

0.14 0 0.07 0.14 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:4,513



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**

# 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 **2018-00323**  
Other Permit #:

### Applicant:

Name: **Patrick Power**  
Address: **P.O. Box 1627**  
**El Granada CA** Zip: **94018**  
Phone: **650.703.4626**  
Email: **power33@jsh.com**

### Owner (if different from Applicant):

Name:  
Address:  
Zip:  
Phone, W: H:  
Email:

### Architect or Designer (if different from Applicant):

Name: **Chris Ridgway Architect, Inc.**  
Address: **670 Poplar St H.W.B.** Zip: **94019**  
Phone, W: **650.622.1630** H: Email: **crarchitect@coastside.net**

### Project location:

APN: **047.171.170**  
Address: **Isabella Road**  
**El Granada, CA** Zip: **94018**  
Zoning: **R-1/S-17/DR**  
Parcel/lot size: **7,200** sq. ft.

### Site Description:

- Vacant Parcel
- Existing Development (Please describe):

### Project:

- New Single Family Residence: **3,734** sq. ft
- Addition to Residence: sq. ft
- Other:

### Additional Permits Required:

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

### Describe Project:

**A single family residence set into the hillside. New landscaping design**

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

See Color Bd.

Fill in Blanks:

Material

Color/Finish

Check if matches existing

(If different from existing, attach sample)

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior walls	Hardie Plank Siding	Boothbay blue	<input type="checkbox"/>
b. Trim	Wood	White	<input type="checkbox"/>
c. Windows	Vinyl	White	<input type="checkbox"/>
d. Doors	Vinyl	White	<input type="checkbox"/>
e. Roof	Comp Shingles	Appalachian Sep.	<input type="checkbox"/>
f. Chimneys	Hardie Plank Siding	Boothbay blue	<input type="checkbox"/>
g. Decks & railings	Tile / Metal Mesh	Black	<input checked="" type="checkbox"/>
h. Stairs	Wood - Interior	Stained	<input type="checkbox"/>
i. Retaining walls	Concrete	Natural	<input type="checkbox"/>
j. Fences	Redwood		<input type="checkbox"/>
k. Accessory buildings	n/a		<input type="checkbox"/>
l. Garage/Carport	Hardie Plank Siding	Boothbay blue	<input type="checkbox"/>

**Statement of Compliance**

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).

**Statement of Certainty**

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.

*Patricia Parr*

Owner:

*Patricia Parr*

Applicant:

8/15/18

Date:

8/15/18

Date:

# Certificate of Exemption or Exclusion from a Coastal Development Permit

Permit #: PLN **2018-00323**  
Permit #: BLD \_\_\_\_\_

Permanent Record  
Microfilming Required

## 1. Basic Information

Owner Name: **Patrick Power**  
Address: **P.O. Box 1627**  
**El Granada CA**  
Zip: **94018**  
Phone: **650.703.4626**  
Email Address: **power33@yahoo.com**

Applicant Name: **Patrick Power**  
Address: **P.O. Box 1627**  
**El Granada CA**  
Zip: **94018**  
Phone: **650.703.4626**  
Email Address: **power33@yahoo.com**

## 2. Project Information

Project Description:  
**A single family residence set into the hillside. New landscaping design proposed.**  
Assessor's Parcel Number(s):  
**047-171-170**

Existing water source:  
 Utility connection \_\_\_\_\_  
 Well \_\_\_\_\_  
Proposed water source:  
 Utility connection \_\_\_\_\_  
 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.

**Patrick Power** \_\_\_\_\_  
Owner Date **8/15/18**

**Patrick Power** \_\_\_\_\_  
Applicant Date **8/15/18**

(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:

<p><b>Initial</b></p> <p><input type="checkbox"/> A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCR 13250, ZR 6328.5(a)]</p> <p><input type="checkbox"/> B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCRT 3253, ZR 6328.5(b)]</p> <p><input type="checkbox"/> C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]</p> <p><input type="checkbox"/> D. Repair or Maintenance Activity. [PRC 30610(d), CCR 13252, ZR 6328.5(d)]</p> <p><input type="checkbox"/> E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCR 13240, AB 643, ZR 6328.5(e)]</p>	<p><input type="checkbox"/> F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCR 13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(f)]</p> <p><input type="checkbox"/> G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]</p> <p><input type="checkbox"/> H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]</p> <p><input type="checkbox"/> I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]</p> <p><input type="checkbox"/> J. Lot Line Adjustment. [ZR 6328.5(i)]</p> <p><input type="checkbox"/> K. Land Division for Public Recreation Purposes. [ZR 6328.5(j)]</p>
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## 5. Well Inspection - All Coastal Zone Areas

Required       Not Required

Inspection made by: \_\_\_\_\_ Date of Inspection: \_\_\_\_\_

Yes	No	Approval of Permit is subject to the following: (check if applicable)
<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?
		<input type="checkbox"/> Submittal and Approval of a Tree Removal Permit
		<input type="checkbox"/> Submittal and Approval of a Grading Permit
		<input type="checkbox"/> Submittal and Approval of an Erosion Control Plan
		<input type="checkbox"/> 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

<p><input type="checkbox"/> Fee collected</p> <p><input type="checkbox"/> Original Certificate of Exemption to Building Inspection file.</p> <p><input type="checkbox"/> Copies of Certificate of Exemption to:</p> <ol style="list-style-type: none"> <li>1. Applicant/Owner.</li> <li>2. Planning Department Exemption Binder.</li> </ol>	<ol style="list-style-type: none"> <li>3. Any relevant Planning or Building Inspection files.</li> <li>4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105</li> </ol> <p><input type="checkbox"/> Update Permit*Plan Case Screen and Activities</p>
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# Environmental Information Disclosure Form

PLN 2018-00323  
BLD \_\_\_\_\_

Project Address:  
Isabella Rd  
El Granada

Name of Owner: Patrick Power  
Address: P.O. Box 11021  
Phone: 650.703.4626

Assessor's Parcel No.: \_\_\_\_\_  
Zoning District: 041-170-170  
R-1/S-1/DR

Name of Applicant: Same  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

## Existing Site Conditions

Parcel size: 1,700

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).  
Single family set on a hillside. Steep terrain. No streams

## 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? <del>1</del> <u>7</u>
		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: <u>80</u> c.y. Fill: <u>5</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:  
Removing trees to accommodate bldg... New trees to be planted

Signature required on reverse →

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

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

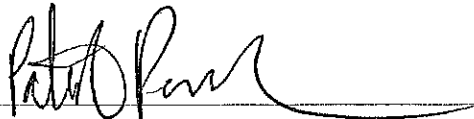
Please explain any "Yes" answers:

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

Yes	No	Will the project involve:
	<input checked="" type="checkbox"/>	<p>a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of <b>10,000 sq. ft. or more of impervious surface?</b></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 checked="" type="checkbox"/>	<p>b. Land disturbance of <b>1 acre or more of area?</b></p> <p>If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.</p>

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:

8.17.18



PW2018-00323



New Residence for:  
**PATRICK POWER**  
Isabella Ave, El Granda  
APN # 047-171-170

**CHRIS RIDGWAY ARCHITECT**

August 15, 2018





Gutters and rain water leaders are white vinyl

SKYLIGHT: use flat glass skylights  
With bronze anodized frames

Windows and Doors  
Milgaard  
White Vinyl

Wood facias are preprimed Cedar  
Rear balcony

Benjamin Moore  
Cloud white # 967  
(Paint color is the color of this white box)

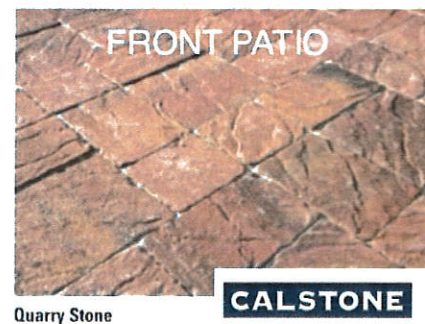


DRIVEWAY PLANTERS  
Made of site cast concrete. Hardie Siding is used in the forms so that the finished concrete will be cast with texture to match the siding. Paint to match siding

GARAGE DOORS  
Custom made. All panels are glass that is tinted and tempered. The frame is wood it is painted to match the trim.

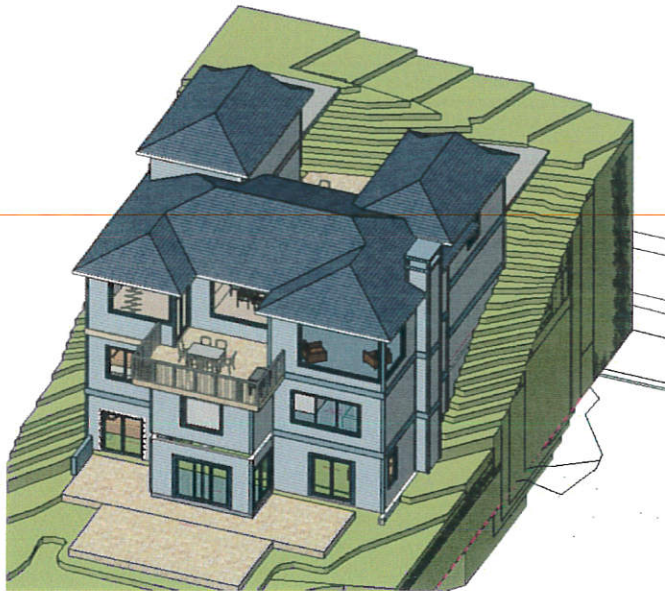
Residence for:  
**PATRICK POWER**  
Isabella Ave.  
El Granada, Ca.

APN # 047-171-170



**CHRIS RIDGWAY**  
**ARCHITECT**  
**650 622-6301**

August 15, 2018



1 AXONOMETRIC  
SCALE 1/8" = 1'-0"

**LIST OF DRAWINGS**

FOR DESIGN REVIEW

A1.1	COVER PAGE / AXONOMETRIC / LIST OF DRAWINGS
A1.2	SITE PLAN & DATA
A1.3	GENERAL NOTES
A1.4	AXONOMETRICS AND FLOOR PLANS
A2.1	FIRST FLOOR PLAN
A2.2	MIDDLE FLOOR PLAN
A2.3	BOTTOM FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	ELEVATIONS
A4.1	SECTION A-A
SU	SURVEY- SAVIOR P. MCALLEE, LAND SURVEYING
LS1	LANDSCAPING
LS2	TREE PLAN
C-1	CIVIL - GRADING & DRAINAGE PLAN - SIGMA PRIME
C-2	CIVIL - EROSION & SEDIMENT CONTROL PLAN - SIGMA PRIME
BMP1	BEST MANAGEMENT PRACTICES



**CHRIS RIDGWAY ARCHITECT, INC.**  
470 POPULAR STREET, HALF MOON BAY, CA 94023  
PH: 650.422.0300 | WEB SITE: CRRARCHITECT.NET  
EMAIL: CRRARCHITECT@GMAIL.COM



APN: 041713119

NEW HOME FOR  
**PATRICK POWER II**  
ADDRESS: ISABELLA ROAD, EL GRANADA

JOB #  
1802  
SCALE  
AS NOTED  
DATE  
08/15/18

SHEET  
A1.1

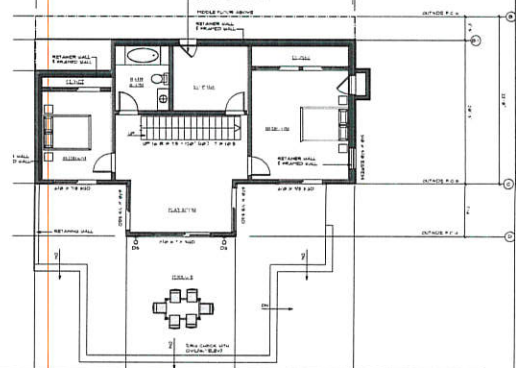
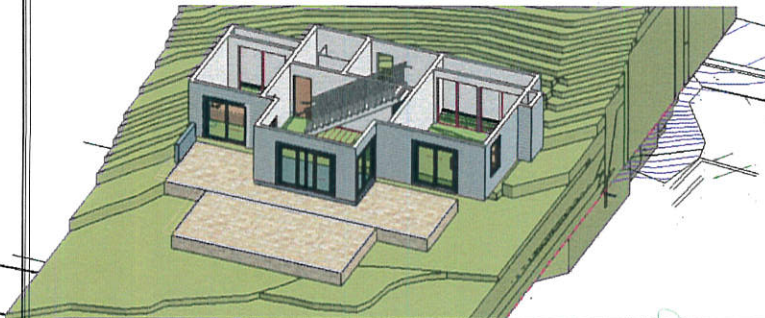
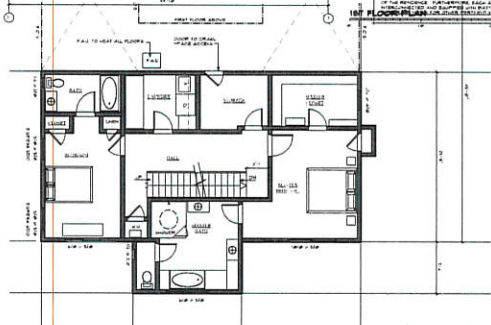
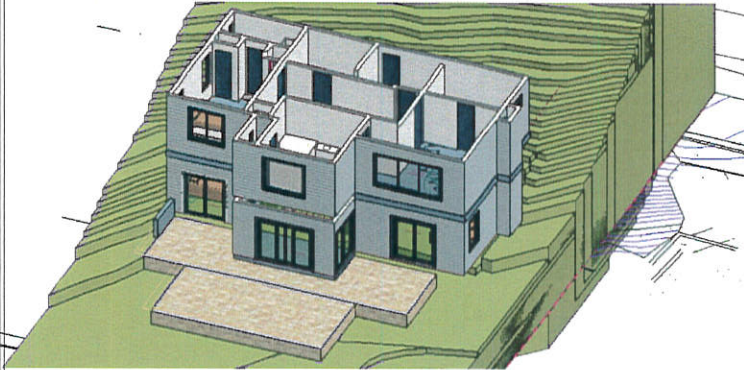
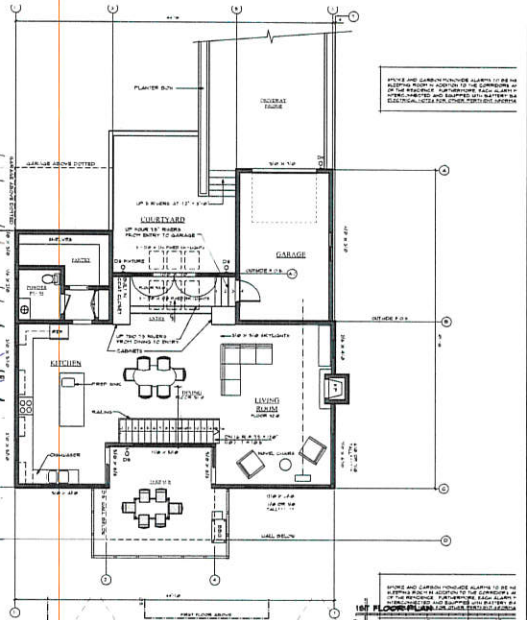
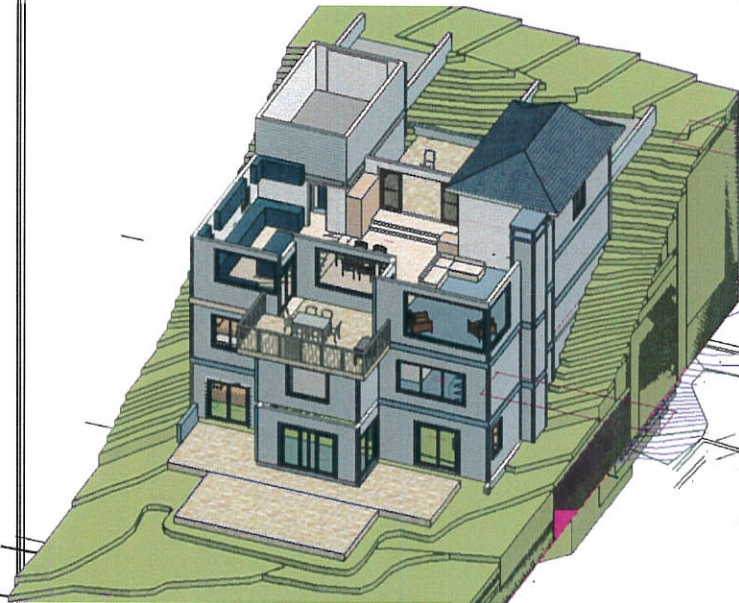
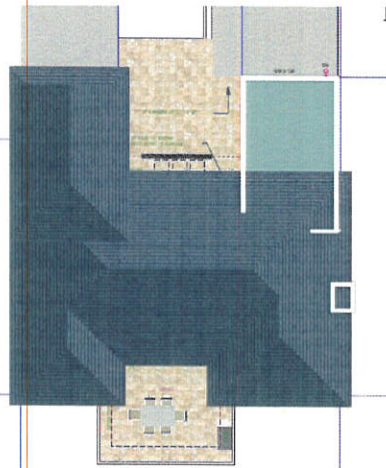












A1.4  
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 SCALE AS NOTED  
 DATE 05/16/16  
 JOB # 1507

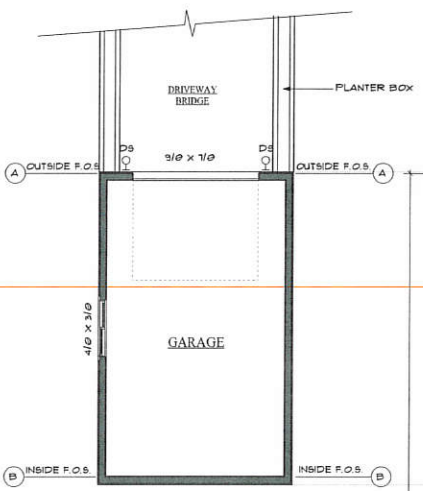
NEW HOME FOR  
**PATRICK POWER II**  
 ADDRESS: ISABELLA ROAD, EL GRANADA  
 A.P.N. 047-11-110



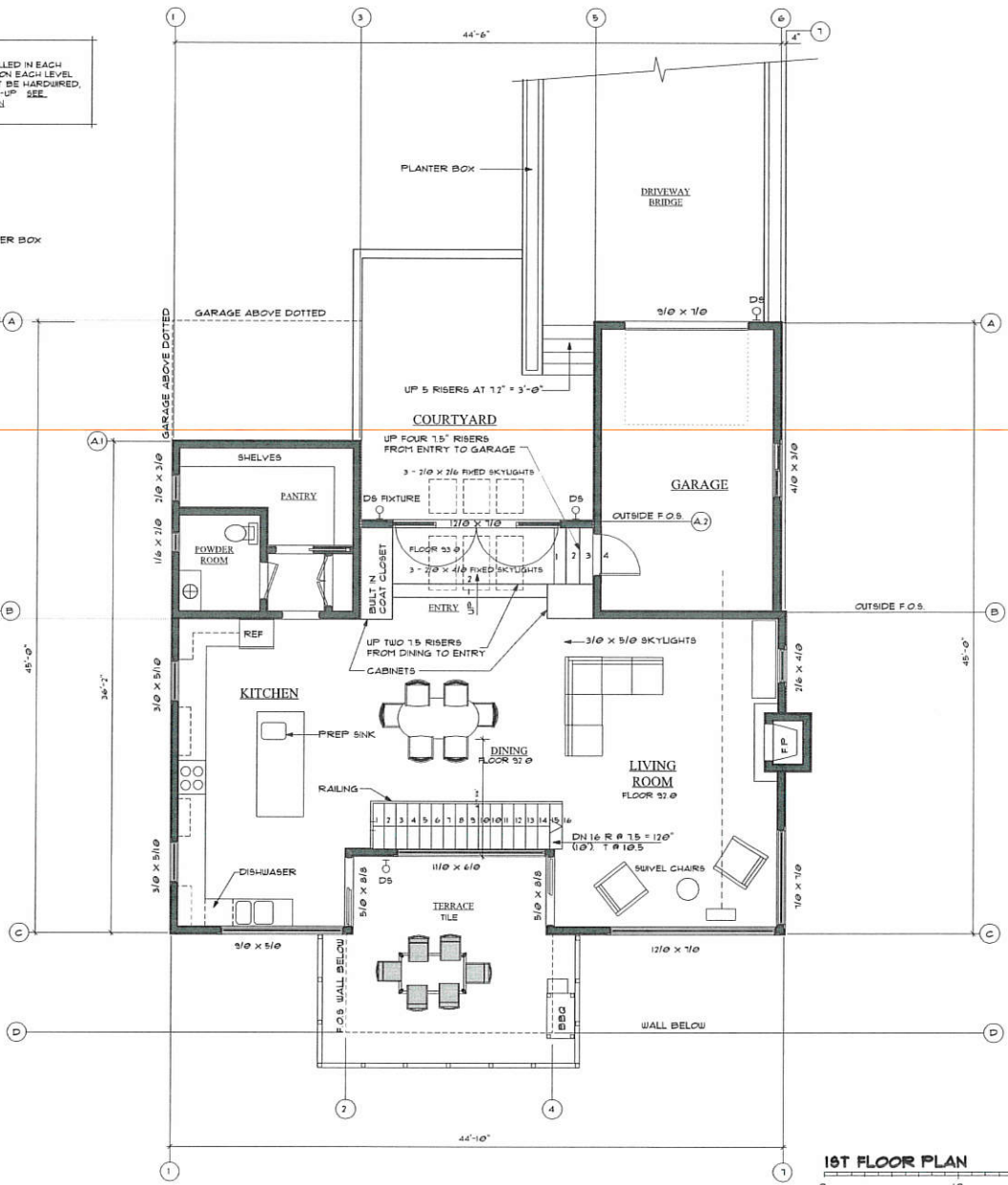
**CHRIS RIDGWAY ARCHITECT, INC.**  
 670 POPULAR STREET, MALE HOOKWAY, CA 94028  
 PH: 650.622.6301 WEB SITE: CRARCHITECT.NET  
 EMAIL: CRARCHITECT@COASTSIDE.NET



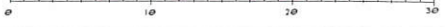
SMOKE AND CARBON MONOXIDE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM IN ADDITION TO THE CORRIDORS AND ON EACH LEVEL OF THE RESIDENCE. FURTHERMORE, EACH ALARM MUST BE HARDWIRED, INTERCONNECTED AND EQUIPPED WITH BATTERY BACK-UP. SEE ELECTRICAL NOTES FOR OTHER PERTINENT INFORMATION.



UPPER GARAGE FLOOR PLAN



1ST FLOOR PLAN



CHRIS RIDGWAY ARCHITECT, INC.  
 670 POPULAR STREET, HALF MOON BAY, CA 94015  
 P.O. BOX 622, 94015  
 PH: 650.622.8300  
 EMAIL: CHRISR@CRAARCHITECT.COM



NEW HOME FOR:  
**PATRICK POWER II**  
 ADDRESS: ISABELLA ROAD, EL GRANADA

APN: 0417110  
 JOB #: 18002  
 SCALE: AS NOTED  
 DATE: 09/15/18

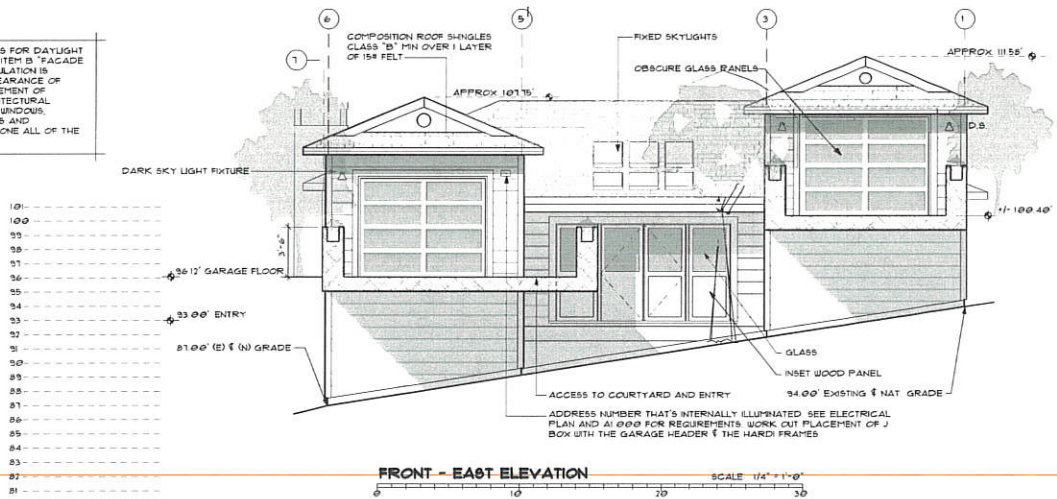
SHEET  
**A2.1**



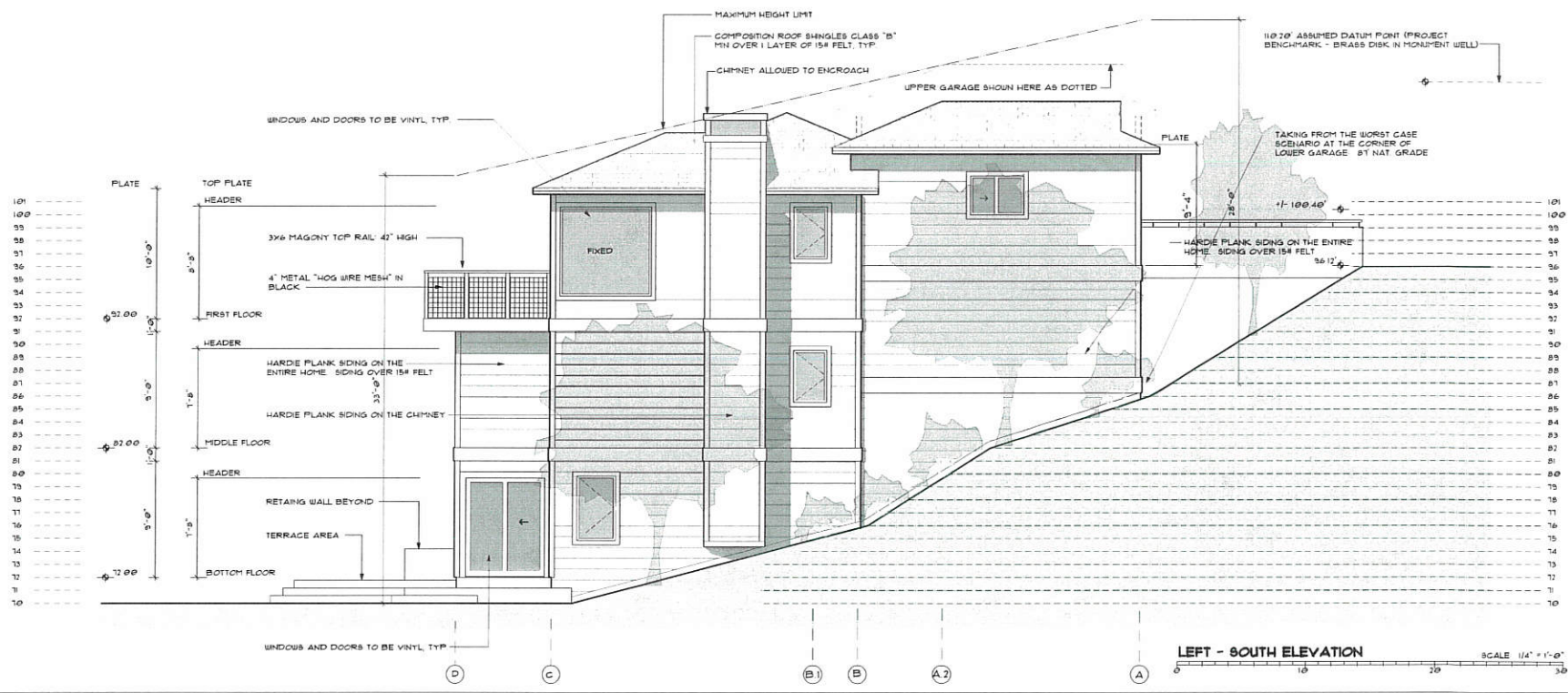




THE 5-11 REGULATIONS ITEM 3 CALLS FOR DAYLIGHT PLANE OR FACADE ARTICULATION ITEM 3 FACADE ARTICULATION FACADE ARTICULATION IS INTENDED TO BREAK UP THE APPEARANCE OF SHEAR WALLS THROUGH THE PLACEMENT OF PROJECTING OR RECESSING ARCHITECTURAL DETAILS INCLUDING DECKS, BAYS, WINDOWS, BALCONIES, PORCHES, OVERHANGS AND CANTILEVERED FEATURES. WE'VE DONE ALL OF THE ABOVE ON ALL ELEVATIONS



FRONT - EAST ELEVATION SCALE 1/4" = 1'-0"



LEFT - SOUTH ELEVATION SCALE 1/4" = 1'-0"



CHRIS RIDGWAY ARCHITECT, INC.  
 1000 W. 10TH AVE. SUITE 100  
 P.O. BOX 402200  
 DENVER, CO 80240  
 TEL: 303.733.1111  
 FAX: 303.733.1112  
 WEB SITE: CRARCHITECT.NET  
 EMAIL: CRARCHITECT@CRARCHITECT.NET

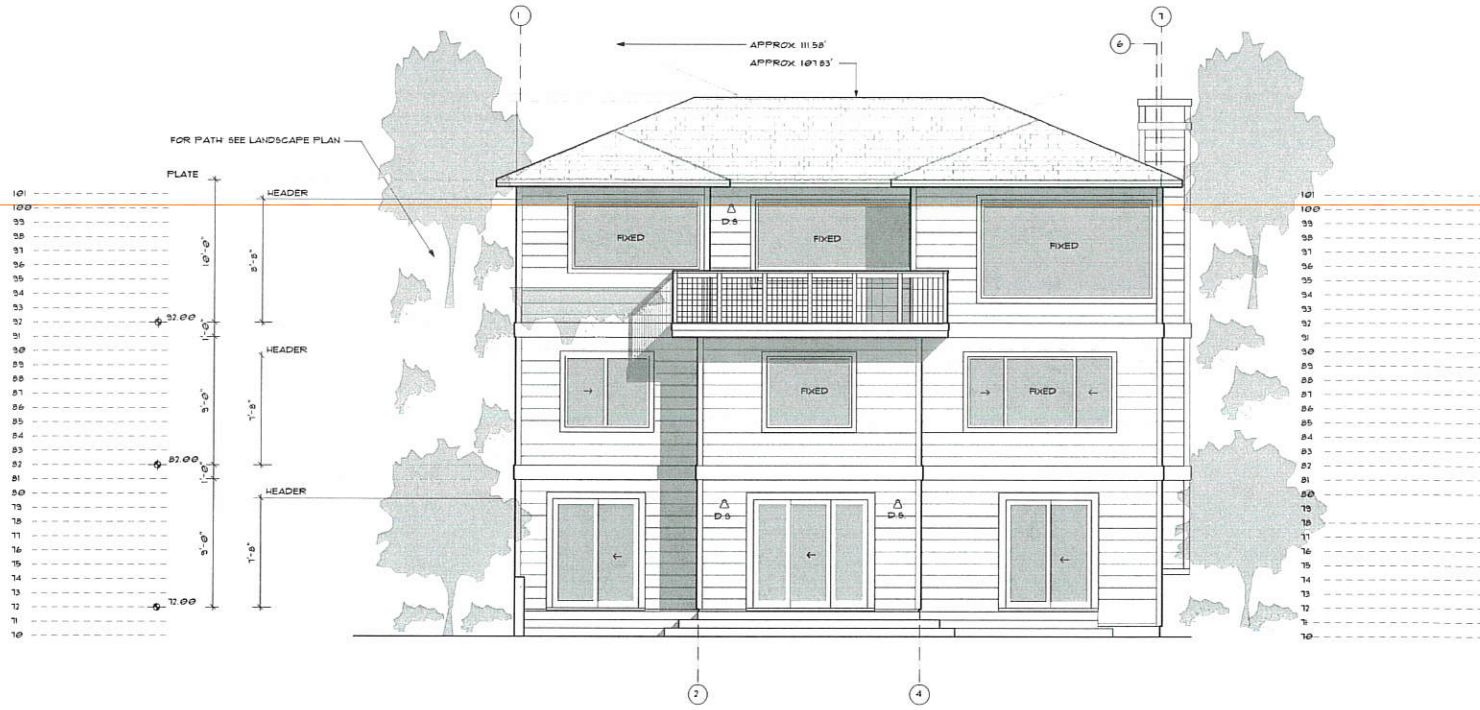


NEW HOME FOR  
**PATRICK POWER II**  
 ADDRESS: ISABELLA ROAD EL GRANADA, CA

JOB # 1002  
 SCALE AS NOTED  
 DATE 08/15/08

SHEET  
**A3.1**





REAR - WEST ELEVATION SCALE 1/4" = 1'-0"



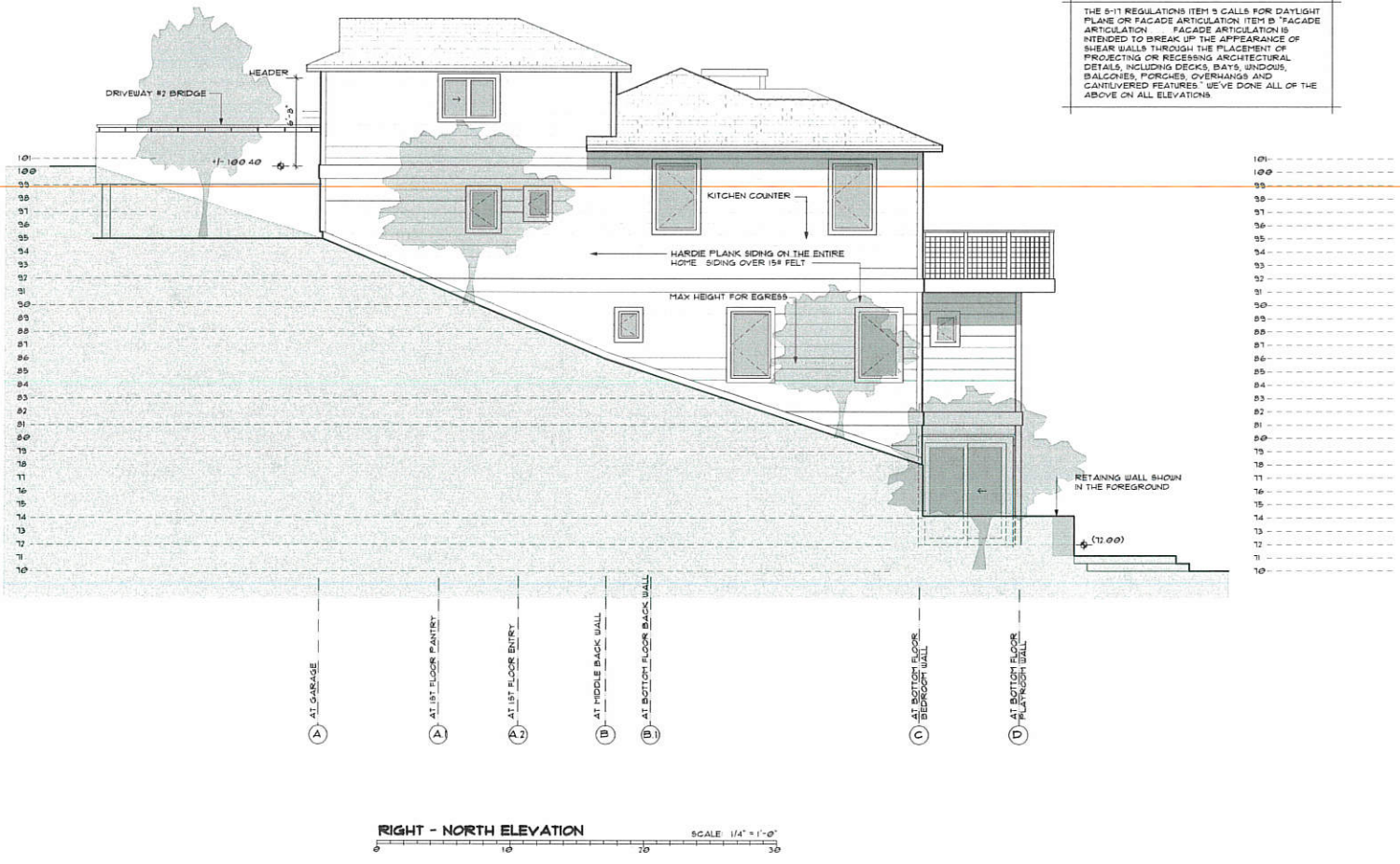
CHRIS RIDGWAY ARCHITECT, INC.  
 670 POPULAR STREET, HALF MOON BAY, CA 94023  
 PH: 650.422.6346 WEB SITE: CRARCHITECT.NET  
 EMAIL: CRARCHITECT@GCOMCASTBIDE.NET



NEW HOME FOR  
**PATRICK POWER II**  
 ADDRESS: ISABELLA ROAD, EL GRANADA, CA  
 A.P.N. 04171110

JOB # 1802  
 SCALE AS NOTED  
 DATE 08/15/18

SHEET  
**A3.2**



THE 9-11 REGULATIONS ITEM 3 CALLS FOR DAYLIGHT PLANE OR FACADE ARTICULATION ITEM B 'FACADE ARTICULATION' FACADE ARTICULATION IS INTENDED TO BREAK UP THE APPEARANCE OF SHEAR WALLS THROUGH THE PLACEMENT OF PROJECTING OR RECESSING ARCHITECTURAL DETAILS, INCLUDING DECKS, BAYS, WINDOWS, BALCONIES, PORCHES, OVERHANGS AND CANTILEVERED FEATURES. WE'VE DONE ALL OF THE ABOVE ON ALL ELEVATIONS.

**RIGHT - NORTH ELEVATION**  
 SCALE 1/4" = 1'-0"  
 0 10 20 30

70

**CHRIS RIDGWAY ARCHITECT, INC.**

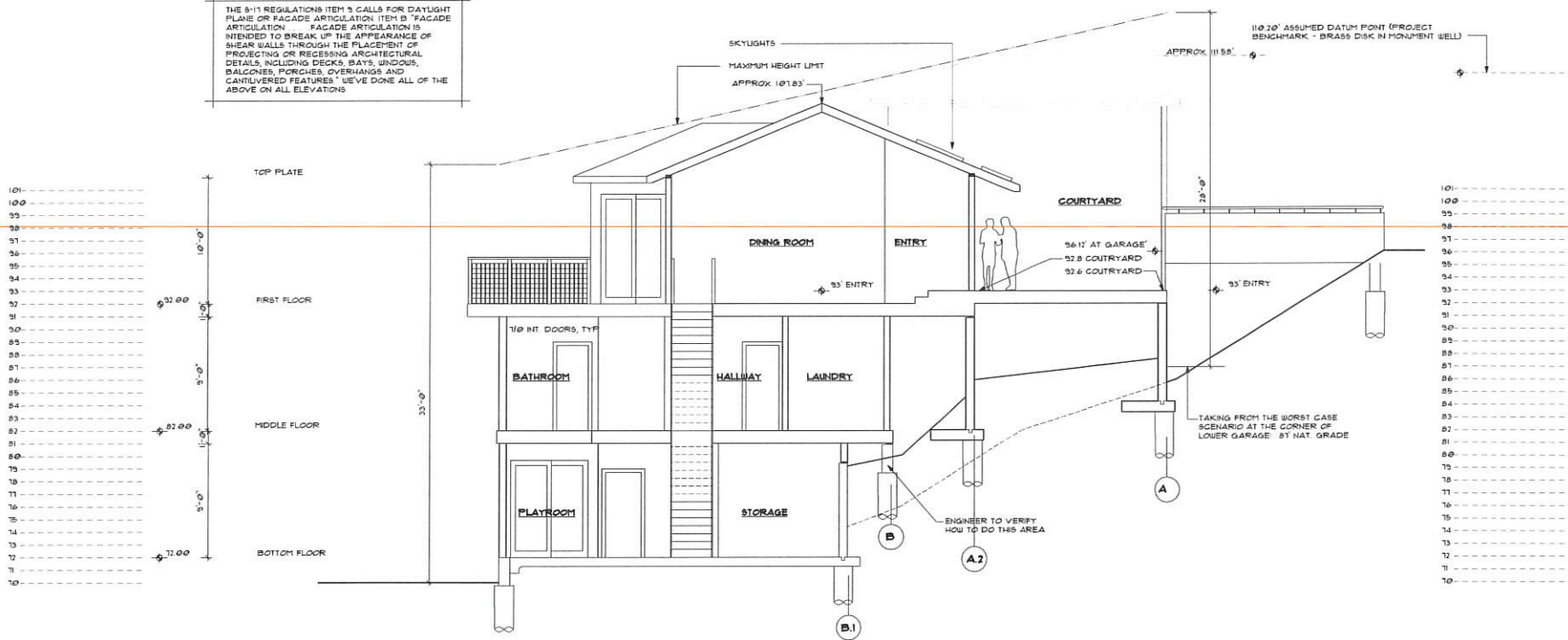
1000 S. GARDEN ST. SUITE 100  
 P.O. BOX 483  
 EL CAJON, CALIFORNIA 92021  
 TEL: 619.441.4833 FAX: 619.441.4834  
 WWW.CRAARCHITECT.COM

REGISTERED ARCHITECT  
 STATE OF CALIFORNIA  
 NO. 4833

NEW HOME FOR  
**PATRICK POWER II**  
 ADDRESS: ISABELLA ROAD, EL GRANADA, CA

A.P.N. 04111119  
 JOB # 1002  
 SCALE AS NOTED  
 DATE 08/15/18  
 SHEET  
**A3.3**

THE 8-11 REGULATIONS ITEM 3 CALLS FOR DAYLIGHT PLANE OR FACADE ARTICULATION ITEM B FACADE ARTICULATION FACADE ARTICULATION IS INTENDED TO BREAK UP THE APPEARANCE OF SHEAR WALLS THROUGH THE PLACEMENT OF PROJECTING OR RECESSING ARCHITECTURAL DETAILS, INCLUDING DECKS, BAYS, WINDOWS, BALCONIES, PORCHES, OVERHANGS AND CANTILEVERED FEATURES. WE'VE DONE ALL OF THE ABOVE ON ALL ELEVATIONS



SECTION A-A SCALE 1/4" = 1'-0"



**CHRIS RIDGWAY ARCHITECT, INC.**  
 470 POPULAR STREET, HALF MOON BAY, CA 94040  
 PH: (650) 672-6200 WEB SITE: CRARCHITECT.NET  
 EMAIL: CRARCHITECT@CARTERSIDE.NET

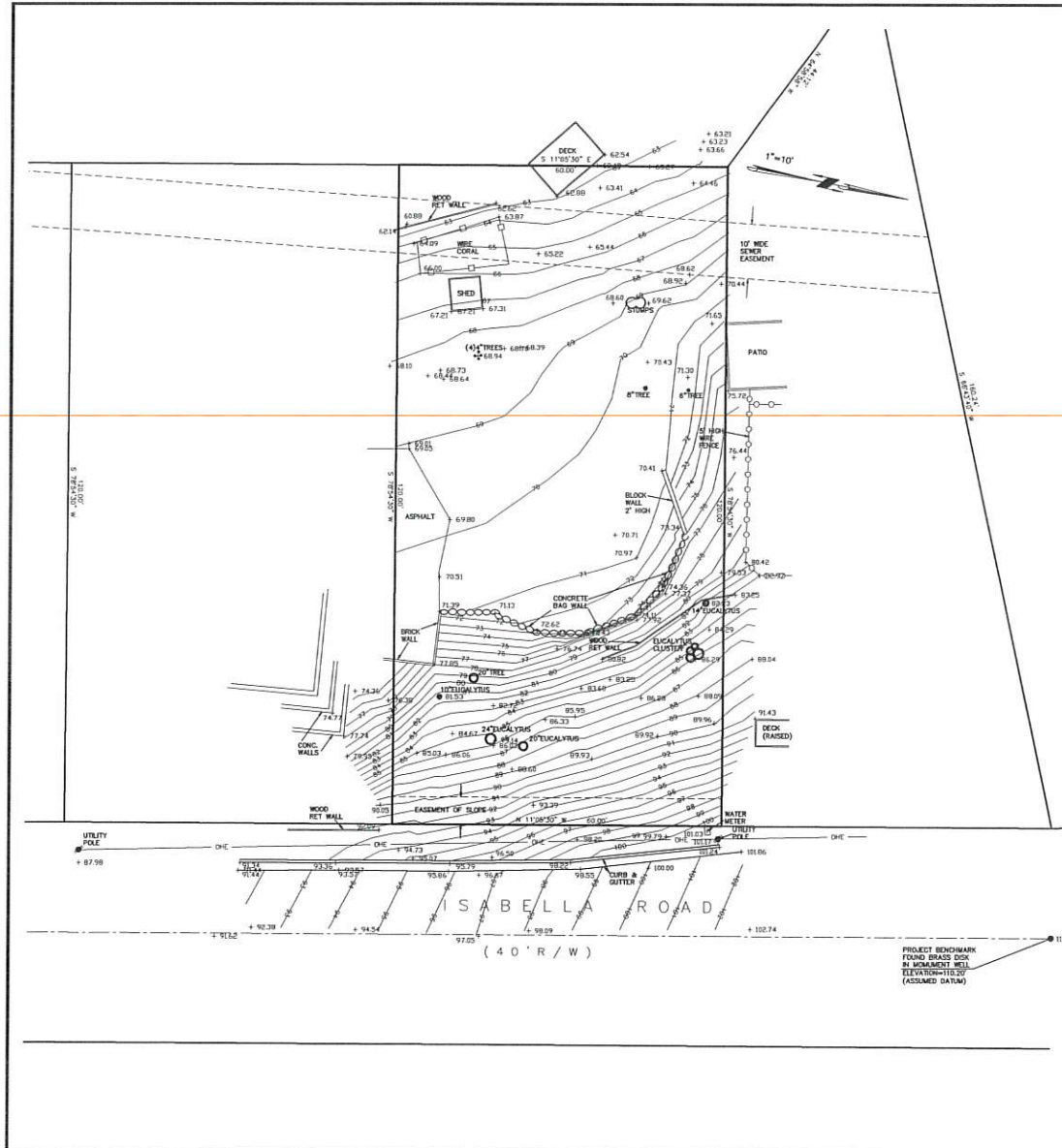


NEW HOME FOR  
**PATRICK POWER II**  
 ADDRESS: ISABELLA ROAD, EL GRANADA, CA

APN: 047-17-110  
 JOB #: 13-07  
 SCALE: AS NOTED  
 DATE: 08/15/08

SHEET  
**A4.1**





**NOTES:**

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

**LEGAL DESCRIPTION:**

LOT 12, BLOCK 17, AS SHOWN ON THAT CERTAIN MAP ENTITLED "EL MARIANO HIGHLANDS SUBDIVISION NO. 4" SAN MATEO COUNTY, FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON NOVEMBER 7, 1938 IN BOOK 17 OF MAPS AT PAGE 29.

**LOT AREA:**  
7,200 SQ. FT.

**BENCHMARK STATEMENT:**

THE PROJECT BENCHMARK FOR THIS TOPOGRAPHIC SURVEY BEING A FOUND DISK IN MONUMENT WELL ELEVATION = 115.20 FEET (ON AN ASSUMED DATUM)

**SURVEYOR'S STATEMENT:**

THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE APRIL, 2016. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. NO PROPERTY CORNER MARK FOUND ON THE SUBJECT PROPERTY AND NO WARRANTY IS MADE ABOUT THE BOUNDARY SHOWN. EVIDENCES SHOWN IN THE TITLE REPORT WERE PLOTTED.



*P. McAllell*  
SAVIER P. McALLELL  
LAND SURVEYOR, LS 8299  
(800) 708-2423

08-11-18  
DATE

SAVIER P. McALLELL LAND SURVEYING  
2750 EL CAMINO REAL  
SAN MATEO, CALIFORNIA 94080  
800/708-2423

TOPOGRAPHIC SURVEY OF LOT 12,  
BLOCK 17, BOOK 17 OF MAPS AT PAGE 29  
SAN MATEO COUNTY  
CITY OF PACIFICA

Number	Date	By	Check	Approved	Signature
1	08-11-18	P. McAllell			
2					
3					

**VINES**

- V-RS *Impatiens Spectabilis* 'Bicolor Kerf' Red flower. Full sun.
- V-WF *Wisteria floribunda* 'Violeta'. ROYAL PURPLE WISTERIA. Blue violet flowers that are slightly fragrant. Semi sun to sun. Little to moderate water. Can be grown as a vine or transplanted into a standard tree. 1 gallon.
- V-BH *Rosa Bankae* LADY BANKS ROSE. Evergreen climber or bush. Tiny, 1" clusters of yellow flowers. Blooms all fall from the spring and fall. 1 gallon.

**PERENNIALS**

- P-2H *Pentstemon barbatus*. TWIZZLE SCARLET produces strong stems covered with vivid scarlet flowers and 2 to 3 tall plants. A fine-year flowering perennial. Blooms June to September. 1 gallon.
- P-2P *Pentstemon grandis* x *PINK-LEAF PENSTEMON*. This semi-evergreen pentstemon forms into blooms each summer producing masses of bright scarlet flowers that turn yellow and turning pink will live as much as you do. It's a catch to grow in very sunny spot. Well-drained soil. To 18 inches tall. 1 gallon.
- P-2F *Gallardia Tardora*, BLANKET FLOWER.
- P-2S *Saxifraga* 'Red Rock'. Drought tolerant. Red flowers with yellow tips. Blooms long. Good cut flower.
- P-2D *Demophaea ornata*, AFRICAN DAISY. Yellow flowers in summer time.
- P-2P *China* x *peruviana*. ROCK ROSE. 4' tall and wide. Full sun. Little or no water.

**ANNUALS**

- A-10H *Lo-Nile*, *crisp*.
- A-10M *Topogonum majus*, NASTURTIUM. Annuals, but ferociously themselves. Plant by roads. These plants will climb up the low fence. Plant maintenance in the evening. Half edge of the pot. Also plant under the opposite side.
- A-2H *Fuchsia* x hybrid. Sun.

**FOREST FLOOR PLANTS**

- F-2C *Camellia japonica* 'Coral Sandbar'. Large flowers resemble in pale pink striped with deeper pink. Little water to regular water. Needs acidic soil. Shade to part shade. 6'-12' tall. 3 gallon.
- F-2D *Camellia japonica* 'Web Hope'. Large semi-double red flowers in midwinter. Little water to regular water. Needs acidic soil. Shade to part shade. 6'-12' tall. 3 gallon.
- F-2H *Rhododendron* 'Blue Pearl'. 7' tall. Flowers are light violet wide, more flowers visible outside and appear in larger stems. Needs acidic soil. Regular to ample water. 1 gallon.
- F-2M *Mycoselin*, FOREGATEMENTS.

**TREES**

- T-2S *Acer glaberrimum* 'Arizona'. GOLDEN FULLMOON MAPLE. Good patio tree. Darker yellow leaves through the summer. In fall the leaf tips develop red edges while the leaf center stays yellow. Part shade and moist well-drained soil. 20 feet tall and wide. 15 gallon.
- T-2M *African* *acacia*. STRAWBERRY TREE. 4'-10" tall. Little water required. Attractive red bark, and clusters of white flowered and small red fruit. Makes a good street tree since the roots are not too aggressive. You can see them growing on Main Street in City of Half Moon Bay. Available at Brookings Nursery. 15 gallon.

**BUSHES**

- B-2H *Blackberry* 'Black Knight', BUTTERFLY BUSH. Butterfly bushes are evergreen deciduous shrubs that are reliably fragrant and easy to grow. Butterflies swarm to their blooms all summer long. The Black Knight is the blackest of all the blackberries, almost a grape-violet.
- B-2C *Ceanothus*, 'Yankee' 4'-7' tall, and 4'-8' feet wide. Full Sun. 1 gallon. Can be trained as a small tree. Attracts bees and butterflies. Plants live 3-10 years.
- B-2D *Ceanothus* 'Dark Blue'. 5'-8' tall, and 4'-6' feet wide. Drought tolerant. Attracts bees and butterflies. 1 gallon. Plants live 3-10 years.
- B-2E *Ericaria* *alberta*. 12' tall. Clusters of small pink flowers. Regular water. Available @ JMB Nursery.
- B-2C *Lantana*, *canariensis* Group. Flowers. Full sun. Full sun. Drought tolerant. 1 gallon.
- B-2M *Lantana*, *montezumae*. 2' tall with trailing branches. 2 to 6'. 1 gallon.
- B-2R *Livertea* 'Red Rum', TREE MALLOW. Evergreen Shrub. Full sun. This variety needs little to moderate water. 1 gallon.
- B-2A *Potentilla* *amphipetala* 'White Spice', RUSSIAN SAGE. Silvery foliage and flowers of white-purple blooms. Not only is it heat and drought resistant, but deer, rabbits, and most other pests stay clear of it. To 8 feet tall. 1 gallon.
- B-2C *Sideroxylon* *ovata* 'Snowstorm Pink'. SNOWSTORM PINK BUDOPA. Height 4 inches. Spacing 30 inches. Covered in stunning shell pink star-shaped flowers with harvest gold eyes and pink centers along the stems from mid spring to late fall.
- B-2A *Saxifraga* 'Red Rock'.
- B-2S 2-3 feet tall. Drought tolerant. Flowers cherry red and blooms late summer and fall. Annual.
- B-2E *Saxifraga* 'Raspberry Delight', BUSH SAGE. Beautiful flowers, and attract butterflies. Raspberries and flowers over a long season. Blooms from low spring to early fall. Full sun and well-drained soil. Drought tolerant. To 3 feet tall. 1 gallon.
- B-2P *Yucca* 'Serpentine'.
- B-2P 2 feet tall. Drought tolerant. Purple spikes of flowers in summer, into fall.

**GROUND COVER**

- GC-D *Dymondia* *Silver Carpet*. Ground cover, green selection. Drought tolerant.

**LANDSCAPE WATER EFFICIENCY (WUE) APPENDIX - D CHECKLIST**  
(CAN ONLY BE USED WHEN AGGREGATE LANDSCAPE AREAS ARE 2,500 SQ. FT. OR LESS)

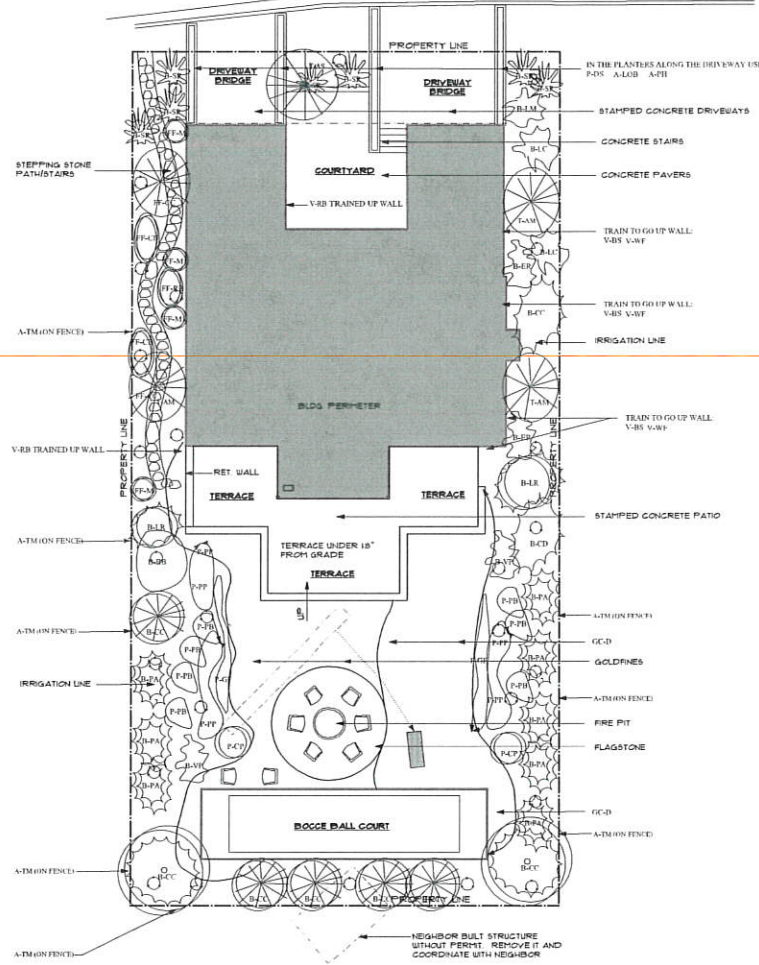
THIS PROJECT HAS APPROXIMATELY 2,100 SQ. FT. OF LANDSCAPING

LANDSCAPE PARAMETER	DESIGN MEASURES
COMPOST	INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOILS TEST)
PLANT WATER USE	RESIDENTIAL: INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR @ 3) FOR 15% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER. NON-RESIDENTIAL: INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR @ 3) FOR 100% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER.
MULCH	A MINIMUM 3-INCH LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF TURF OR CREEPING OR ROOTING GROUNDCOVERS
TURF	TOTAL TURF AREA SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA. TURF IS NOT ALLOWED IN NON-RESIDENTIAL PROJECTS. TURF (IF UTILIZED) IS LIMITED TO SLOPES NOT EXCEEDING 25% AND IS NOT USED IN PARKWAYS LESS THAN 10 FEET IN WIDTH. TURF, IF UTILIZED IN PARKWAYS IS IRRIGATED BY SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY RUNOFF.
IRRIGATION SYSTEM	IRRIGATION CONTROLLERS USE EVAPOTRANSPIRATION OR SOIL MOISTURE DATA AND UTILIZE RAIN SENSOR. IRRIGATION CONTROLLER PROGRAMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE. AREAS LESS THAN 10 FEET IN ANY DIRECTION UTILIZE SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF. A PRIVATE LANDSCAPE SUBMETER IS INSTALLED AT NON-RESIDENTIAL LANDSCAPE AREAS OF 1,000 SQUARE FEET OR MORE.

THE DESIGN CONTAINS LOW MAINTENANCE AND DROUGHT TOLERANT SHRUBS

NO LANDSCAPING IN THE PUBLIC RIGHT OF WAY  
CONSTRUCT COUNTY STANDARD ASPHALT DRIVEWAY  
IF PAVEMENT APPROACH WITH DRAINAGE GRADE WITH A MINIMUM OF 2 INCH ASPHALT CONCRETE OVER A HIGH CLASS 2 AGGREGATE BASE WITH A SIGHT SLOPE

ISABELLA ROAD



**LANDSCAPE PLAN**



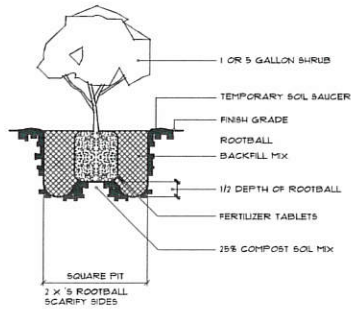
**70**

**CHRIS RIDGWAY ARCHITECT, INC.**  
619 POPULAR STREET, HALF MOON BAY, CA 94043  
PH: 650.422.6300, WEB SITE: CRARCHITECT.NET  
EMAIL: CRARCHITECT@COMCAST.NET

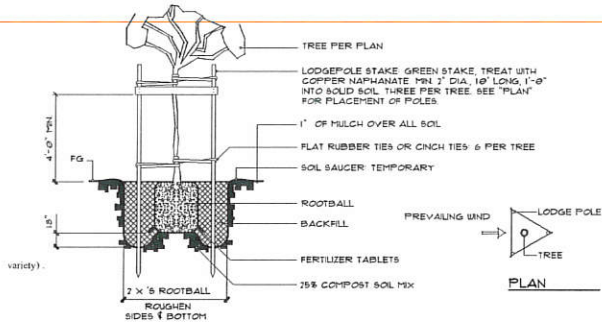
APN: 04411119  
**PATRICK POWER II**  
ADDRESS: 225 ISABELLA AVE, EL GRANADO, CA 94093

JOB # 1807  
SCALE AS NOTED  
DATE 08/15/18  
SHEET  
**LS1**

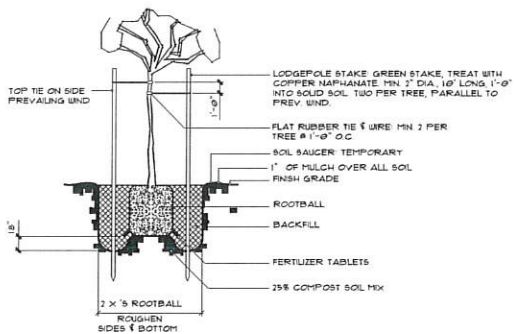




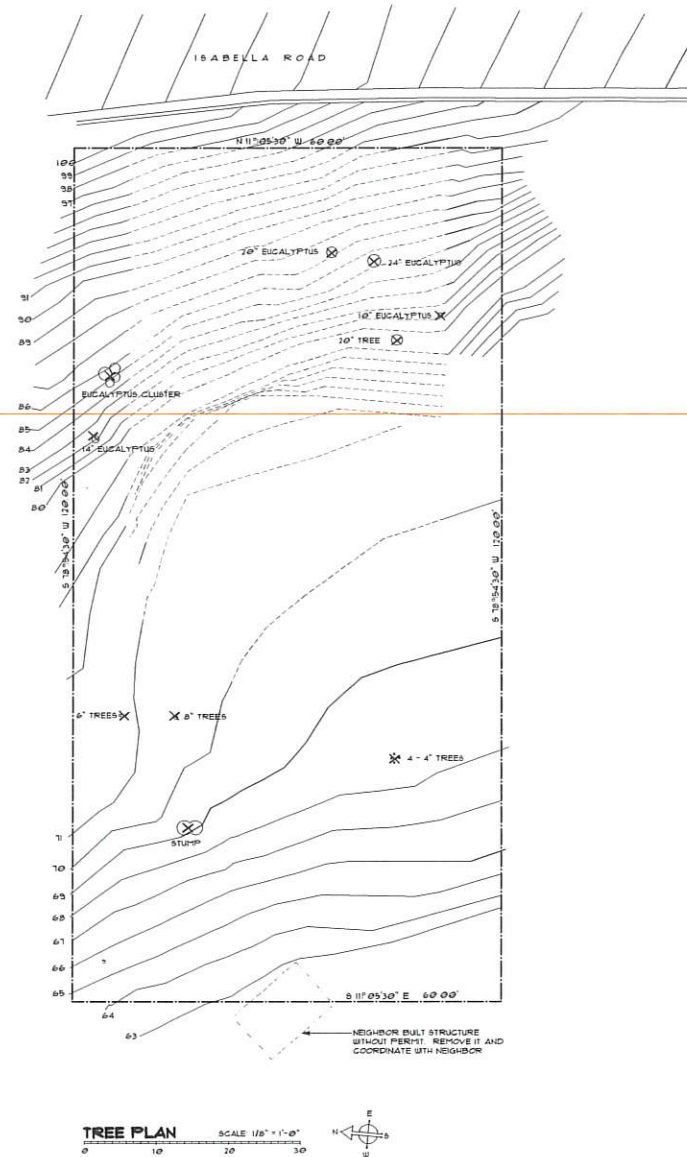
**SHRUB PLANTING DETAIL** NOT TO SCALE



**BOX TREE STAKING DETAIL** NOT TO SCALE



**TREE STAKING DETAIL** NOT TO SCALE

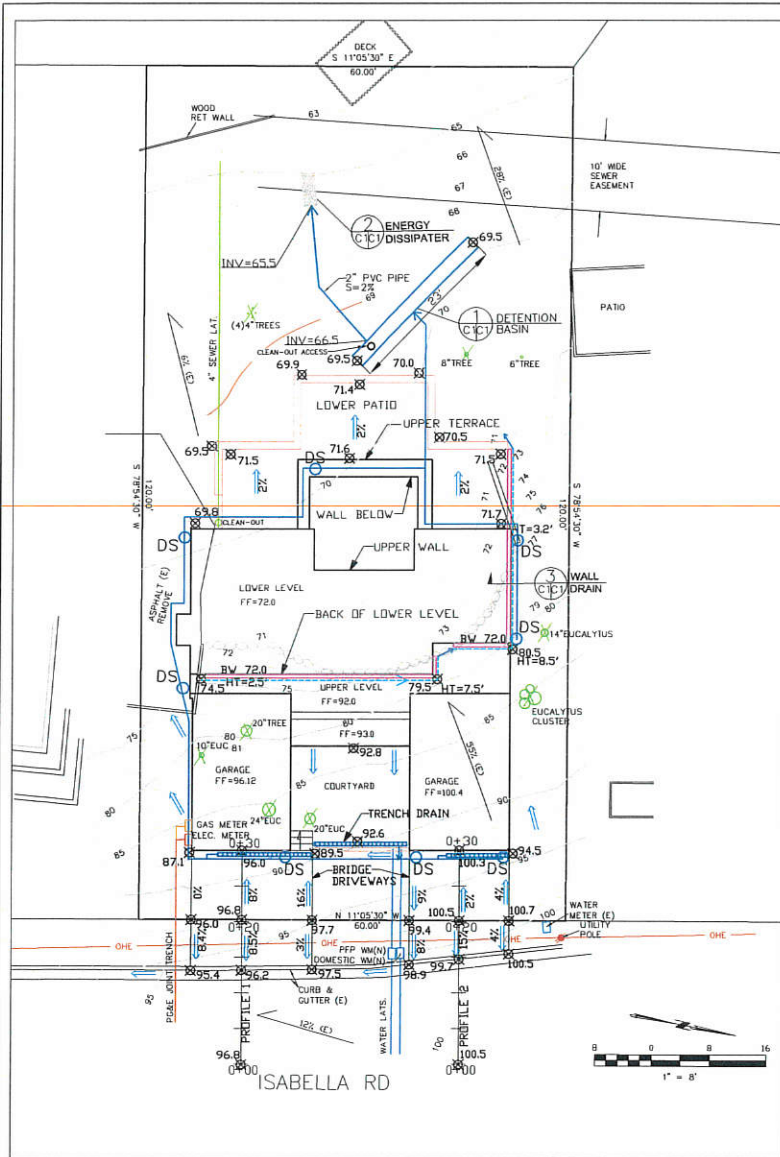


**70**

**CHRIS RIDGWAY ARCHITECT, INC.**  
670 POPULAR STREET, HALF MOON BAY, CA 94038  
PH: 650.427.6391 WEB: BIE.CRAARCHITECT.NET  
EMAIL: CRAARCHITECT@GMAIL.COM

NEW HOME FOR  
**PATRICK POWER II**  
ADDRESS: 215 ISABELLA AVE, EL GRANADA, CA 94038

JOB # 1802  
SCALE AS NOTED  
DATE 08/15/18  
SHEET  
**LS2**



### LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED CONTOUR
- 99.7 SPOT ELEVATION (N)
- SURFACE DRAINAGE FLOW
- DOWNSPOUT
- 4" DIAM. PVC DRAIN PIPE
- 3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE
- PROPOSED RETAINING WALL
- 10" EUC TREE TO BE REMOVED

### GENERAL NOTES

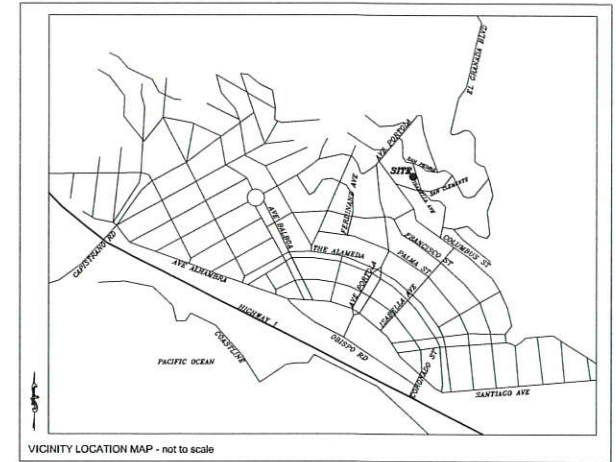
1. PLANS PREPARED AT REQUEST OF: PATRICK POWER, OWNER
2. ELEVATION DATUM: ASSUMED
3. CONTOUR INTERVAL IS 1 FOOT.
4. SITE SURVEYED BY S. MICALEFF, 4-4-18.
5. THIS IS NOT A BOUNDARY SURVEY.

### DRAINAGE NOTES

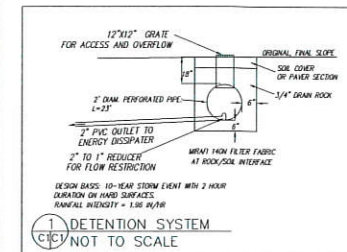
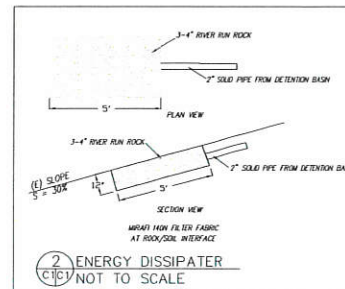
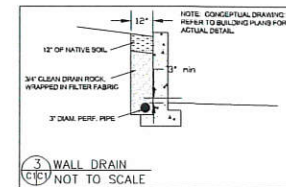
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELLS SHOWN.
3. ALL DRAINAGE PIPES SHALL BE 3" MIN. DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

### GRADING NOTES

- CUT VOLUME: 80 CY (ESTIMATED, FOR CUT PAD + FOUNDATIONS)  
FILL VOLUME: 5 CY
1. ABOVE VOLUMES ARE APPROXIMATE AND ARE FOR VERY LITTLE WORK TO BUILD FOUNDATIONS, TO BUILD THE DRIVEWAY, AND TO SLOPE GROUND FOR PROPER DRAINAGE.
  2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
  3. CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (H:V).
  4. ALL UTILITIES SHALL BE INSTALLED BASED ON COUNTY STANDARDS.



### SECTION AND DETAIL CONVENTION



Alpha Planning Consultants, Inc.  
Suzanne P. Miller, P.E.  
No. 62264  
10-18  
CIVIL  
STATE OF CALIFORNIA

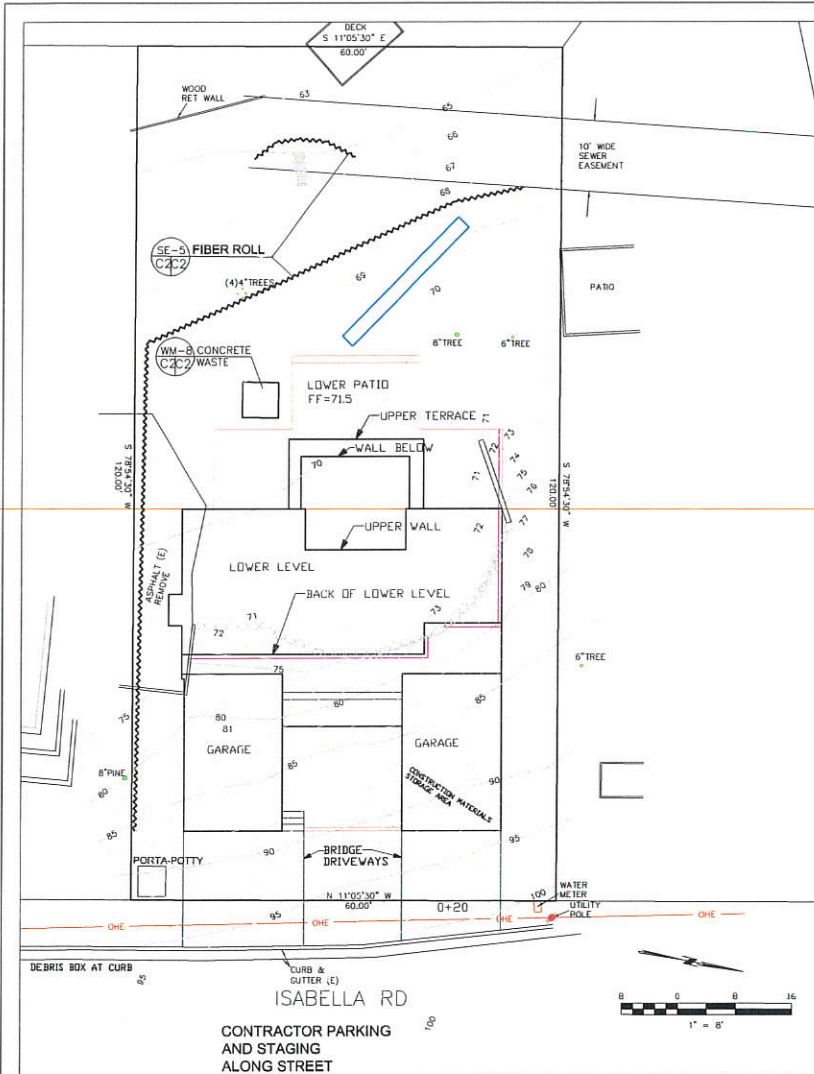
DATE: 8-10-18  
DRAWN BY: CAK  
CHECKED BY: AZH  
CREATED BY: AZH  
REV. DATE: 8-10-18  
REV. DATE: 8-10-18  
REV. DATE: 8-10-18  
REV. DATE: 8-10-18

Alpha Planning Consultants, Inc.  
Suzanne P. Miller, P.E.  
333 PRINCETON AVENUE  
PRINCETON, CA 94019  
PHONE: 725-3000  
FAX: 725-3003

GRADING AND DRAINAGE PLAN  
POWER PROPERTY,  
ISABELLA RD.  
EL GRANADA, CALIFORNIA  
APN: 047-171-170

SHEET  
C-1





**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

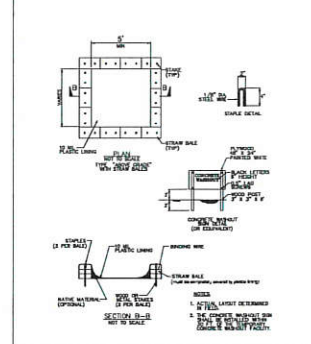
- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site

**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: PATRICK POWER  
 TITLE/QUALIFICATION: OWNER  
 PHONE: 650-233-4202  
 PHONE:  
 EMAIL: power33@att.net

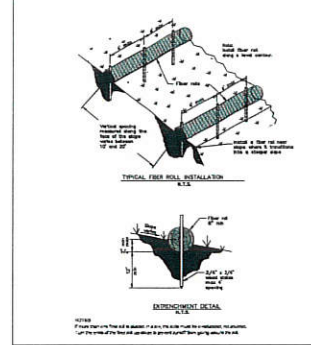
**CONCRETE WASTE MANAGEMENT WM-B**



**EROSION CONTROL NOTES**

- FIBER ROLL INSTALL AT LOCATIONS SHOWN AT IX AS SHOWN IN DETAIL 1.
1. GRADING AND TERRACING SHALL BE COMPLETED PRIOR TO OCTOBER 1 PROVIDED THE FOLLOWING PROCEDURES ARE FOLLOWED.
  2. STOCKPILES SHALL BE PROTECTED DURING DRY WEATHER FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
  3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH SLATE NETTING.
  4. ALL EXPOSED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF NOT REMOVED OFF-SITE.
  5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SLATE NETTING OR APPROVED SUBSTITUTE. SLATE NETTING SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SLATE NETTING OR APPROVED SUBSTITUTE. SLATE NETTING SHALL BE COVERED WITH 18\"/>
  - 6. ROADWAY CONSTRUCTION SHALL BE COMPLETED PRIOR TO OCTOBER 15 10:00 P.M. 10 P.M. THEREAFTER ON ALL DAYS.
  - 7. EXPOSED BANK CUT AREA SHALL BE REINFORCED BY A SINGLE LAYER OF SAND BAGS TO TOP OF FACE. EXPOSED BANKS SHALL BE CLEANED TO MAINTAIN THE DRAINAGE NOTES E.D. ABOVE.

**FIBER ROLLS SE-5**



Signature Prime Construction, Inc.  
 2800 AVENUE REGISTRATION SERVICES, INC.  
 3302 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 TEL: 725-2535  
 FAX: 725-2535

**EROSION CONTROL PLAN**

POWER PROPERTY,  
 ISABELLA RD.  
 EL GRANADA, CALIFORNIA  
 APN: 047-171-170

SHEET  
 C-2



SAN MATEO COUNTYWIDE

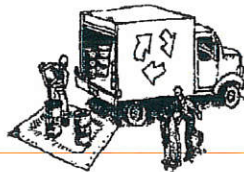
# Water Pollution Prevention Program

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

- Bero 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



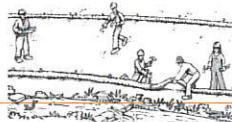
### Maintenance and Parking

- 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

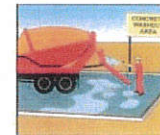


- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.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

### Sawcutting & Asphalt/Concrete Removal

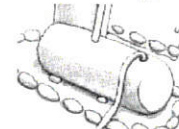
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end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

## Concrete, Grout & Mortar Application



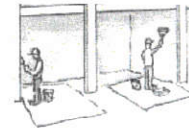
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden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

**BEST MANAGEMENT PRACTICES**



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A.P.N. 04711110

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**PATRICK POWER II**  
ADDRESS: ISABELLA ROAD, EL GRANADA

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SCALE AS NOTED  
DATE 08/15/08

SHEET  
**BMP1**