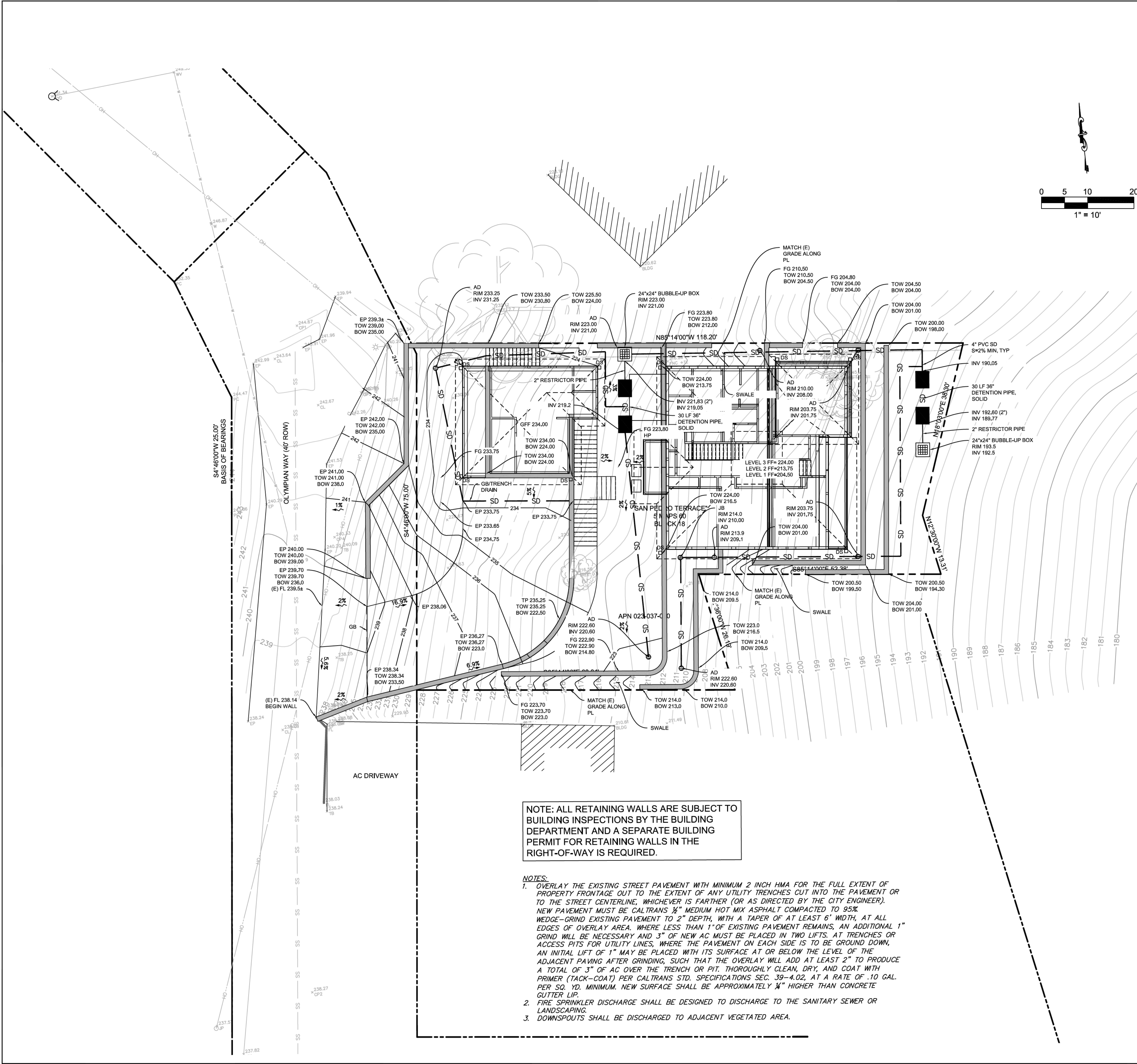
2. Independent Geotechnical Engineers Haro, Kasunich and Associates, Inc., review of Olympian Way Project Drainage Plan, and comments regarding compliance to the Geotechnical Recommendations of the Projects Investigation Report by GeoForensics.

3. Developers Geotechnical Engineering Company - GeoForensics Cover Page and Recommendation. Showing the Recommendations and type of Drainage system that cannot be used on the Project site.

4. Conditions of Approval, Condition #17 (page A-3) showing that Recommendations of the Geotechnical Investigation must be followed.

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- RIGHT-OF-WAY CONSTRUCTION NOTES**
1. AN ENCROACHMENT PERMIT ISSUED FROM PUBLIC WORKS WILL BE REQUIRED FOR WORK DONE IN THE PUBLIC RIGHT-OF-WAY. ALL IMPROVEMENTS WITHIN THE CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY STANDARDS. AN ENCROACHMENT BOND (OR CASH OR CERTIFICATE OF DEPOSIT) WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 2. ALL ENGINEERING INSPECTIONS REQUIRE 24-HOUR NOTICE.
 3. CONSTRUCTION WORKING HOURS SHALL NOT EXTEND BEYOND 9 A.M. TO 4 P.M., MONDAY THROUGH FRIDAY, WITHOUT SPECIFIC WRITTEN PERMISSION FROM THE CITY OF PACIFICA (PMC 8-1.08).
 4. ROADWAYS SHALL BE MAINTAINED CLEAR OF CONSTRUCTION MATERIALS AND DEBRIS AT ALL TIMES. DAILY ROAD CLEANUP WILL BE ENFORCED.
 5. HOLES OR TRENCHES WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE BACKFILLED BEFORE LEAVING EACH NIGHT UNLESS WRITTEN PERMISSION IS PROVIDED BY THE CITY ENGINEER, WHICH MUST BE REQUESTED AT LEAST 24 HOURS ADVANCE.
 6. ALL RECORDED SURVEY POINTS, MONUMENTS, RAILROAD SPIKES, PINS, CROSS CUTS ON TOP OF SIDEWALKS AND TAGS ON TOP OF CULVERT HEADWALLS OR END WALLS, WHETHER WITHIN PRIVATE PROPERTY OR PUBLIC RIGHT-OF-WAY, SHALL BE PROTECTED AND PRESERVED. IF SURVEY POINT(S) ARE ALTERED, REMOVED, OR DESTROYED, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A LICENSED SURVEYOR OR QUALIFIED CIVIL ENGINEER TO RESTORE OR REPLACE THE SURVEY POINTS AND RECORD THE REQUIRED MAP, PRIOR TO THE COMPLETION OF THE BUILDING PERMIT.
 7. ALL IMPROVEMENTS IN CITY RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PACIFICA SPECIFICATIONS AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY.
 8. EXISTING CURB, SIDEWALK, OR STREET ADJACENT TO PROPERTY FRONTAGE THAT IS DAMAGED OR DISPLACED SHALL BE REPAIRED OR REPLACED EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED FOR THIS PROJECT.
 9. ANY DAMAGE TO IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY OR TO ANY PRIVATE PROPERTY, WHETHER ADJACENT TO SUBJECT PROPERTY OR NOT, THAT IS DETERMINED BY THE CITY ENGINEER TO HAVE RESULTED FROM CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT, SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY ENGINEER.
 10. TRENCHES OR HOLES IN THE STREET OR SIDEWALK AREAS MUST HAVE A 6" SHOULDER ON ALL SIDES (A 6" TEE-CUT) AT LEAST 16" BELOW THE FINISHED SURFACE. FROM THAT LEVEL UP TO THE UNDERSIDE OF THE PAVEMENT OR CONCRETE, THE TRENCH OR HOLE SHALL BE BACKFILLED WITH CALTRANS CLASS 2 AGGREGATE BASE MATERIAL, COMPACTED TO 95% OF MAXIMUM DENSITY (PLACED AND COMPACTED IN MAX 8" LIFTS).
 11. EDGES OF PAVEMENT PATCHES SHALL BE PARALLEL AND/OR PERPENDICULAR TO THE EDGE OF THE STREET (CURB LINE). PATCHES WITHIN 12 INCHES OF PAVEMENT EDGE SHALL BE EXTENDED TO THE PAVEMENT EDGE. PAVEMENT PATCH MUST BE CALTRANS 1/2" MEDIUM HOT MIX ASPHALT COMPACTED TO 95% IN 2" LIFTS.
 12. PATCHES IN CONCRETE SIDEWALK OR DRIVEWAY APPROACHES SHALL BE SAW-CUT AT EXISTING SCORE JOINTS, INCLUDING 6" BEHIND THE FACE OF CURB IF THE CURB IS NOT BEING REPLACED. 1/2" x 12" DOWELS MUST BE INSERTED AT LEAST 4" INTO ADJACENT CURB AND 6" INTO ADJACENT FLATWORK.
 13. COVERS OR PLATES OR OTHER ITEMS EMBEDDED WITHIN THE SIDEWALK AREA MUST BE FLUSH WITH THE SURROUNDING SURFACE, AND MUST NOT HAVE GAPS OR HOLES THAT JEOPARDIZE BICYCLISTS, CHILDREN, PEDESTRIANS, SENIORS, OR THE DISABLED, AND MUST HAVE NON-SLIP SURFACES.
 14. THE CONTRACTOR OR OWNER SHALL CONTACT THE WASTEWATER TREATMENT PLANT (PHONE 738-4669) 24 HOURS PRIOR TO STARTING EACH OF THE FOLLOWING ITEMS: TRENCHING, BACKFILLING, PAVEMENT RESTORATION, SEWER TAP, PIPE INSTALLATION OR ANY OTHER SEWAGE WORK.
 15. NO DEBRIS BOX OR EQUIPMENT SHED IS ALLOWED IN THE STREET OR SIDEWALK.
 16. NO WASTEWATER (INCLUDING EQUIPMENT CLEANING WASH WATER, VEHICLE WASH WATER, COOLING WATER, AIR CONDITIONER CONDENSATE, AND FLOOR CLEANING WASH WATER) SHALL BE DISCHARGED TO THE STORM DRAIN SYSTEM, THE STREET, OR GUTTER.

NOTE: ALL RETAINING WALLS ARE SUBJECT TO BUILDING INSPECTIONS BY THE BUILDING DEPARTMENT AND A SEPARATE BUILDING PERMIT FOR RETAINING WALLS IN THE RIGHT-OF-WAY IS REQUIRED.

- NOTES:**
1. OVERLAY THE EXISTING STREET PAVEMENT WITH MINIMUM 2 INCH HMA FOR THE FULL EXTENT OF PROPERTY FRONTAGE OUT TO THE EXTENT OF ANY UTILITY TRENCHES CUT INTO THE PAVEMENT OR TO THE STREET CENTERLINE, WHICHEVER IS FARTHER (OR AS DIRECTED BY THE CITY ENGINEER). NEW PAVEMENT MUST BE CALTRANS 1/2" MEDIUM HOT MIX ASPHALT COMPACTED TO 95% WEDGE-GROUND EXISTING PAVEMENT TO 2" DEPTH, WITH A TAPER OF AT LEAST 6' WIDTH, AT ALL EDGES OF OVERLAY AREA. WHERE LESS THAN 1" OF EXISTING PAVEMENT REMAINS, AN ADDITIONAL 1" GRIND WILL BE NECESSARY AND 3" OF NEW AC MUST BE PLACED IN TWO LIFTS. AT TRENCHES OR ACCESS PITS FOR UTILITY LINES, WHERE THE PAVEMENT ON EACH SIDE IS TO BE GROUND DOWN, AN INITIAL LIFT OF 1" MAY BE PLACED WITH ITS SURFACE AT OR BELOW THE LEVEL OF THE ADJACENT PAVING AFTER GRINDING, SUCH THAT THE OVERLAY WILL ADD AT LEAST 2" TO PRODUCE A TOTAL OF 3" OF AC OVER THE TRENCH OR PIT. THOROUGHLY CLEAN, DRY, AND COAT WITH PRIMER (TACK-COAT) PER CALTRANS STD. SPECIFICATIONS SEC. 39-4.02, AT A RATE OF .10 GAL. PER SQ. YD. MINIMUM. NEW SURFACE SHALL BE APPROXIMATELY 1/4" HIGHER THAN CONCRETE GUTTER LIP.
 2. FIRE SPRINKLER DISCHARGE SHALL BE DESIGNED TO DISCHARGE TO THE SANITARY SEWER OR LANDSCAPING.
 3. DOWNSPOUTS SHALL BE DISCHARGED TO ADJACENT VEGETATED AREA.

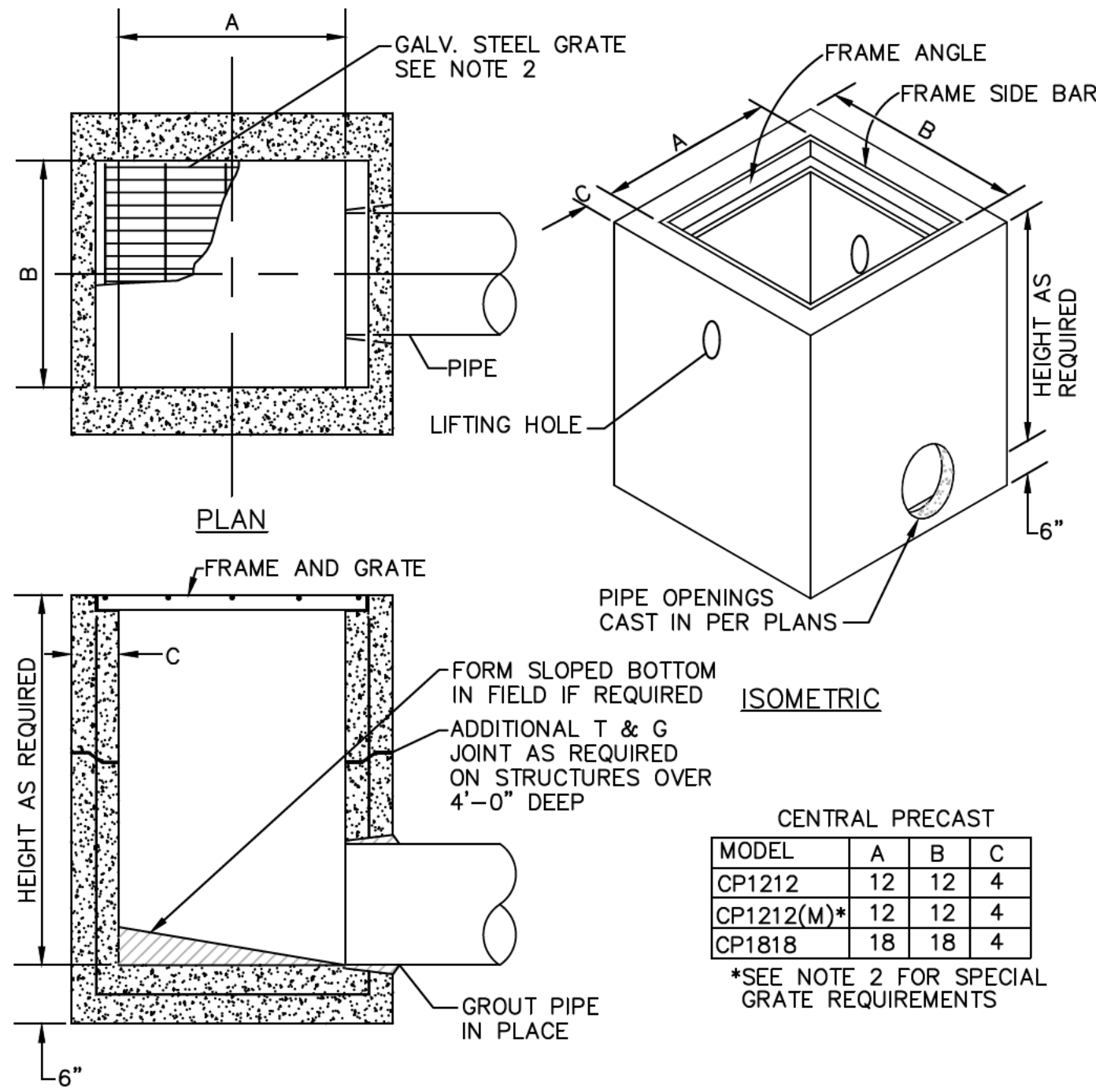
ROUNDHOUSE
INDUSTRIES
Engineering, Design & Development

GRADING AND DRAINAGE PLAN

SAN PEDRO VALLEY, LLC
TBD OLYMPIAN WAY
PACIFICA, CA

RECEIVED PROFESSIONAL ENGINEER
No. 75811
EXP. 06/30/22
CIVIL
STATE OF CALIFORNIA

DATE: 9.21.21
SCALE: 1"=10'
DRAWN: MO
JOB NO: 2020-034
SHEET C2.1

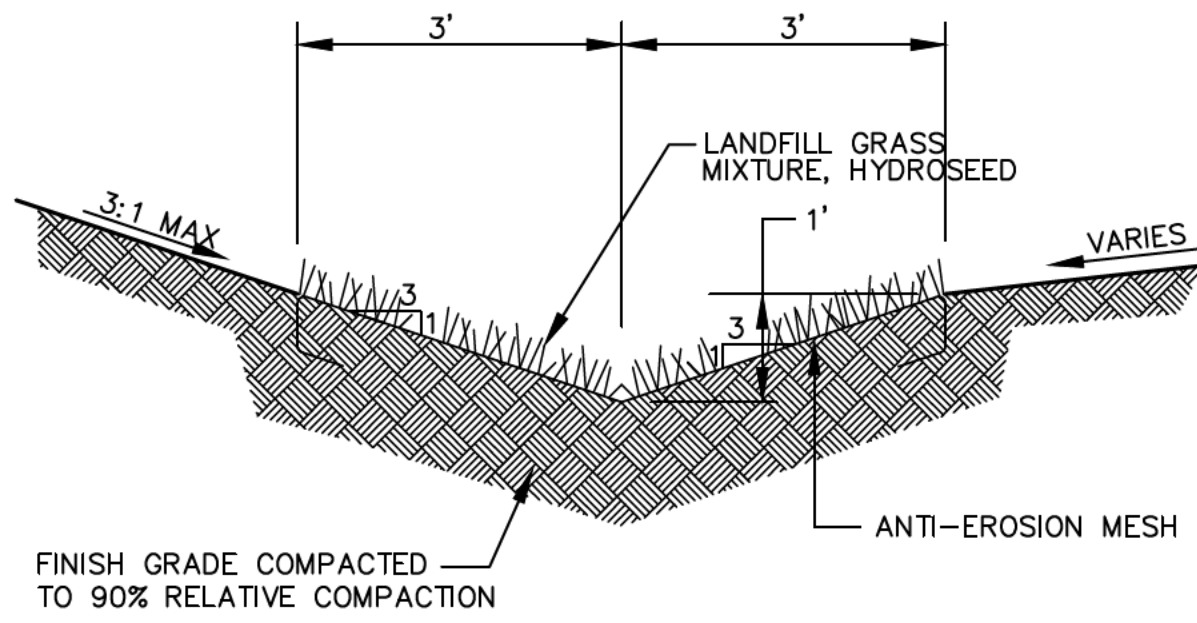


TYPICAL SECTION

NOTES:

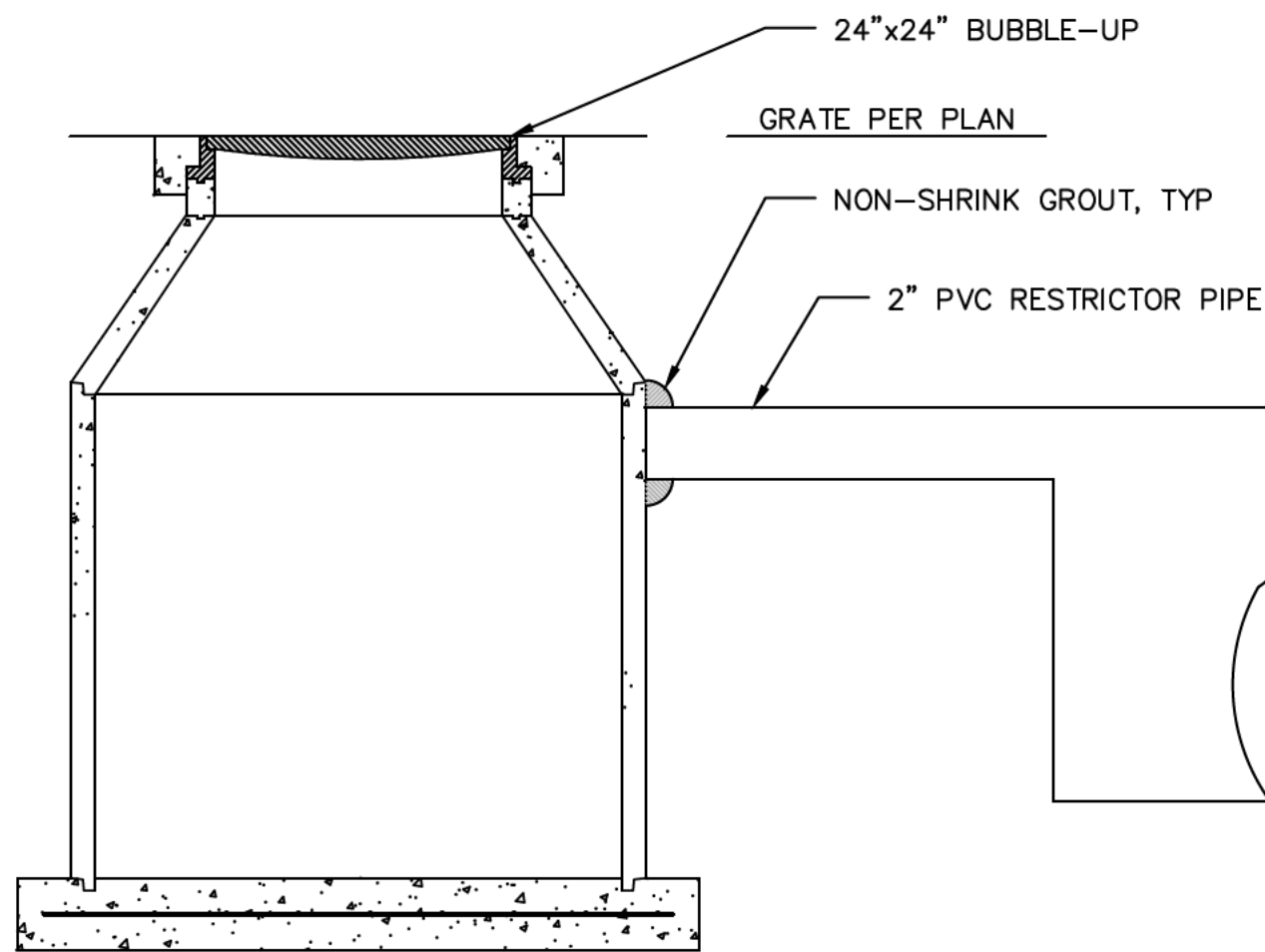
- CATCH BASIN SHALL BE CENTRAL PRECAST DI OR EQUAL.
- FRAMES AND GRATES SHALL BE STANDARD UNLESS DESIGNATED (M). GRATES DESIGNATED (M) SHALL BE NEENAH R-4990-CX TYPE P GRATE W/ MATCHING FRAME OR EQUAL.

1 JUNCTION BOX



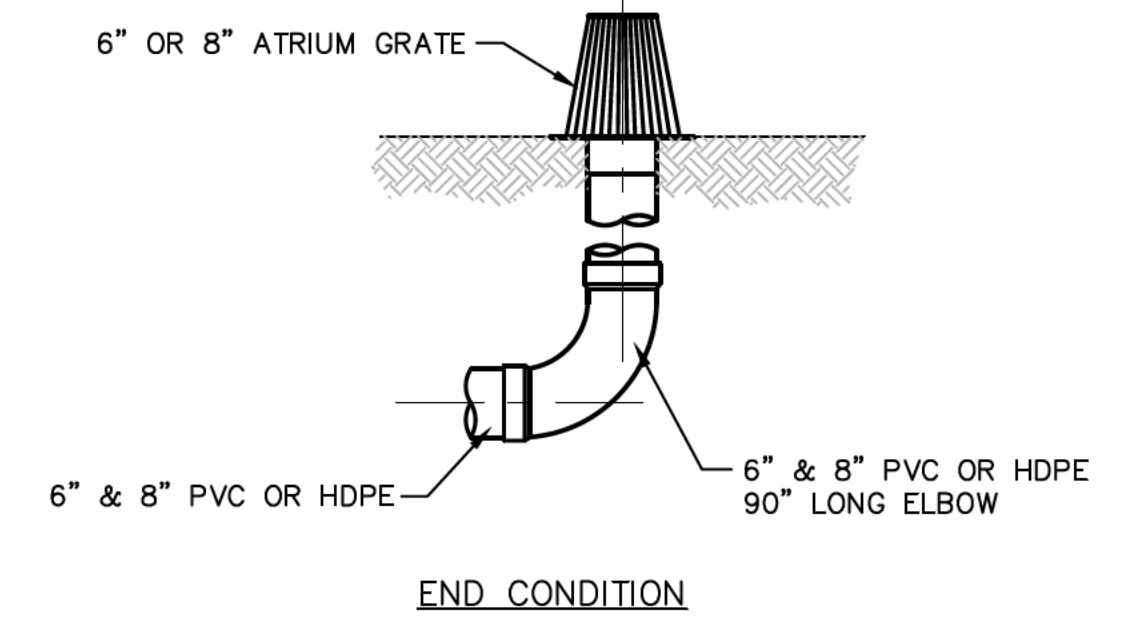
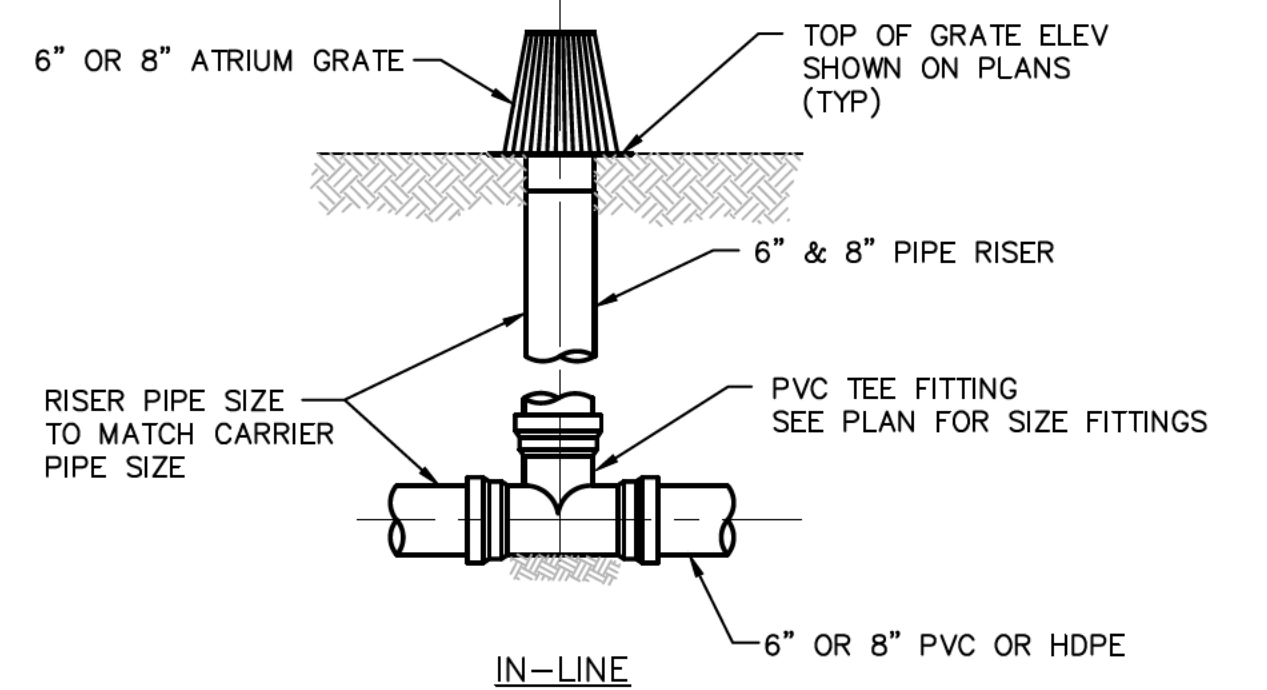
3 GRASS LINED SWALE

NTS



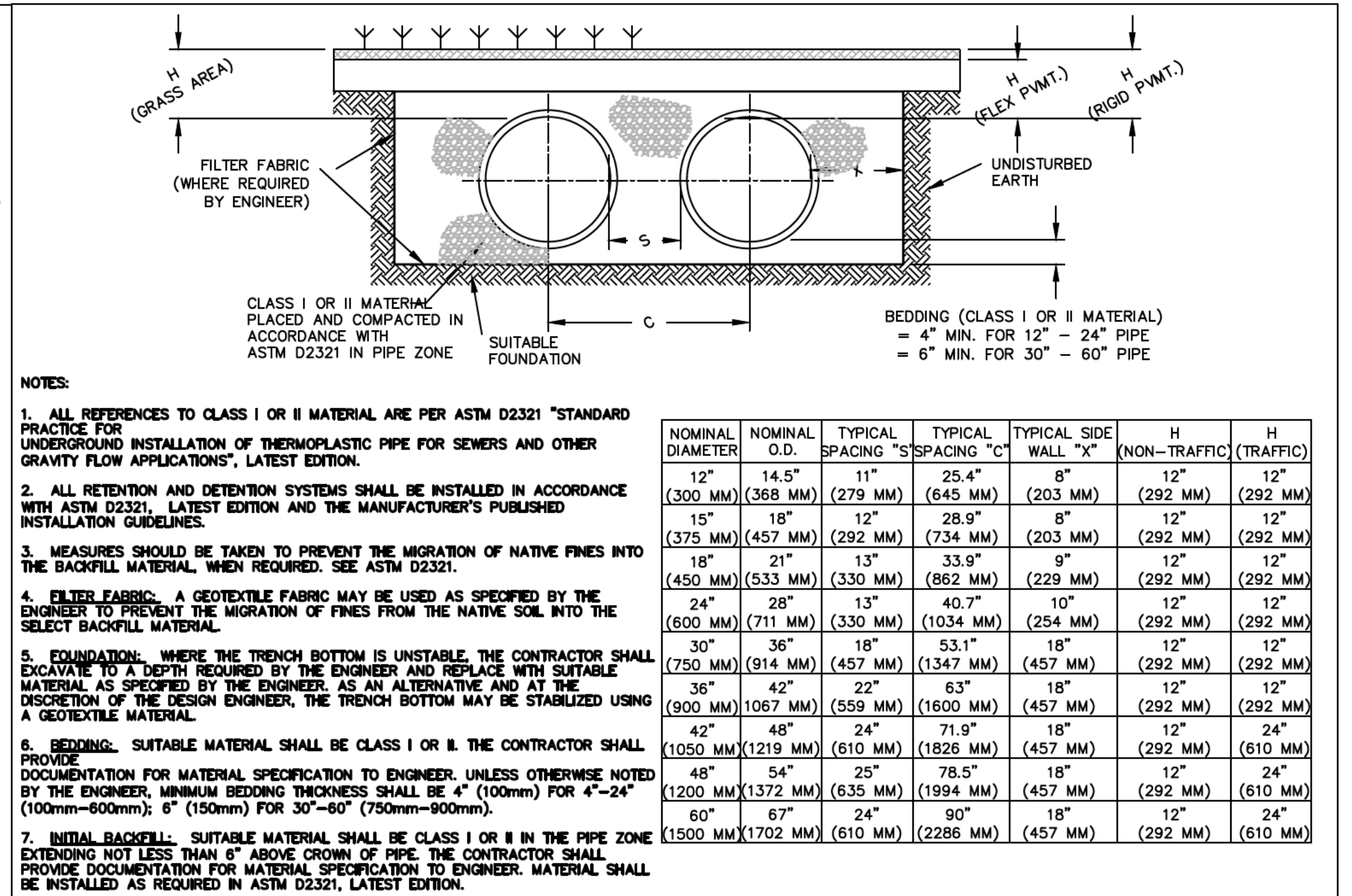
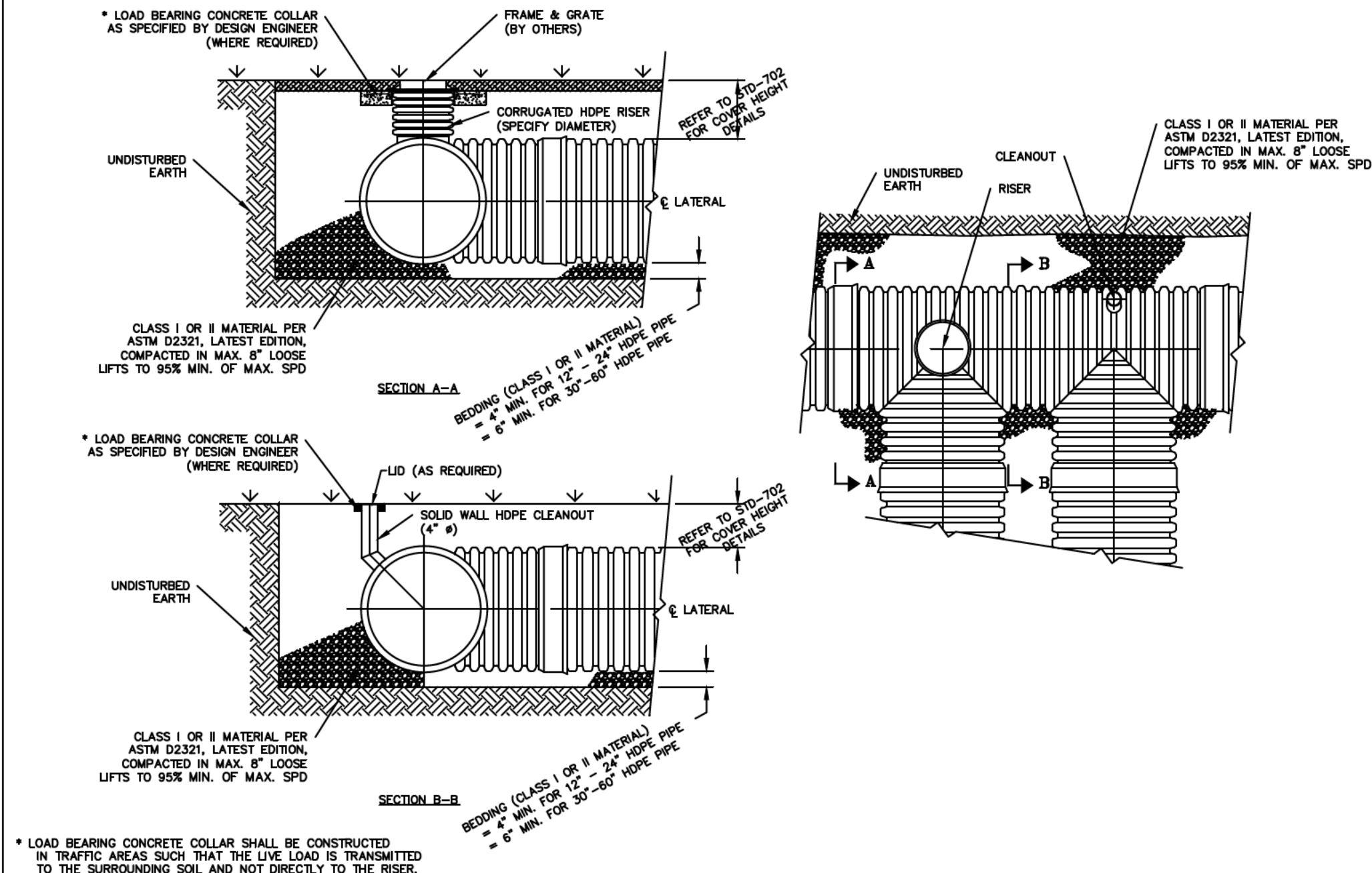
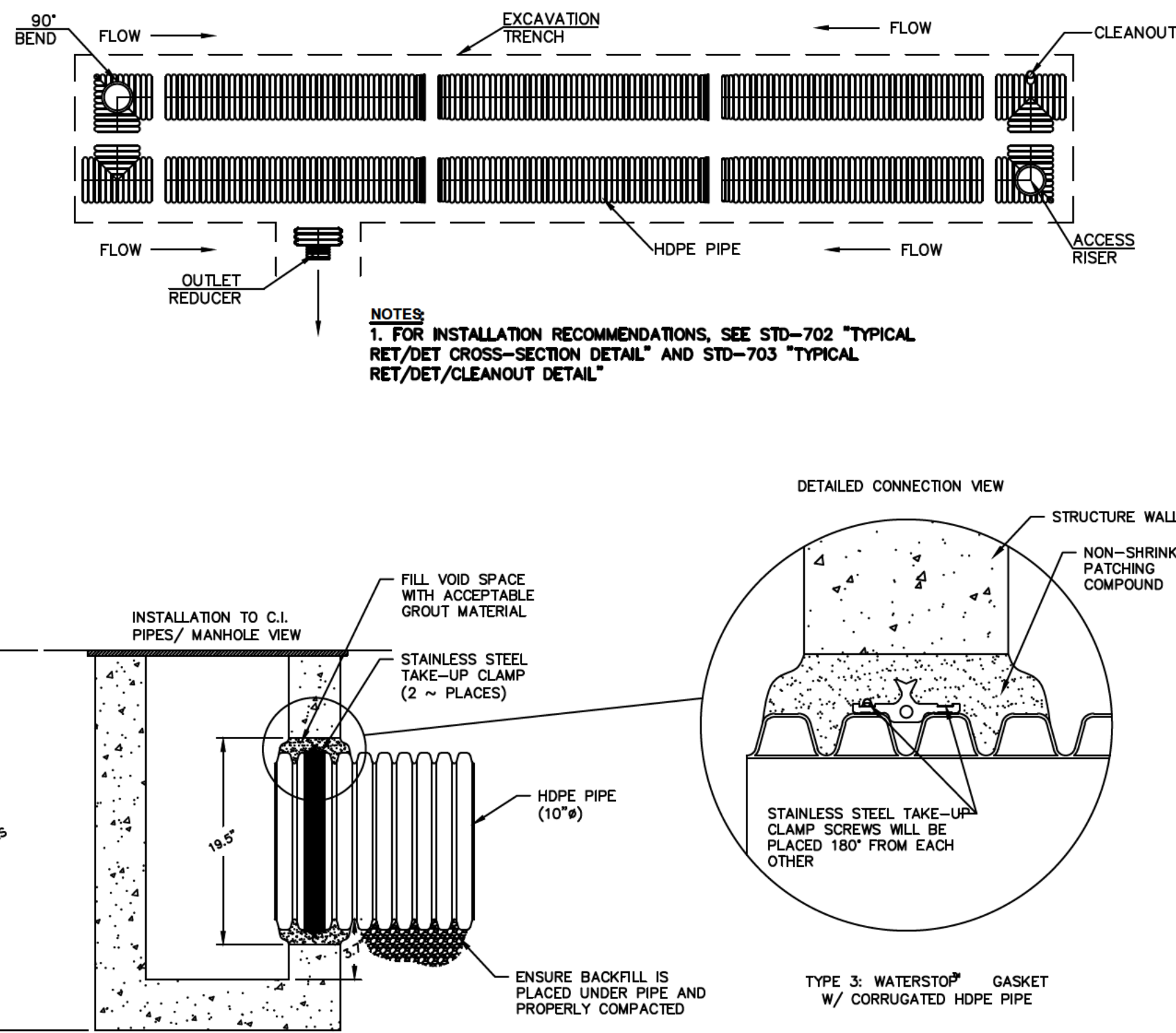
4 OVER FLOW AND RESTRICTOR

SCALE: NTS



5 AREA DRAINSW/ ATRIUM GRATE

NTS



NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12"	14.5"	11"	25.4"	8"	12"	12"
(300 MM)	(368 MM)	(279 MM)	(645 MM)	(203 MM)	(292 MM)	(292 MM)
15"	18"	12"	28.9"	8"	12"	12"
(375 MM)	(457 MM)	(292 MM)	(734 MM)	(203 MM)	(292 MM)	(292 MM)
18"	21"	13"	33.9"	9"	12"	12"
(450 MM)	(533 MM)	(330 MM)	(862 MM)	(229 MM)	(292 MM)	(292 MM)
24"	28"	13"	40.7"	10"	12"	12"
(600 MM)	(711 MM)	(330 MM)	(1034 MM)	(254 MM)	(292 MM)	(292 MM)
30"	36"	18"	53.1"	18"	12"	12"
(750 MM)	(914 MM)	(457 MM)	(1347 MM)	(457 MM)	(292 MM)	(292 MM)
36"	42"	22"	63"	18"	12"	12"
(900 MM)	(1067 MM)	(559 MM)	(1600 MM)	(457 MM)	(292 MM)	(292 MM)
42"	48"	24"	71.9"	18"	12"	12"
(1050 MM)	(1219 MM)	(610 MM)	(1826 MM)	(457 MM)	(292 MM)	(610 MM)
48"	54"	25"	78.5"	18"	12"	24"
(1200 MM)	(1372 MM)	(635 MM)	(1994 MM)	(457 MM)	(292 MM)	(610 MM)
60"	67"	24"	90"	18"	12"	24"
(1500 MM)	(1702 MM)	(610 MM)	(2286 MM)	(457 MM)	(292 MM)	(610 MM)

1	UPDATED DRAWING	TJR	03/13/07	OKS
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
TYPICAL DET/DET RISER/CLEAN-OUT DETAIL				
DRAWING NUMBER: STD-703				

1	ADDED PIPE O.D. & "C" DIMENSION	TJR	05/24/07	OKS
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
TYPICAL DET/DET CROSS SECTION DETAIL				
DRAWING NUMBER: STD-702				

2 SOLID DETENTION PIPES

File: 220285

March 11, 2022

Roundhouse Industries
900 Rosita Road
Pacifica, CA 94044

Subject: **Olympian Way Lot
Between 131 and 151 Olympian Way
Pacifica, California
GEOTECHNICAL REPOSE TO KASUNICH LETTER**

Mr. O'Connell:

This letter has been prepared to address the concerns which were raised by John Kasunich in his letter to Kathlena Gust on March 7, 2022. In that letter, Mr. Kasunich expressed his concerns that the detention system as currently designed permits percolation of captured storm waters to be percolated into the site soils. We concur with Mr. Kasunich as he identified when quoting our soils report.

While the detention system uses non-perforated detention piping, the junction box (Detail 1 on Sheet 3.1) does have a small percolation weep hole at its base to permit the box to drain after rainfall events. While we consider this to be a very minor amount of likely water to percolate into the soils, we are requesting that this small gravel weep hole be removed from the plans. This will address the concerns expressed by Mr. Kasunich, thereby providing a fully contained detention system and alleviating the need for a seismic slope stability analysis of the upper hillside soils.

Should you have any questions please contact the undersigned.

Respectfully Submitted;
GeoForensics, Inc.



Daniel F. Dyckman, PE, GE
Senior Geotechnical Engineer, GE 2145



Emil cc: 1 to addressee

Public Comments

Oral Communications

Written Comments Received By 12pm on 3/14/2022



March 14, 2022

City Council Meeting

From: Dennis Thomas [REDACTED]
Sent: Sunday, March 6, 2022 10:13 AM
To: Public Comment
Subject: Creation of Seawall north of the Pier

[CAUTION: External Email]

To Whom it May Concern:

YES, we need a seawall north of the Pier in Pacifica. There is a great deal of stake here with the properties that will be saved. I believe it is the responsibility of the local government to defend the town and help provide safe communities for people to invest in. This helps everyone make a community! That is what this is all about, making a community for all of us to enjoy and live in.

Please support this project and build a seawall so people can have stability in their lives and know that we are safe.

--

Dennis Thomas
Apartment Owner on Esplanade

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