



**SHEET NOTES**

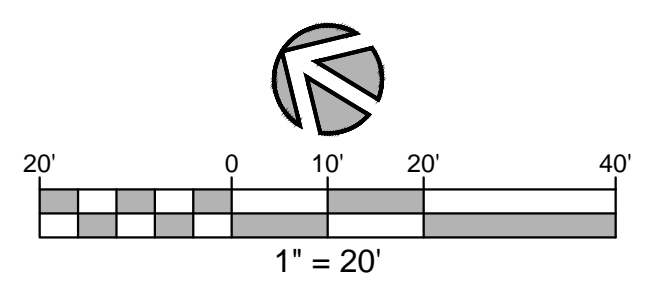
- 1 HOUSE, SEE ARCHITECTURAL PLANS
- 2 CONCRETE PERVIOUS PAVERS, SEE LANDSCAPE ARCHITECT PLANS
- 3 RETAINING WALL, SEE LANDSCAPE ARCHITECT PLANS
- 4 50-YEAR COASTAL SETBACK, SEE GEOTECHNICAL REPORT
- 5 APPROXIMATE LOCATION OF EXISTING NEARBY HOUSE AND DRIVEWAY, ESTIMATED FROM GEOLOCATION MAPS
- 6 EXISTING PROPERTY LINE, TYP. SEE TOPOGRAPHIC SURVEY MAP
- 7 EXISTING EASEMENT, SEE TOPOGRAPHIC SURVEY MAP
- 8 PROPOSED PROPERTY LINE, TYP
- 9 CONCRETE DRIVEWAY, SEE LANDSCAPE ARCHITECT PLANS

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- C8.0 DETAILS

**SITE PLAN**

SCALE: 1" = 20'



REV.	DESCRIPTION	BY	DATE
1	PLANNING PERMIT SUBMITTAL	RTC	9/1/2016
2	DESIGN REVIEW RESUBMITTAL	RTC	8/9/2016
3	FOUR LOT PLANNING RESUBMITTAL	RTC	4/26/2017
4	LOT 1 REVISIONS	RTC	8/23/2017

PRELIMINARY NOT FOR CONSTRUCTION	
VALLEMAR STREET & JULIANA AVENUE MOSS BEACH, CALIFORNIA	
PREPARED AT THE REQUEST OF MOSS BEACH ASSOCIATES 612 SPRING ST. SANTA CRUZ, CA 95060	
SITE PLAN	
DRAWN BY: ALH, DAM	CHECKED BY: RTC
JOB NUMBER: 15147	
SHEET	
<b>C1.0</b>	






- ### SHEET NOTES
- 1 RETAINING WALL, SEE LANDSCAPE ARCHITECT'S PLANS FOR APPEARANCE
  - 2 DRIVEWAY PROFILE, SHT C4.0
  - 3 APPROXIMATE LIMIT OF GRADING, TYP
  - 4 EROSION CONTROL ON ALL GRADED SLOPES PER SHT C6.0

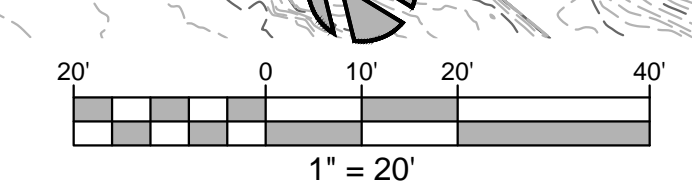
### GRADING QUANTITIES

CUT 600 YDS  
 FILL 3,100 YDS  
 NET 2,500 YDS IMPORT

1. GRADING VOLUME ESTIMATES REPRESENT THE NET DIFFERENCE BETWEEN THE EXISTING GRADE AND FINISHED GRADE SURFACE. NO SHRINK OR SWELL FACTORS WERE APPLIED TO THESE VALUES.
2. ALLOWANCES WERE NOT MADE FOR OVER-EXCAVATION OF THE EXISTING OR FINISHED GRADE OR FOR PAVEMENTS, FOUNDATIONS, UTILITY TRENCHING, STRIPING, SCARIFICATION, OR LANDSCAPING.
3. CONTRACTOR SHALL VERIFY GRADING VOLUMES DURING BIDDING.
4. HOUSES ARE ASSUMED TO BE CONSTRUCTED ON PERIMETER FOUNDATIONS AND GARAGES ON SLABS ON GRADE.

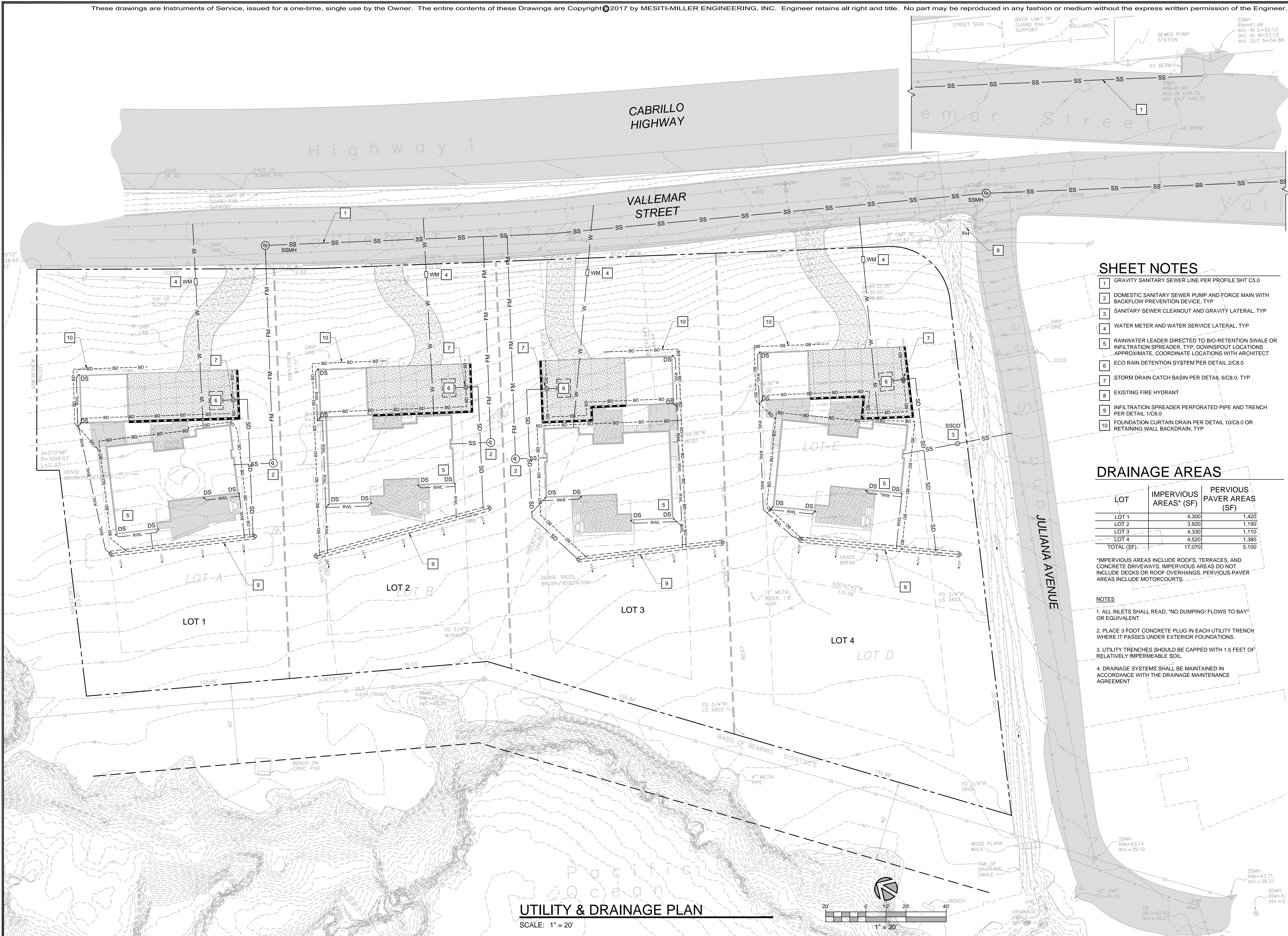
DATE	9/1/2016
BY	RTC
DESCRIPTION	PLANNING PERMIT SUBMITTAL
REV	DESIGN REVIEW RESUBMITTAL
	FOUR LOT PLANNING RESUBMITTAL
	LOT 1 REVISIONS
	8/23/2017
	RTC
	8/23/2017
	RTC
 <b>Mesi-Miller Engineering, Inc.</b> CIVIL AND STRUCTURAL DESIGN 631-425-1133   SANTA CRUZ, CA   WWW.ME-INC.COM	
PRELIMINARY NOT FOR CONSTRUCTION	
<b>VALLEMAR STREET &amp; JULIANA AVENUE</b> MOSS BEACH, CALIFORNIA	
PREPARED AT THE REQUEST OF MOSS BEACH ASSOCIATES 612 SPRING ST. SANTA CRUZ, CA 95060	
GRADING PLAN	
DRAWN BY:	DAM
CHECKED BY:	RTC
JOB NUMBER:	15147
SHEET	
<b>C2.0</b>	

**GRADING PLAN**  
 SCALE: 1" = 20'



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**UTILITY & DRAINAGE PLAN**

SCALE: 1" = 20'

**SHEET NOTES**

- 1 GRAVITY SANITARY SEWER LINE PER PROFILE SHT C5.0
- 2 DOMESTIC SANITARY SEWER PUMP AND FORCE MAIN WITH BACKFLOW PREVENTION DEVICE, TYP
- 3 SANITARY SEWER CLEANOUT AND GRAVITY LATERAL, TYP
- 4 WATER METER AND WATER SERVICE LATERAL, TYP
- 5 RAINWATER LEADER DIRECTED TO BIO-RETENTION SWALE OR INFILTRATION SPREADER, TYP. DOWNSPOUT LOCATIONS APPROXIMATE, COORDINATE LOCATIONS WITH ARCHITECT
- 6 ECO RAIN DETENTION SYSTEM PER DETAIL 2/C8.0
- 7 STORM DRAIN CATCH BASIN PER DETAIL 6/C8.0, TYP
- 8 EXISTING FIRE HYDRANT
- 9 INFILTRATION SPREADER PERFORATED PIPE AND TRENCH PER DETAIL 1/C8.0
- 10 FOUNDATION CURTAIN DRAIN PER DETAIL 10/C8.0 OR RETAINING WALL BACKDRAIN, TYP

**DRAINAGE AREAS**

LOT	IMPERVIOUS AREAS* (SF)	PERVIOUS PAVER AREAS (SF)
LOT 1	4,300	1,420
LOT 2	3,920	1,190
LOT 3	4,330	1,110
LOT 4	4,520	1,380
TOTAL (SF)	17,070	5,100

\*IMPERVIOUS AREAS INCLUDE ROOFS, TERRACES, AND CONCRETE DRIVEWAYS. IMPERVIOUS AREAS DO NOT INCLUDE DECKS OR ROOF OVERHANGS. PERVIOUS PAVER AREAS INCLUDE MOTORCOURTS.

**NOTES**

- 1. ALL INLETS SHALL READ, 'NO DUMPING! FLOWS TO BAY OR EQUIVALENT.
- 2. PLACE 3 FOOT CONCRETE PLUG IN EACH UTILITY TRENCH WHERE IT PASSES UNDER EXTERIOR FOUNDATIONS.
- 3. UTILITY TRENCHES SHOULD BE CAPPED WITH 1.5 FEET OF RELATIVELY IMPERMEABLE SOIL.
- 4. DRAINAGE SYSTEMS SHALL BE MAINTAINED IN ACCORDANCE WITH THE DRAINAGE MAINTENANCE AGREEMENT

DATE	9/1/2015
BY	RTC
DESCRIPTION	PLANNING PERMIT SUBMITTAL
DATE	8/9/2016
BY	RTC
DESCRIPTION	DESIGN REVIEW RESUBMITTAL
DATE	4/26/2017
BY	RTC
DESCRIPTION	FOUR LOT PLANNING RESUBMITTAL
DATE	8/23/2017
BY	RTC
DESCRIPTION	LOT 1 REVISIONS

**Mesi Miller Engineering, Inc.**  
**CIVIL AND STRUCTURAL DESIGN**  
 612 SPRING ST.  
 SANTA CRUZ, CA 95060  
 TEL: 408-253-1100 FAX: 408-253-1101 WWW.MEINC.COM

PRELIMINARY  
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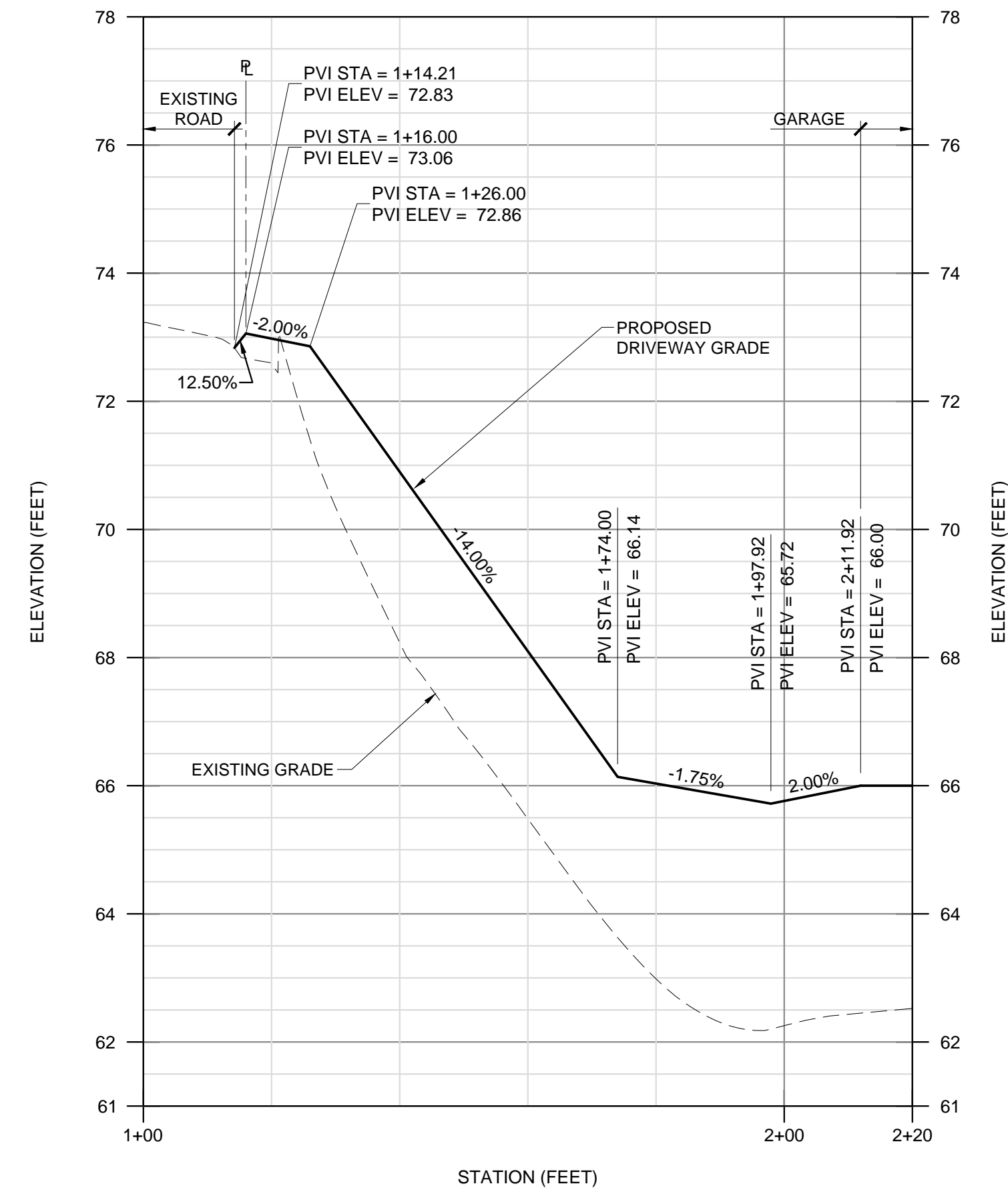
**VALLEMAR STREET & JULIANA AVENUE  
 MOSS BEACH, CALIFORNIA**

UTILITY & DRAINAGE PLAN

DRAWN BY: RTC, DAM  
 CHECKED BY: RTC  
 JOB NUMBER: 15147-5  
 SHEET

**C3.0**

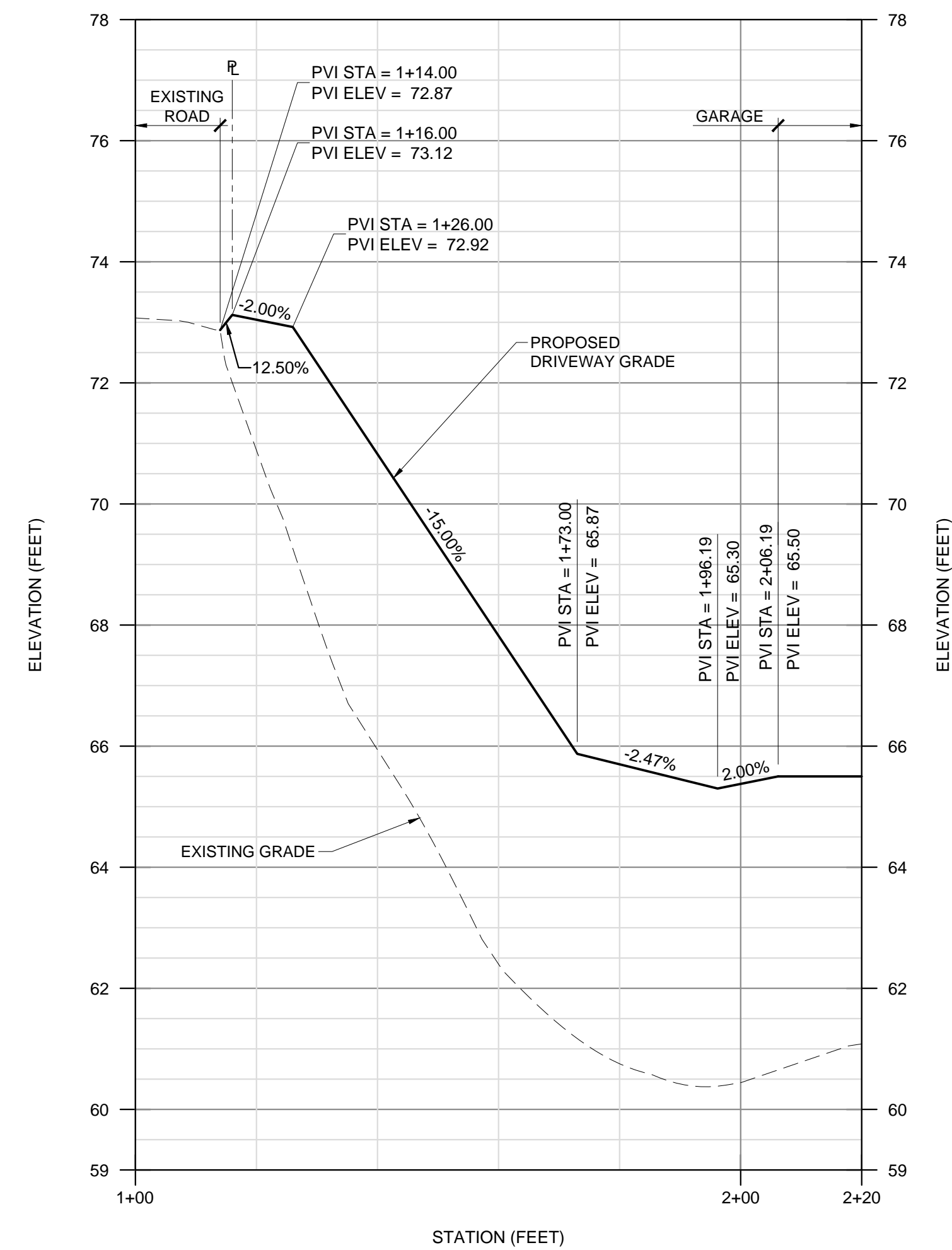




**DRIVEWAY PROFILE**

SCALE: H: 1" = 20' V: 1" = 2'

1

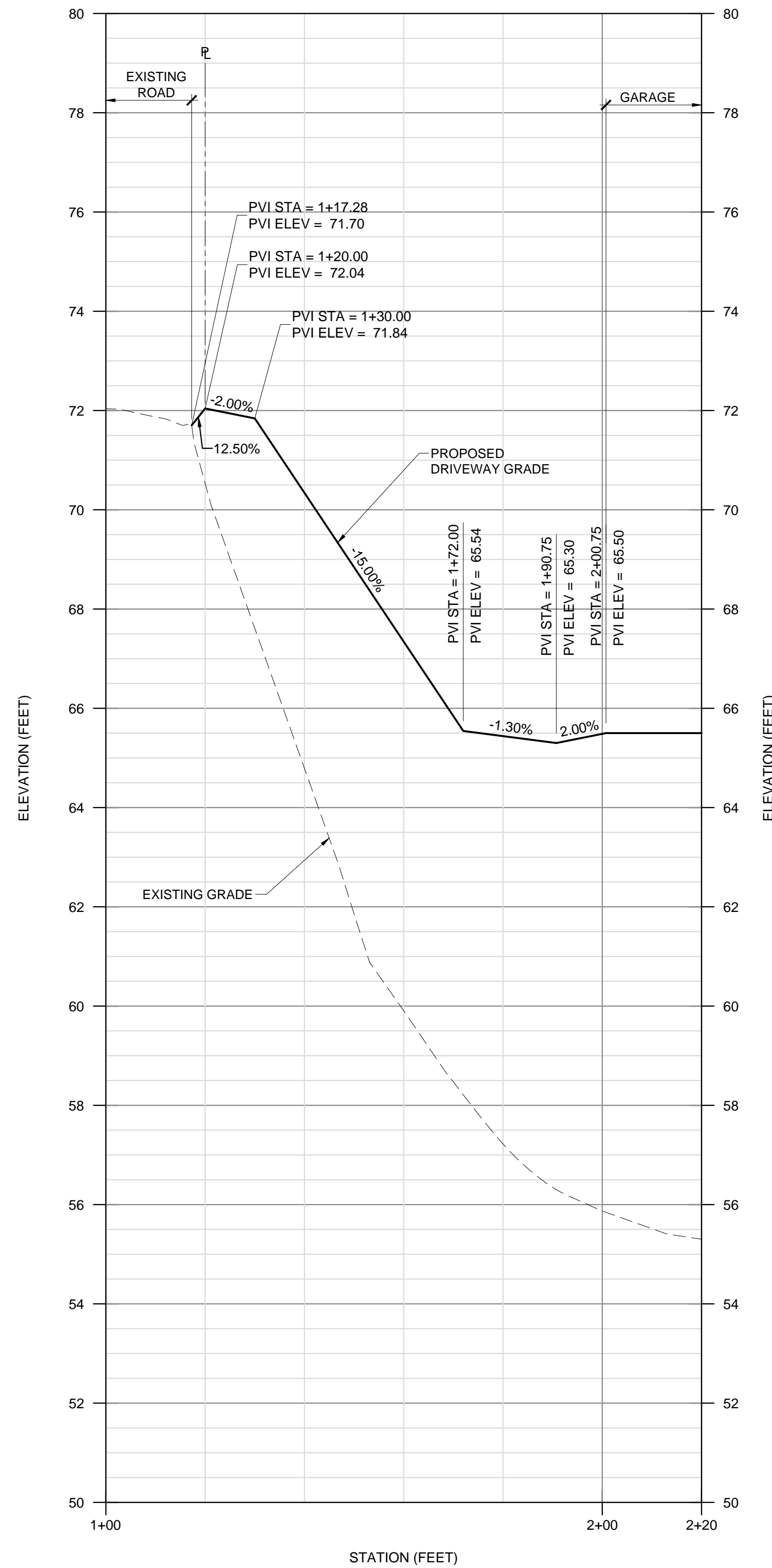


**DRIVEWAY PROFILE**

SCALE: H: 1" = 20' V: 1" = 2'

2

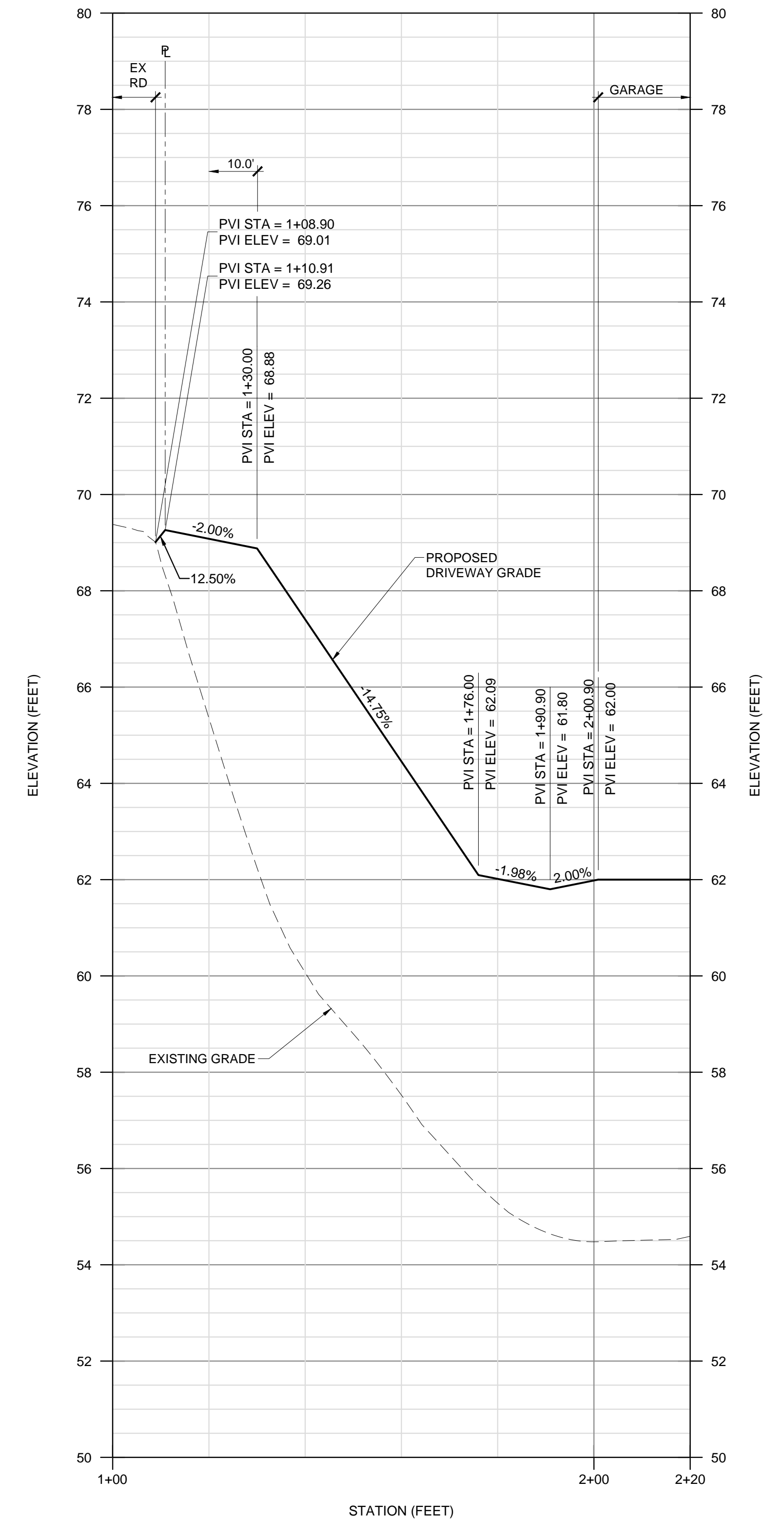
**NOTES:**  
1. VERTICAL CURVES NOT SHOWN ON PRELIMINARY PROFILES.



**DRIVEWAY PROFILE**

SCALE: H: 1" = 20' V: 1" = 2'

3



**DRIVEWAY PROFILE**

SCALE: H: 1" = 20' V: 1" = 2'

4

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MOSS BEACH, CALIFORNIA

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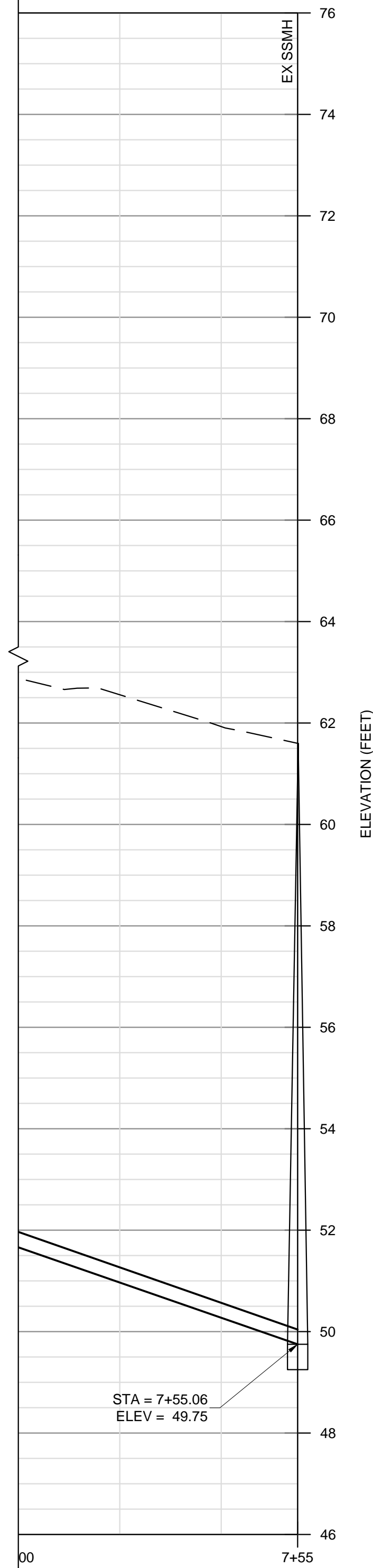
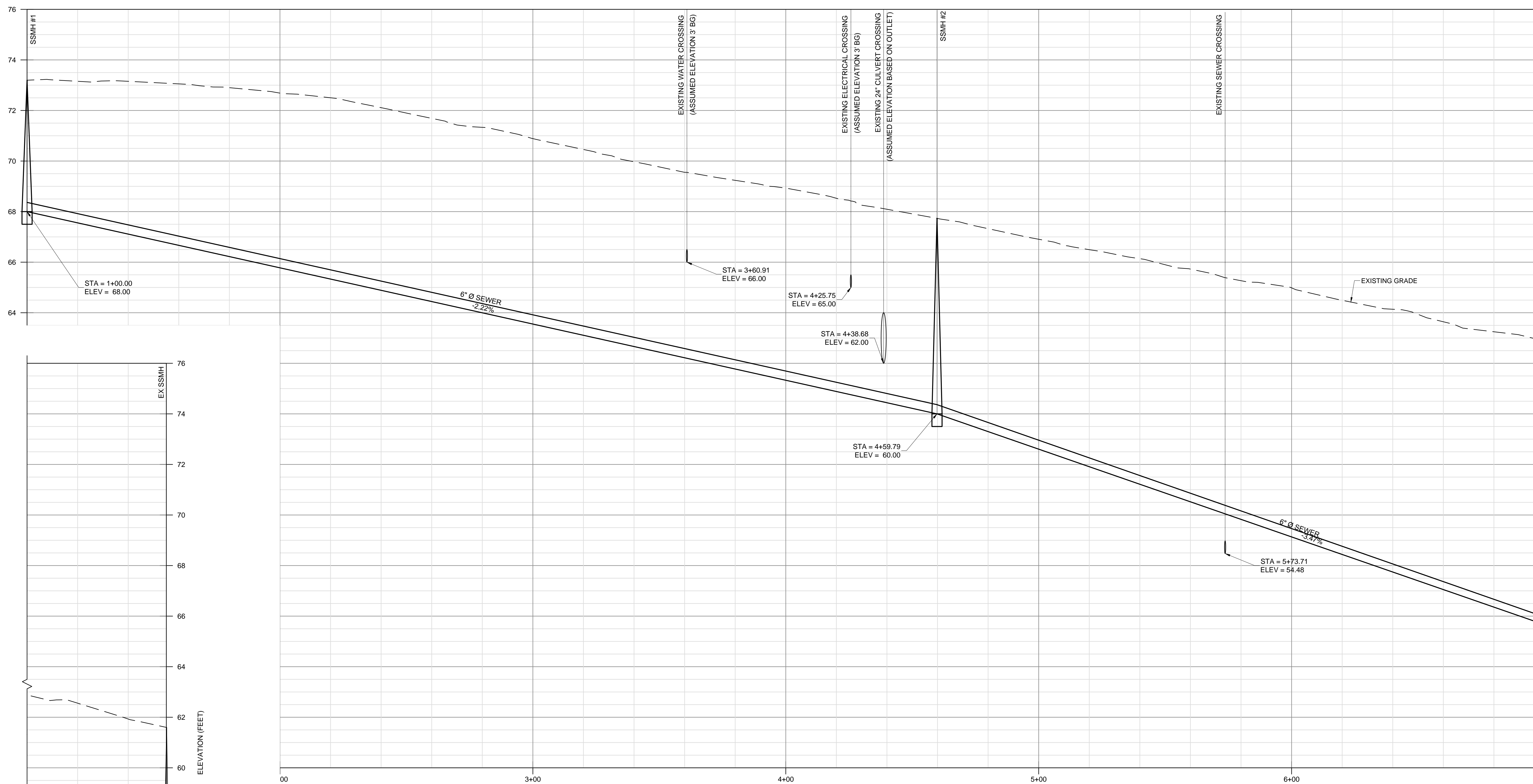
DRIVEWAY PROFILES

DRAWN BY:	DAM
CHECKED BY:	RTC
JOB NUMBER:	15147

SHEET

C4.0





LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. THE EXISTING UTILITIES SHOWN WERE PLOTTED USING INCOMPLETE AND INACCURATE RECORDS. IT SHOULD BE EXPRESSLY UNDERSTOOD THIS INFORMATION DOES NOT NECESSARILY REPRESENT ACTUAL SITE CONDITIONS OR SHOW DETAILS OF EXACT LOCATION, DEPTH OR OTHER CONSTRUCTION FEATURES OF THESE UTILITIES. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO THE COMPLETENESS OR ACCURACY OF THIS INFORMATION IS SET FORTH HEREIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THIS INFORMATION WITH THE AFFECTED UTILITIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" AT 1-800-642-2444 FOR THE MARKING OF UNDERGROUND FACILITIES AND SHALL LOCATE AND PROTECT PRIOR TO CONSTRUCTION.

**SEWER PROFILE**  
 SCALE: H: 1" = 20' V: 1" = 2'

1

REV.	DESCRIPTION	BY	DATE
△	PLANNING PERMIT SUBMITTAL	RTC	9/1/2016
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**VALLEMAR STREET & JULIANA AVENUE  
 MOSS BEACH, CALIFORNIA**  
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 MOSS BEACH ASSOCIATES  
 612 SPRING ST.  
 SANTA CRUZ, CA 95060

SEWER PROFILE	
DRAWN BY:	RTC
CHECKED BY:	RTC
JOB NUMBER:	15147
SHEET	

**C5.0**





- ### SHEET NOTES
- 1 PROTECT ALL CUT AND FILL SLOPES WITH EROSION CONTROL FABRIC AND OR MULCH
  - 2 PROTECT ALL STORM DRAIN SYSTEMS AND BIOSWALES FROM SEDIMENT DURING CONSTRUCTION WITH FABRIC INLET COVERS AND OR GRAVEL BAG BERMS, TYP
  - 3 PROTECT DITCH FROM SEDIMENT DURING CONSTRUCTION WITH SILT FENCES AND/OR FIBER ROLLS
  - 4 PREVENT CONCENTRATED RUNOFF FROM FLOWING OVER SLOPE
  - 5 TEMPORARY SILT FENCE
  - 6 TREE PROTECTION, TEMPORARY FENCE (TYPE ESA) PER CALTRANS STANDARD PLAN T65, REMOVE FENCE FOLLOWING APPROVAL OF FINAL STABILIZATION

#### CONSTRUCTION BEST MANAGEMENT PRACTICES

- GENERAL**
1. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
  2. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORMWATER.
  3. DO NOT CLEAN, FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
  4. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS RE: CONSTRUCTION BMPs.
  5. PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS.
  6. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
  7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
  8. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING AND OBTAIN ALL NECESSARY PERMITS.
  9. TRAP SEDIMENT ON-SITE, USING BMPs SUCH AS SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERMS, SILT FENCES, CHECK DAMS, SOIL BLANKETS OR MATS, COVERS FOR SOIL STOCK PILES, ETC.
  10. DIVERT ON-SITE RUNOFF AROUND EXPOSED AREAS; DIVERT OFF-SITE RUNOFF AROUND THE SITE (E.G., SWALES AND DIKES).

11. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
  12. NO LAND CLEARING OPERATIONS OR GRADING OPERATIONS MAY TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS A SEPARATE WINTER EROSION CONTROL PLAN IS APPROVED PRIOR TO BEGINNING SUCH CONSTRUCTION.
  13. EROSION IS TO BE CONTROLLED AT ALL TIMES. THE SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT ALL TIMES. ADDITIONAL MEASURES WILL BE REQUIRED FOR CONSTRUCTION BETWEEN OCTOBER 15 AND APRIL 15.
  14. EROSION CONTROL MEASURES SHALL BE MONITORED, MAINTAINED, AND REPLACED AS NEEDED TO PREVENT ESCAPE OF SEDIMENT FROM THE SITE. NO TURBID RUNOFF SHALL BE ALLOWED TO LEAVE THE CONSTRUCTION SITE.
- RESPONSIBILITY**
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REGULARLY INSPECT THE EROSION AND SEDIMENT CONTROL MEASURES AND SUBMIT A WEEKLY REPORT TO THE OWNER THAT THEY ARE FUNCTIONING AS DESIGNED AND THAT PROPER MAINTENANCE IS BEING PERFORMED. DEFICIENCIES SHALL BE IMMEDIATELY CORRECTED BY THE CONTRACTOR.
  2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL SEDIMENTATION ONSITE OR OFF-SITE THAT IS

- GENERATED BY GRADING AND RELATED ACTIVITIES OF THE PROJECT.
- PROTECTION OF DISTURBED AREAS:**
1. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SOON AS PRACTICAL SO THAT SUFFICIENT GROWTH WILL BE ESTABLISHED PRIOR TO INCLEMENT WEATHER CONDITIONS AND CONTINUALLY MAINTAINED TO MINIMIZE SURFACE EROSION.
  2. ALL DISTURBED AREAS SHALL BE HYDROSEEDING USING A NATIVE SEED MIX AND MULCHED SO THAT THE DISTURBED AREAS ARE PROTECTED BY MATURE GRASS PRIOR TO OCTOBER 15. IN THE EVENT THAT IT IS NOT POSSIBLE TO ESTABLISH MATURE GRASS BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE HYDROSEEDED, MULCHED, AND PROTECTED BY EROSION CONTROL BLANKETS INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. EROSION CONTROL BLANKETS SHALL BE REED & GRAHAM WOVEN JUTE MESH 0.9 #/YD<sup>2</sup> OR EQUAL.
  3. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION ALL DISTURBED SLOPES NOT ACTIVELY USED FOR CONSTRUCTION WILL BE SEED, MULCHED, AND BLANKETED. HAY BALES, FILTER BERMS, SILT FENCE(S) SHALL BE EMPLOYED TO TRAP SEDIMENT BEFORE IT LEAVES THE SITE OF ANY CONSTRUCTION.
  4. BETWEEN OCTOBER 15 AND APRIL 15, A STRAW BALE STOCKPILE SHALL REMAIN ON THE JOB SITE DURING THE COURSE OF CONSTRUCTION. CONTRACTOR SHALL USE STRAW BALES FOR CHECK DAMS AND FOR EROSION CONTROL PROTECTION DURING THE RAINY SEASON AS NECESSARY.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL SEDIMENTATION ONSITE OR OFF-SITE THAT IS

- RUNOFF:**
1. NO TURBID RUNOFF SHALL BE ALLOWED TO LEAVE THE SITE.
  2. RUNOFF MUST BE PREVENTED FROM FLOWING OVER UNPROTECTED SLOPES.
  3. KEEP RUNOFF AWAY FROM DISTURBED AREAS DURING GRADING AND RELATED ACTIVITIES.
  4. SILT BARRIERS SHALL BE CONSTRUCTED ALONG THE BOTTOM OF ALL GRADED SLOPES.
  5. SILT DEPOSITS SHALL BE REMOVED AS NECESSARY TO PREVENT MORE THAN 12 INCHES OF ACCUMULATION.
  6. EQUIPMENT FUELING, MAINTENANCE, AND CLEANING SHALL OCCUR IN A CONTROLLED LOCATION. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.
- SPOILS:**
1. SPOILS MUST BE REMOVED PROMPTLY AND STOCKPILING OF FILL MATERIALS MUST BE AVOIDED WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
  2. EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.

- SEEDING PROCEDURE:**
1. TEMPORARY SEED MIX SHALL CONSIST OF NATIVE SEEDS AND SHALL BE APPLIED AT RATE OF 140 POUNDS PER ACRE. SEED SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL.
  2. BEFORE SEEDING, REMOVE WOOD CHIPS, ROCKS, AND DEBRIS FROM THE DISTURBED AREA. RAKE OUT SCARP TO PROVIDE A SMOOTH TRANSITION FOR EROSION CONTROL BLANKETS.
  3. SEEDING - APPLY SEED AND FERTILIZER BY HYDROSEEDING.
  4. MULCHING - AFTER HYDROSEEDING, APPLY 2" OF STRAW MULCH.
  5. INSTALL EROSION CONTROL BLANKETS ON EXPOSED SLOPES.
  6. INSTALL STRAW ROLLS.
  7. IRRIGATION - SHALL BE USED SO THAT EFFECTIVE PLANT GROWTH IS ESTABLISHED AS SOON AS POSSIBLE. THE SOIL SHOULD BE KEPT CONTINUALLY MOIST UNTIL THE SEED GERMINATES (2-3 WEEKS) AND THE GRASS IS THREE INCHES (3") HIGH. THEN CONTINUE TO WATER ABOUT ONCE A WEEK OR AS REQUIRED UNTIL THE RAINY SEASON BEGINS. IRRIGATION SHALL BE CLOSELY MONITORED SO THAT IT WILL NOT CAUSE AN EROSION PROBLEM.
  8. MAINTENANCE - THE CONTRACTOR SHALL COMMENCE WATERING THE COVERED AREAS WITHIN ONE WEEK AFTER SEEDING. THE WATERING WILL CONTINUE UNTIL THE GROUND COVER IS FULLY DEVELOPED AND AS REQUIRED. THE OWNER SHALL MONITOR, MAINTAIN, AND REPAIR ALL EROSION CONTROL MEASURES AS REQUIRED.
  9. AUTOMATIC IRRIGATION IS NOT APPROVED.

DATE	9/1/2016	BY	RTG
DATE	8/9/2016	BY	RTG
DATE	4/26/2017	BY	RTG
DATE	8/23/2017	BY	RTG
DESCRIPTION	PLANNING PERMIT SUBMITTAL		
DESCRIPTION	DESIGN REVIEW RESUBMITTAL		
DESCRIPTION	FOUR LOT PLANNING RESUBMITTAL		
DESCRIPTION	LOT 1 REVISIONS		
REV#	1	DESCRIPTION	TEMPORARY SILT FENCE
REV#	2	DESCRIPTION	TREE PROTECTION, TEMPORARY FENCE (TYPE ESA) PER CALTRANS STANDARD PLAN T65, REMOVE FENCE FOLLOWING APPROVAL OF FINAL STABILIZATION
 <b>Mesiti-Miller Engineering, Inc.</b> <b>CIVIL AND STRUCTURAL DESIGN</b> 612 SPRING ST. SANTA CRUZ, CA 95060 TEL: 408-232-1100 FAX: 408-232-1101 WWW.MEML.COM			
PRELIMINARY NOT FOR CONSTRUCTION			
<b>VALLEMAR STREET &amp; JULIANA AVENUE</b> <b>MOSS BEACH, CALIFORNIA</b>			
PREPARED AT THE REQUEST OF MOSS BEACH ASSOCIATES 612 SPRING ST. SANTA CRUZ, CA 95060			
EROSION CONTROL PLAN		DRAWN BY: DAM	
JOB NUMBER: 15147		CHECKED BY: RTG	
SHEET		C6.0	

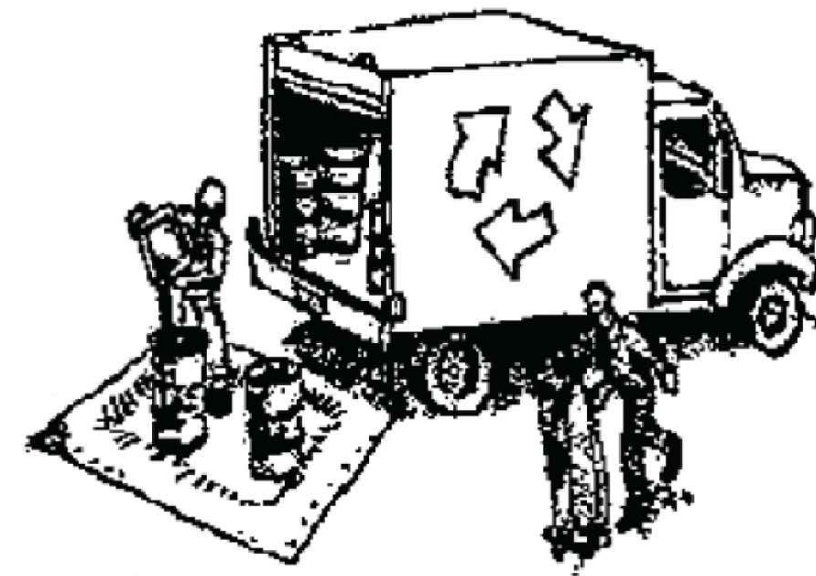




# Construction Best Management Practices (BMPs)

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

## Materials & Waste Management



### Non-Hazardous Materials

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

### Hazardous Materials

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

### Waste Management

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

### Construction Entrances and Perimeter

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

## Equipment Management & Spill Control



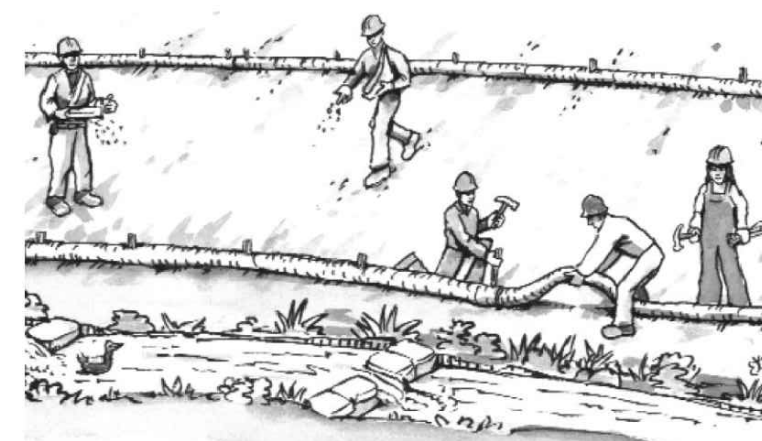
### Maintenance and Parking

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

### Spill Prevention and Control

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

## Earthmoving



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

### Contaminated Soils

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

## Paving/Asphalt Work

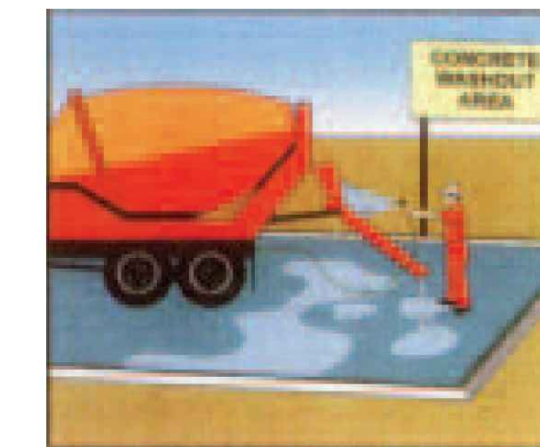


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of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

### Sawcutting & Asphalt/Concrete Removal

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

## Concrete, Grout & Mortar Application



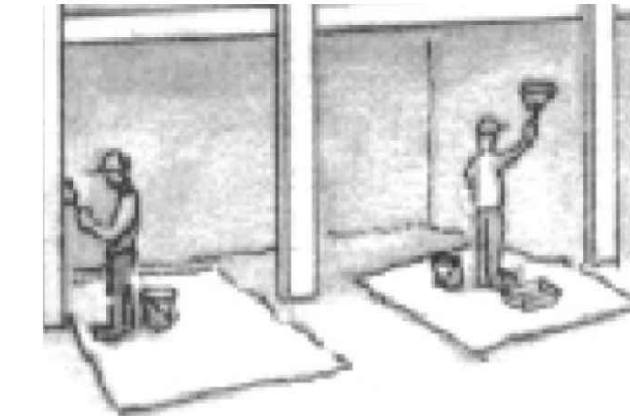
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

## Landscaping



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

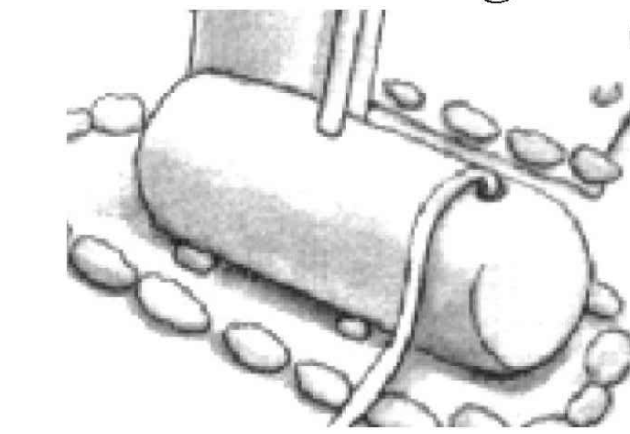
## Painting & Paint Removal



### Painting Cleanup and Removal

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

## Dewatering



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

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

REV.	DESCRIPTION	BY	DATE
1	PLANNING PERMIT SUBMITTAL	RTC	9/1/2016
2	DESIGN REVIEW RESUBMITTAL	RTC	8/9/2016
3	FOUR LOT PLANNING RESUBMITTAL	RTC	4/26/2017
4	LOT 1 REVISIONS	RTC	8/23/2017



PRELIMINARY  
NOT FOR  
CONSTRUCTION

VALLEMAR STREET & JULIANA AVENUE  
MOSS BEACH, CALIFORNIA

PREPARED AT THE REQUEST OF  
MOSS BEACH ASSOCIATES  
612 SPRING ST.  
SANTA CRUZ, CA 95060

CONSTRUCTION BMPs

DRAWN BY:	RTC
CHECKED BY:	RTC
JOB NUMBER:	15147
SHEET	

C7.0



