

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 2015-0040Y

Other Permit #: _____

Applicant:

Name: Paul McCormack

Address: 133 East 80th Street, 10A

Montara, CA Zip: 94037

Phone, W: 6506760585 H: 6506760585

Email: pmcc.php@gmail.com

Owner (if different from Applicant):

Name: Gareth and Elisabeth Turner

Address: 133 East 80th Street, 10A

NY, NY Zip: 10075

Phone, W: 6464133807 H: 6464133807

Email: GTurner@apollop.com

Architect or Designer (if different from Applicant):

Name: _____

Address: _____ Zip: 10075

Phone, W: _____ H: _____ Email: _____

Project location:

APN: 037144030

Address: Stetson Street (st. # not assigned)

Zip: 94,038

Zoning: R1

Parcel/lot size: 9,750 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe): _____

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

Project:

- New Single Family Residence: 3000 sq. ft.
- Addition to Residence: _____ sq. ft.
- Other: _____

Describe Project:

NEW CONSTRUCTION OF A SINGLE FAMILY DWELLING ON EXISTING VACANT LOT

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 and hardie panels	green	<input type="checkbox"/>
b. Trim	metal	dark green	<input type="checkbox"/>
c. Windows	aluminum	dark green	<input type="checkbox"/>
d. Doors	aluminum	wood grain	<input type="checkbox"/>
e. Roof	standing metal seam	dark green	<input type="checkbox"/>
f. Chimneys	n/a		<input type="checkbox"/>
g. Decks & railings	cedar wood & aluminum	natural finish & black	<input type="checkbox"/>
h. Stairs	cedar wood	natural finish	<input type="checkbox"/>
i. Retaining walls	cement	stamped concrete	<input type="checkbox"/>
j. Fences	wood	natural finish	<input type="checkbox"/>
k. Accessory buildings	n/a		<input type="checkbox"/>
l. Garage/Carport	stucco	green	<input type="checkbox"/>

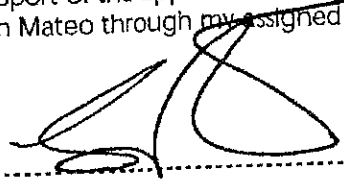
5. Required Findings

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.

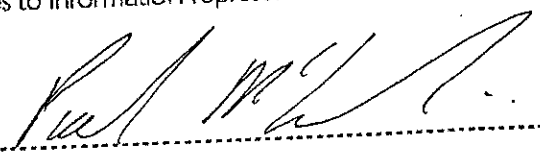
- (optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

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:

Sept. 15, 2015

 Date:

Sept. 15, 2015

 Date:

Staff Use Only

Use attached review sheet to determine basis of exemption and whether project qualifies. Review basis of exemption with applicant/owner and initial appropriate category below:

Initial

- A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCAg 13250, ZR 6328.5(a)]
- B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCAg 13253, ZR 6328.5(b)]
- C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]
- D. Repair or Maintenance Activity. [PRC 30610(d), CCAg 13252, ZR 6328.5(d)]
- E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCAg 13240, AB 643, ZR 6328.5(e)]

- F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCAg 13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(e)]
- G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]
- H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]
- I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]
- J. Lot Line Adjustment. [ZR 6328.5(i)]
- K. Land Division for Public Recreation Purposes. [ZR 6328.5(l)]

- Required Not Required

Inspection made by: _____ Date of Inspection: _____

Yes	No
<input type="checkbox"/>	<input type="checkbox"/> Removal of trees?
<input type="checkbox"/>	<input type="checkbox"/> If Yes, is tree removal permit included?
<input type="checkbox"/>	<input type="checkbox"/> Trimming of trees?
<input type="checkbox"/>	<input type="checkbox"/> Excessive removal of vegetation?
<input type="checkbox"/>	<input type="checkbox"/> Excessive grading? (If Yes, CDP is required)
<input type="checkbox"/>	<input type="checkbox"/> Erosion control plan required?

Approval of Permit is subject to the following: (check if applicable)

- Submittal and Approval of a Tree Removal Permit
- Submittal and Approval of a Grading Permit
- Submittal and Approval of an Erosion Control Plan
- Submittal and Approval of a Coastal Dev. Permit

I have reviewed the above-described project and have determined that it meets all criteria for the exemption/exclusion checked above.

Exemption/Exclusion is approved.

 Planning Department Date

Project is subject to the following condition(s) of approval:

- Fee collected
- Original Certificate of Exemption to Building Inspection file.
- Copies of Certificate of Exemption to:
 1. Applicant/Owner.
 2. Planning Department Exemption Binder.

- 3. Any relevant Planning or Building Inspection files.
- 4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105
- Update Permit*Plan Case Screen and Activities

Environmental Information Disclosure Form

PLN 2015-00408
 BLD _____

Project Address: Stetson Street (St. # not assigned)
Moss Beach, CA 94038

Assessor's Parcel No.: 037 — 144 — 030

Zoning District: R1

Name of Owner: Gareth and Elisabeth Turner
 Address: 133 East 80th St., 10A
NY NY 10075 Phone: 6464133807

Name of Applicant: Paul McCormack
 Address: 1265 Cedar Street, Montara CA 94037
 Phone: 6506760585

Existing Site Conditions

Parcel size: 9750

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 building lot, sloping downward from the road, no existing structures to be removed, no known easements

Vacant building lot, sloping downward from the road, no existing structures to be removed, no known easements

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 type="checkbox"/>	<input checked="" 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? _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>135</u> c.y. Fill: <u>165</u> 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:

As the property has a downward slope, grading and fill are required to level the front access from the road in order to access the garage and the entrance of the house.

Signature required on reverse →

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?

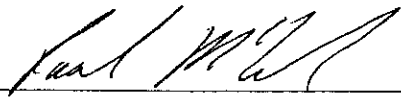
Please explain any "Yes" answers:

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) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.</p>

Declaration

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: 
 (Applicant may sign)

Date: Sept 15, 2015

Application for DR by the County Coastside DR Committee: Application stage requirement 3H (a brief explanation of how the design of the project how conforms to the Design Review standards)

The project has architects, designers, consultants and other professionals familiar with the County's process working together to ensure that project meets all requirements.

Furthermore, the intention during the design process of the project is to adhere to the guidelines provided verbally and in writing by the Planning and Building Department (Camille Leung).

The Project Specifically:

Neighborhood character.... The town of Moss Beach is known for its eclectic variety of house types. This project will blend well into the immediate setting and surrounding of unique high perched ocean view homes.

The placement of the home site on the lot has been professionally and strategically calculated for vegetation and proposed landscaping to blend into the natural scenic surrounding and to minimize the impact on the environment/landscape and the neighborhood.

From the onset of the design phase of the project, the existing homes' scenic views have been taken into consideration. This project will minimize the effect on views from neighboring homes.

Although there are homes across the street from this project that are somewhat tall and bulky, we have utilized architectural and design techniques to lessen bulkiness yet still be proportional or in scale with homes in immediate vicinity of the project.

The project utilizes complimentary materials and colors to help the house appear to be compatible with its neighbors and blend in with its natural setting.

The visual impact of this project in terms of landscaping, paved areas, fencing, exterior lighting and noise has been designed to carefully compliment the property and will not negatively impact neighbor's properties.

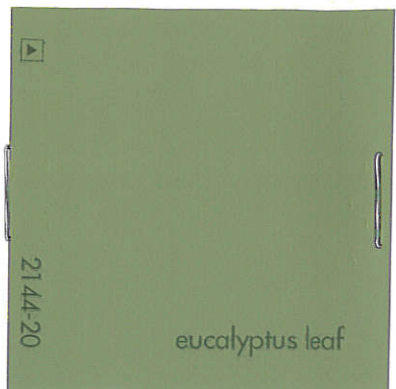
The project possesses features that include architectural style and design and has a very acceptable collective appearance.

WINDOWS:
PAINTED ALUMINUM
BENJAMIN MOORE 2136-30
AMAZON GREEN

GARAGE DOOR
MODERN DOOR
WOOD WITH
GLASS INSERTS

EXTERIOR CLADDING:
STUCCO PANELS
BENJAMIN MOORE #2144-20
EUCALYPTUS LEAF
REVEALS
BENJAMIN MOORE #2136-30
AMAZON GREEN

ROOFING:
STANDING METAL SEAM
BENJAMIN MOORE 2136-30
AMAZON GREEN



Stetson Street Color Board

GENERAL INFORMATION

OWNER
 PAUL MCCORMACK
 1265 CEDAR STREET
 MONTARA, CA 94037

PHONE
 650-676-0585

PROJECT
 NEW RESIDENCE

SITE INFORMATION

ZONE
 R1/S-17/DR/CD

ASSESSOR'S PARCEL NO.
 037-144-030

LOT SIZE
 9771 SF

AVERAGE LOT SLOPE
 22%

ALLOWED PARCEL COVERAGE
 35% (3420 SF)

MAXIMUM BUILDING FLOOR AREA
 53% (5178 SF)

PROPOSED COVERAGE, HOUSE and BREZEWAY
 1915 SF

PROPOSED COVERAGE, GARAGE
 624 SF

DECK/STAR COVERAGE
 847SF

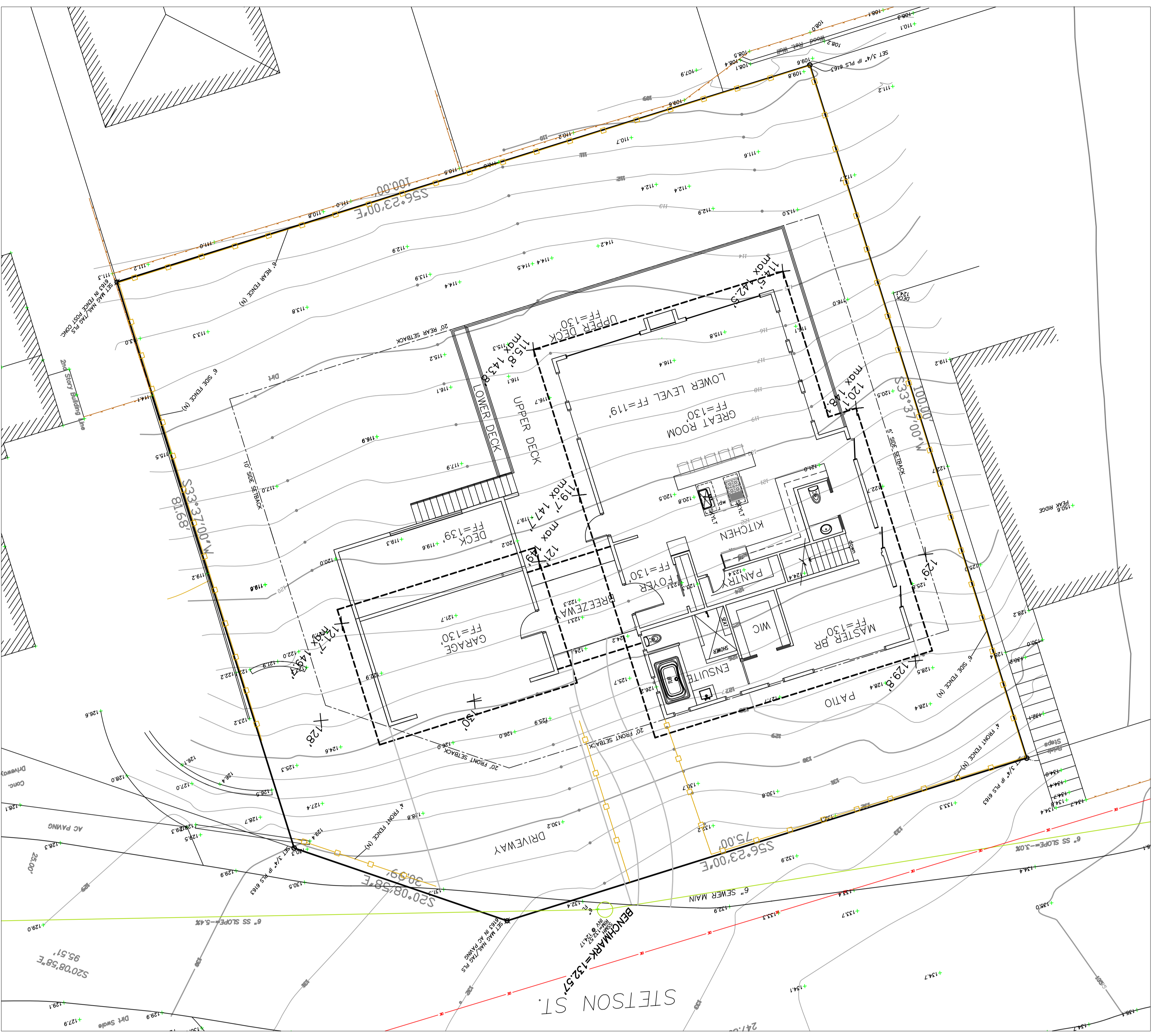
TOTAL PROPOSED COVERAGE
 3386 SF (34.65%)

MAX. ALLOWED ROOF HEIGHT
 28 FEET

MAX. PROPOSED ROOF HEIGHT
 27.8 FEET

BUILDING INFORMATION

BUILDING AREA	LOWER FLOOR	1519 sq ft
	UPPER FLOOR	1795 sq ft
	TOTAL	3314 sq ft
	GARAGE	590 sq ft
	BREZEWAY	120 sq ft
	TOTAL LIVING AREA	3314 sq ft



SITE PLAN 1" = 8'

PROFESSIONALS

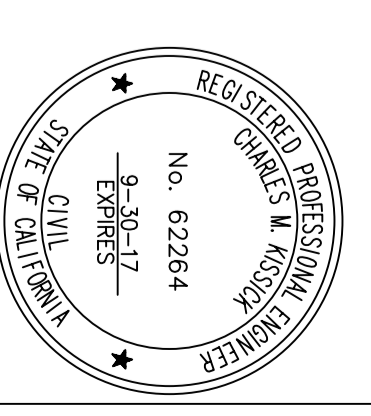
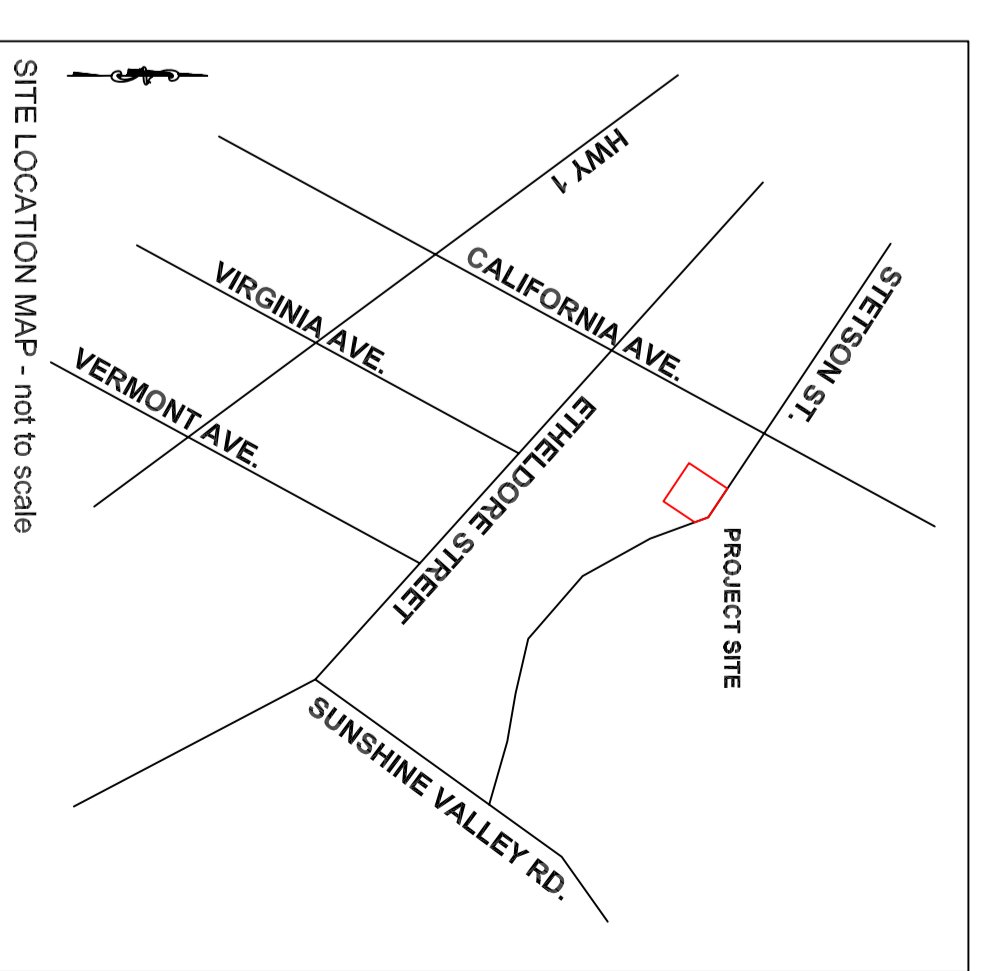
1. DESIGNER:
 CHARLES KISSICK, P.E.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3590

2. GEOTECHNICAL ENGINEER:
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3590

3. SURVEYOR:
 BGT LAND SURVEYING
 1720 S. AMPHLETT BLVD., SUITE 225
 SAN MATEO, CA 94402
 (650) 212-1030

SHEET INDEX

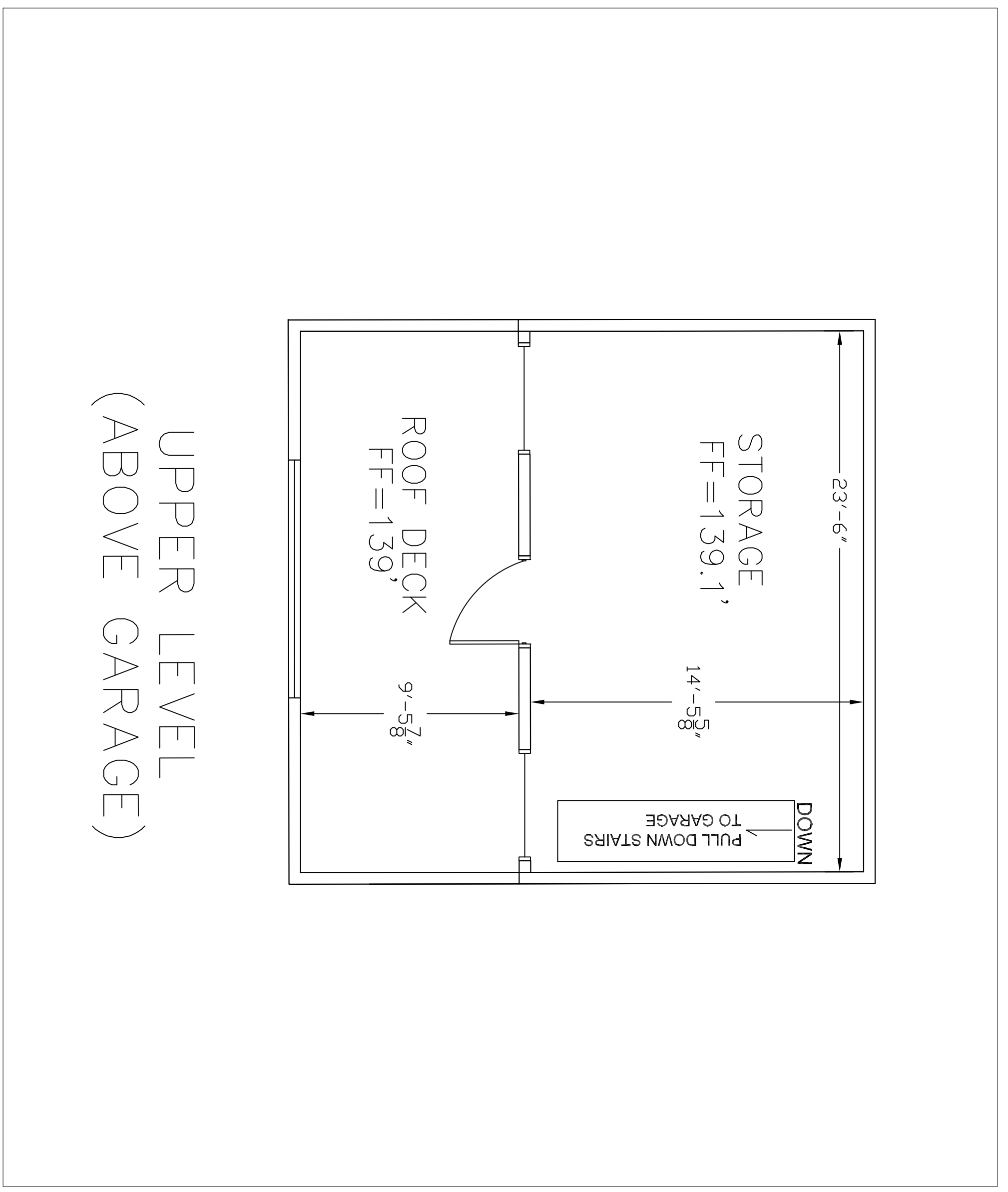
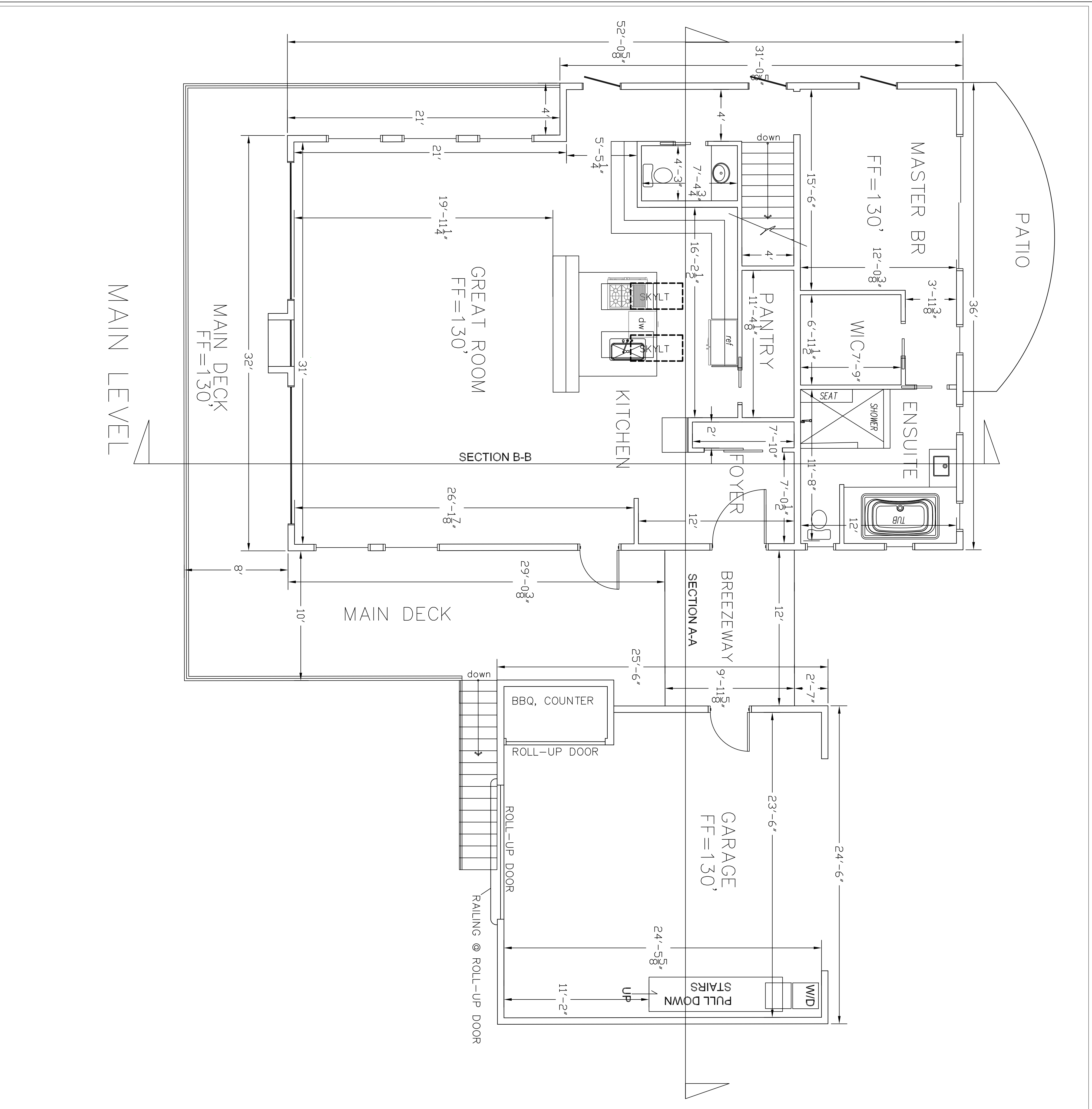
SHEET	TITLE
A-1	COVER SHEET / SITE PLAN
A-2,3	FLOOR PLANS
A-4, 5, 6	ELEVATIONS
A-7	SECTIONS
A-8	ROOF PLAN
C-1	PRELIMINARY GRADING AND DRAINAGE
--	BMP SHEET



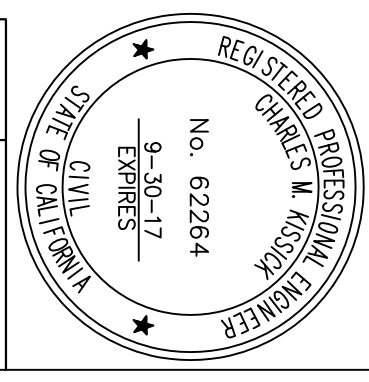
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DRAWN BY:	CMK
REV. DATE:	
REV. DATE:	CHARLES KISSICK, P.E. 441 VALDEZ AVENUE HALF MOON BAY, CA 94019 (650) 298-4384
REV. DATE:	
REV. DATE:	

SITE PLAN
 MCCORMACK PROPERTY
 STETSON STREET
 MOSS BEACH, CALIFORNIA

SHEET
 A-1



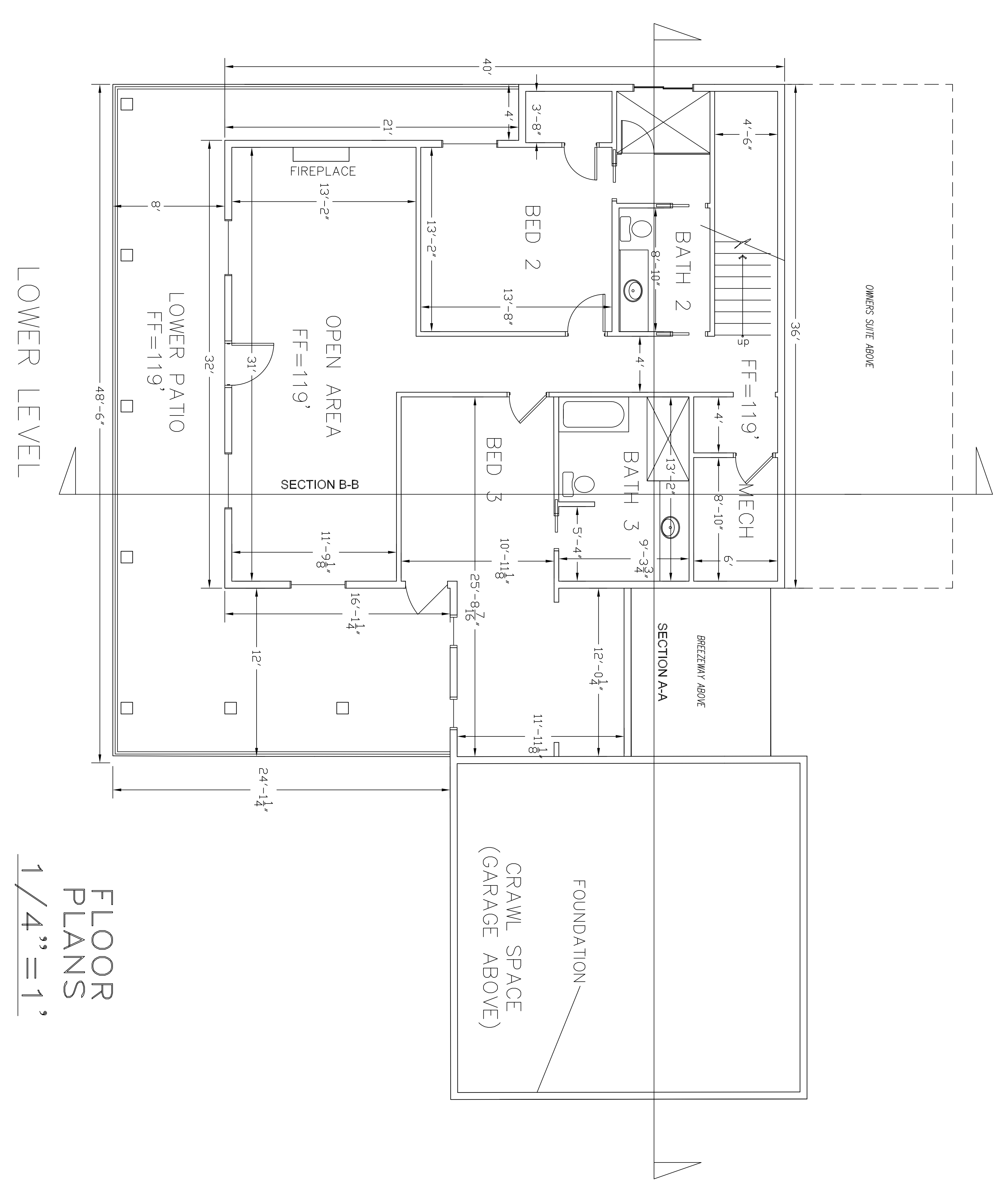
FLOOR PLANS
1 / 4" = 1'



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REV. DATE:	
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REV. DATE:	

CHARLES KISSICK, P.E.
441 VALDEZ AVENUE
HALF MOON BAY, CA 94019
(850) 296-4384

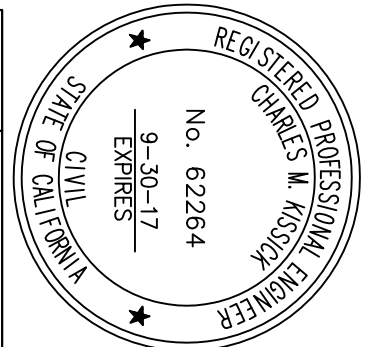
FLOOR PLANS
McCORMACK PROPERTY
STETSON STREET
MOSS BEACH, CALIFORNIA



LOWER LEVEL

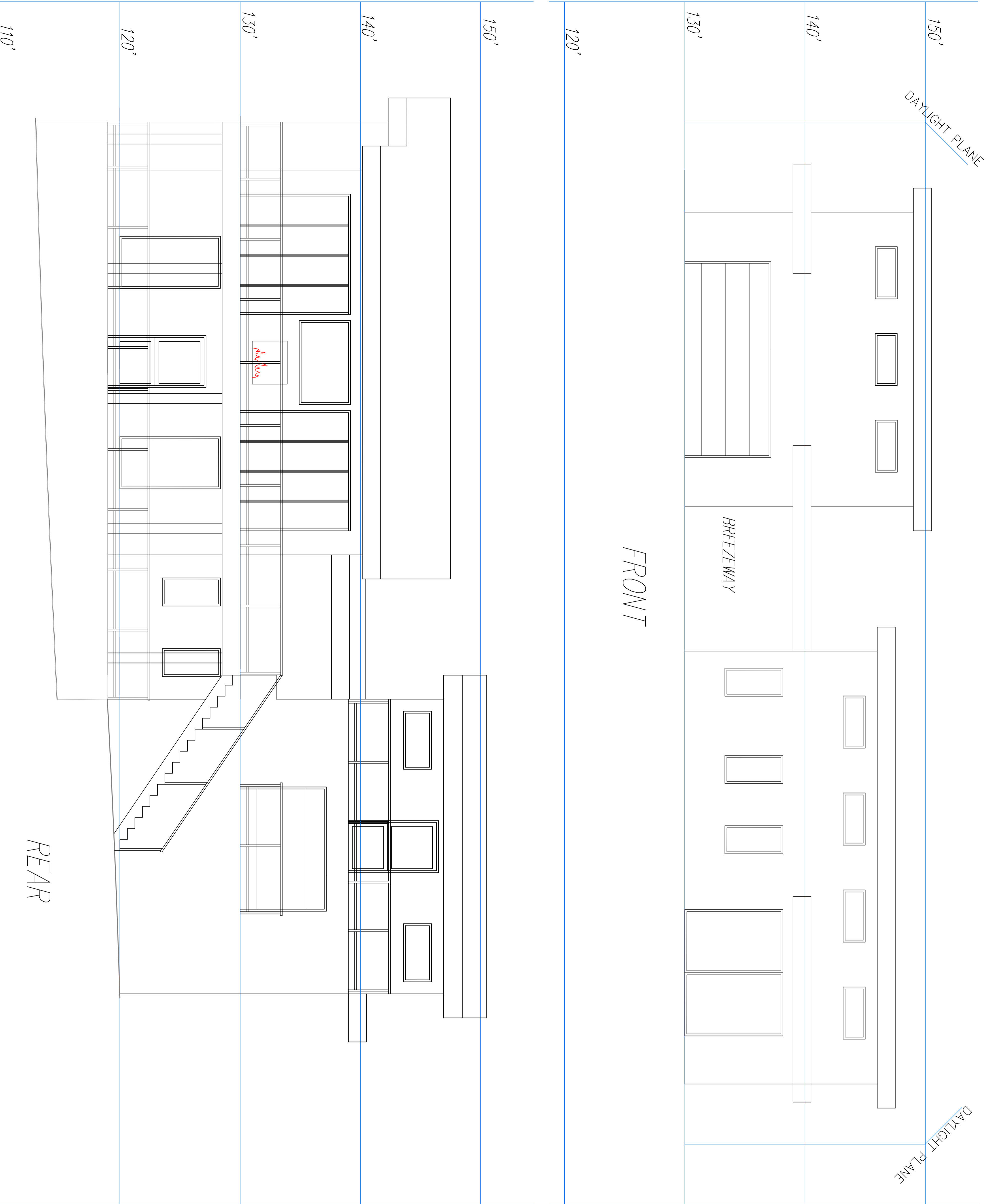
FLOOR PLANS
1/4" = 1'

DATE: 9-14-15	CHARLES KISSICK, P.E. 441 VALDEZ AVENUE HALF MOON BAY, CA 94019 (650) 296-4384
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REV. DATE:	
REV. DATE:	



FLOOR PLANS
McCORMACK PROPERTY
STETSON STREET
MOSS BEACH, CALIFORNIA

SHEET
A-3



REAR

FRONT

BREEZEWAY

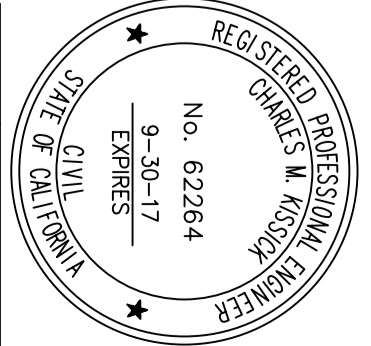
DAYLIGHT PLANE

DAYLIGHT PLANE

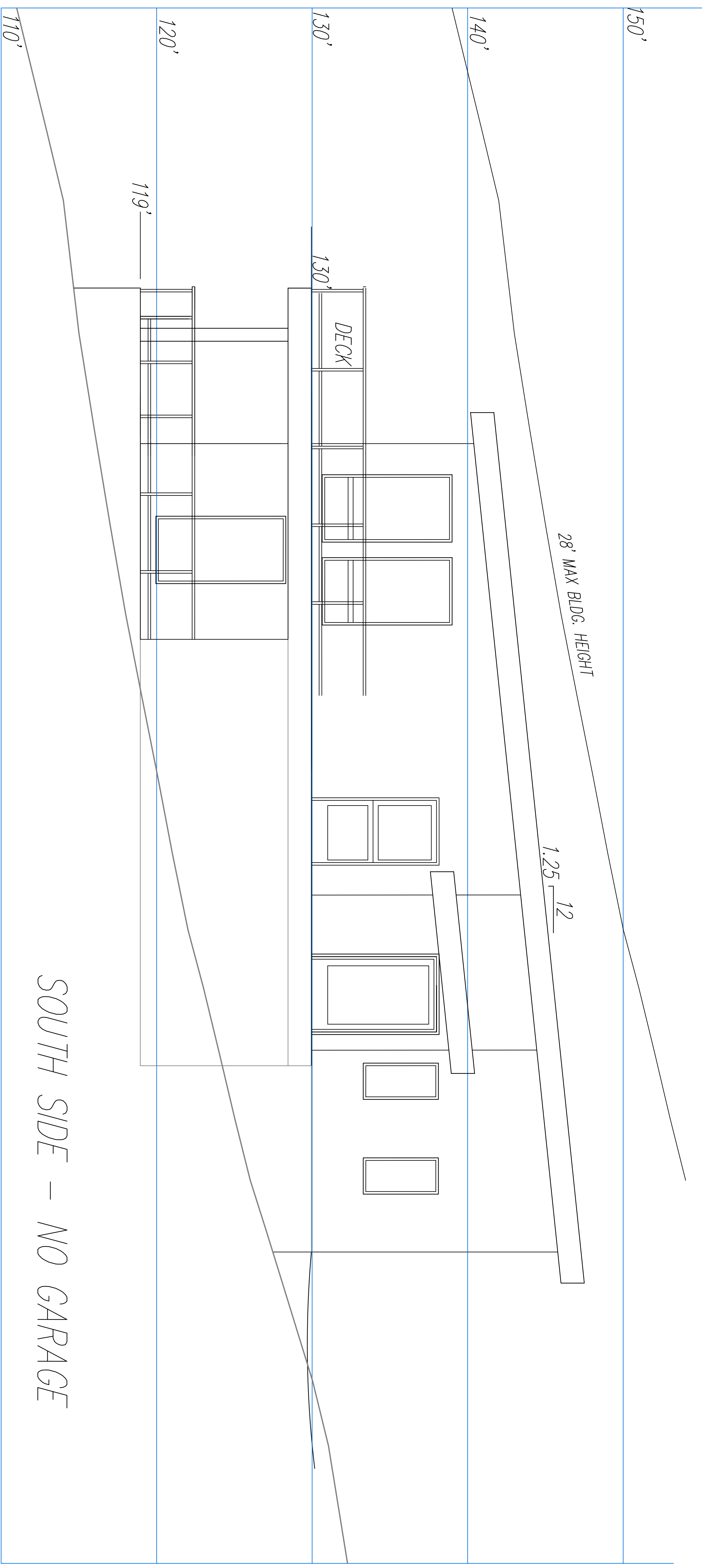
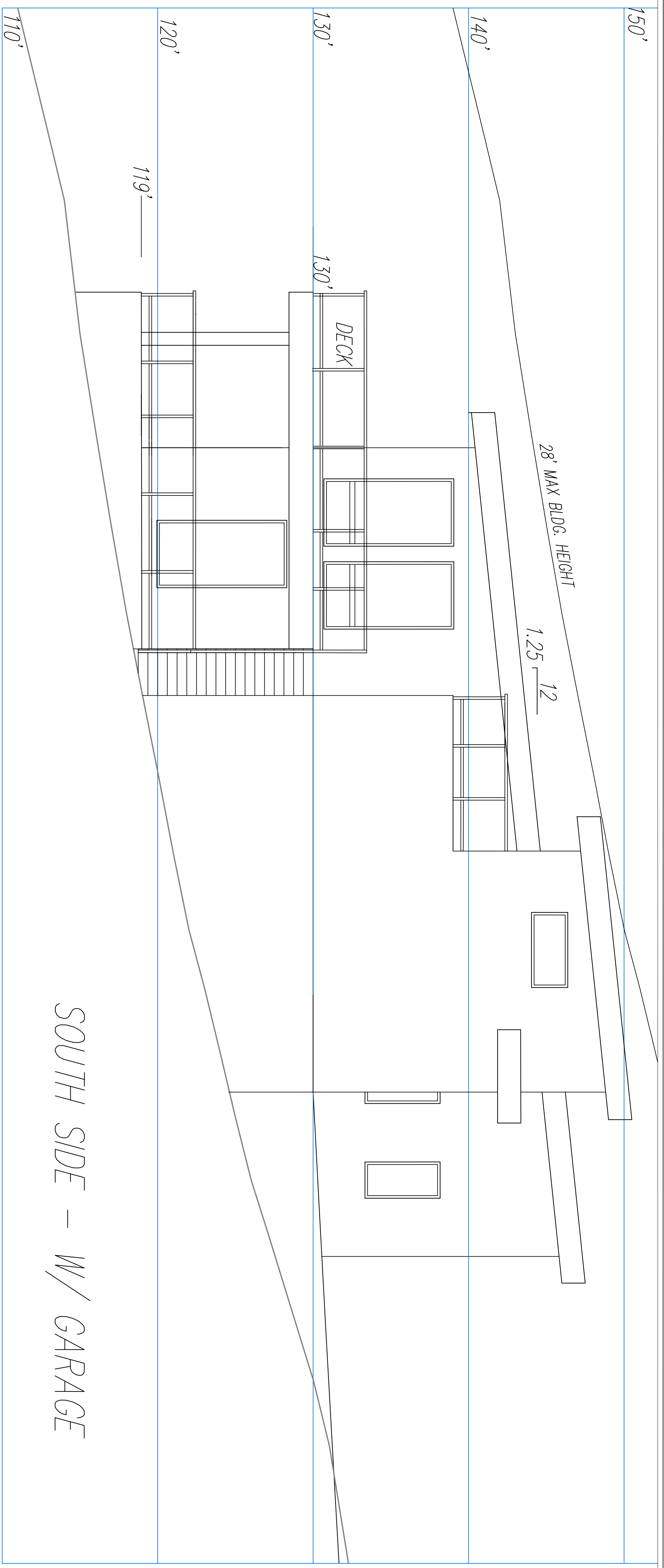
LIGHTING NOTE
 EXTERIOR LIGHTING TO CONSIST OF
 SOFFIT LIGHTS UNDER EAVES. NOT
 VISIBLE IN ELEVATION VIEW.

1/4" = 1'

<p>ELEVATIONS</p> <p>McCORMACK PROPERTY STETSON STREET MOSS BEACH, CALIFORNIA</p>	DATE: 9-14-15
	DRAWN BY: CMK
	REV. DATE:
	REV. DATE: CHARLES KISSICK, P.E. 441 VALDEZ AVENUE HALF MOON BAY, CA 94019 (650) 298-4384
	REV. DATE:



SHEET
 A-4



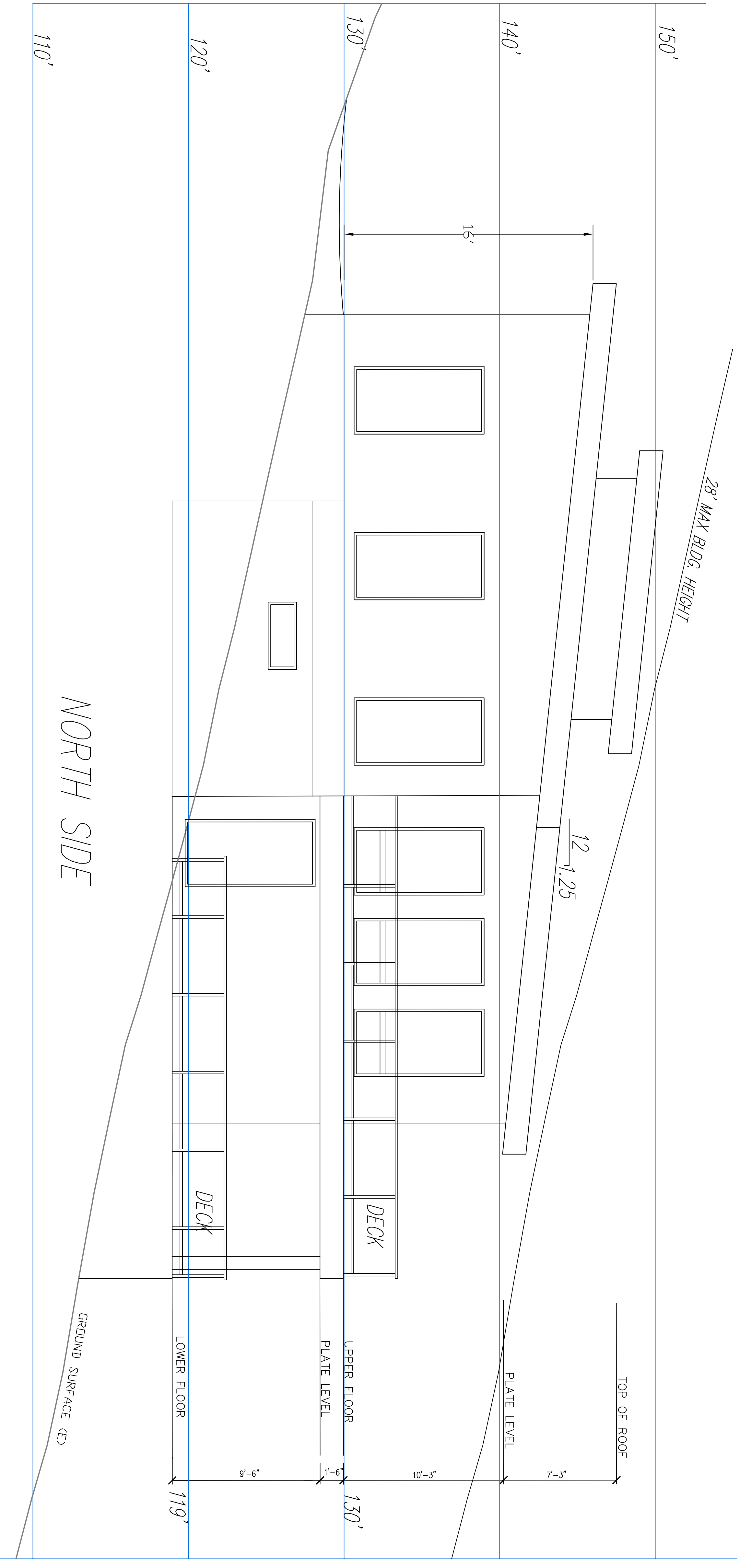
SOUTH SIDE - NO GARAGE

SOUTH SIDE - W/ GARAGE

1/4" = 1'

<p>ELEVATIONS</p> <p>McCORMACK PROPERTY STETSON STREET MOSS BEACH, CALIFORNIA</p>	DATE: 9-14-16	<p>REGISTERED PROFESSIONAL ENGINEER CHARLES KISSICK, P.E. No. 62264 9-30-17 EXPIRES STATE OF CALIFORNIA</p>
	DRAWN BY: CMK	
	REV. DATE:	
	REV. DATE:	
	REV. DATE:	

SHEET
A-5



NORTH SIDE

28' MAX BLDG. HEIGHT

12/12.5

TOP OF ROOF

PLATE LEVEL

UPPER FLOOR
PLATE LEVEL

LOWER FLOOR
PLATE LEVEL

GROUND SURFACE (E)

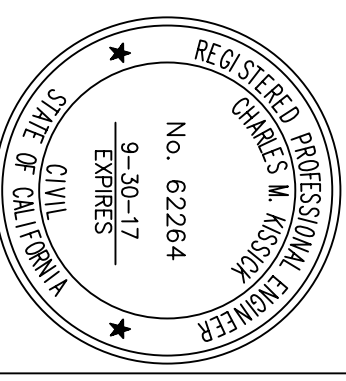
DECK

DECK

1/4" = 1'

DATE:	9-14-15
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REV. DATE:	

CHARLES KISSICK, P.E.
441 VALDEZ AVENUE
HALF MOON BAY, CA 94019
(850) 286-4364

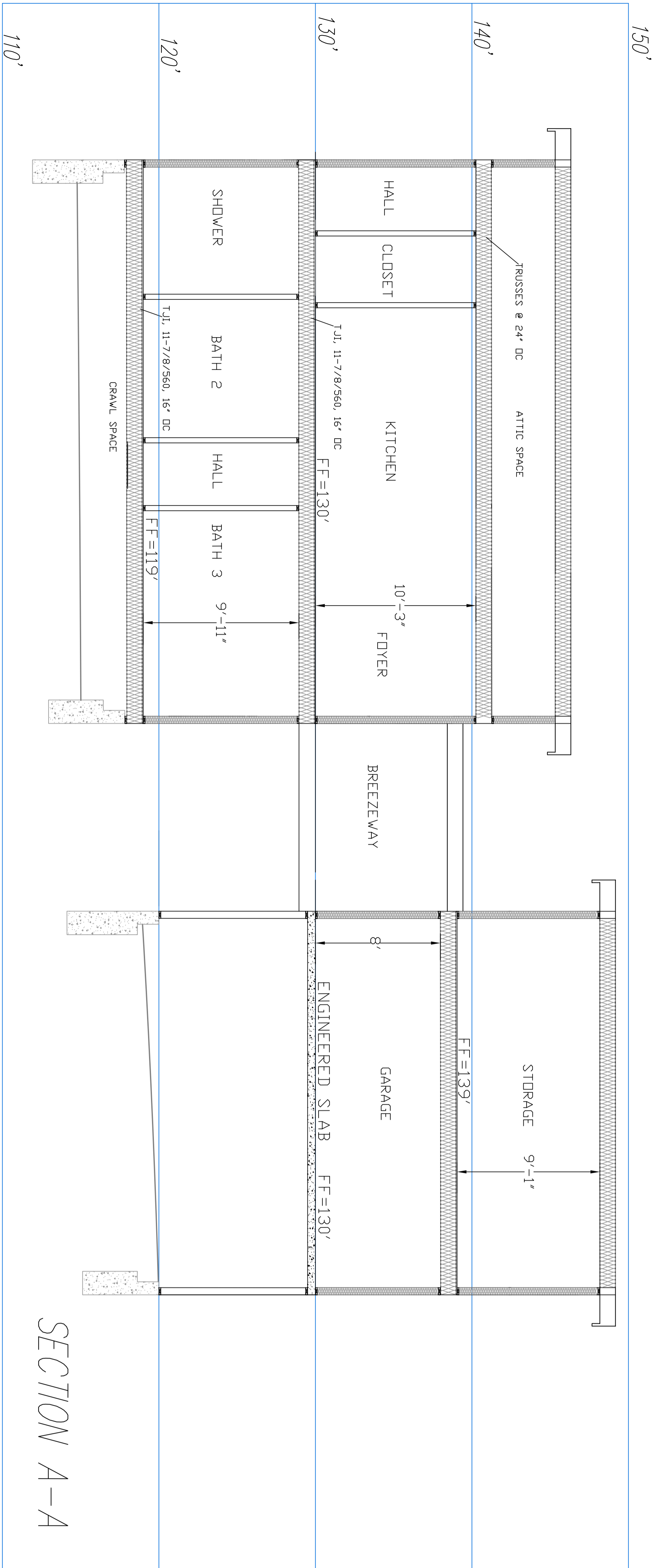


ELEVATIONS

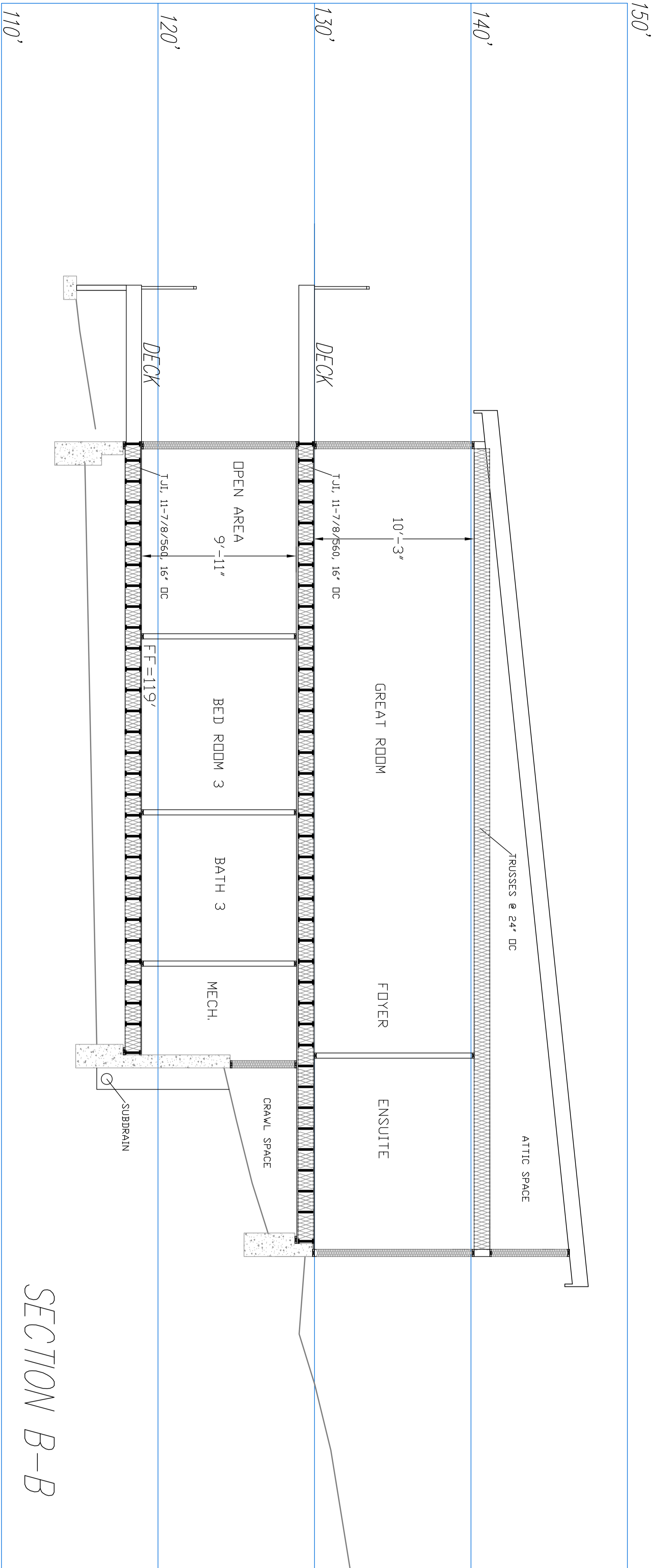
MCCORMACK PROPERTY
STETSON STREET
MOSS BEACH, CALIFORNIA

SHEET

A-6



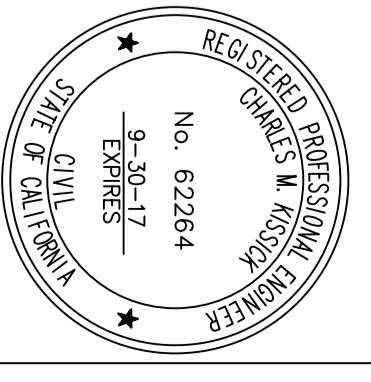
SECTION A-A



SECTION B-B

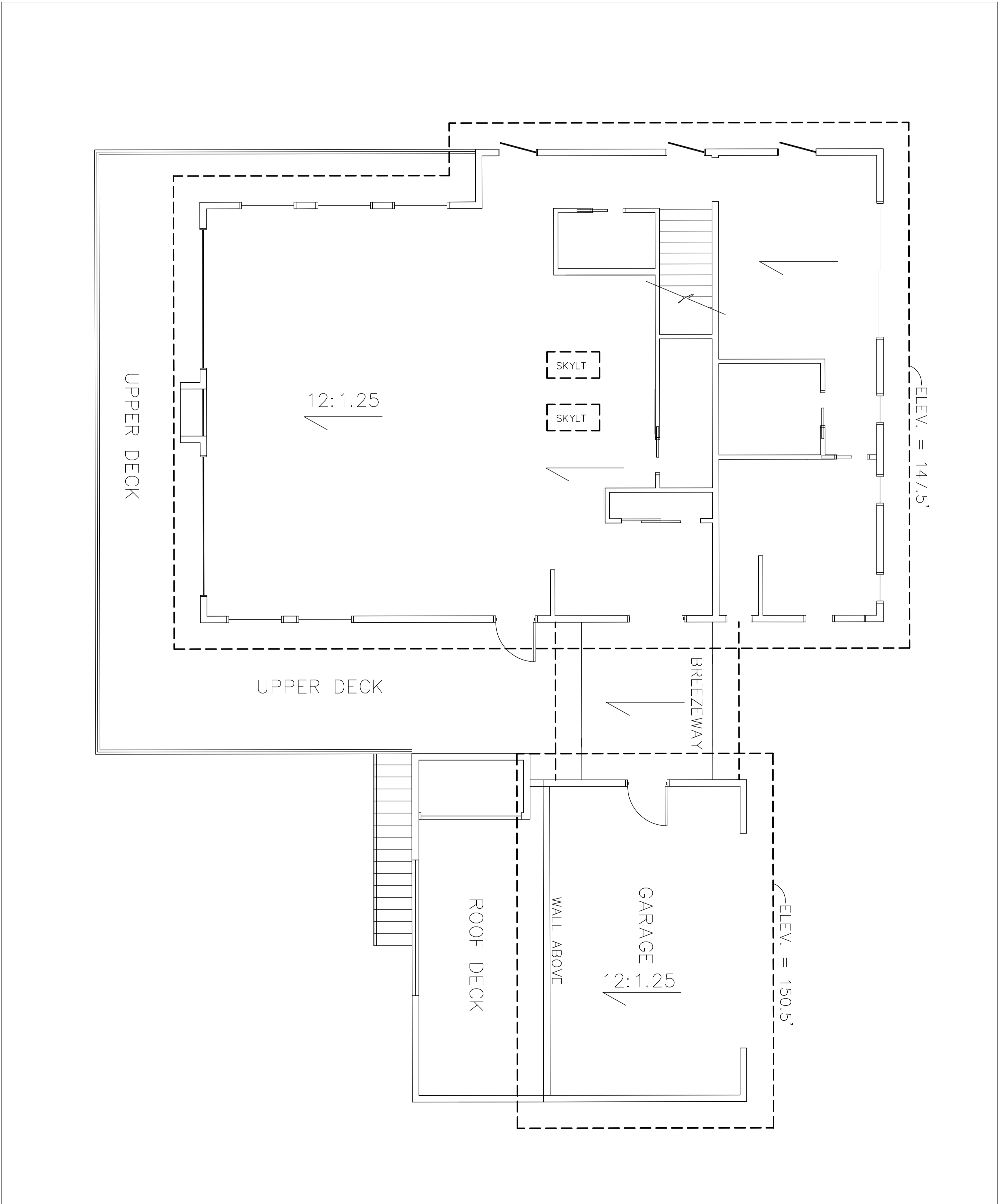
1/4" = 1'

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	REV. DATE:	
	REV. DATE:	
	CHARLES KISSICK, P.E. 441 VALDEZ AVENUE HALF MOON BAY, CA 94019 (650) 296-4364	



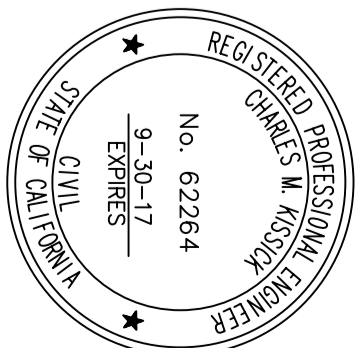
SHEET
A-7

MCCORMACK PROPERTY
STETSON STREET
MOSS BEACH, CALIFORNIA



ROOF
PLAN
1/4" = 1'

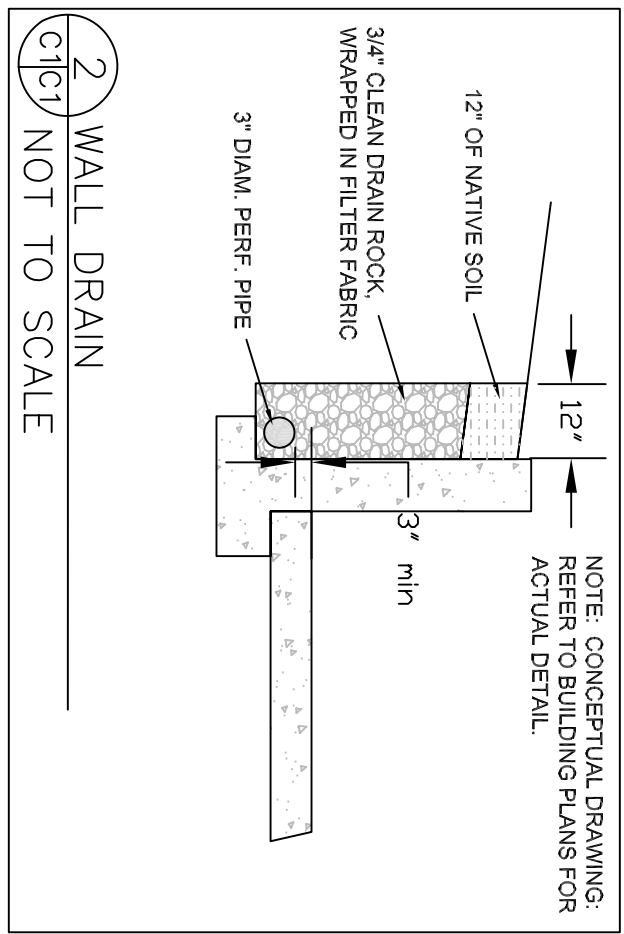
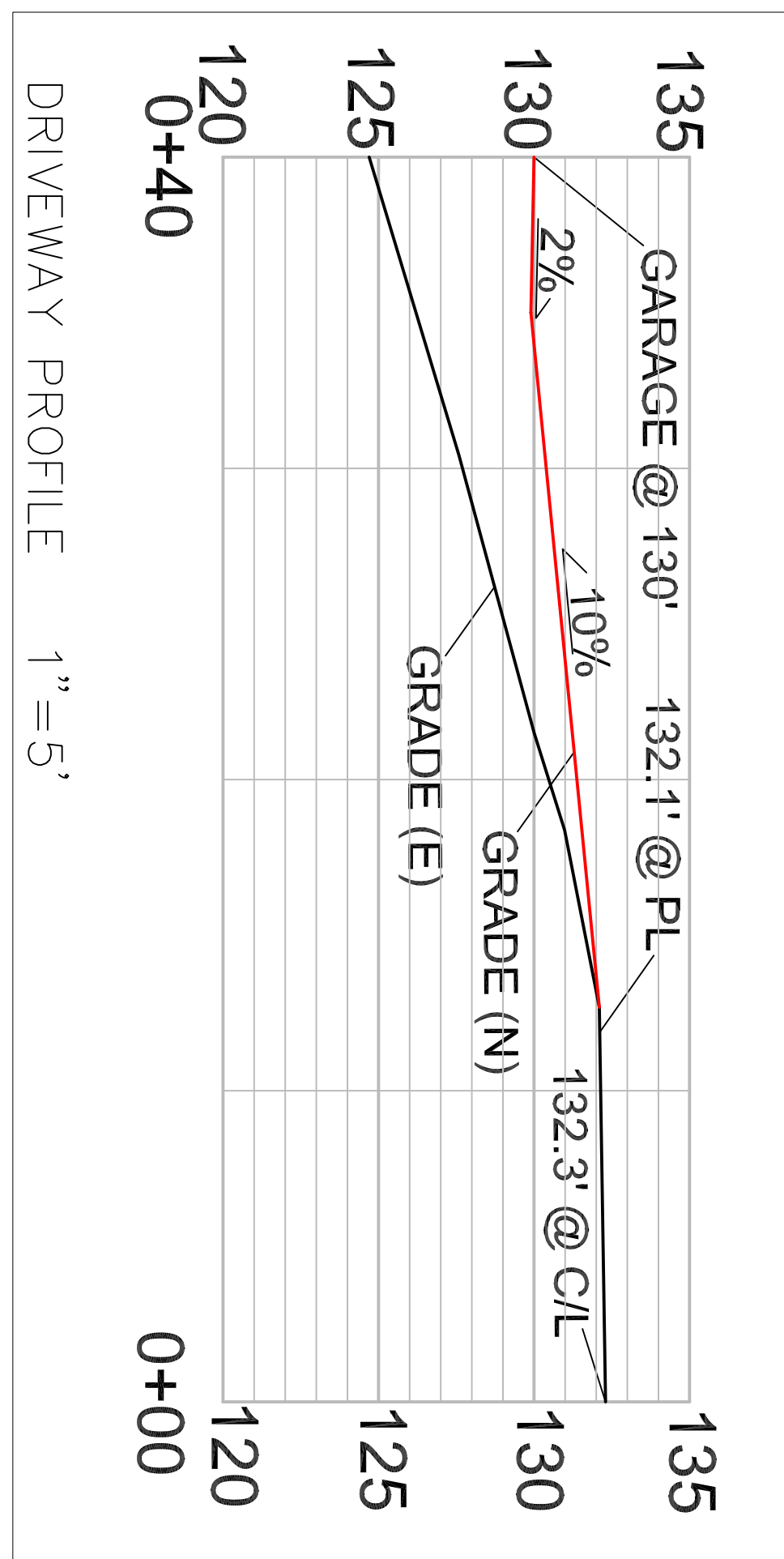
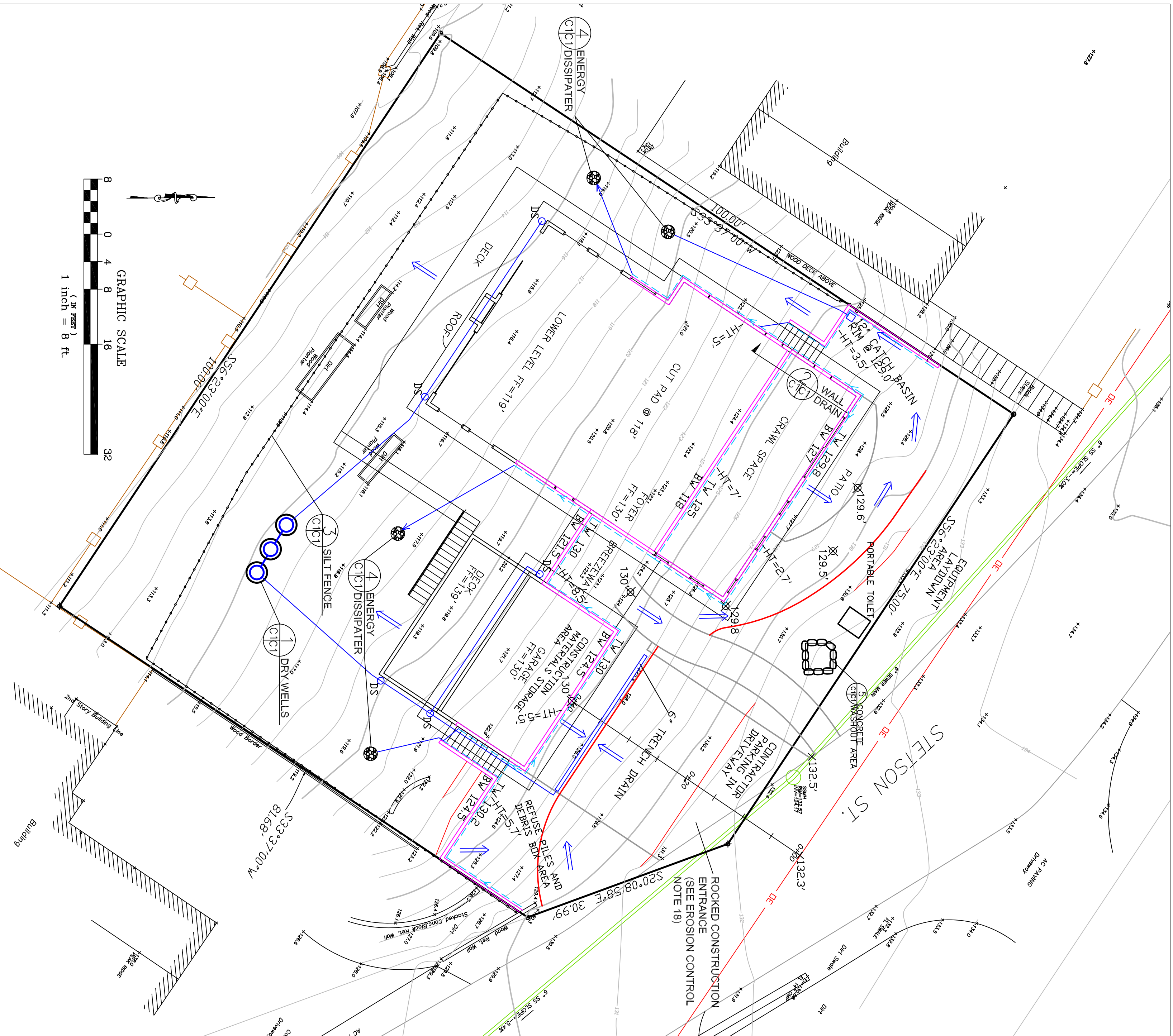
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REV. DATE:	



ROOF PLAN

McCORMACK PROPERTY
STETSON STREET
MOSS BEACH, CALIFORNIA

SHEET
A-8



- ### LEGEND
- 1" CONTOUR (E)
 - 5' CONTOUR (E)
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - RETAINING WALL (BT = WALL HEIGHT)
 - DOWNSPOUT
 - 3" MIN. SOLID DRAIN PIPE
 - 3" MIN. PERFORATED DRAIN PIPE

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: PALL MCCORMACK, CONNERHAMMOND, ULS. SURVEYED APRIL, 2015.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.

GRADING NOTES

CUT VOLUME: 135 CY
 FILL VOLUME: 165 CY
 TOTAL COMBINED = 300 CY CUT+FILL
 NOTE: WITH BULKING FACTOR OF ~20%, CUT VOLUME OF 135 CY INCREASES TO ~165 CY
 VOLUMES ABOVE ARE APPROXIMATE

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASE/ROCK COMPACTED TO 95%
 MODIFIED CUT OR FILL SLOPES SHALL BE SLOPED NO STEEPER THAN 2:1 (H:V).

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAPPED SOILS.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND PAVEMENT RUNOFF TO A SAFE LOCATION, TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS, AND TO PROVIDE DRAINAGE FOR RETAINING WALLS.
2. ALL DOWNSPOUT DRAIN LINES, AREA DRAINS, AND DRIVEWAY TRENCH DRAIN SHALL LEAD TO DRY WELLS AS SHOWN.
3. ALL PERFORATED RETAINING WALL DRAIN PIPES SHALL DRAIN TO ENERGY DISSIPATERS. THEY SHALL NOT BE CONNECTED TO DOWNSPOUT OR AREA DRAIN PIPES.
4. ALL ROOF DRAINAGE PIPES SHALL BE MINIMUM 3" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.

EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: PALL MCCORMACK
 TITLE/QUALIFICATION: OWNER
 PHONE: 862.876.9355
 EMAIL: pmccormack@pall.com

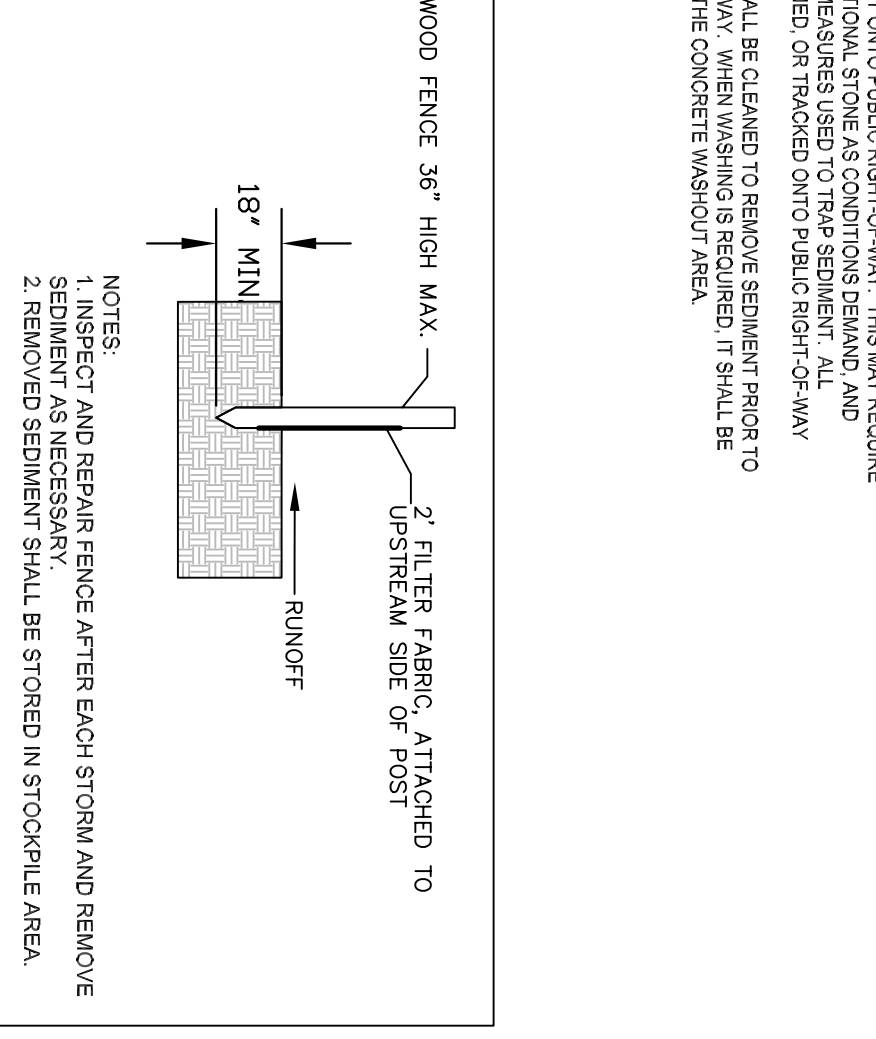
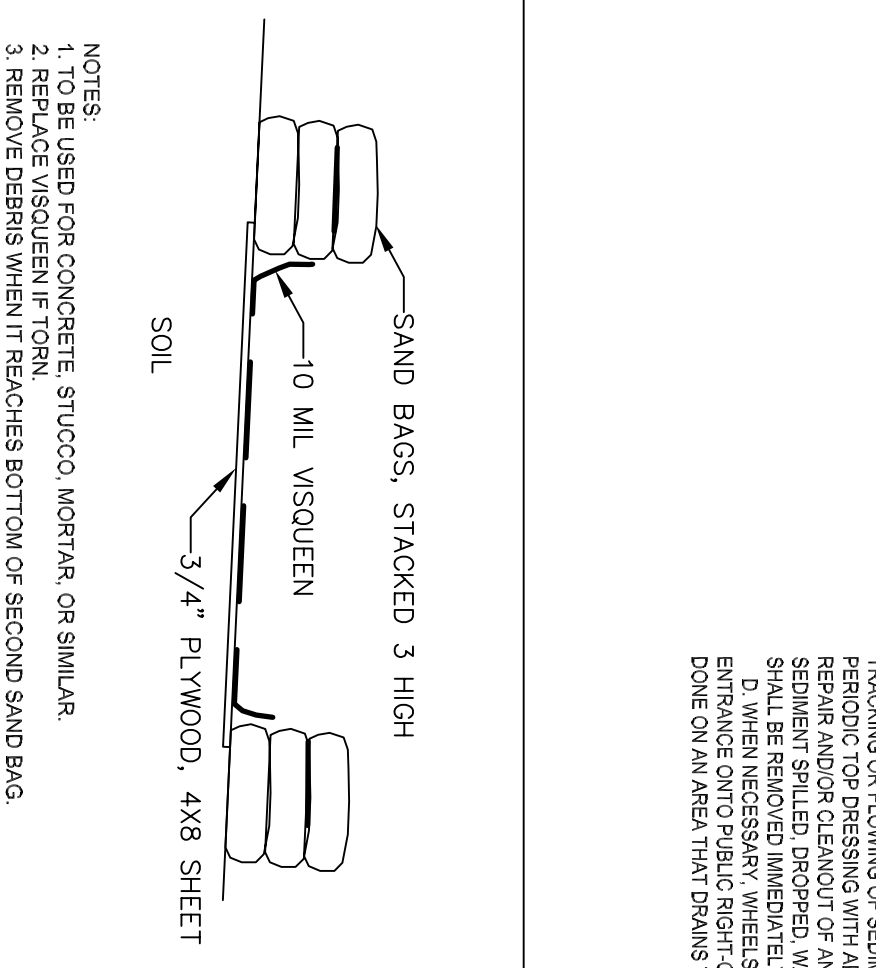
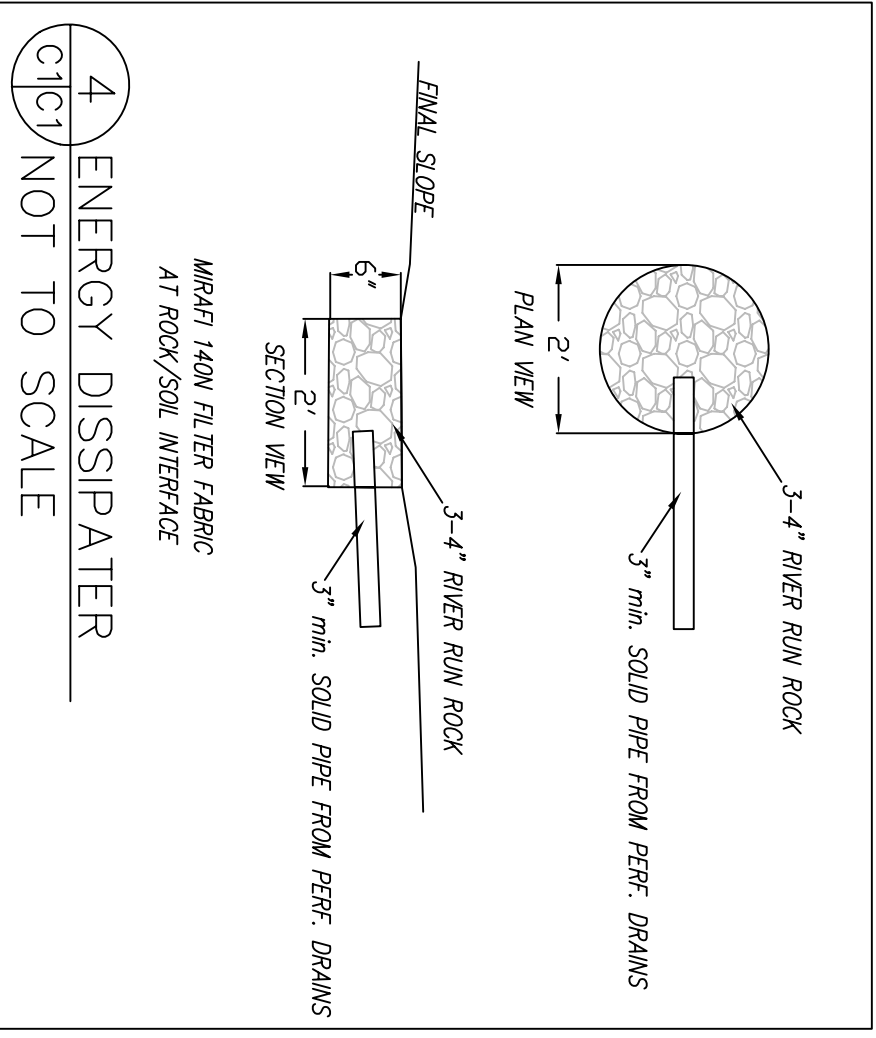
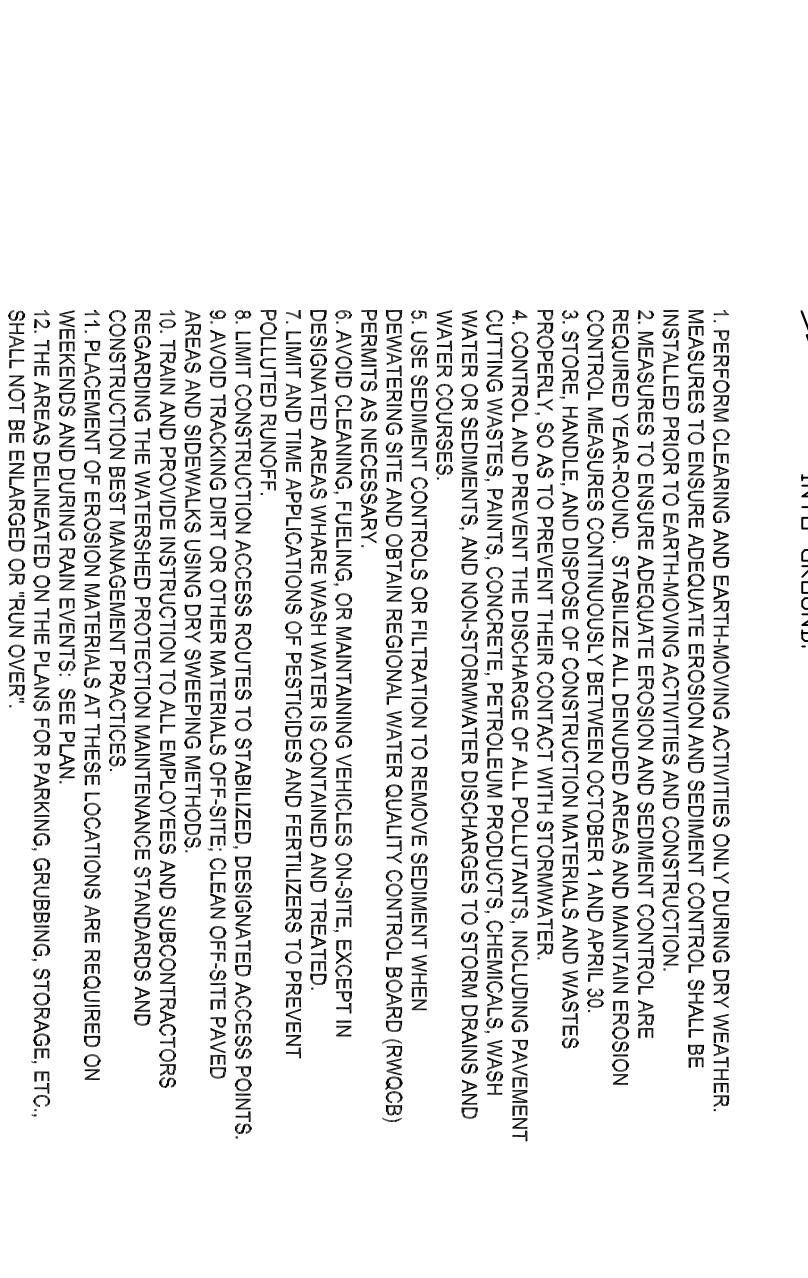
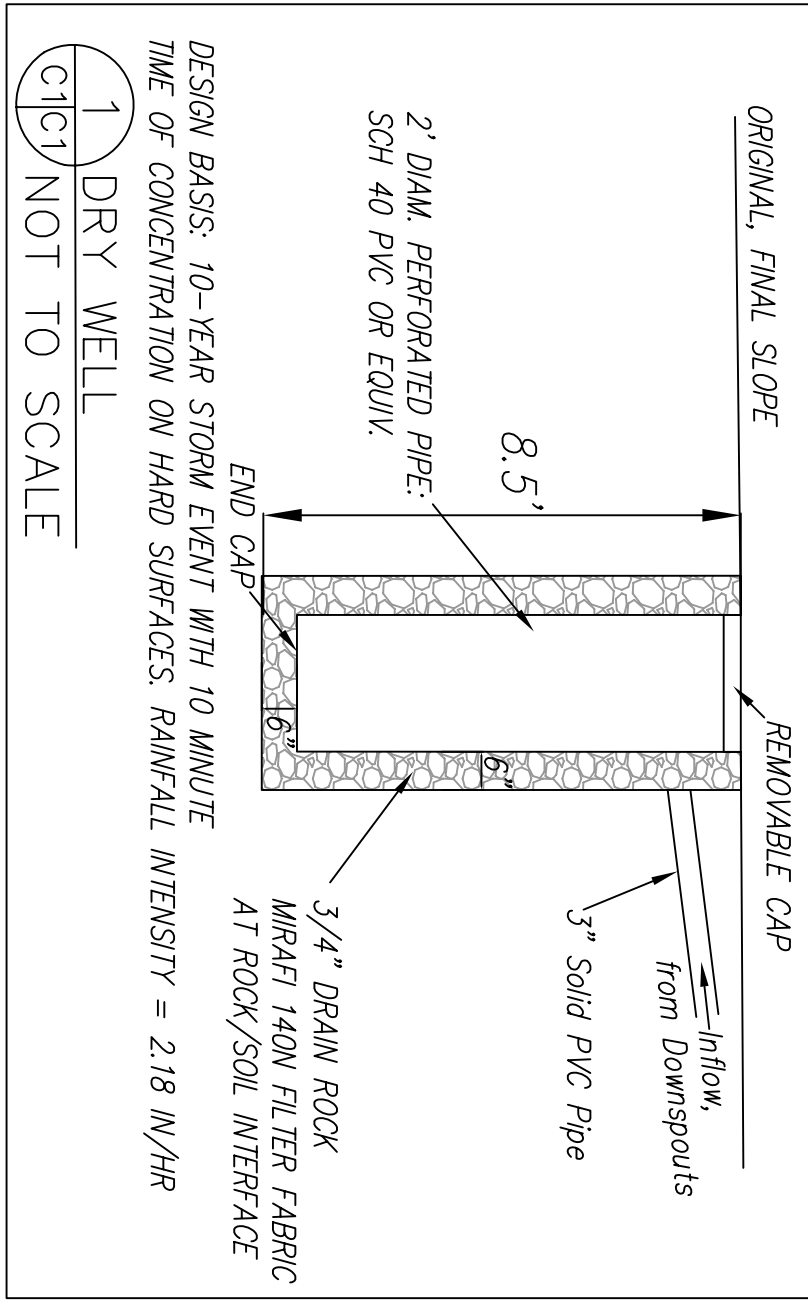
USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st AND APRIL 30th IS NOT ACCEPTABLE UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
 THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING, OR GRUBBING IS STARTED.

DUST CONTROL NOTES

1. Water all construction and grading areas at least twice daily.
2. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
3. Pavement, apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydrosseed or apply non-toxic soil stabilizers to inactive construction areas.
4. Sweep street daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
5. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
6. Install erosion control measures to prevent silt runoff to public roadways.

EROSION CONTROL NOTES

1. PERSONAL CLEANING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO REDUCE ADJACENT EROSION AND SEDIMENT CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL EXPOSED AREAS AND MAINTAIN EROSION CONTROL THROUGHOUT THE CONSTRUCTION PERIOD.
3. STONE, MANHOLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
4. CONSTRUCTION OPERATIONS SHALL BE SCHEDULED TO AVOID EXCESSIVE WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
5. CONTROL SLOPES OR EXCAVATION TO ENSURE SEDIMENT WHEN DEMONSTRATING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMITS AS NECESSARY.
6. PREVENT EROSION OR MAINTAINING EXPOSED AREAS EXCEPT IN DESIGNATED AREAS WHERE WASH WATER IS COLLECTED AND TREATED.
7. LIMIT AND THE APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT EROSION AND SEDIMENTATION.
8. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND STABILIZE DIRT OR OTHER MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND STABILIZE DIRT OR OTHER MATERIALS OFF-SITE.
10. REPAIR AND MAINTAIN ALL EXISTING AND NEW EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
11. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION THROUGHOUT THE CONSTRUCTION PERIOD.
12. THE AREAS DELINEATED ON THE PLANS FOR MARKING GRUBBING STORAGE ETC., SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD.
13. CONSTRUCTION SHALL BE SCHEDULED TO AVOID EROSION CONTROL MEASURES ON-SITE DURING THE "OFF-SEASON".
14. DUST CONTROL IS REQUIRED YEAR-ROUND (1 AND APRIL 30 IS NOT ACCEPTABLE UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE).
15. GRUBBING IS STARTED.
16. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION THROUGHOUT THE CONSTRUCTION PERIOD.
17. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION THROUGHOUT THE CONSTRUCTION PERIOD.
18. ROCKED CONSTRUCTION ENTRANCE SHALL BE 25 FEET LONG BY 20 FEET WIDE AND A. THE MATERIAL FOR THE PAD SHALL BE 2 TO 3 INCH STONE.
 B. PAD SHALL BE NOT LESS THAN 8" THICK.
 C. A CONCRETION THAT WILL PREVENT TRACKING OR RUNNING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERMITS FOR PAVING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND SEDIMENT SHALL BE DROPPED, WASHED, OR ATTACHED ONTO PUBLIC RIGHT-OF-WAY.
19. WHEN NECESSARY, WELLS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO USE.
20. WHEN NECESSARY, WELLS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO USE.

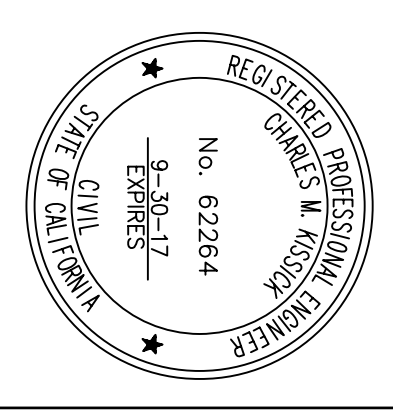


GRADING, DRAINAGE, EROSION CONTROL PLAN

MCCORMACK PROPERTY
 STETMACK STREET
 MOSS BEACH, CALIFORNIA
 APN: 037-144-030

DATE:	9-14-15
DRAWN BY:	CMK
CHECKED BY:	AZG
REV. DATE:	
REV. DATE:	
REV. DATE:	

Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 THE MOON BAY, CA 94019
 (850) 728-3550
 FAX 728-3593



SHEET C-1



SAN MATEO COUNTYWIDE

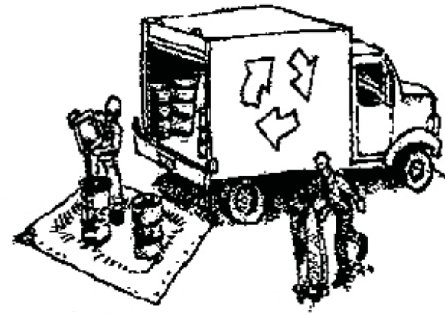
Water Pollution Prevention Program

Clean Water. Healthy Community.

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



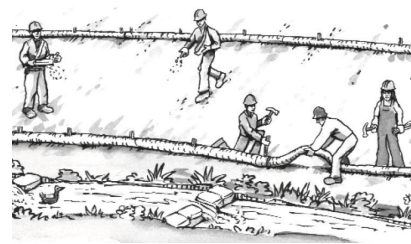
Maintenance and Parking

- ❑ 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 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, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) 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).

Earthwork & Contaminated Soils



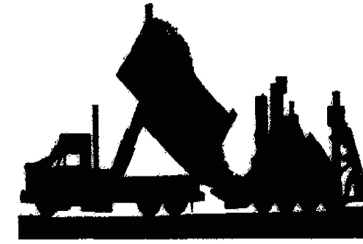
Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ 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 before fresh pavement will have time to cure.
- ❑ 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

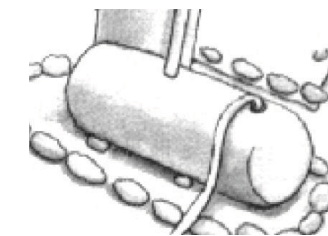
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

Concrete, Grout & Mortar Application



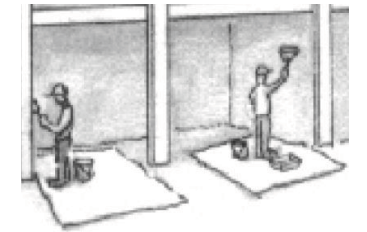
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a 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 residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of 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.

Landscape Materials



- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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