


WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,513 

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

PLN: 2017-00138

BLD:

Applicant: Jeanine Unterleitner
Mailing Address: P.O. Box 414
Campbell, CA Zip: 95009
Phone, W: 650-240-0048 H:
E-mail Address: rezdez@sbkglobal.net FAX:

Name of Owner (1): Chris Lubas	Name of Owner (2):
Mailing Address: 41152 Ellen Ct. Fremont CA Zip: 94538	Mailing Address:
Phone, W: (510) 284-9771	Phone, W:
H: <input checked="" type="checkbox"/>	H:
E-mail Address: chris.j.lubas@gmail.com	E-mail Address:

Project Location (address):

Assessor's Parcel Numbers: 037-067-090

Zoning: R-1/S-17/DR/CD

Parcel/lot size: SF (Square Feet)

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

2-story single family residence w/ garage
city water & sewer, pge. utilities

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

steep, ivy, weeds, deck, retaining walls

Describe Existing Structures and/or Development:

deck, retaining walls

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature:

Owner's signature:

Applicant's signature:

Planning and Building Department

Application for Design Review by the County Coastside Design Review Committee

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

Permit #: PLN 2017-0038

Other Permit #: _____

BASIC INFORMATION

Applicant:

Name: Jeanine Unterleitner
Address: P.O. Box 414
Campbell CA Zip: 95009
Phone, W: (650) 248-0048 H: (650) 248-0048
Email: rezdez@sbcglobal.net

The Resident official Designer

Owner (if different from Applicant):

Name: Tadeusz & Joanna Lubas
Address: 4152 Ellen Ct.
Fremont, CA Zip: 94538
Phone, W: _____ H: _____
Email: _____

Architect or Designer (if different from Applicant):

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

PROJECT SITE INFORMATION

Project location:

APN: 037-067-090
Address: _____
Zip: _____
Zoning: R-1/S-17/DR
Parcel/lot size: 50' x 100' 5,002 sq. ft.

Site Description:

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

PROJECT DESCRIPTION

Project:

- New Single Family Residence: 2464 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:

New two-story single-family residence in Moss Beach

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	shingles - fiber cement James Hardie straight-edge	Cobble Stone	<input type="checkbox"/>
b. Trim	James Hardie fiber cement	Ultra pure white	<input type="checkbox"/>
c. Windows	fiberglass PVC	white	<input type="checkbox"/>
d. Doors	Andersen fibrex ^{Aluminum}	white	<input type="checkbox"/>
e. Roof	GAF HD Timberline class A fire-rating SunPower X-series	Oyster Gray / non-reflective black	<input type="checkbox"/>
f. Chimneys	⊖	⊖	<input type="checkbox"/>
g. Decks & railings	wood posts - cable railing stone concrete	Ultra pure white / silver cable	<input type="checkbox"/>
h. Stairs	ledgestone & pavers	K2 Ocean Mist	<input type="checkbox"/>
i. Retaining walls	concrete	match paint to Cobble Stone	<input type="checkbox"/>
j. Fences	redwood	natural	<input type="checkbox"/>
k. Accessory buildings	⊖	⊖	<input type="checkbox"/>
l. Garage/Carport	stone - ledgestone	K2 Ocean Mist	<input type="checkbox"/>

5. Acquired Findings

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

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

6. Signatures

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Owner: _____ Applicant: 

Date: _____ Date: 4/3/2017

Environmental Information Disclosure Form

Planning and Building Department
 PLN 2017-00138
 BLD _____

Project Address: _____

Assessor's Parcel No.: 037-067-090

Zoning District: R-1/S-17/DR/CD

Name of Owner: Chris Lubas

Address: 41152 Ellen Ct.

Fremont, CA 94538 Phone: (510) 284-9771

Name of Applicant: Jearine Unterleitner

Address: P.O. Box 414, Campbell, CA

95009 Phone: 650-248-0048

Existing Site Conditions

Parcel size: 5,002

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). The only structures existing on the property are fences, retaining walls and a deck. Steep terrain

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>1 Sargent Cypress</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : _____ c.y. Fill: <u>248</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:

The tree is in bad shape & blocks a neighbor's view of the bay.
The grading is necessary in order to build on the property.

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading? <i>248 cu. yd's grading</i>
<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:

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface? 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. Land disturbance of 1 acre or more of area? 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: 
(Applicant may sign)

Date: *9/21/2017*

NOTES:

1. ROOF COVER = GAF MD
TIMBERLINE CLASS
"A" FIRE-RATING,
COLOR = OYSTER GRAY

2. SHINGLE SIDING =
JAMES HARDIE STRAIGHT
EDGE FIBER CEMENT
W/ WOOD GRAIN, COLOR =
COBBLE STONE

3. FASCIA, BRACKETS,
WINDOW & DOOR
TRIMS = WOOD,
PAINTED W/ BEHR
PREMIUM PLUS ULTRA,
PPU18-06 ULTRA PURE WHITE

4. STONE VENEER =
K2 STONE-OCEAN
MIST LEDGESTONE

5. REDWOOD FENCES
& GATES, NATURAL

6. FRONT DOOR - STAINED
MAHOGANY

7. EXTERIOR WALL MOUNT
LIGHT FIXTURES = FRANK-
LIN IRON WORKS HICKORY
POINT 15" HIGH OUTDOOR
LED BRONZE FINISH,
FROSTED CREAM GLASS

8. SOLAR COLLECTORS =
SUNPOWER X-SERIES IN
SIGNATURE NON-REFLEC-
TIVE BLACK.



COLOR RENDERING

PLN2017-00138



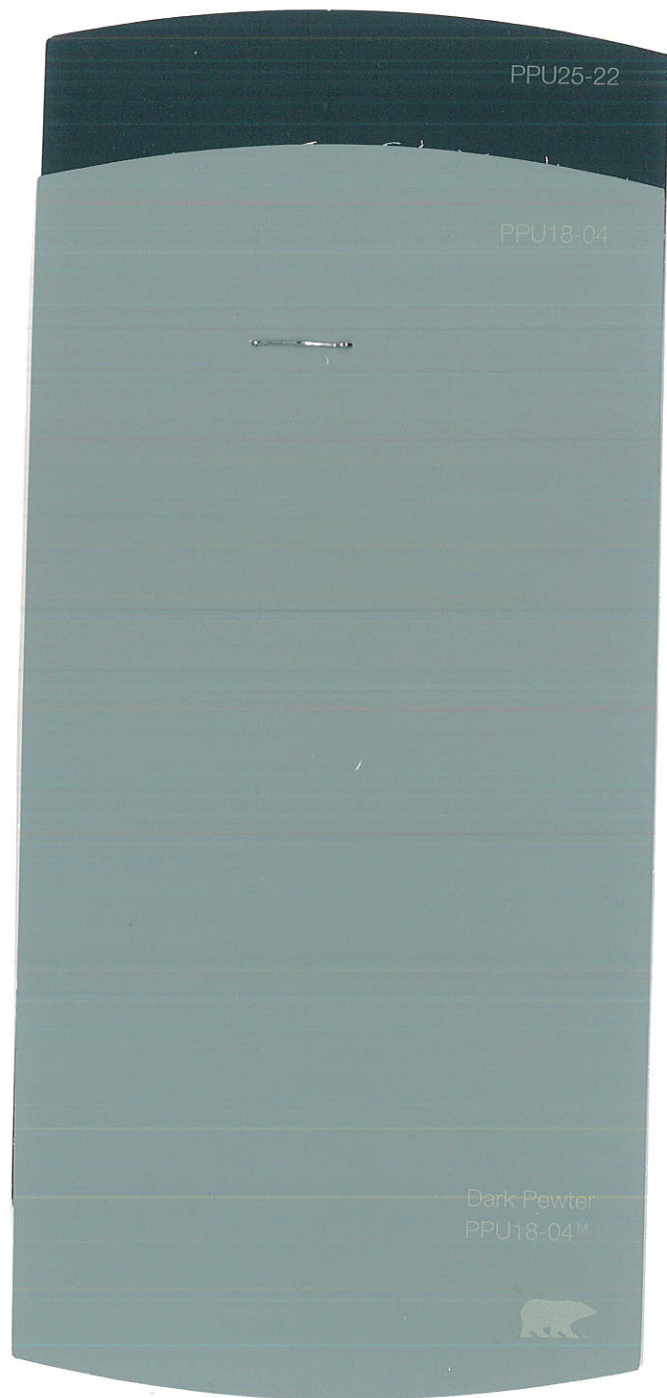
BODY COLOR



TRIM COLOR

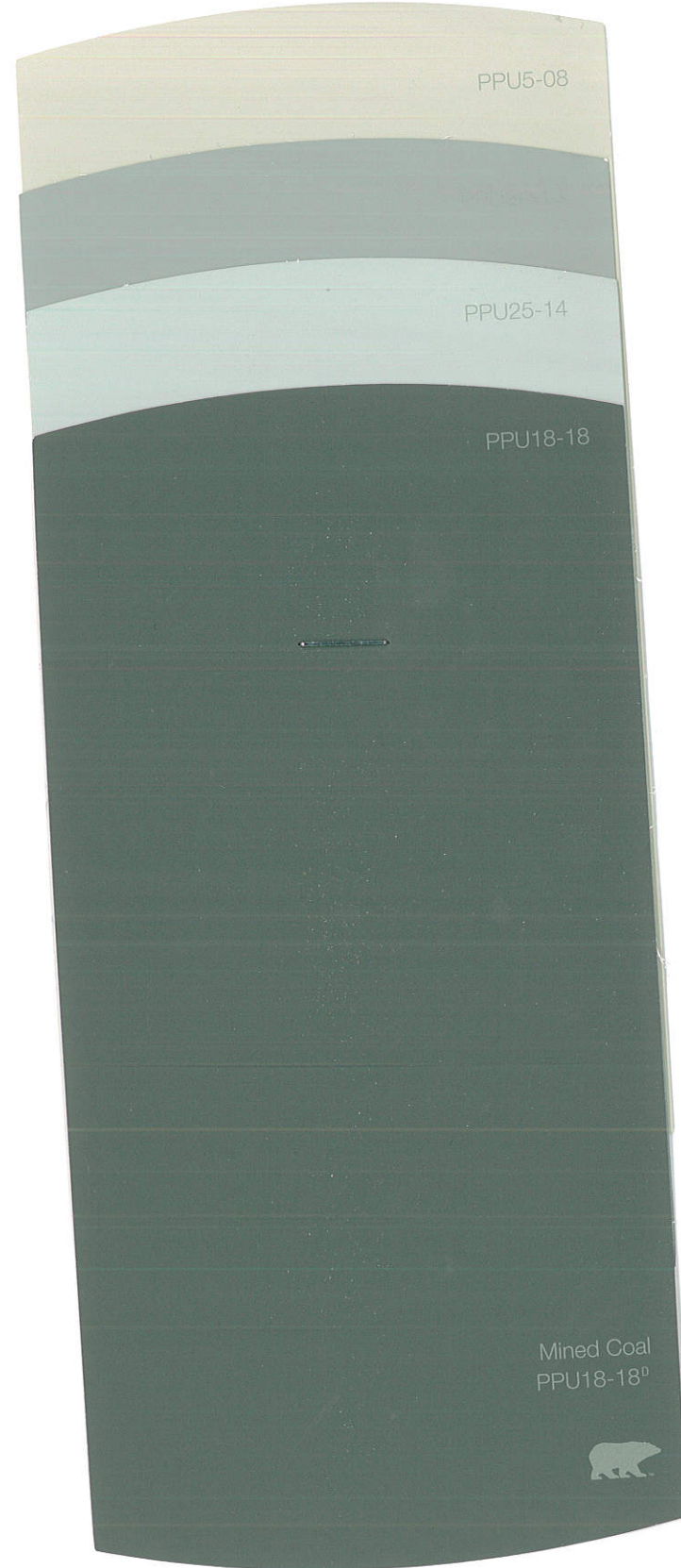


FRONT DOOR



RANGE OF ROOF COLORS

LIGHTING FIXTURE FINISH



RANGE OF ROCK COLORS

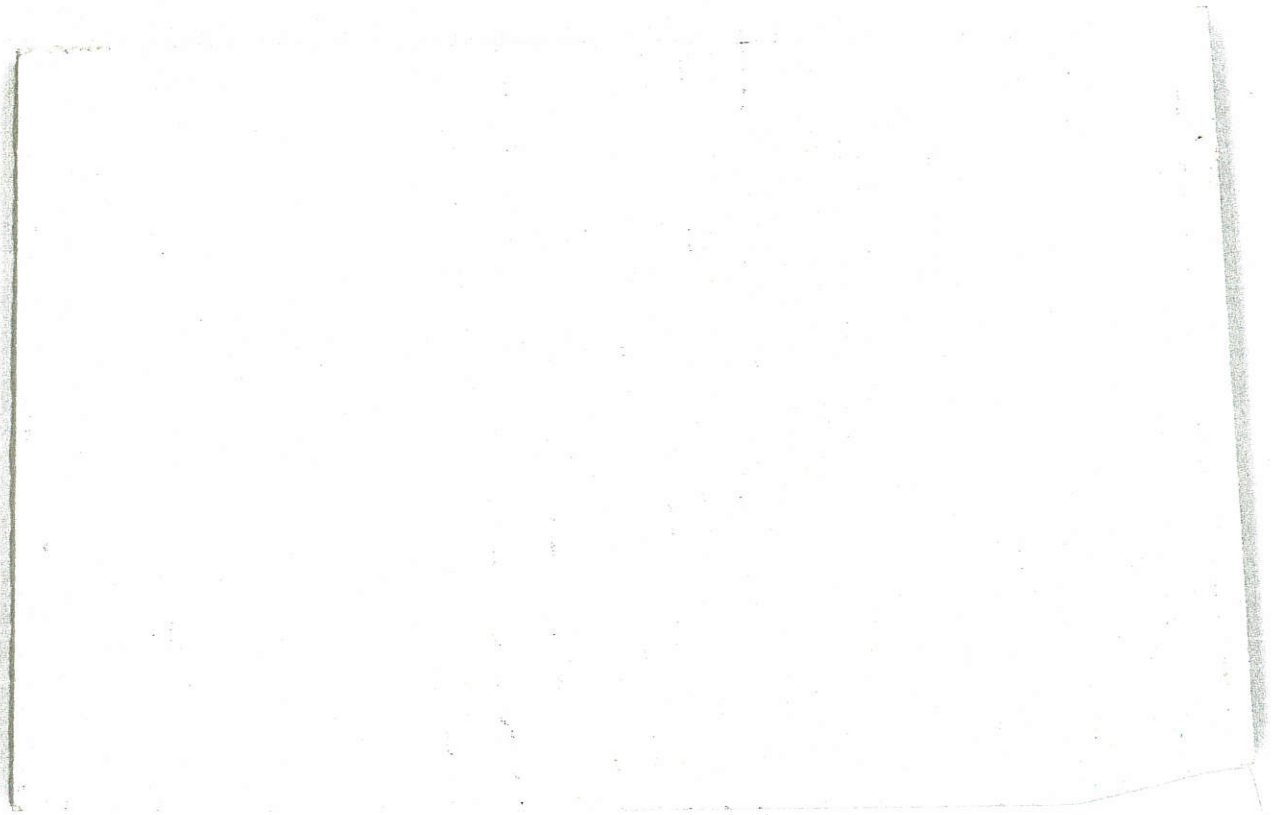
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MAR 16 2018

San Mateo County
Planning Division

PLN2017-00138

A.P.N. 037-067-090



SHINGLES

TRIM



NATURAL LEDGESTONE



OCEAN PEARL NATURAL LEDGESTONE WITH THIN COBBLE TRIM



SLE GRANITE



SPRING VALLEY LEDGESTONE



OCEAN MIST LEDGESTONE



BLACK PEARL MICRO LEDGE



BLACK PEARL MICRO LEDGE





TIMBERLINE
LIFETIME HIGH DEFINITION SHINGLES

Regional (See Color Availability Chart On Next Page For Details)



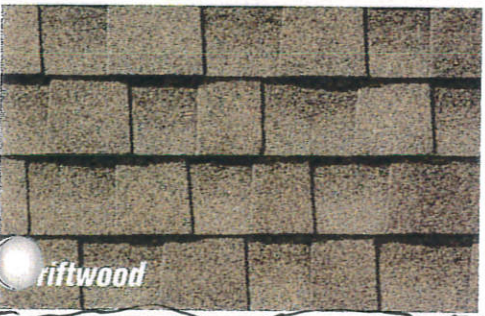
Birchwood



Biscayne Blue



Copper Canyon



Driftwood



Fox Hollow Gray



Mission Brown



Oyster Gray



Patriot Red



Pewter Gray



Sienna Sunset



Sunset Brick



ENERGY STAR® QUALIFIED! (White Only)*



White



Williamsburg Slate



Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

*Select colors are ENERGY STAR® qualified (U.S. only) and listed with the Cool Roof Rating Council (CRRC). See www.gaf.com for availability and details.



Hickory Point 15" High Outdoor LED Light

- Style # Y7000

OTHER OPTIONS



\$249.99

Compare \$374.99

FREE SHIPPING & FREE RETURNS* | [Low Price Guarantee](#)

1

ADD TO CART

ADD TO WISH LIST

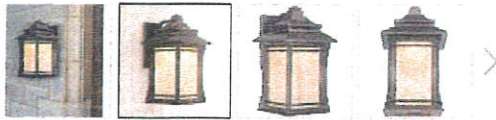
[In Stock - Ships in 1 to 2 Days](#) | [Check Stock](#)

Long SKU: 10349525 4LE8B

32: 0 | AS: 0 | 99&LP: 51

SKU Status: SINET

[VIEW IN YOUR ROOM](#)



MOST POPULAR

[2 Reviews](#)

An LED outdoor light from the Franklin Iron Works™ lighting collection.

[MORE DETAILS >](#)

[QP](#)

[PRODUCT DETAILS](#) | [RELATED PRODUCTS](#) | [OTHER OPTIONS](#) | [REVIEWS](#)

PRODUCT DETAILS

A bright design for your home's exterior. This outdoor LED wall light features a classic carriage house look. It comes in a bronze finish with copper highlights and has frosted cream glass panels. Behind the panels is a 16 watt LED module that has the same light output as a regular 100 watt incandescent bulb, but uses far less energy. A Franklin Iron Works™ outdoor light design.

**FRANKLIN
IRON WORKS™**



- Hickory Point LED outdoor porch or patio light.
- 16 watt LED module, 1300 lumens; light output comparable to a 100 watt incandescent.
- Built-in LED module is not dimmable.
- Bronze finish, frosted cream glass
- 15" high, 9 1/2" wide.
- By Franklin Iron Works.
- Extends 1 1/4" from the wall.
- Back plate 5" wide and 9" high.

[Shop all Franklin Iron Works](#)

RELATED PRODUCTS

**Albany Bronze Geo Dome 3 Watt LED Landscape Path Light (8N082)**

Add light to pathways, garden beds, and more with the Albany LED landscape path light. The energy-efficient design features a geometric dome shade. It comes in a rich bronze finish, and works with low voltage landscape lighting systems.

21 1/2" high x 8 3/4" wide, 2" high dome x 6 3/4" stake included. Integrated 3 watt LED module; 2700K, 260 lumens, comparable to a 30 watt incandescent bulb. Albany LED landscape path light. From the Super Duty collection. Bronze finish, geometric dome shade. Includes 12" high pole and additional 6" pole.

\$49.99

Compare \$74.99

REVISIONS	BY
PERL. EVIDENCE 9/29/2017	JHU
PLANS COM-MENTS	JHU 11/9/17

The Residential Designer
P.O. Box 414 Campbell, CA
Telephone : 650.248.0048 FAX : 408.369.1670
e-mail : rezdes@sglobal.net
Contact : Jeanine Unterleitner

EXISTING SITE PLAN
PROPOSED SITE PLAN
DRIVEWAY PROFILE

NEW TWO-STORY RESIDENCE
DATE: 037-067-090
1655 BEACH, CA
OWNER: CHRIS JUBAS

DATE: 4/1/2017
SCALE: 1/8" = 1'-0"
DRAWN: JHU
JOB #1603
BHT
1 OF 2

LEGEND

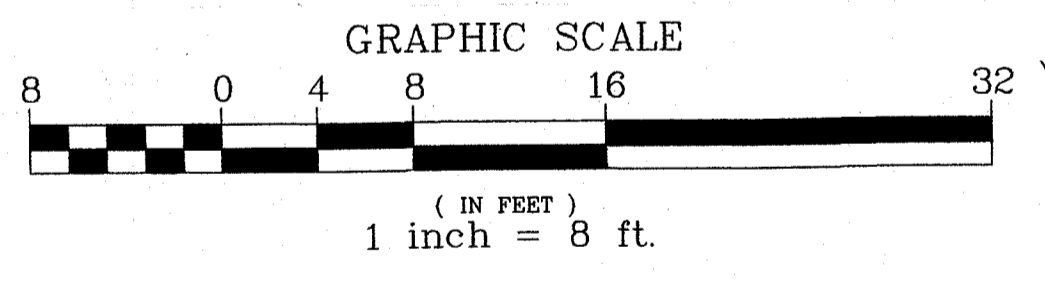
- WATER METER OR WATER VALVE BOX
- FIRE HYDRANT
- TREE - TRUNK DIAMETER IN INCHES
TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
- TREE WITH MULTIPLE TRUNKS
- TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
- TOP OF CURB
- FENCE
- OVERHEAD WIRES
- POWER POLE
- SPOT ELEVATION
- UTILITY BOX-TYPE AS NOTED SIZE AS DRAWN
- EDGE OF AC PAVING
- FLOW LINE
- STORM DRAIN CURB INLET
- SET NAIL/PLASTIC TAG "PLS 6163"
- SET 3/4" IP "PLS 6163" (OR SET POINT AS NOTED)
- FOUND POINT AS NOTED
- RECORD DATA / REFERENCE

NOTES

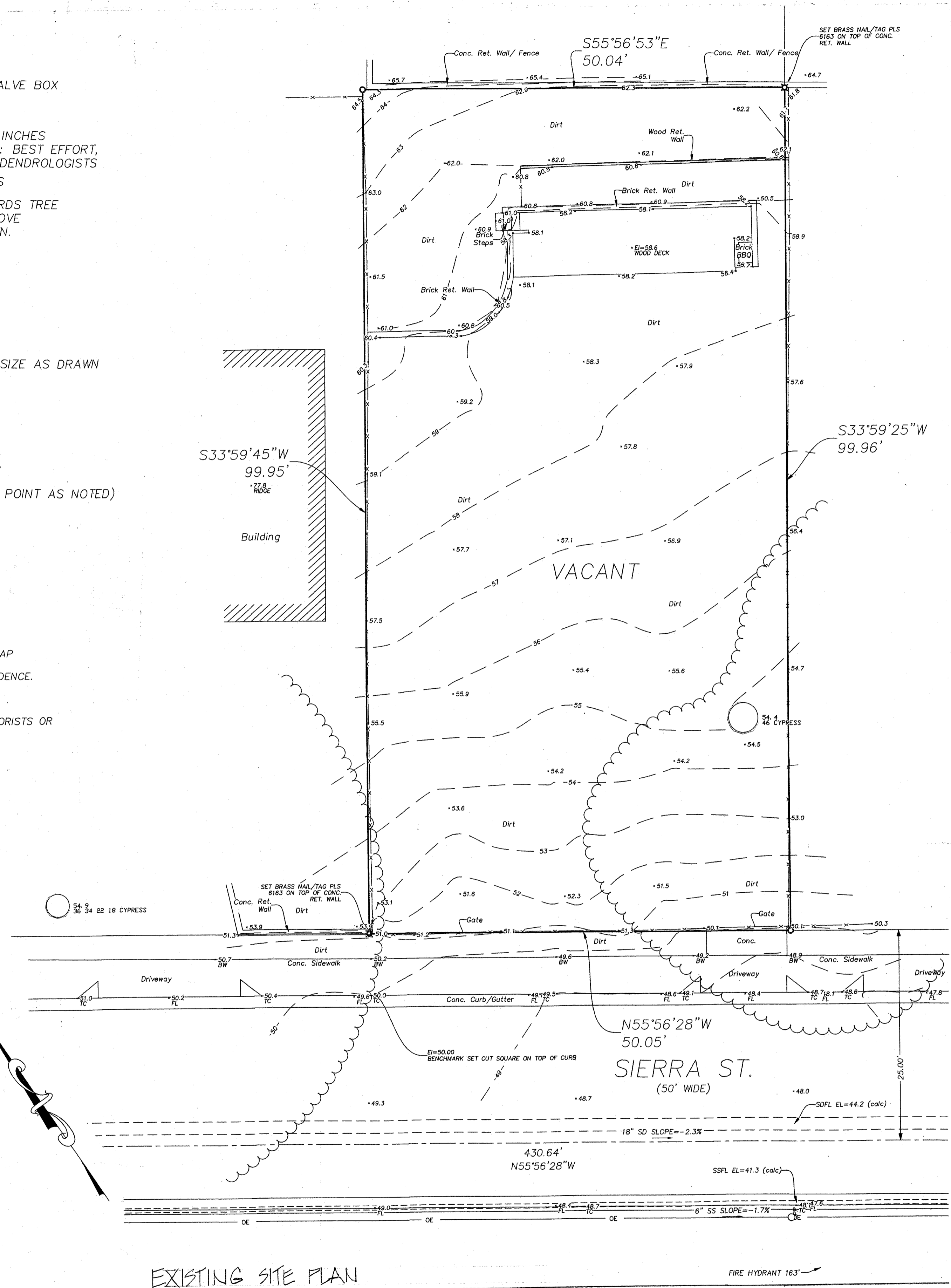
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- BOUNDARY CONTROL: SEE CONCURRENT CORNER RECORDVEY MAP
- UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.
- BENCHMARK: ASSUMED DATUM, POINT AS SHOWN
- TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS

ABBREVIATIONS

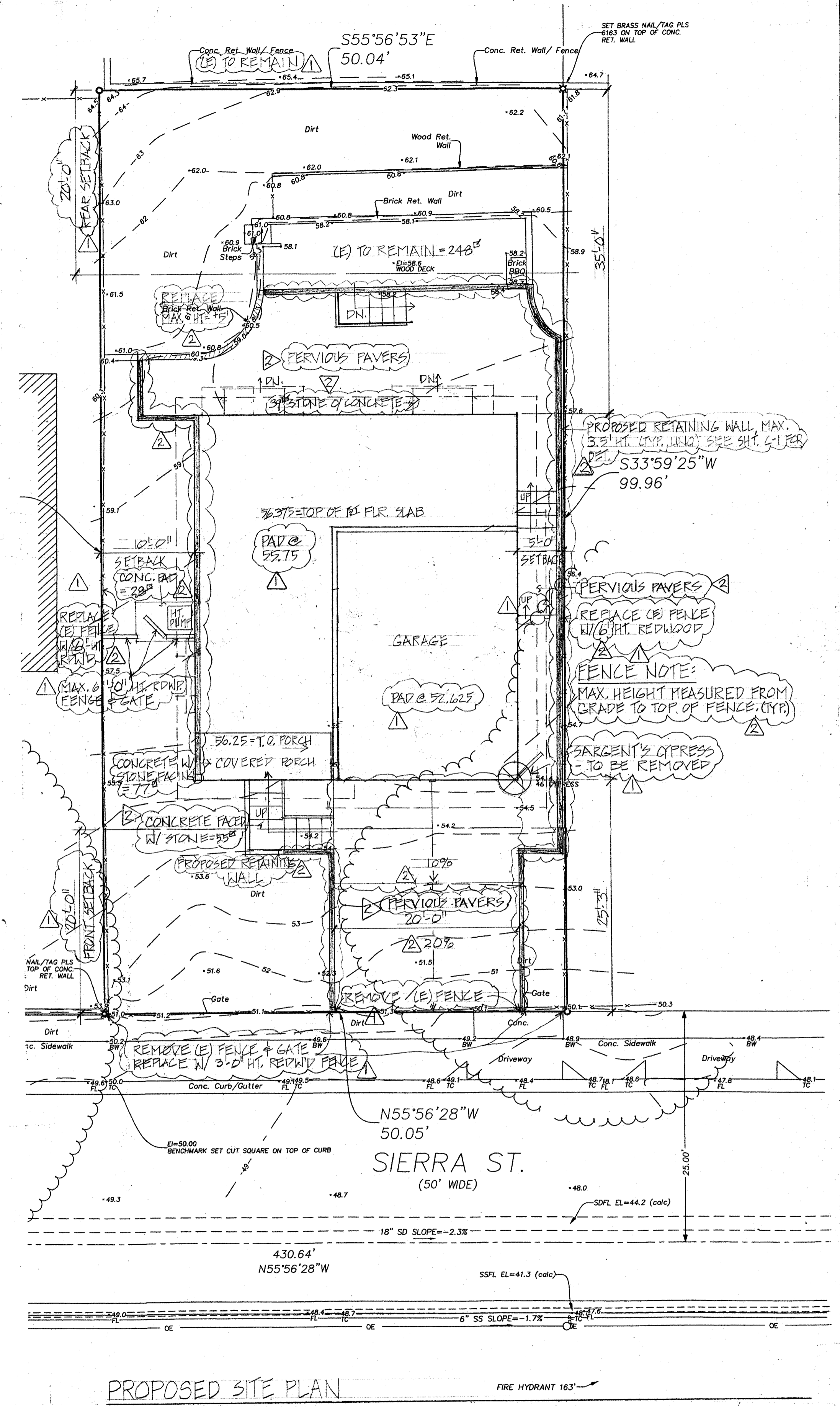
- AC ASPHALT
- BW BACK OF WALK
- CONC. CONCRETE
- TC TOP OF CURB
- FL FLOW LINE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE



3-9-2016



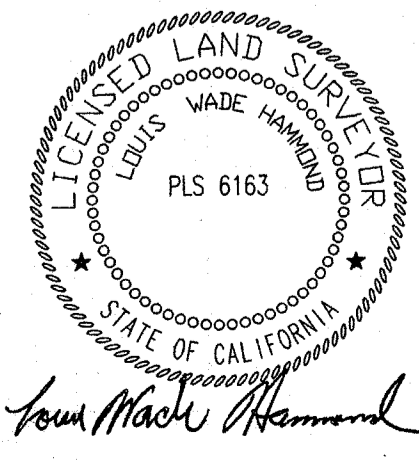
EXISTING SITE PLAN



PROPOSED SITE PLAN

SURVEY
VACANT LOT
SIERRA ST.
MOSS BEACH
APN: 037-067-090
LOTS 21,22 BLOCK 29, 6 MAPS 8
LOT AREA: 5,002 SQ. FT

L. Wade Hammond
Licensed Land Surveyor
No. 6163
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510) 579-6112 Fax: (510) 991-8054
wade@whlandsurveyor.com

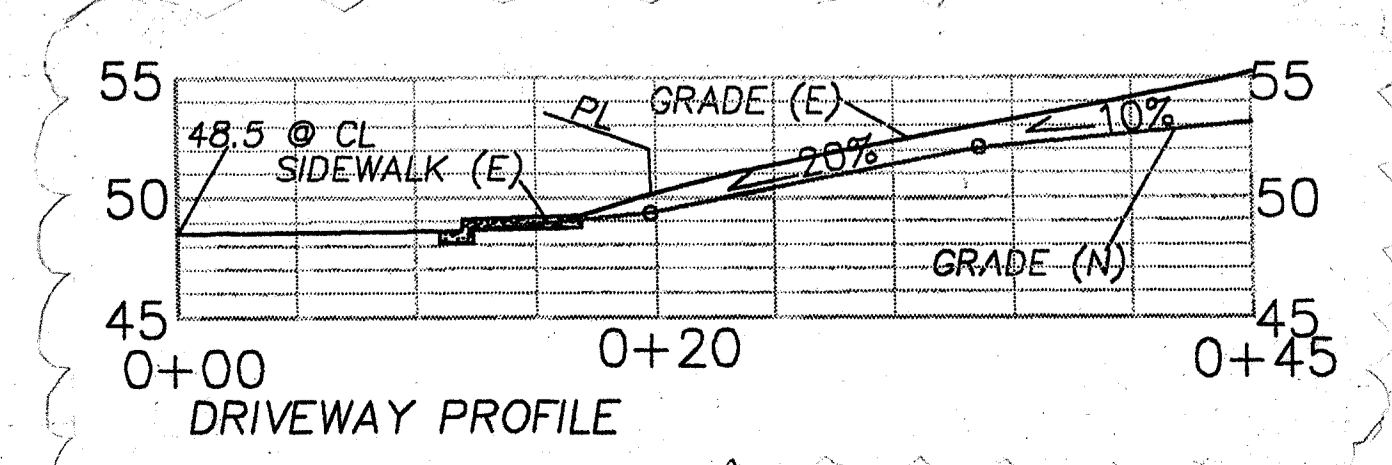


FLOOR AREA CALCULATIONS

FIRST FLOOR	SECOND FLOOR
34'-8" x 34'-1 1/2" = 1,183'	34'-8" x 30'-10" = 1,069'
16'-0" x 5'-2 1/2" = 82'	15'-2" x 8'-6" = 129'
12,668'	1,198'
TOTAL PROPOSED FLR. AREA = 2,464'	
TOTAL ALLOWED FLR. AREA = 2,650'	
PARCEL = 5,000'², MAX. FLR. AREA = 5,000'², 53	

PARCEL COVERAGE

FIRST FLR.	= 1,266'
ENTRY PORCH	= 77'
DRYCK (EXIST'G + PROPOSED)	= 370'
PROPOSED PARCEL COVERAGE = 30% OF 5,000'	
MAXIMUM PARCEL COVERAGE = 35% OF 5,000'² = 1,750'	



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FEB 02 2017
San Mateo County
Planning and Building Department

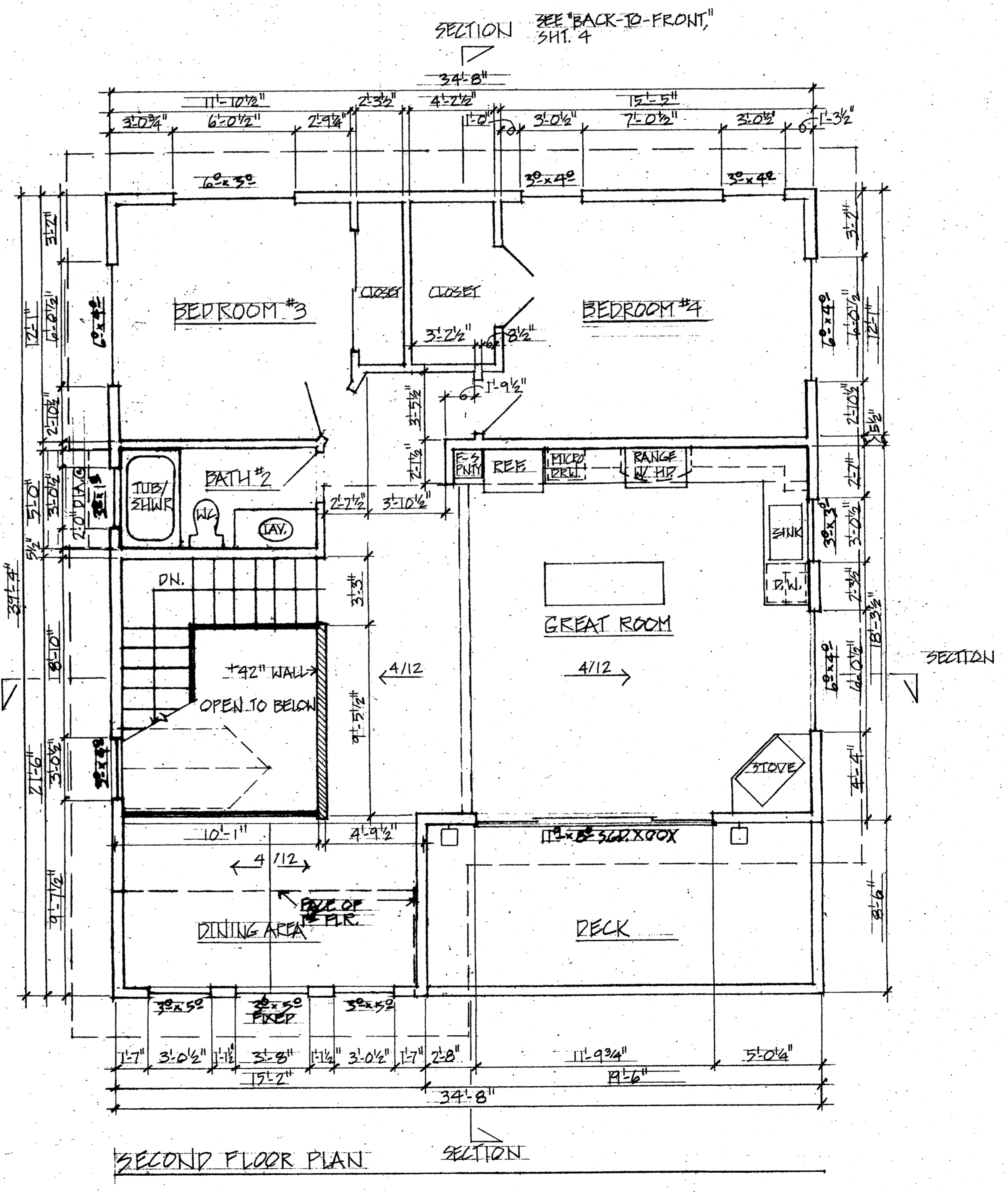
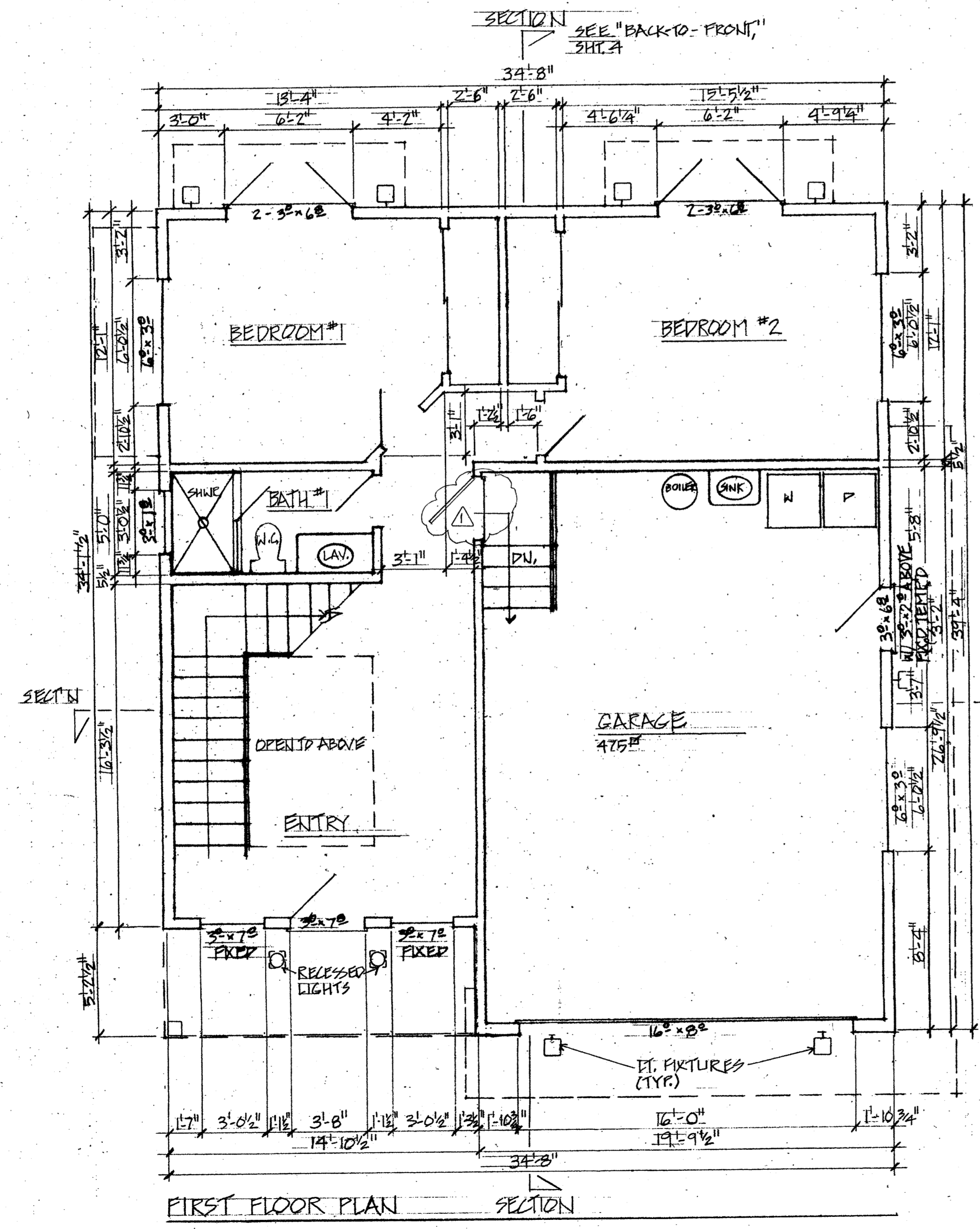
PLN2017-00137

REVISIONS	BY
PER L. RICHMOND 9/22/2017	JHU
PER PLANNING COMMENTS	JHU

The Residential Designer
P.O. Box 414
Campbell, CA
Telephone : 650.248.0048
e-mail : rezdes@sbcsdocal.net
Contact : Jeanine Unterleitner

FLOOR AREA CALCULATIONS

FIRST FLOOR	SECOND FLOOR
$34'-8" \times 34'-1\frac{1}{2}" = 1,183'$	$34'-8" \times 30'-10" = 1,069'$
$16'-0" \times 5'-2\frac{1}{2}" = 83'$	$15'-2" \times 8'-6" = 129'$
$1,266'$	$1,198'$
TOTAL PROPOSED FLR. AREA = 2,464'	
TOTAL ALLOWED FLR. AREA = 2,650'	
PARCEL = 5,000' MAX. FLR. AREA = 5,000' x .53	



FLOOR PLANS

FLOOR PLANS
EAR CALCULATIONS

NEW TWO-STORY RESIDENCE
1525 S. 207th Ave
Brea, CA 92623
OWNER: CHRIS LUBAS

DATE: 4/1/2017
SCALE: 1/4" = 1'-0"
DRAWN: JHU
JOB #1603
SHT. 2
OF 2

REVISIONS	BY
PER I. ELKSTONE 9/20/2017	JHU
PER PLANNING COMMENTS	JHU 11/4/17

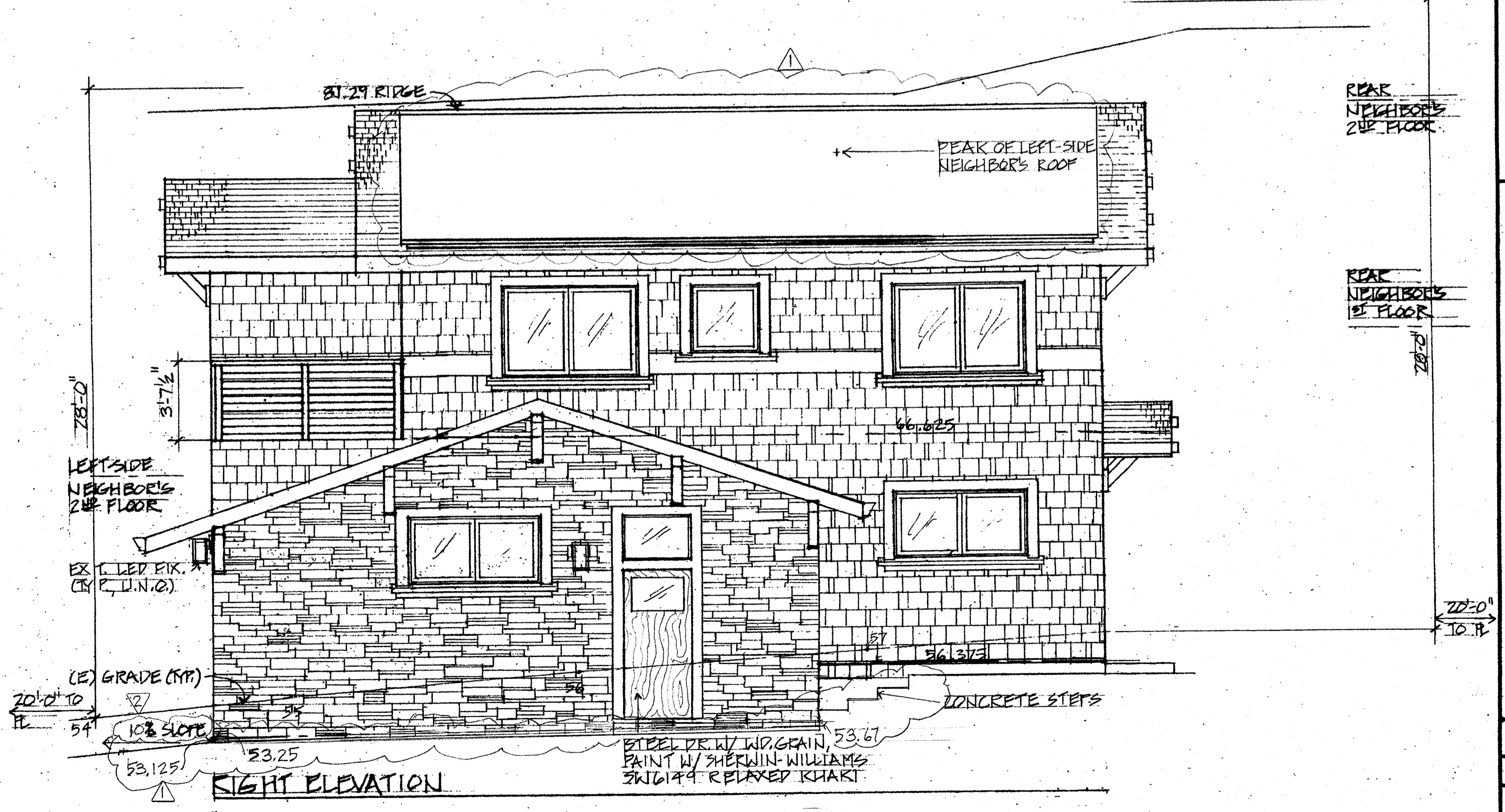
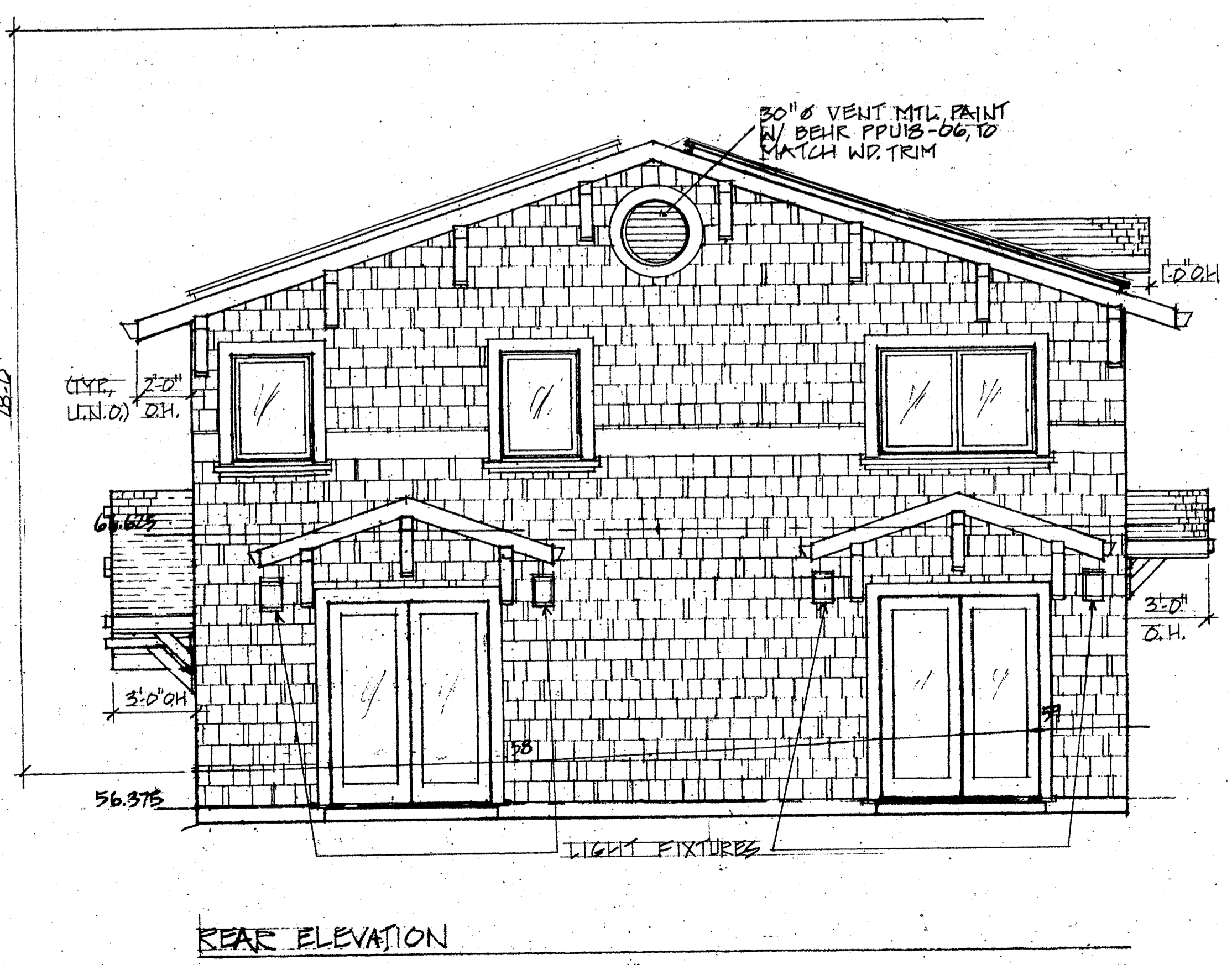
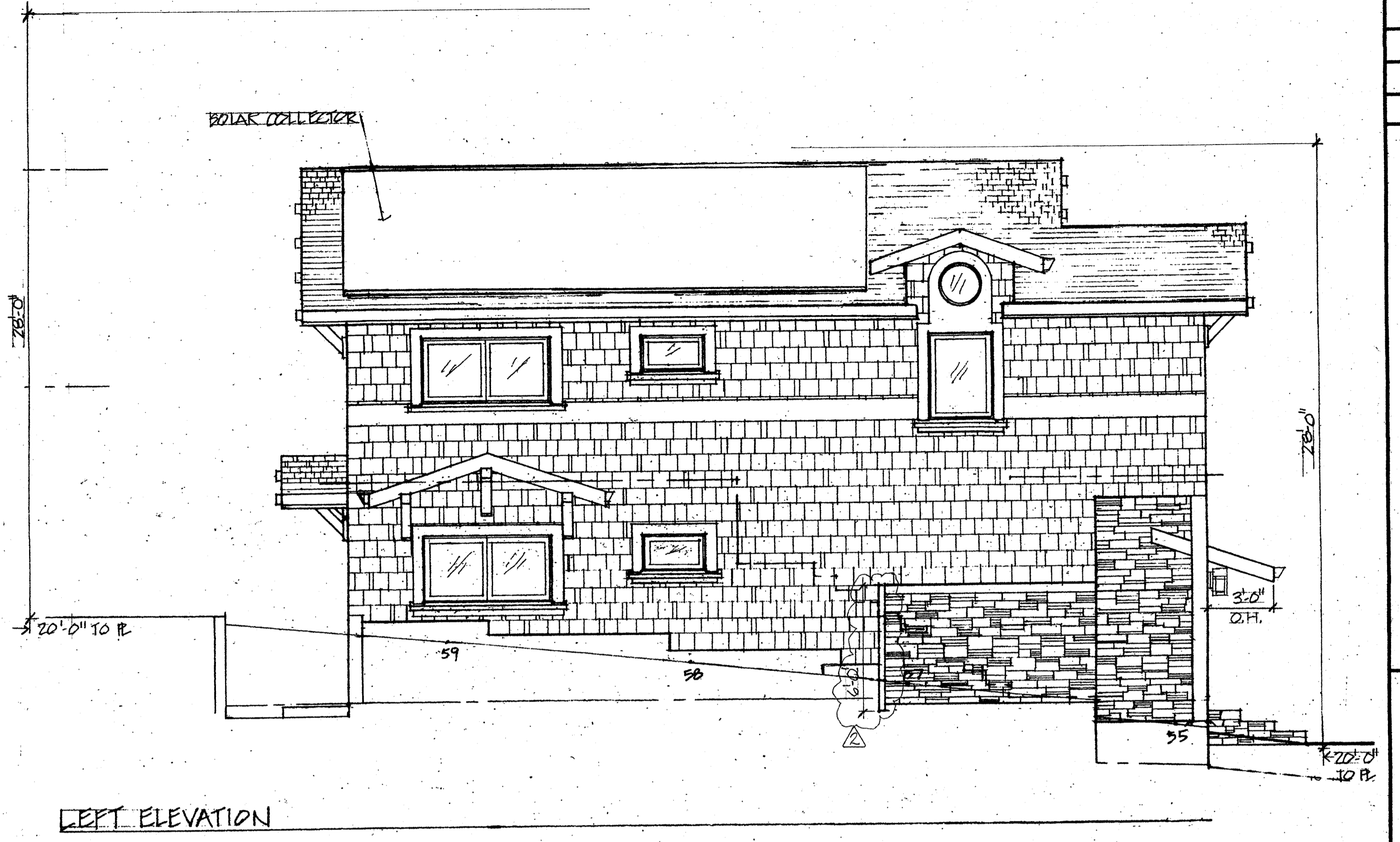
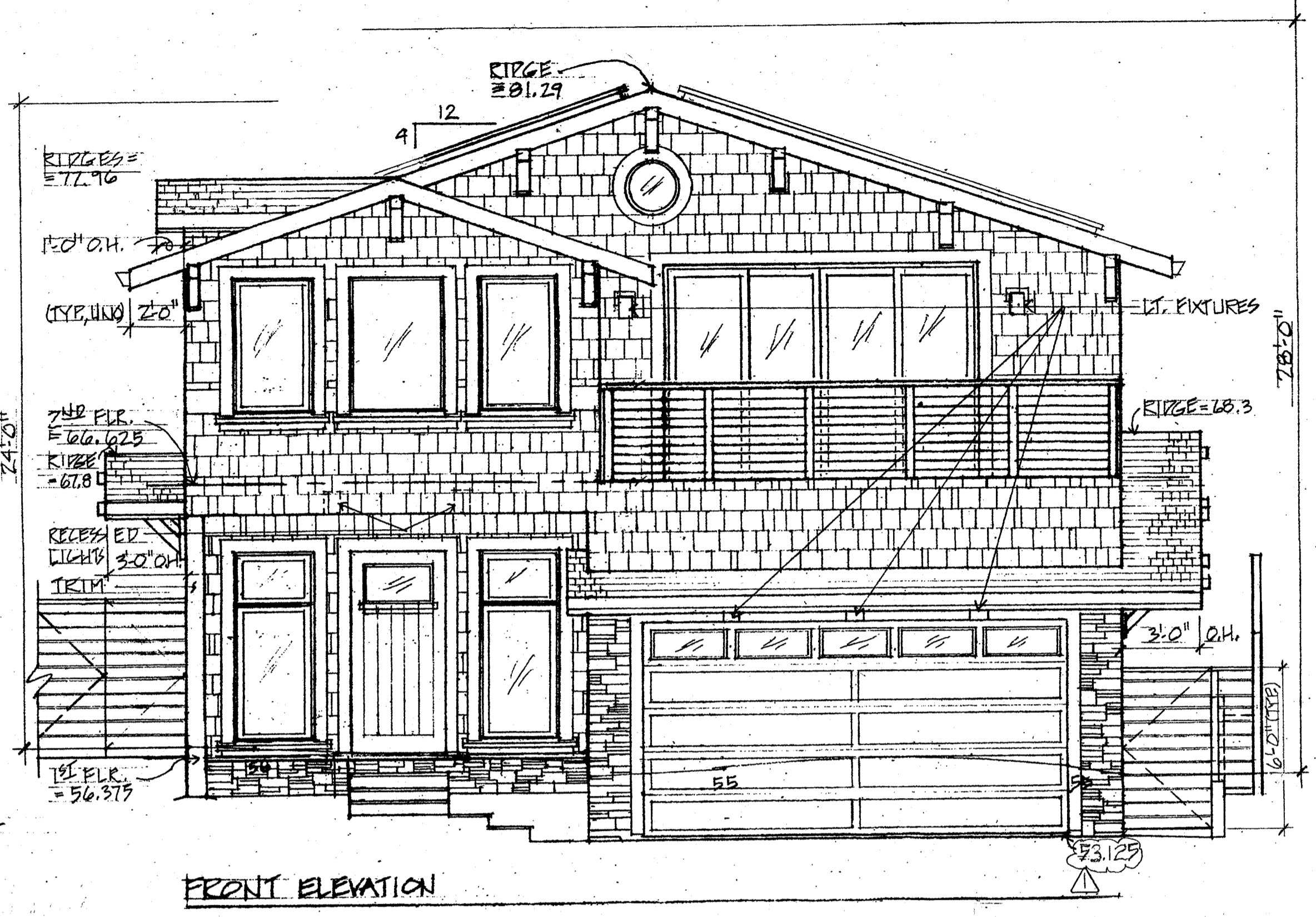
The Residential Designer
P.O. Box 414
Campbell, CA 95009-0414
Telephone : 650.248.0048 FAX : 408.369.1670
e-mail : resdez@sbcglobal.net
Contact : Jeanine Unterleitner

EXTERIOR ELEVATIONS

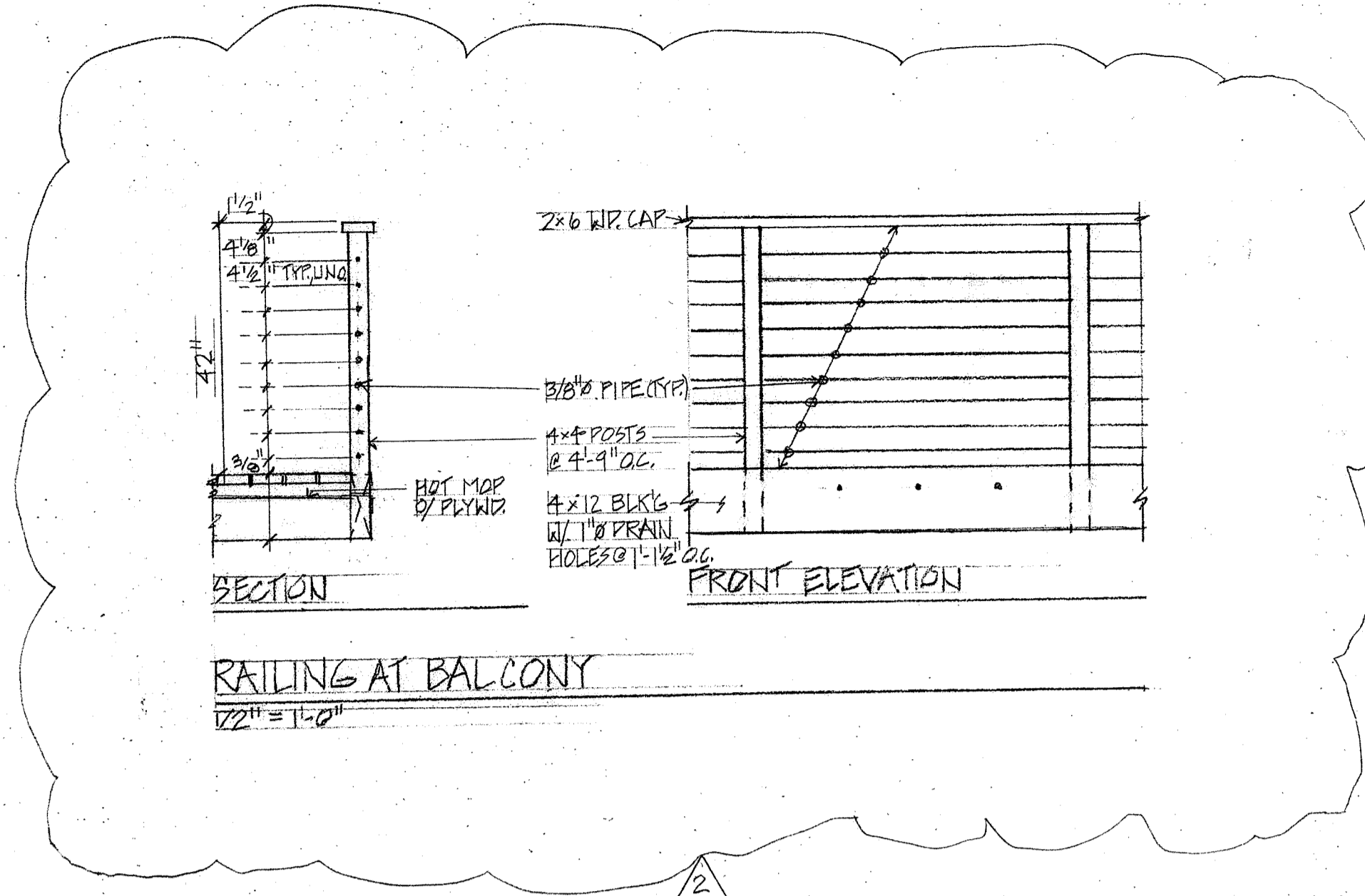
NEW TWO-STORY RESIDENCE
1431 N. 037-067-090
ROSS BEACH, CA
DANIEL CHRISTI LUPAS

DATE: 4/1/2017
SCALE: 1/4" = 1'-0"
DRAWN: JHU
JOB # 1603
SHT. 3
OF 7

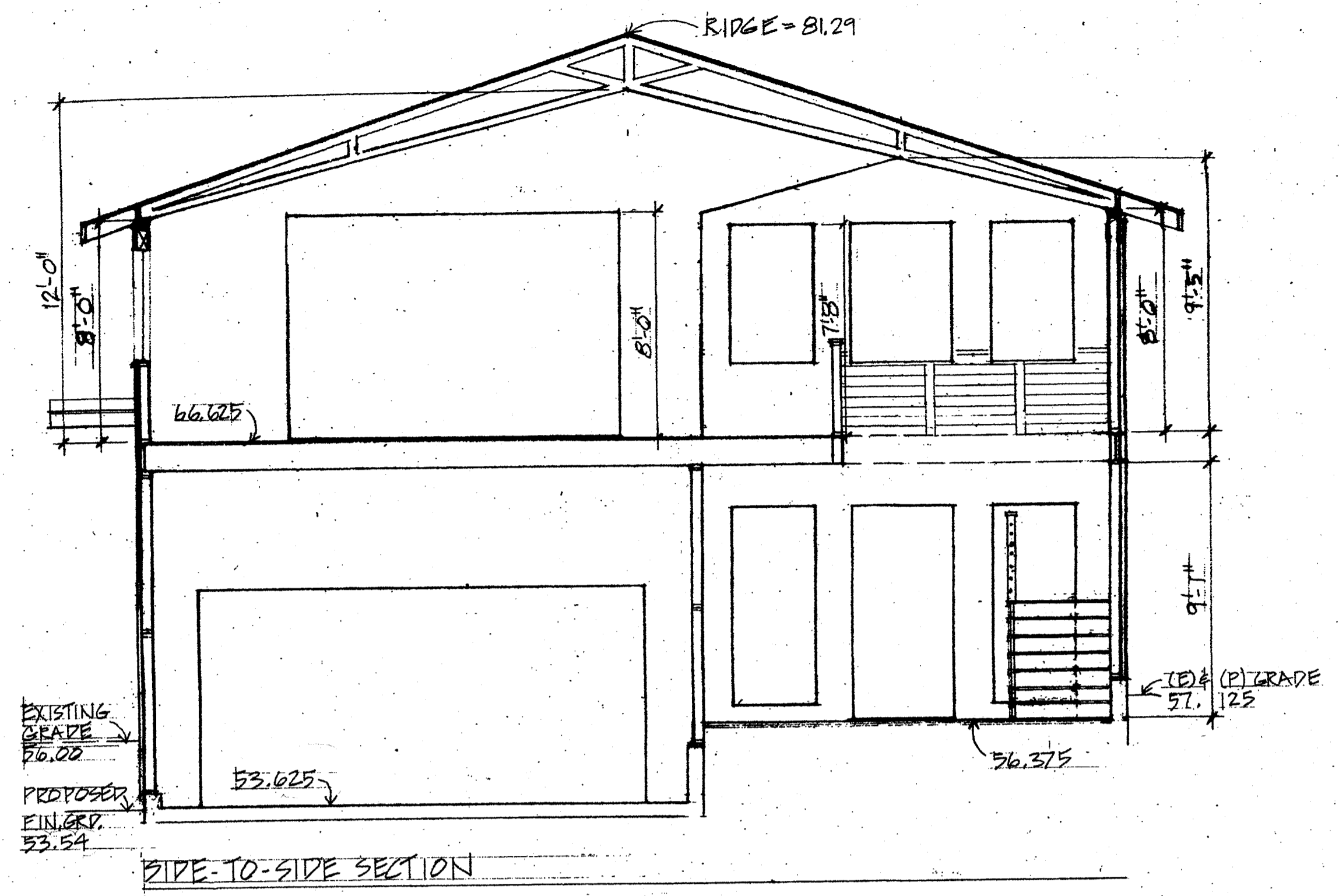
- NOTES:**
- 1 ROOF COVER = GAP HD
TIMBERLINE CLASS
"A" FIRE-RATING,
COLOR = OYSTER GRAY
 - 2 SHINGLE SIDING =
JAMES HARDIE STRAIGHT
EDGE FIBER CEMENT
W/ WOOD GRAIN, COLOR =
COBBLE STONE
 - 3 SPASIA, BRACKETS
WINDOW & DOOR
TRIMS = WOOD
PAINTED W/ BEHR
PREMIUM PLUS ULTRA
PP118-06 ULTRA PURE WHITE
 - 4 STONE VENEER =
K2 STONE-OCEAN
MIST LEICHESTONE
 - 5 BRICKWOOD FENCES
& GRATES, NATURAL
 - 6 FRONT DOOR - STAINED
MAHOGANY
 - 7 EXTERIOR WALL MOUNT
LIGHT FIXTURES = FRANK
LINTEON WORKS HICKORY
POINT 15" HIGH OUTDOOR
LED BRONZE FINISH,
PROTECTED CREAM GLASS
 - 8 SOLAR COLLECTORS =
SUNPOWER X-SERIES IN
SIGNATURE NON-REFLEC-
TIVE BLACK.



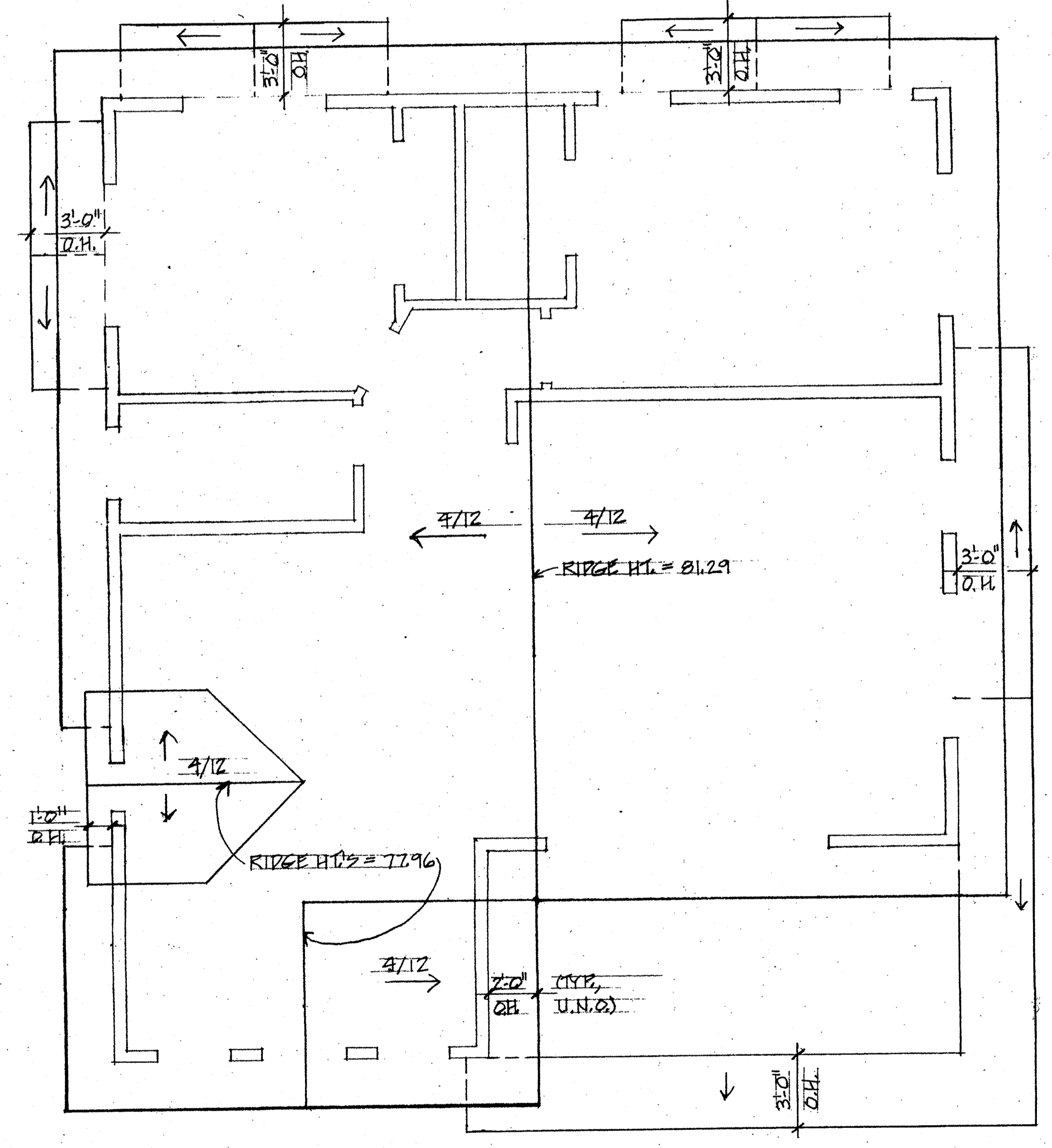
EXTERIOR ELEVATIONS



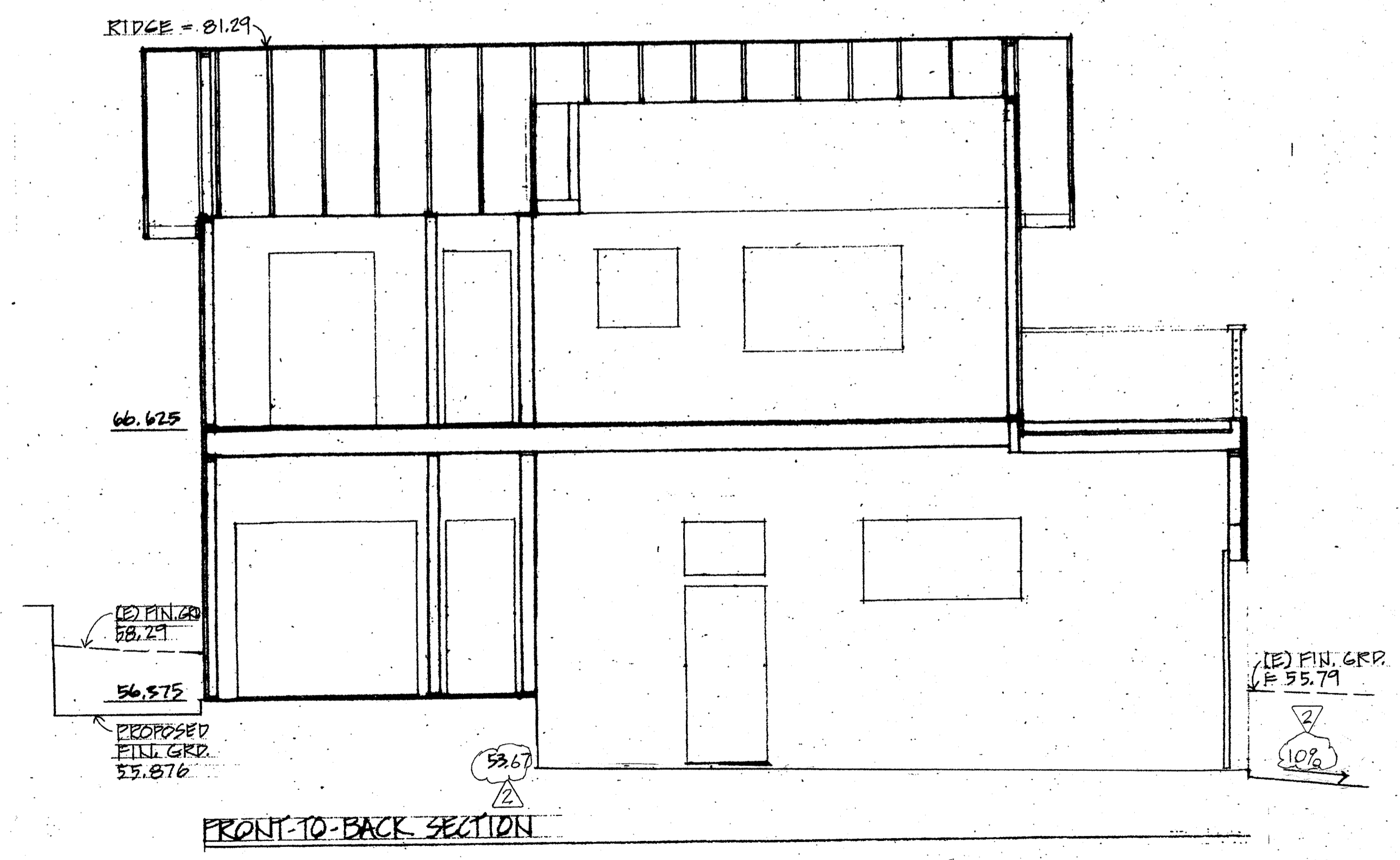
RAILING AT BALCONY



SIDE-TO-SIDE SECTION



ROOF PLAN



FRONT-TO-BACK SECTION

SECTIONS NOTE: ALL INFZ. TYP. @ BOTH SECTIONS, U.N.D

REVISIONS	BY
PER PLANNING COMMENTS	JHU 11/4/17

The Residential Designer
 P.O. Box 414 Campbell, CA 95009-0414
 Telephone : 650.248.0048 FAX : 408.369.1670
 e-mail : rezdez@sbzglobal.net
 Contact : Jeanine Unterleitner

ROOF PLAN
 SECTIONS

NEW TWO-STORY RESIDENCE
 PLAN 037-067-090
 15555 BEACH, CA
 DESIGNER: CHRIS IUBAS

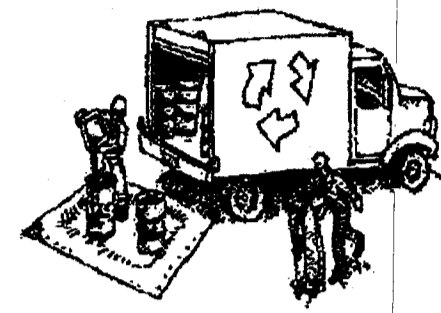
DATE: 4/11/2017
 SCALE: 1/4" = 1'-0"
 DRAWN: JHU
 JOB #1603
 EPH
 4 OF 7



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

- ☐ Store 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.

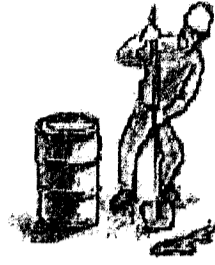
Waste Management

- ☐ 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, gypsum 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

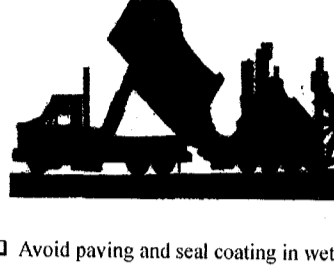
- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose 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 banded 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.

Paving/Asphalt Work

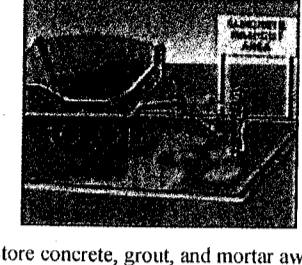


- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose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



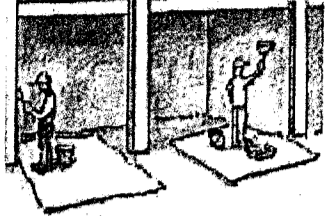
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leading 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 inlet filters, or gravel bags to keep slurry out of the storm drain system.

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.

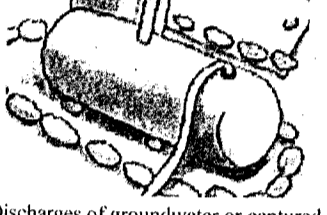
Painting & Paint Removal



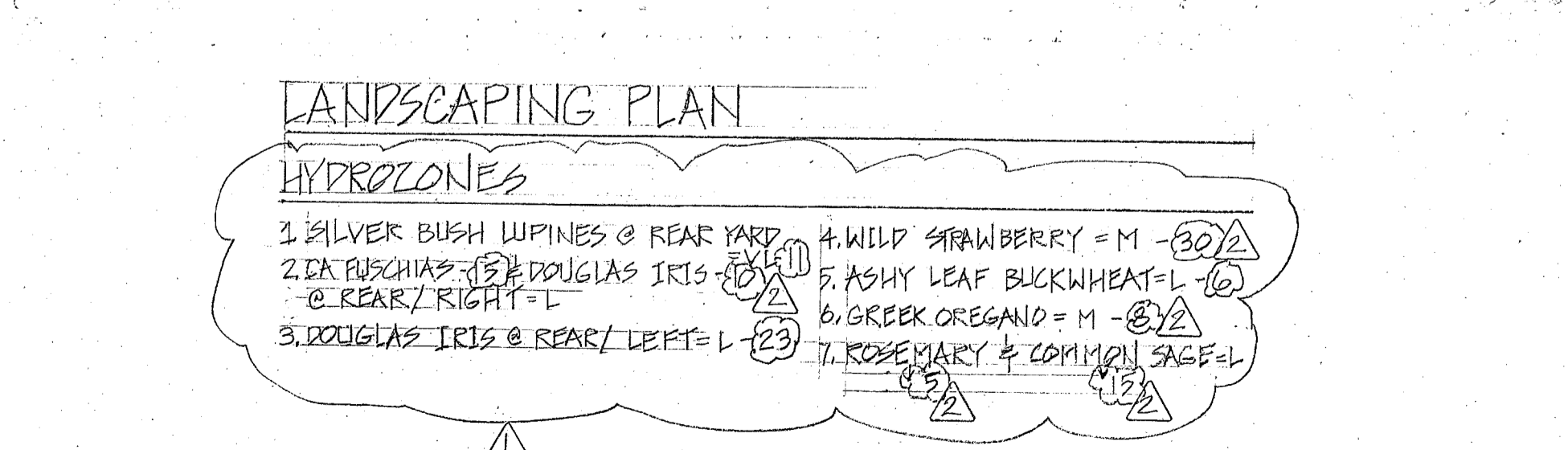
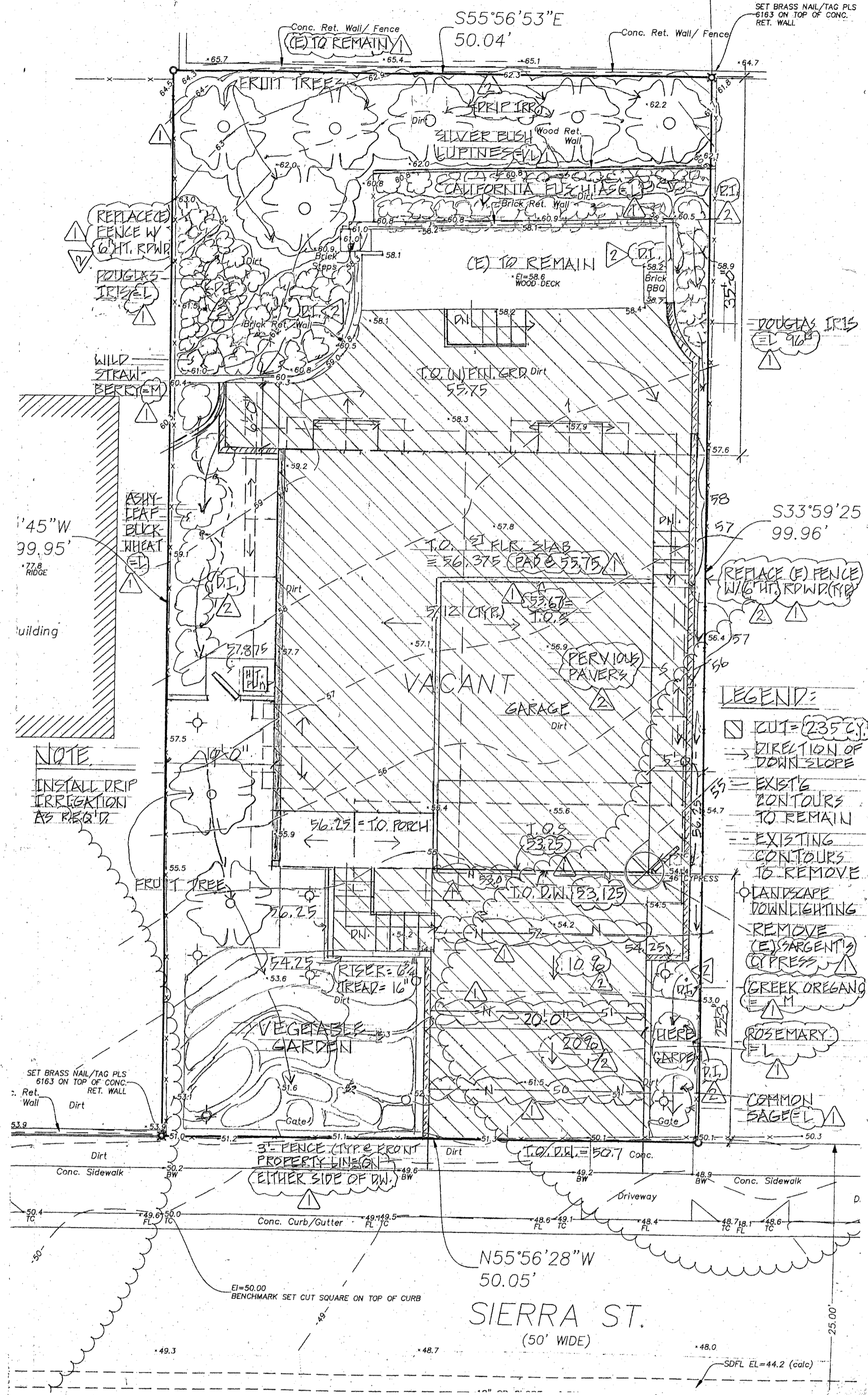
Painting Cleanup and Removal

- ☐ 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 handled off-site for treatment and proper disposal.



- LANDSCAPING PLAN HYDROZONES**
- 1 SILVER BUSH WUPINES @ REAR YARD
 - 2 ASH LEAF BUCKWHEAT @ REAR RIGHT
 - 3 DOUGLAS IRIS @ REAR LEFT
 - 4 WILD STRAWBERRY = M - (30)
 - 5 ASH LEAF BUCKWHEAT = L - (6)
 - 6 GREEK OREGANO = M - (3)
 - 7 ROSEMARY & COMMON SAGE = L

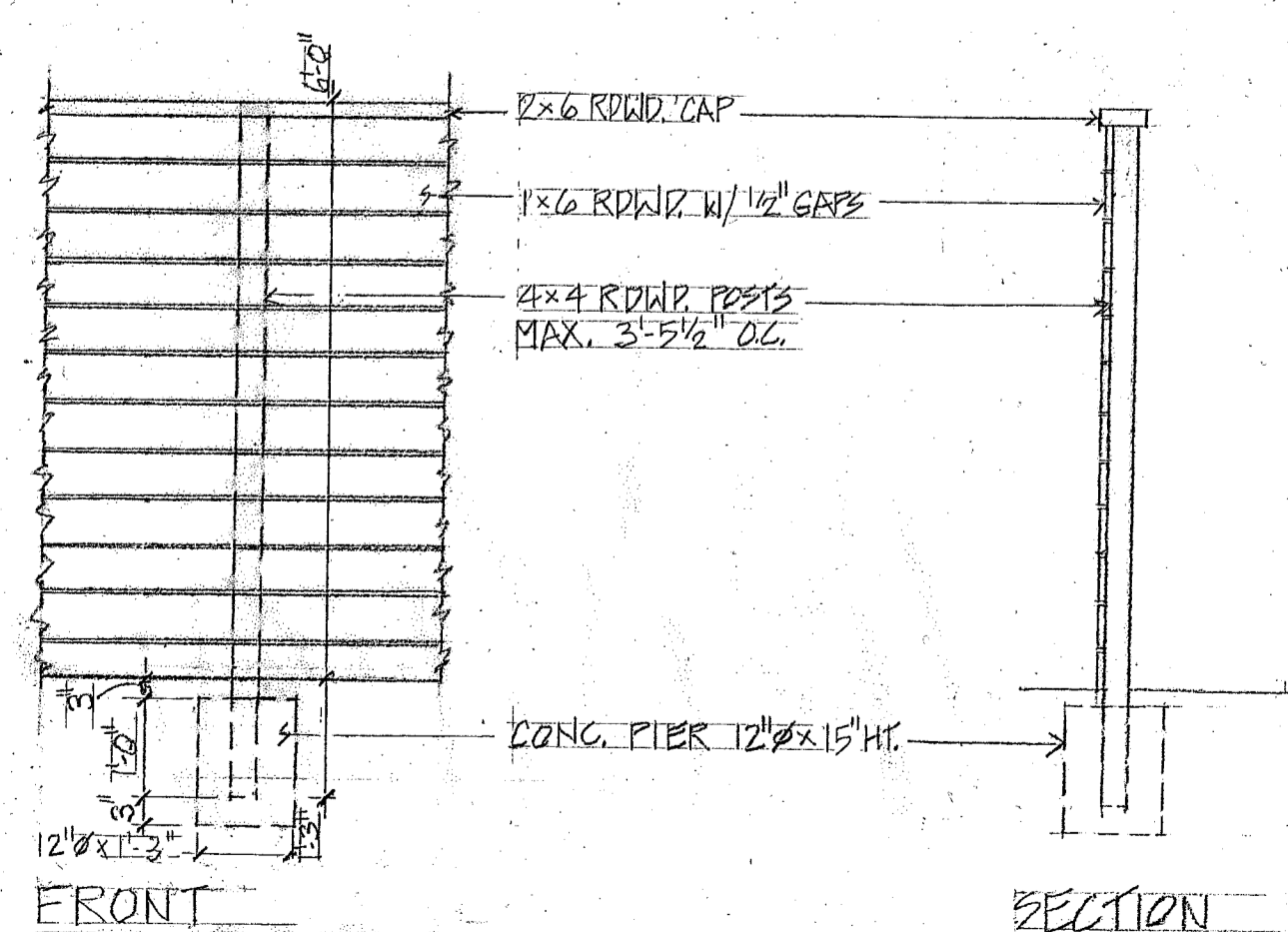
Storm drain polluters may be liable for fines of up to \$10,000 per day!

IRRIGATION NOTES:

1. INSTALL RAINBIRD BSP-SMITE SMART CONTROL PER SYSTEM: A WEATHER-BASED CONTROL W/ A SOIL-MOISTURE SENSOR.
2. IRRIGATION CONTROLLER PROGRAMMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE.
3. AREAS LESS THAN 10' IN ANY DIRECTION WILL UTILIZE SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF.

LANDSCAPE COMMENTS:

1. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
2. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
3. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 SQ. FT. TO A DEPTH OF 6 INCHES INTO LANDSCAPE AREA.



FENCES
1/2" = 1'-0"

REVISIONS	BY
PER IRRIGATION	JHU
PLANNING COMMENTS	JHU
PLANNING COMMENTS	JHU

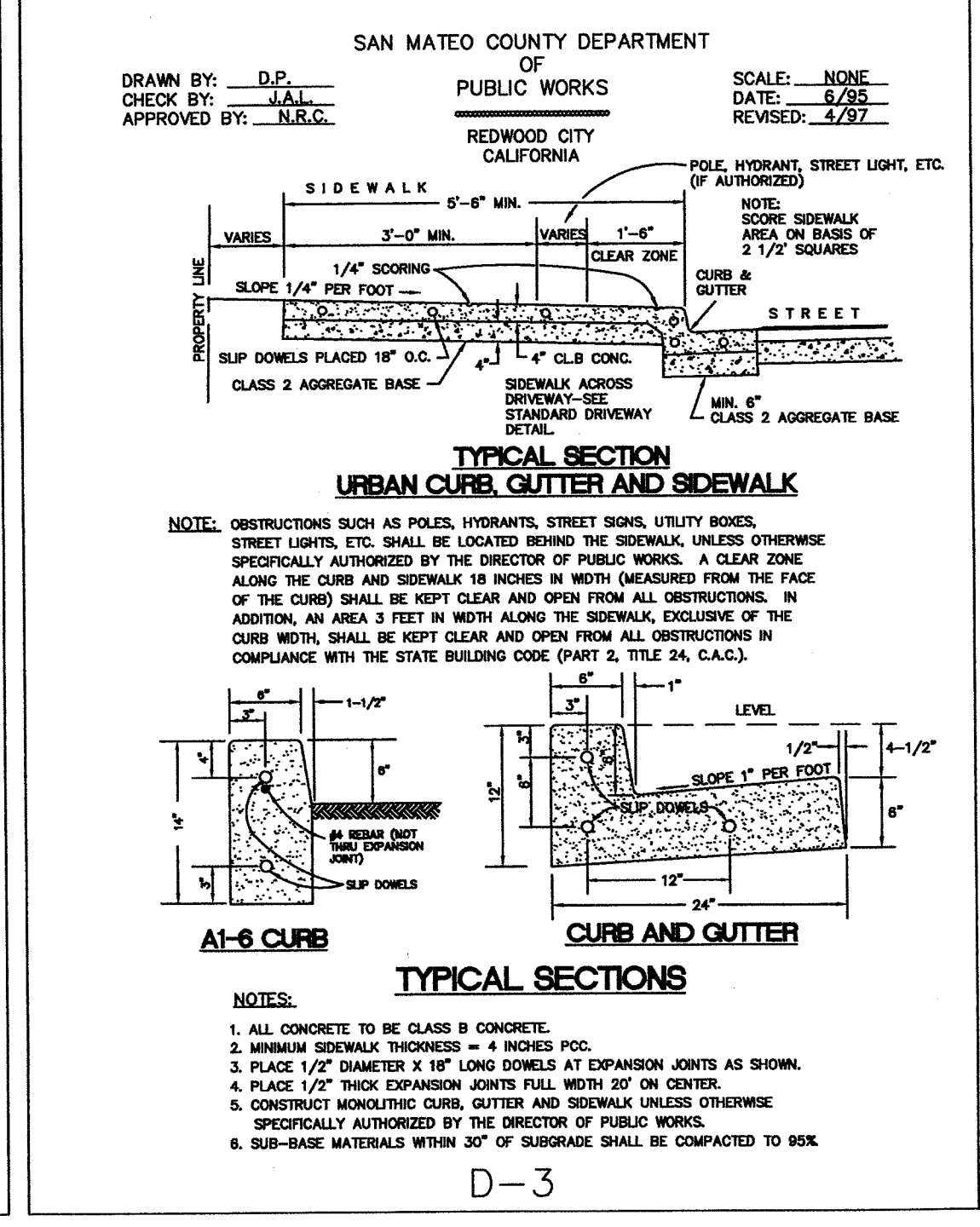
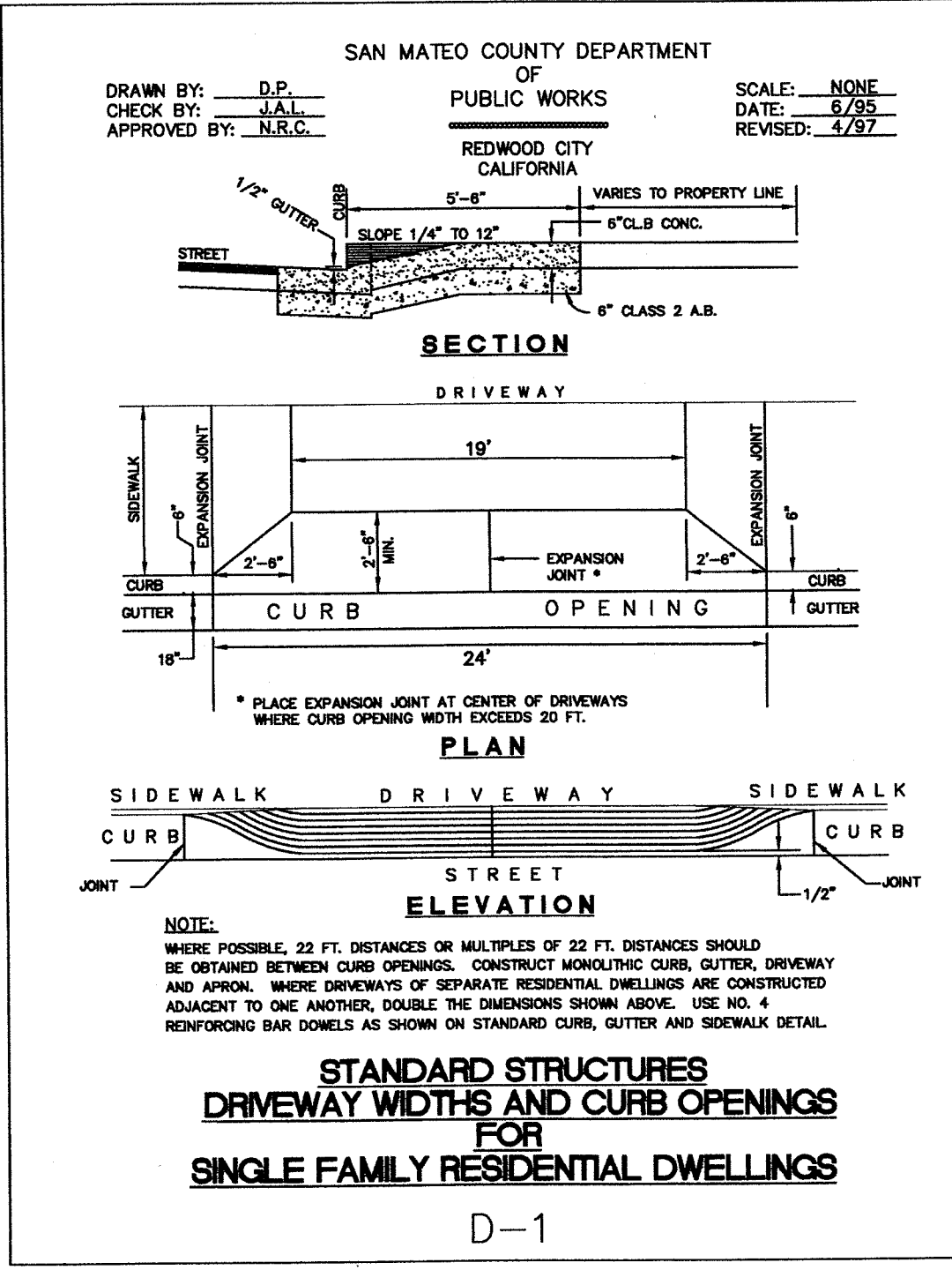
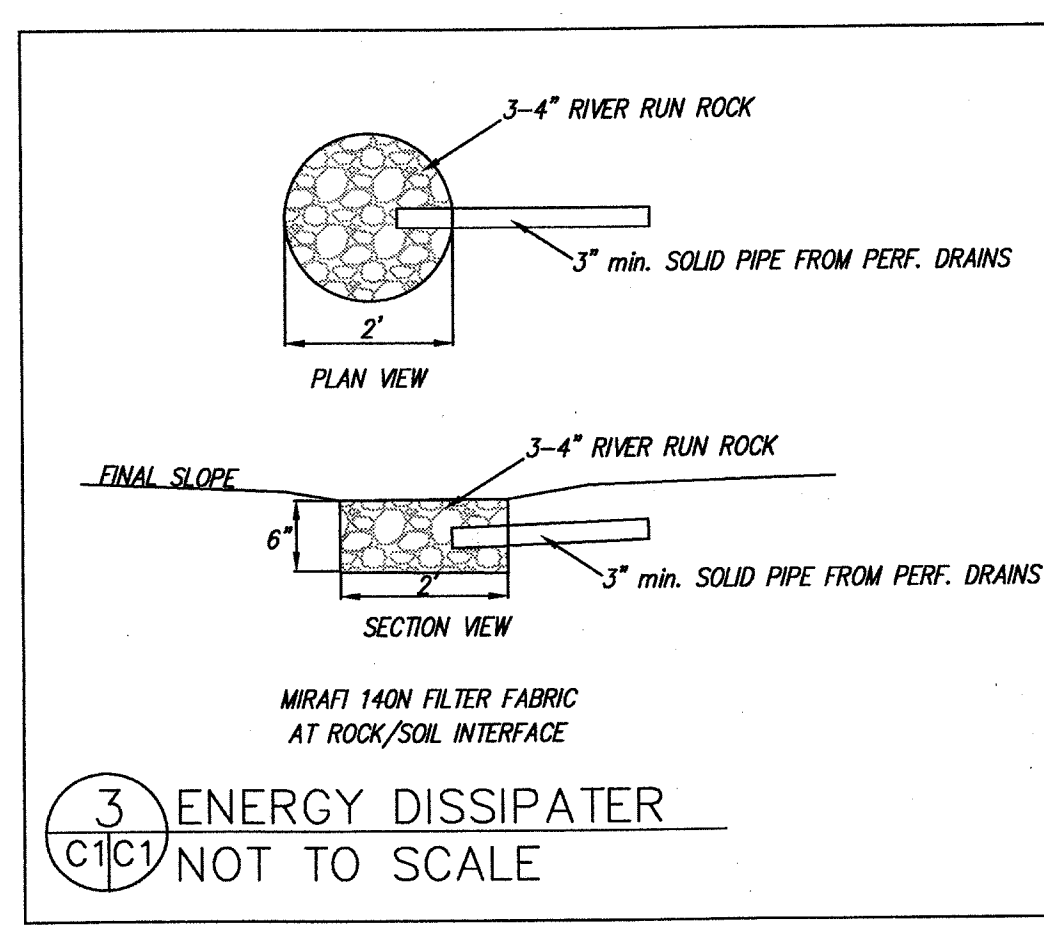
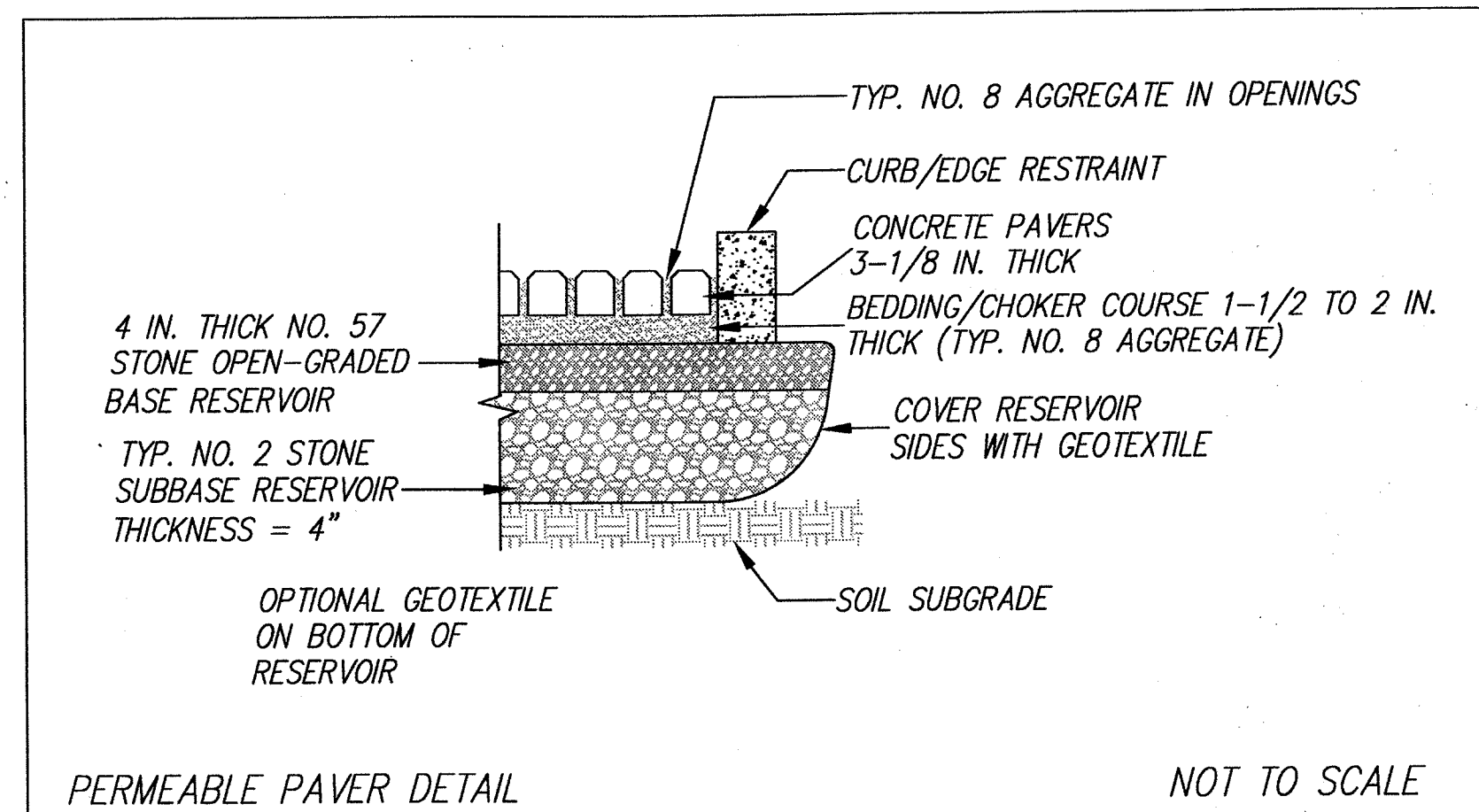
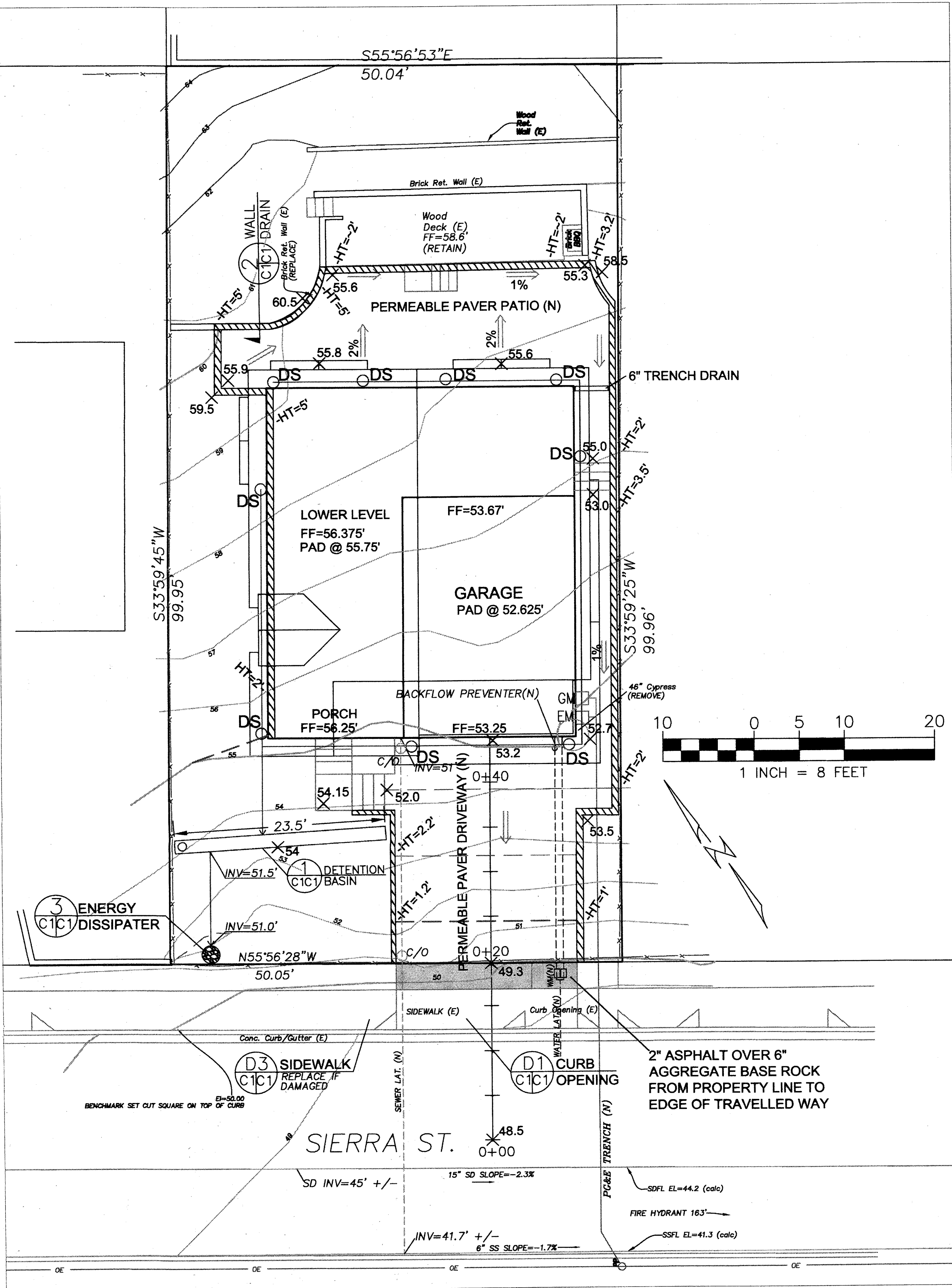
The Residential Designer
P.O. Box 414 Campbell, CA
Telephone : 650.248.0048
e-mail : rezdes@sbglobal.net
Contact : Jeanine Unterleitner

CONSTRUCTION BMP'S
LANDSCAPE PLAN
LANDSCAPE COMMENTS

NEW TWO-STORY RESIDENCE
APRN: 051-007-090
10555 BEACH, CA
CLIENT: ERIC CHEN LAUBS

DATE: 9/20/2017
SCALE: 1/8" = 1'-0"
DRAWN: JHU
JOB #: 1603
SHT. 5
OF 7

RECEIVED
MAR 19 2018
San Mateo County
Planning and Building Department
PLN2017-00158



GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: CHRIS LUBAS, OWNER
2. SURVEY AND TOPOGRAPHY BY L. WADE HAMMOND, DATED 3-9-16.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

- CUT VOLUME: 235 CY
FILL VOLUME: 0 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.

LEGEND

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

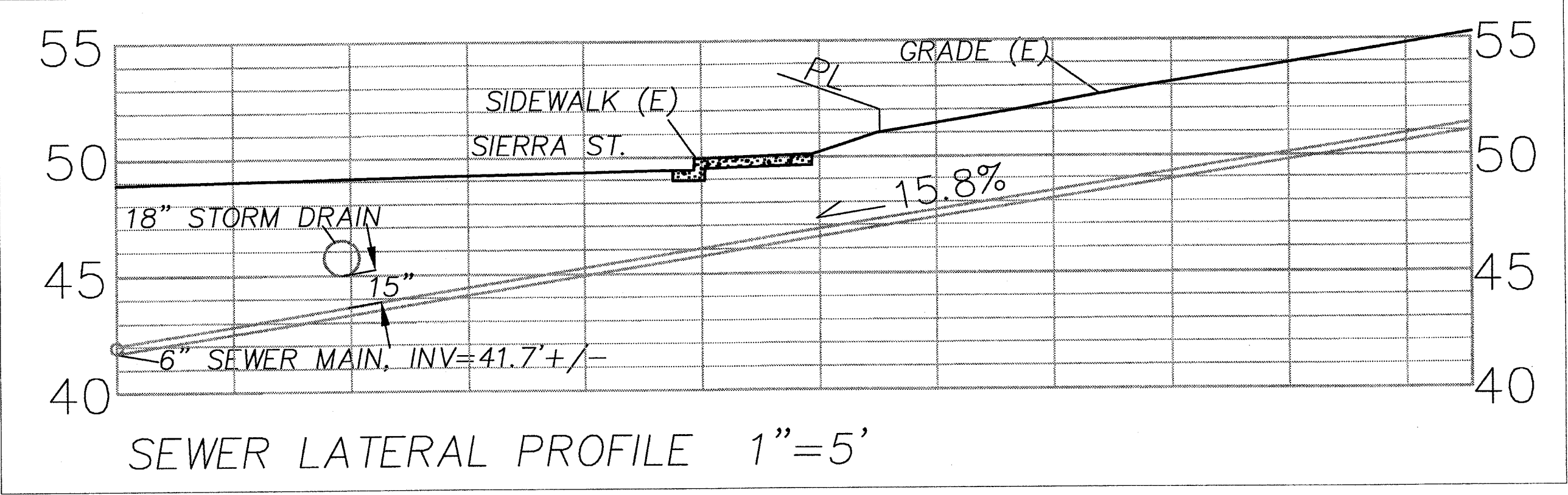
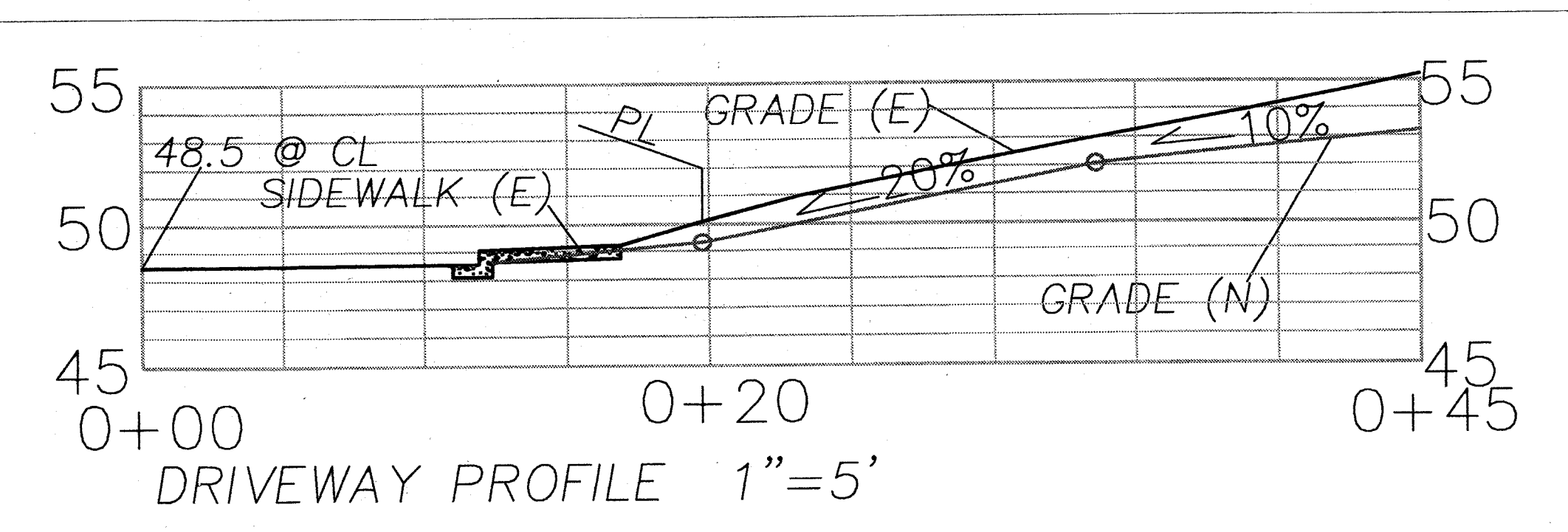
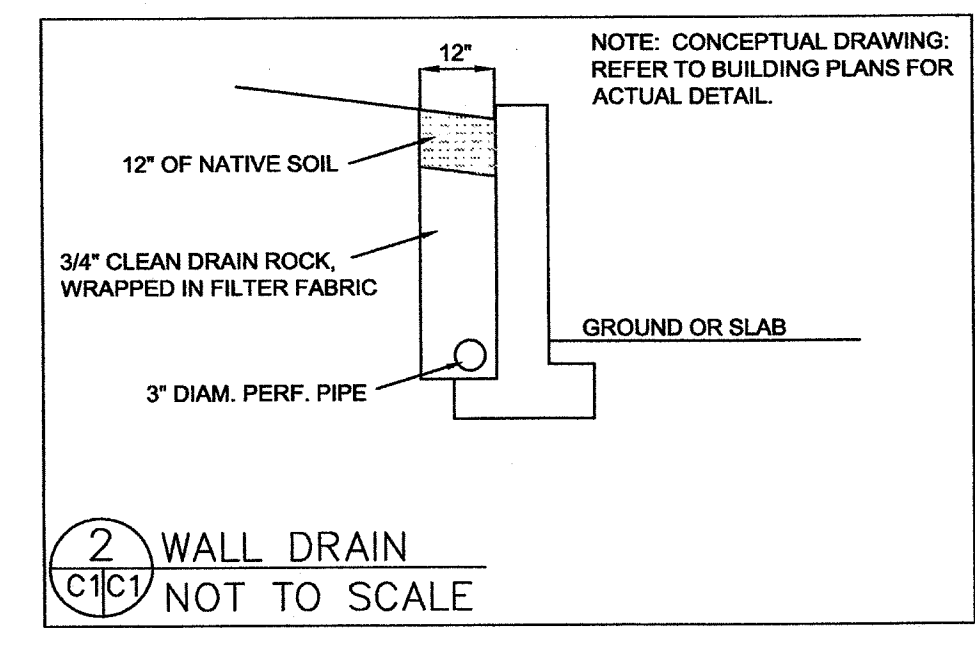
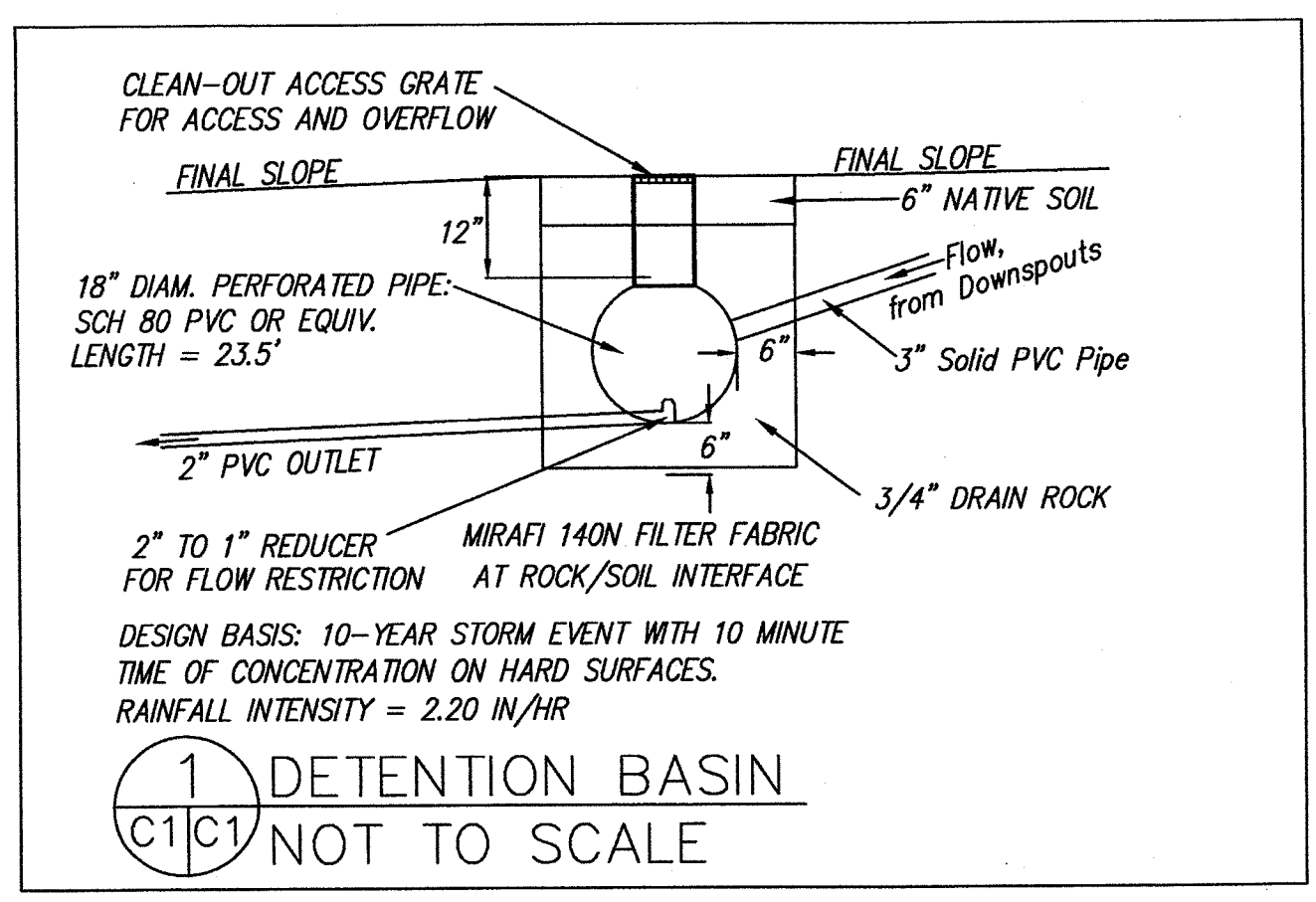
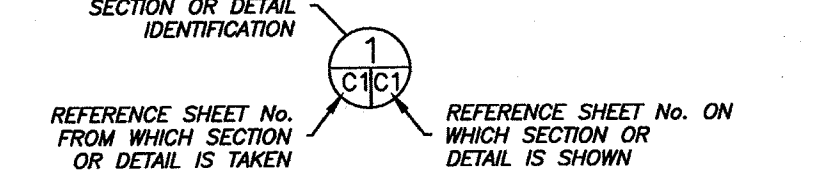
TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL PARK ON SHOULDER OF SIERRA STREET.
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.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELLS SHOWN.
3. ALL DRAINAGE PIPES SHALL BE MINIMUM 3" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE DRAINAGE SYSTEM. THE DRAINS PIPES AND DRY WELLS SHALL BE CHECKED EVERY FALL AND CLEARED OF DEBRIS.

SECTION AND DETAIL CONVENTION



GRADING AND DRAINAGE PLAN

SHEET C-1

DATE: 5-31-17
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 6-21-17
REV. DATE: 10-31-17
REV. DATE: 10-31-17
REV. DATE: 10-31-17

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

LUBAS PROPERTY
SIERRA STREET, MOSS BEACH
APN 037-067-090

PLAN 2017-00138

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

EROSION CONTROL POINT OF CONTACT
 THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: CHRIS LUBAS
 TITLE/QUALIFICATION: OWNER
 PHONE: 510-284-9771
 PHONE:
 E-MAIL: chris.lubas@gmail.com



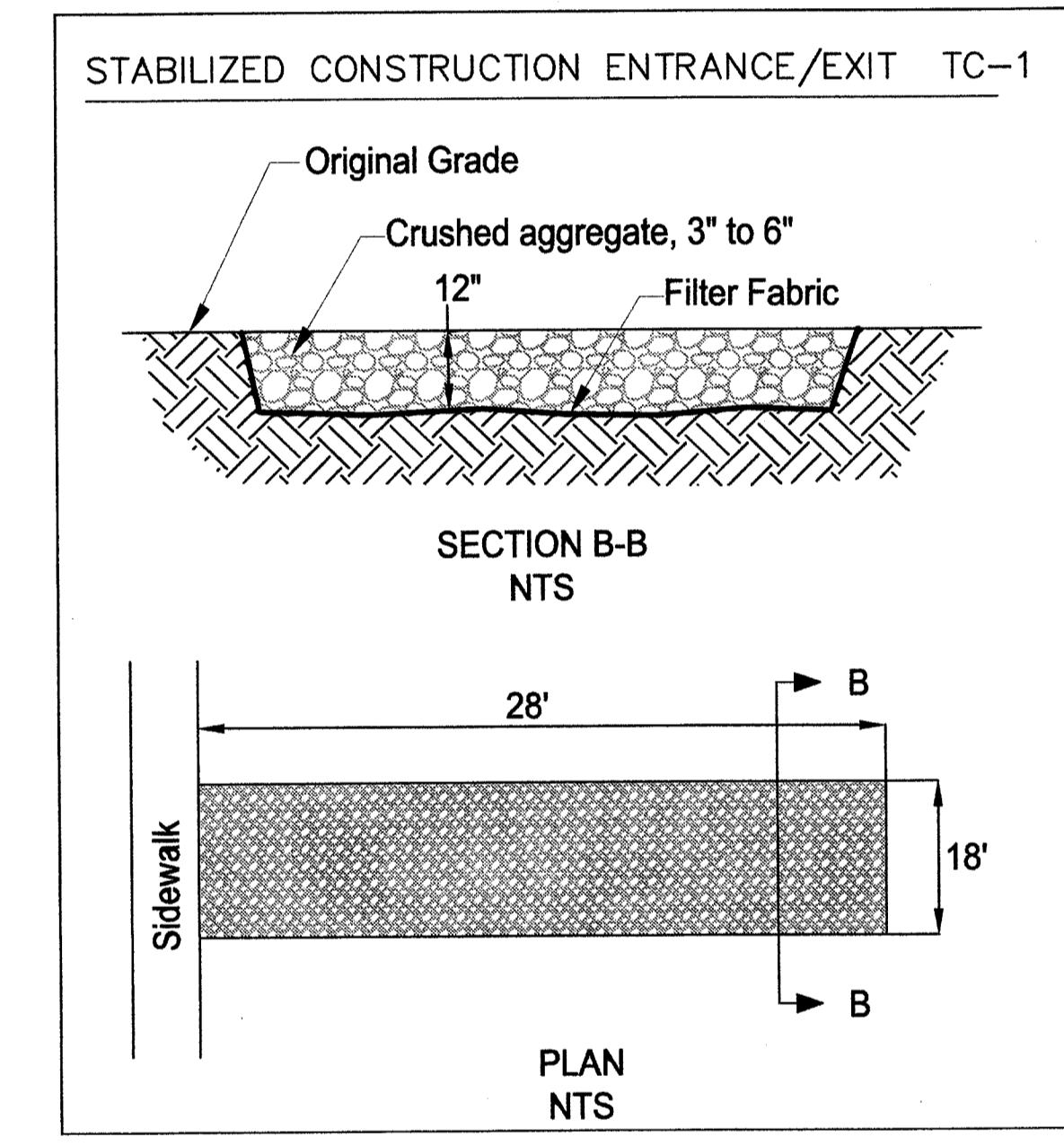
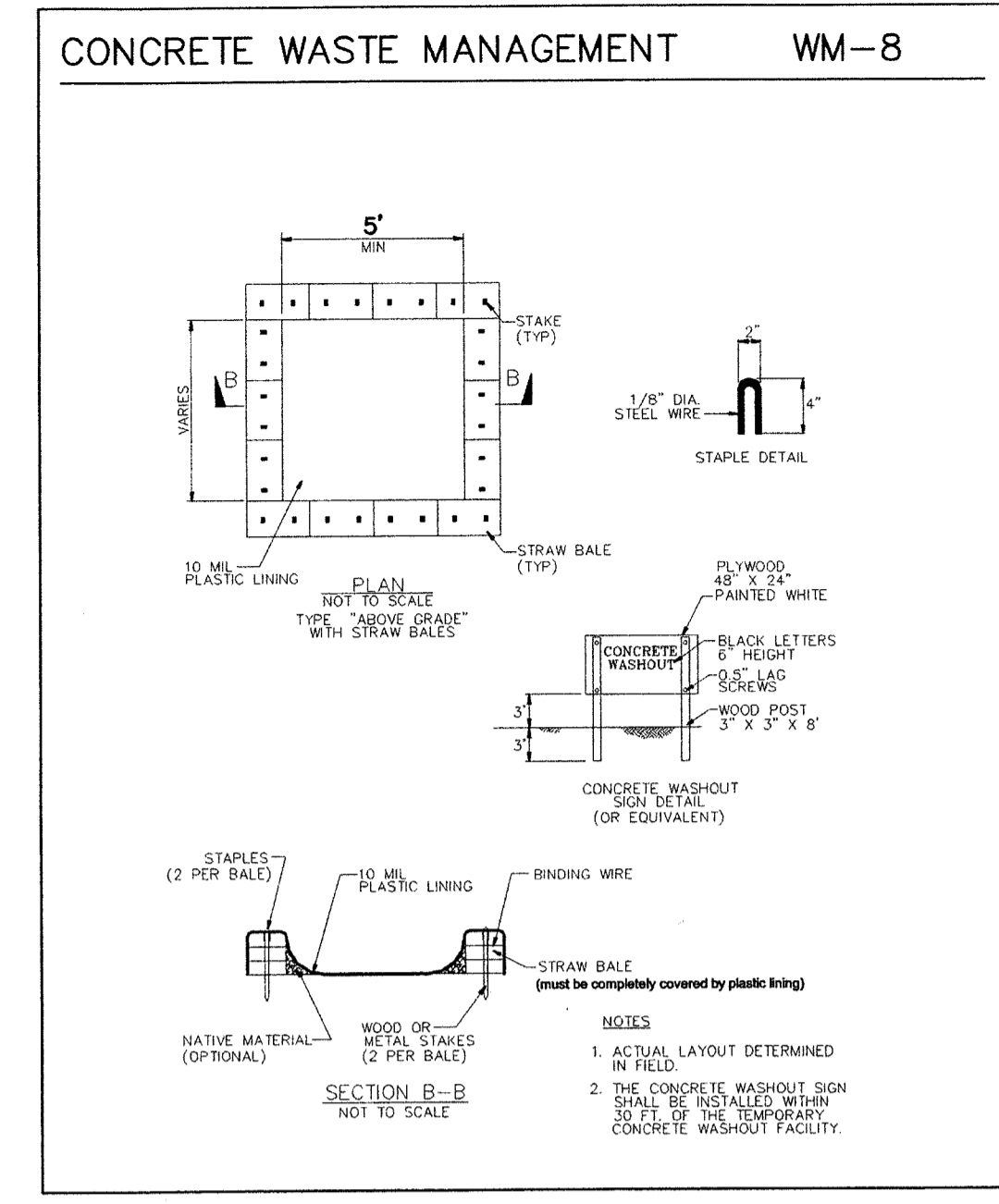
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 MAR 16 2018
 San Mateo County
 Planning Division

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

DATE: 5-31-17
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 6-21-17
 REV. DATE: 10-31-17
 REV. DATE: 5-15-18

EROSION AND SEDIMENT CONTROL PLAN

LUBAS PROPERTY
 SIERRA STREET, MOSS BEACH
 APN 037-067-090



EROSION CONTROL NOTES

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

1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 28 FEET LONG BY 18 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
 - B. PAD SHALL BE NOT LESS THAN 12" THICK.
 - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)

