

Planning and Building Department

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

Application for Design Review by the County Coastside Design Review Committee

Permit #: PLN # 2020/00011

Other Permit #: _____

1. Basic Information

Applicant:

Name: Paul McGregor
Address: 171 Coronado Ave
Half moon Bay, Ca Zip: 94019
Phone, W: _____ H: _____
Email: _____

Owner (if different from Applicant):

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

Architect or Designer (if different from Applicant):

Name: Anne Gustin Design, inc
Address: 3414 Scenic Drive Napa, Ca Zip: 94558
Phone, W: 707 251 9500 Email: anne_gustin@yahoo.com

2. Project Site Information

Project location:

APN: 048-065-060
Address: Alto Ave
Zip: 94019
Zoning: R1/S94/DR/CD
Parcel/lot size: 4,802.8 sq. ft.

Site Description:

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

3. Project Description

Project:

- New Single Family Residence: 1762 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:

SFR single Family Residents

Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish <small>(If different from existing, attach sample)</small>	Check if matches existing
a. Exterior walls	→ Fascia & trim wood	Ben moore Fairview Tokyo # H C85	<input type="checkbox"/>
b. Trim	→ Siding and shingles hardy	Ben moore Rain tree green # 1487	<input type="checkbox"/>
c. Windows	milgard Vinyl	white	<input type="checkbox"/>
d. Doors	Fiber glass		<input type="checkbox"/>
e. Roof	class "A" Asphalt shingles	antique slate	<input type="checkbox"/>
f. Chimneys	Direct vent		<input type="checkbox"/>
g. Decks & railings	wood		<input type="checkbox"/>
h. Stairs	wood		<input type="checkbox"/>
i. Retaining walls	concrete		<input type="checkbox"/>
j. Fences	wood		<input type="checkbox"/>
k. Accessory buildings			<input type="checkbox"/>
l. Garage/Carport	concrete	clear	<input type="checkbox"/>

Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

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

Certifications

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.

Paul McGregor
Owner:

Paul McGregor
Applicant:

2/26/21
Date:

2/26/21
Date:

Application for a Coastal Development Permit

Companion Page

Applicant's Name: Paul McGregor
Primary Permit #: 2020-00011

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

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, list Assessor's Parcel Number(s):

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	<u>siding and shingles hardi</u>	<u>Ben moore Rain tree #1487</u>	<input type="checkbox"/>
b. Trim	<u>wood</u>	<u>Ben moore Herbal escape #1496</u>	<input type="checkbox"/>
c. Roof	<u>Asphalt shingles class "A"</u>	<u>Ben moore Fairview talpe # HC 85</u>	<input type="checkbox"/>
d. Chimneys	<u>Direct vent</u>	<u>antique slate</u>	<input type="checkbox"/>
e. Accessory Buildings	_____	_____	<input type="checkbox"/>
f. Decks/Stairs	<u>wood</u>	_____	<input type="checkbox"/>
g. Retaining Walls	<u>concrete</u>	_____	<input type="checkbox"/>
h. Fences	<u>wood</u>	_____	<input type="checkbox"/>
i. Storage Tanks	_____	_____	<input type="checkbox"/>

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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> |

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

- ① Eucal + plus trees to be removed ②
- ③ Dig out for foundation
- ④ plants to be place in land scape and pavers in backyard in sand

5. Other Information

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: _____

#4

County of San Mateo

Environmental Information Disclosure Form

Planning and Building Department

PLN #2020-00011

BLD _____

Project Address: ALTO

Name of Owner: PAUL MCGREGOR

Address: 171 CORONADO AVE

HAIF MOON BAY, CA Phone: 650 703 8993

Assessor's Parcel No.: 048 - 065 - 060

Name of Applicant: SAME ↑

Address: _____

Zoning District: R1/S94/DR/CD

Phone: _____

Existing Site Conditions

Parcel size: 4800sq

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).

NO EXISTING DEVELOPMENT, UPHILL LOT WITH NATIVE GRASSES AND EUCALYPTUS TREES

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>3 EUCALYPTUS TREES</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>220</u> c.y. Fill: <u>15</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

REMOVE 3 TREES
GRADING FOR HOUSE + ROAD


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:		
ROAD IMPROVEMENT		

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) <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.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed:  Date: 2/26/21

(Applicant may sign)

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

Application for a Zoning Nonconformity Use Permit

Applicant's Name: PAUL MCGREGOR

Primary Permit #: 2020-00011

Companion Page

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Zoning Nonconformity Use Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form, and, if applicable, a copy of a building permit or Assessor's records indicating that your nonconforming structure was built legally.

2. Project Information

This application is for:

- Expansion of a legal, nonconforming structure on a standard-sized parcel.
- Expansion of a legal, nonconforming structure on a substandard parcel.
- New nonconforming structure on a substandard parcel.
- New conforming structure on a substandard parcel per Zoning Regulations Section 6133.3(b).

Zoning: _____

Existing nonconformity: _____
(Examples: 3 ft. side setback, 40% lot coverage)

Parcel size: 4800 sq ft

Proposed nonconformity: _____

3. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required finding:

1. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The County must make four additional findings for projects involving substandard parcels:

2. The proposed development is proportioned to the size of the parcel on which it is being built.

3. All opportunities to acquire additional contiguous land have been investigated.

4. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

5. Use permit approval does not constitute a granting of special privileges.

Write a brief statement in which you present evidence to support the required findings.

THE PROPOSED HOME WILL CONFORM WITH NEIGHBORHOOD. THERE ARE HOMES ON THIS STREET BUILT ON THE SAME SIZE LOTS. The property next door is not available

Application for a Zoning Nonconformity Use Permit

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

Applicant's Name : Paul McGregor

Primary Permit #: 2020-00011

Companion Page

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Zoning Nonconformity Use Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form, and, if applicable, a copy of a building permit or Assessor's records indicating that your nonconforming structure was built legally.

2. Project Information

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- Expansion of a legal, nonconforming structure on a standard-sized parcel.
- Expansion of a legal, nonconforming structure on a substandard parcel.
- New nonconforming structure on a substandard parcel.
- New conforming structure on a substandard parcel per Zoning Regulations Section 6133.3(b).

Zoning: R1/594/DR/CD

Existing nonconformity: _____
(Examples: 3 ft. side setback, 40% lot coverage)

Parcel size: 4,800 sf

Proposed nonconformity: _____

3. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required finding:

1. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The County must make four additional findings for projects involving substandard parcels:

- 2. The proposed development is proportioned to the size of the parcel on which it is being built.**
- 3. All opportunities to acquire additional contiguous land have been investigated.**

4. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

5. Use permit approval does not constitute a granting of special privileges.

Write a brief statement in which you present evidence to support the required findings.

The proposed home will conform with neighborhood
There are homes on this street built on the same
size lots. The property next door is not available

CLASS 'A' ASPHALT
SHINGLES 'ANTIQUE
SLATE
ENCROACHMENT
INTO CABLE

100%
CENTER OF
BLOCK

PORTION OF CABLE IN
DAYLIGHT PLANE

FASCIA & TRIM BEN MOORE
#HCS 'FAIRVIEW TAUPE

6" FASCIA GUTTER

MILKARD VINYL-WHITE

SHINGLE
BEN MOORE #1487
HERBAL ESCAPE

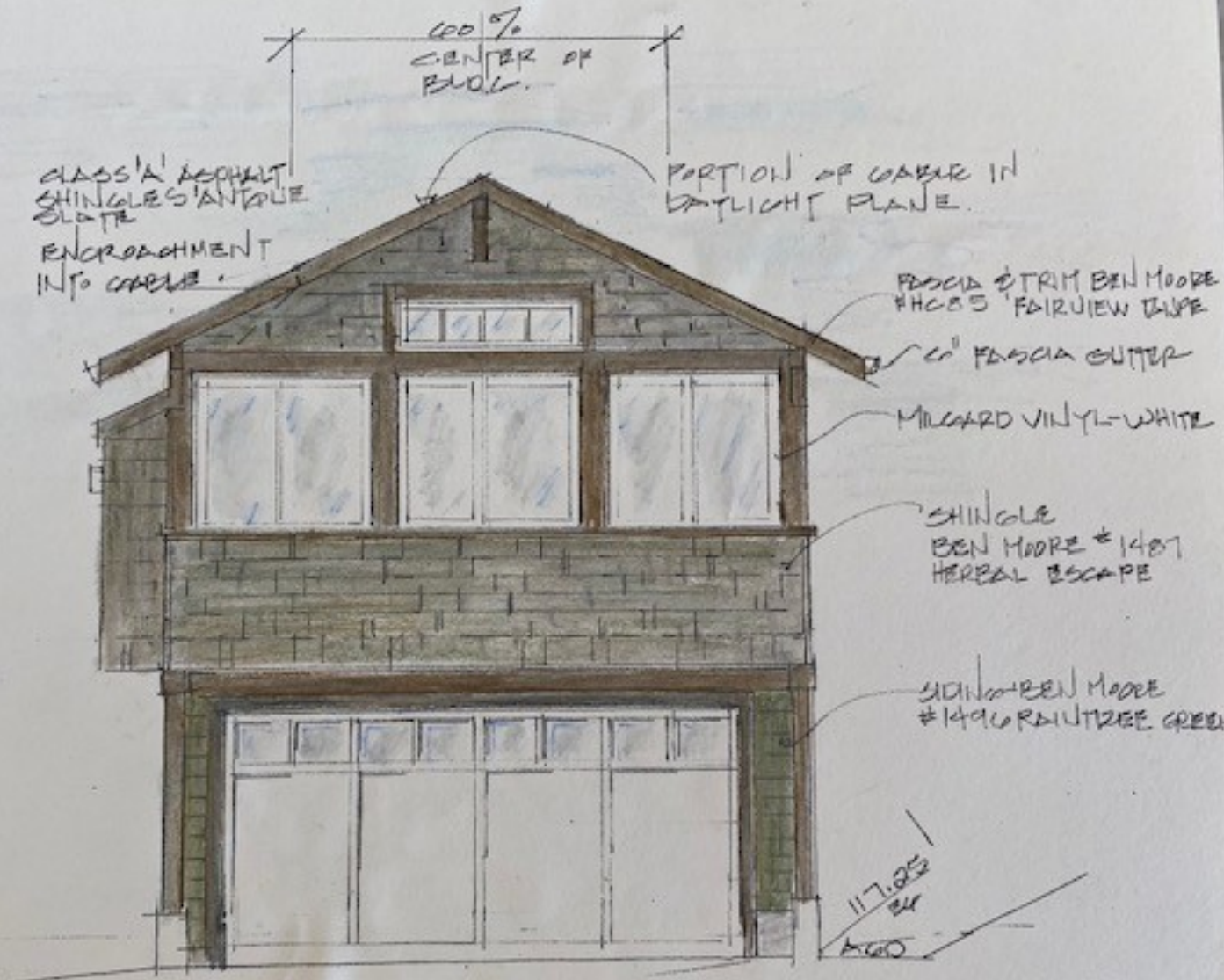
SIDING BEN MOORE
#1496 RAIN TREE GREEN

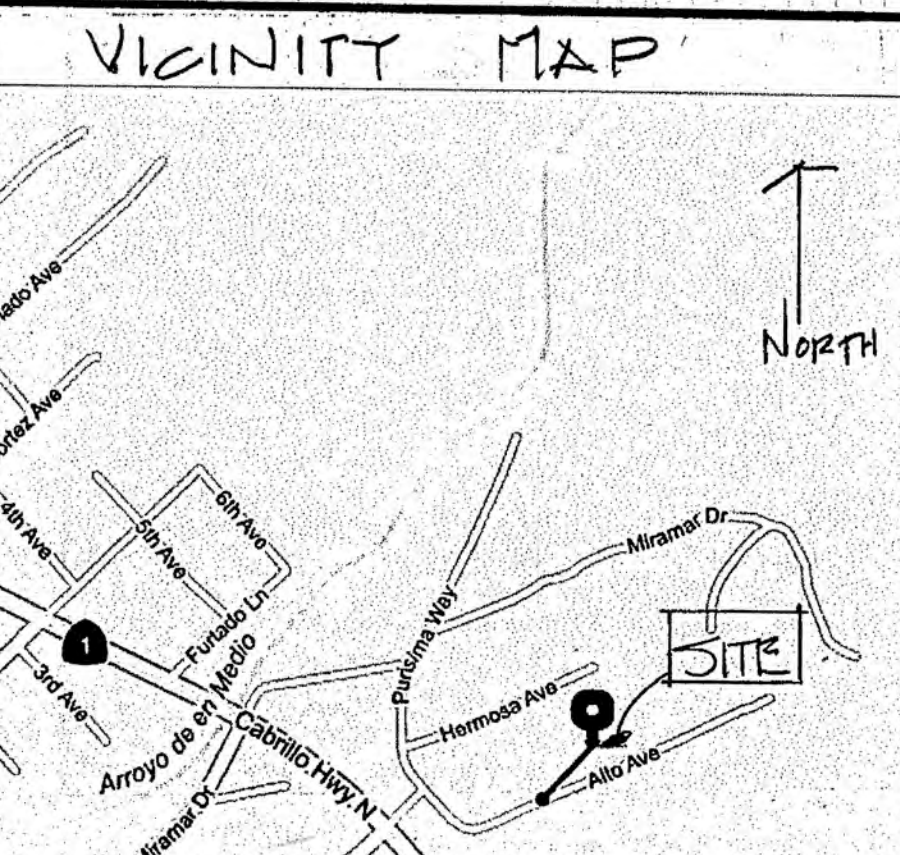
117.025
24

AGO

112.15
13 4

ALTO AVE



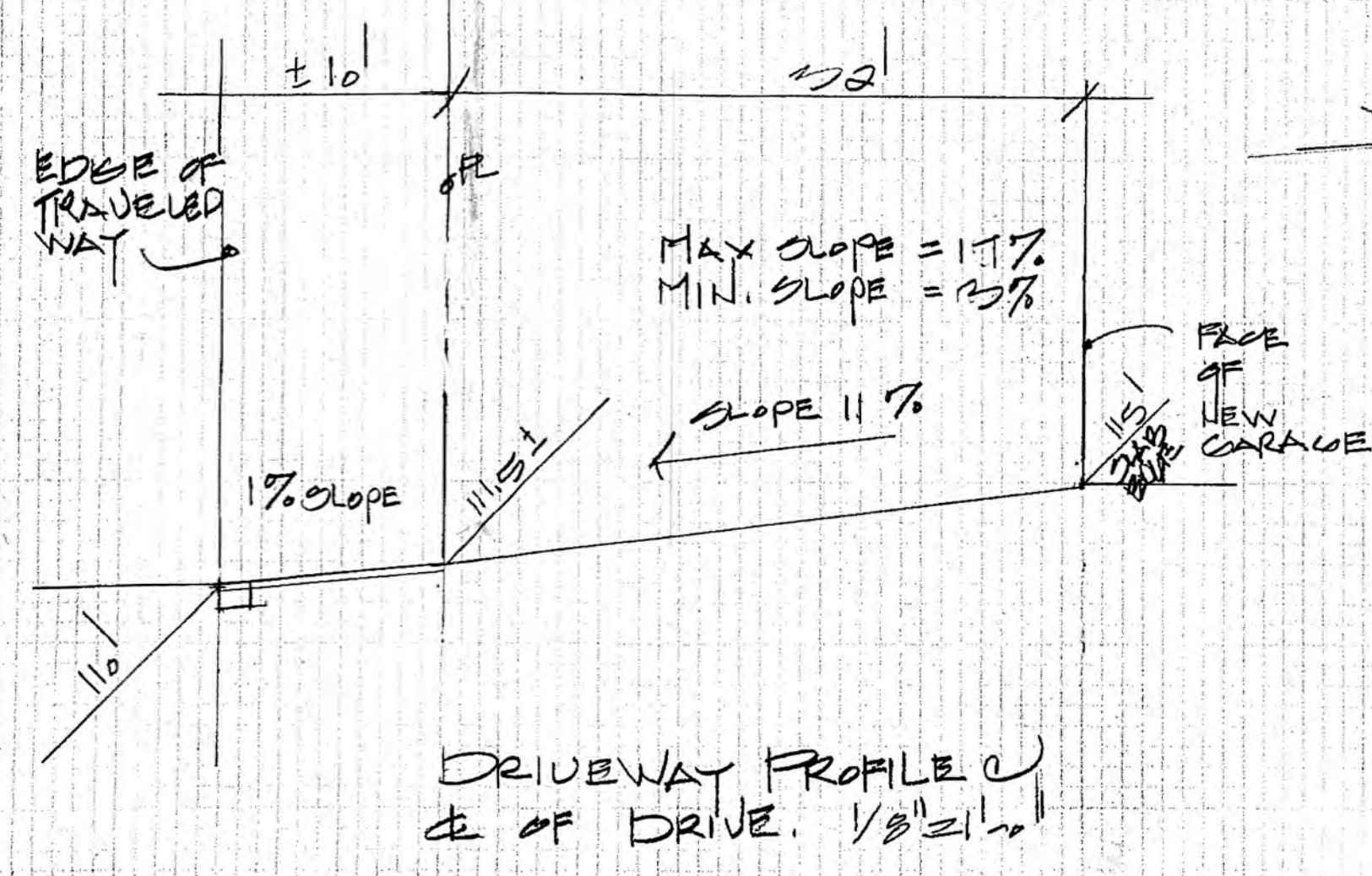
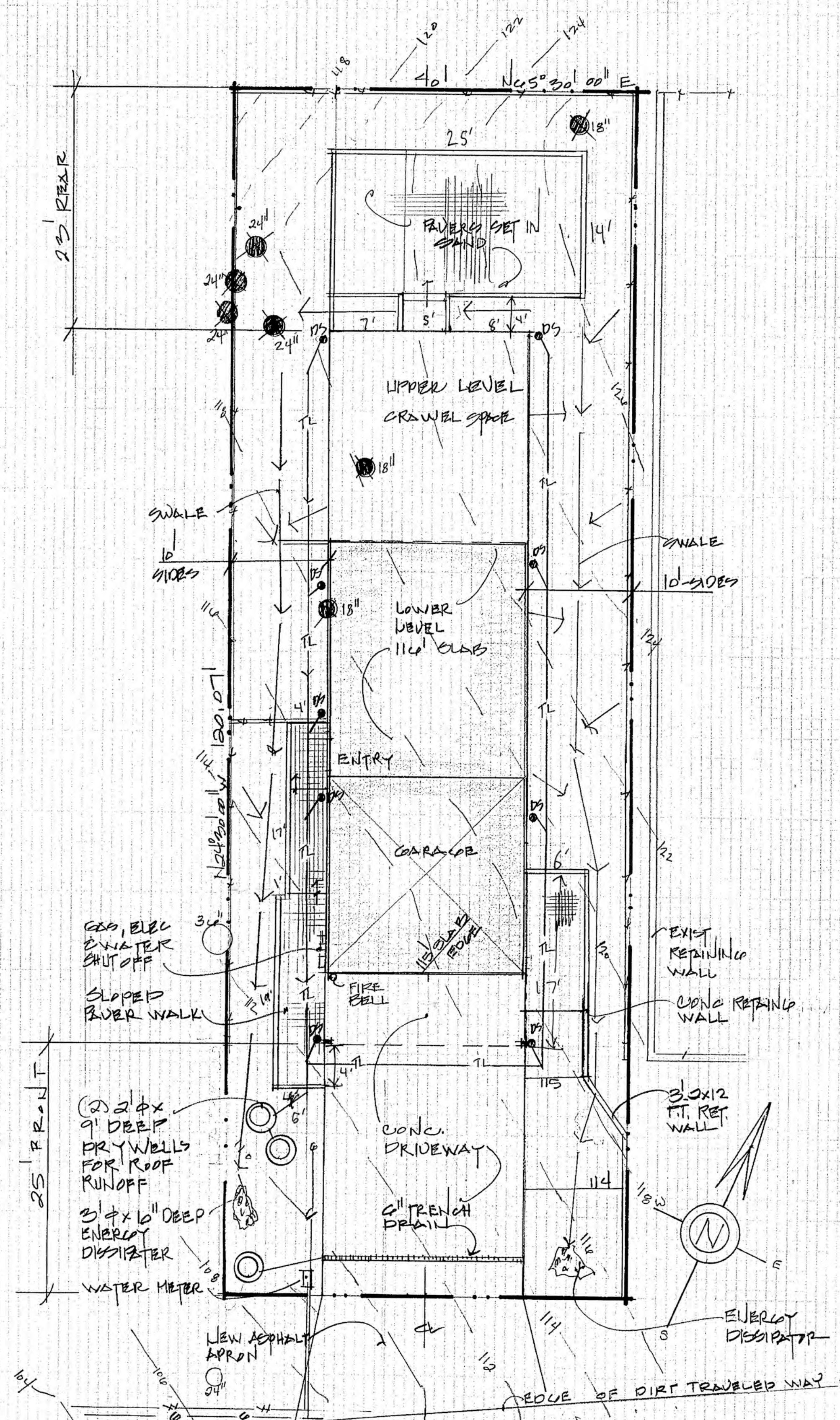


TABLATIONS

Zone	R1/S94/DR/CD	
Lot Size		4,802.8 SF
Lot Coverage 30% =	1,440.8	1,440 SF
Footprint		1,430 SF
Fireplace overhang		10 SF
Total Lot Coverage		1,440 SF
Lower Floor Conditioned		465 SF
Upper Floor Conditioned		1,297 SF
Conditioned Floor Area Total		1,762 SF
Garage		395 SF
Covered Porch		140 SF
Uncovered Landing		8 SF
Total FAR (.48% = 2,305 SF)	Actual	2,305 SF
Setbacks Proposed		
25' Front		
23' Rear		
10'-0" Left Side		
10'-0" Right Side		
Construction Type V-B Sprinkled		
Occupancy R-3/U		

Total FAR = 2297

- NOTES**
1. DAYLIGHT PLANE METHOD USED FOR HEIGHT AND ENVELOPE.
 2. ALL STREET AND DRIVEWAY IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE COUNTY SAN MATEO STANDARDS.



SITE PLAN 1/8" = 1'-0"
W/ DRAINAGE

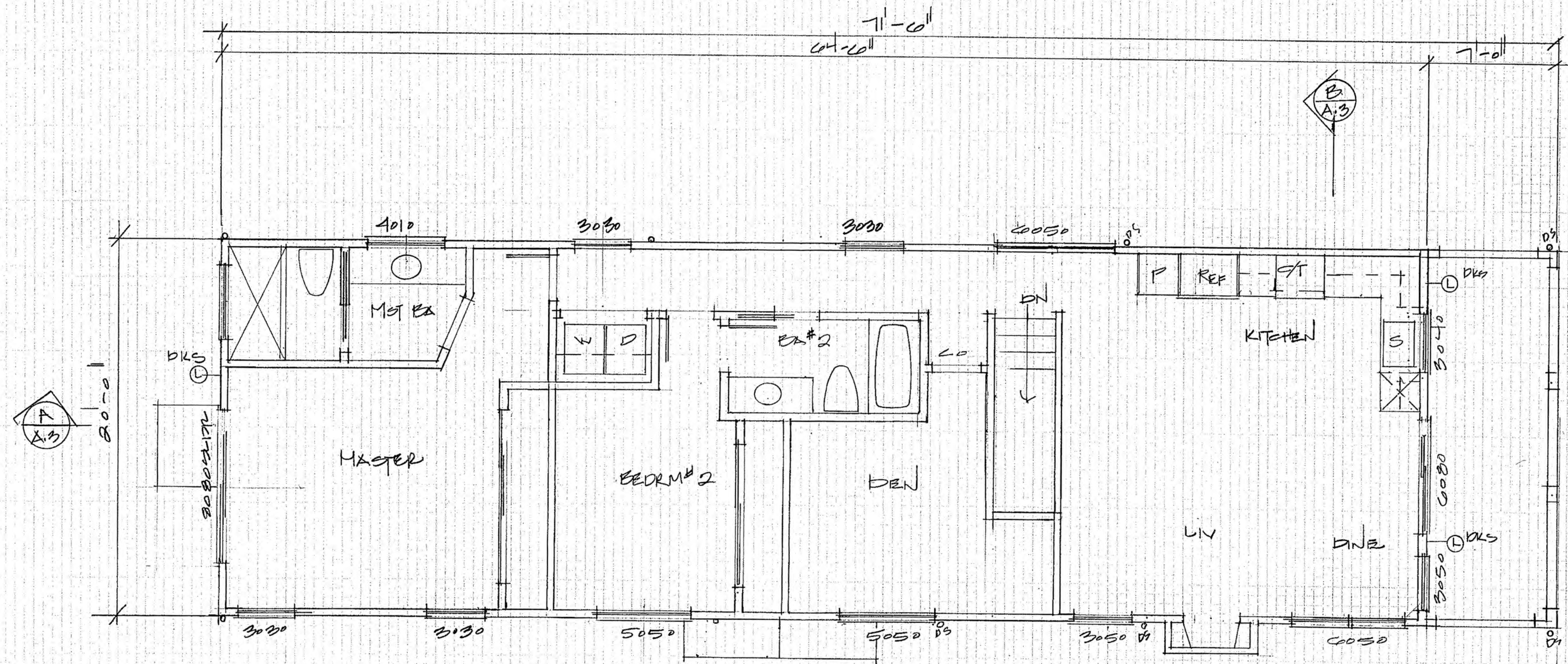
- TL 3" SOLID PLASTIC DRAIN PIPE, MIN 1% SLOPE
- ← DIRECTION OF SURFACE DRAINAGE FLOW
- ⊙ ENERGY DISSIPATOR
- ⊙ 3" x 4" COBBLES
- ⊙ EUCALYPTUS TREES TO BE REMOVED (1)

A NEW RESIDENCE FOR:
PAUL MC GREGOR
TBD ALTO AVE
HALF MOON BAY, CA. 94019 APN: 048-065-060

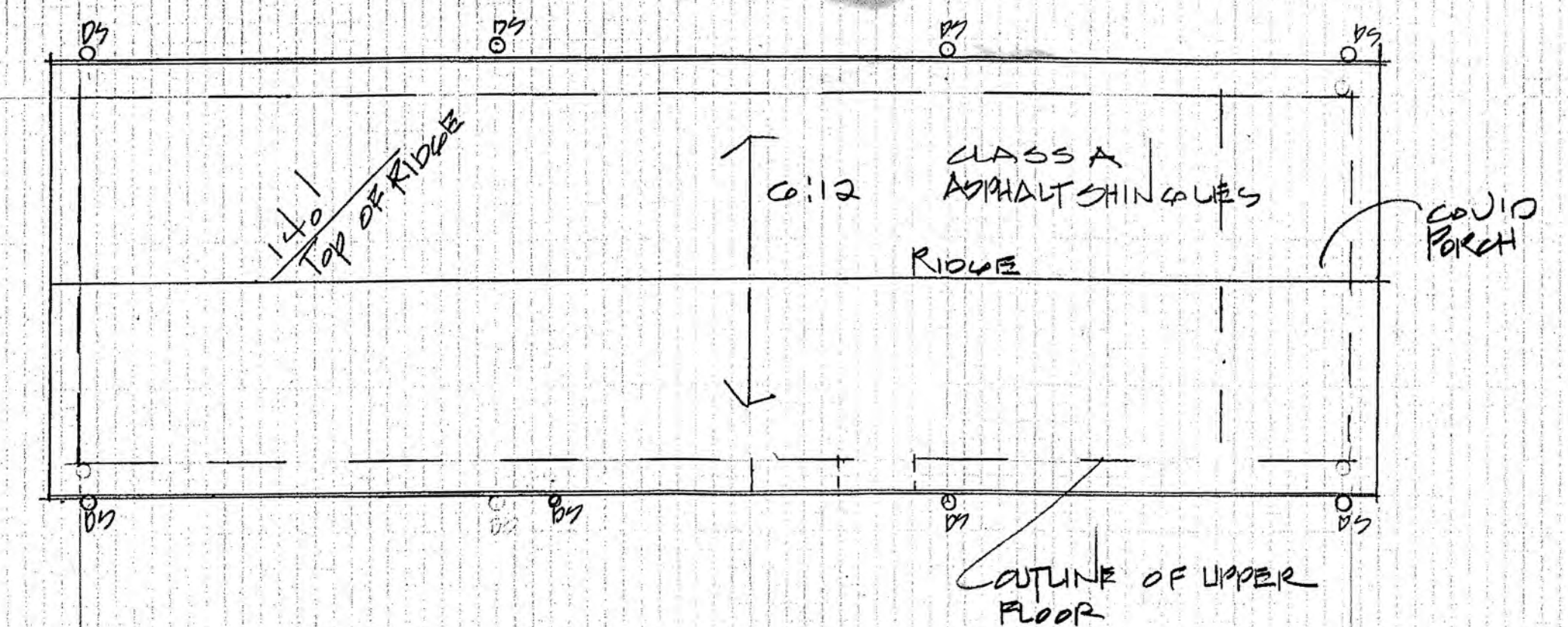
Plans Prepared By:
Anne Gustin Design, Inc.
3414 Scenic Drive
Napa, CA 94958
Phone: (707)251-9500
Fax: (707)251-9125
anne.gustin@yamboo.com

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MAY 30, 17

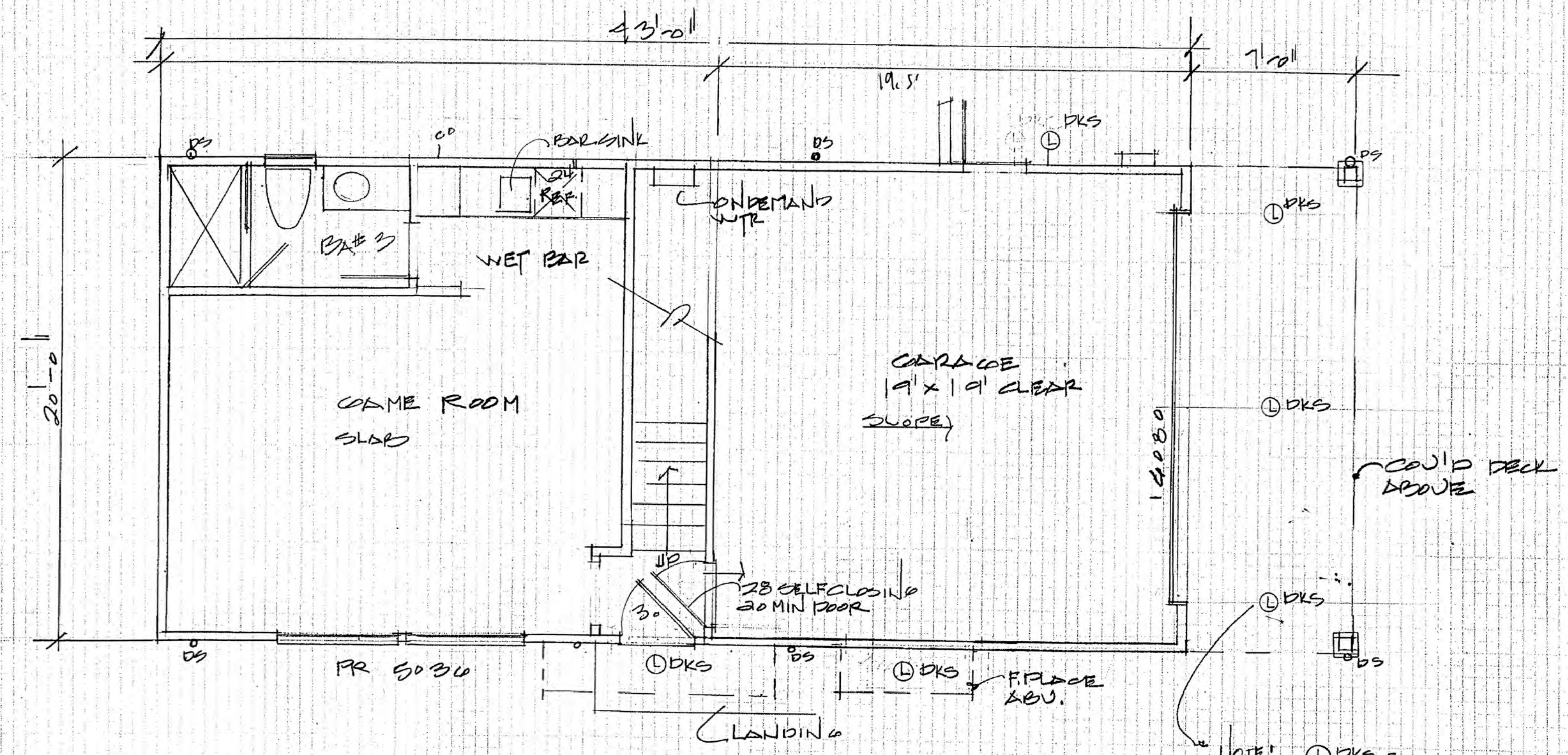
SHEET NO
A.1 OF



UPPER FLOOR PLAN 1297 SF CONDITIONED
140 SF COVERED DECK



ROOF PLAN 1/4" = 1'-0"



LOWER LEVEL PLAN 1/4" = 1'-0"
FLOOR AREA = 405 SF CONDITIONED
395 SF GARAGE

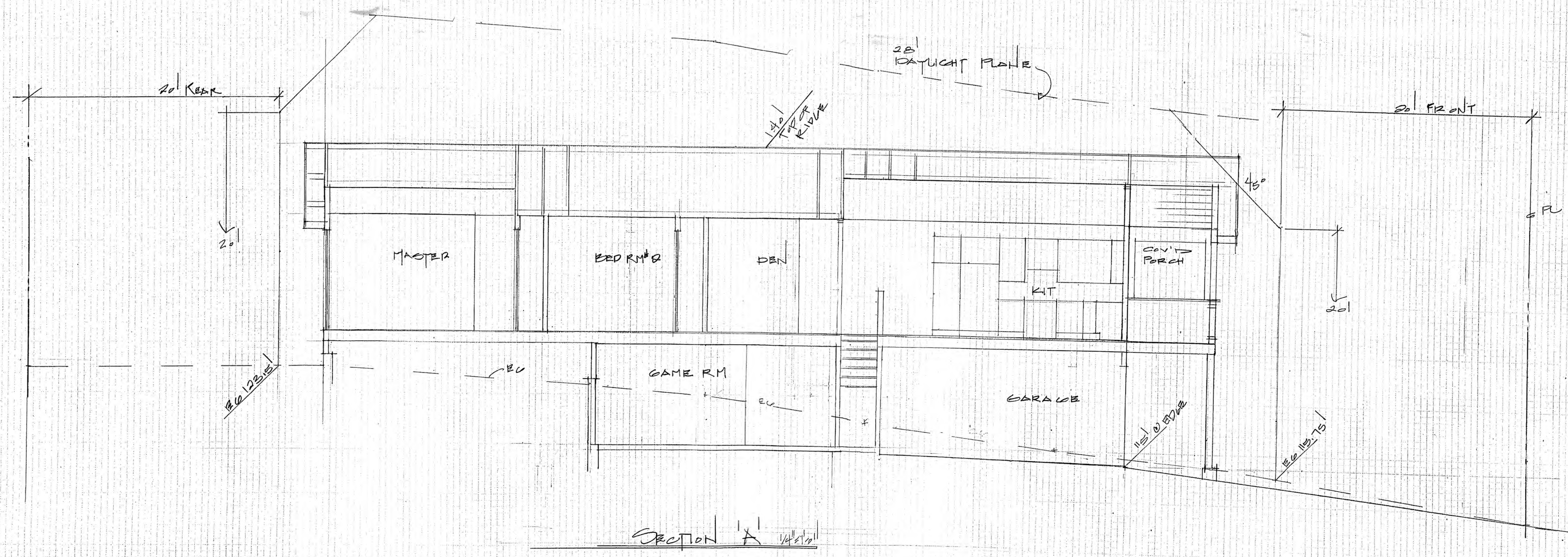
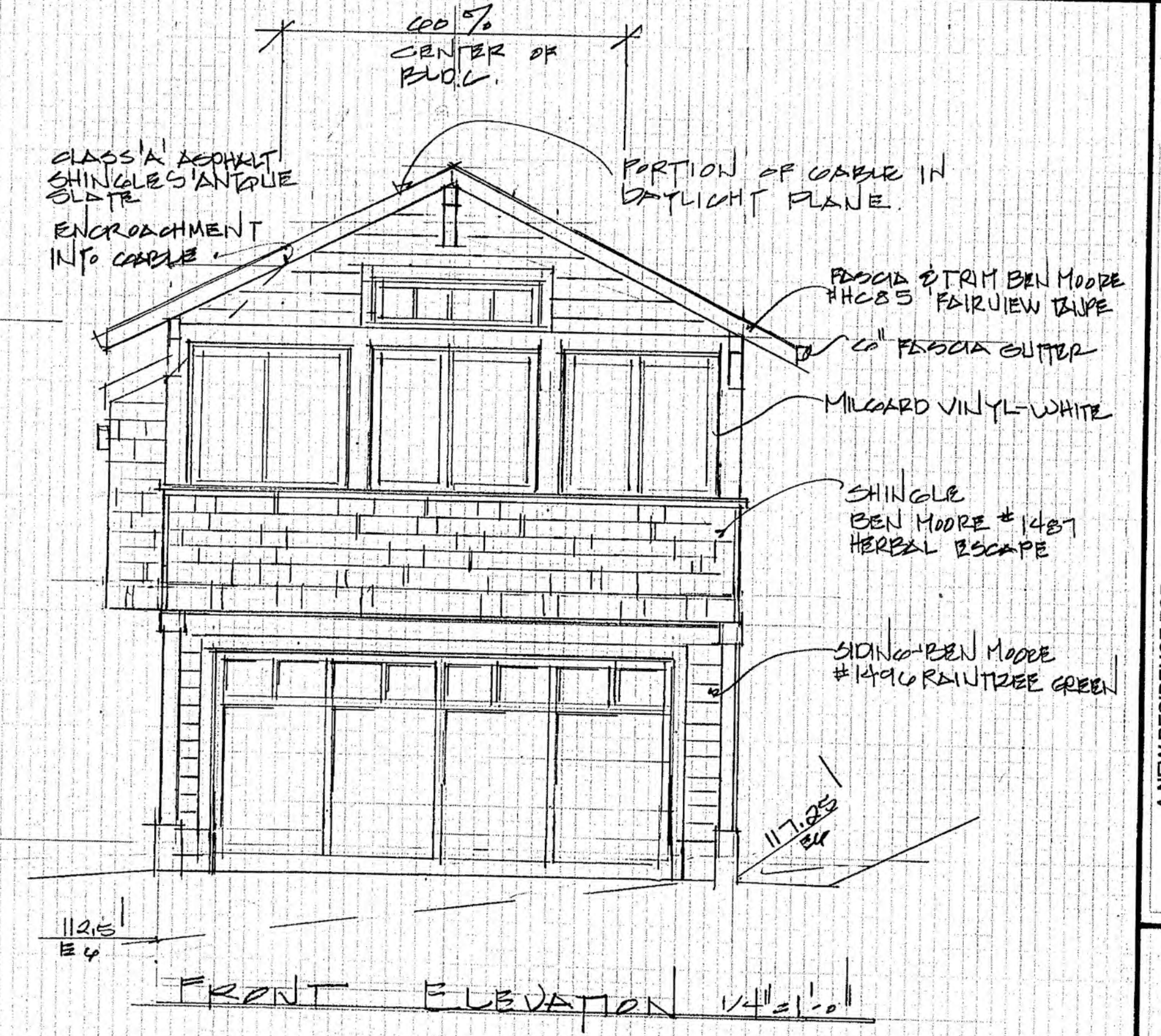
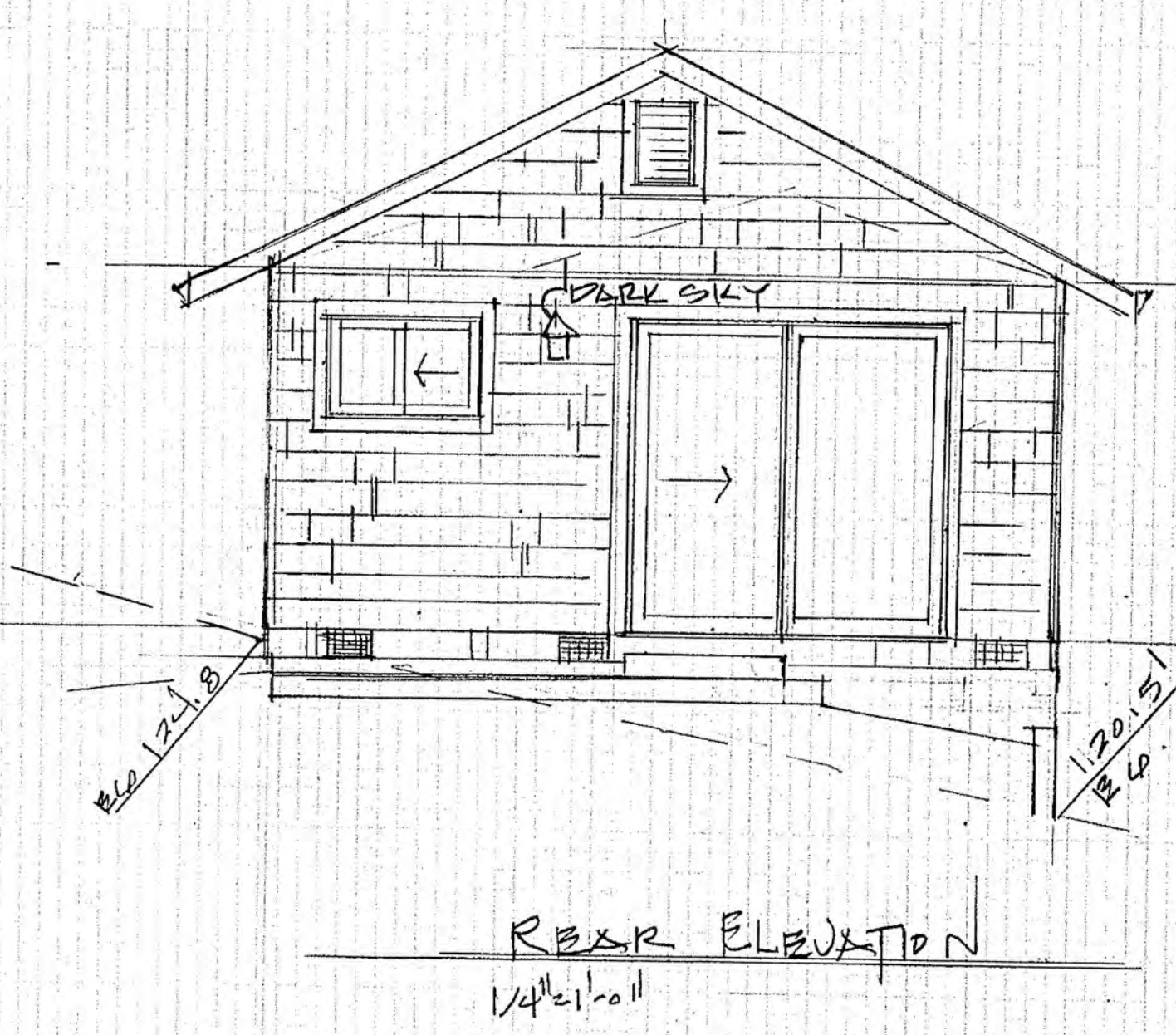
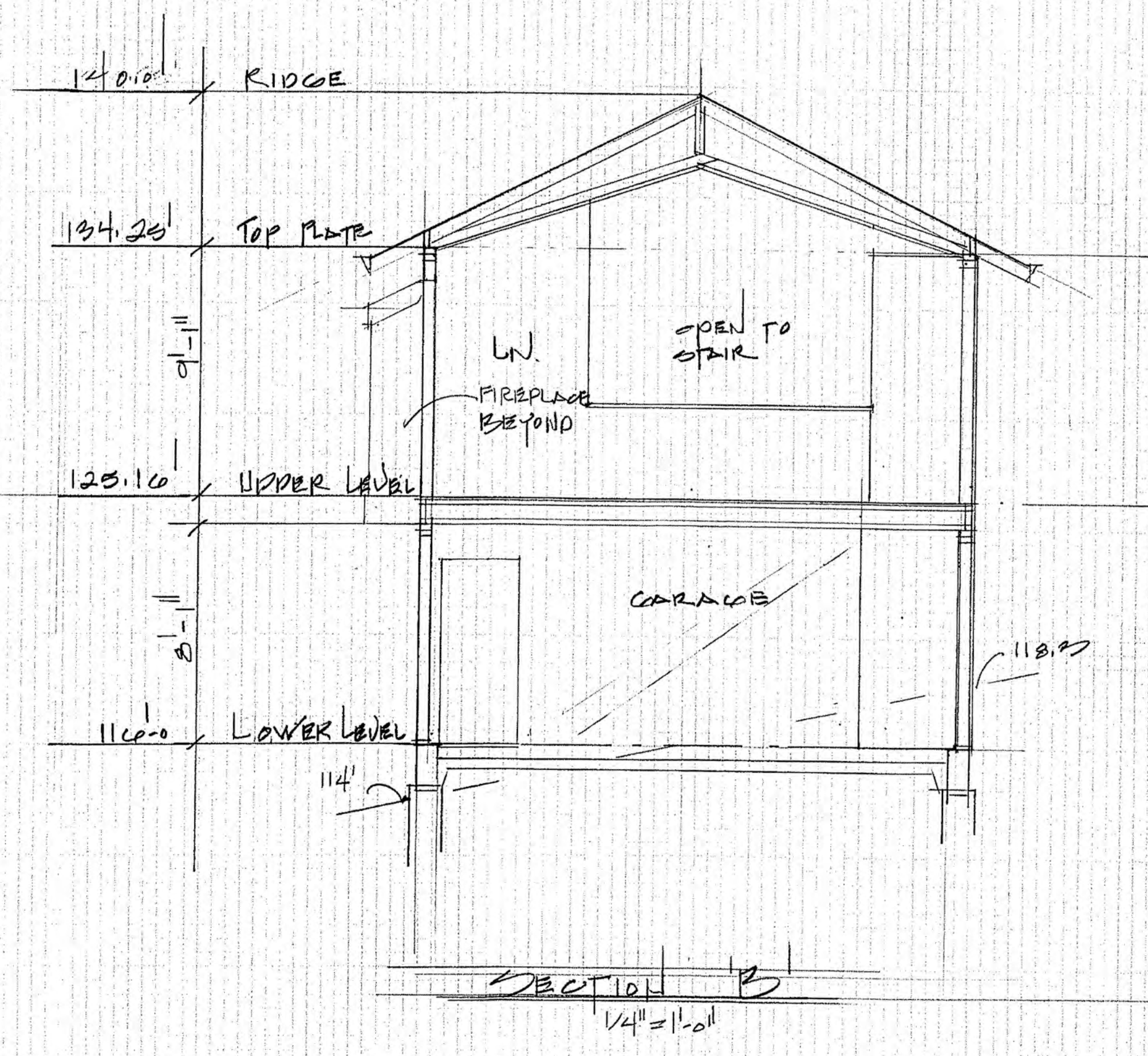
NOTE! DKS = PARKING COMPLIANT
DS = DOWNSPUT

A NEW RESIDENCE FOR:
PAUL MC GREGOR
TBD ALTO AVE
HALF MOON BAY, CA. 94019 APN: 048-065-060

Plans Prepared By:
Anne Gustin Design, Inc.
3414 Scenic Drive
Napier, CA 94558
Phone: (707) 251-9800
Fax: (707) 251-9125
anne_gustin@yahoo.com

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PAGE 02 MAY 30, 17

STREET NO
A.2 OF

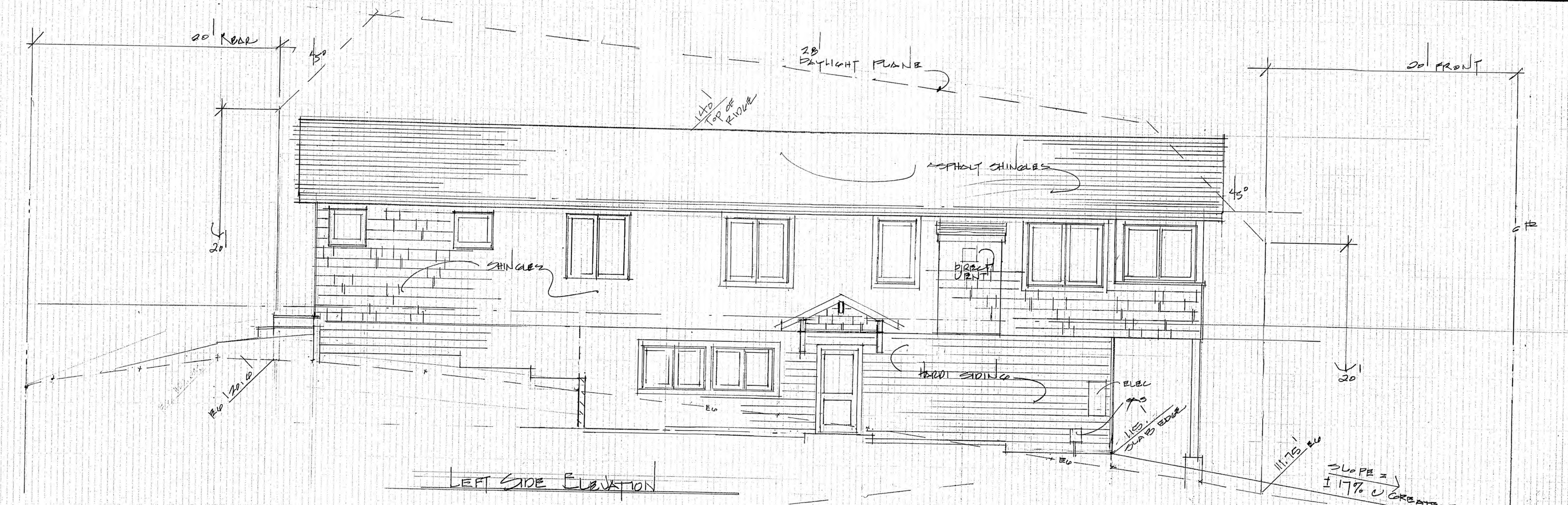


A NEW RESIDENCE FOR:
PAUL MC GREGOR
TBD ALTO AVE
HALF MOON BAY, CA 94019 APN: 048-065-060

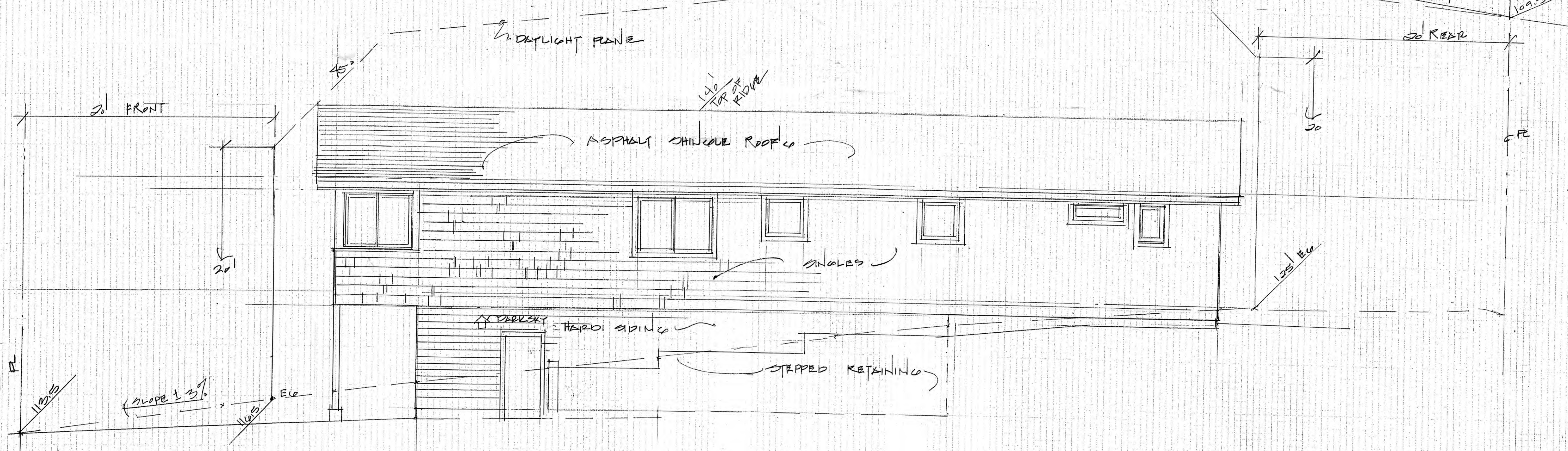
Plans Prepared By:
Anne Gustaf Design, Inc.
3414 Scenic Drive
Napa, CA 94558
anne_gustaf@yahoo.com

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MAY 30 2017

SHEET NO
A.34



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION 1/4\"/>

A NEW RESIDENCE FOR:
PAUL MC GREGOR
 TBD ALTO AVE
 HALF MOON BAY, CA 94019 APN: 048-065-060

Plans Prepared By:
Anne Gustin Design, Inc.
 3414 Scenic Drive
 Napa, CA 94558
 Phone: (707)251-9800
 Fax: (707)251-9123
 anne.gustin@ymail.com

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 May 30, 16

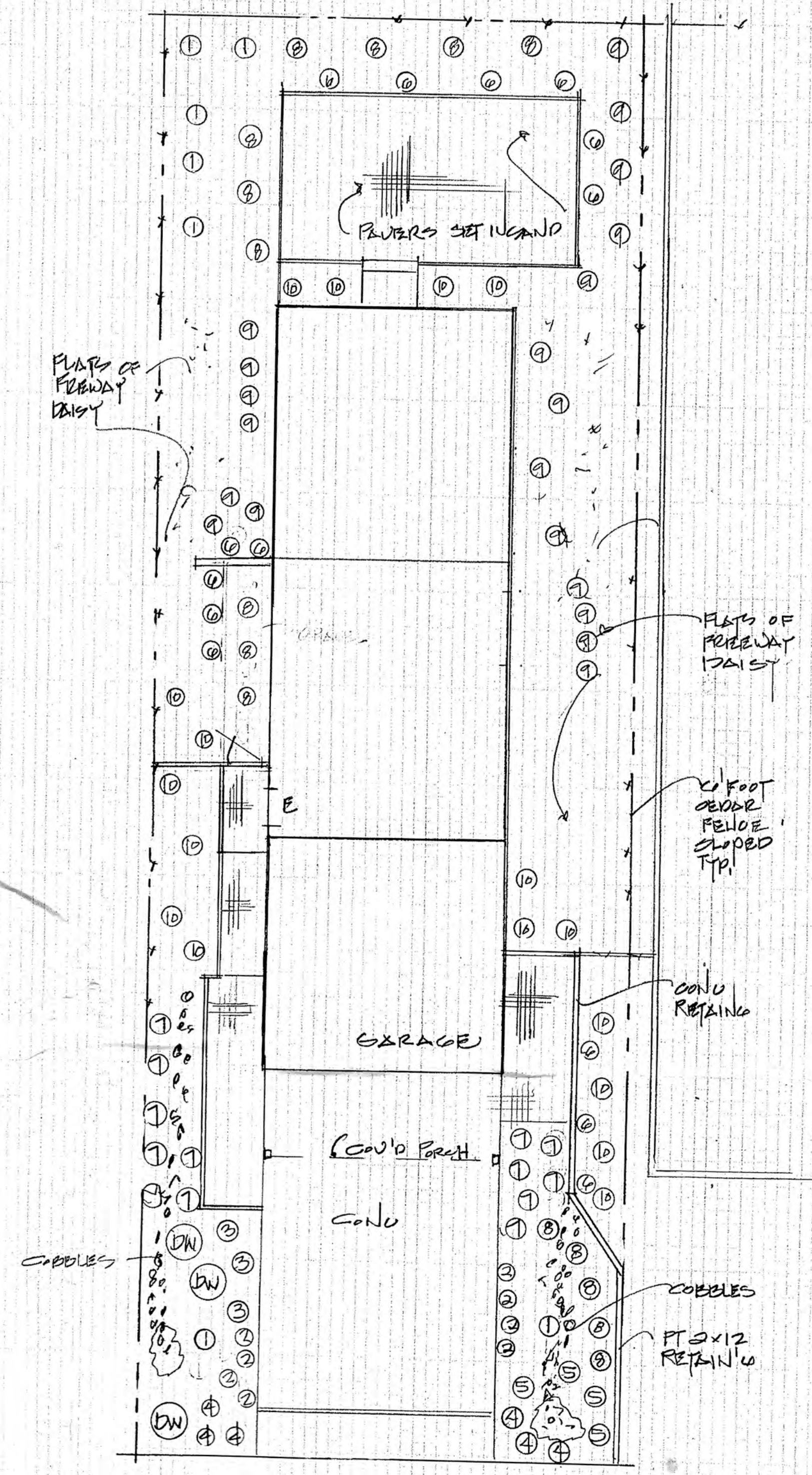
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 A.4 OF

PDR

PLANTING SCHEDULE

1. COFFEE BERRY
2. SEASIDE DAISY
3. CEANOTHUS-YANKEE POINT
4. STATICE
5. SPANISH LAVENDER
6. COAST ROSEMARY
7. SEDGE GRASS
8. HEBE
9. HOPSEED BUSH
10. CISTUS
11. FREEWAY DAISY FLAT ON SLOPES

NOTE: DO NOT USE MEXICAN FEATHER OR CRIMSON FOUNTAIN GRASS.
 7 EUCALYPTUS TO BE REMOVED FOR THIS PROJECT



ALTO AVE
 LANDSCAPE PLAN 1/8" = 1'-0"

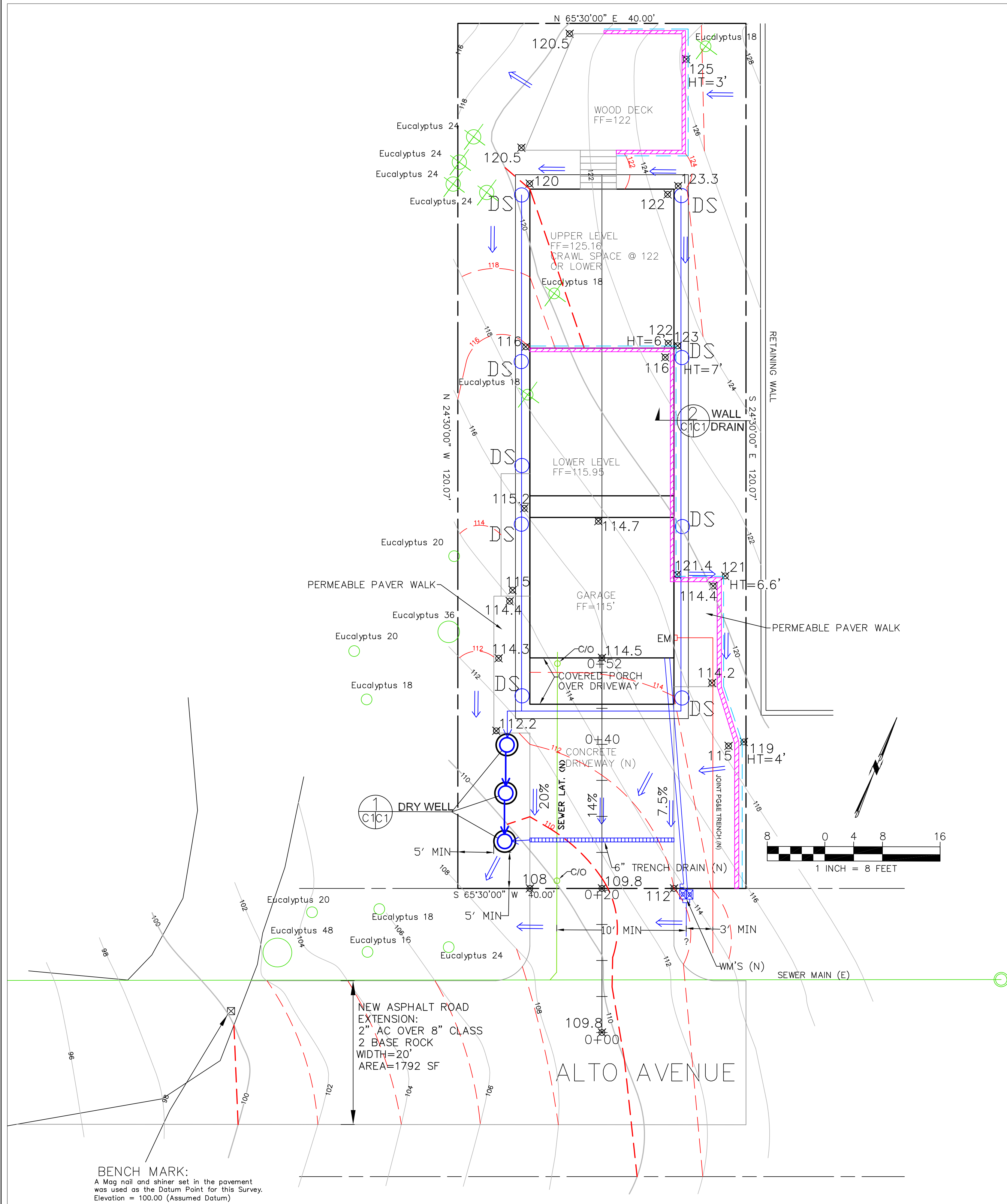
Plans Prepared By:
Anne Gustin Design, Inc.
 3414 Scenic Drive
 Napa, CA 94958
 Phone: (707)251-9500
 Fax: (707)251-9125
 anne_gustin@yahoo.com

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 MAY 30, 07

SHEET NO.

L.1

A NEW RESIDENCE FOR:
PAUL Mc GREGOR
 TBD ALTO AVE
 HALF MOON BAY, CA. 94019 APN: 048-065-06



DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DRY WELLS, AS SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM 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/ENERGY DISSIPATOR 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 : 235 CY
 FILL VOLUME: 5 CY
 TOTAL: 240 CY

VOLUMES ABOVE ARE APPROXIMATE.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

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

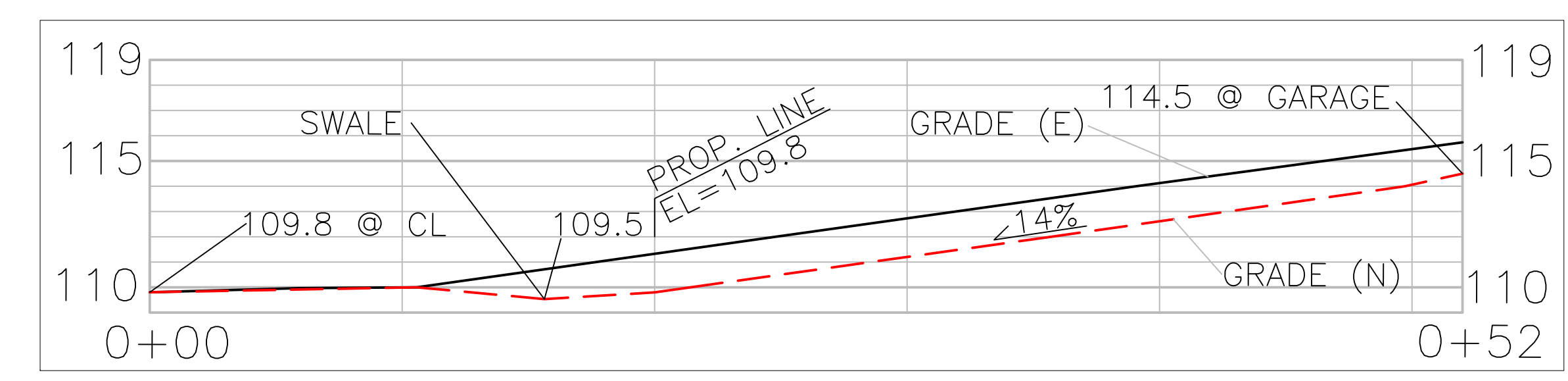
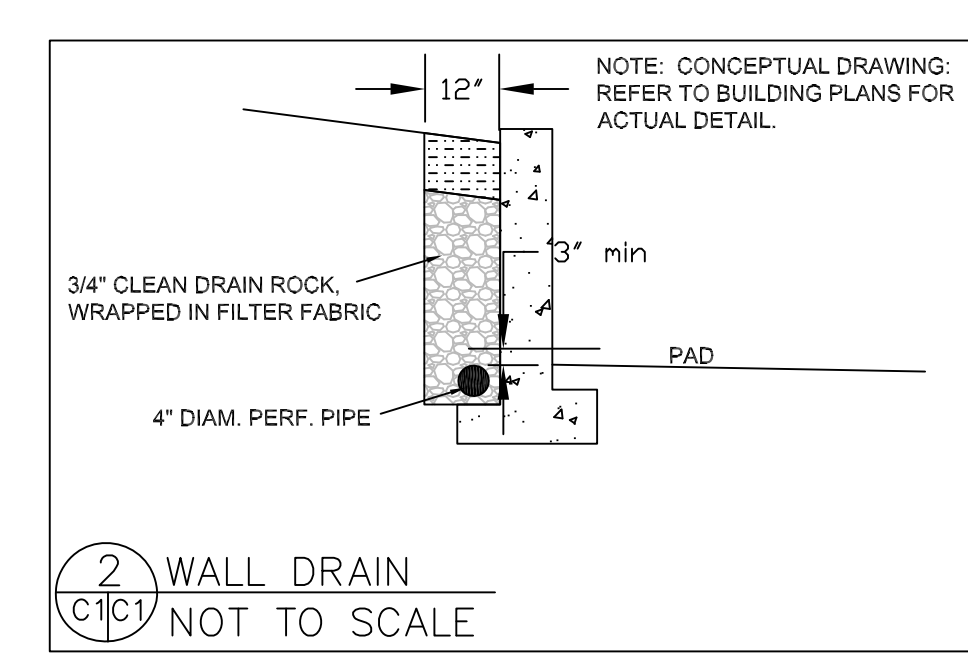
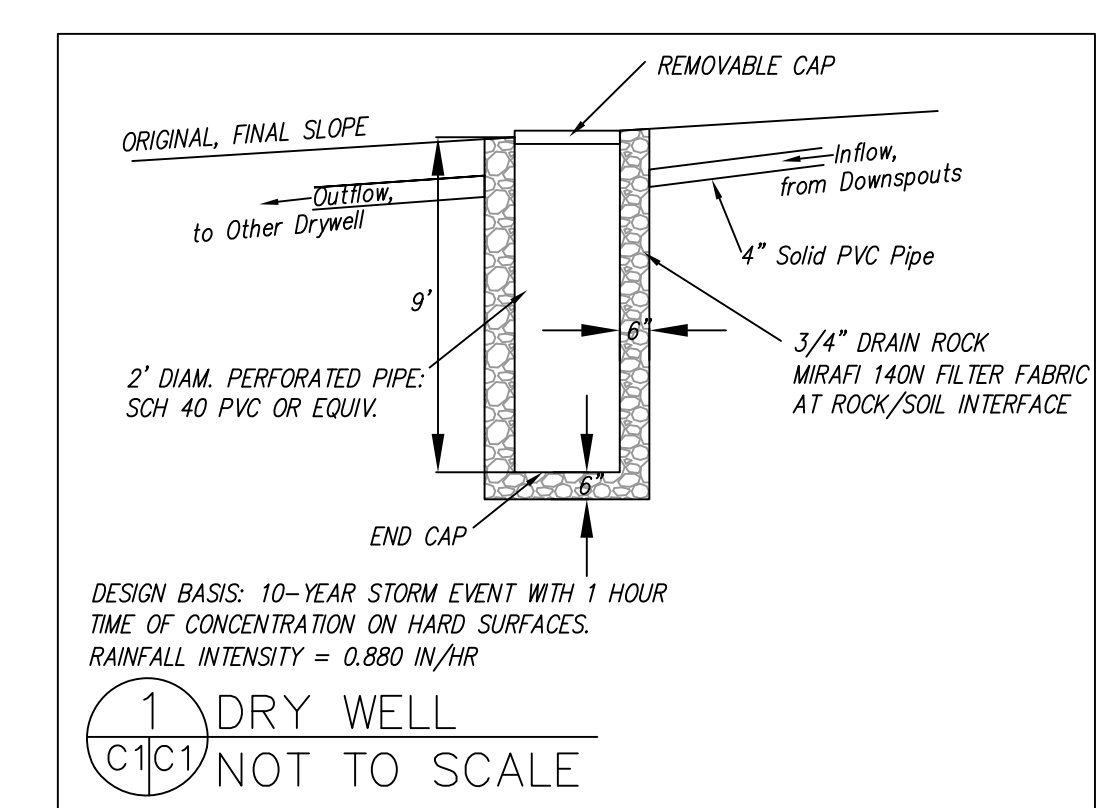
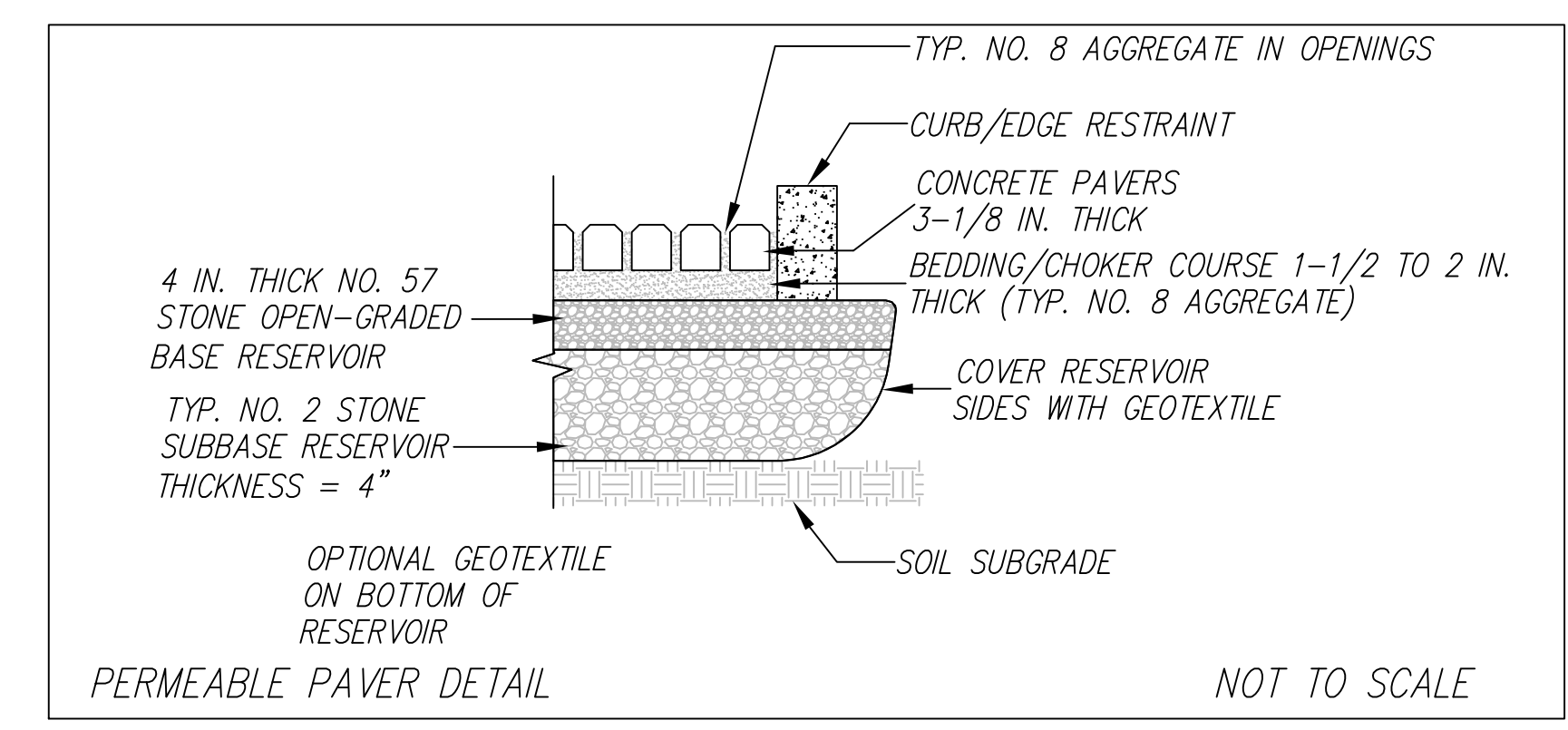
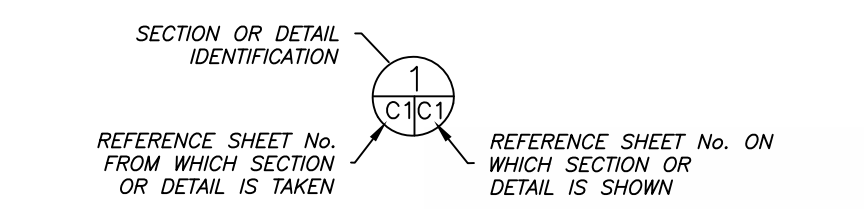
LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED RETAINING WALL
- DOWNSPOUT
- 4" MIN SOLID DRAIN PIPE
- 4" MIN PERFORATED DRAIN PIPE

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: PAUL MCGREGOR, OWNER
2. TOPOGRAPHY BY PAT McNULTY, SURVEYED MARCH, 2015.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.
5. THE GEOTECHNICAL REPORT: **GEOTECHNICAL STUDY: POWER PROPERTY, 3RD STREET MONTARA, APN 036-013-010**; DATE: PENDING, BY SIGMA PRIME GEOSCIENCES, INC. PROJECT NO. 20-126 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, INC. ASSOCIATES, WITH THE CONTACT NUMBER (650)-728-3590. THE CONTRACTOR MUST SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
6. STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (650-306-8405 EXT 181) TO SCHEDULE COUNTY DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

SECTION AND DETAIL CONVENTION



Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3590
 FAX 728-3593

DATE: 4-13-20	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE:	REV. DATE:	REV. DATE:
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GRADING AND DRAINAGE PLAN
 MCGREGOR PROPERTY
 ALTO AVENUE
 MIRAMAR
 APN 048-065-060

SHEET
 C-1

BENCH MARK:
 A Mag nail and shiner set in the pavement was used as the Datum Point for this Survey. Elevation = 100.00 (Assumed Datum)

GENERAL EROSION AND SEDIMENT CONTROL NOTES

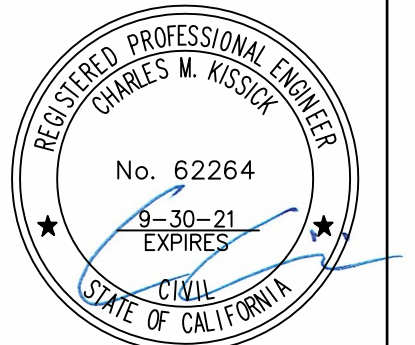
FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

- 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.
- Erosion control materials to be on-site during off-season.
- 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.
- 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: PAUL MCGREGOR
TITLE/QUALIFICATION: OWNER
PHONE: 650-703-8993
PHONE:
E-MAIL: MACKY8@DLSEXTREME.COM



Sigma Prime Geosciences, Inc.
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332 PRINCETON AVENUE
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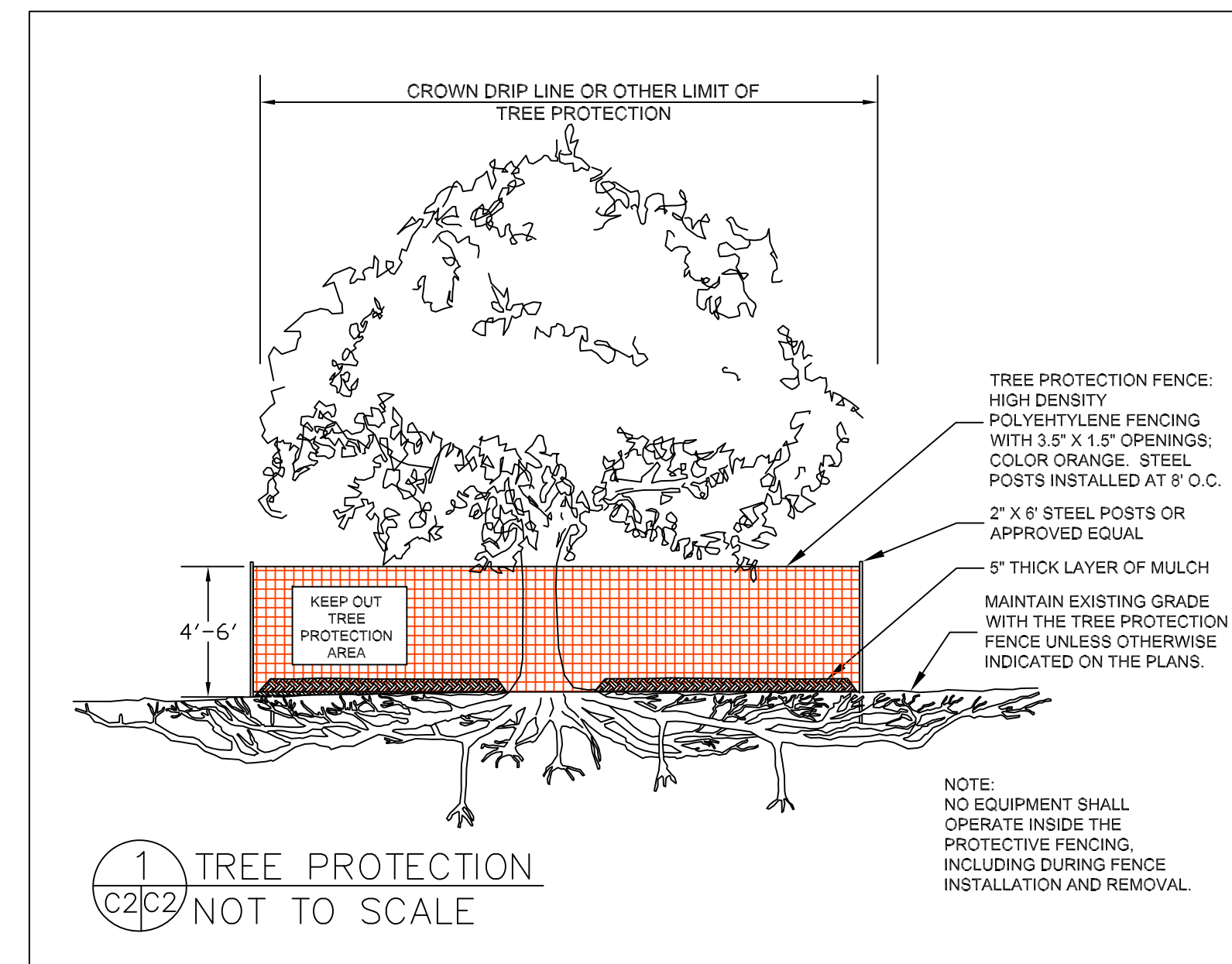
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EROSION AND SEDIMENT CONTROL PLAN
MCGREGOR PROPERTY
ALTO AVENUE
MIRAMAR
APN 048-065-060

SHEET
C-2

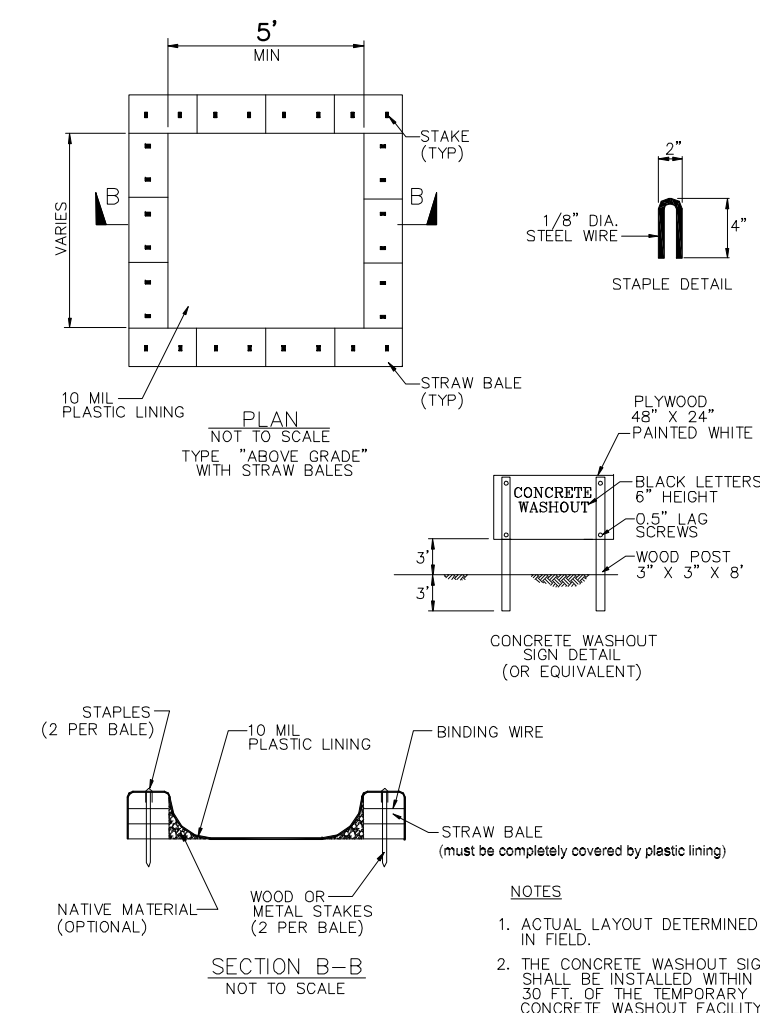
TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

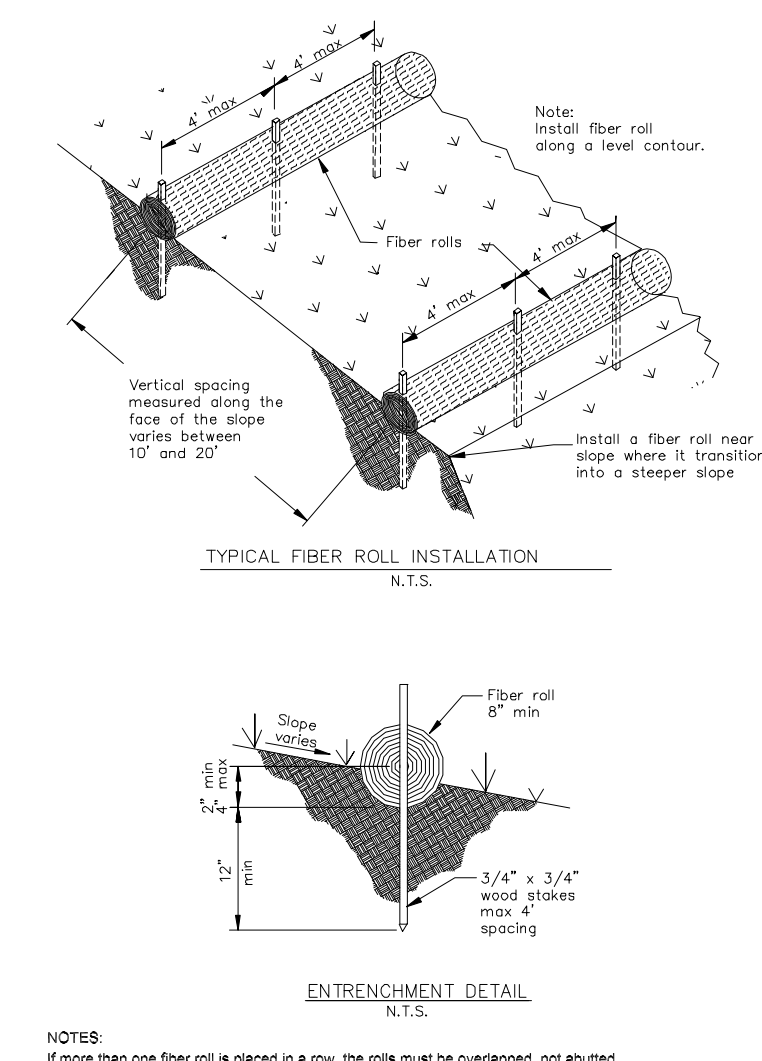


1 TREE PROTECTION
C2C2 NOT TO SCALE

CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1

