



Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

PLANNING PERMIT APPLICATION REFERRAL

Date: March 04, 2016

MWSD Projects Only:
Urban / Rural
(E) Well: Y / N Year: \_\_\_\_
2nd Unit Project: Y / N

TO:

- X California Coastal Commission
X Department of Public Works
X Fire Department COASTSIDE FIRE PROTECTION DISTRICT
X Midcoast Community Council
X Sewer Districts - Multiple GRANADA SANITARY DISTRICT
X Water Districts - Multiple

FROM: Dennis Aguirre, Project Planner
DAguirre@smcgov.org
650 363-1867

INSTRUCTIONS:

Please review this form and the attached planning permit application materials with regard to your area of responsibility. For additional information, or to discuss the project, please feel free to contact me. Please notify me immediately if you require additional plans, specifications, reports or other application materials. Then complete your review and return this form only by 03/18/2016 to avoid delay in permit processing. Thank you for your cooperation.

APPLICATION INFORMATION:

Planning Case Number Property Owner Project Applicant
PLN2016-00014 PHILOMENA LLC TOM CAREY

Assessor's Parcel Number
048054120

PROJECT LOCATION: Miramar DR, Miramar, CA

PROJECT DESCRIPTION:

Coastside Design Review & CDP for construction of a 2,192 s/f two-story single-family residence with 396 s/f attached 2-car garage; includes 2 trees proposed for removal & 36 cu/yds of grading for foundation on a legal parcel (048-054-120; COC approved/recorded; PLN2014-00247).



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PLANNING PERMIT APPLICATION REFERRAL

Date: March 04, 2016

DECISION MAKER:

Staff Zoning Hearing Officer Planning Commission
Board of Supervisors Design Review Committee/Officer

COMMENTS ON PROPOSAL:

State any comments, concerns or recommendations you have with regard to this project. Please be specific in project references. Attach additional sheets as necessary.

No Comments Refer to Permit Plan for Comments
Other Comments:

RECOMMENDED CONDITIONS OF APPROVAL (AGENCIES ONLY):

List any conditions which you would recommend be imposed if the project is approved. Again, please be specific, use exact working and indicate any adopted plans, policies or ordinances upon which your recommendations are based. Attach additional sheets as necessary.

No Recommended Conditions Refer to Permit Plan for Comments
Refer to Attached Material for Conditions
Other Conditions:

Name of Person Completing this Form (Print): Date:

Phone: Email:

RETURN THIS FORM TO:

Dennis Aguirre
Planning and Building Department
455 County Center, 2nd Floor
Mail Drop PLN122
Redwood City, CA 94063

# Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063  
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849  
www.co.sanmateo.ca.us/planning

PLN: 2016-00014  
BLD:

RECEIVED  
JAN 14 2016  
San Mateo County  
Planning and Building Department

Applicant: PHILOMENA LLC  
Mailing Address: 1580 LAURELOT, STE. C  
SAN CARLOS, CA 94070  
Phone, W: 650.394.8615 H:  
E-mail Address: TC@TCAREYREALTY.COM FAX: 650.394.8614

Name of Owner (1): SAME AS ABOVE	Name of Owner (2):
Mailing Address:	Mailing Address:
Zip:	Zip:
Phone, W:	Phone, W:
H:	H:
E-mail Address:	E-mail Address:

Project Location (address): NO ADDRESS VACANT LOT, HALF MOON BAY	Assessor's Parcel Numbers: 048-054-120
Zoning:	Parcel/lot size: 5,320 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)  
NEW SINGLE-FAMILY HOME; 2,588 SQFT (INCLUDING FOREYH PATIO);  
CRAFTSMEN STYLE; 3 BED/2.5 BATHS

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):  
VACANT LOT

Describe Existing Structures and/or Development:  
VACANT LOT

### Statement of Truth

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature: [Signature]  
Owner's signature:  
Applicant's signature: [Signature]

Planning and Building Department

Application for Design Review by the County Coastside Design Review Committee

County Government Center ■ 455 County Center ■ Redwood City CA 94063  
Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

Permit #: PLN 2016-00014  
Other Permit #: \_\_\_\_\_

1. Basic Information

Applicant:

Name: PHILOMENA, LLC  
Address: 1580 LAUREL ST, STE. C  
SAN CARLOS, CA Zip: 94070  
Phone, W: 650.394.8615 H:  
Email: tc@tcarealty.com

Owner (if different from Applicant):

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Phone, W: \_\_\_\_\_  
Email: \_\_\_\_\_

RECEIVED  
JAN 14 2016

San Mateo County  
Planning and Building Department

Architect or Designer (if different from Applicant):

Name: STEVE KELLOND  
Address: 14510 BIG BASIN WAY #205, SARATOGA Zip: 95070  
Phone, W: 408.741.0600 H: \_\_\_\_\_  
Email: STEVE@Kellondarchitects.com

2. Project Site Information

Project location:

APN: 048-054-120  
Address: NO ADDRESS YET  
HALF MOON BAY Zip: 94019  
Zoning: \_\_\_\_\_  
Parcel/lot size: 5,320 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe): \_\_\_\_\_

3. Project Description

Project:

- New Single Family Residence: 2,441 sq. ft.
- Addition to Residence: \_\_\_\_\_ sq. ft.
- Other: \_\_\_\_\_

Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

Describe Project:

Single Family Home

## 4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish <small>(If different from existing, attach sample)</small>	Check if matches existing
a. Exterior walls	Stucco/Hardy siding	Grey/white	<input type="checkbox"/>
b. Trim	wood	white	<input type="checkbox"/>
c. Windows	wood	white	<input type="checkbox"/>
d. Doors	wood	stained	<input type="checkbox"/>
e. Roof	composition shingle	Black/Grey	<input type="checkbox"/>
f. Chimneys	—	—	<input type="checkbox"/>
g. Decks & railings	wood	stain	<input type="checkbox"/>
h. Stairs	—	—	<input type="checkbox"/>
i. Retaining walls	—	—	<input type="checkbox"/>
j. Fences	wood	stain	<input type="checkbox"/>
k. Accessory buildings	—	—	<input type="checkbox"/>
l. Garage/Carport	2 CAR	white	<input type="checkbox"/>


## 5. Required Findings

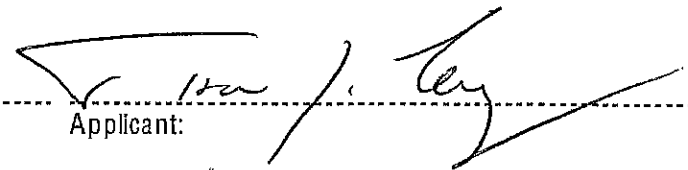
To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

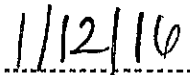
- (optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

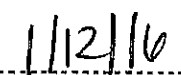
## 6. Signatures

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

  
 Owner:
 

  
 Applicant:

  
 Date:
 

  
 Date:

**Application for a RECONSTRUCTION Coastal Development Permit**

455 County Center, 2nd Floor • Redwood City, CA 94063  
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Companion Page

JAN 14 2015

Applicant's Name: PHILOMENA, LLC

Primary Permit # 2014-00014

San Mateo County  
Planning and Building Department

**1. Instructions**

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

**2. Basic Information**

Does the owner or applicant own any adjacent property not listed?

Yes  No

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes  No

If yes, list Assessor's Parcel Number(s):

If yes, explain (include date and application file numbers).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. Materials and Finish of Proposed Buildings or Structures**

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	<u>STUCCO/HARDY</u>	<u>GREY/WHITE</u>	<input type="checkbox"/>
b. Trim	<u>WOOD</u>	<u>WHITE</u>	<input type="checkbox"/>
c. Roof	<u>WOOD</u>	<u>WHITE</u>	<input type="checkbox"/>
d. Chimneys	<u>N/A</u>	<u>---</u>	<input type="checkbox"/>
e. Accessory Buildings	<u>N/A</u>	<u>---</u>	<input type="checkbox"/>
f. Decks/Stairs	<u>WOOD</u>	<u>STAIN</u>	<input type="checkbox"/>
g. Retaining Walls	<u>N/A</u>	<u>---</u>	<input type="checkbox"/>
h. Fences	<u>WOOD</u>	<u>STAIN</u>	<input type="checkbox"/>
i. Storage Tanks	<u>N/A</u>	<u>---</u>	<input type="checkbox"/>

## 4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- |   | Yes                                 | No                                  |
|---|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units? (If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? <i>Drainage ditch.</i>  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c. Wetlands (marshes, swamps, mudflats)?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Beaches?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e. Sand Dunes?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. Ridgetops?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| j. Grading or alteration of landforms?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| k. Landscaping?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| l. Signs?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| n. Areas subject to flooding?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road?                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities?                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements?                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Explain all Yes answers below.** Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary);

*Two trees (madrone, pine) to be removed  
Landscape plan is included in application  
close to a dry drainage ditch*

## 5. Staff Use Only

### California Coastal Commission Jurisdiction

**A.** Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?  
 Yes  No
- Construction or grading within 100 feet of a stream or wetland?  
 Yes  No
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?  
 Yes  No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

**B.** Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

Yes  No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: \_\_\_\_\_

# Environmental Information Disclosure Form

## Planning and Building Department

PLN 2016-00014

JAN 14 2016

BLD \_\_\_\_\_

Project Address: NO ADDRESS - VACANT  
HALF MOON BAY, CA 94019

Assessor's Parcel No.: 048-054-120

Zoning District: \_\_\_\_\_

Name of Owner: PHILOMENA, LLC

Address: 1580 LAUREL ST. STE C

SAN CARLOS, CA Phone: 650.394.8615

Name of Applicant: SAME AS ABOVE

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

### Existing Site Conditions

Parcel size: 5,320 SQFT

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation).

VACANT Parcel

### Environmental Review Checklist

#### 1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Removal of mature tree(s) ( ≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>two</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>36</u> c.y. Fill: _____ c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

Level lot - Foundation work  
two sick mature trees - see plan.



## 2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

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## 3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u></p> <p>If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>b. <u>Land disturbance of 1 acre or more of area?</u></p> <p>If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.</p>

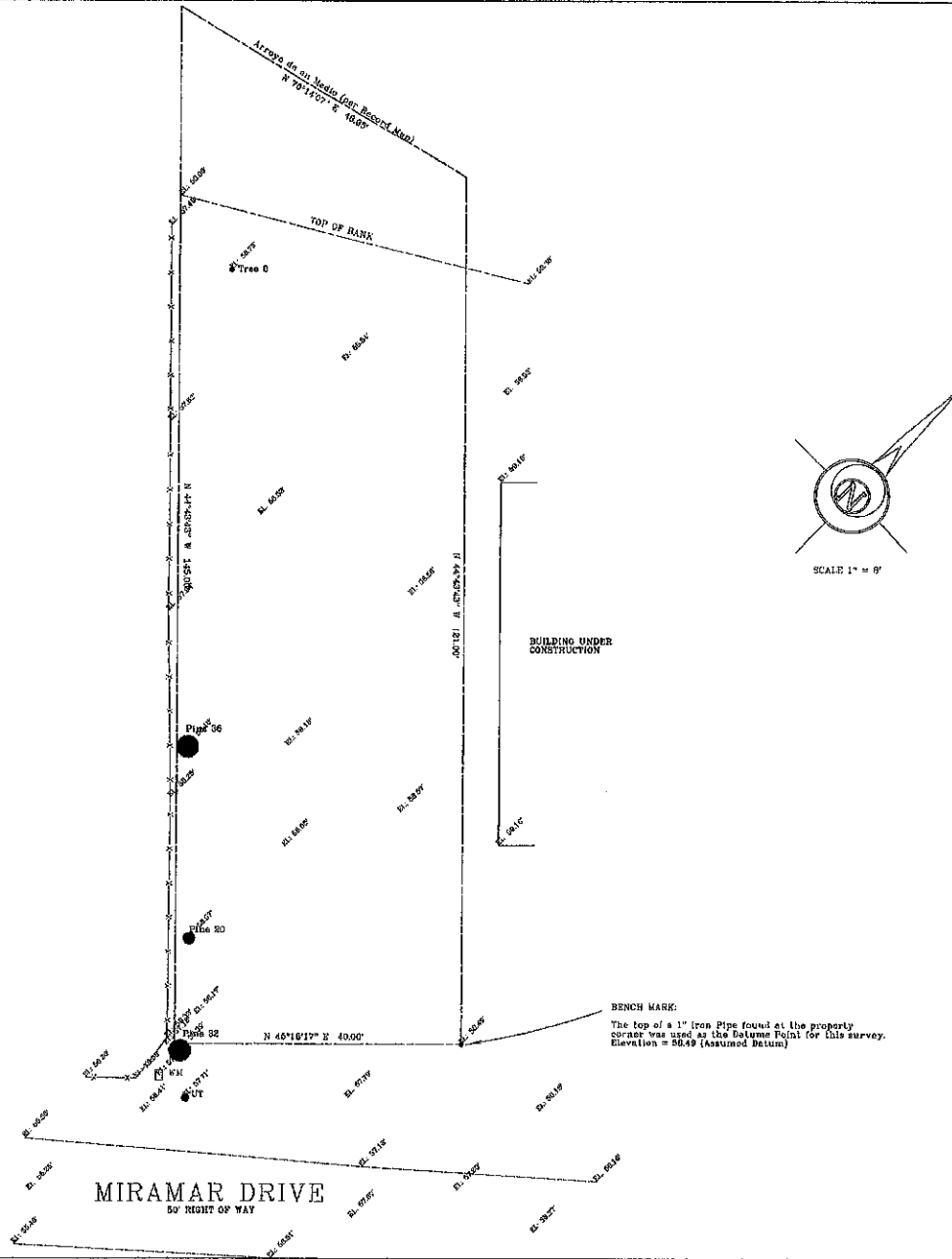
## Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed: Tom J. King, on behalf of Plaintiff  
 (Applicant may sign) LLC.

Date: 1/13/16





**LEGEND**

	Fence
	Property Line
	Sanitary Sewer Line
	Edge of Pavement
	UT Utility Pole
	WM Water Meter

**SURVEY FOR:**  
Tom Carey

**SURVEY OF:**  
Lot 8 Block 1 of R.M. Book 4 of Maps pg. 10  
SITE ADDRESS: Yasani Lot Miramar Drive  
Unincorporated San Mateo County  
A.P.M. 048-054-120  
Area = 6882.0 sq. ft. +/-

**NOTES:**  
1) Survey shows existing site conditions at the time of the survey. Any Site Plan or Grading Plan has been done by others.  
2) The Elevations shown are based upon an assumed Datum.



*Pat McNulty 10/20/15*

**BOUNDARY & TOPOGRAPHY MAP**  
Prepared By:  
**Pat McNulty**  
Professional Land Surveyor  
1604 Francis Avenue  
Belmont, California 94002  
850-854-6480  
DATE: OCTOBER 2015 JOB NO.: 38-15







**GENERAL NOTES**

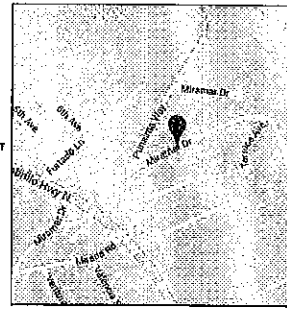
1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENTS OF COUNTY OF SAN MATEO.
2. CONTRACTOR SHALL SECURE A STREET OPENING PERMIT FROM THE COUNTY ENGINEERING DEPARTMENT AND PAY APPROPRIATE FEES PRIOR TO COMMENCEMENT OF WORK. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE UNDER A SINGLE STREET OPENING PERMIT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADVISORY TO THE UTILITY CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800/442-2444.
4. EXISTING UTILITIES SHOWN ARE BASED UPON RECORD INFORMATION AND ARE APPROXIMATE. IN LOCATION AND DEPTH. THE CONTRACTOR SHALL PROVIDE ALL EXISTING UTILITIES THAT MAY BE AFFECTED BY NEW FACILITIES IN THIS CONTRACT. VERIFY ACTUAL LOCATION AND DEPTH, AND REPORT POTENTIAL CONFLICTS TO THE ENGINEER PRIOR TO EXCAVATION FOR NEW FACILITIES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ALL STREET MONUMENTS, LOT CORNER PIPES, AND GRADE STAKES DISTURBED DURING THE PROCESS OF CONSTRUCTION AT THE SURVEYOR'S EXPENSE.
6. PROVIDE CONCRETE PROTECTION BETWEEN UNDERGROUND PIPE CROSSINGS WITH 12" OR LESS VERTICAL CLEARANCE.
7. ALL SURPLUS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM PROJECT SITE AND FROM PUBLIC RIGHT-OF-WAY.
8. CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AND KEEP MUD AND DEBRIS OFF THE PUBLIC RIGHT-OF-WAY AT ALL TIMES.
9. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A., REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHIELDING DESIGN AND INSTALLATION.
10. GRADE BREAKS ON CURBS AND SIDEWALKS ARE TO BE ROUNDED OFF ON FORM WORK AND FINISHED SURFACING.
11. CONTRACTOR SHALL PERFORM HIS CONSTRUCTION AND OPERATION IN MANNER WHICH WILL NOT ALLOW HARMFUL POLLUTANTS TO ENTER THE STORM DRAIN SYSTEM. TO ENSURE COMPLIANCE, THE CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE BEST MANAGEMENT PRACTICE (BMP) AS OUTLINED IN THE REQUIREMENTS ENTITLED BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY ISSUED BY THE SAN MATEO COUNTYWIDE STORM WATER POLLUTION PREVENTION PROGRAM. TO SUE THE CONSTRUCTION SITE AND JOB CONDITION, THE CONTRACTOR SHALL PRESENT HIS PROPOSED BMP AT THE PRECONSTRUCTION MEETING FOR DISCUSSION AND APPROVAL.
12. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT IN THE STREET RIGHT-OF-WAY SHALL NOT BE PERMITTED, EXCEPT AT LOCATION(S) APPROVED BY THE COUNTY.
13. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY'S ENGINEERING DIVISION FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY.
14. THE STORM RUNOFF GENERATED BY THE NEW PROJECT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

**GRADING NOTES**

1. CONTRACTOR SHALL CONTACT U.S.A. AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)442-2444.
2. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
3. THE SITE SHALL BE CLEARED OF ALL EXISTING STRUCTURES, CONCRETE FOOTINGS, PAVEMENT, LANDSCAPING MATERIALS AND UNDERGROUND UTILITIES.
4. FINISHED GRADES ALONG THE PERIMETER OF THE FOUNDATION TO BE SLOPED AT A MINIMUM OF 5% FOR FIRST 5 FEET.
5. ALL CONCRETE SHALL BE CLASS "A" CONFORMING TO SECTION 90 OF CALTRANS SPECIFICATIONS AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS PER CALIFORNIA TEST METHOD NO. 321.
6. ASPHALT CONCRETE PAVEMENT SHALL BE TYPE B, 3/4" MAXIMUM MEDIUM WITH SURETY SEAL COAT. ASPHALT CONCRETE SHALL BE PLACED IN ONE OR MORE LIFTS TO THE MINIMUM TOTAL THICKNESS SHOWN ON THE PLANS. THE MAXIMUM THICKNESS OF EACH LIFT SHALL NOT EXCEED THREE (3) INCHES.
7. AGGREGATE BASE SHALL BE PLACED BENEATH ALL SIDEWALK, CURB AND CUTTER, AND ASPHALT CONCRETE PAVEMENT AS SHOWN ON THE PLANS. AGGREGATE BASE SHALL BE CLASS 2, 1-1/2" MAXIMUM COMPACTED TO AT LEAST 90% RELATIVE COMPACTION PER ASTM D1557-S1.
8. ON-SITE UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED ENDOGRED FILL. THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN UNCOMPACTED STATE AND SHALL BE MECHANICALLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
9. ALL UTILITIES SHALL BE UNDERGROUND FROM THE PROPERTY LINES IN LOCATION OF METERS ARE AS NOTED. COORDINATE ALL SUCH WORK WITH THE UTILITY COMPANY HAVING JURISDICTION.
10. STORM DRAIN POLLUTION PREVENTION. PROTECT DOWNSLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH HAY BALES, TEMPORARY DRAINAGE SWALES, Silt TRAP, OR STORM DRAIN INLET FILTERS. COVER STOCK PILES AND EXCAVATED SOIL WITH SECURED TARP'S OR PLASTIC SHEETING.
11. CONTACT PUBLIC WORKS TO SCHEDULE AN INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE OF COMMENCEMENT OF PUBLIC IMPROVEMENT WORK TO SCHEDULE PRE-CONSTRUCTION MEETING AND FOR EACH SUBSEQUENT DAY OF WORK IN THE PUBLIC RIGHT OF WAY.
12. ALL EXISTING FRONTAGE IMPROVEMENTS (CURB, GUTTER, SIDEWALK, VALLEY CUTTER, PARKING STRIP) THAT ARE DAMAGED DURING THE COURSE OF CONSTRUCTION MUST BE REPAIRED TO "AS NEW" CONDITION. COUNTY WILL NOT BEAR THE COSTS OF RECONSTRUCTION.
13. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE COUNTY OF SAN MATEO STANDARD DETAILS. ALL DETAILS APPLICABLE TO THE PARTICULAR CONSTRUCTION activity SHALL BE UTILIZED.
14. ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY ARE TO BE COMPLETED AND APPROVED BY THE CONSTRUCTION SUPERVISOR PRIOR TO FINAL INSPECTION BY THE BUILDING INSPECTOR.
15. DATE OF SURVEY: OCT. 2015
16. ALL GRADING DURING THE RAINY SEASON (OCT. 1ST THROUGH APRIL 30TH) REQUIRES AND EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CITY. STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED THROUGHOUT THE YEAR, TO THE SATISFACTION OF THE CONSTRUCTION SUPERVISOR.
17. ALL CHANGES TO THE APPROVED GRADING AND DRAINAGE PLAN REQUIRE A PLAN MODIFICATION APPROVAL BY THE COUNTY IN ADVANCE OF CONSTRUCTION. THE CHANGES, THE PROPOSED PLAN CHANGE MUST BE GENERATED FROM THE ENGINEER/ARCHITECT WHO ORIGINALLY PREPARED THE PLAN.
18. ANY DEVIATION FROM THE APPROVED PLAN AND/OR FAILURE TO OBTAIN GRADING AND DRAINAGE INSPECTION MAY AFFECT THE PUBLIC WORKS SIGN-OFF FOR BUILDING FINAL AND/OR OCCUPANCY.

**ABBREVIATIONS**

AC	ASPHALT CONCRETE	MR	MAN HOLE
APN	ASSessor'S PARCEL NUMBER	MON	MONUMENT
BLD	BUILDING	N	NEW
CB	CATCH BASIN	PL	PROPERTY LINE
CC	CLEAN OUT	PM	PARCEL MAP
CONC	CONCRETE	PR	ROOF DRAIN
CR	CONTROL POINT	RD	TOP OF CURB
DS	DOWN SPOUT	SD	STORM DRAIN
DWB	DRAINWAY	SS	STORM DRAIN MANHOLE
EX	EXISTING	SSCO	SANITARY SEWER CLEANOUT
EM	ELECTRICAL METER	S/W	SIDEWALK
FACE	FACE OF CURB	T/B	TEMPORARY BENCH MARK
FF	FINISH FLOOR	VC	VALLEY CUTTER
FG	FINISH GRADE	W	WATER
FH	FIRE HYDRANT	WF	WOOD FENCE
G	GAS/AROUND	WM	WATER METER
GM	GAS METER	WV	WATER VALVE
INVT	PIPE INVERT		
JF	JOINT POLE		
LW	LIGHT WELL		

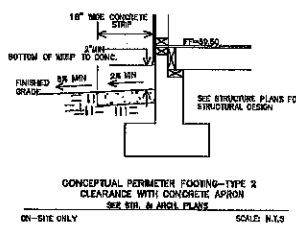
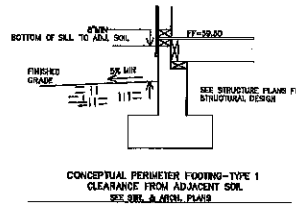


**VICINITY MAP**

N.T.S.

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	GAS
---	---	WATER
---	---	DOWN SPOUT
---	---	CATCH BASIN (CB)
---	---	AREA DRAIN (AD)
---	---	CONCRETE / HARDSCAPE
---	---	FIBER ROLL
---	---	AC PAVEMENT DWY. OR ON-SITE GRAVEL PATH
---	---	MIRAMAR DRIVE
---	---	FILL SOIL



ALL WORK TO BE COMPLETED IN CONFORMANCE WITH THE GEOTECHNICAL INVESTIGATION PREPARED BY BUCKLEY ENGINEERING ASSOCIATES, INC., FILE NO. 1131B.27, JUNE 30, 2014. PHONE 408-966-8580

**ESTIMATED EARTHWORK QUANTITIES**

LESS THAN 30 C.Y. FILL  
LESS THAN 10 C.Y. CUT (EXCLUDES BASEMENT EXCAVATION)  
ESTIMATE ASSUMES A 95% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 90% COMPACTION FACTOR ON ALL CUT MATERIAL. ESTIMATE DOES NOT INCLUDE VOLUMES FOR CLEARING AND GRUBBING. ALL TOPSOIL FROM CUT CAN BE USED IN TOP 1" OF LANDSCAPE.  
CONTRACTOR TO MAKE OWN ESTIMATES OF QUANTITIES FOR BIDDING PURPOSES BASED ON ALL PLANS.

**FOR PLAN CHECK ONLY**

These plans are for plan check only and are not to be used for construction. The State of California, Professional Engineers Act Section 4732(a) does not require the plans to be not stamped and signed. These plans are not final until they are approved for permit at which time they will be not stamped and signed.



**SHEET INDEX**

- C1 NOTES & DETAILS
- C2 GRADING AND DRAINAGE PLAN
- C3 EROSION CONTROL NOTES & DETAILS
- C4 BEST MANAGEMENT PRACTICES PLAN

**BAY LAND CONSULTING**  
CIVIL ENGINEERS  
P.O. BOX 299  
Santa Clara, California 95050  
PH: (408) 286-6000  
SERVING THE BAY AREA



**GRADING AND DRAINAGE NOTES & DETAILS**  
MIRAMAR DRIVE  
HALF MOON BAY (UNINCORPORATED), CA  
APN 048-054-120

**REVISIONS**

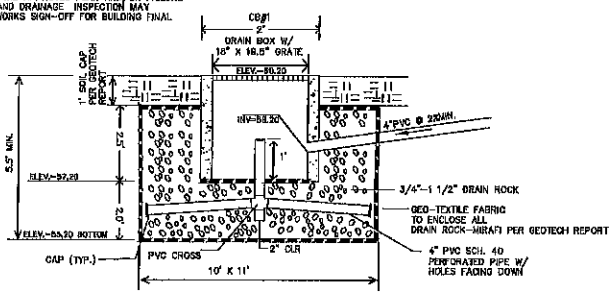
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DRAWN BY: YC  
CHECKED BY: SH  
DATE: 01/11/16

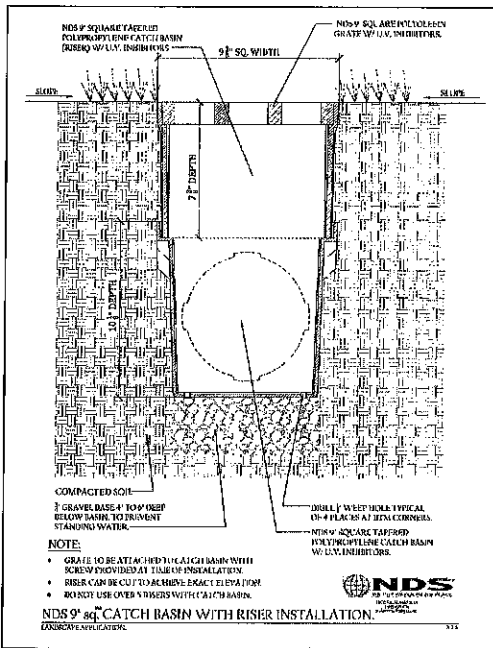
SHEET  
**C1**  
OF 4 SHEETS

**LOT AREA**  
5320 sq. ft. +/-  
**PROJECT BENCHMARK**  
The top of a 1" Iron Pipe found at the property corner was used as the Datum Point for this survey. Elevation = 58.48 (Assumed Datum)

**SURVEY NOTES**  
1) Survey shows existing site conditions at the time of the survey. Any Site Plan or Grading Plan has been done by others.  
2) The Elevation shown are based upon an assumed Datum.



NOTE: WATER RETENTION CAPACITY OF BED IS LIMITED TO 40% OF TOTAL BED VOLUME.  
VOLUME OF DRAIN ROCK REQUIRED PER CALCULATIONS (V<sub>CR</sub>) = 440CF  
VOLUME OF DRAIN ROCK USE 12" X 12" FOOTPRINT  
VOL. OF BOTTOM LAYER DRAIN ROCK = (V<sub>CR</sub>) / 2 = 220CF  
VOL. OF DRAIN ROCK ON TOP OF OR ABOVE BOTTOM LAYER = (V<sub>CR</sub>) / 2 = 220CF  
TOTAL VOLUME OF DRAIN ROCK = 440CF



DETAIL  
TYPICAL AREA DRAIN

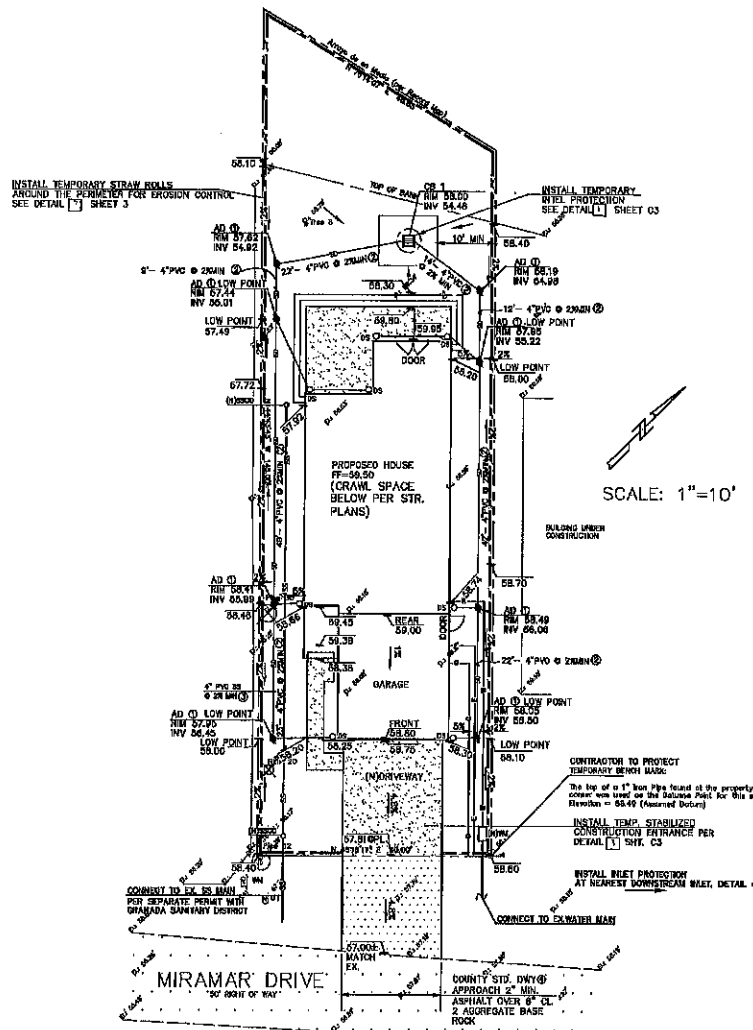
FEMA FLOOD ZONE, ZONE X  
PANEL 255 OF 310 DATE: OCTOBER 16, 2012

SURVEY COMPLETED BY PAT MONALTY  
PROFESSIONAL LAND SURVEYOR  
1804 FRANCIS AVENUE  
BELLEVILLE, CA 94002 TEL: 550-624-6450

SURVEY OF:  
Lot 2 Block 1 of R.R. Block 4 of Maps pg 12  
SITE ADDRESS: Vacant Lot, Miramar Drive,  
Incorporated San Mateo County  
A.P.N. 086-034-152  
Area = 5322.9 sq. ft.

NOTES:

- Survey shows existing site conditions at the time of the survey. Any 2015 Plan or Grading Plan has been done by others.
- The Elevation shown are based upon an assumed datum.



REFERENCE NOTES:

- INSTALL AREA DRAINS ALONG SIDE YARD, SEE TYP. DETAIL.
- NEW 4" STORM DRAIN @ 2% MIN. PVC SCH 40 SDR 26 MIN.
- INSTALL NEW 4" SEWER @2% MIN. SLOPE, SDR 35 MIN. PIPE PER SEPARATE PERMIT WITH GRANADA SANITARY DISTRICT
- FOR THE COUNTY STANDARD DRIVEWAY APPROACH, INSTALL SLIGHT DRAINAGE SWALE PER DIRECTION OF ROAD INSPECTOR.



PLANNING SUBMITTAL ONLY — NOT FOR CONSTRUCTION

GRADING AND DRAINAGE  
PLAN  
MIRAMAR DRIVE  
HALF MOON BAY (UNINCORPORATED), CA  
APN 048-054-120

REVISIONS

DATE	DESCRIPTION

JOB NO. 15012

SCALE: AS SHOWN

DRAWN BY: YC

CHECKED BY: SH

DATE: 01/11/16

SHEET

C2

OF 4 SHEETS

BAY LAND CONSULTING  
CIVIL ENGINEERS  
178 BOX 299  
Santa Cruz, CA 95060  
Ph: (408) 298-6000  
SERVING THE BAY AREA



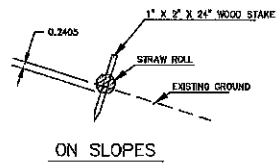


**STANDARD NOTES EROSION CONTROL PLAN**

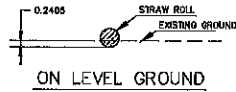
- OWNER: TOM CAREY  
IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATIONS AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL MEASURES.
- CIVIL ENGINEER: SCOTT HOFFMAN  
BAY LAND CONSULTING  
2008 DE LA CRUZ BLVD, STE 105, SANTA CLARA, CA  
PH: 408-298-8000. EMAIL: sco@bayland.com
- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
- MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENuded AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAINTS, OILING WASTES, FERTILIZERS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SOLVENTS, AND NON-Stormwater DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS ROADS.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE. CLEAN OFF-SITE PARKING AREAS AND SUBWAYS USING DRY SWEEPING METHODS.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
- CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
- DUST CONTROL IS REQUIRED YEAR-ROUND.
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
- THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONNECTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

**MAINTENANCE NOTES**

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
  - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - HILLS AND GULLIES MUST BE REPAIRED.
- SAND BAG INLET PROTECTION SHALL BE CLEARED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.



ON SLOPES



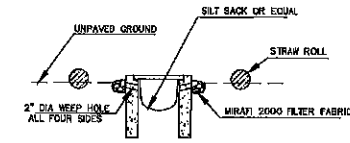
ON LEVEL GROUND

- PLACE STRAW ROLL IN TRENCH EXCAVATED 3" (0.094') INTO GROUND ALONG CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
- ON SLOPES PLACE ROLL TO FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE. COVER ENDS UPROLL AT THE ENDS.
- ABOUT ADJACENT ROLLS TWENTY.

STRAW ROLL OR FIBER ROLL

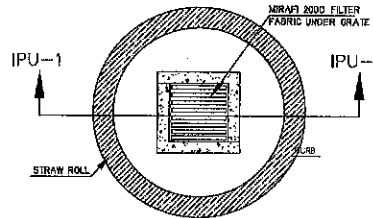
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2



SECTION IPU-1

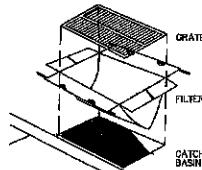
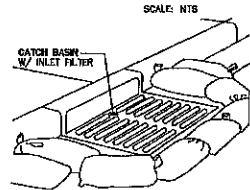
NOT TO SCALE



INLET PROTECTION IN UNPAVED AREAS

SCALE: NTS

1



CATCH BASIN INLET FILTER

NOTES:  
BRING THE DISTURBED AREA TO THE GRADE OF THE DROP INLET AND SMOOTH AND COMPACT IT. APPROPRIATELY STABILIZE ALL BARE AREAS AROUND THE INLET.

PROPERLY DISPOSE OF ACCUMULATED SEDIMENT  
INSPECT ALL INLET PROTECTION DEVICES BEFORE AND AFTER RAINFALL EVENTS, AND WEEKLY THROUGHOUT THE RAIN SEASON, DURING EXTENDED RAINFALL EVENTS, INSPECT INLET PROTECTION DEVICES AT LEAST ONCE EVERY 24 HOURS.

REMOVE ALL INLET PROTECTION DEVICES WITHIN THIRTY DAYS AFTER THE SITE IS STABILIZED, OR WHEN INLET PROTECTIONS IS NO LONGER REQUIRED.

**INSTALLATION**

REMOVE DRAIN GRATE

INSERT CATCH BASIN FILTER INTO BASIN LEAVING 3" FLAP EXPOSED

REPLACE GRATE TO BASIN THEREBY PINCHING FABRIC BETWEEN GRATE AND CATCH BASIN AND HOLDING FILTER IN PLACE

**INSPECTION AND MAINTENANCE**

INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER EVERY RAIN EVENT

EMPTY CATCH BASIN FILTERS WHEN FILTERS APPEAR TO BE HALF FULL

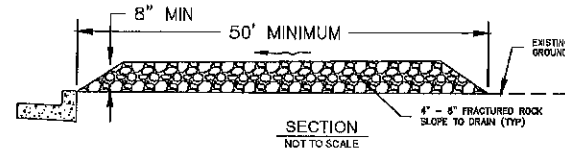
DISPOSE OF TRAPPED SEDIMENT IN ACCORDANCE WITH LOCAL REQUIREMENTS

CLEAN AND REUSE INLET FILTERS OR DISCARD AND REPLACE AS NECESSARY

STORM DRAIN INLET PROTECTION PUBLIC STREET

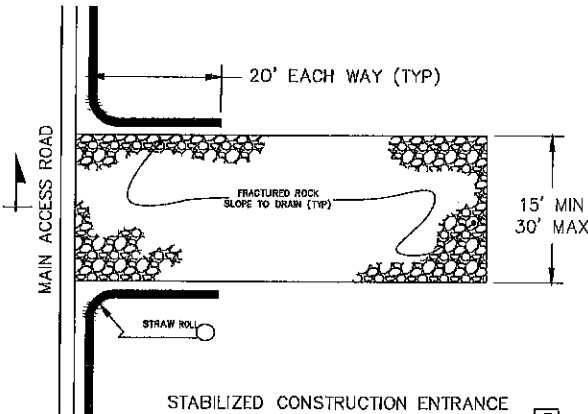
SCALE: NTS

4



SECTION

NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

3

NOTES: MAX. DEPTH OF BED IS LIMITED TO 2 FT & BED MUST BE LOCATED AT LEAST 10 FT AWAY FROM NEAREST PROPERTY LINE & TREE.  
EST. DIMENSIONS OF GRAVEL BED.

WIDTH = 4 FT  
LENGTH = 4 FT  
DEPTH = 2 FT  
PER DETAIL BELOW

BAY LAND CONSULTING  
CIVIL ENGINEERS  
P.O. BOX 289  
Santa Clara, California 95059  
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SERVING THE BAY AREA



GRADING AND DRAINAGE  
EROSION CONTROL NOTES & DETAILS  
MIRAMAR DRIVE  
HALF MOON BAY (UNINCORPORATED), CA  
APN 048-054-120

REVISIONS	
DATE	DESCRIPTION

JOB NO. 15012  
SCALE AS SHOWN  
DRAWN BY: YC  
CHECKED BY: SH  
DATE: 01/11/16

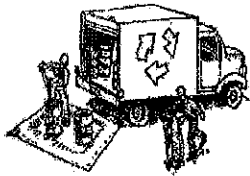


SHEET  
C3  
OF 4 SHEETS

# Construction Best Management Practices (BMPs)

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

## Materials & Waste Management



### Non-Hazardous Materials

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

### Hazardous Materials

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

### Waste Management

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

### Construction Entrances and Perimeter

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

## Equipment Management & Spill Control



### Maintenance and Parking

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

### Spill Prevention and Control

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

## Earthmoving



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

### Contaminated Soils

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

## Paving/Asphalt Work



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

### Sawcutting & Asphalt/Concrete Removal

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

## Concrete, Grout & Mortar Application



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

## Landscaping



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

## Painting & Paint Removal



### Painting Cleanup and Removal

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

## Dewatering



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

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

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 CIVIL ENGINEERS

P.O. BOX 200  
 Santa Clara, California 95060  
 Pht: (408) 298-6000  
 SERVING THE BAY AREA

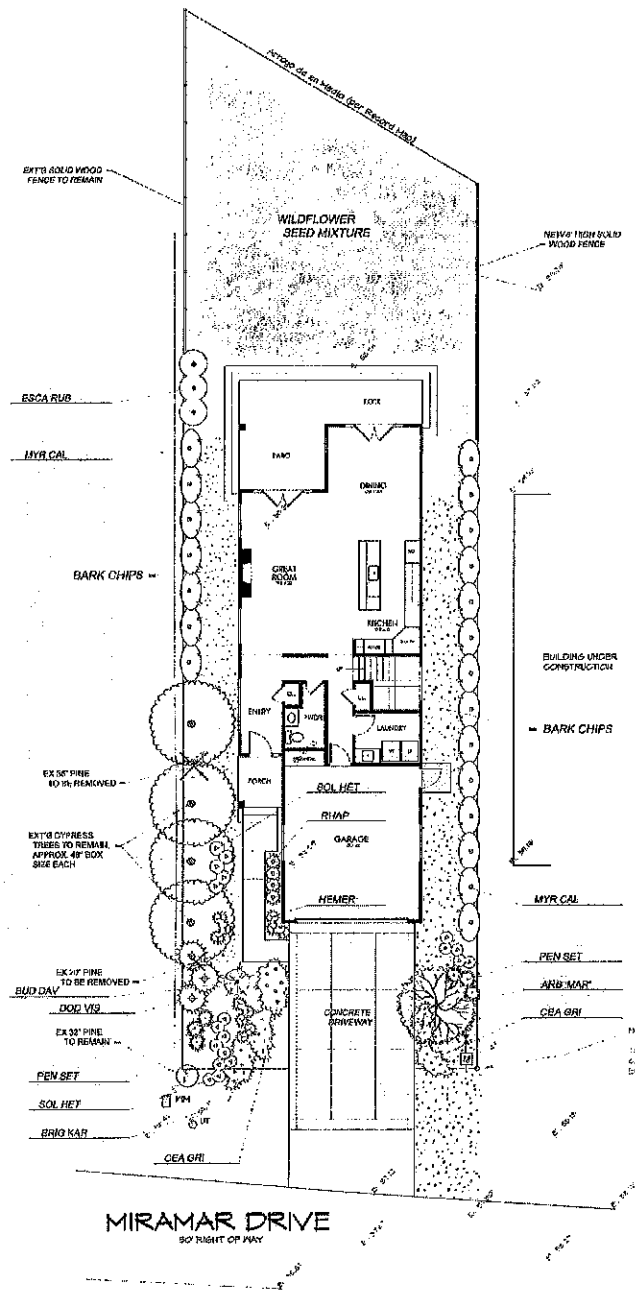


GRADING AND DRAINAGE  
 BEST MANAGEMENT PRACTICES PLAN  
 MIRAMAR DRIVE  
 HALF MOON BAY (UNINCORPORATED), CA  
 APN 048-054-120

REVISIONS	
DATE	DESCRIPTION

JOB NO. 15012  
 SCALE: AS SHOWN  
 DRAWN BY: YC  
 CHECKED BY: SH  
 DATE: 01/11/16

SHEET  
 C4  
 OF 4 SHEETS



### Plant List

No.	Botanical Name	Common Name	Qty	Size	Remarks
ARB MAR	Arbutus Marina'	Strawberry Tree	1	15 Gal	Evgn Tree
BUD DAY	Buddleia davidii	Butterfly Bush	1	5 Gal	Evgn Shrub
DOD VIS	Dodonaea viscosa	Hopped Bush	3	5 Gal	Evgn Shrub
ERIQ KAR	Eriogon karwinskianus	Santa Barbara Daisy	18	1 Gal	Low Shrub
ESQA RUB	Escalonia rubra	Red Escalonia	3	5 Gal	Evgn Shrub
HEM SPP	Hemerocallis 'yellow'	Daylily	16	1 Gal	Low Shrub
MYR CAL	Myrica californica	Pacific Wax Myrtle	32	5 Gal	Evgn Shrub
PEN SET	Pennisetum setaceum	Red Fountain Grass	3	5 Gal	Gassy Plant
RHAP	Rhapictepsis indica 'Bellarina'	Indian Hawthorn	4	5 Gal	Evgn Shrub
SDL HET	Sollya heterophylla	Australian Bluebells	16	1 Gal	Low Shrub
CEA GRI	Ceanothus griseus 'Horizontalis'	Camel Creeper	16	1 Gal	Groundcover

Note 1. Contractor shall verify quantities.  
 Note 2. 80% of all plant materials shall be LOW in water consumption per 2013 WUCOLS list.

### PLANTING NOTES

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.
- ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS. THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED. IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
- SOIL TESTING SHALL BE UNDERTAKEN BY THIS CONTRACTOR, AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES.
- SOIL AMENDMENTS SHALL BE FREE OF DEBRIS SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD NITRIFIED COMPOST 40%, CORNBE SAND 30%, BLACK TOPSOIL 30%.
- PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SOAKFIELD. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 60% TO 20% IMPORTED SOIL TO EXISTING SOIL.
- SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 2" LAYER OF BARK CHIPS. MINIMUM OF 1" IN SIZE. PLANTING AREAS SHALL BE COVERED WITH A TWO INCH LAYER OF BARK CHIPS.
- ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALLY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED BY THE CONTRACTOR. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.

### PLANTING PLAN



### Land Planning Concepts

Landscape Architect Reg: 2324  
 923 Arguello Street, Suite 200  
 Redwood City, California 94063  
 Tel (650) 346-7645  
 Fax (650) 367-8199  
 Email: bac@sbreglobal.net

### Miramar Drive Residence

APN: 043-054-120  
 Hill Meads Bay, CA 94016

SHEET TITLE

### Landscape Plan

### REVISIONS

No.	Date	Notes

PROJECT #:

DATE: 5-13-16

SHEET #:

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