

0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:2,257



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Application for Design Review by the County Coastsides Design Review Committee

SEP 27 2019

Planning and Building Department

San Mateo County Planning Division

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

PLN2019-00331

Permit #: PLN

Other Permit #:

1. Basic Information

Applicant:

Name: Tim Pond

Address: 615 Lancaster street

Half Moon Bay Zip: 94019

Phone,W: 6505767177 H: 6505767177

Email: timcpond@gmail.com

Owner (if different from Applicant):

Name: Chester White

Address: 615 Lancaster street

moss beach Zip:

Phone,W: 6508976541 H:

Email: CPwhite03@gmail.com

Architect or Designer (if different from Applicant):

Name: same as applicant

Address: Zip:

Phone,W: H: Email:

2. Project Site Information

Project location:

APN: 37151220 37151220

Address: 615 Lancaster

Moss Beach Zip: 94,038

Zoning: R1 S-17

Parcel/lot size: 4762 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):

Home to replace existng home destroyed by fire

3. Project Description

Project:

- New Single Family Residence: 2290 sq. ft
- Addition to Residence: sq. ft
- Other: _____

Additional Permits Required:

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

Describe Project:

Single family residence to replace existing home destroyed by fire

Environmental Information Disclosure Form

PLN 2019-00331
 Planning and Building Department

SEP 27 2019

PLN _____
 BLD _____

Project Address: San Mateo County Planning Division

Name of Owner: chester White

Address: 615 Lancaster

Moss beach Phone: 416

Assessor's Parcel No.: 37 — 151 — 220

Name of Applicant: Tim Pond

Address: 651 Potter ave

Zoning District: R-1 S-17

Half Moon Bay Phone: 6505767177

Existing Site Conditions

Parcel size: 4671

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). Moderate slope with existing house destroyed by fire. Overgrown with non-native weeds and grasses.

Moderate slope with existing house destroyed by fire. Overgrown with non-native weeds and grasses.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>6</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>20</u> c.y. Fill: _____ c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

Grading to clear destroyed house and prep for foudation. cut of hill about 36" high to accomodate driveway

Trees to be removed have all been destroyed by fire and are dead or dying , See arborist report for more information

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
<input checked="" type="checkbox"/>	<input 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:

House footprint is expanded

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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> 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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. <u>Land disturbance of 1 acre or more of area?</u> 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.

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:

tim pond

Date:

9.18.19

(Applicant may sign)

Application for a Coastal Development Permit

Companion Page

615 Lancaster
APN 037 151 220

Applicant's Name: Chester White

Primary Permit #: **PLN2019-00331**

1. Instructions

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

2. Basic Information

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

Yes No

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

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

Yes No

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

3. Materials and Finish of Proposed Buildings or Structures

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

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	Painted Wood Siding	Off/ white	<input type="checkbox"/>
b. Trim	Wood	same	<input type="checkbox"/>
c. Roof	Composite shingle	Grey	<input type="checkbox"/>
d. Chimneys	None		<input type="checkbox"/>
e. Accessory Buildings	None		<input type="checkbox"/>
f. Decks/Stairs	Redwood / cedar	natural	<input type="checkbox"/>
g. Retaining Walls	Stucco Sand finish	grey	<input type="checkbox"/>
h. Fences	Redwood	Natural	<input type="checkbox"/>
i. Storage Tanks	NA		<input type="checkbox"/>

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AUG 28 2019

4. Project Information

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

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

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

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

a. Existing house fire damages and will be demolished

i. fire damages streets will be removed with other growth necessary to construct new residence

m. Phone, power and water, and gas will be reinstated to the site

5. Staff Use Only

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

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

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

Commission; a public hearing is always required.

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

- Yes No

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

Reviewed by: _____



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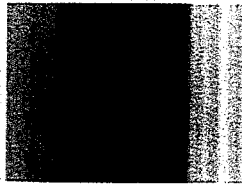
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Certified Arborist

August 29, 2019

615 Lancaster Blvd

Moss Beach, CA 94038

Upon your request to examine four trees affected by a fire at 615 Lancaster Blvd in Moss Beach, these were my findings:

Tree #1 is a Monterey Cypress (*Cupressus macrocarpa*) located on the right side. This tree stands about 35 feet in height and has a DBH of approximately 30 inches. The tree appears to be completely dead with no brush left at the top of the trunk. dead

Tree #2 is a Monterey Cypress (*Cupressus macrocarpa*) located on the right side. This tree stands about 35 feet in height and has a DBH of approximately 32 inches. The tree appears to be about 75% dead and has signs of being burned in the fire.

Tree #3 is also a Monterey Cypress (*Cupressus macrocarpa*) located on the right side. This tree stands about 45 feet in height, has a DBH of approximately 50 inches, and is a multitrunk. The tree appears to be about 90% dead and has signs of being burned in the fire and will not recover.

Tree #4 is also a Monterey Cypress (*Cupressus macrocarpa*) located on the right side. This tree stands about 45 feet in height, and is a multi trunk with 3 leads and has a DBH of approximately 50 inches. The tree appears to be completely dead and has signs of being burned in the fire. dead

Tree #3 is a Willow (Salix) located about 11 feet from the house. This tree is a multi-trunk which stands about 25 feet in height and has a DBH of approximately 20 inches and 14 inches. This tree is definitely dying due to fire with more than 75% having been burned.

Suggestions: These trees were destroyed in the fire and some of them were cut by the fire department. Based on their conditions as stated above, it is my opinion that these trees are an imminent hazard and should be removed.

Sincerely, X



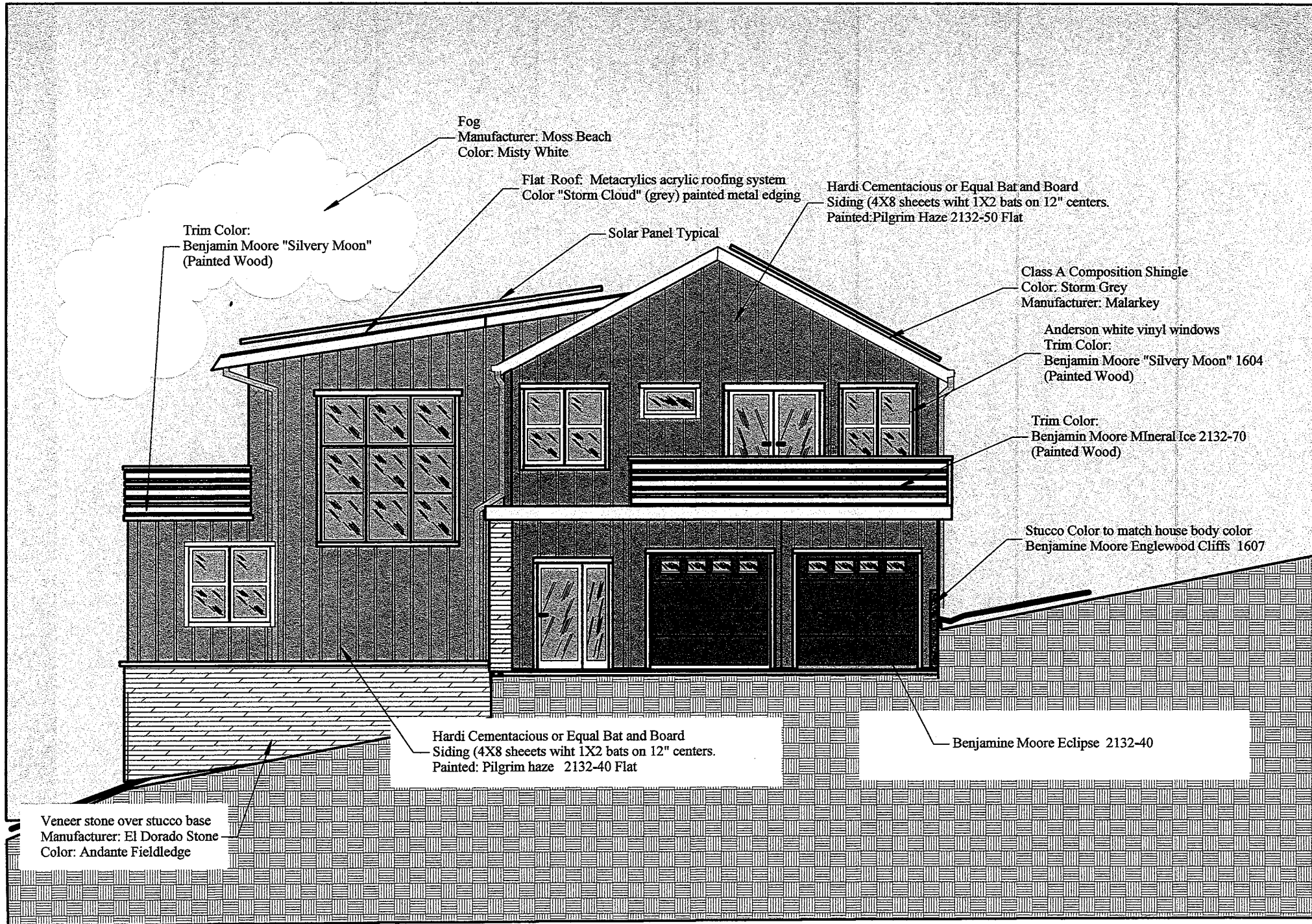
William Kleinheinz, Jr.; Certified Arborist

WE-7388A

650-400-2724



William C. Kleinheinz
WE-7388A



Fog
Manufacturer: Moss Beach
Color: Misty White

Flat Roof: Metacrylics acrylic roofing system
Color "Storm Cloud" (grey) painted metal edging

Hardi Cementacious or Equal Bar and Board
Siding (4X8 sheets with 1X2 bats on 12" centers.
Painted: Pilgrim Haze 2132-50 Flat

Trim Color:
Benjamin Moore "Silvery Moon"
(Painted Wood)

Solar Panel Typical

Class A Composition Shingle
Color: Storm Grey
Manufacturer: Malarkey

Anderson white vinyl windows
Trim Color:
Benjamin Moore "Silvery Moon" 1604
(Painted Wood)

Trim Color:
Benjamin Moore Mineral Ice 2132-70
(Painted Wood)

Stucco Color to match house body color
Benjamin Moore Englewood Cliffs 1607

Hardi Cementacious or Equal Bat and Board
Siding (4X8 sheets with 1X2 bats on 12" centers.
Painted: Pilgrim haze 2132-40 Flat

Benjamin Moore Eclipse 2132-40

Veneer stone over stucco base
Manufacturer: El Dorado Stone
Color: Andante Fieldledge

Project Address:
615 Lancaster Blvd
Moss Beach Ca 94038
APN 037151220

Owner:
Chester White
615 Lancaster Moss Beach Ca 94038
E-mail cpwhite@gmail.com
C. 415 940.1476

Designer: Tim Pond
Tim Pond Design and Construction
Phone (650) 576-7177 Timepond@gmail.com

Revisions	Date
Planning Submittal	10.1.19
Planning reSubmittal per comments	10.18.19

Drawn By TP Scale 1/4" = 1'

Revisions	Date
Plot, Title and Landscape Plan	A1.0

Index to Sheets

- A1.0 Plot Plan, Title and Landscape Plan
- A1.1 Erosion control and tree protection plan
- A1.2 Landscaping Plan
- BMP sheet
- Survey
- A2.1 Floor and Roof Plan
- A3.1 Elevations
- A3.2 Sections

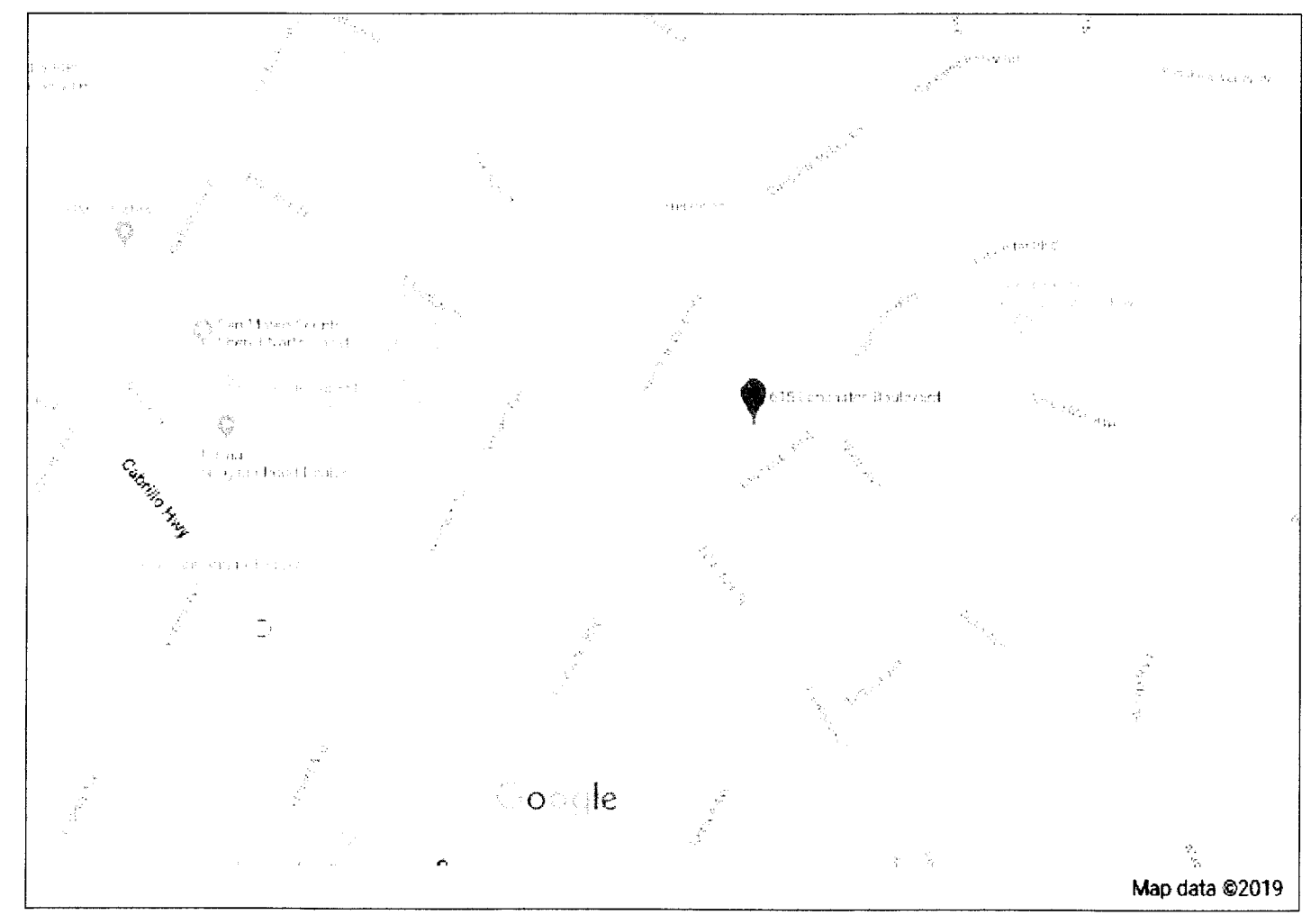
Project Description:
Project consists of two story single family residence to replace existing fire damaged house
Construction Type: V-B, wood frame on slab,
Automatic Fire Sprinklers Required
Zoning: R1 S-17

Grading:
Cut of 20 yards for final grading of driveway existing grades to remain on remainder of property

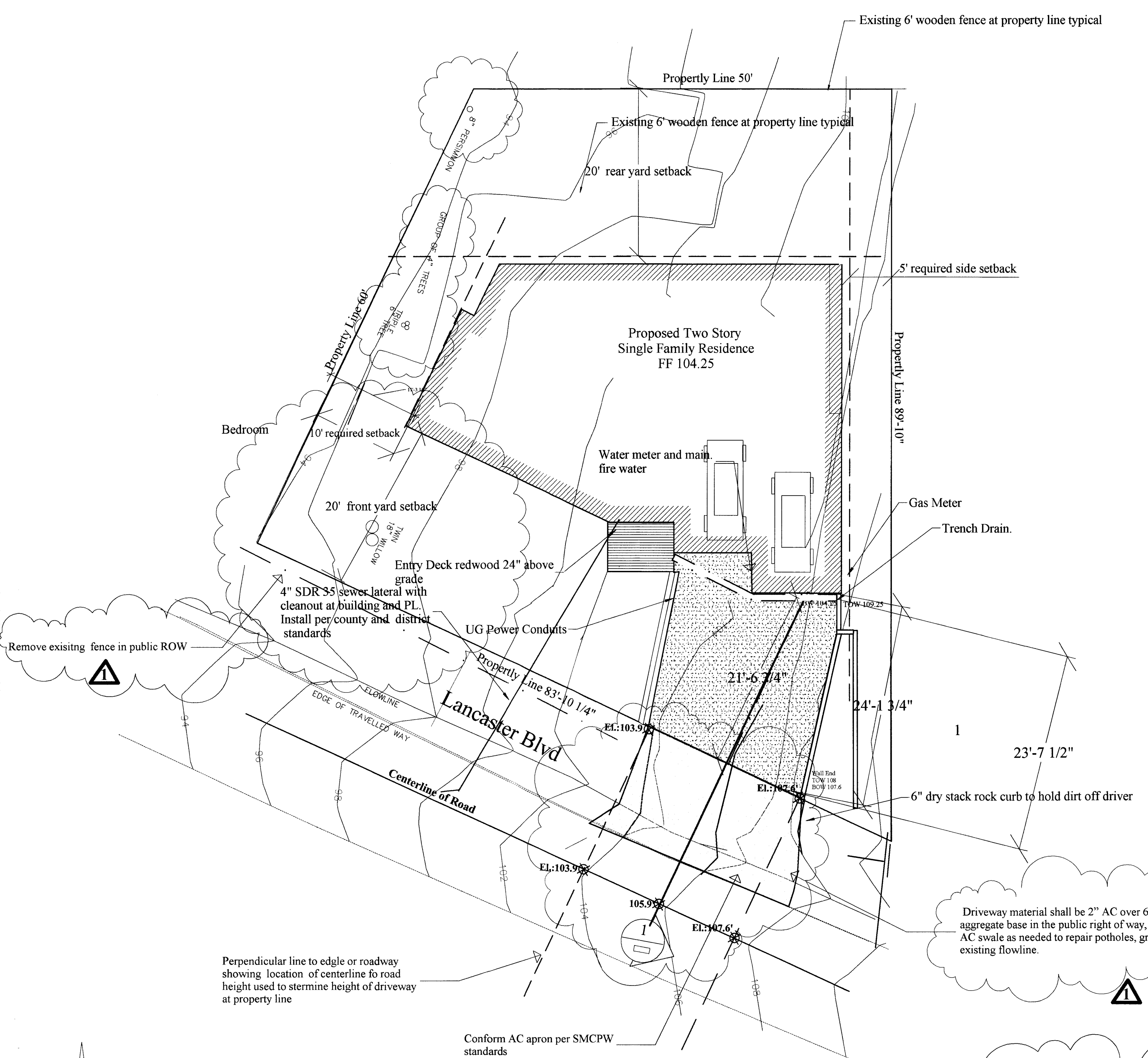
Power and comm underground to house

- Governing Codes:**
- Technical Building Codes
 - 2016 California Building Code (Volumes 1 and 2)
 - 2016 California Residential Code
 - 2016 California Green Building Standards Code (CALGreen)
 - 2016 California Electrical Code
 - 2016 California Mechanical Code
 - 2016 California Plumbing Code
 - 2016 California Fire Code
 - 2016 California Administrative Code
 - 2016 California Energy Code

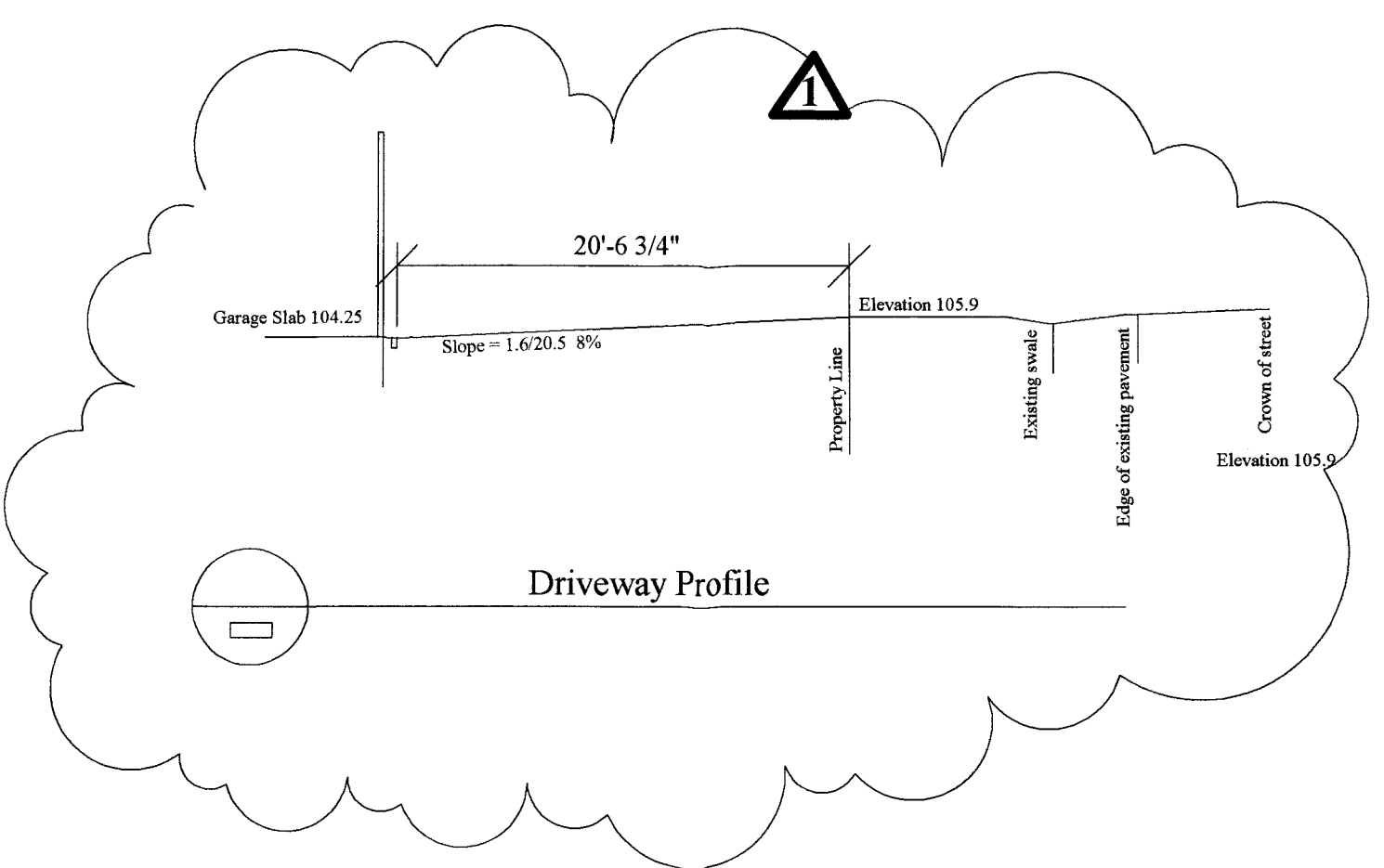
Planning Data			
Lot Coverage			
Existing Lot Coverage			
Existing Residence		480.0	sq.ft.
Total		480.0	sq.ft.
Lot Size	ft	ft	4762.0 sq.ft.
Existing Lot Coverage	480.0 / 4762.0	or	10.1 %
Proposed New Lot Coverage			
New two story Residence		1507.3	sq.ft.
Total Lot Coverage		1507.3	sq.ft.
Proposed lot coverage	1507.3 / 4762.0	or	31.7 %
Floor Area Ratio (FAR)			
Existing Floor Area Ratio			
Existing Residence		480.0	sq.ft.
Lot Size		4762.0	sq.ft.
Existing FAR	480.0 / 4762.0	or	10.1 %
Proposed Floor Area Ratio			
1st Floor		1425.3	sq ft
2nd Floor		865.0	sq.ft.
Total		2290.3	sq ft
Proposed FAR	2290.3 / 4762.0	or	48.1 %



Project Location Map



Driveway material shall be 2" AC over 6" Class 2 aggregate base in the public right of way, replace AC swale as needed to repair potholes, grade to match existing flowline.



Fire Protection Notes

1. Interconnected hard-wired smoke detectors required with battery back-up which shall be installed per manufacturers instructions and NFPA 72, California Building Code and Coastside Fire District Ordinance 2016-01 in all reconditioned or new sleeping rooms and at a point centrally located in the corridor or area giving access to each separate sleeping area.
2. Escape or rescue windows shall have a minimum clear openable area of 5.7 square feet or 5.0 square feet allowed at grade level windows. The minimum net clear opening height shall be 24" minimum and the net width no less than 20". Finished sill height shall be no more than 44" above the finished floor.
3. As per CFD ordinance 01-2016, building identification shall be conspicuously posted and visible from the street. The numbers for permanent address signs shall be 4 inches in height and minimum 3/4" stroke. Such letters or numbers shall be internally illuminated and facing the direction of access.
4. NO fire sprinklers are required since the main building does not have fire sprinklers.
5. Hydrant shown on plan across the street property and separate letter containing flow confirmation of 1000 gpm at 20 PSI will be submitted to the district prior to permit issuance.

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OCT 18 2019
San Mateo County
Planning Division

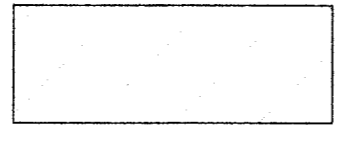
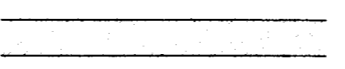

Erosion Control Narrative and Responsible Person Contact Info

Access to the site will be over the existing driveway and down the west side of the property. duration of the project will be about six months. after the ADU is substantially complete including landscaping, driveways and pathways will be constructed. Mulch should be spread on exposed soils if work is proceeding during wet weather. Refer to BMP sheet for more details on stockpiles, storage of materials etc. Erosion control should be checked weekly and before and after storms, and particular attention should be given to the front property line, where runoff naturally flows into the swale at the pavement edge.

Responsible person:

Tim Pond
650 576-1777

Erosion Control Notes and Symbol Key

-  Area of Disturbance
-  Straw Fiber Wattle Installation
-  Tree Protection 6' chainlink fence on driven 1.5" galv. poles < 8' oc or stands where utilities or existing hardscape precludes driven poles

Post signs on fence indicating
"this tree protection fencing shall remain in place for the duration of the project and no work shall be undertaken within the limits of the area prescribed by this fence"

See BMP sheet for more information

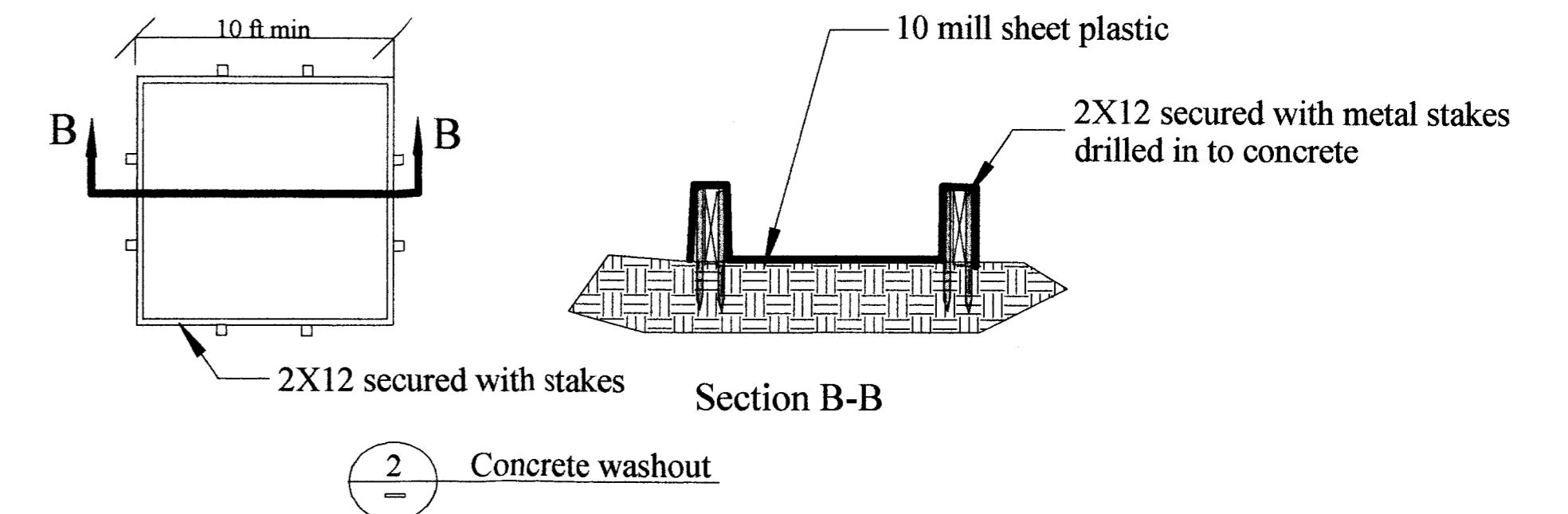
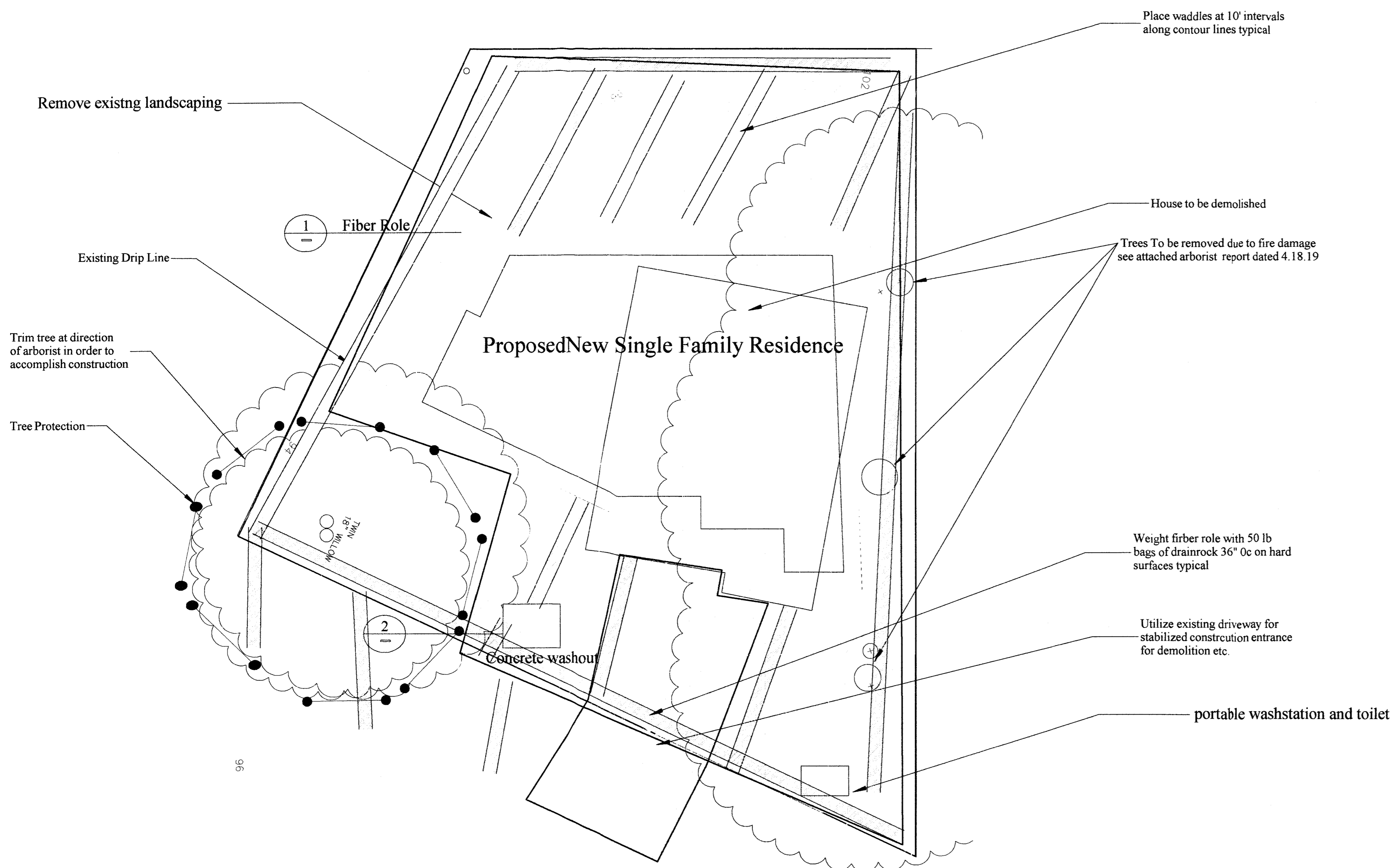
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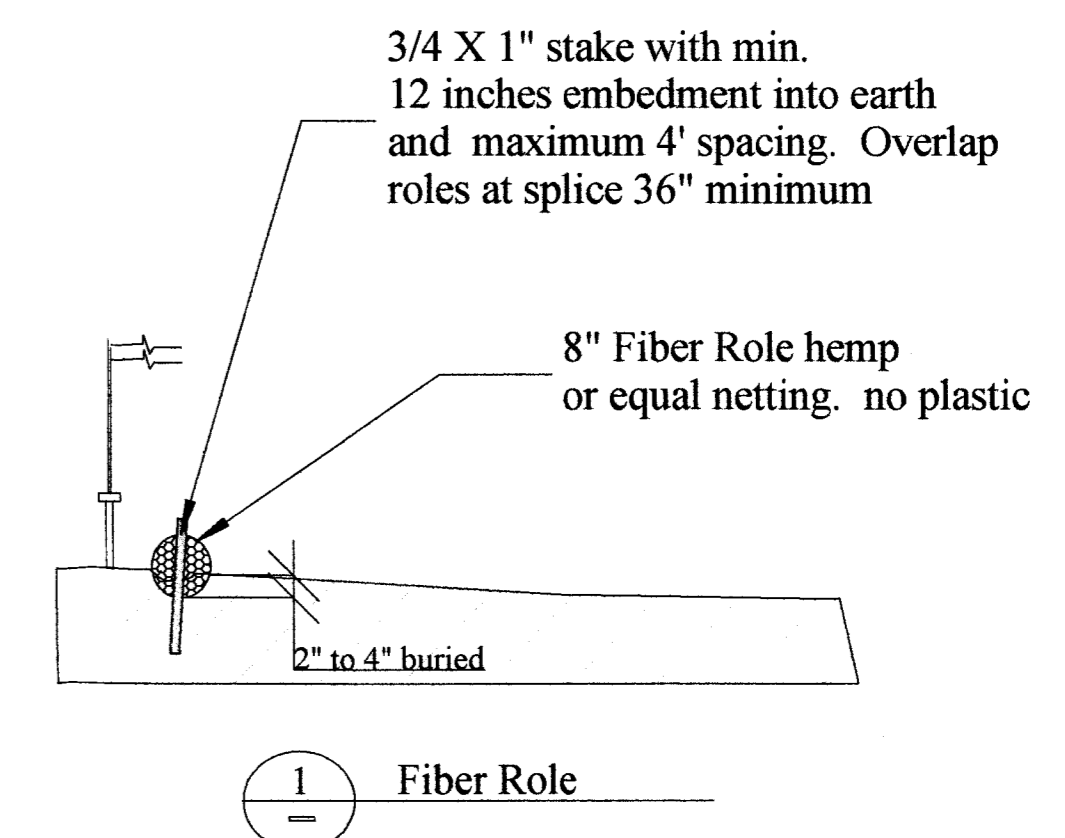
Designer: Tim Pond
Tim Pond Design and Construction
Phone (650) 576-7177 Timepond@gmail.com

Drawn By TP	Scale 1/8" = 1'
Revisions	Date
Planning Submittal	8.26.19

Erosion Control and Tree Plan A1.1



Note: Most concrete trucks will provide washout back into truck and this is preferable using this wash out



Project Address:
615 Lancaster Blvd
Moss Beach Ca 94038
APN 037151220

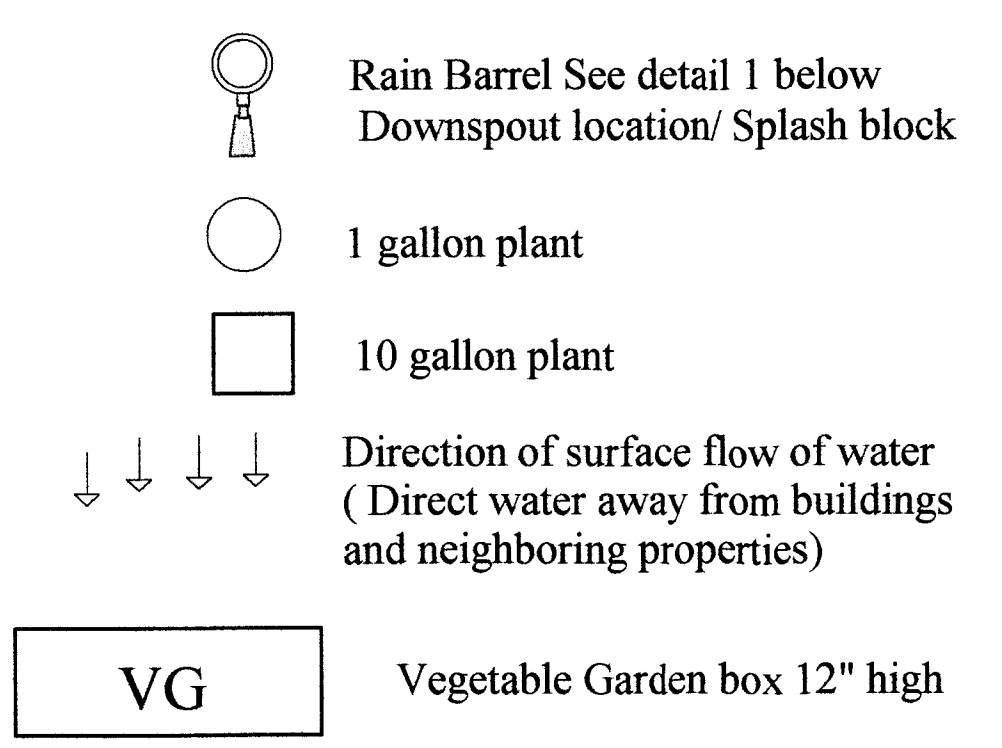
Owner:
Chester White
615 Lancaster Moss Beach Ca 94038
E-mail cpwhite@gmail.com
C. 415 940.1476

Designer: Tim Pond Tim Pond Design and Construction Phone (650) 576-7177 Timepond@gmail.com	
Drawn By TP	Scale 1/8" = 1'
Revisions	Date
Planning Submittal	8.26.19
Landscape Plan	A1.2

List of Plants

- ① Achillea 'Terra Cotta' (yarrow)
- ② Achillea borealis (island pink yarrow)
- ③ Achillea millefolium (yarrow)
- ④ Granny Smith Apple or Pear Tree
- ⑤ Arctostaphylos uva-ursi ('Wood's Compact')
- ⑥ Baccharis pilularis (coyote bush)
- ⑦ Calamagrostis foliosa (Leafy Reed Grass)
- ⑧ Calandrinia spectabilis (rock purslane)
- ⑨ Aster chilensis 'Point Saint George' (dwarf California aster)
- ⑩ Artichoke
- ⑪ Pinus contorta (shore pine)
- ⑫ Prunus ilicifolia ssp. lyonii (Catalina cherry)
- ⑬ Erigeron karvinskianus - Santa Barbara Daisy
- ⑭ Artichokes
- ⑮ Granny smith Apple tree

Landscaping Legend



Landscape and irrigation Notes

- No irrigation system will be provided on this project
- Excavate plant holes to twice the diameter and twice the depth of plant container and amend soil with planters mix.
- Plant wild or edible strawberries as infill groundcover
- Edible plants are preferred to inedible
- Hand trench around existing trees only and do not cut roots over 1" diameter

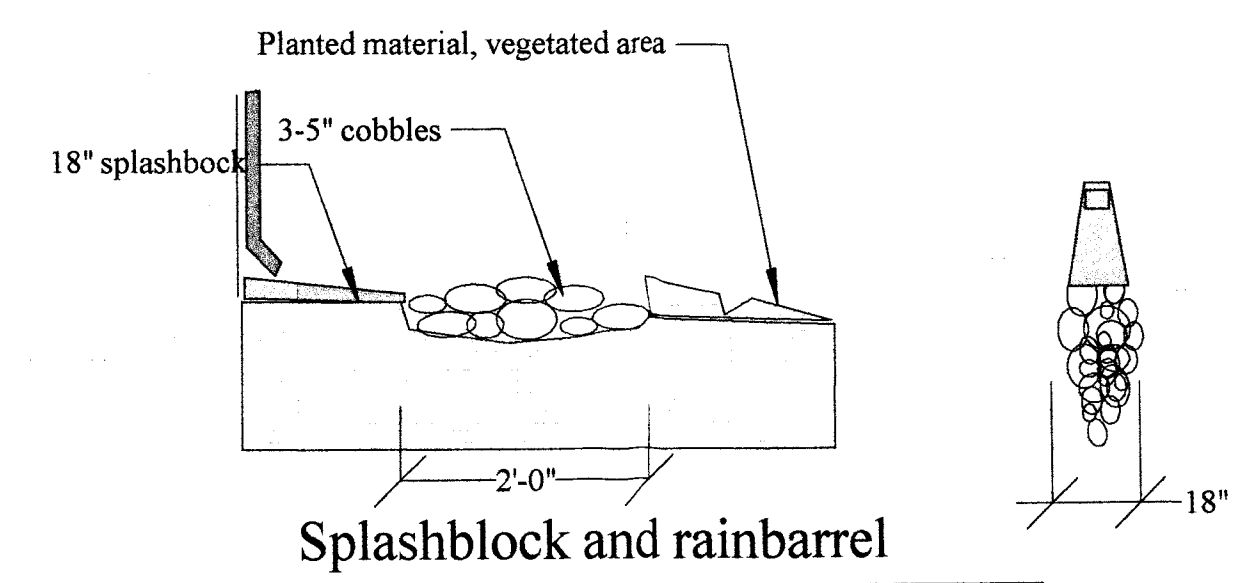
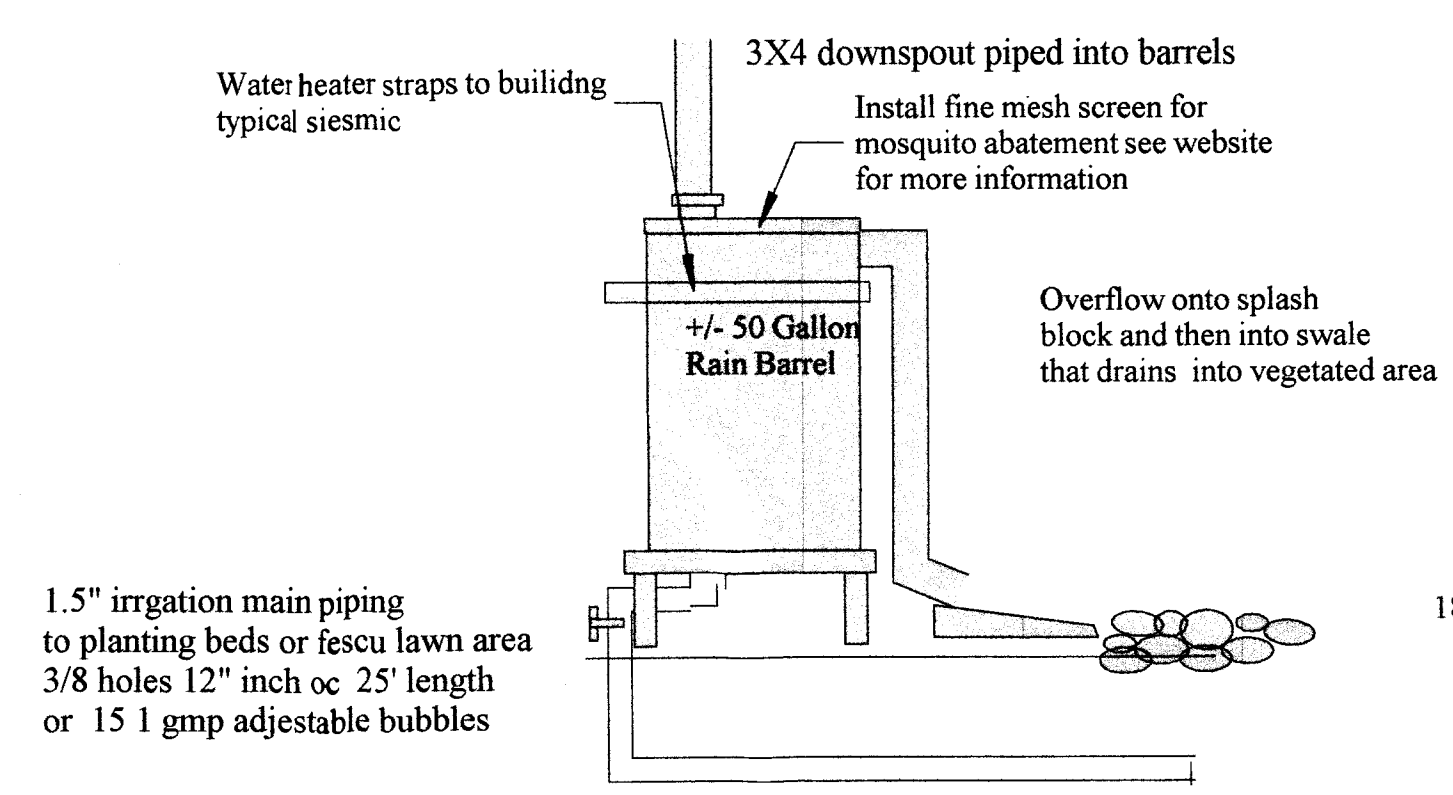
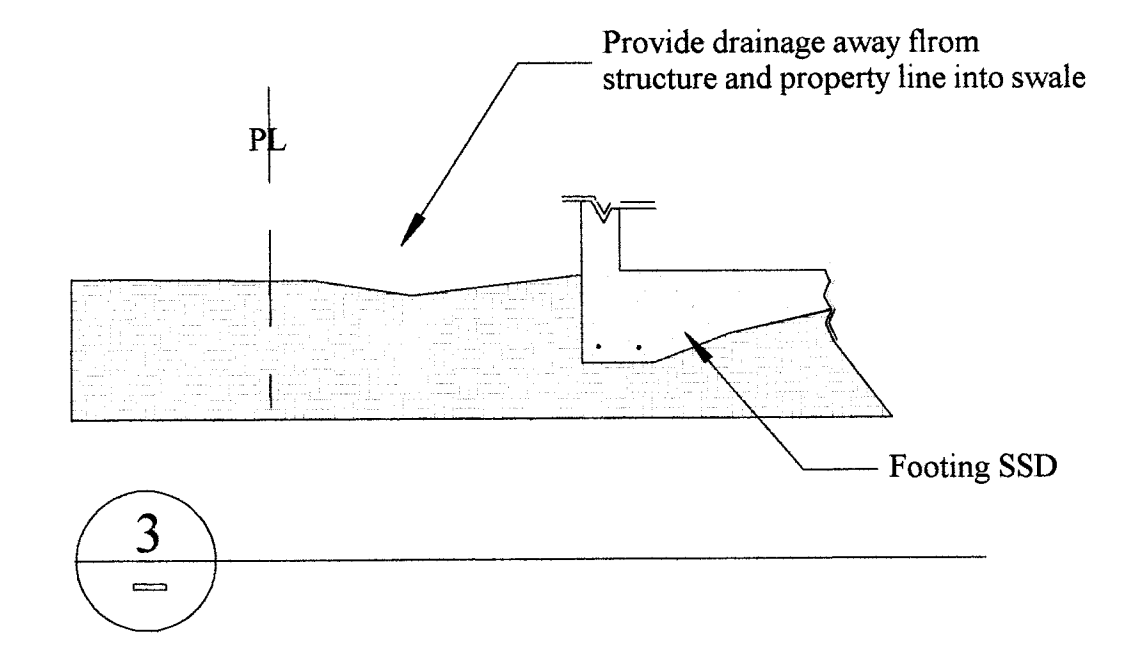
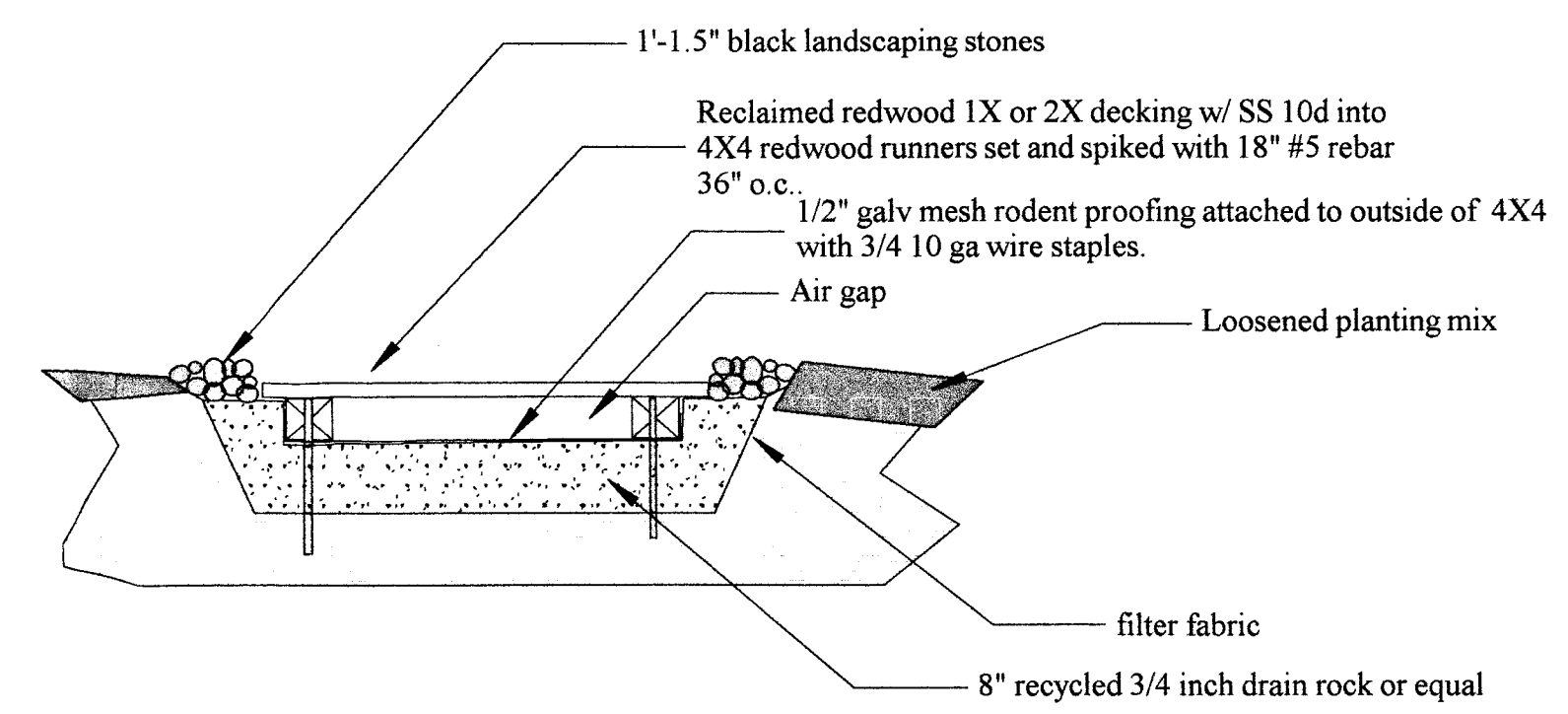
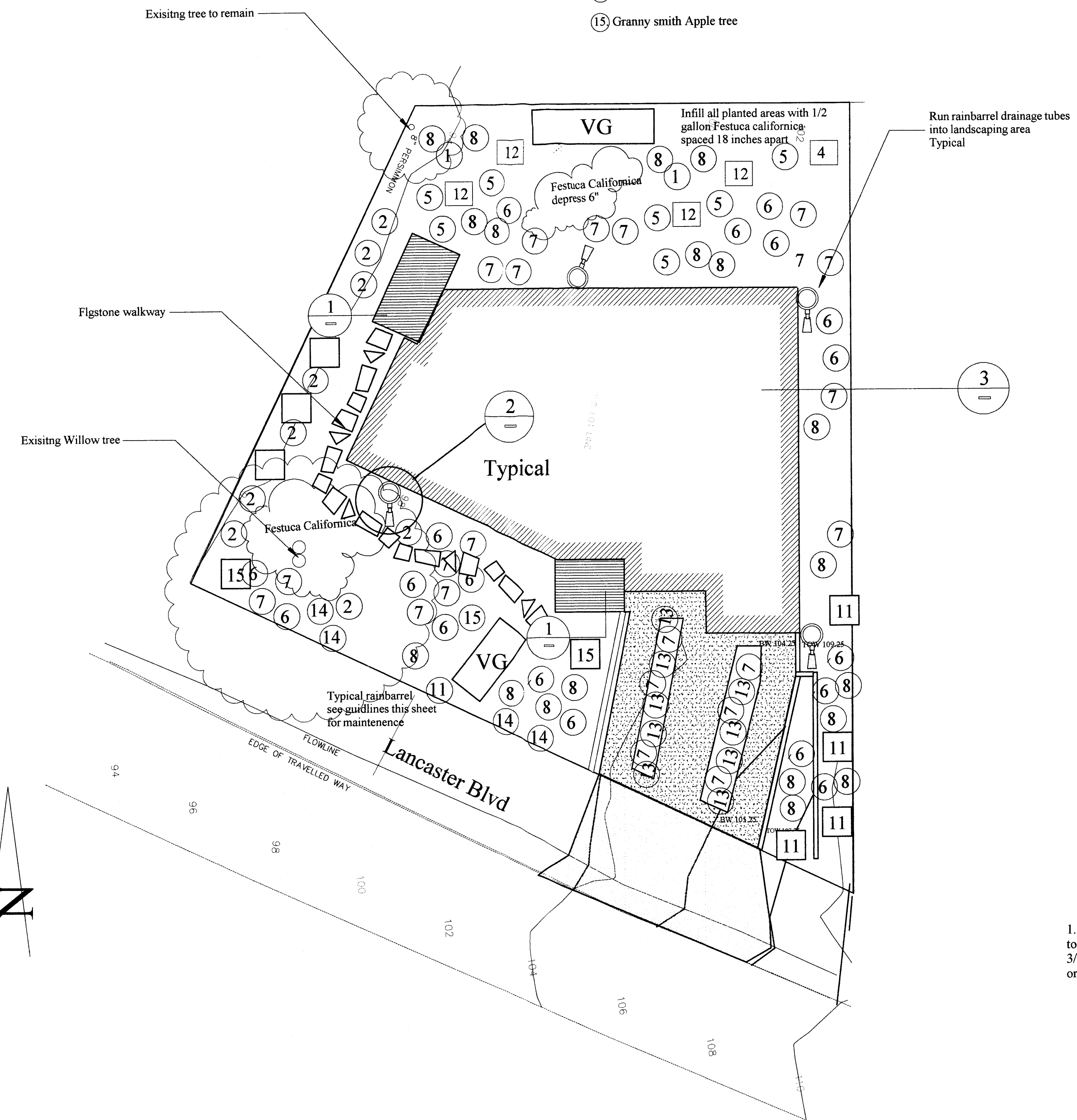
Rain Barrel Design Guidelines

- Do not use flexible piping, to prevent mosquito breeding in water that may pool in flexible pipes. If irrigating edible landscapes, consider pipes that meet FDA food grade standards.
- When designing the overflow path, remember that in heavy storms rain barrels and cisterns will overflow. A 1,000-sq.-ft. roof will produce about 600 gallons of runoff during a storm that has produces a depth of 1 inch of rain.
- There shall be no direct connection of any rain barrel or cistern and/or rainwater collection piping to any potable water pipe system. Rainwater systems shall be completely separate from potable water piping systems.
- Place the bottom of the barrel at a higher elevation than the landscape, to use gravity flow
- All rain barrels and cisterns should have a screen to ensure mosquitoes cannot enter.
- Allow overflow to drain to your landscape or a rain garden. Ensure that areas receiving overflow do not have standing water for more than 48-hours.
- If the water is not needed for irrigation during the rainy season, consider releasing the water to a vegetated area between storms, so the barrels will be empty to catch rain from the next storm. This will help protect your watershed by reducing the quantity and speed of water entering local creeks during storms. Install a spigot and drip tape to allow the rain barrel or cistern to slowly drain between storms. You can store the water captured towards the end of the rainy season to irrigate your garden in the dry season.

Monthly Maintenance Items for Rainbarrels

See Sheet L2 for more information

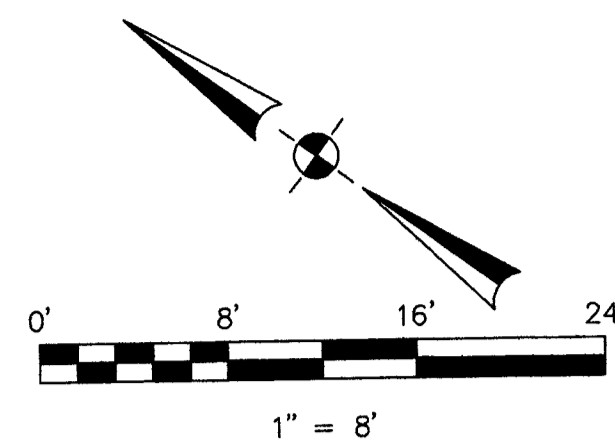
- Monthly check the gutters and gutter guards to make sure debris is not entering the rainwater harvesting system.
- Inspect the screens on the rain barrel or cistern prior to the wet season to make sure debris is not collecting on the surface and that there are not holes allowing mosquitoes to enter the rain barrel. Inspect screens more frequently if there are trees that drop debris on the roof.
- Clean the inside of the rain barrel once a year (preferably at the end of the dry season when the rain barrel has been fully drained) to prevent buildup of debris. If debris cannot be removed by rinsing, use vinegar or another non-toxic cleaner. Use a large scrub brush on a long stick, and avoid actually entering the rain barrel. Drain washwater to landscaping.
- Clean out debris from cisterns once a year, preferably at the end of the dry season.



1.5" irrigation main piping to planting beds or fescue lawn area 3/8 holes 12" inch oc 25' length or 15 l gmp adjustable bubbles

See <http://www.flowstobay.org/rainbarrel> for guidance on further installation guidance and information on mosquito control measures

LOT 17



BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 31 OF LLS MAPS PAGE 89 ON AUGUST 04, 2008, SAN MATEO COUNTY RECORDS. AS SHOWN, MODIFICATION WAS DONE TO THE WESTERLY LOT LINE OF LOT 29 DUE TO MATHEMATICAL INCONSISTENCY WITH RECORD MAP IN THIS AREA.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. SITE BENCHMARK IS THE MAGSPIKE WITH STAINLESS STEEL WASHER WITH AN ASSUMED ELEVATION OF 96.43 FEET.

NOTES:

BGT RELIED UPON A NORTH AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 1376091, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

THE LOCATION OF THE SEWER CLEANOUT WAS NOT FOUND BY THE FIELD CREW. THEREFORE, THE CLEANOUT(S), AND THE PROBABLE LOCATION OF THE SEWER LATERAL COULD NOT BE VERIFIED. VERIFICATION TO BE DONE BY OTHERS.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtlandsurveying.com

DATE OF FIELD SURVEY: JULY 26, 2019
JOB NUMBER: 19-045

LEGEND

- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- C/L CENTERLINE
- CMP CORRUGATED METAL PIPE
- CI CAST IRON PIPE
- CO CLEAN OUT BOX
- CP SURVEY CONTROL POINT
- CPP CORRUGATED PLASTIC PIPE
- CTV CABLE TELEVISION LINE
- DI DROP INLET
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FF FINISHED FLOOR
- FL FLOWLINE
- FH FIRE HYDRANT
- GM GAS METER
- GRD GROUND
- GUY GUY ANCHOR
- GV GAS VALVE
- HCR HANDICAP RAMP
- HVE HIGH-VOLT ELECTRIC
- INV INVERT
- IP IRON PIPE
- JP JOINT POLE
- KV KILOVOLT
- LAT LATERAL
- LG LIP OF GUTTER
- MH MH (TYPE UNKNOWN)
- PBV PACBELL/SBC VAULT
- PGE G&E VAULT
- PIV POST INDICATOR VALVE
- PP POWER POLE
- SDMH STORM DRAIN MANHOLE
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- SUV STREET LIGHT VAULT
- SSMH SANITARY SEWER MANHOLE
- SSV SANITARY SEWER VAULT
- TBC TOP BACK OF CURB
- TBM TEMPORARY BENCHMARK
- TS TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- UNK UNKNOWN TYPE
- VCP VITRIFIED CLAY PIPE
- WBF WATER BACK FLOW VALVE
- WM WATER METER BOX
- WV WATER VALVE
- CTV- CABLE TELEVISION LINE
- E- ELECTRICAL LINE
- G- GAS LINE
- OH- OVERHEAD LINE
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE
- T- TELEPHONE LINE
- W- WATER LINE

LOT 22

LOT 23

LOT 24

LOT 33

LOT 32

LOT 31

APN 037-151-220

4,761 SQ. FT.±

LOT 30

EXISTING RESIDENCE
[EXTENSIVELY FIRE-DAMAGED]

LOT 29

LOT 26

LOT 27

LOT 28

"MAP OF A RE-SUBDIVISION OF THE MARINE VIEW TRACT"
BOOK 5 MAPS 39
BLOCK 5

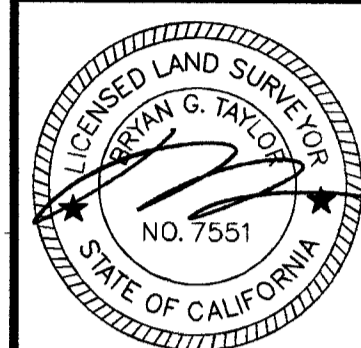
EXISTING RESIDENCE

ETHELDORE ST.

WAVE AVENUE

LANCASTER AVENUE

SUNSHINE VALLEY ROAD



BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 29-30, BLOCK 5, RESUBDIVISION OF MARINE VIEW TERRACE TRACT™ (BOOK 5 MAPS 29)

615 LANCASTER AVENUE
MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:
037-151-220

Prepared For:
TIM POND
651 POTTER AVENUE
HALF MOON BAY, CA 94019

Date: JULY 2019

Scale: 1" = 8'

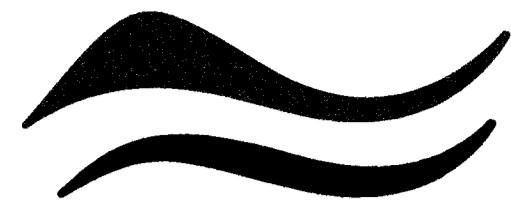
Contour Interval: 2'

Drawn by: LHL

Revisions:

Job No. 19-045

SU-1

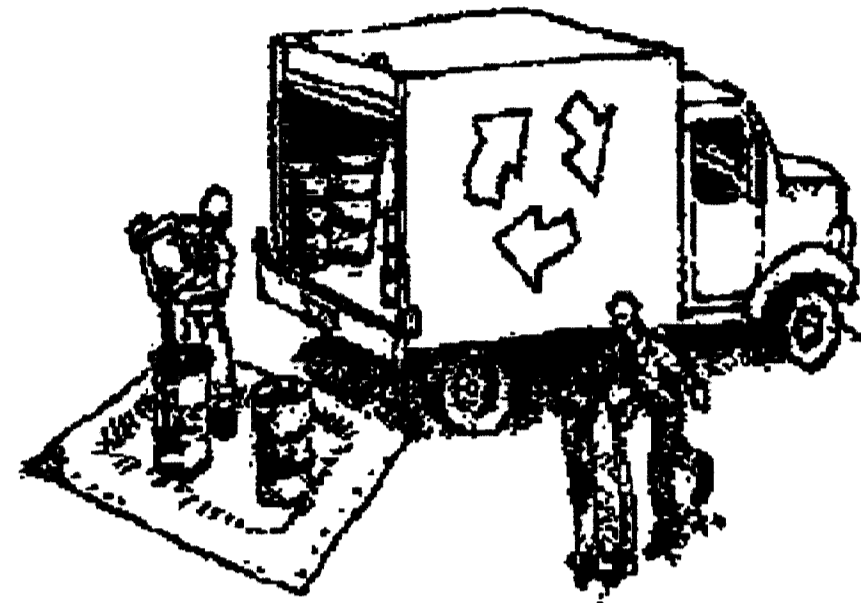


SAN MATEO COUNTYWIDE
**Water Pollution
 Prevention Program**
 Clean Water. Healthy Community.

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.

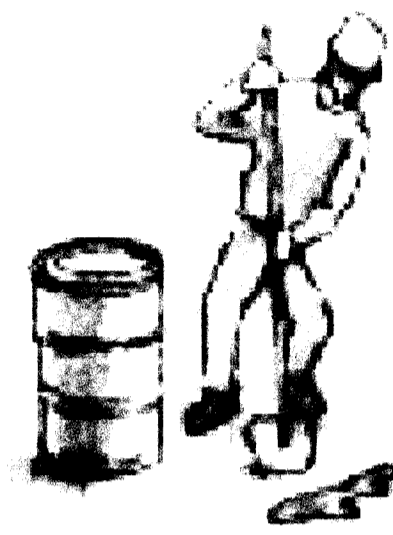
Waste Management

- 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 or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work

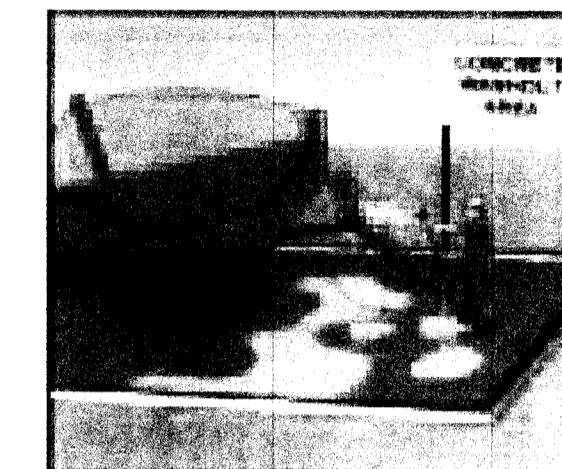


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



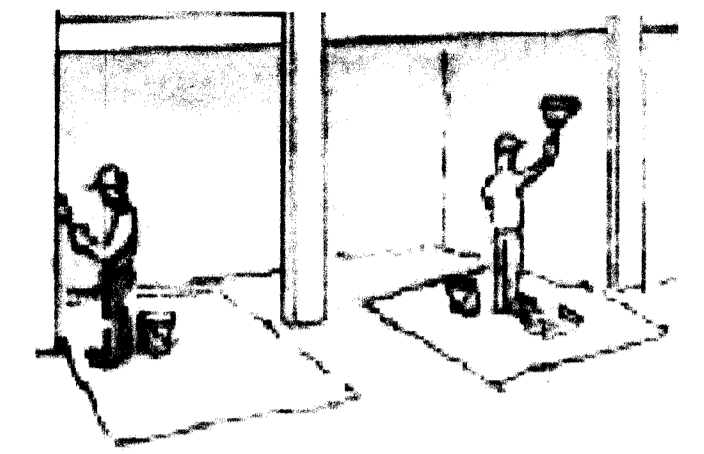
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

Landscaping



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

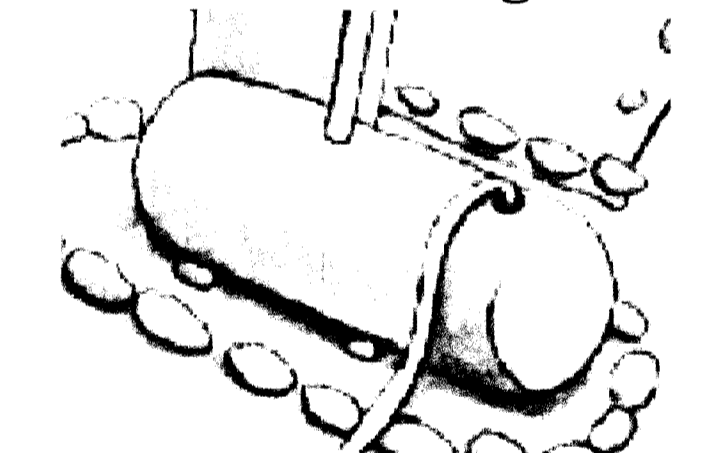
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

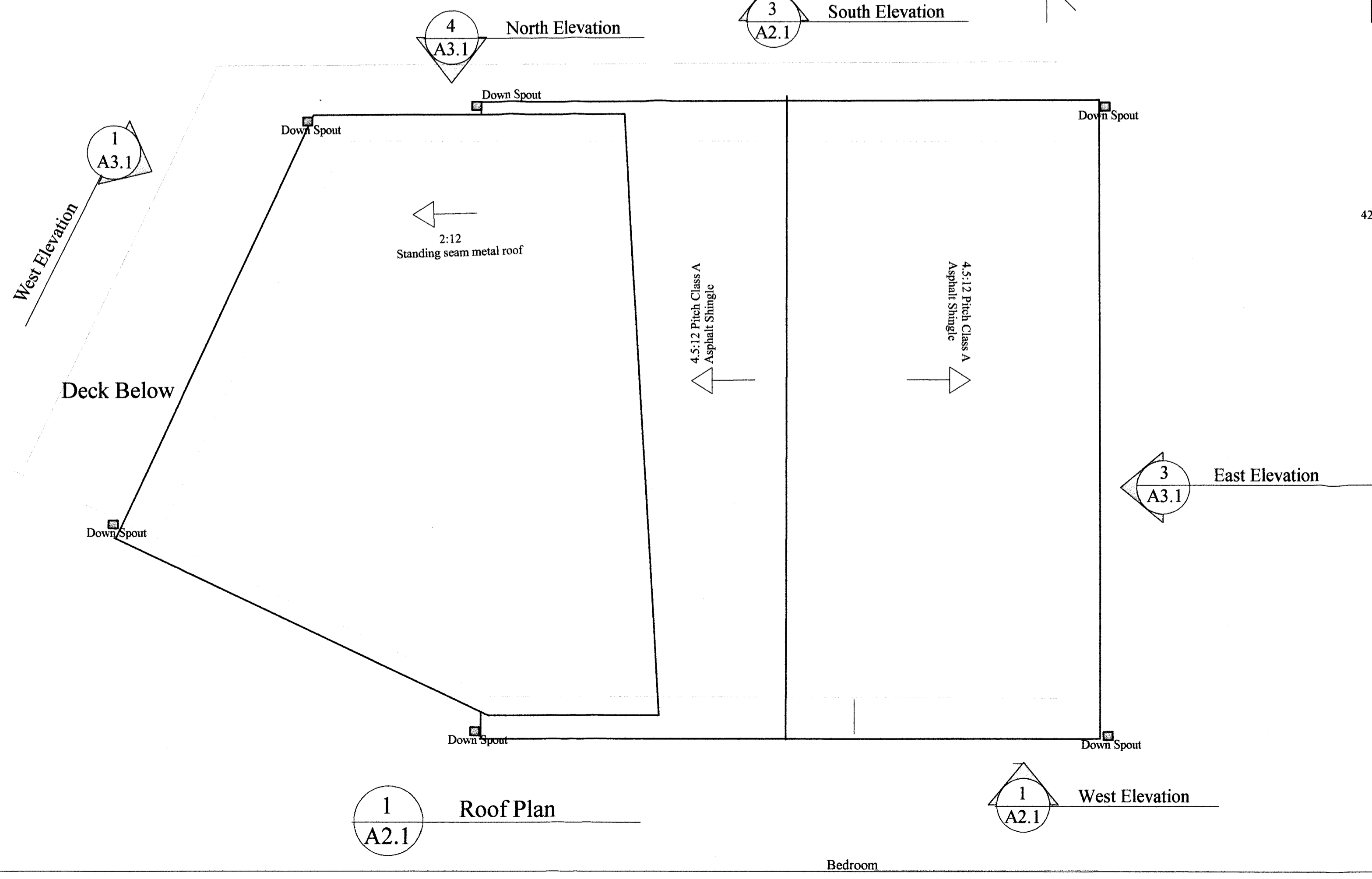
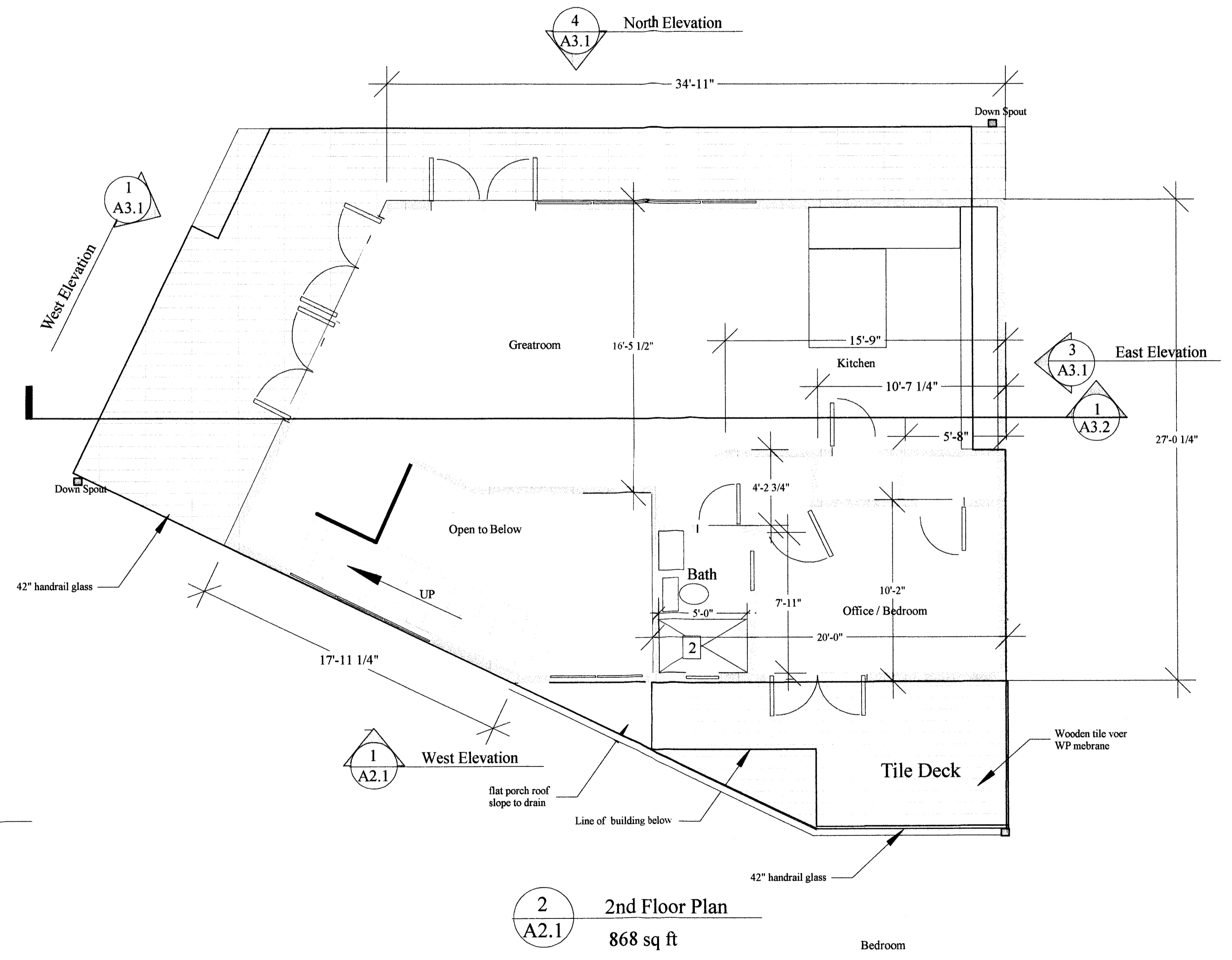
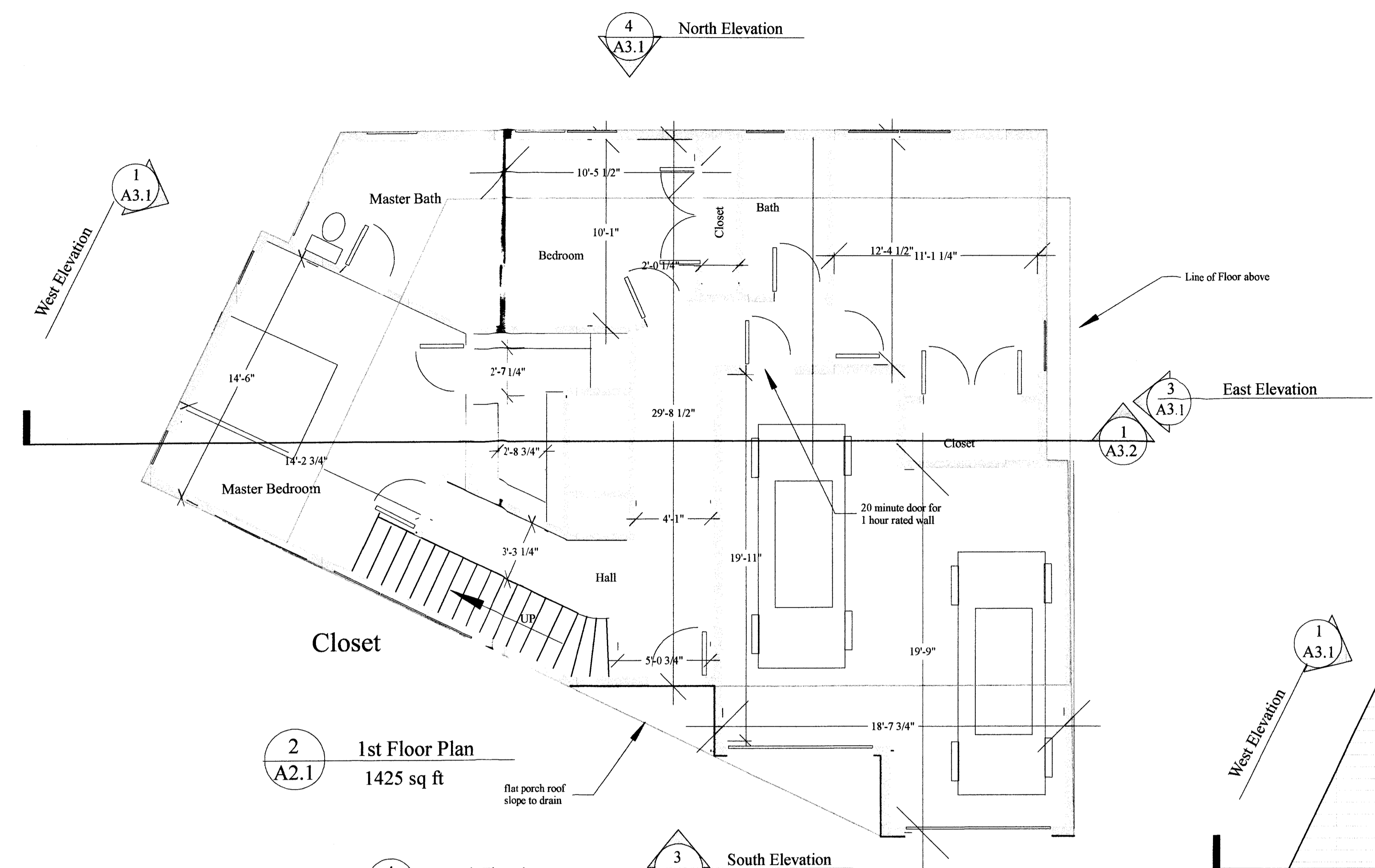
Storm Drain Polluter May be fined up to \$10,000 per day

Project Address:
 615 Lancaster Blvd
 Moss Beach Ca 94038
 APN 037151220

Owner:
 Chester White
 615 Lancaster Moss Beach Ca 94038
 E-mail cwhite@gmail.com
 C. 415.940.1476

Designer: Tim Pond
 Tim Pond Design and Construction
 Phone (650) 576-7177 Timepond@gmail.com

Drawn By TP	Scale 1/4" = 1'
Revisions	Date
Planning Submittal	8.25.19
Floor and Roof Plan	A2.1



Project Address:
615 Lancaster Blvd
Moss Beach Ca 94038
APN 037151220

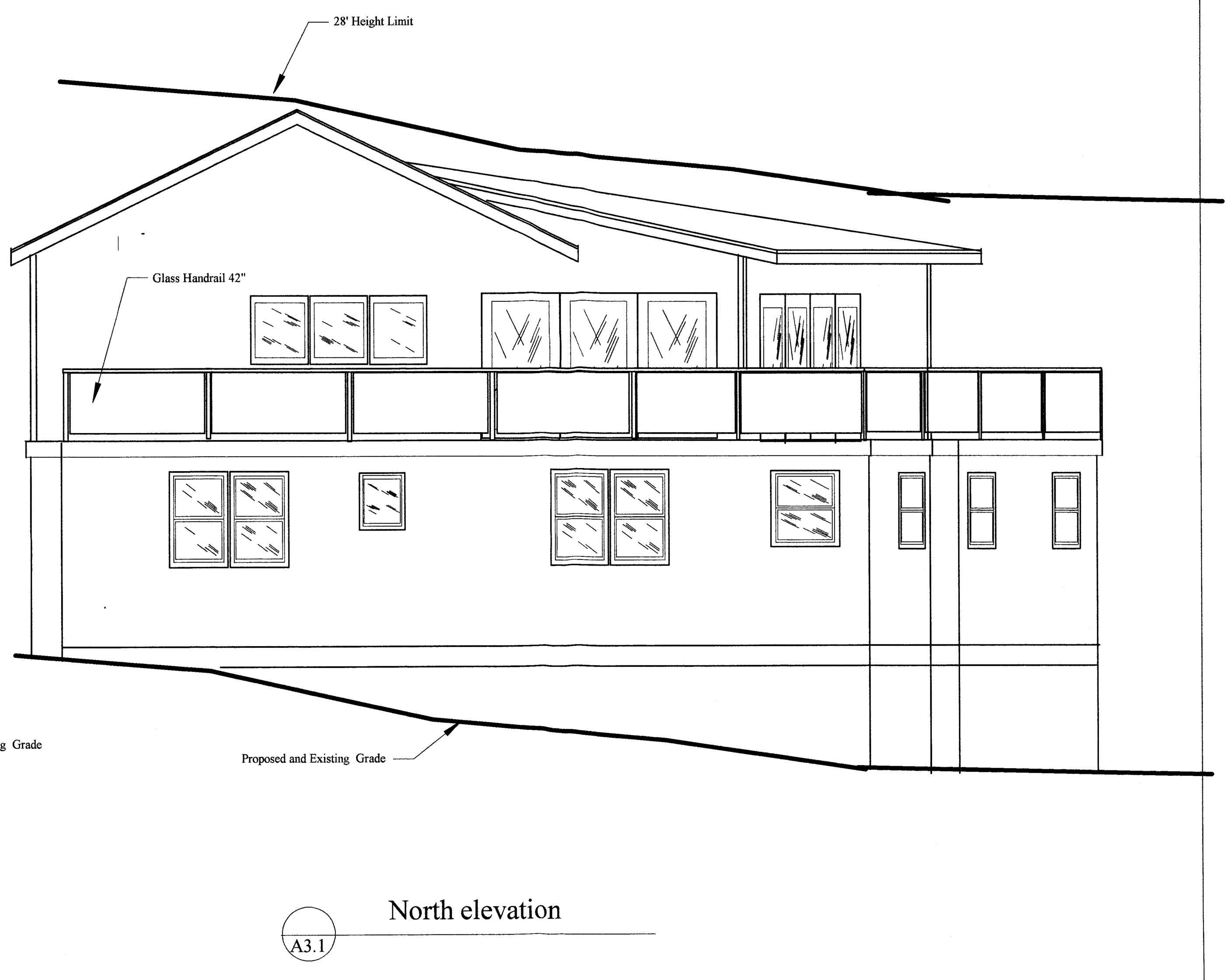
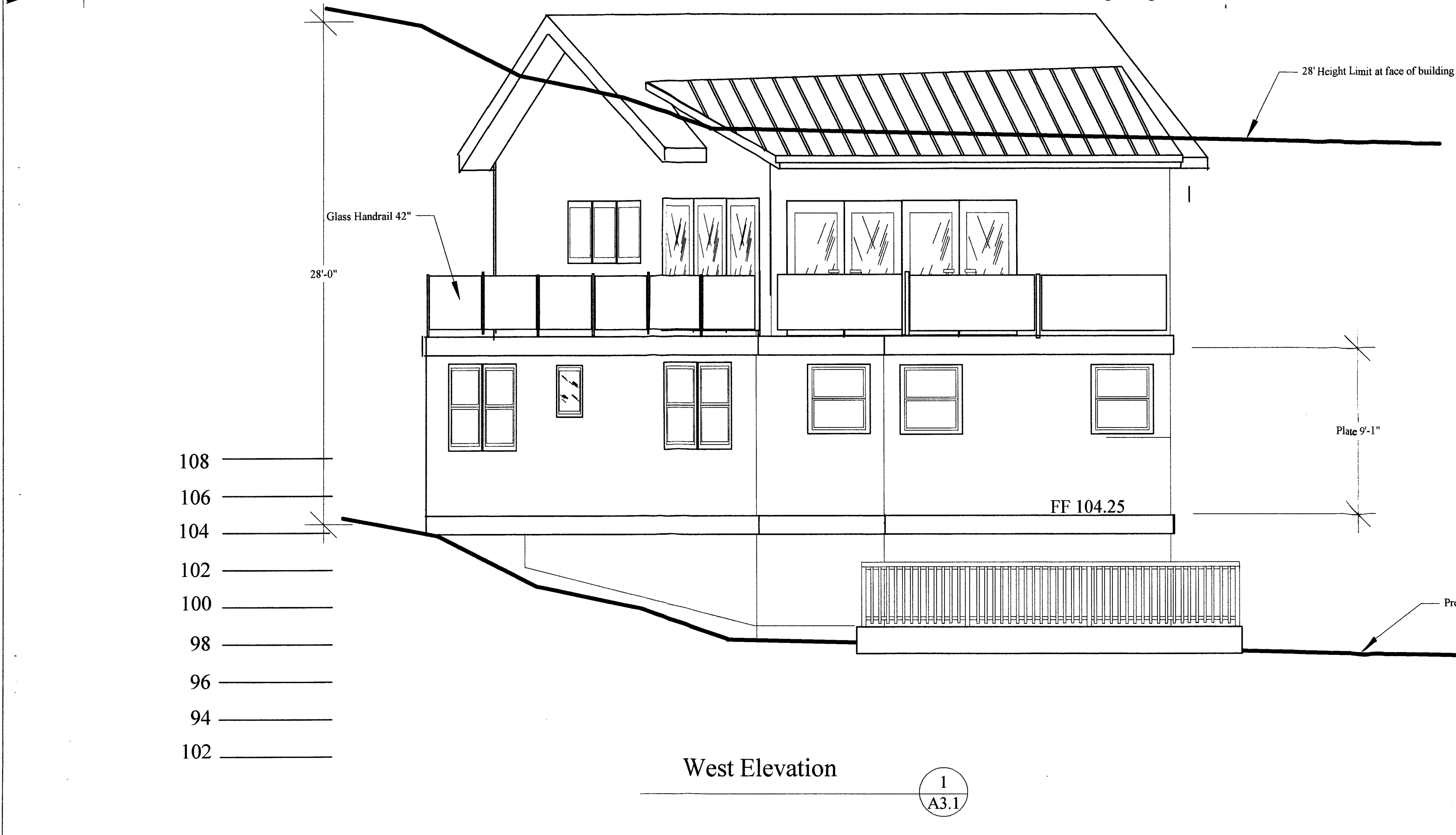
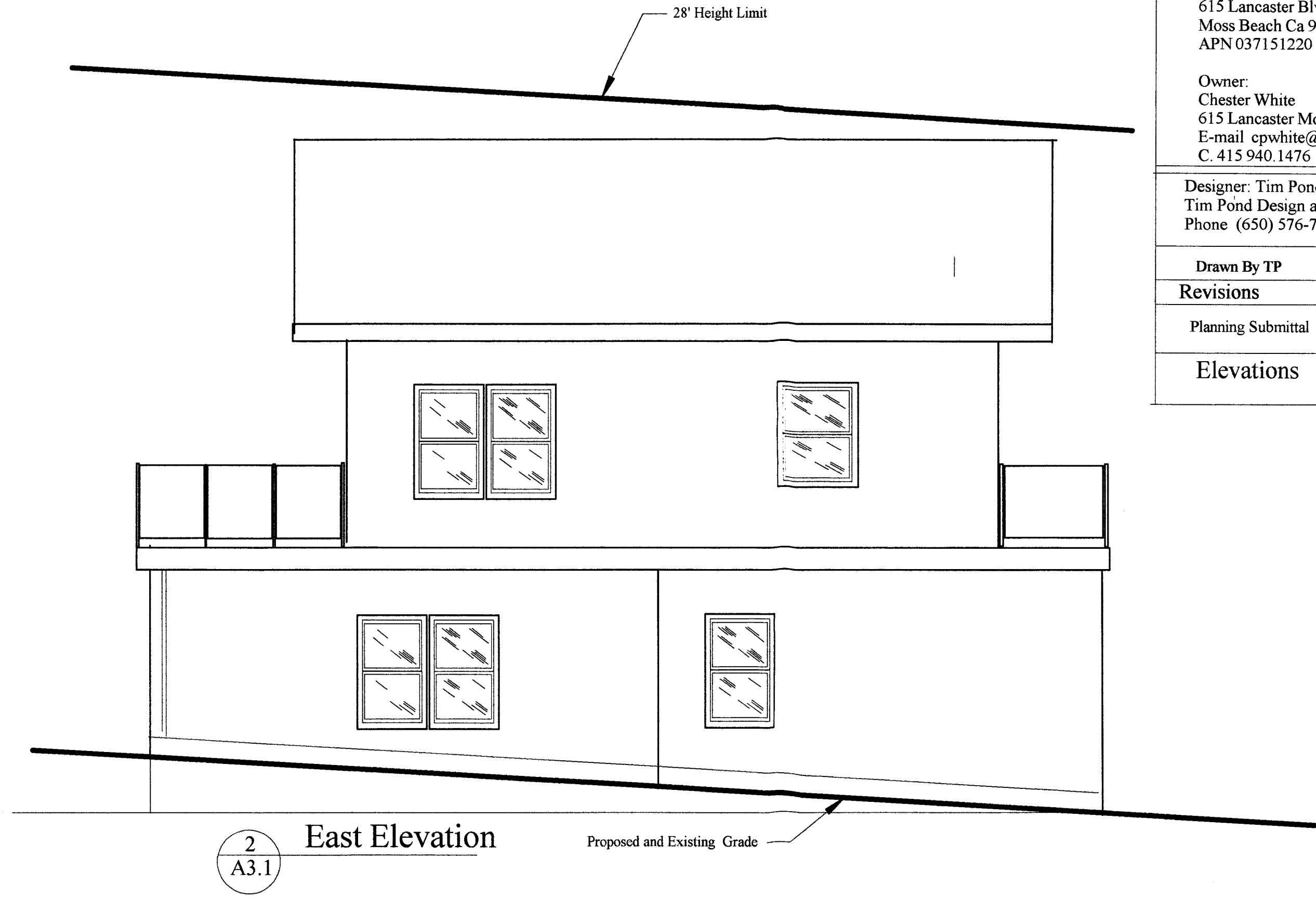
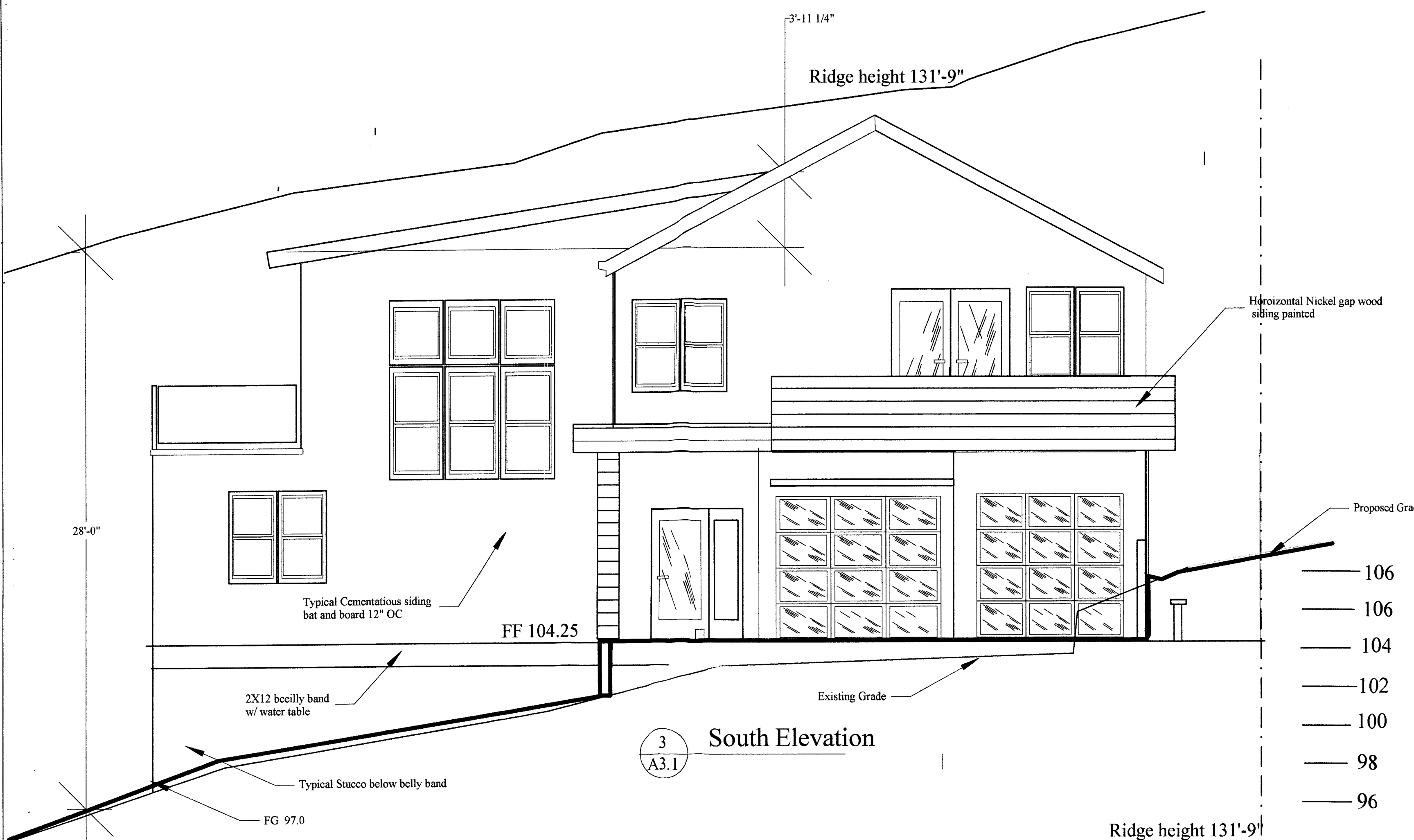
Owner:
Chester White
615 Lancaster Moss Beach Ca 94038
E-mail cpwhite@gmail.com
C. 415 940.1476

Designer: Tim Pond
Tim Pond Design and Construction
Phone (650) 576-7177 Timepond@gmail.com

Drawn By TP Scale 1/4" = 1'

Revisions	Date
Planning Submittal	8.19.19

Elevations	A3.1
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Project Address:
615 Lancaster Blvd
Moss Beach Ca 94038
APN 037151220

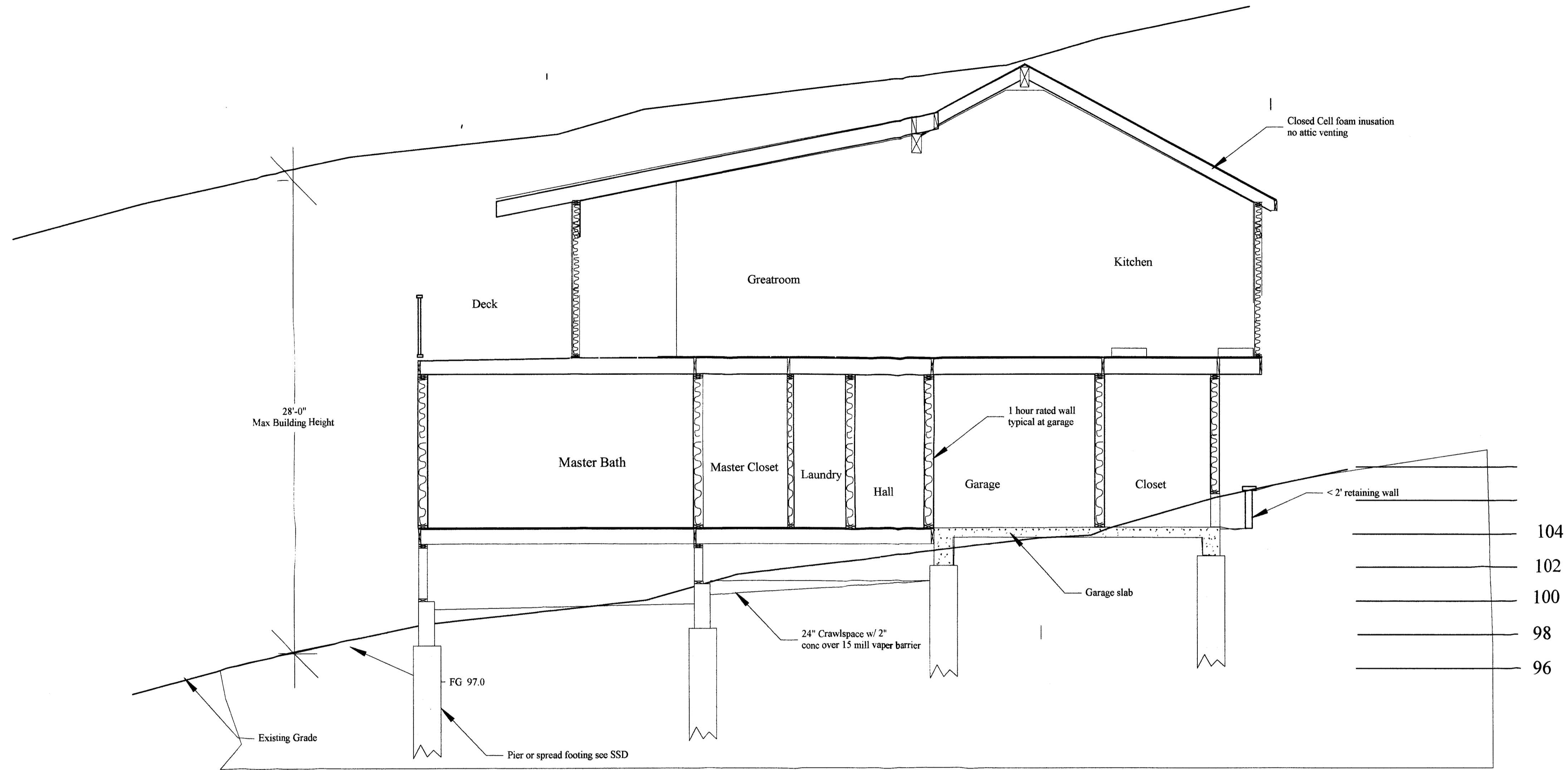
Owner:
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615 Lancaster Moss Beach Ca 94038
E-mail cpwhite@gmail.com
C. 415 940.1476

Designer: Tim Pond
Tim Pond Design and Construction
Phone (650) 576-7177 Timepond@gmail.com

Drawn By TP Scale 1/4" = 1'

Revisions	Date
Planning Submittal	8.27.19

Sections	A3.2
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Building Section

1
A3.2