

September 4, 2018

Nino Perrone  
70 Palomar Oaks Lane  
Redwood City, CA 94062

Dear Mr. Perrone:

SUBJECT: Coastside Design Review Recommendation  
Sonora Avenue, El Granada  
APN 047-094-060; County File No. PLN 2018-00122

At its meeting of August 9, 2018, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a Design Review Permit to allow construction of a new 2,046 sq. ft., one-story single-family residence, plus a 432 sq. ft. attached two-car garage, on an existing 5,510 sq. ft. legal parcel (Parcel legality confirmed via recorded Certificate of Compliance PLN 2017-00022). No trees are proposed for removal. The CDRC was unable to make the findings for design review approval based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards For Design For One-Family and Two-Family Residential Development In The Midcoast" manual is required. As such, recommendations from the CDRC for further project redesign are as follows:

Recommendations:

1. Ensure the plans are more precise in the representation of design, elevations, and individual features; the plans should show exactly what is intended to be built.
2. Provide paint chips for all intended paint colors.
3. Provide a manufacturer's specification sheet for the garage door.
4. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape, and Scale; d. Daylight Plane/Facade Articulation. Increase facade articulation. Suggestions include use of:
  - a) Horizontal siding on pop-out window seats on right and left elevations.
  - b) Horizontal siding on the front entrance area.
  - c) A trellis on the rear elevation.



5. Section 6565.20 (D) ELEMENTS OF DESIGN; 3. Roof Design; a. Massing and Design of Roof Forms. Address articulation of the roof plan, such as:
  - a) Consider roof treatments of the pop-outs as a means of providing roof articulation.
  - b) Include shed roof as secondary roof forms where appropriate.
6. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape, and Scale; e. Wall Articulation. Increase wall articulation, such as:
  - a) Pop-out bay on the left elevation at Bedroom No. 2.
  - b) Pop-out bay on the right elevation at the laundry nook.
  - c) Insets along left and right elevations.
7. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 4. Lighting. Identify exterior lighting:
  - a) Indicate amount and location of exterior lighting.
  - b) Provide a manufacturer's specification sheet for Dark Sky-compliant fixtures.
8. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; b. Openings. Revise openings:
  - a) Install false window over the garage door.
  - b) Use the same trim for all windows on the house.
  - c) Windows should be consistent in divided light properties around the entire house.
  - d) Consider multiple window units mulled together for a variety of window proportions.
9. Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors. Revise color scheme:
  - a) Use a non-reflective color for the body of the house (not white).
  - b) Use more than one color for the exterior of the house (not white on white).

At the meeting, you were presented with the following available options at the end of the CDRC's deliberation of the project: (i) request for a decision from the CDRC on the plans presented or (ii) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate the elements recommended for project redesign.

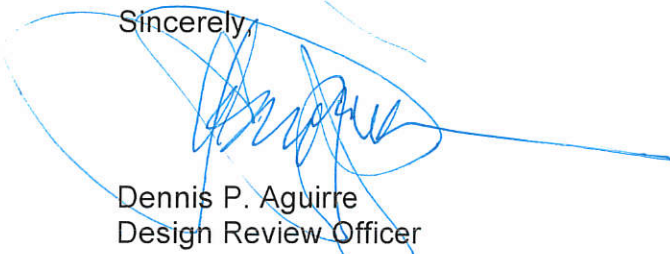


You chose the second option, and the CDRC directed staff to schedule your project for consideration at a later date.

Please contact Dennis P. Aguirre, Design Review Officer, at 650/363-1867, if you have any questions.

To provide feedback, please visit the Department's Customer Survey at the following link:  
<http://planning.smcgov.org/survey>.

Sincerely,



Dennis P. Aguirre  
Design Review Officer

DPA:jvp – DPACC0430\_WVN.DOCX

cc: Katie Kostuik, Member Architect  
Christopher Johnson, El Granada Community Representative

324 Sonora Ave El Granada

APN 047-094-160

Narrative on Revision dated 8/15/2018

1. Hardie Plank 8 Inch Horizontal Siding Pop Outs each side of house
2. Dark Sky lighting at locations indicated on plan
3. GAF Lifetime Shingle in Natural Shadow Charcoal
4. Craftsman Style Custom Garage Door (Nadine) by Lux
5. Hose Bibs indicated on plan
6. Indian Ledge Stone (Brown Dog) on exterior entry wall at front door
7. Fixed window over garage door as indicated
8. Trellis Cover over front window indicated on plan with metal roof
9. Entry Roof Windows indicated properly on plan
10. Roof Profile elevation updated
11. Body color of house to be Almond Cookie S300-3 Behr flat
12. Front door and Garage door to (Antique White) YL-W12 Behr Flat
13. Trim around doors and windows (Sustainable) S350-4 Behr Flat
14. Front Door to Be Thermatru FiberClassic FCM32XJ

By Nino & Debra Perrone  
650-504-3255

**RECEIVED**

AUG 22 2018

San Mateo County  
Planning Division

## Material List

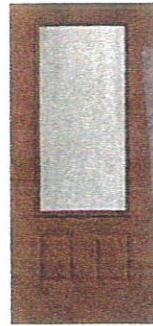
1. James Hardie Vertical siding for the body in Select Cedermill
2. James Hardie 1x2 Vertical battens every 2' on center in Rustic Hardie Trim
3. James Hardie Horizontal 8" Lap siding on Left and Right pop out cantilevers
4. James Hardie 1x4 Rustic Trim around all doors and windows
5. Custom "Nadine" Craftsman Style garage door by Lux Garage Doors
6. Milgard Montecito Series Casement windows in White no grids
7. Brown Dog LedgeStone by CalStone in front entry at front door wall
8. Portland-DS 11" Weathered Pewter Dark Sky Approved outside lights
9. Fiber Classic Thermatru Door FCM32XJ painted in Behr Antique White YL-W12
10. American Valve M74QT Hose Bibs
11. GAF Natural Shadow Lifetime Comp Shingles  
Paint Colors
12. Front door and garage door painted Behr Antique White YL-W12
13. Body of House Behr Almond Cookie S300-3
14. Trim around windows, fascia, doors and garage Behr Sustainable S350-4



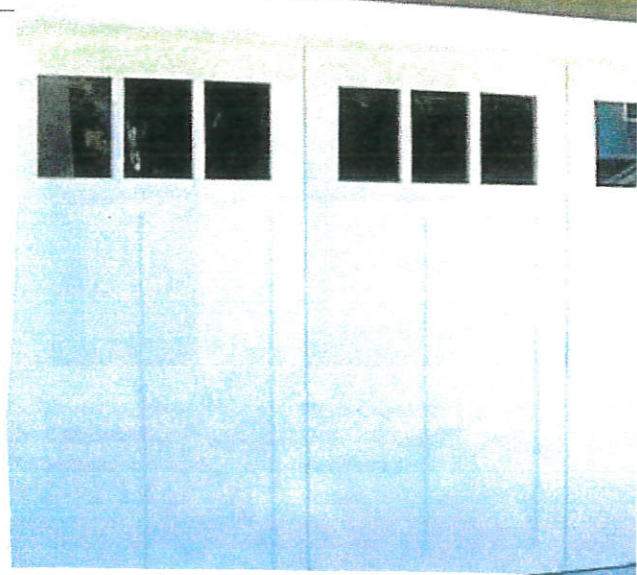


**LEDGE STONE**  
(/stone/ledgestone/b

**Brown Dog**  
(/stone/ledgestone/brow



Fiber-Classic®  
Mahogany  
Collection™  
**FCM32XJ**  
★★★★★ (0)

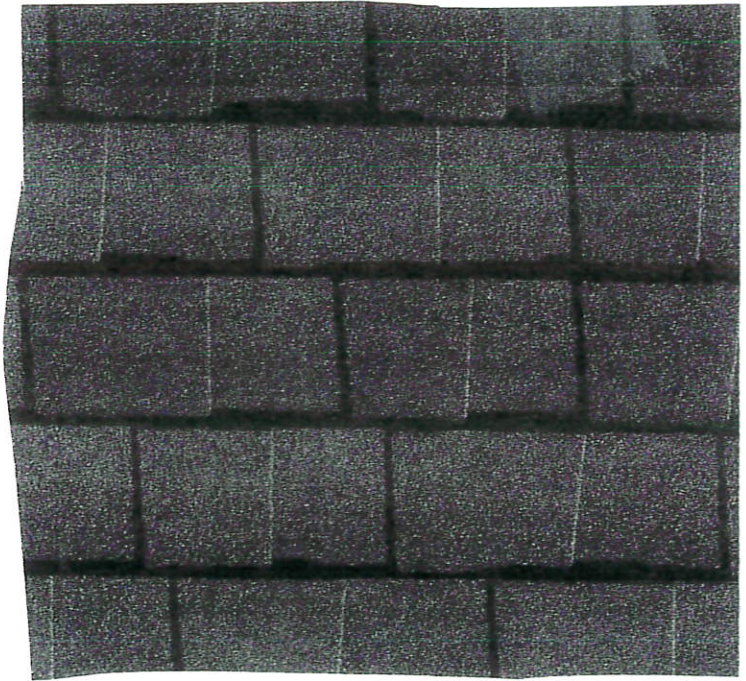


**GAF NATURAL SHADOW LIFETIME COMP SHIGLE**



**Designers Fountain >**

Portland-DS 11 in. Weathered  
Pewter Dark Sky Wall Lantern



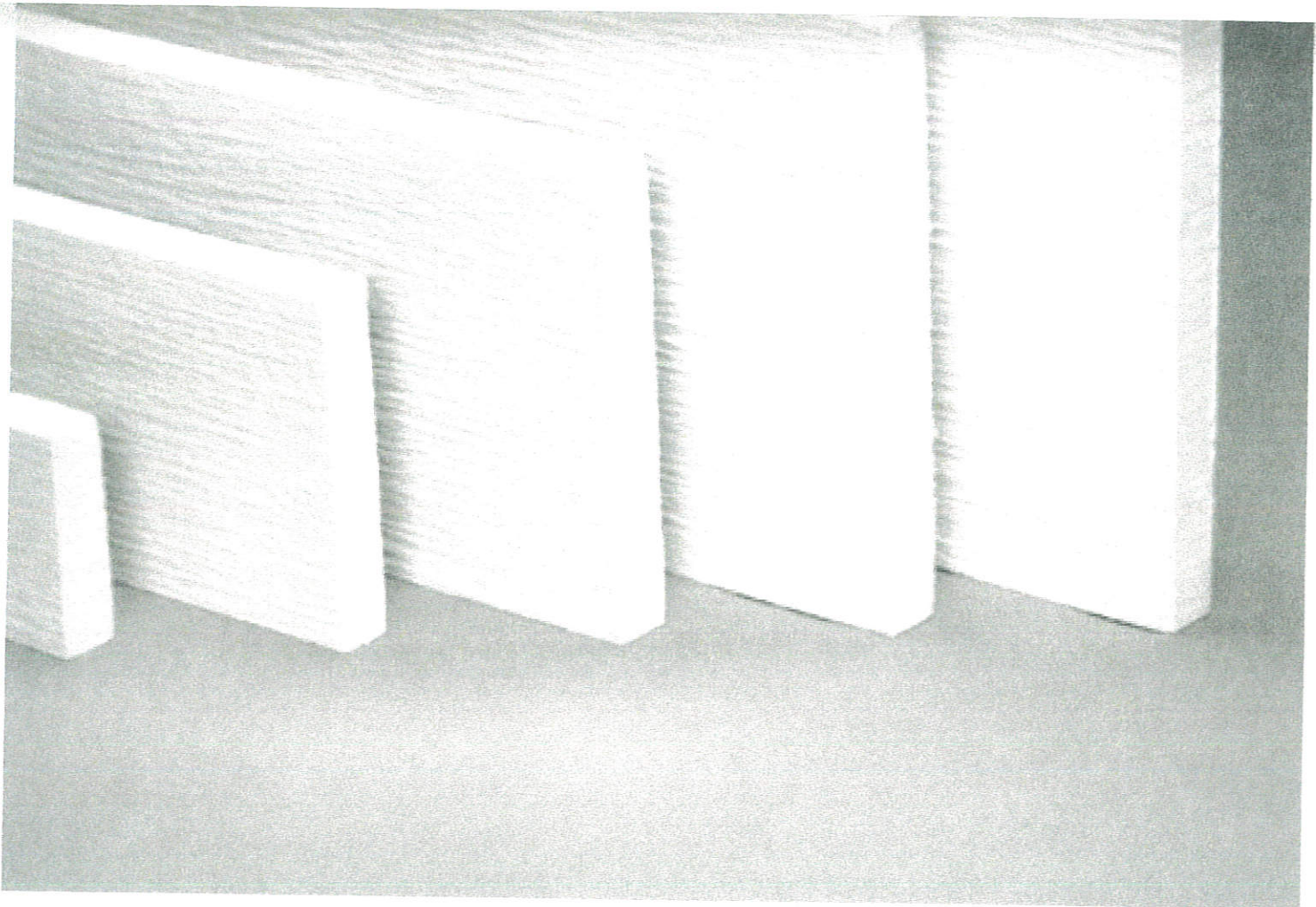
23"  
Antique White



American Valve  
American Valve M74QT  
3/4" Quarter Turn Sillcock  
FIP, 3/4-Inch

**Nadine - Craftsman Style Custom  
Wood Garage Door**





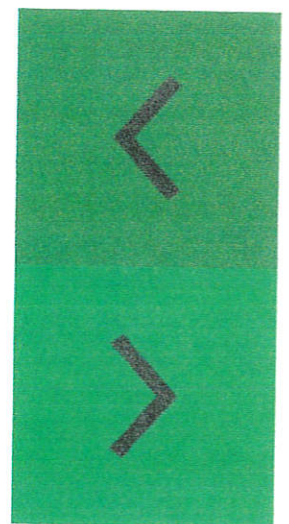
1/3

HardieTrim<sup>®</sup> Boards

# 4/4 RUSTIC

---

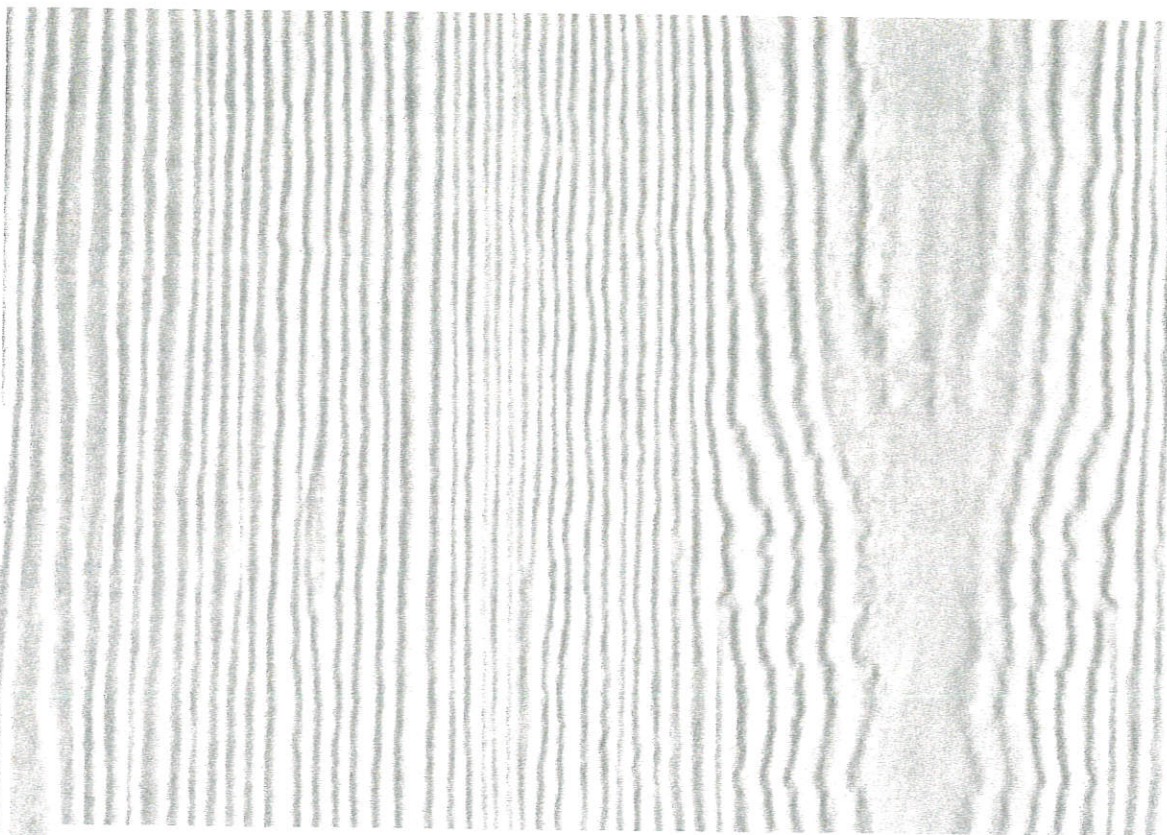
This trim has a raised texture that mimics wood, but unlike wood, it is resistant to warping and rotting.







JamesHardie

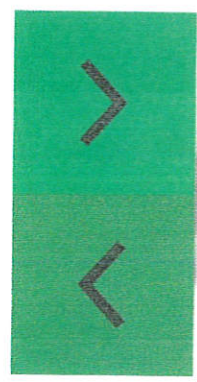
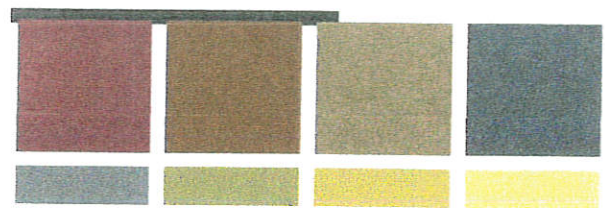


1 / 4

HardiePanel® Vertical  
Siding

**SELECT  
CEDARMILL**

Arctic White







REQUEST A BROCHURE

REQUEST A QUOTE

# Montecito<sup>®</sup> Series Vinyl Windows

Specially designed for new construction projects, Montecito<sup>®</sup> Series create a vibrant look through a multitude of options. Whether your style is traditional or contemporary, Montecito Series has the flexibility to address your needs because each window is custom designed to your specifications.

## Milgard<sup>®</sup> Vinyl Window Frame Colors

INTERIOR

Matching interior/exterior



White  
(standard)

Tan  
(standard)

[Home](#) / [Building Materials](#) / [Roofing & Gutters](#) / [Roofing](#) / [Roof Shingles](#)

Model # 0601180

Internet #100658149

Store SKU #775276



[Save to Favorites](#)

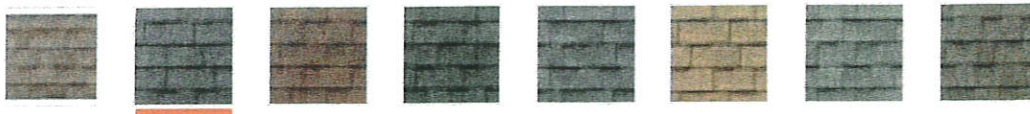
**GAF**

Timberline Natural Shadow Charcoal Lifetime Architectural Shingles (33.3 sq. ft. per Bundle)

★★★★★ (57) [Write a Review](#)

### Choose Your Options

Charcoal

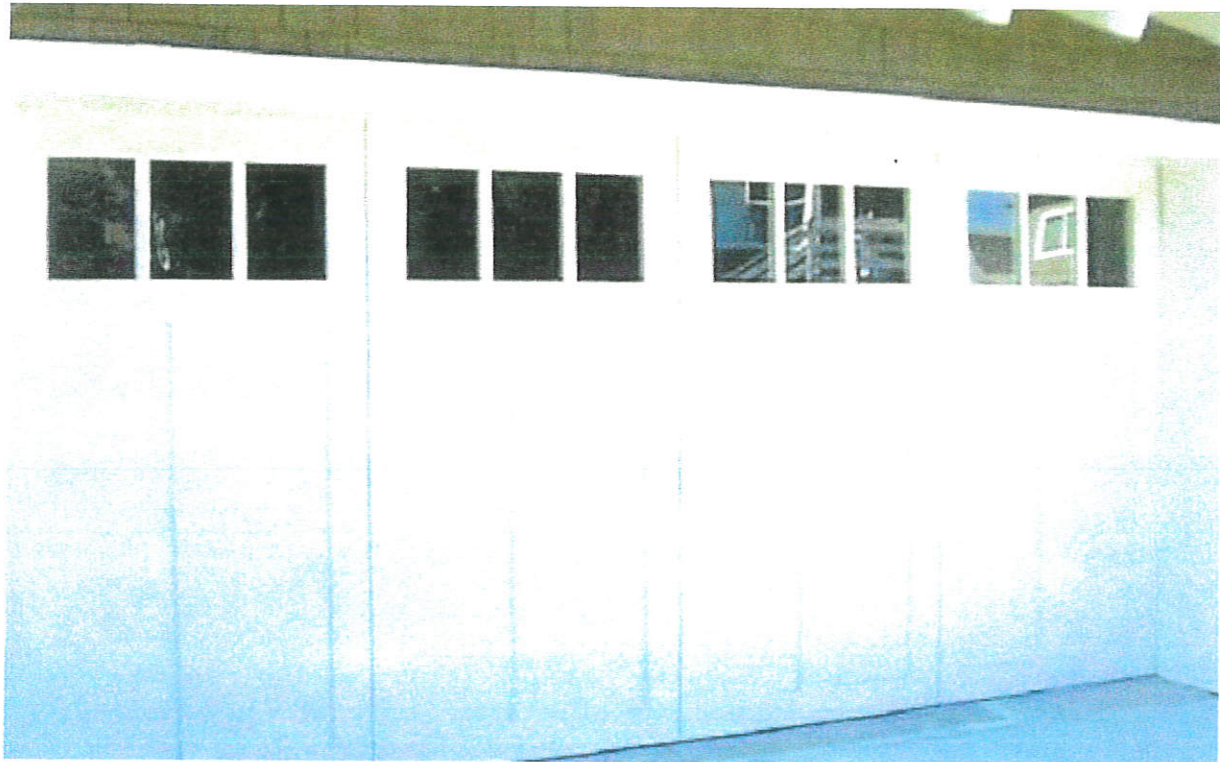




Shipping Nationwide. Best Prices! Call Us Today (844) 999-2626



- Home
- Wood Garage Doors
- Glass Garage Doors
- Steel Garage Doors
- Roll Up Doors
- Vinyl Roll-Up Doors
- Exterior Solid Wood Doors ▾
- Barn Doors
- Accessories & Openers
- Contact Us



NEED HELP



INDEX TO DRAWINGS

- A 0 SITE PLAN & ROOF PLAN
- A 1 MAIN FLOOR PLAN
- A 2 SURVEY
- A 3 EXTERIOR ELEVATIONS

C 1 GRADING DRAINAGE PLAN

C 2 EROSION CONTROL PLAN

L 1 LANDSCAPE PLAN

L 2 CONSTRUCTION PRACTICES

APPLICABLE CODES:

2016 CALIFORNIA RESIDENTIAL CODE  
 2016 CALIFORNIA PLUMBING, MECHANICAL, AND ELECTRICAL CODES  
 2016 CALIFORNIA FIRE, GREEN BUILDING AND ENERGY CODES

RESIDENTIAL GROUP R-3 OCCUPANCY

BUILDING TO BE FIRE SPRINKLED

ZONING SUMMARY

ZONING R1/S-17/DR  
 MINIMUM LOT SIZE = 5,000 SQ. FT.  
 LOT SIZE 50'x110' = 5,500 SQ. FT.

BUILDING HEIGHT LESS THAN 16'-0"  
 ZONING FOR BUILDINGS LESS THAN 16'-0" HIGH

FRONT YARD SETBACK = 20'-0"  
 REAR YARD SETBACK = 20'-0"  
 SIDE YARD SETBACK = 5'-0"

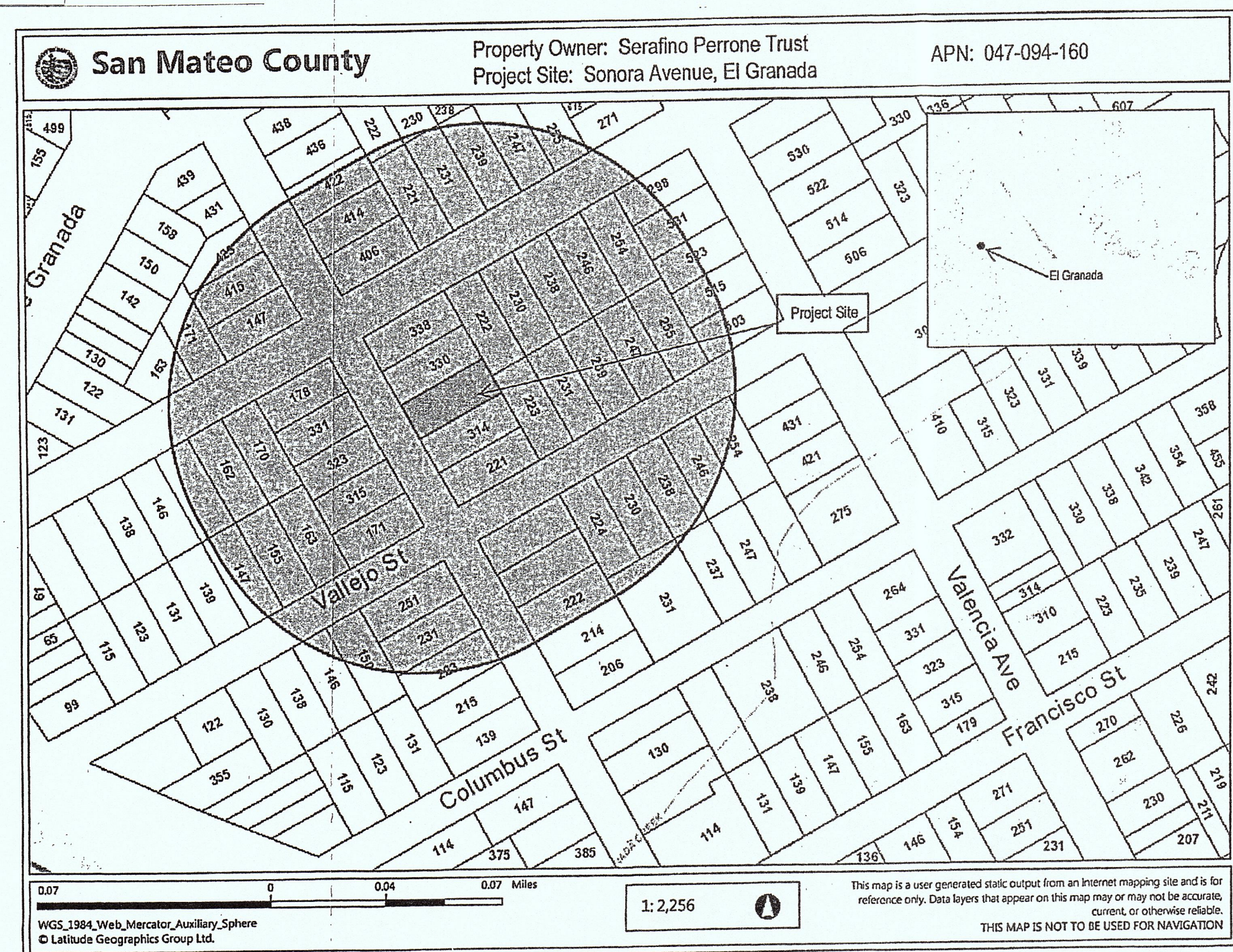
ALLOWABLE COVERAGE = 50% OR 2,750 SQ. FT.  
 PROPOSED COVERAGE = 2,455.5 SQ. FT. = 44.64%

MAIN FLOOR 2023.5 SF

FRONT PORCH 80 SF

REAR TRELLIS 294 SF

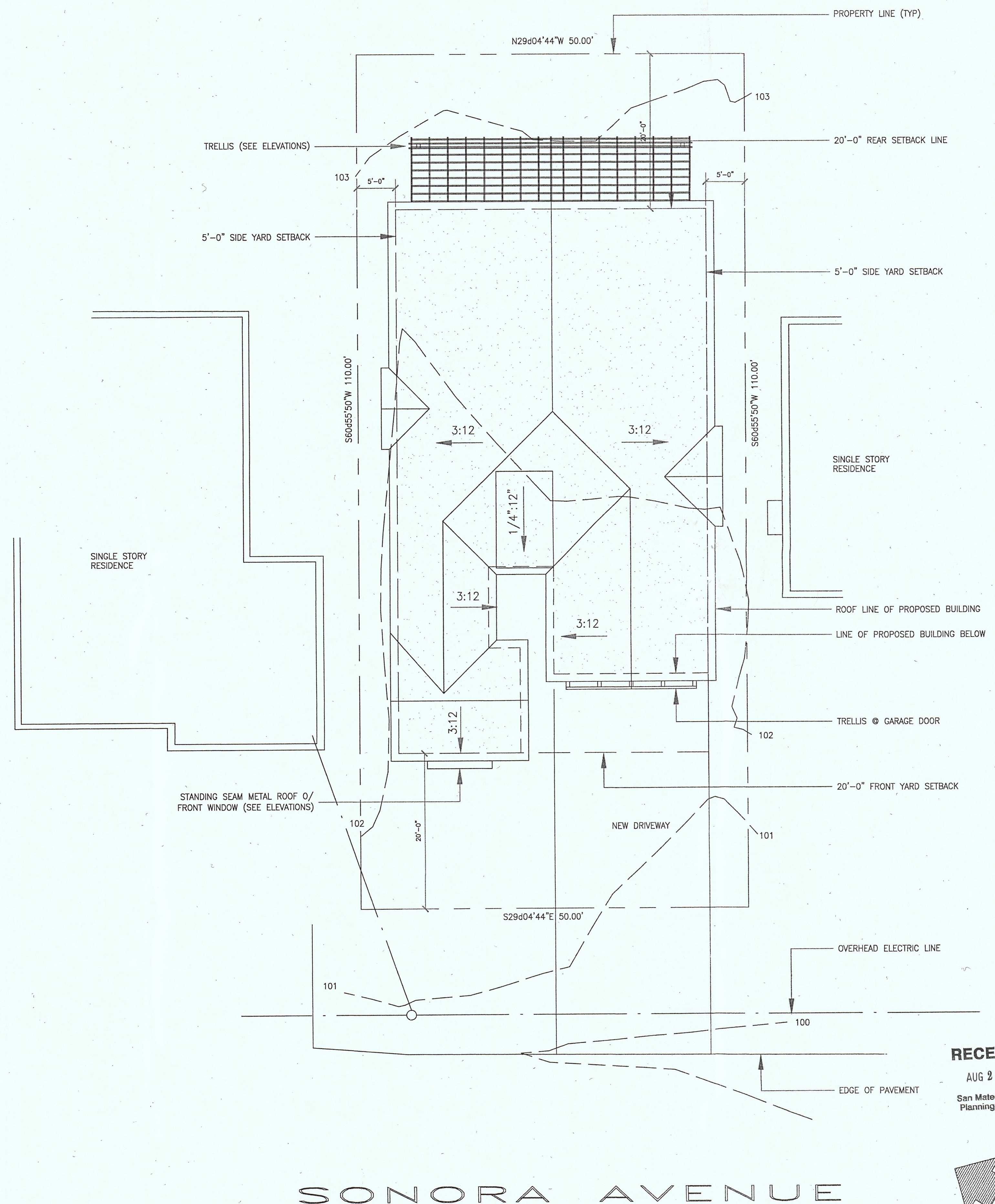
GARAGE SF 432



LOCATION MAP

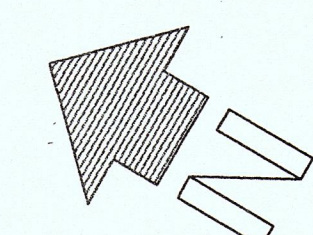
2

SITE PLAN



SONORA AVENUE

RECEIVED  
 AUG 22 2018  
 San Mateo County  
 Planning Division



PLN2018-00122

1

NEW RESIDENCE FOR:  
 Nino Perrone  
 324 Sonora Avenue  
 El Granada, CA APN 047-094-1060

COVER SHEET &  
 SITE PLAN

scale 1/8"=1'-0"  
 date 8/16/2018  
 revisions

project 18-02

A-0

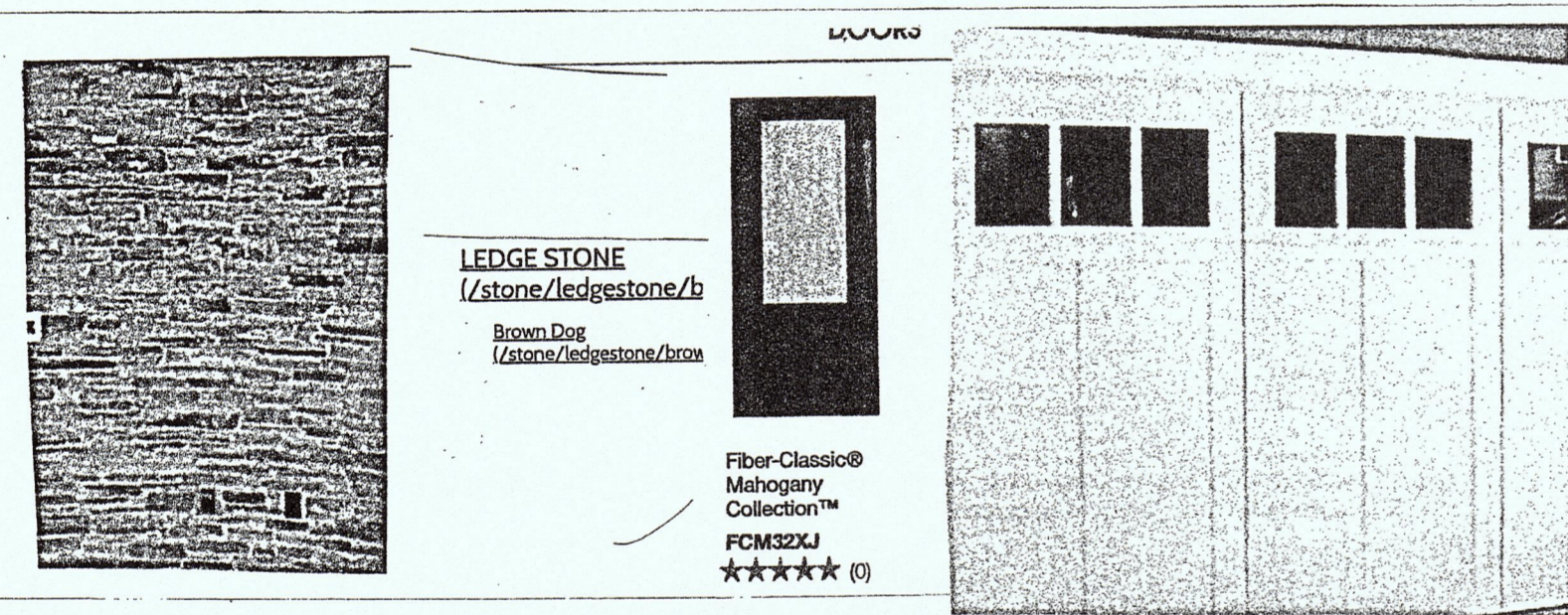


324 Sonora Ave El Granada  
 APN 047-094-160

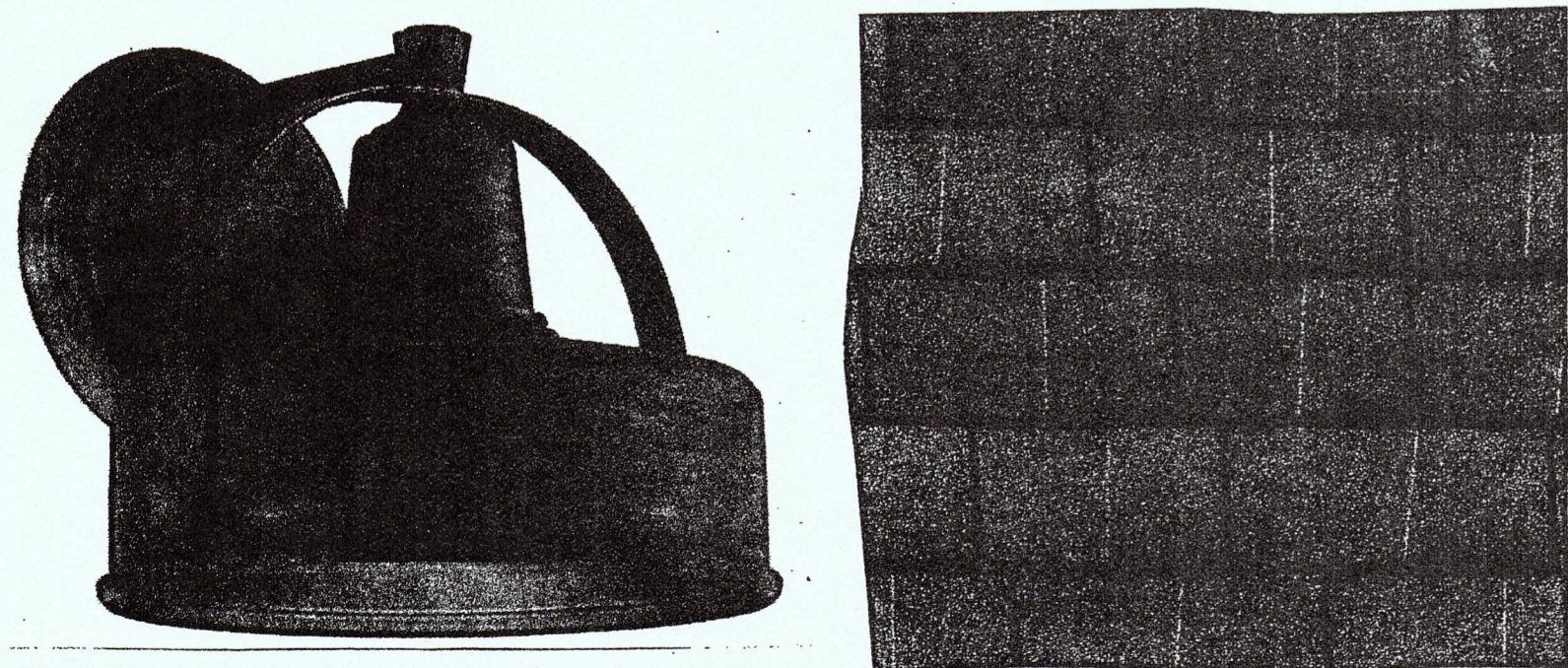
Narrative on Revision dated 8/15/2018

1. Hardie Plank 8 Inch Horizontal Siding Pop Outs each side of house
2. Dark Sky lighting at locations indicated on plan
3. GAF Lifetime Shingle in Natural Shadow Charcoal
4. Craftsman Style Custom Garage Door (Nadine) by Lux
5. Hose Bibs indicated on plan
6. Indian Ledge Stone (Brown Dog) on exterior entry wall at front door
7. Fixed window over garage door as indicated
8. Trellis Cover over front window indicated on plan with metal roof
9. Entry Roof Windows indicated properly on plan
10. Roof Profile elevation updated
11. Body color of house to be Almond Cookie S300-3 Behr flat
12. Front door and Garage door to (Antique White) YL-W12 Behr Flat
13. Trim around doors and windows (Sustainable) S350-4 Behr Flat
14. Front Door to Be Thermatru FiberClassic FCM32XJ

By Nino & Debra Perrone  
 650-504-3255



GAF NATURAL SHADOW LIFETIME COMP SHIGLE



Designers Fountain >  
 Portland-DS 11 in. Weathered  
 Pewter Dark Sky Wall Lantern



Nadine - Craftsman Style Custom  
 Wood Garage Door

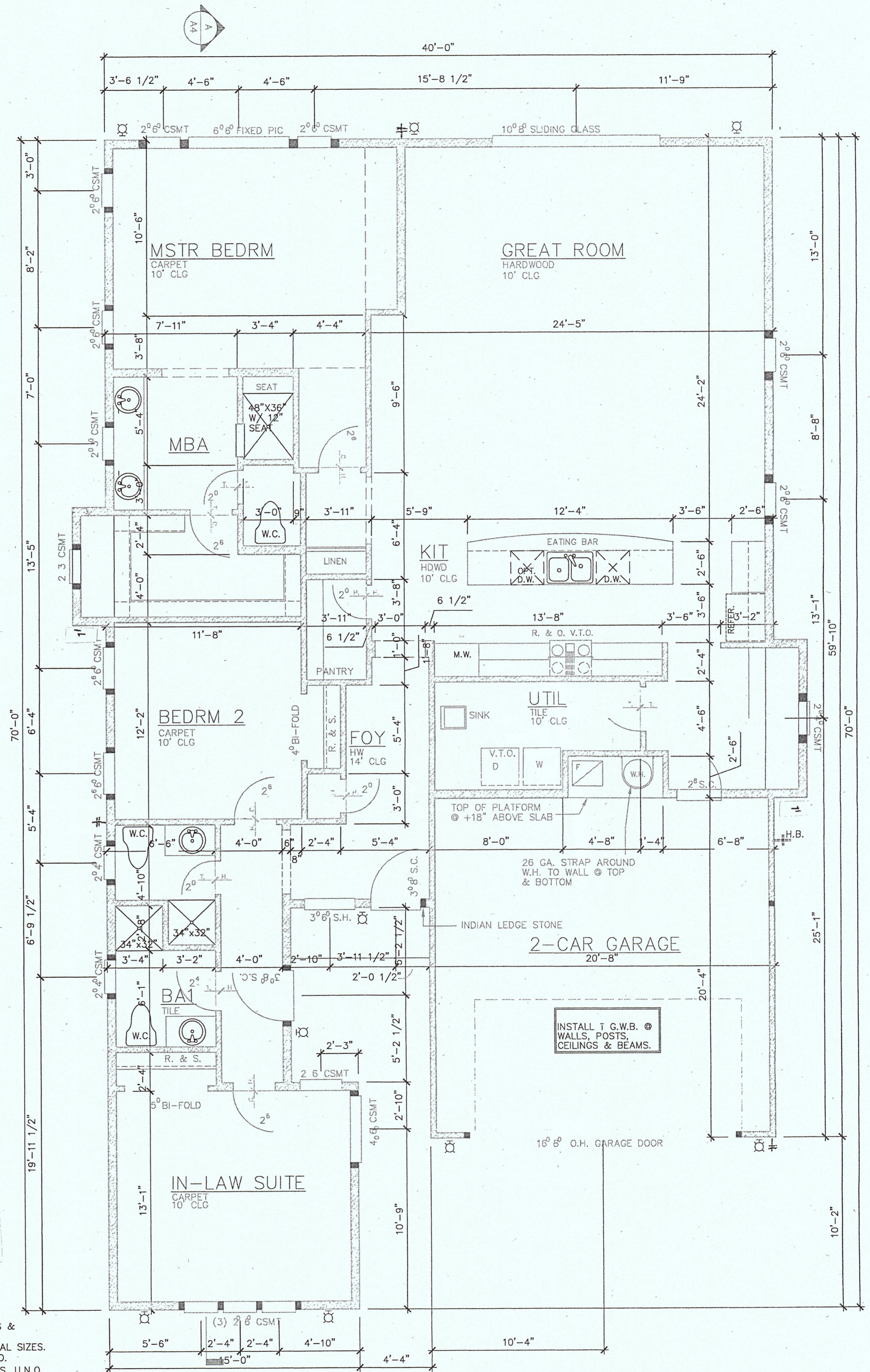
Material List

1. James Hardie Vertical siding for the body in Select Cedermill
2. James Hardie 1x2 Vertical battens every 2' on center in Rustic Hardie Trim
3. James Hardie Horizontal 8" Lap siding on Left and Right pop out cantilevers
4. James Hardie 1x4 Rustic Trim around all doors and windows
5. Custom "Nadine" Craftsman Style garage door by Lux Garage Doors
6. Milgard Montecito Series Casement windows in White no grids
7. Brown Dog Ledgestone by CalStone in front entry at front door wall
8. Portland-DS 11" Weathered Pewter Dark Sky Approved outside lights
9. Fiber Classic Thermatru Door FCM32XJ painted in Behr Antique White YL-W12
10. American Valve M74QT Hose Bibs
11. GAF Natural Shadow Lifetime Comp Shingles  
 Paint Colors
12. Front door and garage door painted Behr Antique White YL-W12
13. Body of House Behr Almond Cookie S300-3
14. Trim around windows, facia, doors and garage Behr Sustainable S350-4

FLOOR PLAN NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
3. EXTERIOR WALLS TO BE 2x4 STUDS @ 16" O.C. U.N.O.
4. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
5. SMOKE DETECTORS  
 \*SHALL BE 110V INTERCONNECTED w/ BATTERY BACKUP  
 \*SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS  
 \*SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE GREATER THAN 24".  
 \*SHALL BE LISTED IN ACCORDANCE WITH UL217 & INSTALLED PER THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA72.
6. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
7. SEE SHEET A1 FOR ADDITIONAL NOTES.
8. SEE SHEET A2 FOR VENTILATION SCHEDULE.
9. ALL INTERIOR AND EXTERIOR DOORS TO BE 8 FEET TALL.
10. ALL WINDOWS TO BE VINYL CLAD SINGLE HUNG SEE OWNER FOR MANUFACTURER SPECIFICATIONS.

- HOSE BIB
- DARK SKY LIGHT



MAIN FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

PERRONE RESIDENCE  
 324 SONORA AVE. EL GARNADA CA. 94019  
 PARCEL # 047-094-160

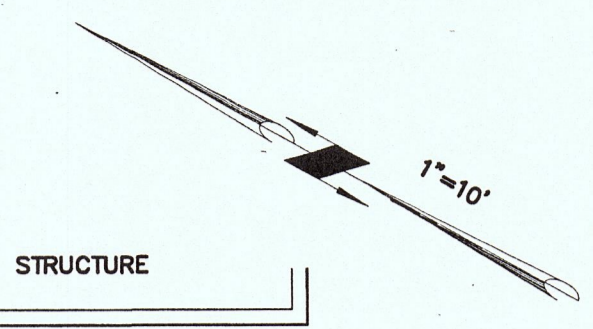
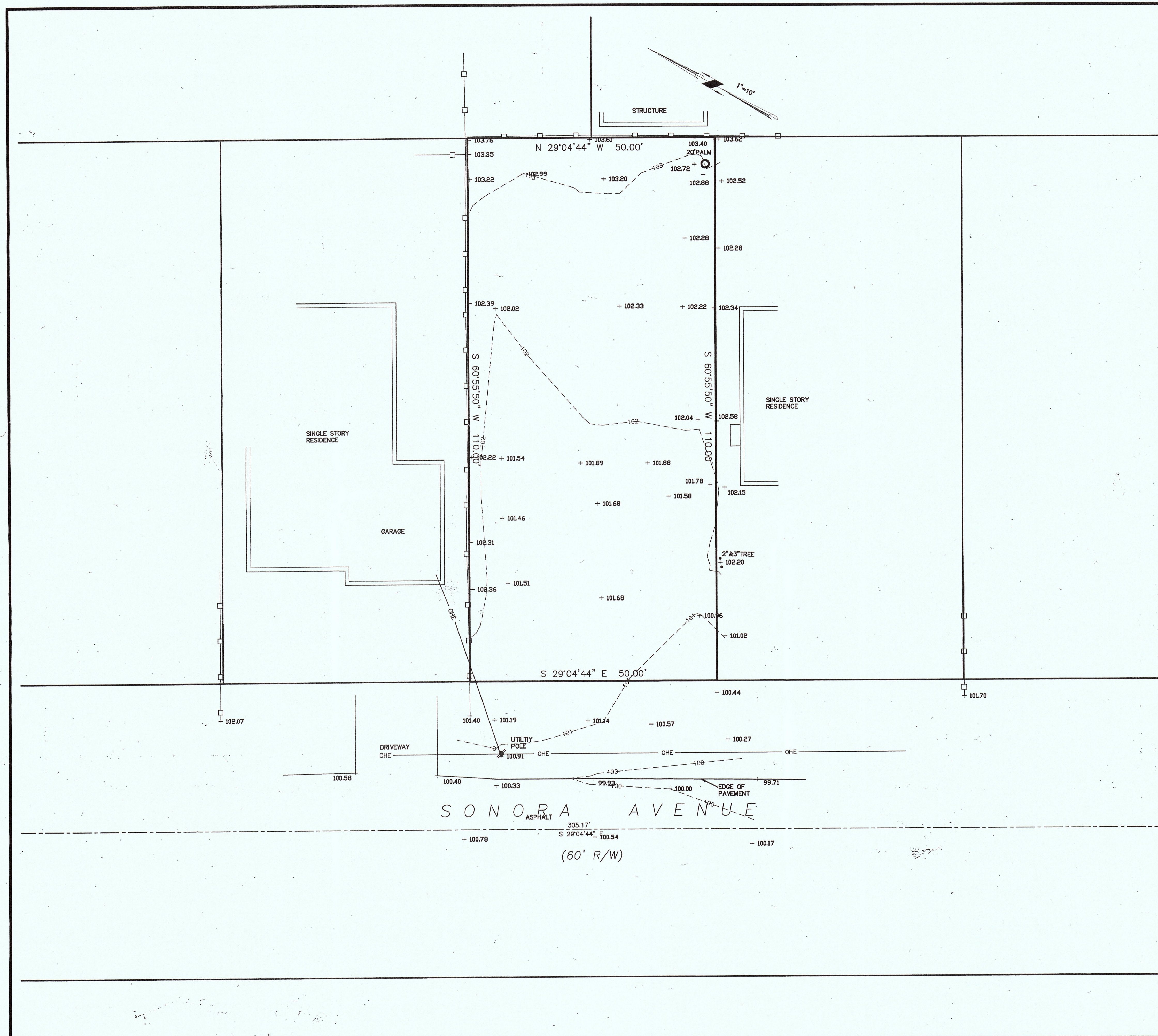
DATE: 2/14/2016

REVISIONS BY: DATE:

A1  
 A6

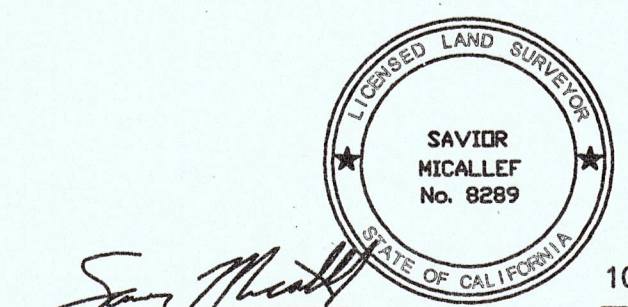
A1





**BENCHMARK STATEMENT:**  
 THE ELEVATIONS SHOWN ARE 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 OCTOBER 2017. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. NO PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY AND NO WARRANTY IS MADE ABOUT THE BOUNDARY SHOWN.



*Saviar P. Micallef*  
 SAVOR P. MICALLEF  
 LAND SURVEYOR, LS 8289  
 (805) 709-2423

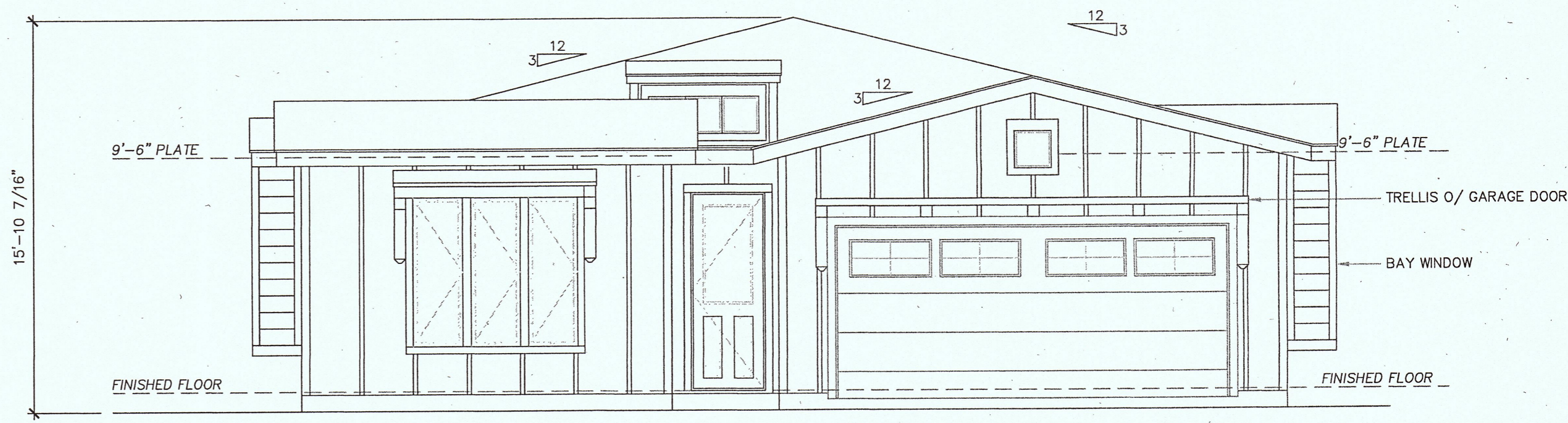
10-05-17  
 DATE

SAVIOR P. MICALLEF LAND SURVEYING  
 421 WILLOW DRIVE  
 SOUTH SAN FRANCISCO, CA 94080  
 805/709-2423

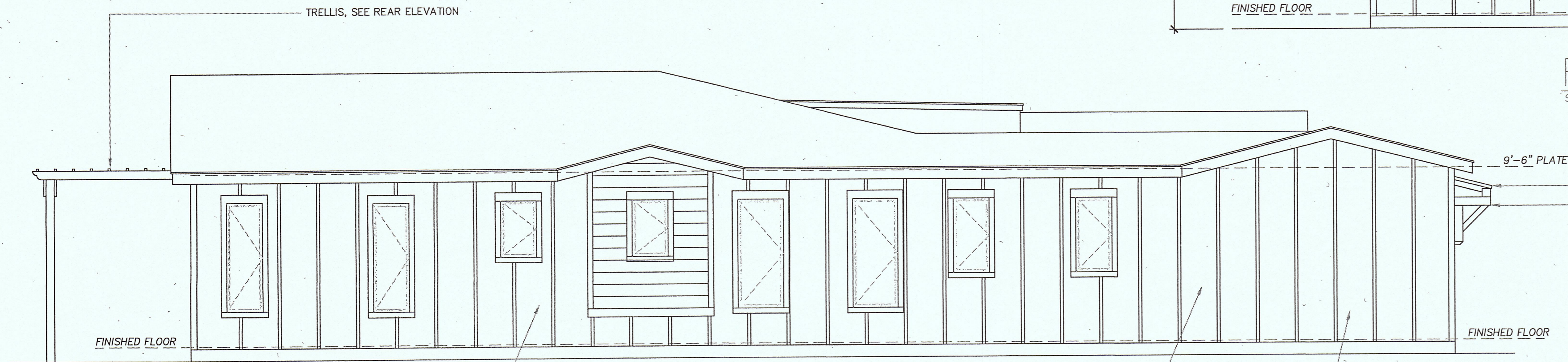
TOPOGRAPHIC SURVEY OF LOT 13,  
 BLOCK 63, BOOK 6 MAPS AT PAGE 50  
 CITY OF PACIFICA SAN MATEO COUNTY CALIFORNIA

Revisions	No.	
Date	10-05-17	
Scale	1"=10'	
Design	SPM	
Drawn	SPM	
Approved	SPM	
Job No.		
Drawing Number:	A2	

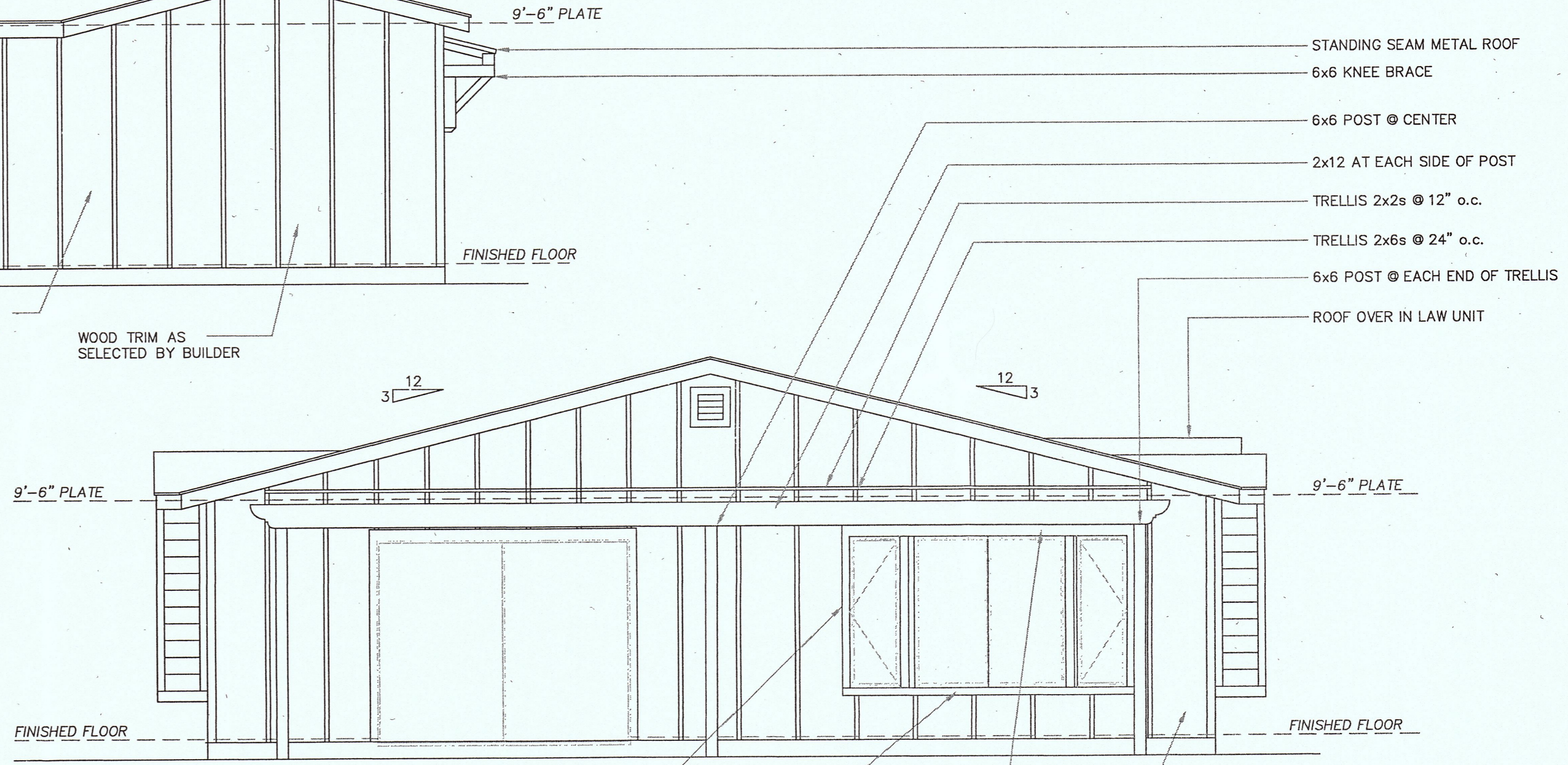




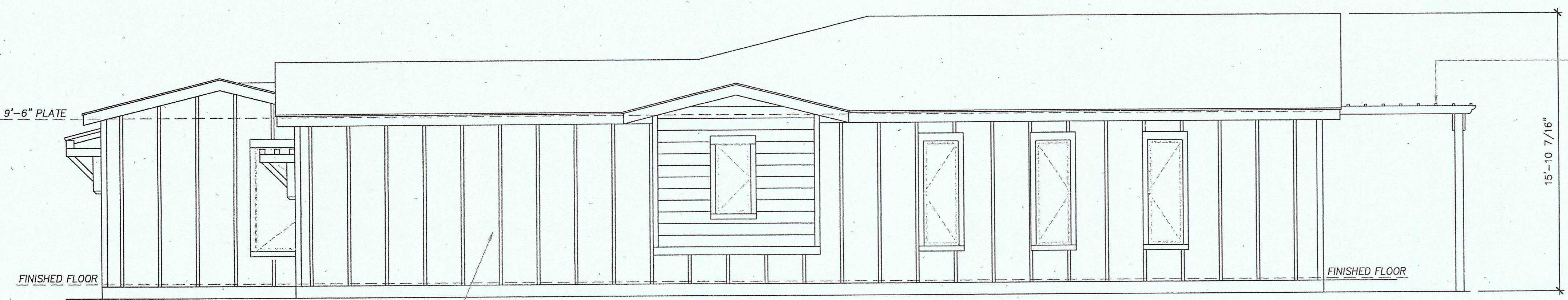
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

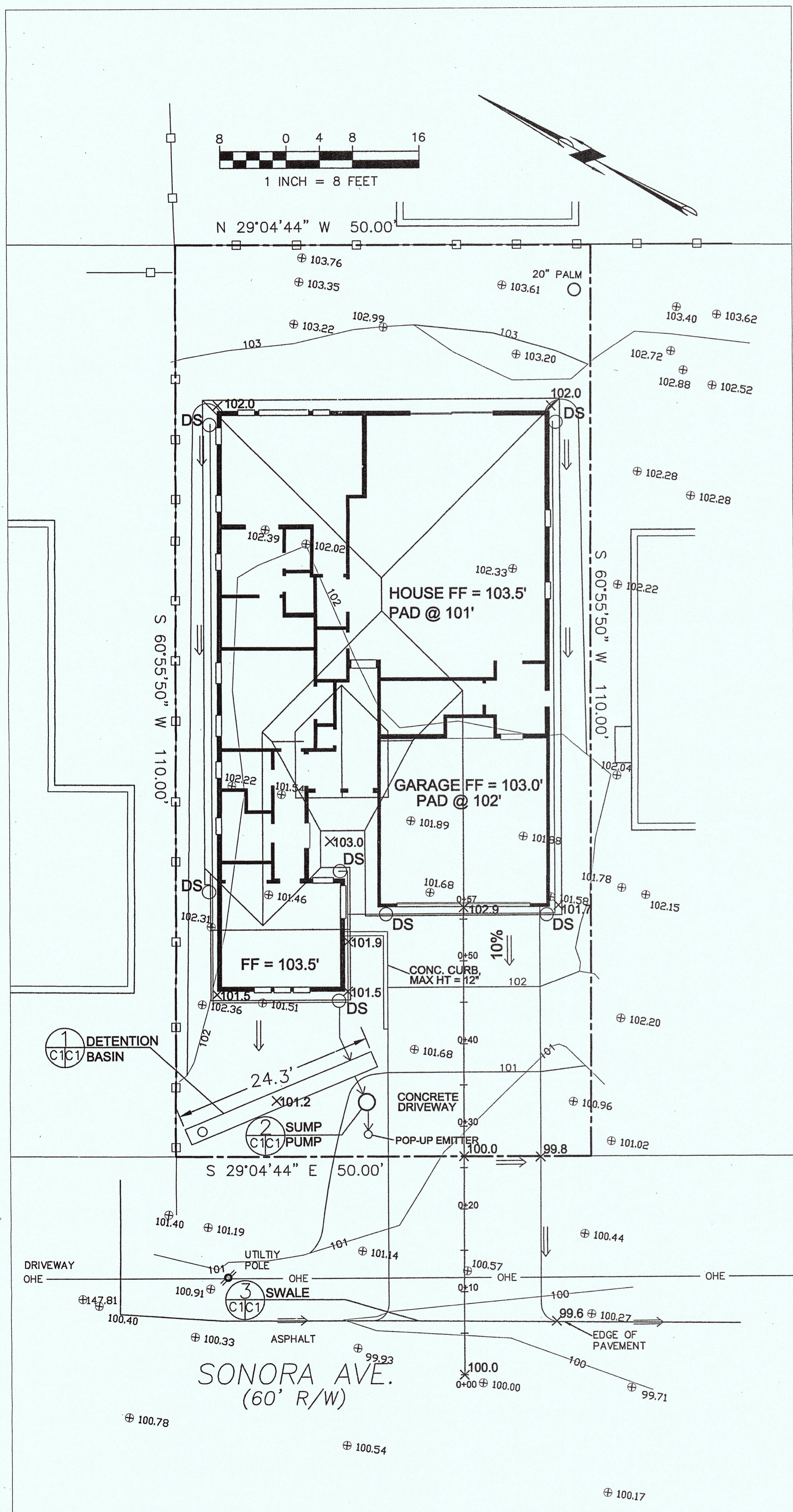
**ELEVATION NOTES:**

1. VERIFY SHEAR WALL NAILING & HOLDDOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10.
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.8
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R903.2 & R903.2.1
6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
7. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
8. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE.
9. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
10. SHEE SHEET A1 FOR ADDITIONAL NOTES.

- STANDING SEAM METAL ROOF
- 6x6 KNEE BRACE
- 6x6 POST @ CENTER
- 2x12 AT EACH SIDE OF POST
- TRELLIS 2x2s @ 12" o.c.
- TRELLIS 2x6s @ 24" o.c.
- 6x6 POST @ EACH END OF TRELLIS
- ROOF OVER IN LAW UNIT

**PERRONE RESIDENCE**  
 324 SONORA AVE. EL GARNADA CA. 94019  
 PARCEL # 047-094-160  
 DATE: 2/14/2016  
 REVISED BY: DATE:  
 A3  
 A6  
 A3





**LEGEND**

- EXISTING CONTOURS
- PROPOSED CONTOURS
- $\oplus 101.51$  EXISTING SPOT ELEVATION
- $\times 102.0$  PROPOSED SPOT ELEVATION
- $\text{DS}$  DOWNSPOUT
- DIRECTION OF SURFACE DRAIN FLOW
- 3" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.

**GENERAL NOTES**

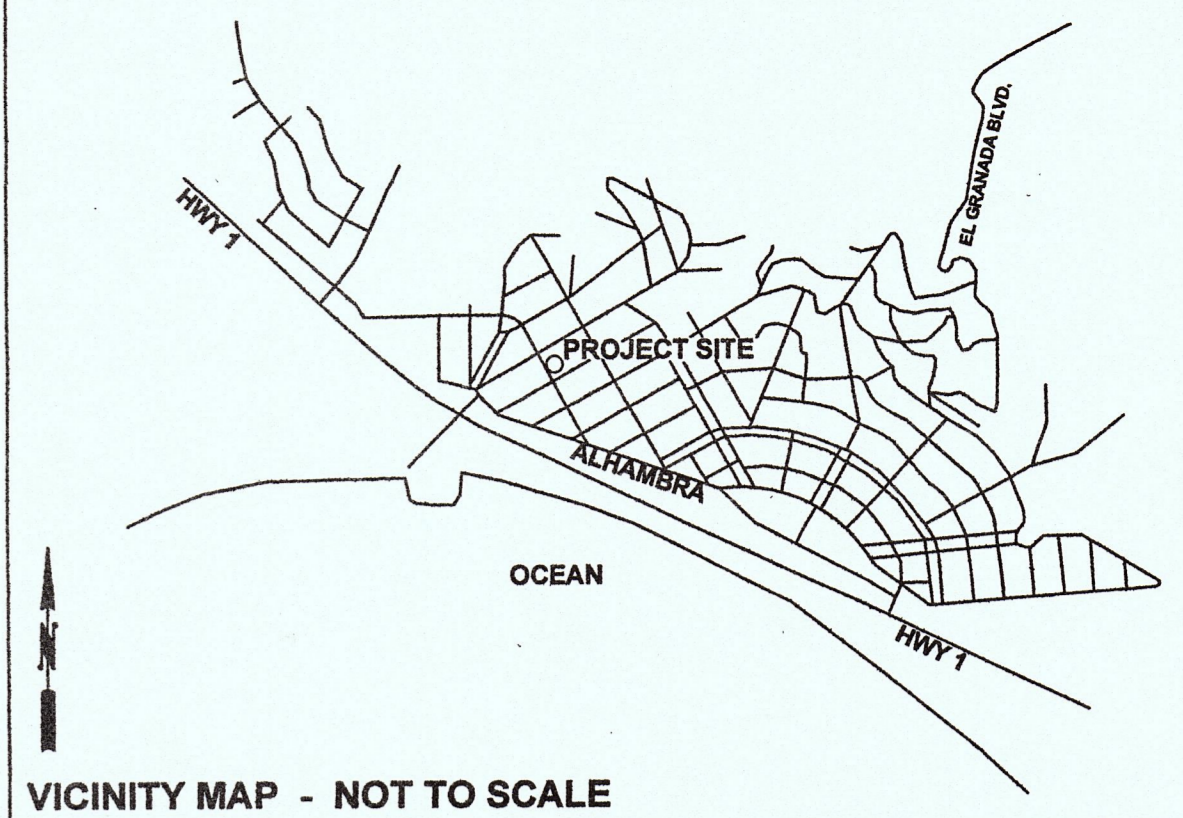
1. PLANS PREPARED AT THE REQUEST OF: NINO PERRONE, OWNER
2. SURVEY AND TOPOGRAPHY BY OTHERS.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.

**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 DETENTION BASIN SHOWN.
3. ALL DRAINAGE PIPES SHALL BE 3" MIN. DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. PROPERTY OWNER IS RESPONSIBLE FOR ROUTINE MAINTENANCE AND REPAIR OF THE DRAINAGE SYSTEM. THE DRAINAGE SYSTEM MAY NOT BE REMOVED WITHOUT A BUILDING PERMIT APPROVAL.

**TRAFFIC CONTROL NOTES**

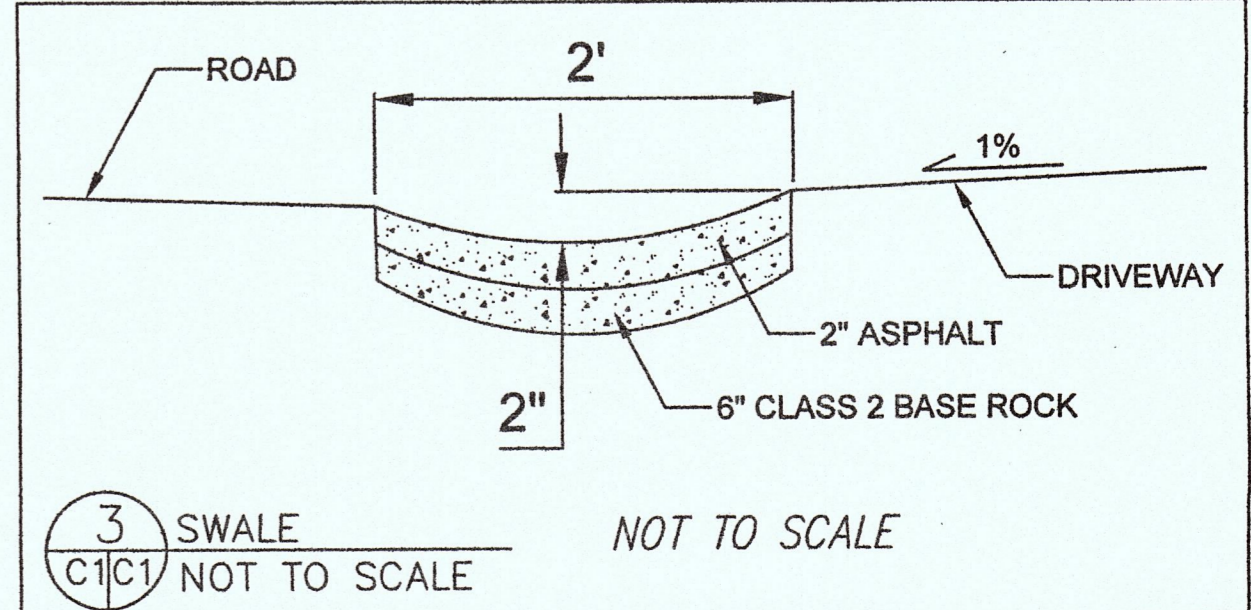
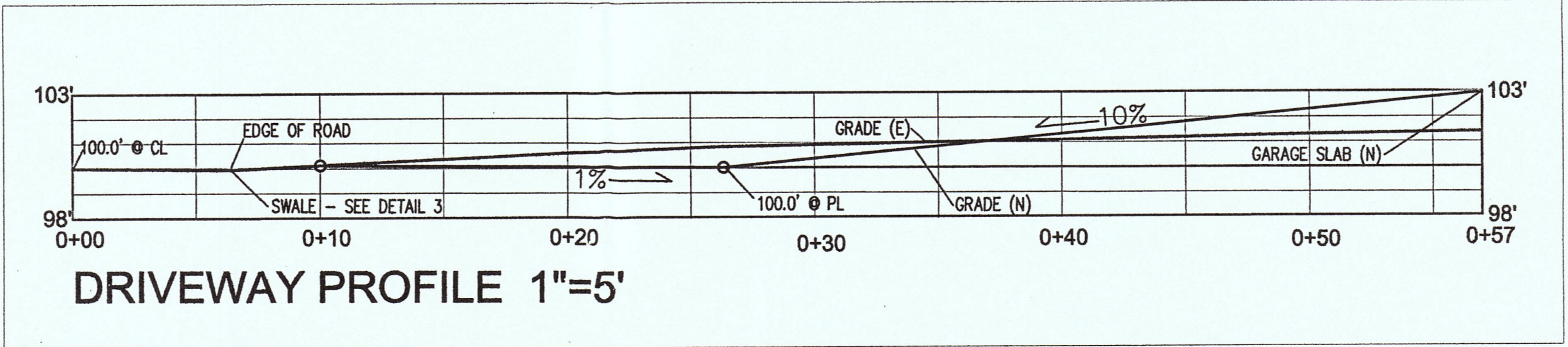
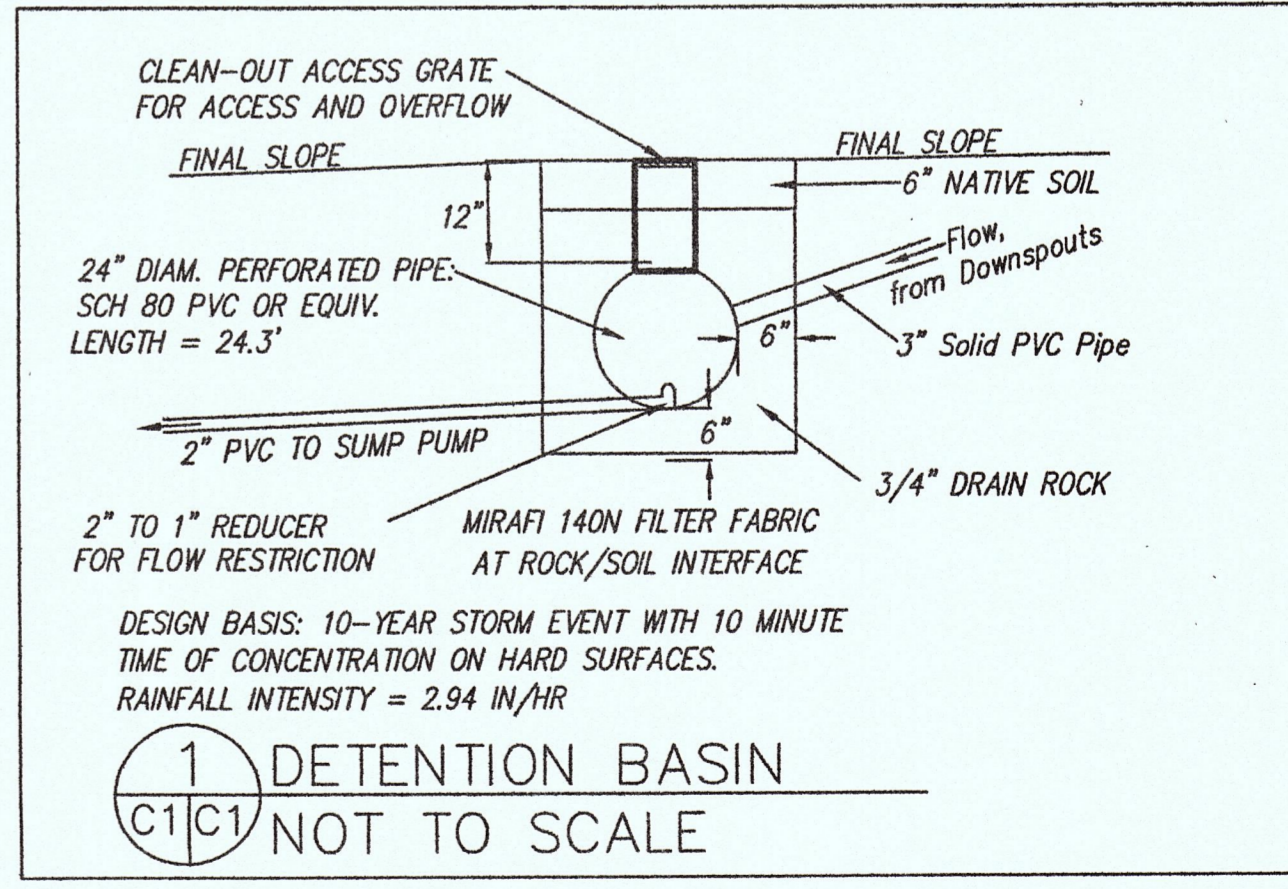
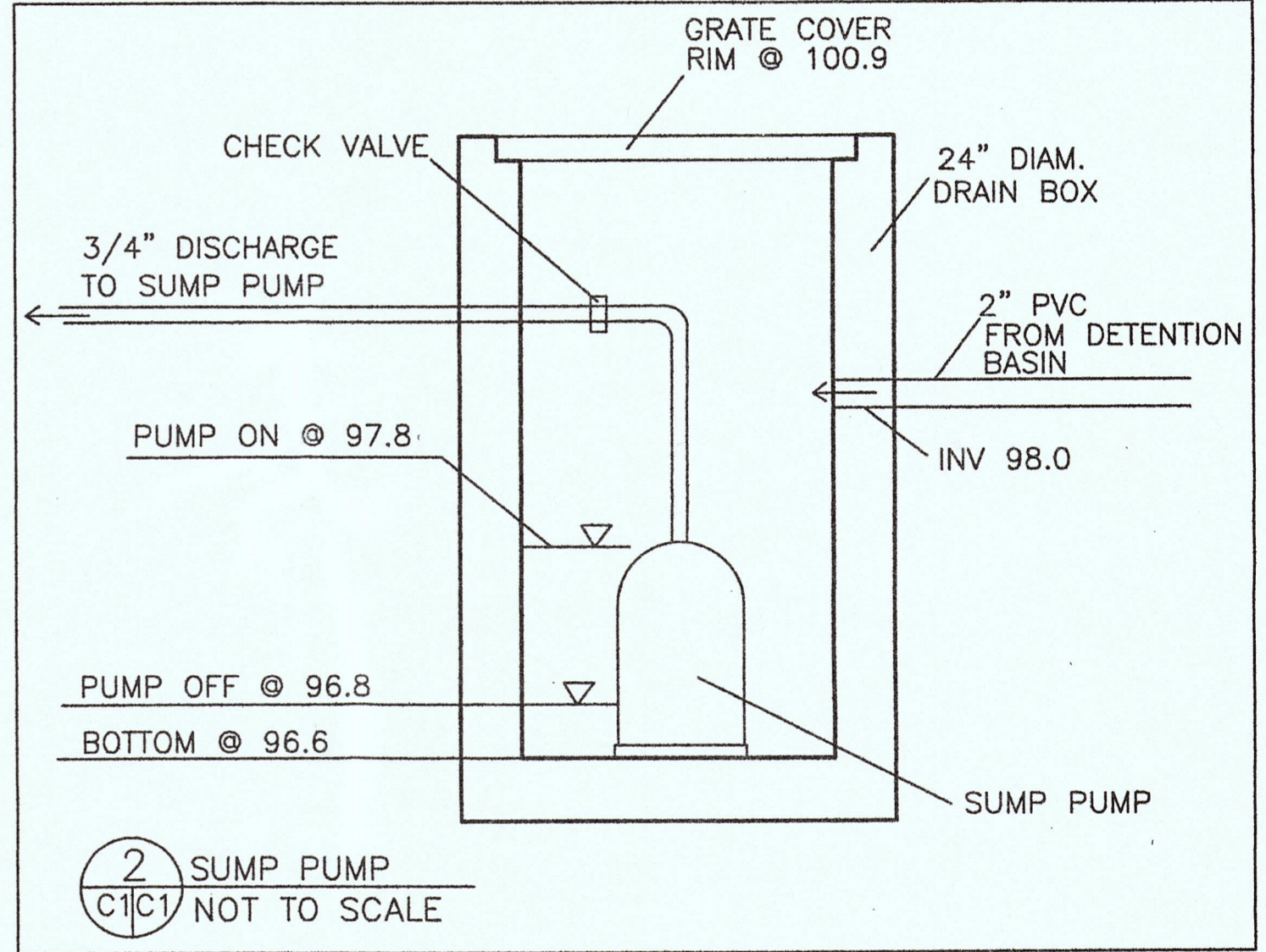
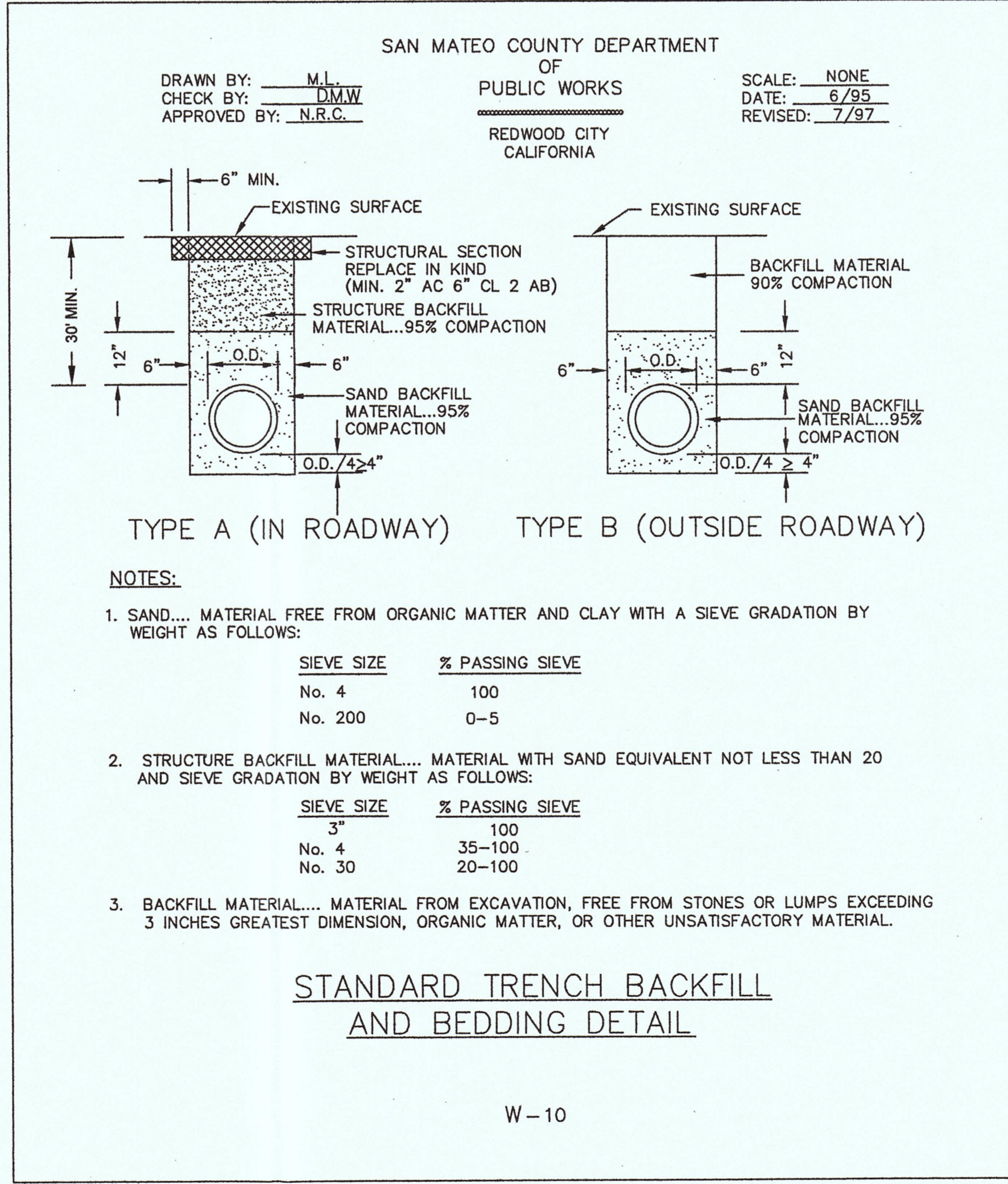
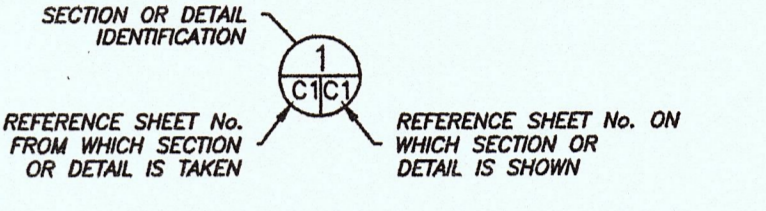
1. CONTRACTOR AND WORKERS SHALL PARK ALONG SONORA AVENUE.
2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.



**GRADING NOTES**

- CUT VOLUME: 110 CY  
 FILL VOLUME: 20 CY  
 TOTAL CUT/FILL = 130 CY
1. ABOVE VOLUMES ARE APPROXIMATE.
  2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
  3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
  4. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

**SECTION AND DETAIL CONVENTION**



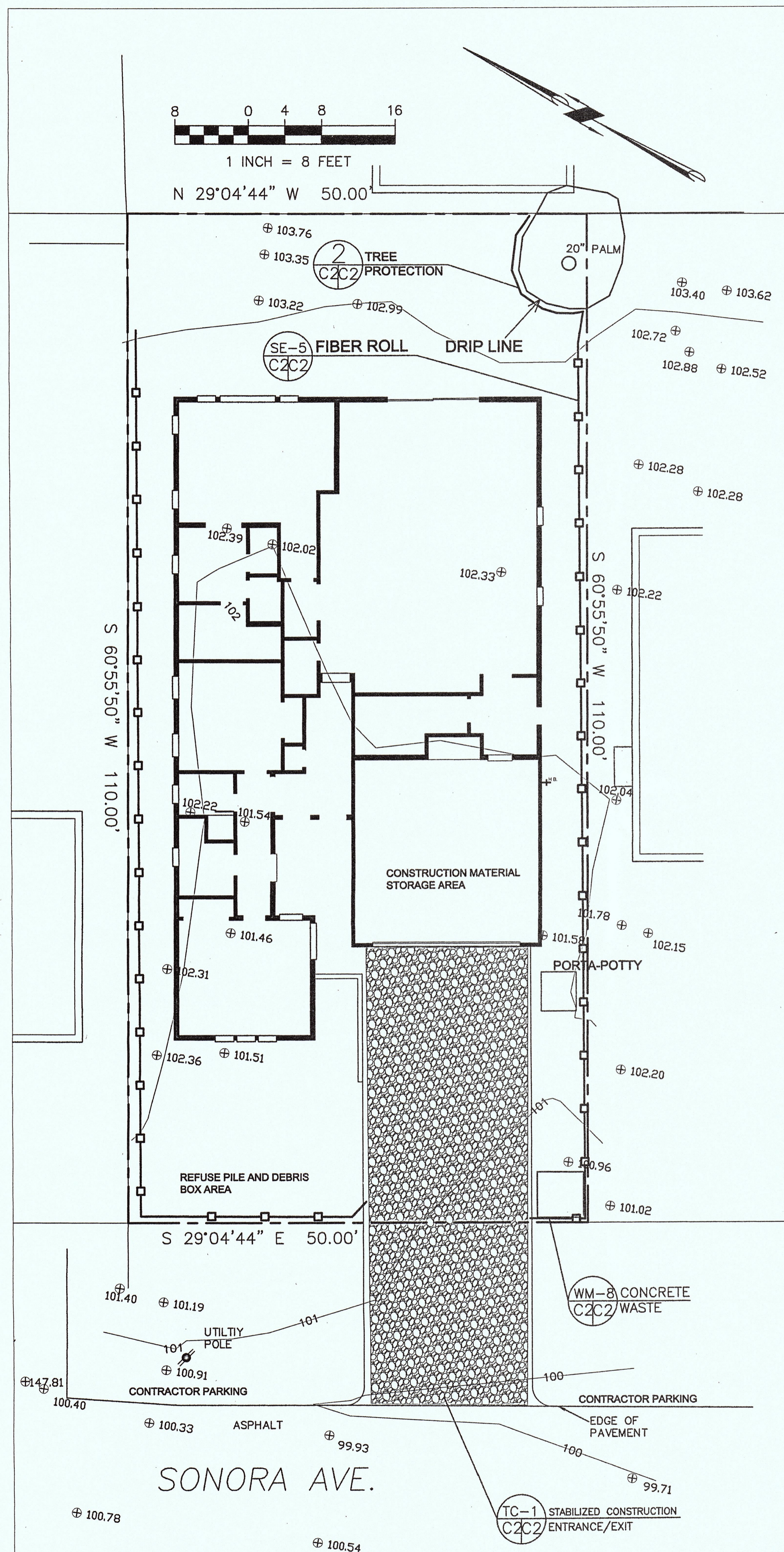
Sigma Prime Geosciences, Inc.  
 SIGMA PRIME GEOSCIENCES, INC.  
 395 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 728-3880 FAX 728-3593

DATE: 3-21-18  
 DRAWN BY: CHM  
 CHECKED BY: AZG  
 REV. DATE:  
 REV. DATE:  
 REV. DATE:

**GRADING AND DRAINAGE PLAN**

PERRONE PROPERTY  
 324 SONORA STREET  
 EL GRANADA, CA  
 APN 047-094-160





**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: NINO PERRONE  
 TITLE/QUALIFICATION: OWNER/BUILDER  
 PHONE: 650-540-3255  
 E-MAIL: NINOPERRONE@GMAIL.COM

USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

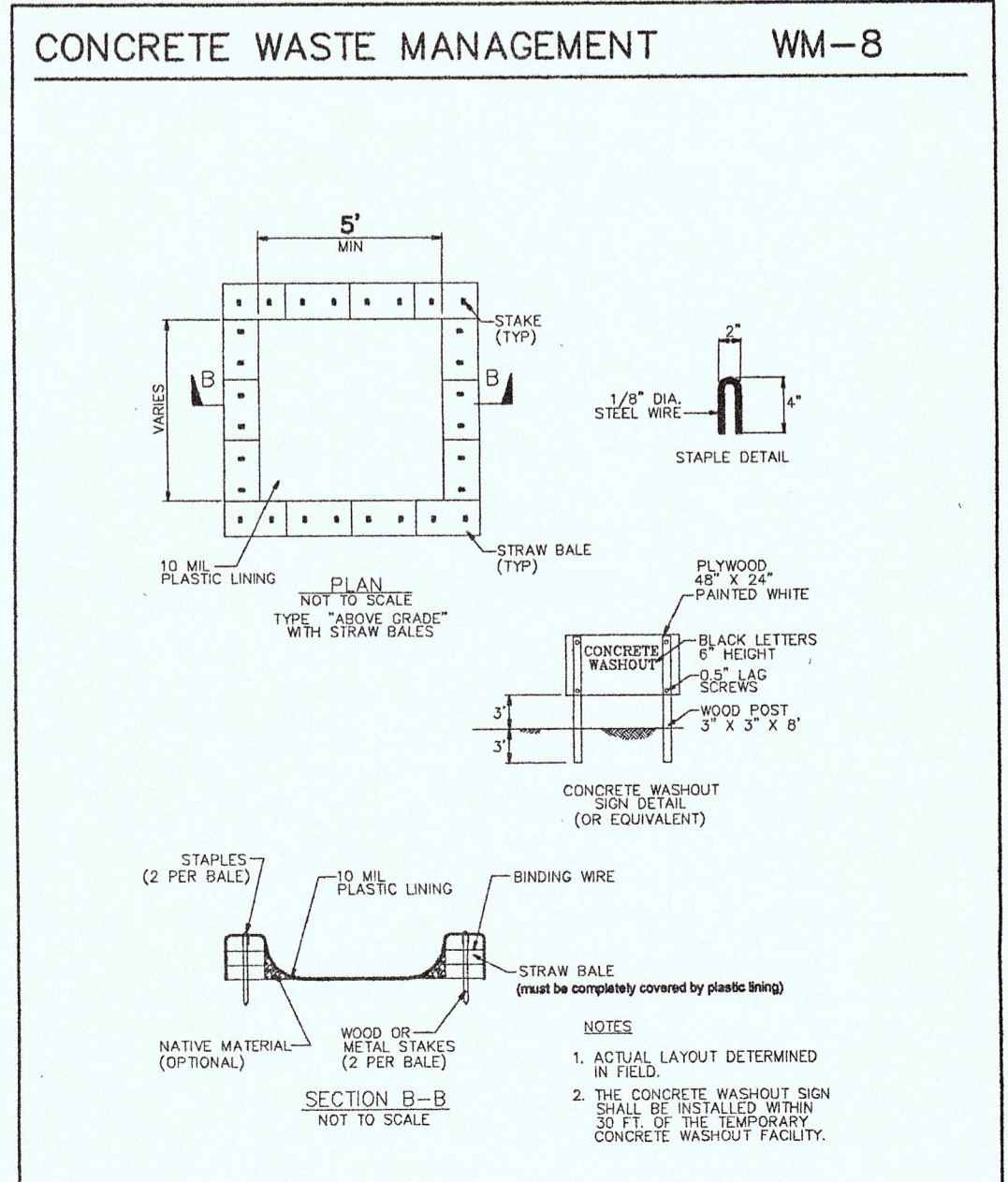
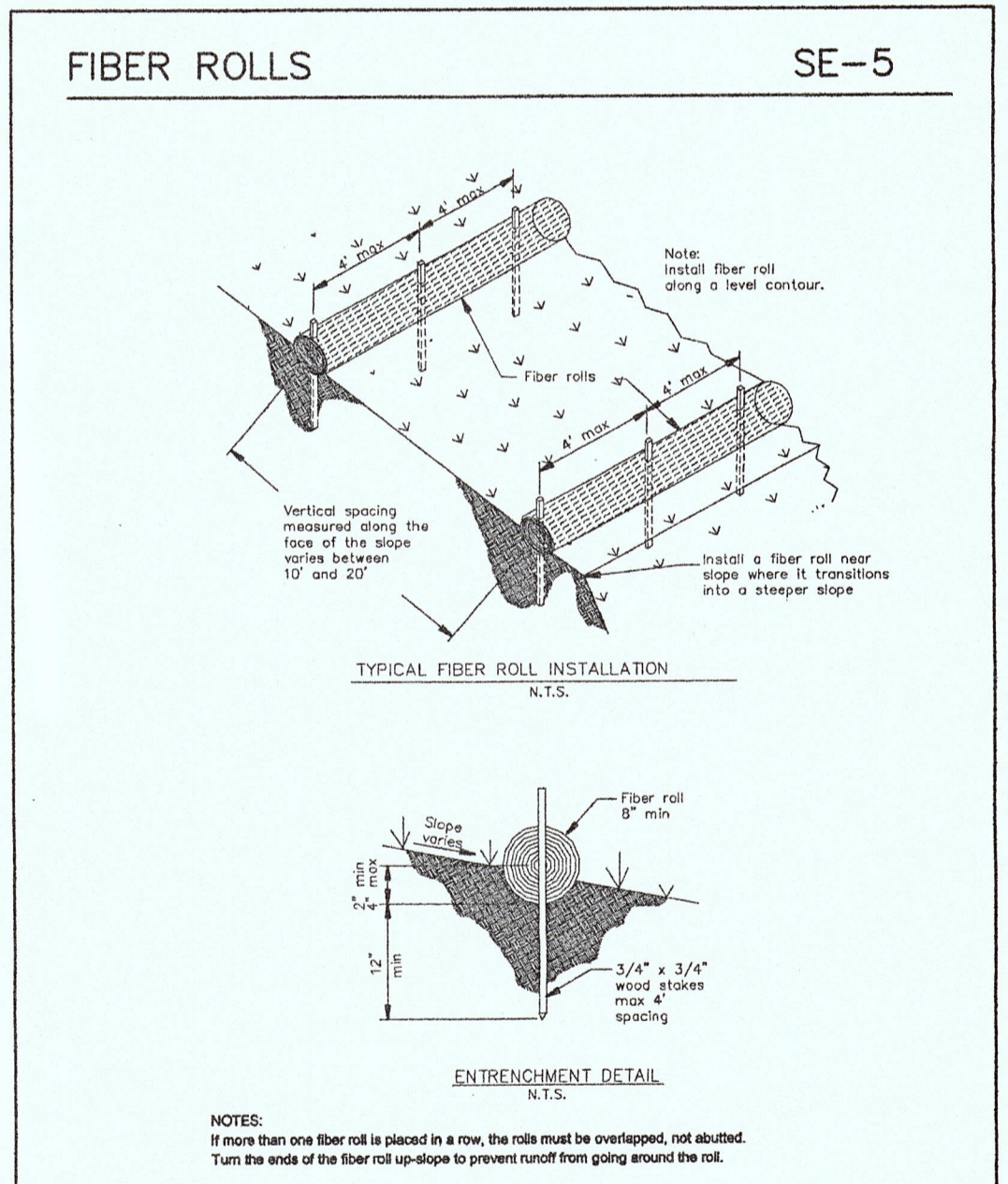
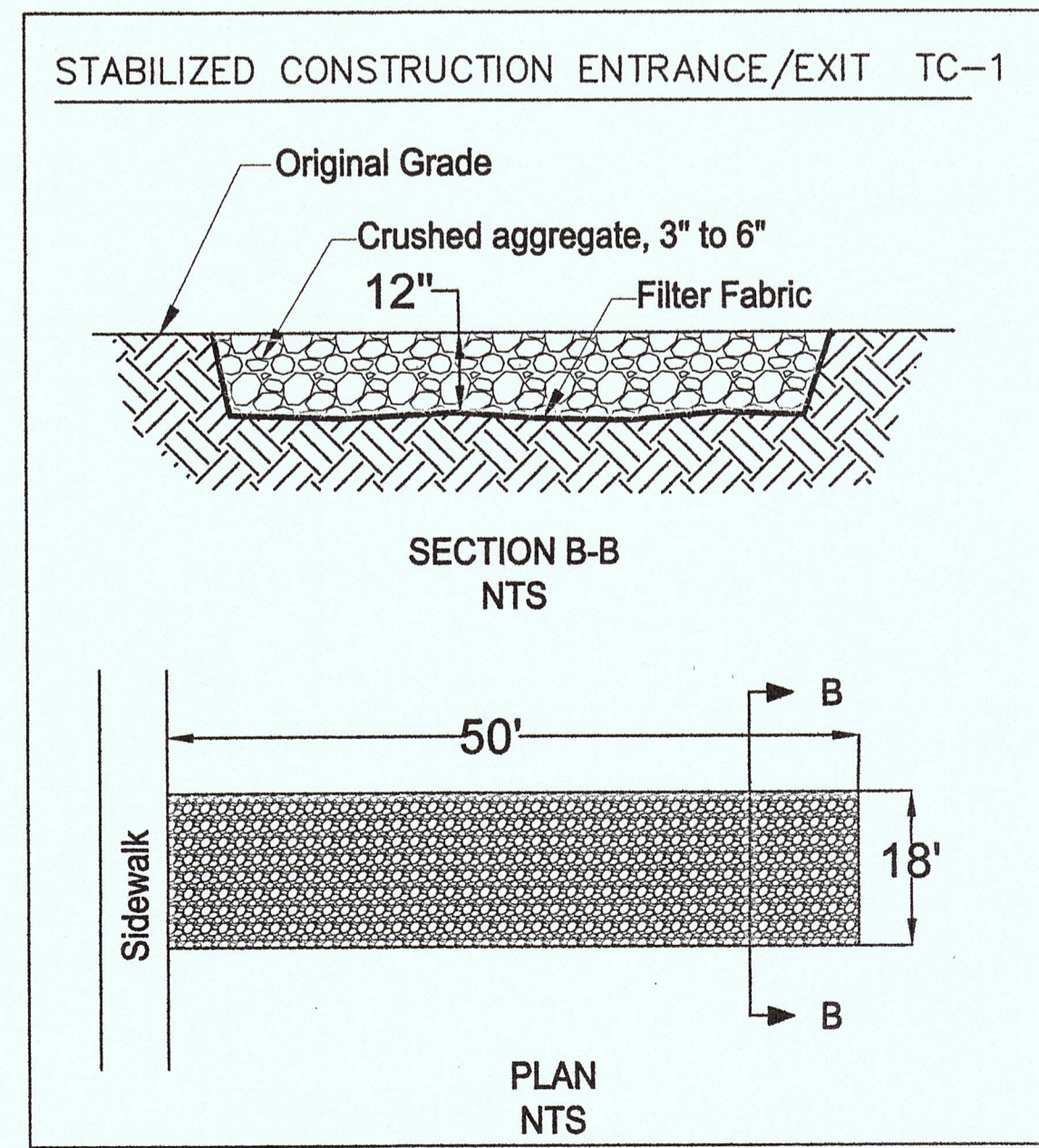
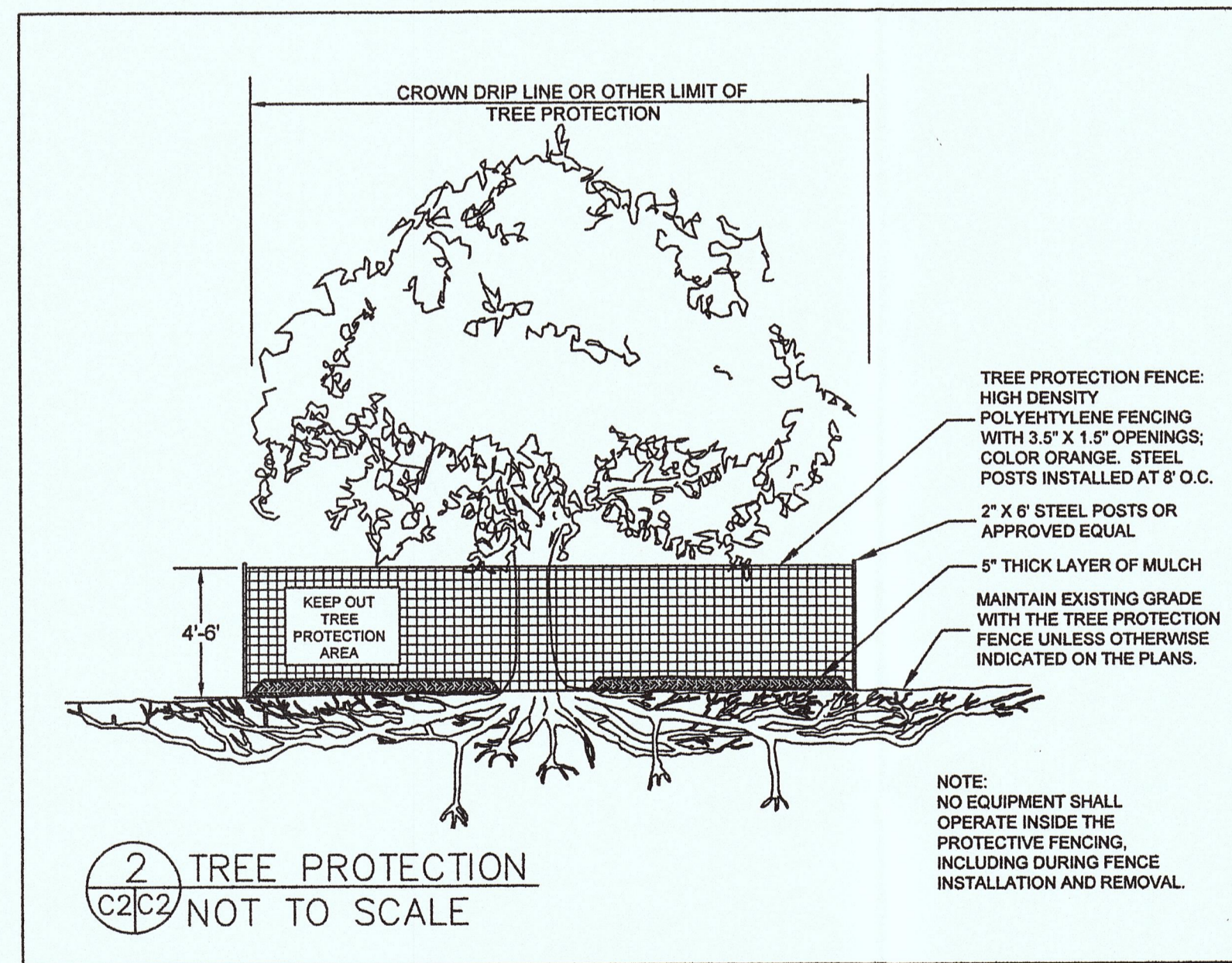
**EROSION CONTROL NOTES**

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

- GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
- NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
- ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
- ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
- ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
- ROCKED CONSTRUCTION ENTRANCE SHALL BE 50 FEET LONG BY 18 FEET WIDE AND CONFORM TO THE FOLLOWING:
  - THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
  - PAD SHALL BE NOT LESS THAN 12" THICK.
  - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
  - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
- CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)

**TREE PROTECTION NOTES**

- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
- TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINE AS POSSIBLE.
- OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
- 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.
- ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
- PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



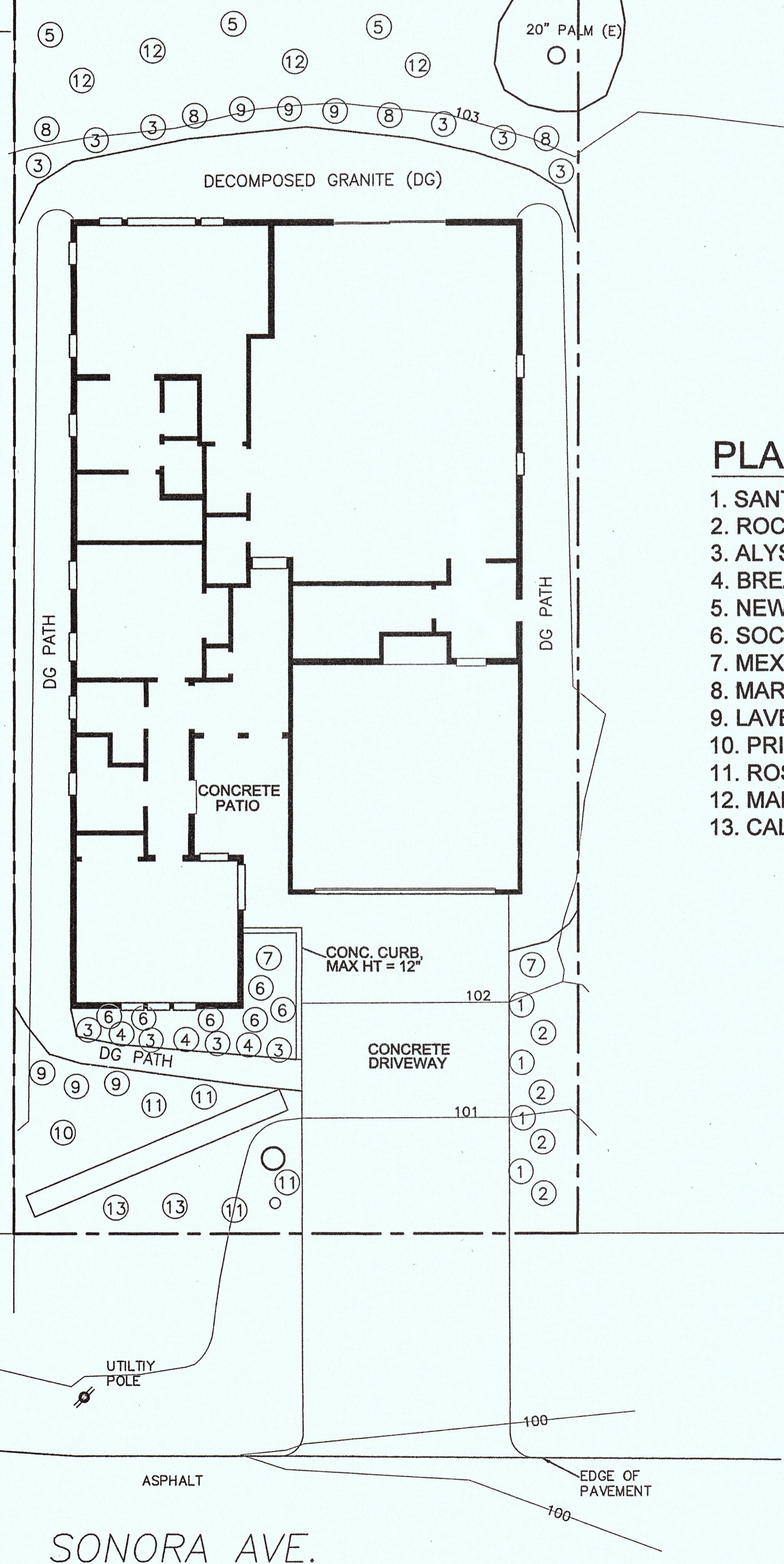
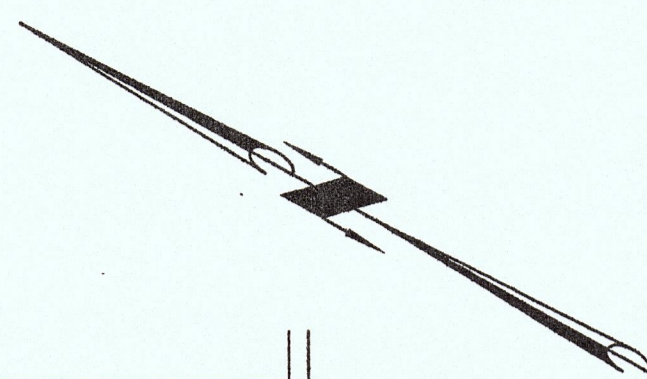
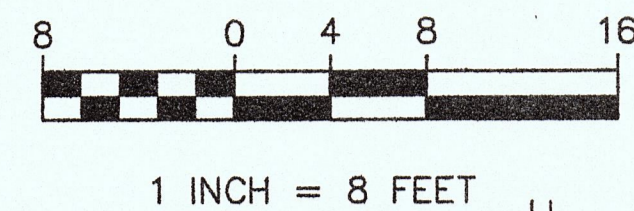
Sigma Prime Geosciences, Inc.  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 728-3590  
 FAX 728-3593

DATE: 3-21-18  
 DRAWN BY: AGZ  
 CHECKED BY: CNK  
 REV. DATE:  
 REV. DATE:  
 REV. DATE:

**EROSION AND SEDIMENT CONTROL PLAN**

PERRONE PROPERTY  
 324 SONORA STREET  
 EL GRANADA, CA  
 APN 047-094-160





**PLANT KEY**

1. SANTA BARBARA DAISY (ERIGERON KARVINSKIANUS)
2. ROCK ROSE (CISTACAEA)
3. ALYSSUM
4. BREATH OF HEAVEN (COLEONEMA)
5. NEW ZEALAND TEA TREE (LEPTOSPERMUM)
6. SOCIETY GARLIC (TULBAGHIA VIOLACEAE)
7. MEXICAN SAGE (SALVIA MEXICANA)
8. MARGUERITE (ARGYRANTHEMUM FRUTESCANS)
9. LAVENDER (LAVANDULA MULTIFIDA)
10. PRIDE OF MADEIRA (ECHIUM CANDICANS)
11. ROSEMARY (ROSMARINUS OFFICINALLIS)
12. MANZANITA (ARCOSTAPHYLOS)
13. CALIFORNIA LILAC (CEANOTHIS)

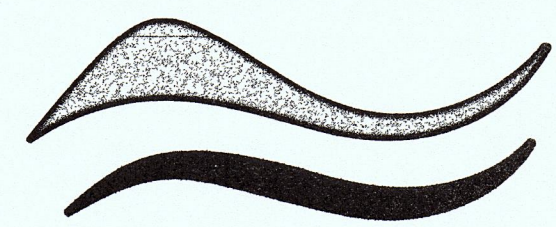
**LANDSCAPE DATA**

1. LANDSCAPE TO LOT SIZE RATIO: 0.24:1
2. TOTAL LANDSCAPE AREA: 1330 SF
3. SPACES BETWEEN PLANTINGS SHALL BE COVERED WITH MULCH.

NOTE: 100% OF PLANTS ON LIST REQUIRE LOW WATER. NO IRRIGATION WILL BE INSTALLED.

 Sigma Prime Geosciences, Inc.	
DATE: 3-21-18 DRAWN BY: AZG CHECKED BY: CMK	SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-5590 FAX 728-5595
<b>LANDSCAPE PLAN</b>	
PERRONE PROPERTY 324 SONORA STREET EL GRANADA, CA APN 047-094-160	
SHEET L-1	





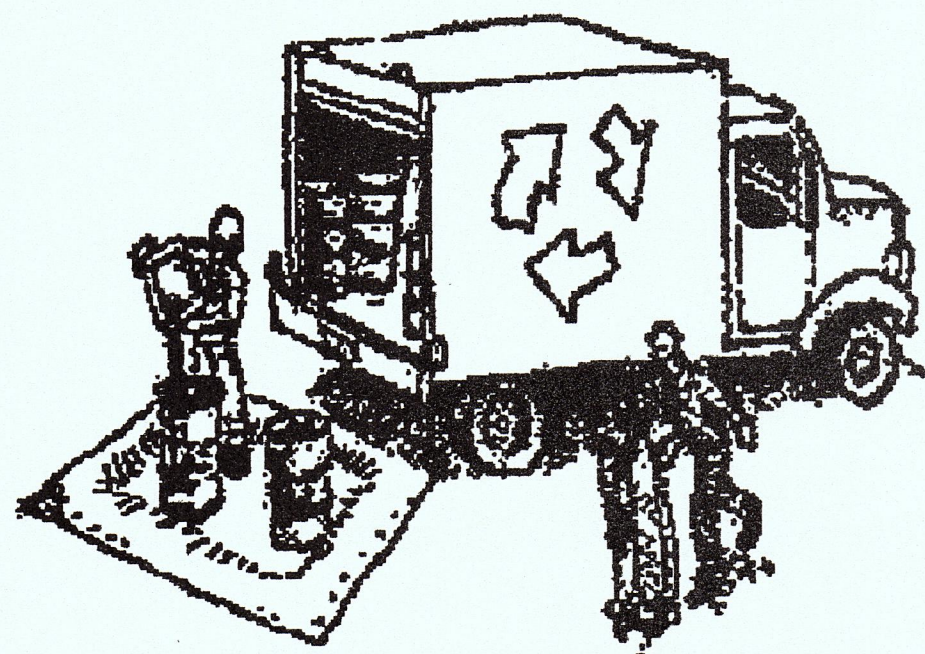
SAN MATEO COUNTYWIDE  
**Water Pollution  
Prevention Program**

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

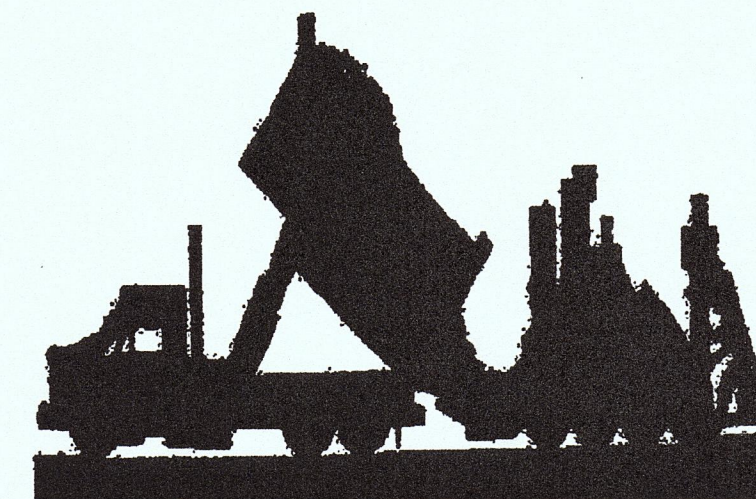


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant 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

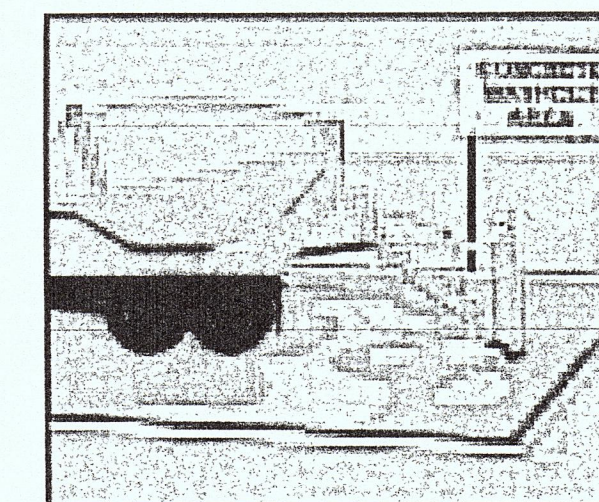


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of 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



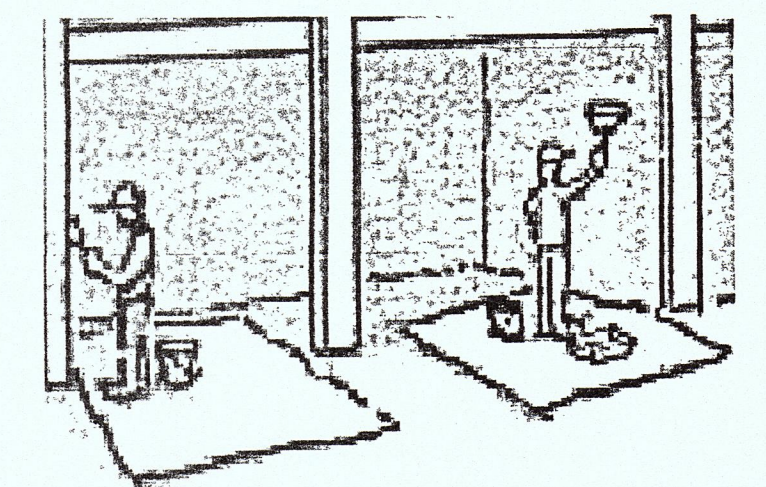
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will 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.

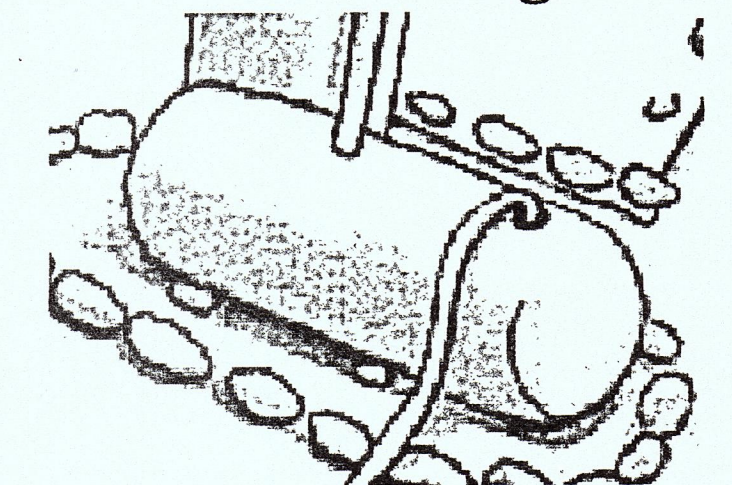
## Painting & Paint Removal



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