


0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,514 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Planning and Building Department

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: 2015 - 00154
BLD:

Applicant/Owner Information

Applicant: Scott Menary / Brothers Builders
Mailing Address: P.O. Box 396 / HMB, CA 94019 Zip: 94019
Phone, W: 726-6011 H: 650-533 4725
E-mail Address: brothers.builders@gmail.com FAX:

Name of Owner (1): William Nary
Mailing Address: P.O. Box 396 / HMB, CA 94019 Zip:
Phone, W:
H:
E-mail Address: dialtop@msn.com

Name of Owner (2):
Mailing Address:
Phone, W:
H:
E-mail Address:

Project Information

Project Location (address): 7th / Farallone
Zoning:

Assessor's Parcel Numbers: 036-023-100
Parcel/lot size: 6500 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

1 SFD

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

Vacant Land

Describe Existing Structures and/or Development:

Ø

Signatures

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:
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 2015 - 00154

Other Permit #: _____

1. Basic Information

Applicant:

Name: Scott Menary
Address: P.O. Box 396
Hmb CA Zip: 94019
Phone, W: 650 533-4472 5
Email: brothers.builders@gmail.com

Owner (if different from Applicant):

Name: William Narey
Address: 124 Hardwood Dr.
Veneta PA Zip: 15367
Phone, W: 800 717 5959
Email: dialtop@msn.com

Architect or Designer (if different from Applicant):

Name: Teff Brown
Address: 2350 Mark West Springs Zip: 95404
Phone, W: 707 579 3337 H: Email: _____

2. Project Site Information

Project location:

APN: 036 023 100
Address: Farallone @ 7th
Zip: _____
Zoning: R-1/S-17/DR/CD
Parcel/lot size: 6500 sq. ft.

Site Description:

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

3. Project Description

Project:

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

Describe Project:

Additional Permits Required:

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

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	Hardy 7" Stucco	Sonoran Sands / Appraisal	<input type="checkbox"/>
b. Trim	Wood	Brick path	<input type="checkbox"/>
c. Windows	Aluminum clad	white	<input type="checkbox"/>
d. Doors	Wood / aluminum	white / Brick path	<input type="checkbox"/>
e. Roof	asphalt Shingle 50yr	Sand dune	<input type="checkbox"/>
f. Chimneys	hardy	Sonoran Sands	<input type="checkbox"/>
g. Decks & railings	Redwood	Natural	<input type="checkbox"/>
h. Stairs	Same as stone		<input type="checkbox"/>
i. Retaining walls	Natural Stone	Natural sand	<input type="checkbox"/>
j. Fences	RW	Natural	<input type="checkbox"/>
k. Accessory buildings	none		<input type="checkbox"/>
l. Garage/Carport	Stucco	Sonoran Sands	<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.

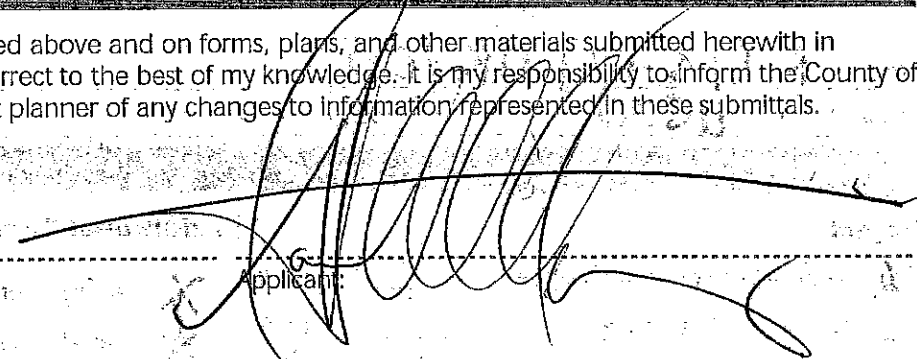
(optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

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:

4/16/2015

Environmental Information Disclosure Form

PLN 2015 - 00154
BLD _____

Project Address: 7TH & Farallone
Montara 94037

Name of Owner: William Narey
Address: 134 Hardwood Dr
Veneta PA 15367 Phone: 800-717-5955

Assessor's Parcel No.: 036 - 023 - 100

Name of Applicant: Scott Menary
Address: P.O. Box 396

Zoning District: R1/S17/DR/CD

Phone: 650-533-4725

Existing Site Conditions

Parcel size: 6500 SF

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 land

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<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"/>		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: <u>+ - 80</u> c.y. Fill: <u>+ - 60</u> c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

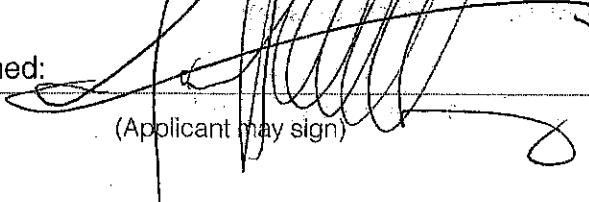
Please explain all "Yes" answers:
Arborist report shows condition of trees are poor

2. National Marine Fisheries Rule 4(d) Review		
Yes	No	Will the project involve:
		a. Construction outside of the footprint of an existing, legal structure?
		b. Exterior construction within 100-feet of a stream?
		c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
		d. Land-use within a riparian area?
		e. Timber harvesting, mining, grazing or grading?
		f. Any work inside of a stream, riparian corridor, or shoreline?
		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:
		<p>a. A subdivision or Commercial /Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</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>
		<p>b. Land disturbance of 1 acre or more of area?</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>

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:  Date: 4/16/2015

(Applicant may sign)

Planning and Building Department

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

Certificate of Exemption
or Exclusion from a Coastal
Development Permit

Permit #: PLN 2015 - 00154
Permit #: BLD _____

Permanent Record
Microfilming Required

1. Basic Information

Owner Name: William Narey
Address: 124 Hardwood dr
Veneta, PA 15367
Zip: _____
Phone, W: 800-717-5955
Email Address: _____

Applicant Name: Scott Menary
Address: P.O. Box 396
FMB, CA 94019
Zip: 94019
Phone, W: 726-6911 H: 533-4725
Email Address: brothersbuilders@gmail

2. Project Information

Project Description: New SFD

Assessor's Parcel Number(s):
036-023-100

Existing water source:
 Utility connection _____
 Well _____
Proposed water source:
 Utility connection Montara Water
 Well _____
Staking of well location and property lines are required.
 Provide site plan depicting location and all trees.
 Will this require any grading or vegetation/tree removal? Yes No
If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

3. Signatures

We have reviewed this form as completed above and the basis for this exemption or exclusion. The information herein and the basis for exemption or exclusion are true and correct to the best of our knowledge and we hereby agree to carry out this project in accordance with the terms of the exemption/exclusion category selected on reverse. We also understand and agree that any exemption or exclusion issued for a water well and/or storage tank in the single family exclusion area will be invalidated in the event the future house, the well, and/or storage tank requires a variance.

Owner _____ Date _____ Applicant [Signature] Date 4/16/2015

(Both Owner and Applicant must sign unless this Application for Exemption or Exclusion accompanies a Building Permit Application for which the Applicant is an agent for the Owner acceptable to the Building Inspection Section.)

Staff Use Only

4. Basis of Exemption or Exclusion

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(j)]

5. Well Inspection - All Coastal Zone Areas

- Required Not Required

Inspection made by: _____ Date of inspection: _____

Yes **No**

- Removal of trees?
- If Yes, is tree removal permit included?
- Trimming of trees?
- Excessive removal of vegetation?
- Excessive grading? (If Yes, CDP is required)
- 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

6. Approval

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: _____

7. Processing

- 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

Certificate of Compliance Type A (for parcel legalization)

Companion Page

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Certificate of Compliance Type A. You must also submit all items listed below.

2. Basic Information

Civil Engineer/Land Surveyor (only if required)
Name: BGT Survey
Phone: 650-212-1030

Address: 1206 Samphlett
San Mateo Zip: 94402
License #:

3. Project Information

Street/road frontage or closest access:
7TH & Farallone 94037

Existing development/uses on property:
Vacant land

Water supply:
 well water district: Montara Water
Sewage disposal:
 septic sanitary district: Sanitary Dist

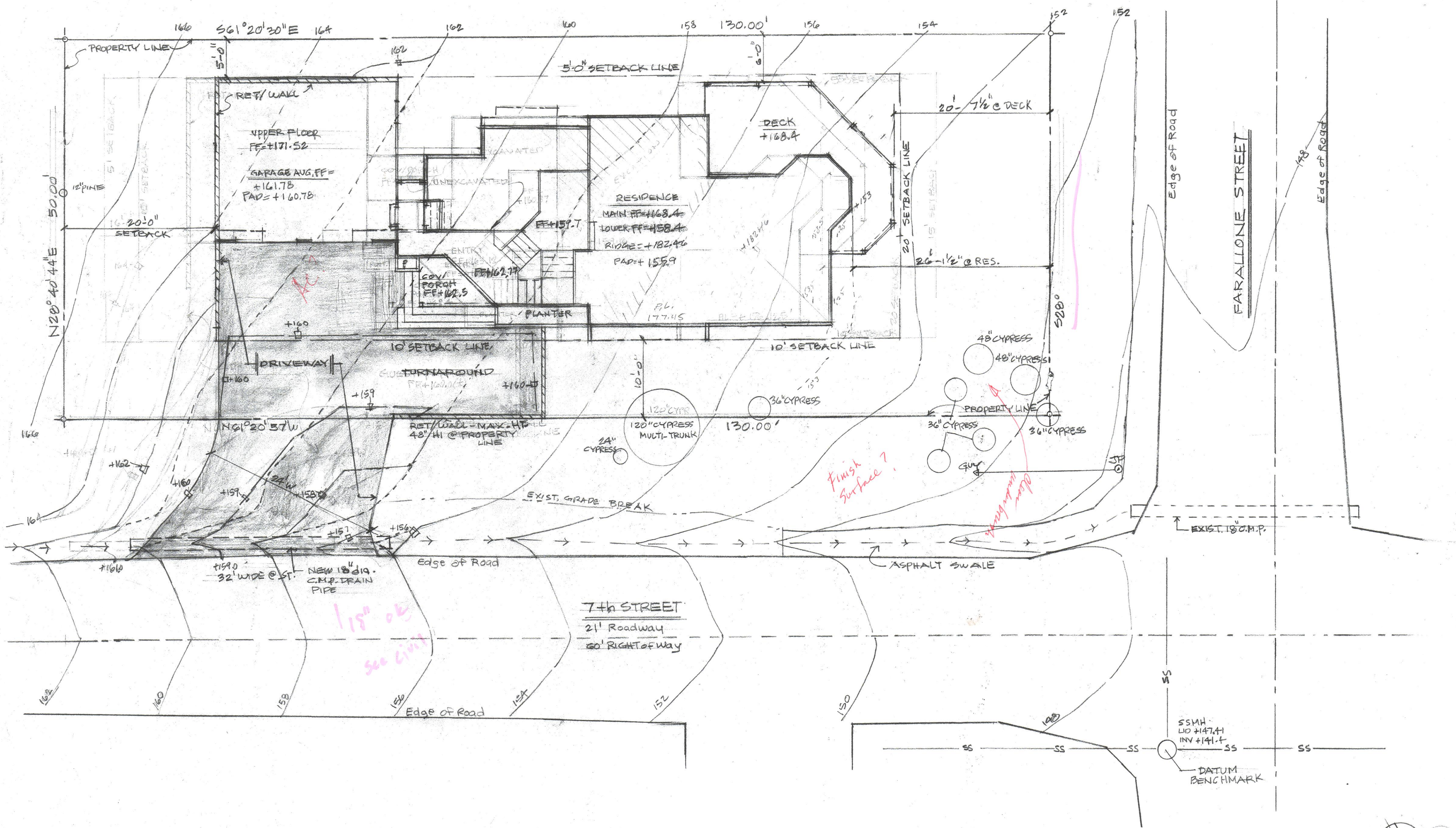
Does legalization sought match current Assessor's Parcel boundaries?

4. Application Requirements

- ▼ Fees
- ▼ Land Division history, tracing history of parcel(s), including previous parcel(s) of which it is a part, back to last legal parcel or to its original creation. History shall include:
 - (1) the date the subject parcel was first created;
 - (2) all deed references (Document # or Volume/Book/Page);
 - (3) a map depicting the parcel boundaries; and
 - (4) a chain of title narrative that traces all such deed

- history from the parcel's initial creation to the present (current owner), with graphics references, where necessary, on accompanying maps
- ▼ If this legalization is triggered by the Witt/Abernathy cases, consult the 1-8-2010 "Legalization of Parcels" policy.
- ▼ Topographic and Boundary Survey of Parcel(s)
- ▼ Building permit history on the house or other principal use may be required, obtainable from the Building records or the "parcel history" from the Assessors Office.

NOTE: If, upon review of the Type A application, it is determined that a Type B Certificate of Compliance is required, a topographic and boundary survey will be required, as well as other possible property improvements and planning applications.



SITE PLAN

SCALE 1/8" = 1'-0"

RECEIVED
APR 16 2015
San Mateo County
Planning and Building Department

PN 2015 - 00154

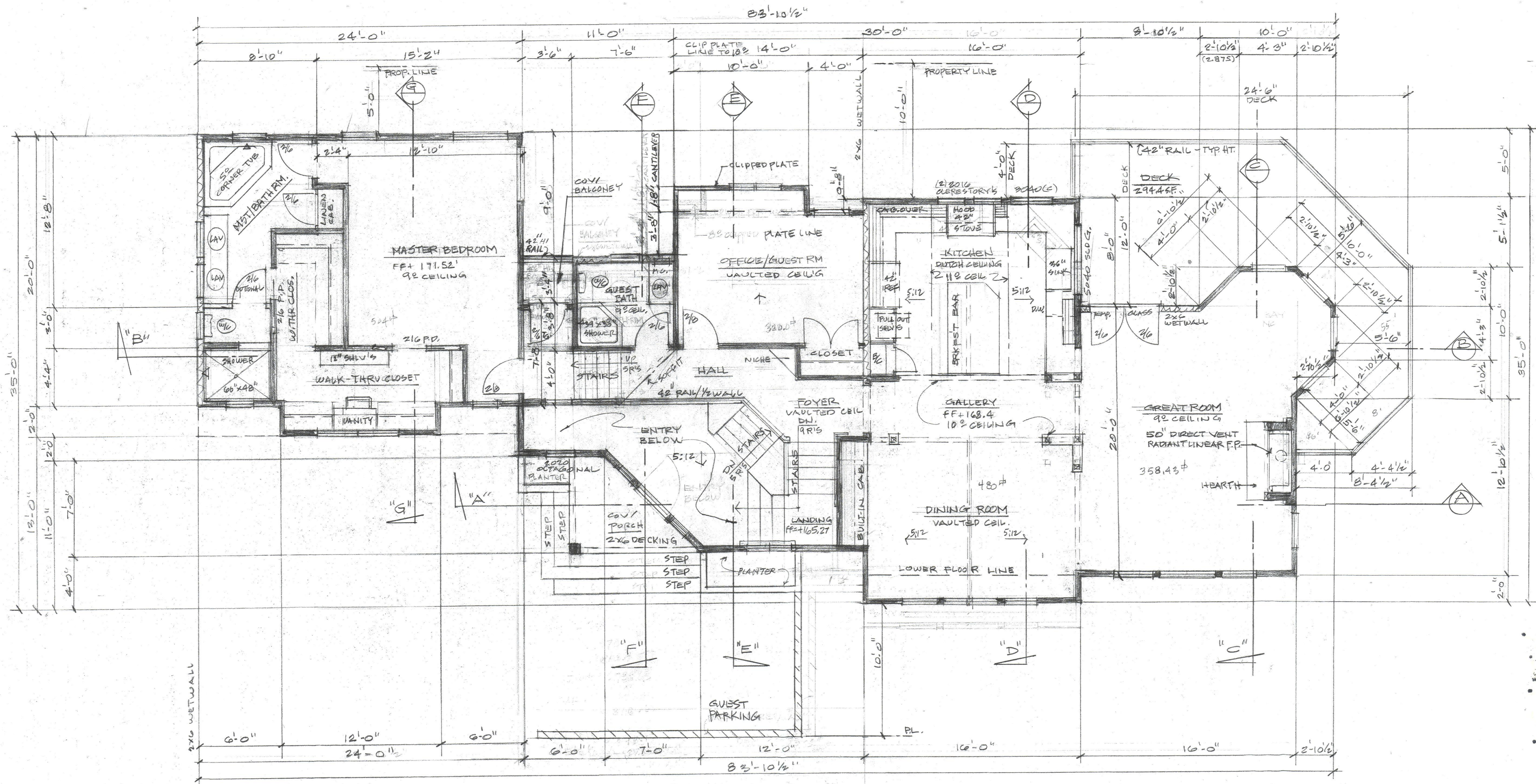
REVISIONS	BY

ECOLE DESIGN GROUP
 230 MARK WEST SPRINGS ROAD
 SANTA ROSA, CALIFORNIA 95404
 (707) 539-3337 CELL (707) 235-7120
 EMAIL: jerry@ecole.com

SITE PLAN
PLANNING DATA

A RESIDENCE
 FOR: BROTHERS BUILDERS
 7th STREET
 MONTARA, CA
 APN 036-023-100
 SCOTT MENARY (650) 533-4725 BROTHERSBUILDERS@GMAIL.COM DAQUIRE@SMCGOV.ORG SIGNARMS@PACBELL.NET

DRAWN	VRB
CHECKED	
DATE	2-20-2015
SCALE	1/8" = 1'-0"
JOB NO.	2015-1
SHEET	
	AI
OF	7 SHEETS



MAIN FLOOR PLAN 6,500 SQ. FT. LOT SIZE

MAIN FLOOR = 1,893.25 SF (W/ENTRY) FAR = 6,500 X 53% = 3,445 SQ. FT. MAX.
 LOWER FLOOR = + 910.40 " COVERAGE = 6,500 X 35% = 2,275 SQ. FT. MAX.
 TOTAL COND. = 2,803.65 SF
 GARAGE = 528.00 " COVERAGE = 1,982.59 SQ. FT.
 COV/PORCH = + 100.50 " DECK = 294.40 " +
 TOTAL F.A.R. = 3,417.15 SQ. FT. ÷ 6,500 SF = 52.98% COV/TOTAL = 2,276.99 SQ. FT. ÷ 6,500 SF = 35.0% : OK!
 52.98% < 53% ∴ OK!

SCALE: 1/4" = 1'-0"

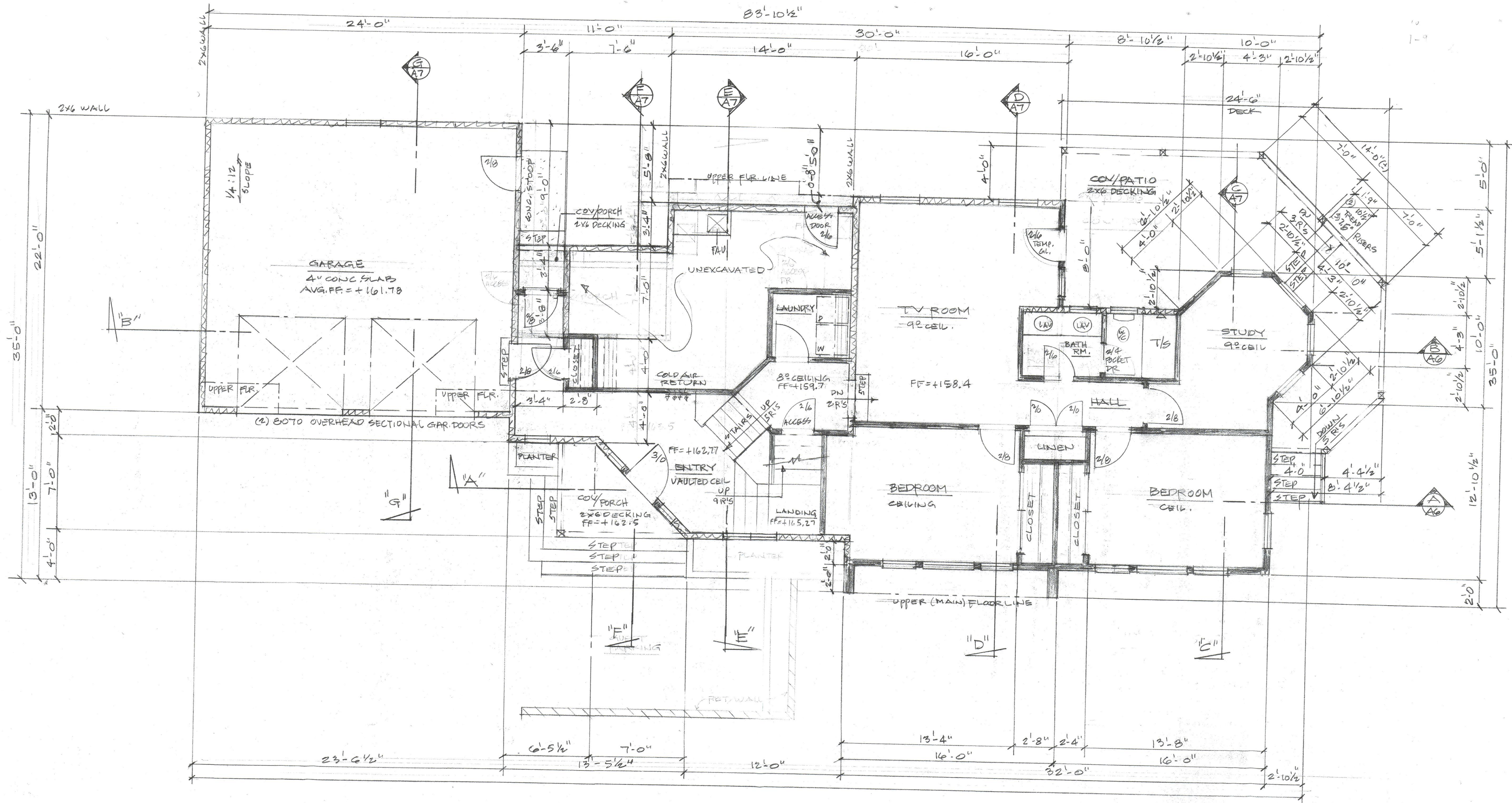
REVISIONS	BY

BOOTE DESIGN GROUP
 2330 MARK WEST SPRINGS ROAD
 SANTA ROSA, CALIFORNIA 95404
 (707) 539-3337 CELL (707) 251-7120
 EMAIL: jaffreyboote@gmail.com

MAIN FLOOR PLAN

A RESIDENCE
 BOOTE BROTHERS BUILDERS
 7 TH STREET
 MONTARA, CA
 APN 036-023-100

DRAWN	JRS
CHECKED	
DATE	2-2-2015
SCALE	1/4" = 1'-0"
JOB NO.	2015-1
SHEET	A2
OF	7 SHEETS



LOWER FLOOR PLAN 910.40 SQ. FT. (NOT INCLUDING ENTRY)

SCALE 1/4" = 1'-0"

REVISIONS	BY

COVE DESIGN GROUP
 2510 MARK WEST SPRINGS ROAD
 SANTA ROSA, CALIFORNIA 95405
 (707) 578-3377 CELL (707) 235-7120
 EMAIL: jerry@covedesign.com

LOWER FLOOR PLAN

A RESIDENCE
 J.P. BROTHERS BUILDERS
 7TH STREET
 MONTARA, CA
 APN 036-023-100

DRAWN	JRS
CHECKED	
DATE	2-2-2015
SCALE	1/4" = 1'-0"
JOB NO.	2015-1
SHEET	A3
OF 7 SHEETS	

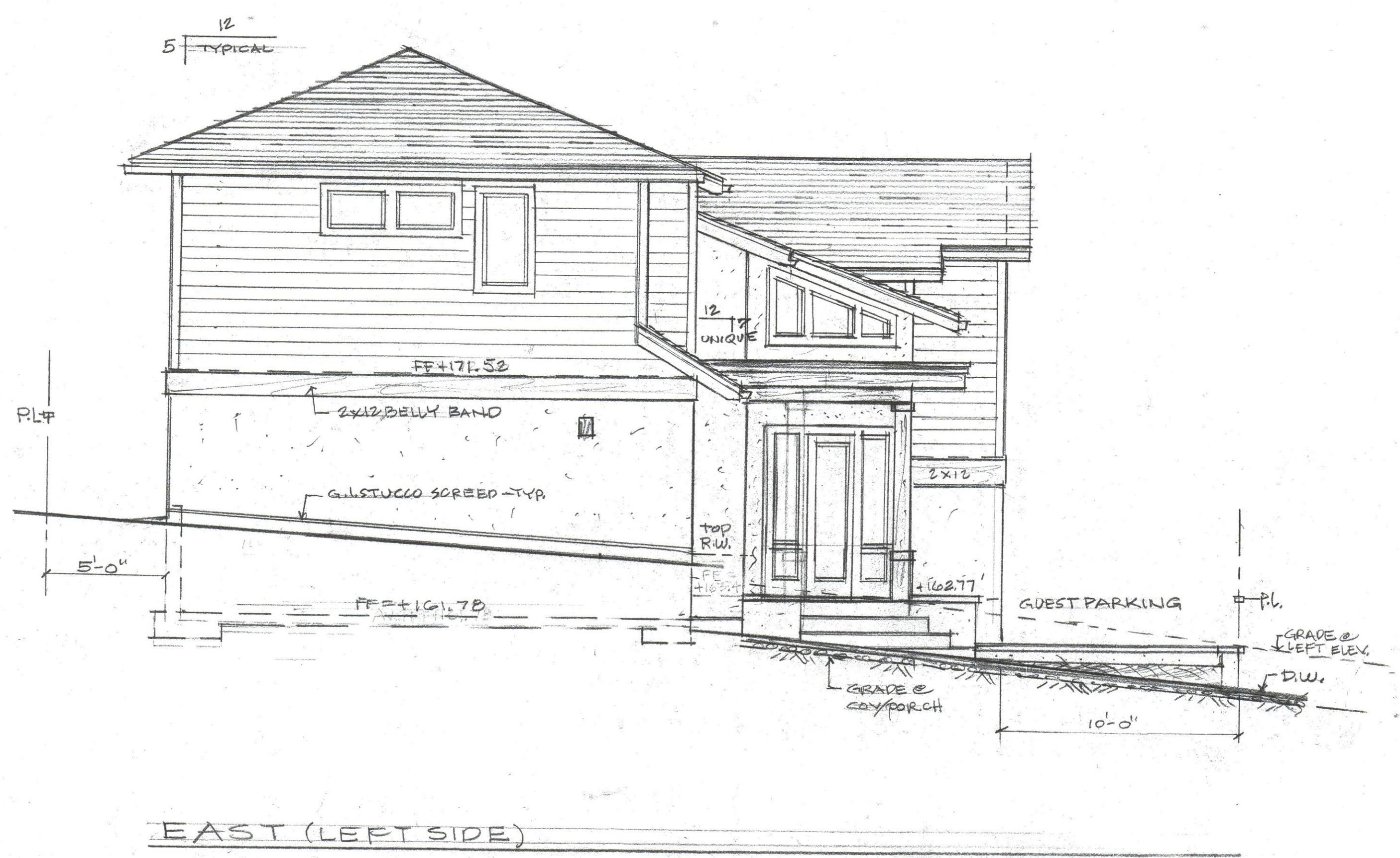
REVISIONS	BY

GOLE DESIGN GROUP
 2530 MARK WEST SPRINGS ROAD
 SANTA ROSA, CALIFORNIA 95404
 (707) 537-7120
 FAX: (707) 537-7120
 www.goledesign.com

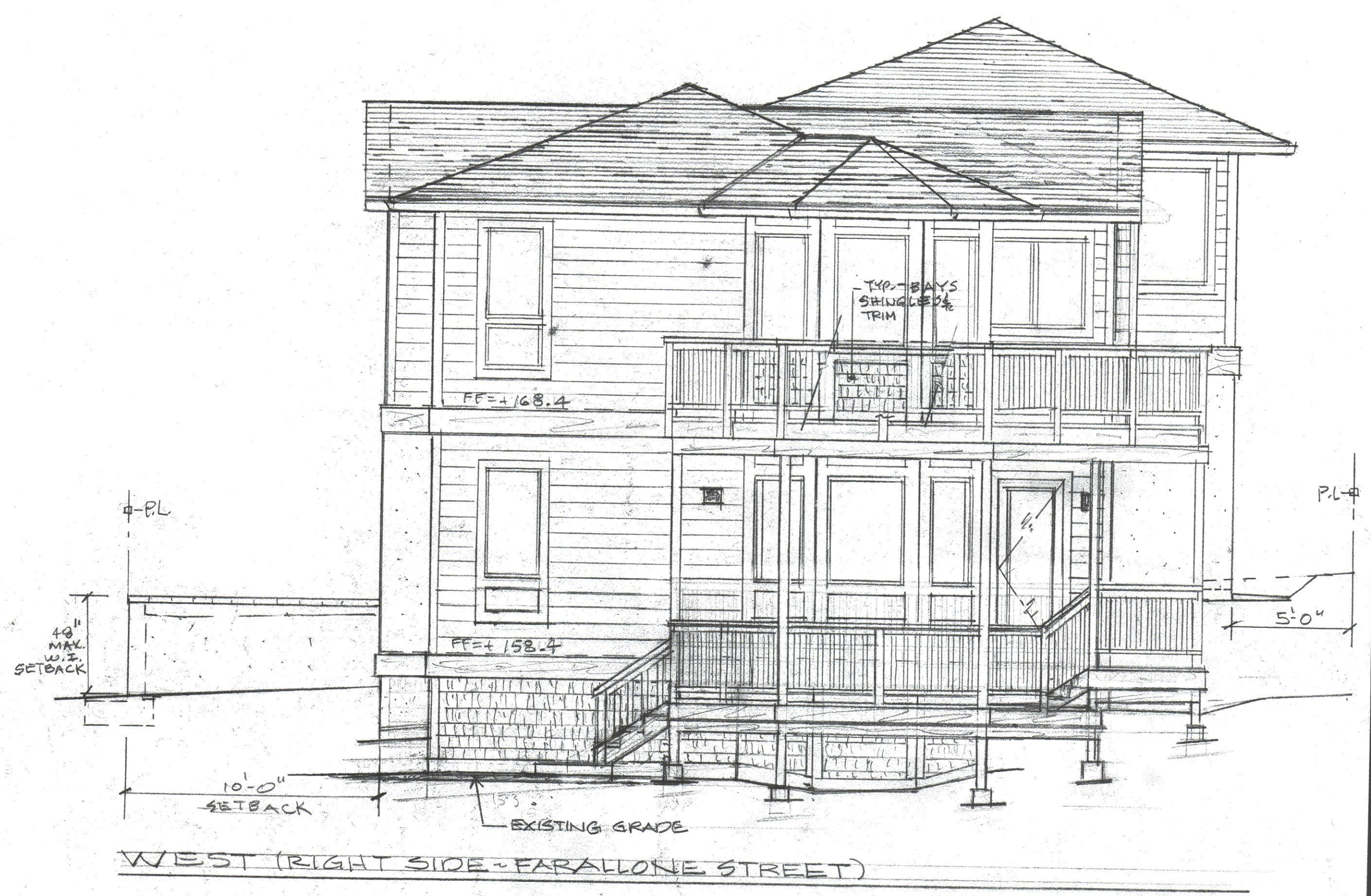
EXTERIOR ELEVATIONS

A RESIDENCE
 FOR: BROTHERS BUILDERS
 7th STREET
 MONTARA, CA

DRAWN	JRS
CHECKED	
DATE	2-2015
SCALE	1/4" = 1'-0"
JOB NO.	2015-1
SHEET	
AG	
OF 7 SHEETS	

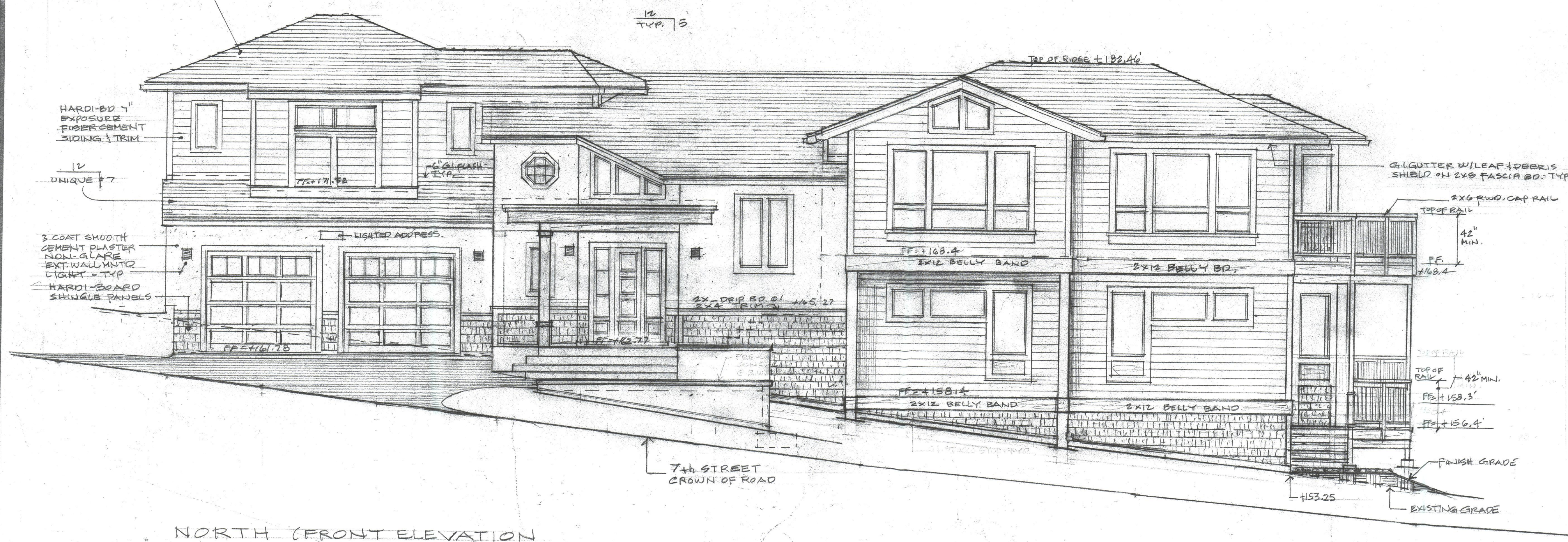


EAST (LEFT SIDE)

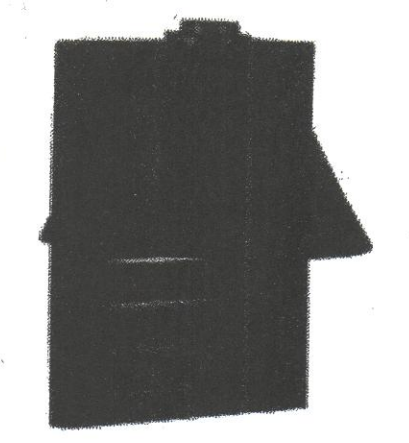


WEST (RIGHT SIDE - FARALLONE STREET)

CLASS "A" ASSEMBLY - COMPOSITION SHINGLE ROOF - "GAF" TIMBERLINE SERIES "DRIFTWOOD"

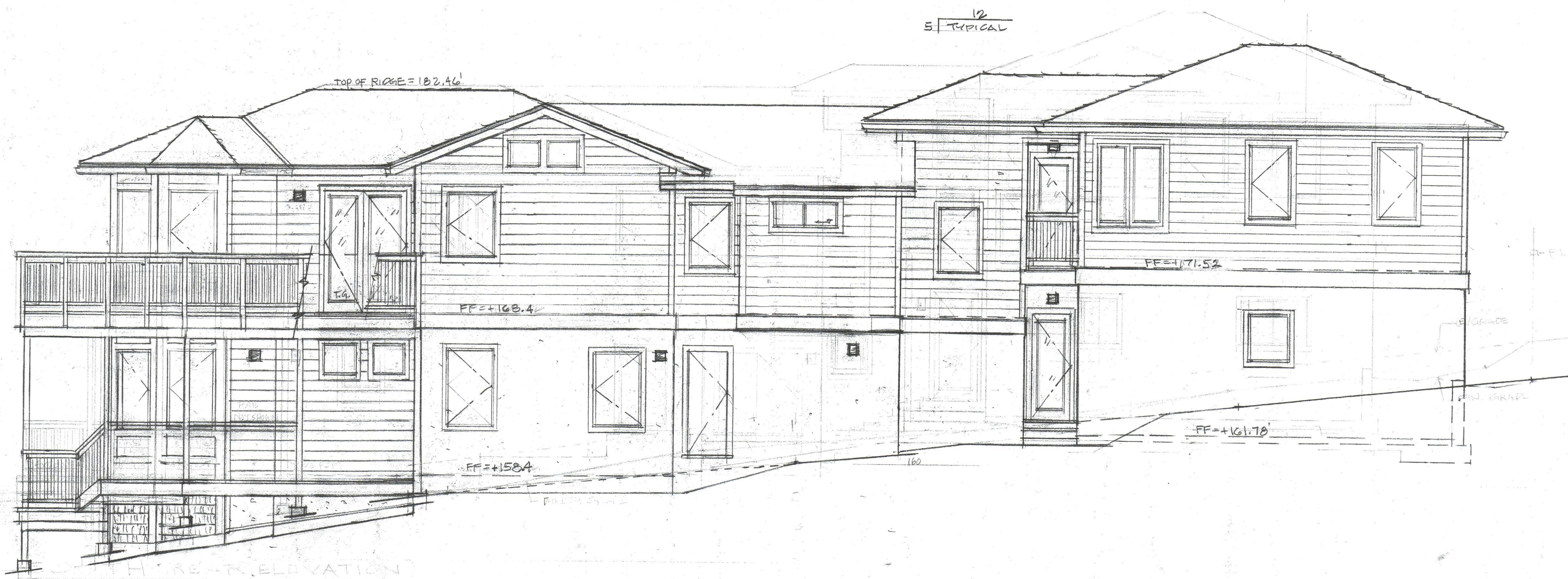


NORTH (FRONT ELEVATION)



Fairbanks Dark Sky Bronze
 Finish 13" High Outdoor
 Wall Light
 \$73.80 select

SCALE 1/4" = 1'-0"



SOUTH (REAR ELEVATION)

SCALE 1/4" = 1'-0"

REVISIONS	BY

BOONE DESIGN GROUP
 2510 MARK WEST SPRINGS RD.
 SANTA ROSA, CALIFORNIA 95404
 (707) 578-3337 CELL (707) 235-7132
 EMAIL: jef@boonedesign.com

SOUTH (REAR ELEVATION)

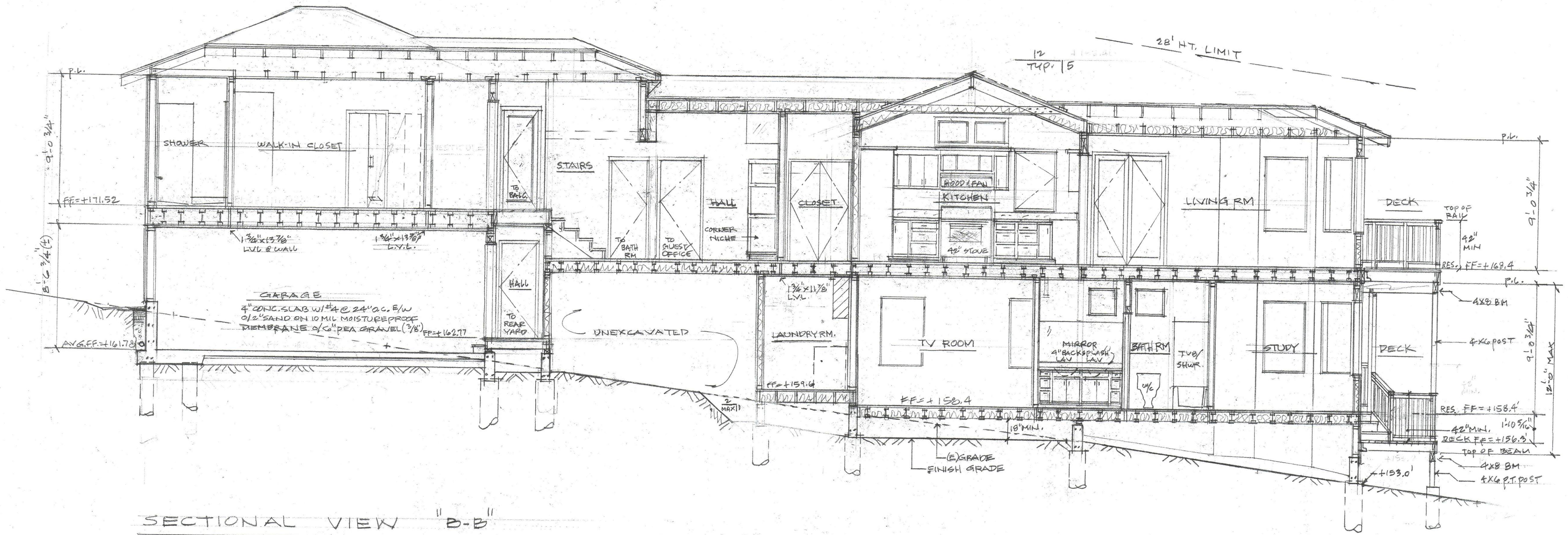
A RESIDENCE
 FOR: BROTHERS BUILDERS
 SEVENTH STREET
 MONTARA, CALIFORNIA

DRAWN
 JRS
 CHECKED
 DATE
 2-10-2015
 SCALE
 1/4" = 1'-0"
 JOB NO.
 2015-1
 SHEET

A5

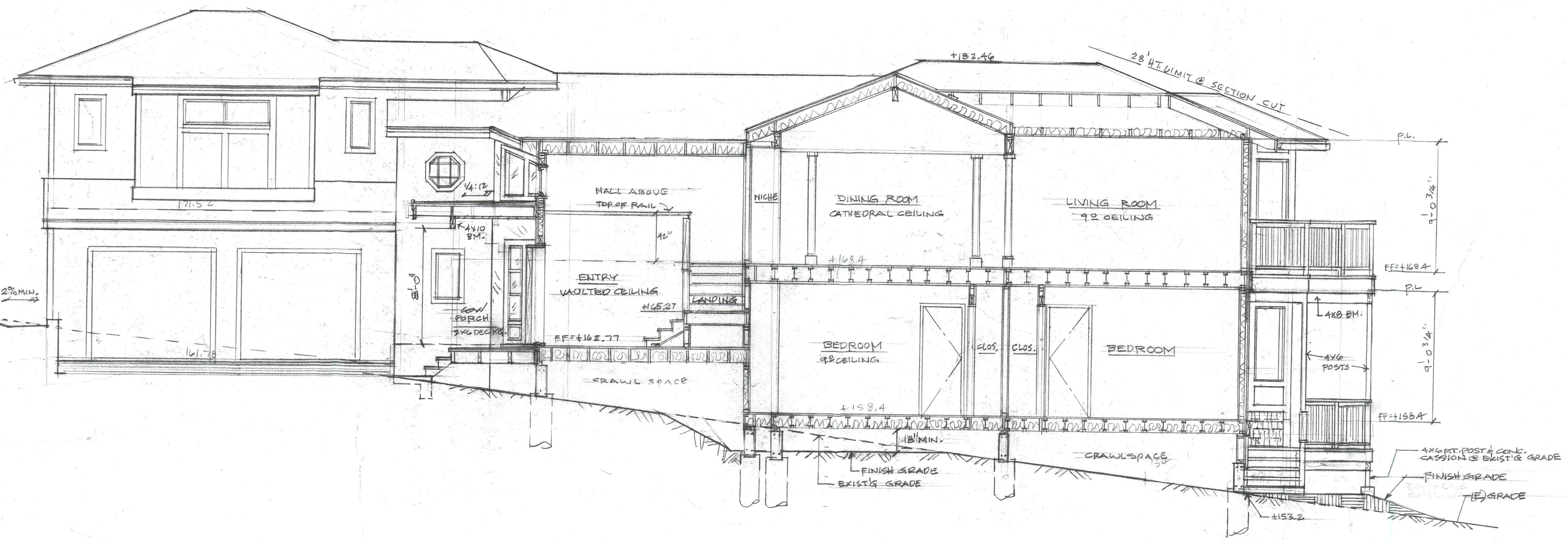
28' HEIGHT LIMIT

12 TYP. 15 28' HT. LIMIT



SECTIONAL VIEW "B-B"

1/4" = 1'-0"



SECTIONAL VIEW "A-A"

SCALE: 1/4" = 1'-0"

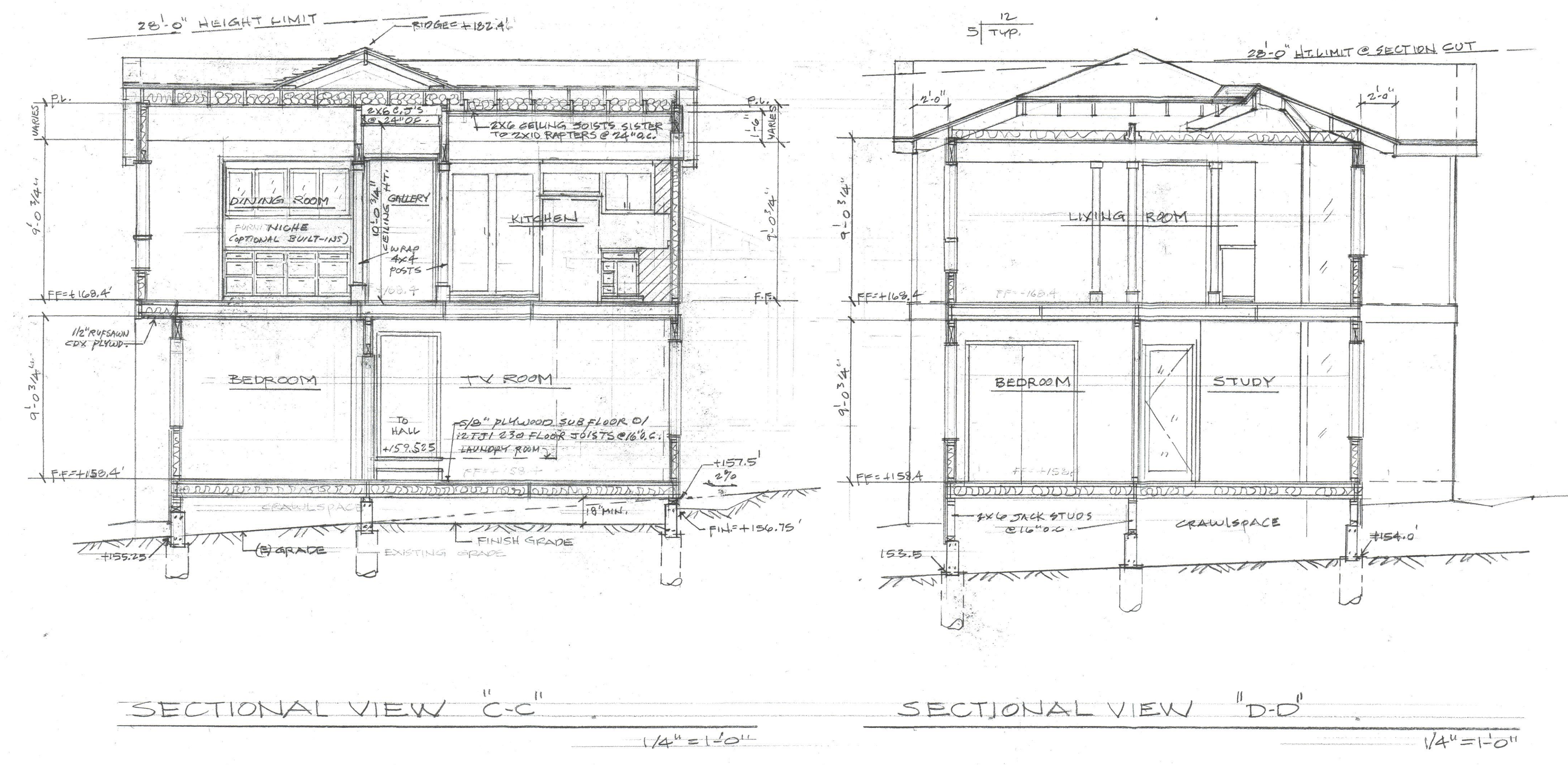
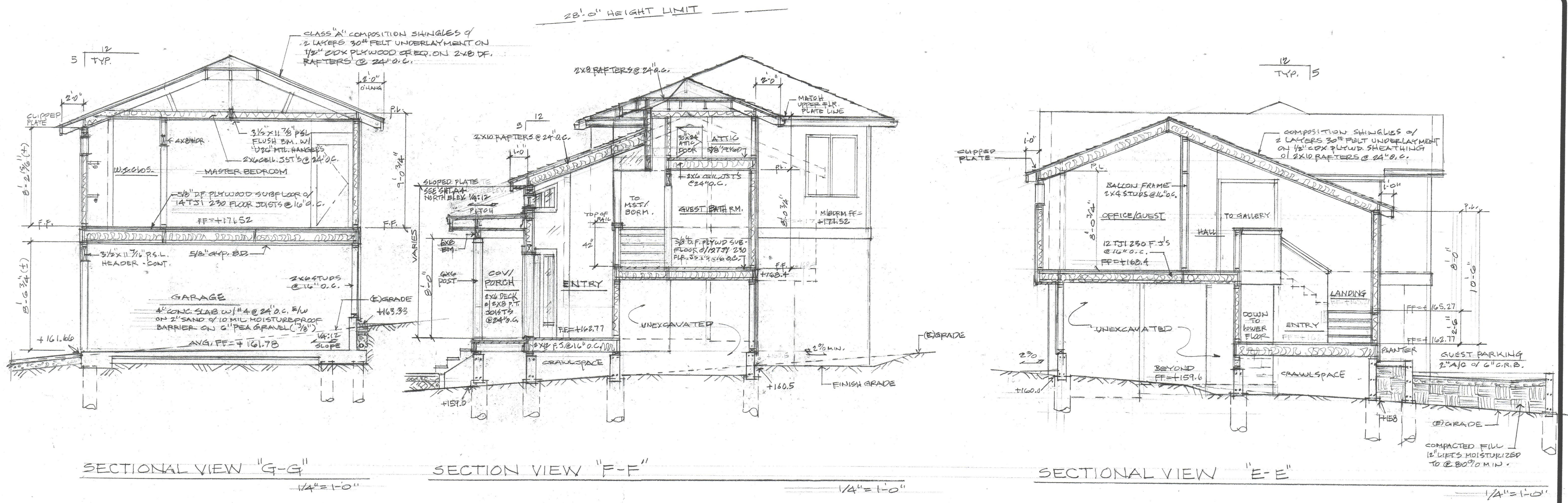
REVISIONS	BY

BOONE DESIGN GROUP
 2310 MARK WEST SPRINGS RD
 SANTA ROSA, CALIFORNIA 95406
 (707) 576-3337 CELL (707) 234-7127
 EMAIL: jaffery.boone@boone.com

SECTIONAL VIEWS A-A, B-B

A RESIDENCE
 FOR: BROTHERS BUILDERS
 7TH STREET
 MONTARA, CA
 APN 036-1023-100

DRAWN	J.R.B.
CHECKED	
DATE	2-2015
SCALE	1/4" = 1'-0"
JOB NO.	2015-1
SHEET	AG
OF 7 SHEETS	



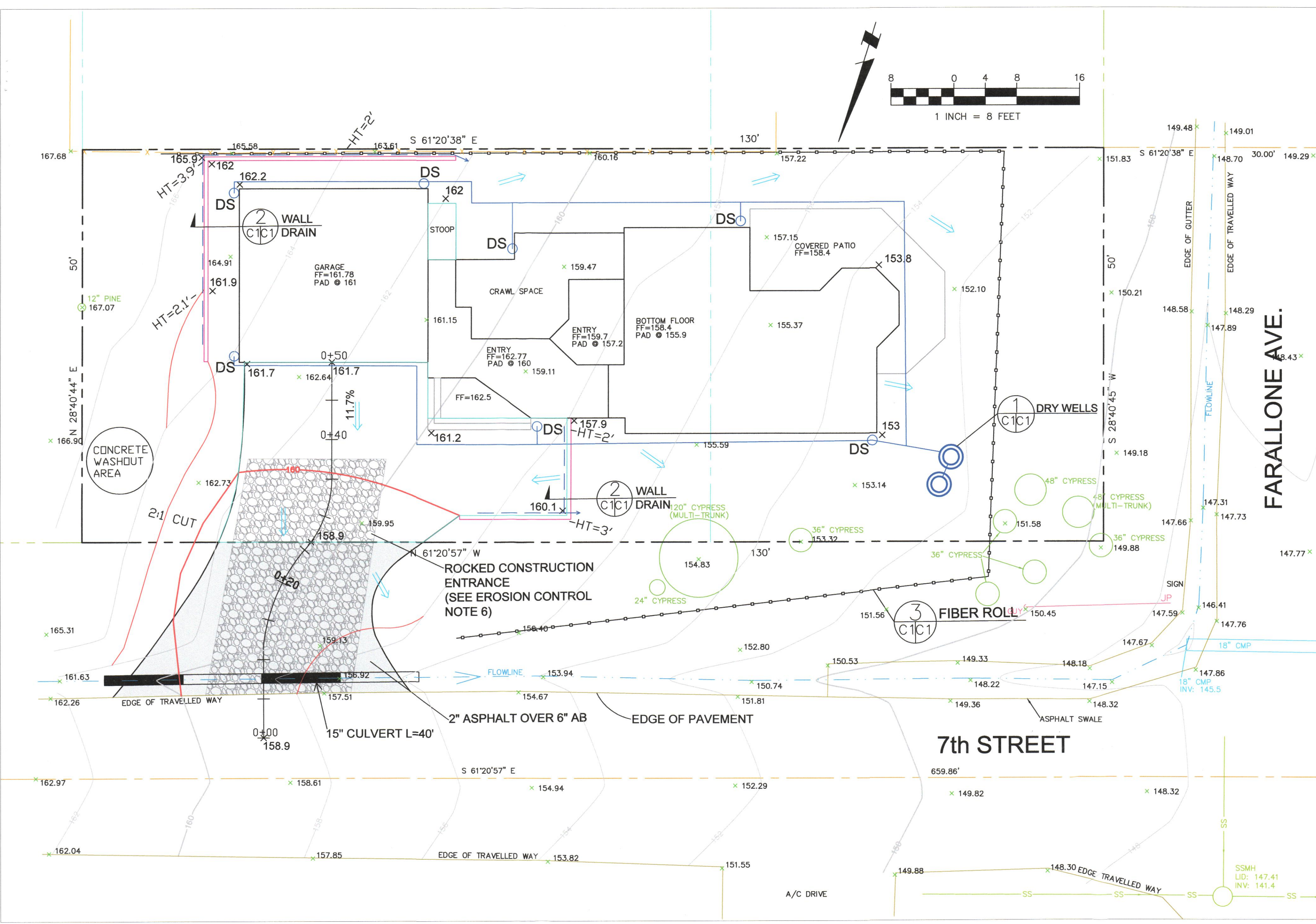
REVISIONS	BY

DESIGN GROUP
 2330 MARK WEST SPURNS RD. #101
 SANTA ROSA, CALIFORNIA 95404
 (707) 536-3337 CELL: (707) 235-1120
 EMAIL: jenny@jagdesign.com

SECTIONAL VIEWS:
 "C-C", "D-D", "E-E", "F-F", "G-G"

A RESIDENCE
 FOR: BROTHERS BUILDERS
 11TH STREET
 MONTARA, CA
 APN 036-022-100

DRAWN	JRS
CHECKED	
DATE	2-2015
SCALE	$\frac{1}{4}''=1'-0''$
JOB NO.	2015-1
SHEET	A7
OF	7 SHEETS



- ### LEGEND
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - 162.2 PROPOSED SPOT ELEVATION
 - DOWNSPOUT
 - DIRECTION OF SURFACE DRAINAGE FLOW
 - 3" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
 - 3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
 - PROPOSED RETAINING WALL

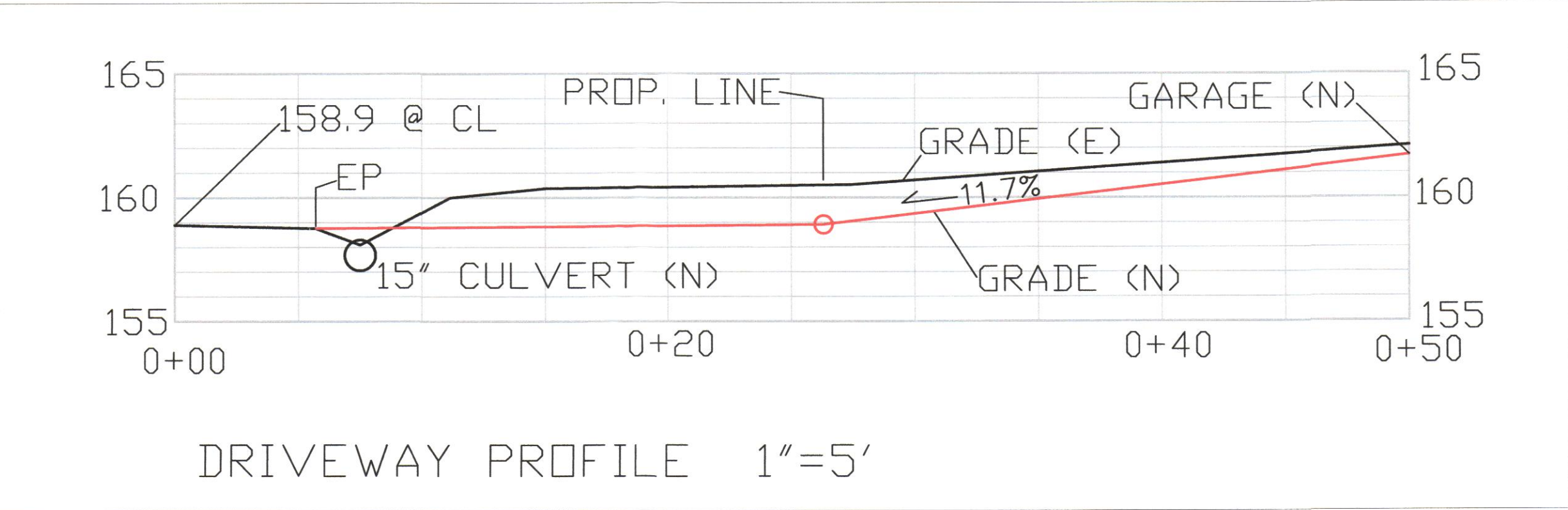
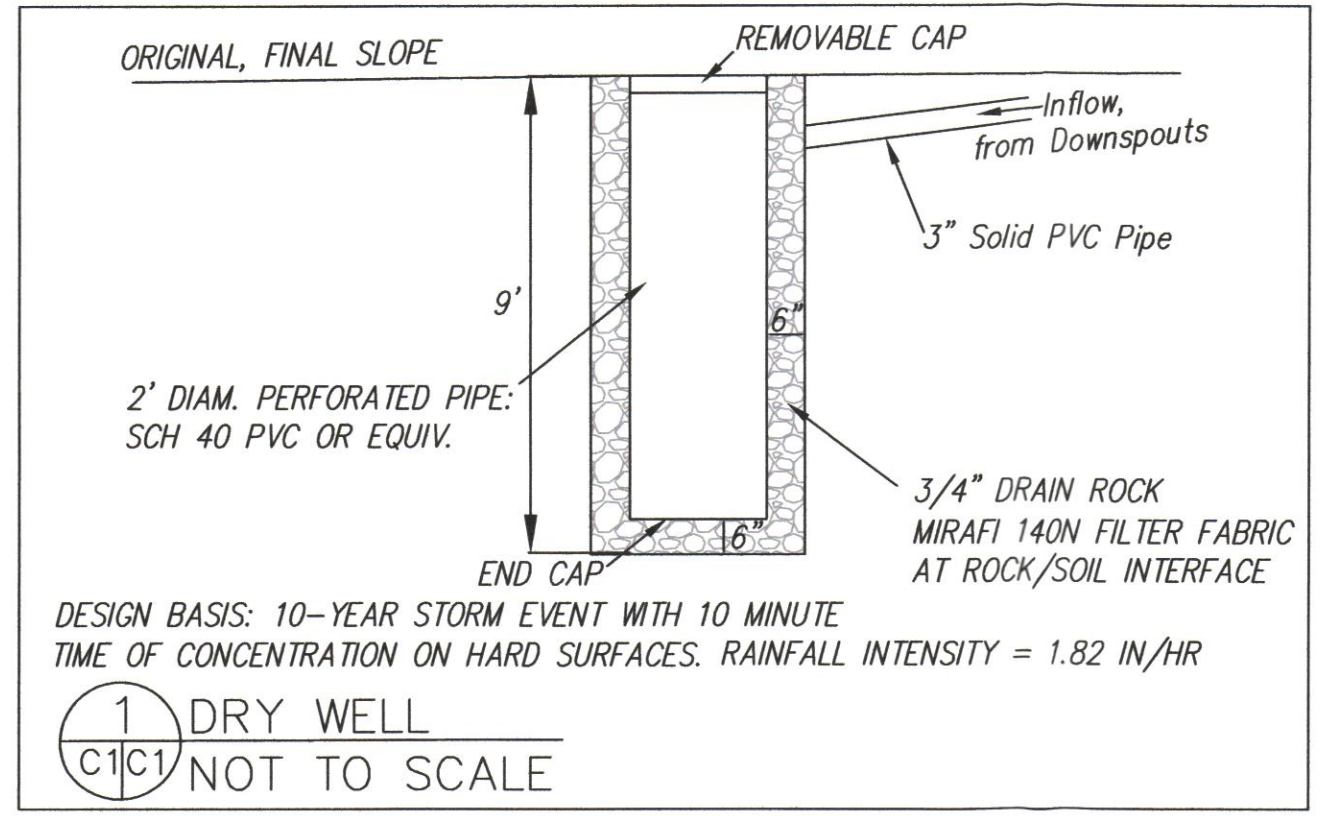
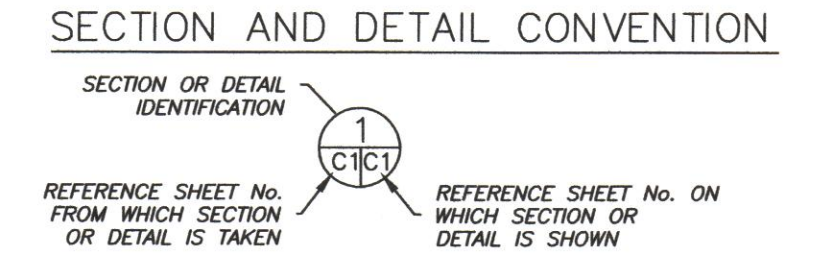
- ### GENERAL NOTES
1. PLANS PREPARED AT THE REQUEST OF: SCOTT MENARY, OWNER
 2. SURVEY AND TOPOGRAPHY BY OTHERS.
 3. ELEVATION DATUM ASSUMED.
 4. THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

CUT VOLUME : 115 CY
 FILL VOLUME : 25 CY
 TOTAL : 140 CY CUT/FILL COMBINED

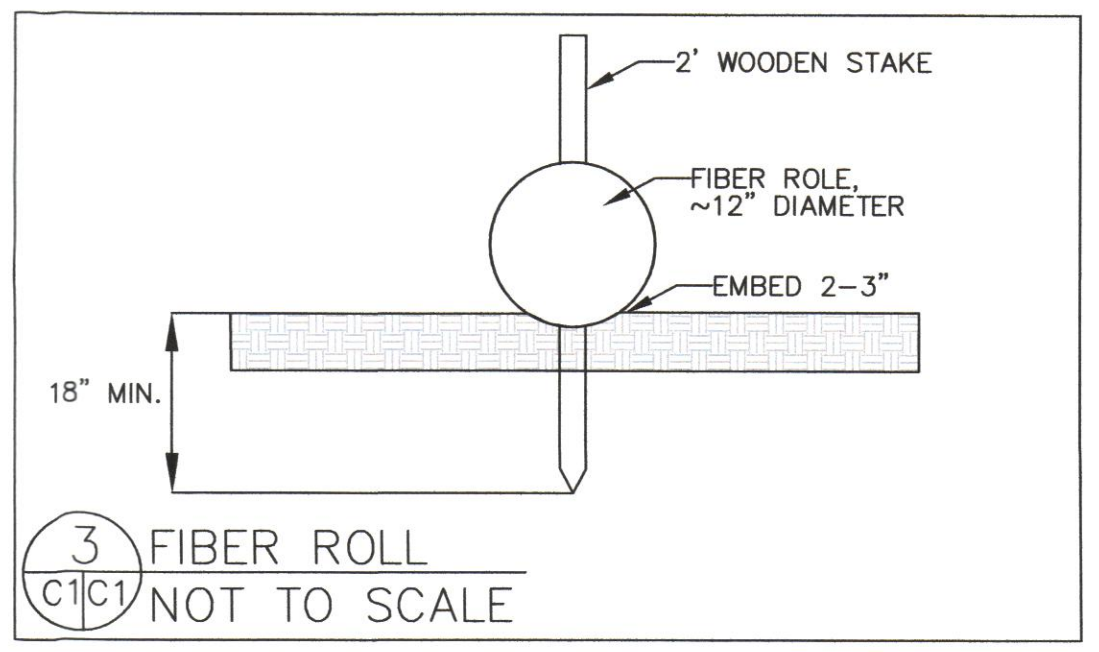
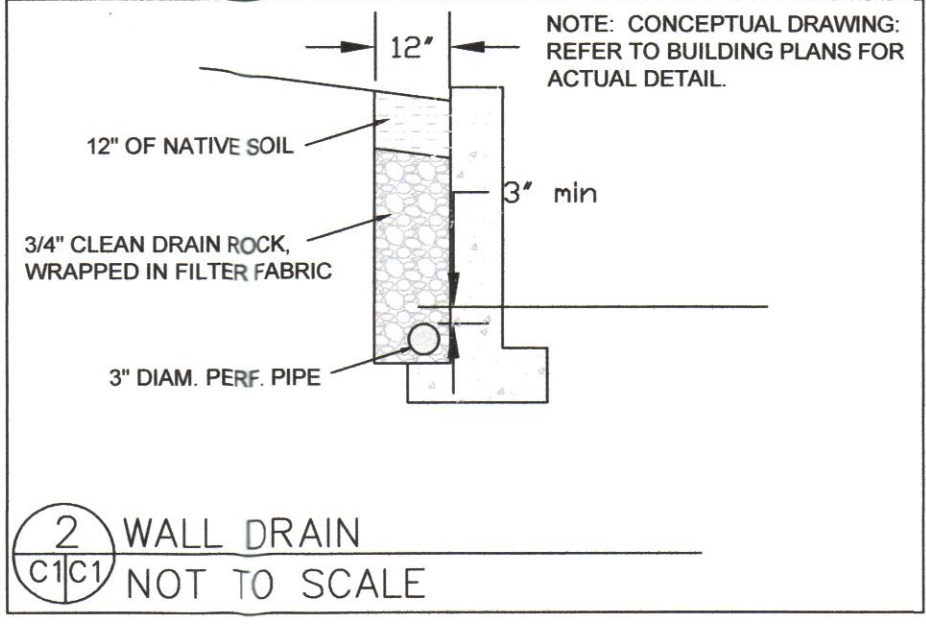
1. ABOVE VOLUMES ARE APPROXIMATE.
2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
4. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

- ### DRAINAGE NOTES
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
 2. ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELLS SHOWN.
 3. ALL DRAINAGE PIPES SHALL BE MINIMUM 3" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.



EROSION CONTROL NOTES

1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 15 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH AUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RHYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 30 FEET LONG BY 18 FEET WIDE AND CONFORM TO THE FOLLOWINGS:
 - A. THE MATERIAL FOR THE PAD SHALL BE 2 TO 3 INCH STONE.
 - B. PAD SHALL BE NOT LESS THAN 8" THICK.
 - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)



Sigma Prime Geosciences, Inc.
 No. 62264
 9-30-15 EXPIRES
 CIVIL ENGINEER
 STATE OF CALIFORNIA

SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-5590
 FAX: 728-5593

DATE: 4-13-15
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE:
 REV. DATE:
 REV. DATE:

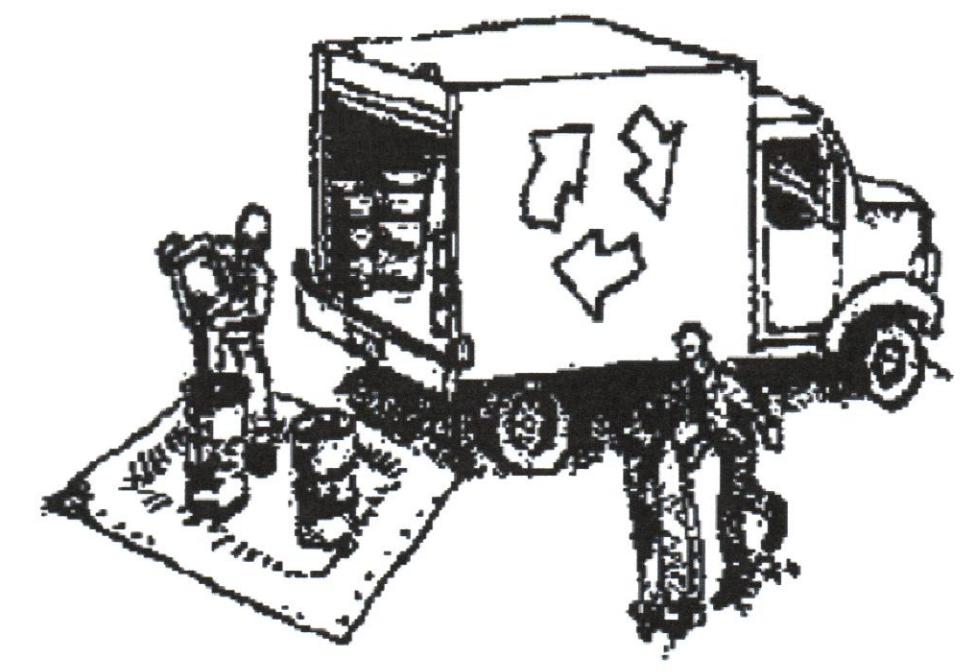
GRADING, DRAINAGE, EROSION CONTROL PLAN
 MENARY PROPERTY
 7TH STREET
 MONTARA

SHEET
 C-1

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



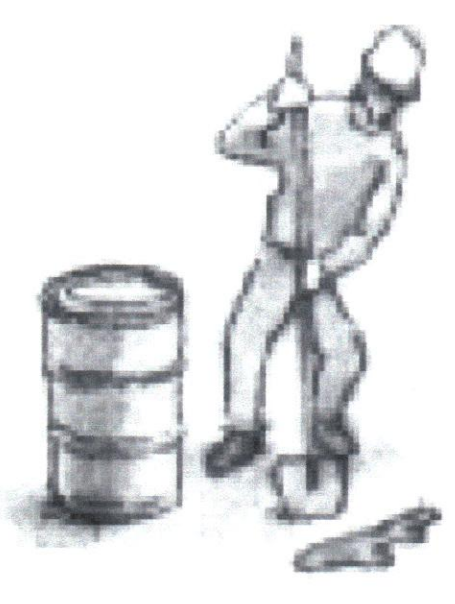
Hazardous Materials
 Seal and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 24 hours.
 Do not use (but don't overuse) reclaimed water for dust control.

Hazardous Materials
 Handle 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 with 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 store hazardous chemicals outdoors when rain is forecast within 24 hours.
 Arrange for appropriate disposal of all hazardous wastes.

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 materials 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).

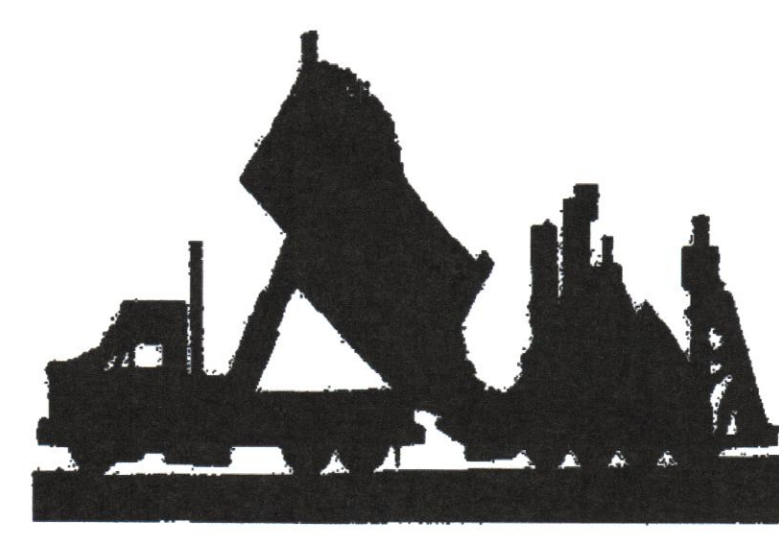
Earthwork & Contaminated Soils



- 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

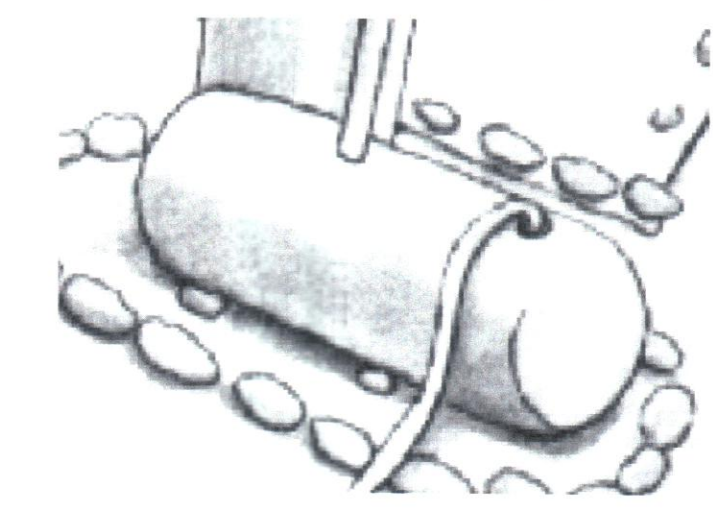
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end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

Concrete, Grout & Mortar Application



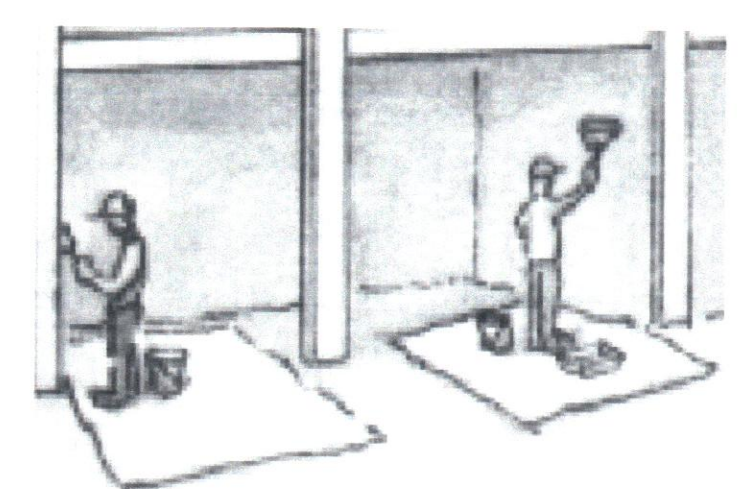
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden 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.

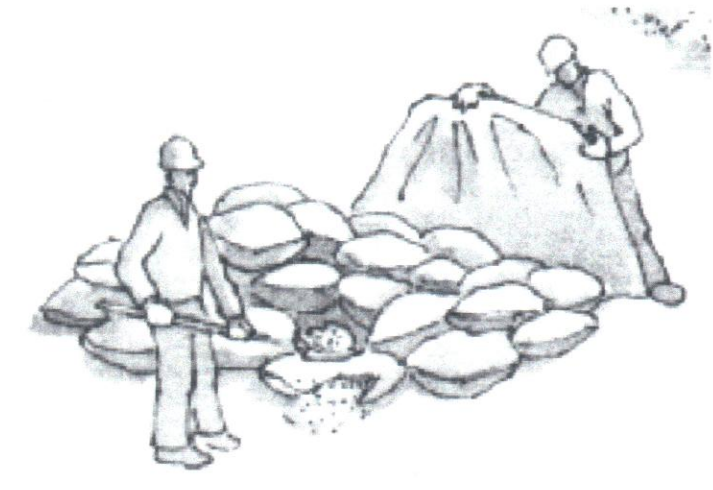
Painting & Paint Removal



- 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!