

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

1:2,256 

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 and Building Department

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

# Planning Permit Application Form

PLN: 2018-00122

BLD:

### Applicant/Owner Information

Applicant: NINO PERRONE  
Mailing Address: 70 PALOMAR OAKS LN  
REDWOOD CITY CA 94062 Zip:  
Phone, W: 650 504 3255 H:  
E-mail Address: NINO.PERRONE@GMAIL.COM FAX: 650 367 7960

Name of Owner (1): SAME AS ABOVE Name of Owner (2): DEBRA PERRONE  
Mailing Address: Mailing Address: SAME AS ABOVE  
Zip: Zip:  
Phone, W: Phone, W:  
H: H:  
E-mail Address: E-mail Address:

### Project Information

Project Location (address): 324 SONORA EL GRANADA CA 94018 Assessor's Parcel Numbers: - -  
047-094-160 - -  
Zoning: ~~R1000~~ R-1/S-17/DR Parcel/lot size: 5500 SF (Square Feet)

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

NEW HOME 2478 TOTAL SQFT

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

LEVEL LOT - NO TREES

Describe Existing Structures and/or Development:

NONE EXCEPT EXISTING FENCE

### Signatures

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 2018-00122  
Other Permit #: \_\_\_\_\_

1. Basic Information

Applicant:

Name: NINO PERRONE  
Address: 70 PALOMAR OAKS LN  
REDWOOD CITY Zip: 94062  
Phone, W: 6505043255  
Email: NINOPERRONE@GMAIL.COM

Owner (if different from Applicant):

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

Architect or Designer (if different from Applicant):

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

2. Project Site Information

Project location:

APN: 047-094-160  
Address: 324 SONORA  
EL GRANADA Zip: 94018  
Zoning: R10006  
Parcel/lot size: 5500 sq. ft.

Site Description:

Vacant Parcel  
 Existing Development (Please describe):  
PERIMETER WOOD FENCING

3. Project Description

Project:

New Single Family Residence: 2478 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 SINGLE STORY  
PERSONAL RESIDENCE

## 4. 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	<u>HARDY SIDING</u>	<u>WHITE</u>	<input type="checkbox"/>
b. Trim	<u>1X3 ROUGH SAWN PINE</u>	<u>WHITE</u>	<input type="checkbox"/>
c. Windows	<u>MILGARD VINYL</u>	<u>WHITE</u>	<input type="checkbox"/>
d. Doors	<u>THURMA TRU</u>	<u>GREY</u>	<input type="checkbox"/>
e. Roof	<u>ELK COMP</u>	<u>BLACK</u>	<input type="checkbox"/>
f. Chimneys	<u>NONE</u>	<u>—</u>	<input type="checkbox"/>
g. Decks & railings	<u>NONE</u>	<u>—</u>	<input type="checkbox"/>
h. Stairs	<u>NONE</u>	<u>—</u>	<input type="checkbox"/>
i. Retaining walls	<u>NONE</u>	<u>—</u>	<input type="checkbox"/>
j. Fences	<u>EXISTING WOOD</u>	<u>BROWN</u>	<input type="checkbox"/>
k. Accessory buildings	<u>NONE</u>	<u>—</u>	<input type="checkbox"/>
l. Garage/Carport	<u>ATTACHED</u>	<u>WHITE</u>	<input type="checkbox"/>

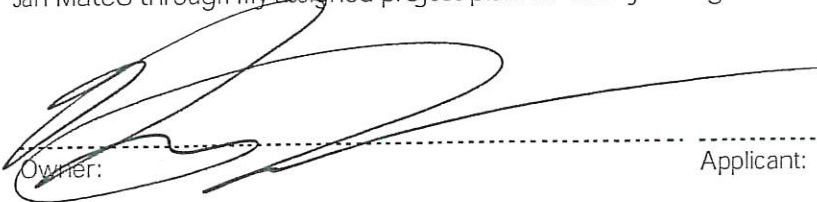
## 5. Required Findings

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).

## 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: \_\_\_\_\_

3/23/2018  
 Date: \_\_\_\_\_ Date: \_\_\_\_\_

# Environmental Information Disclosure Form

PLN 2018-00122  
 BLD \_\_\_\_\_

Project Address: 324 SONORA  
 \_\_\_\_\_  
 Assessor's Parcel No. 044-094-160  
 \_\_\_\_\_  
 Zoning District: R10006

Name of Owner: NINO PERRONE  
 Address: 70 PALOMAR OAKS LN  
 Phone: 650 5043255  
 Name of Applicant: SAME  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_

## Existing Site Conditions

Parcel size: 5500 sq ft

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). LEVEL

## Environmental Review Checklist

### 1. California Environmental Quality Act (CEQA) Review

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

Please explain all "Yes" answers: -

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature required on reverse →

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

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

Please explain any "Yes" answers:

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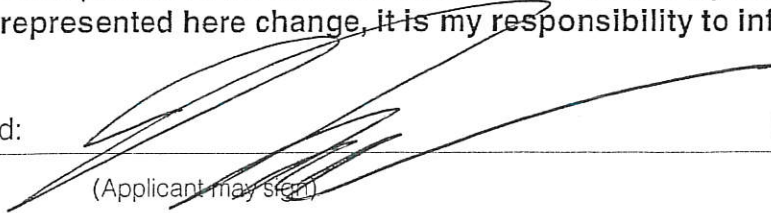
## 3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
	<input checked="" type="checkbox"/>	<p>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></p> <p>If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.</p>
	<input checked="" type="checkbox"/>	<p>b. <u>Land disturbance of 1 acre or more of area?</u></p> <p>If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.</p>

## 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:

3/27/2018



Above photo is a reversed front elevation of actual plan.

324 Sonora El Granada CA 94018 APN# 047-094-160

Exterior Siding/Eaves/Trim in James Hardie Select CedarMill Vertical Siding with 1x3 vertical battens at 16"OC.

Roofing: GAF TimberLine Lifetime Natural Shadow in Barkwood.

Garage Door to match photo above in CedarMill Arctic White

All exterior boards to be James Hardie Arctic White.

Windows: Montecito Series Milgard in white vinyl.



Get Easy  
Pro Installation (/roofing/contractors)



Shingle Features

Shingle Colors

Photo Gallery

(/Roofing/Residential/Products/Shingles/Timberline/Natural\_Shadow/Features) (/Roofing/Residential/Products/Shingles/Timberline/Natural\_Shadow/Colors) (/Roofing/Residential/Products/Shingles/Timberline/Natural\_Shadow/Photo\_Gallery)

Instructions, Warranties & Codes

Product Reviews

(/Roofing/Residential/Products/Shingles/Timberline/Natural\_Shadow/Docs) (/Roofing/Residential/Products/Shingles/Timberline/Natural\_Shadow/Reviews)

### Timberline® Natural Shadow® Shingles

Since your roof can represent up to 40% of your home's curb appeal, you can improve its resale value with Timberline® Natural Shadow® Shingles from GAF. They'll give you the upscale, architectural look you want at a price you can afford.

#### Colors Available In Your Area





REQUEST A BROCHURE

REQUEST A QUOTE

# Montecito® Series Vinyl Windows

Specially designed for new construction projects, Montecito® 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® Vinyl Window Frame Colors

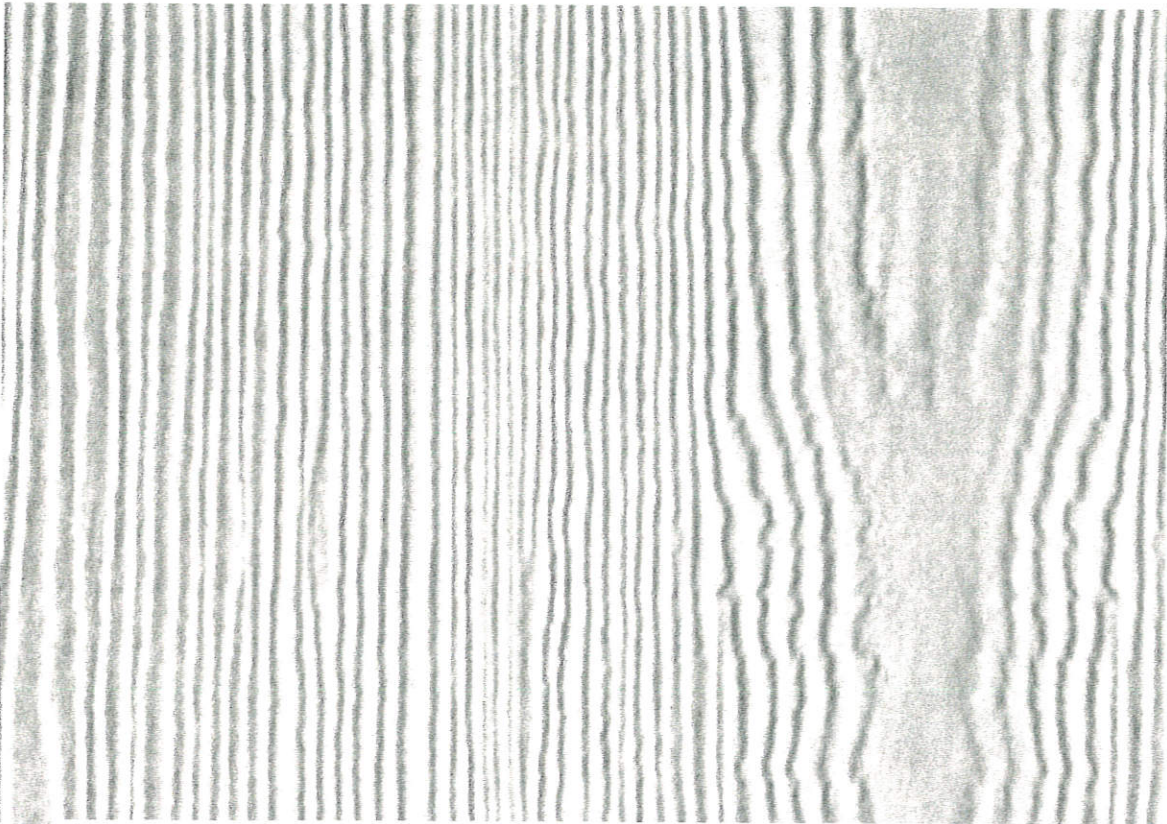
INTERIOR Matching interior/exterior

White  
(standard)

Tan  
(standard)



JamesHardie



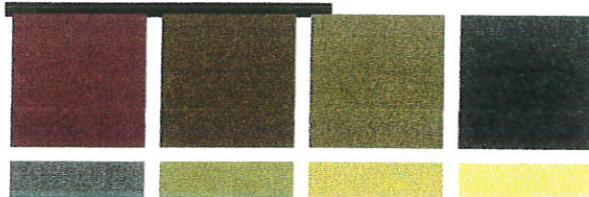
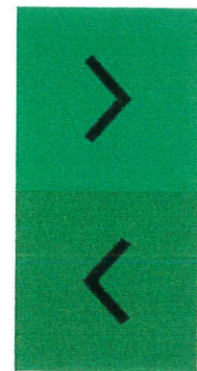
1 / 4

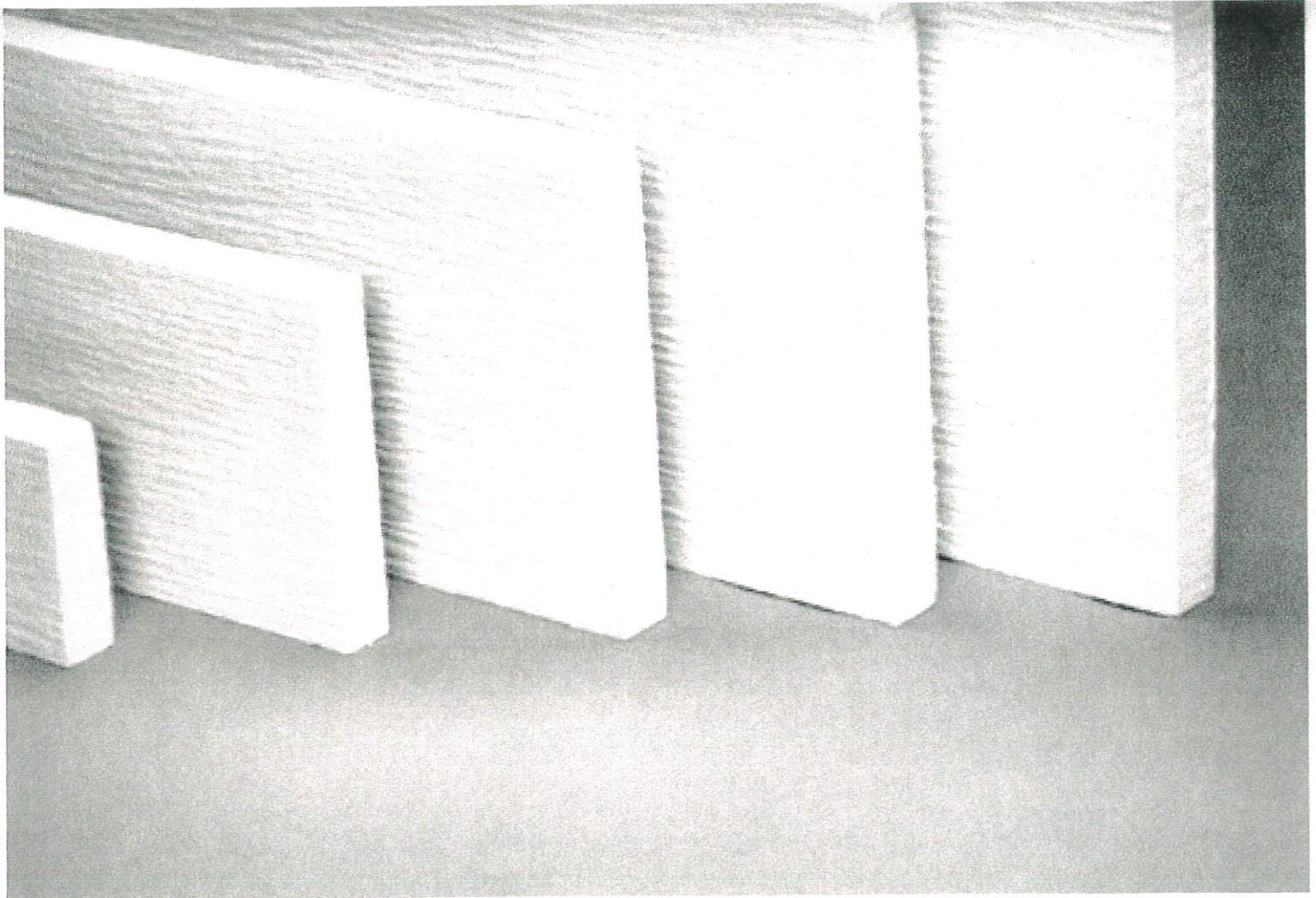
HardiePanel® Vertical

Siding

# SELECT CEDARMILL

Arctic White





1/3

HardieTrim<sup>®</sup> Boards

# 4/4 RUSTIC

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

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🔒 jameshardie.com



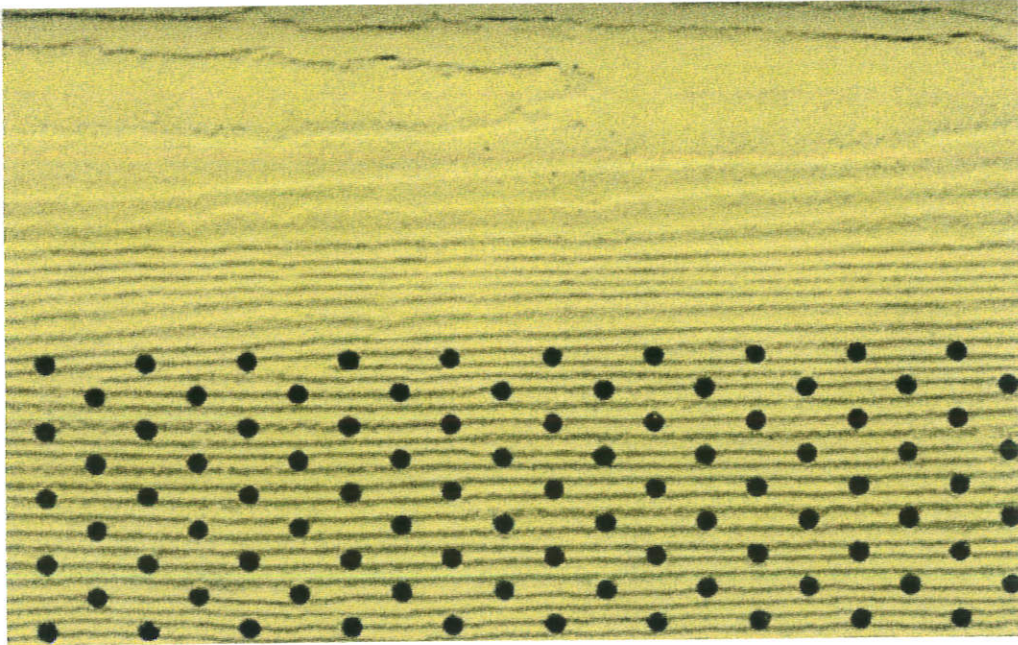
< Products



Share



Save Idea



1/3

HardieSoffit® Panels

# VENTED CEDARMILL

The texture mimics wood, with  
vents to meet coding regulations.



One thing's for sure: As the years go on, we all show signs of aging. But since James Hardie products are created to stand up to the demands of your specific climate, they will look great for years, saving you time and money.



This photo of wood siding shows how it can be susceptible to moisture and harsh weather conditions and tends to expand and peel over time.

[More on ColorPlus® Technology...](#)

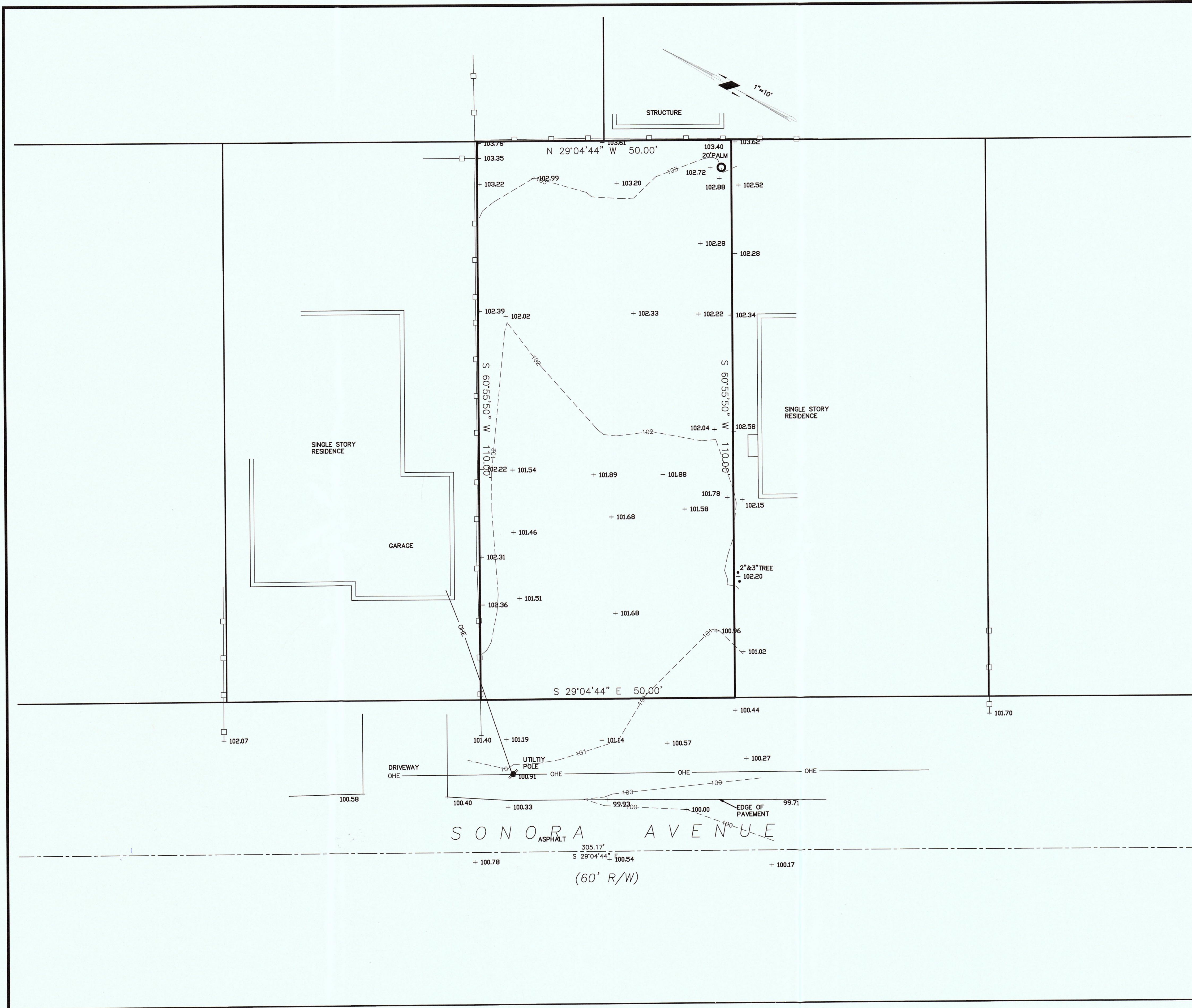
of  
olor  
will

## FIRE PROTECTION

In case of a fire, you want to know that walls of your house will protect you while your family seeks safety. Fire feasts on wood, and it melts vinyl almost instantly. But James Hardie siding will not ignite when exposed to a direct flame, nor will it contribute fuel to a fire.




Share Save Idea



**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.

  
 Saviro P. Micallef  
 LAND SURVEYOR, LS 8289  
 (805) 709-2423  
 DATE: 10-05-17

SAVOR P. MICALLEF LAND SURVEYING 421 WILDWOOD 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	
Date: 10-05-17	Revision:
Scale: 1"=10'	No.:
Drawn: SPM	Checked: SPM
Approved: SPM	Job No.:
Drawing Number:	
1	OF 1

INDEX TO DRAWINGS

- A 0 SITE PLAN & ROOF PLAN
- A 1 MAIN FLOOR PLAN
- A 2 FOUNDATION PLAN
- A 3 EXTERIOR ELEVATIONS
- C 1 EROSION CONTROL PLAN SURVEY

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

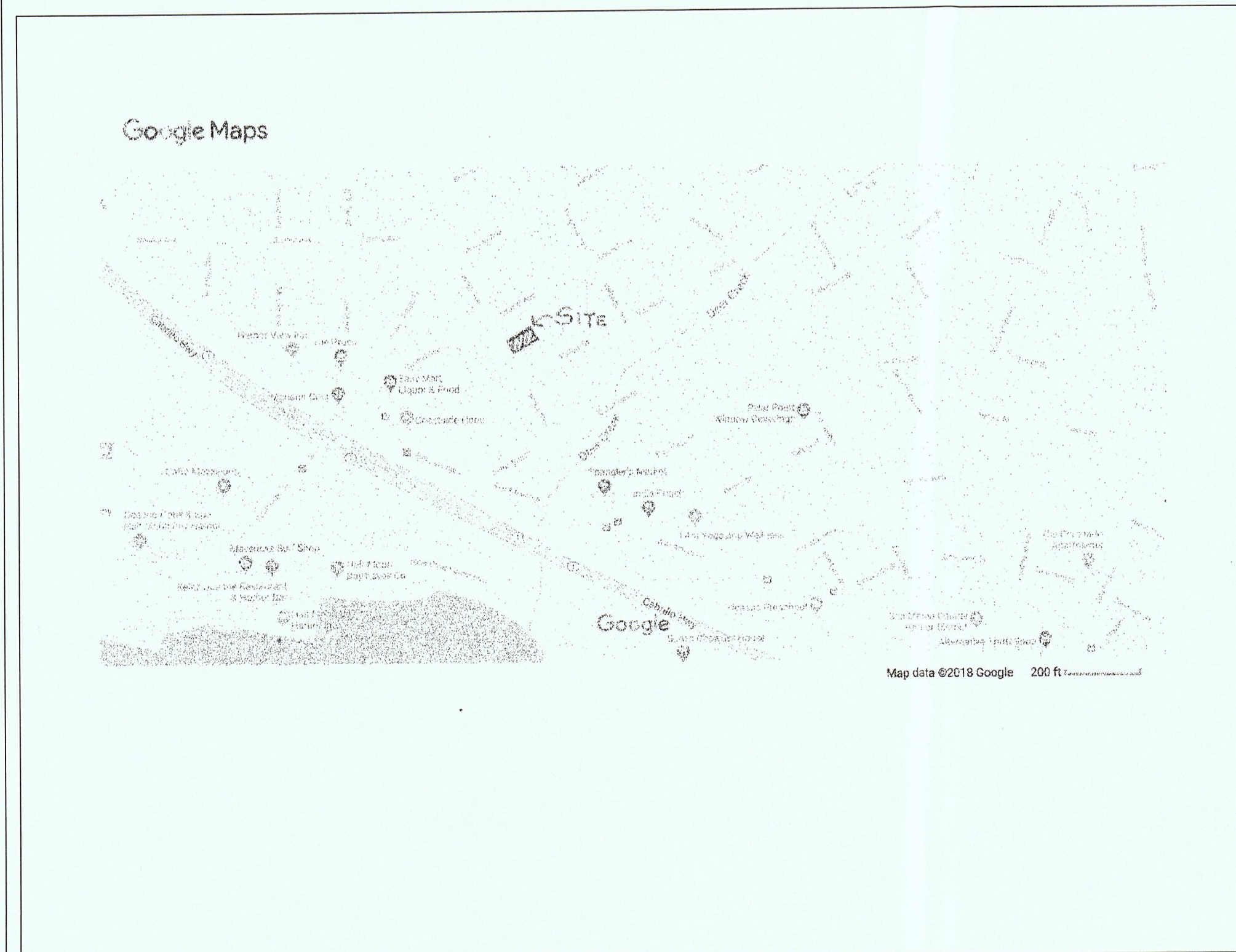
ZONING SUMMARY

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"

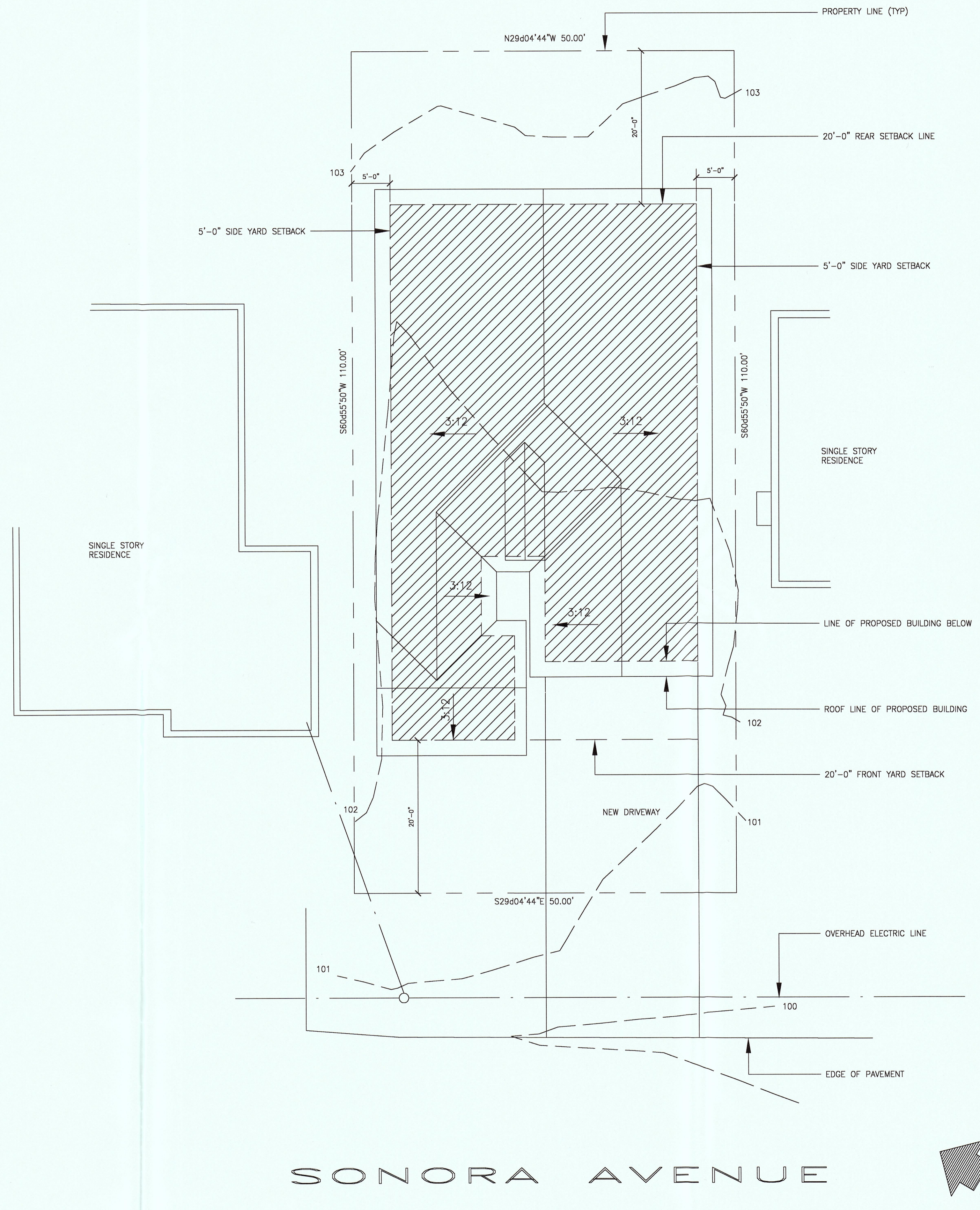
ALLOWABLE COVERAGE = 50% OR 2,750 SQ. FT.  
 PROPOSED COVERAGE = 2,455.5 SQ. FT. = 44.64%



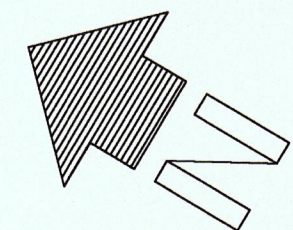
LOCATION MAP

2

SITE PLAN



SONORA AVENUE



1

NINO PERRONE  
 PRESIDENT BAY AREA ESTATES, INC.  
 REAL ESTATE BROKER DRE 00982216  
 GENERAL CONTRACTOR LIC. 645776  
 TELEPHONE (650) 504-3255  
 FAX # (650) 367-7960

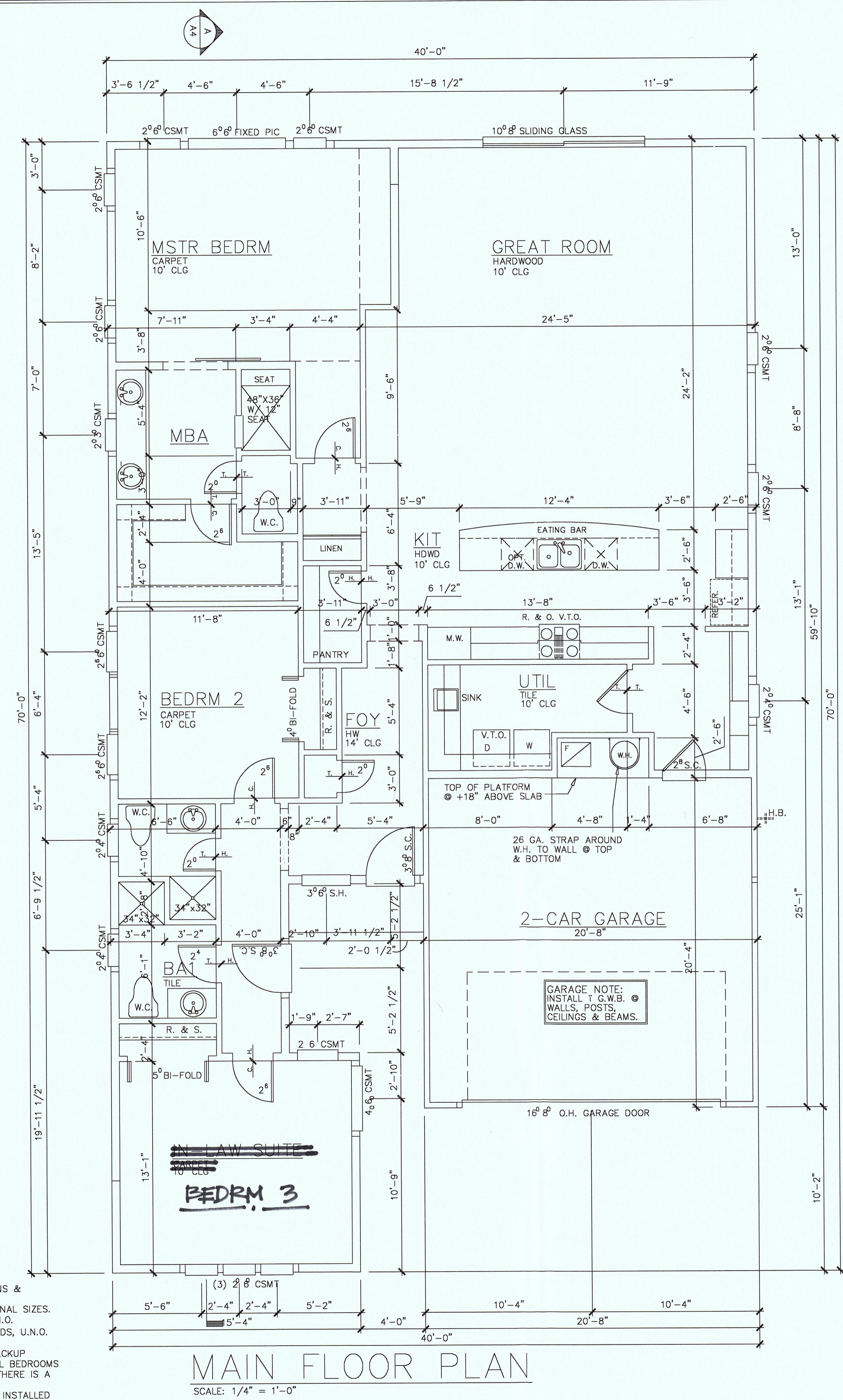
NEW RESIDENCE FOR:  
 Nino Perrone  
 324 Sonora Avenue  
 El Granada, CA APN 047-094-1060

COVER SHEET &  
 SITE PLAN

scale 1/8"=1'-0"  
 date 2/12/2018  
 revisions

project 18-02

A-0



AREA SUMMARY	
MAIN FLOOR:	2021 S.F.
TOTAL A/C AREA:	2021 S.F.
PORCH:	25 S.F.
GARAGE:	432 S.F.
TOTAL UNDER ROOF:	2478 S.F.

- FLOOR PLAN NOTES:**
- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
  - WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
  - EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C. U.N.O.
  - INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
  - 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.
  - PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
  - SEE SHEET A1 FOR ADDITIONAL NOTES.
  - SEE SHEET A2 FOR VENTILATION SCHEDULE.
  - ALL INTERIOR AND EXTERIOR DOORS TO BE 8 FEET TALL.
  - ALL WINDOWS TO BE VINYL CLAD SINGLE HUNG SEE OWNER FOR MANUFACTURER SPECIFICATIONS.

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

**NINO PERRONE**  
PRESIDENT BAY AREA ESTATES, INC.  
REAL ESTATE BROKER DRE 00982216  
GENERAL CONTRACTOR LIC. 645776  
TELEPHONE (650) 504-3255  
FAX # (650) 367-7960

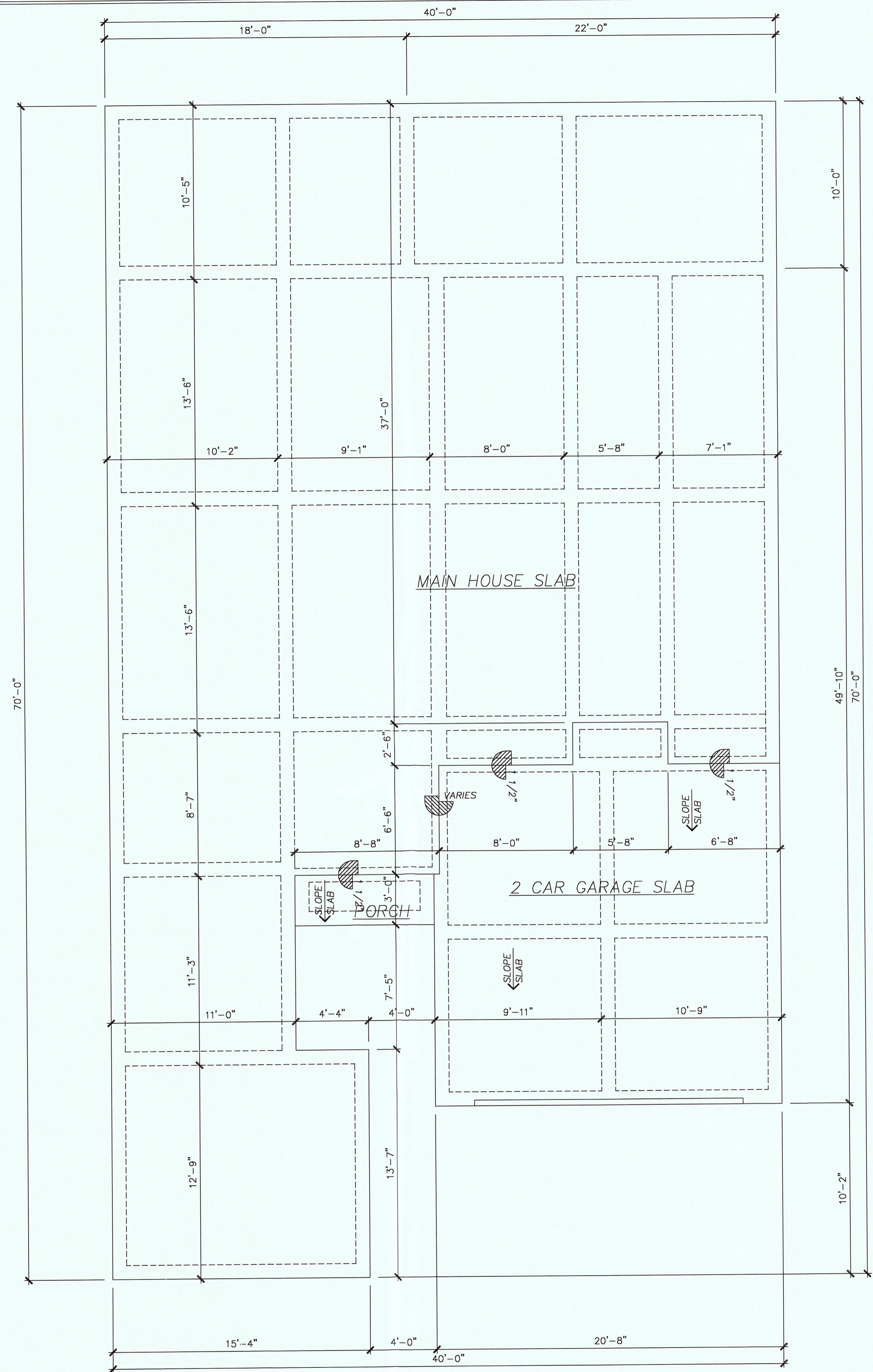
**PERRONE RESIDENCE**  
324 SONORA AVE. EL GARNADA CA. 94019  
PARCEL # 047-084-160

DATE: 2/14/2018

REVISED BY: DATE:

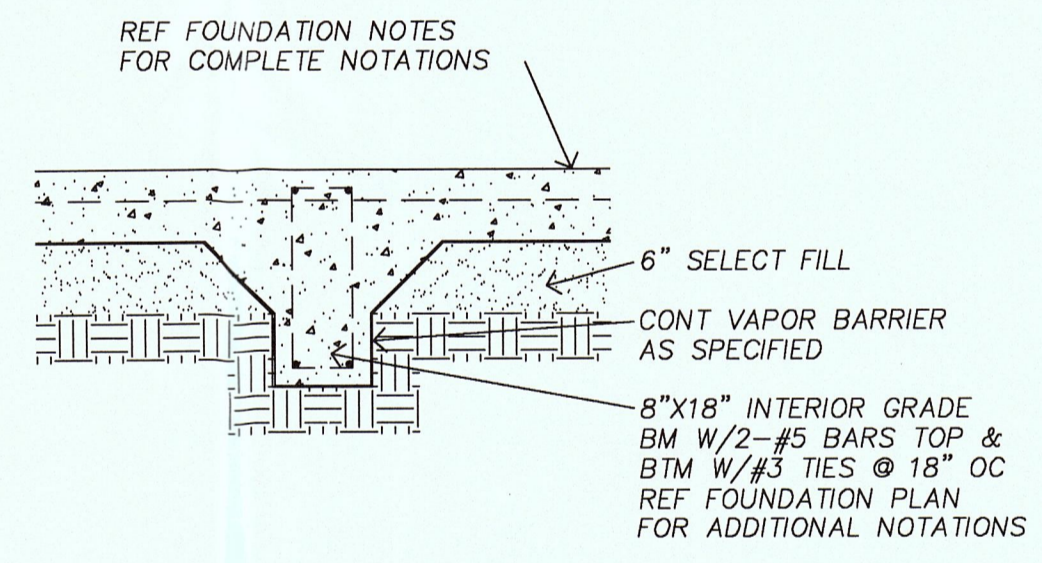
A1  
A6



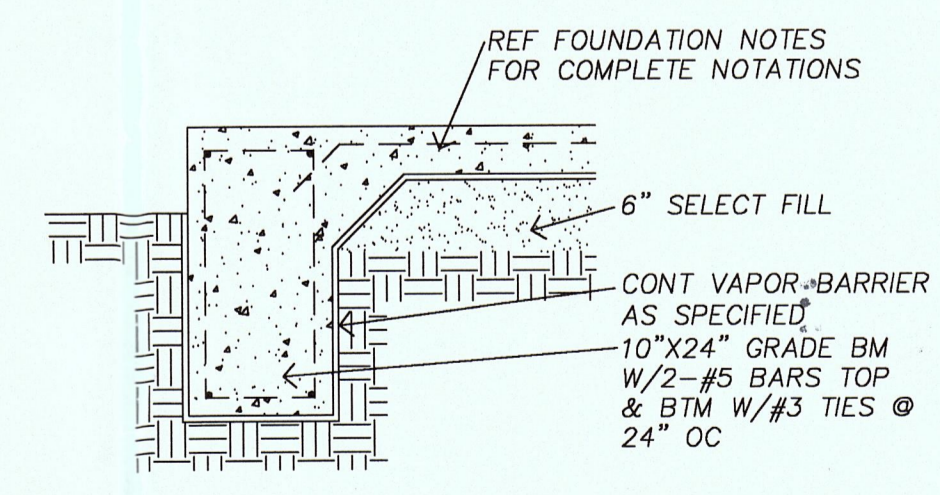


**FOUNDATION SCHEMATIC PLAN**  
SCALE: 1/4" = 1'-0"

- FOUNDATION NOTES**
- VERIFY ALL SOIL CONDITIONS PRIOR TO CONSTRUCTION
  - THIS SLAB IS DESIGNED FOR A MINIMUM SOIL BEARING VALUE OF 3000 P.S.F. & A MAXIMUM P.I. OF 25.
  - THIS FOUNDATION IS TO BE USED ONLY WHERE THE SOIL CONDITIONS MEET OR EXCEED THE DESIGNATED DESIGN REQUIREMENTS NOTED
  - THIS SLAB IS DESIGNED AS A TYPE "B" SLAB
  - 4" CONCRETE REINFORCED WITH #5 BARS @ 18" O.C.E.W. OVER 6 MIL POLY VAPOR BARRIER OR EQUAL OVER 6" GRANULAR FILL ON PROPERLY COMPACTED BASE
  - ALL GRADES TO BE 8" FROM PLATES (MIN) & SLOPING AWAY FROM HOUSE. CONT. MAXIMUM SPACING OF 15'-0" CENTER TO CENTER
  - BOTTOM OF ALL BEAMS SHALL EXTEND 6" INTO UNDISTURBED OR BEAR ON ENGINEERED FILL
  - LAP ALL BAR STEEL 40 DIAMETERS AND LAP ALL WIRE MESH 6"
  - FOR SLAB LENGTHS MORE THAN 50'-0" UP TO 60'-0" PROVIDE 3-#5 BARS IN BOTTOM & 2-#5 IN TOP OF ALL LONGITUDINAL BEAMS
  - ALL BEAM & SLAB STEEL SHALL EXTEND TO WITHIN 1 1/2" OF EXTERIOR FORMS
  - BEAM STEEL SHALL BE SUPPORTED & TIED 4'-0" O.C.



**"TYP" INTERIOR BEAM**



**"TYP" EXTERIOR BEAM**  
• FRAME/STUCCO EXTERIOR WALLS

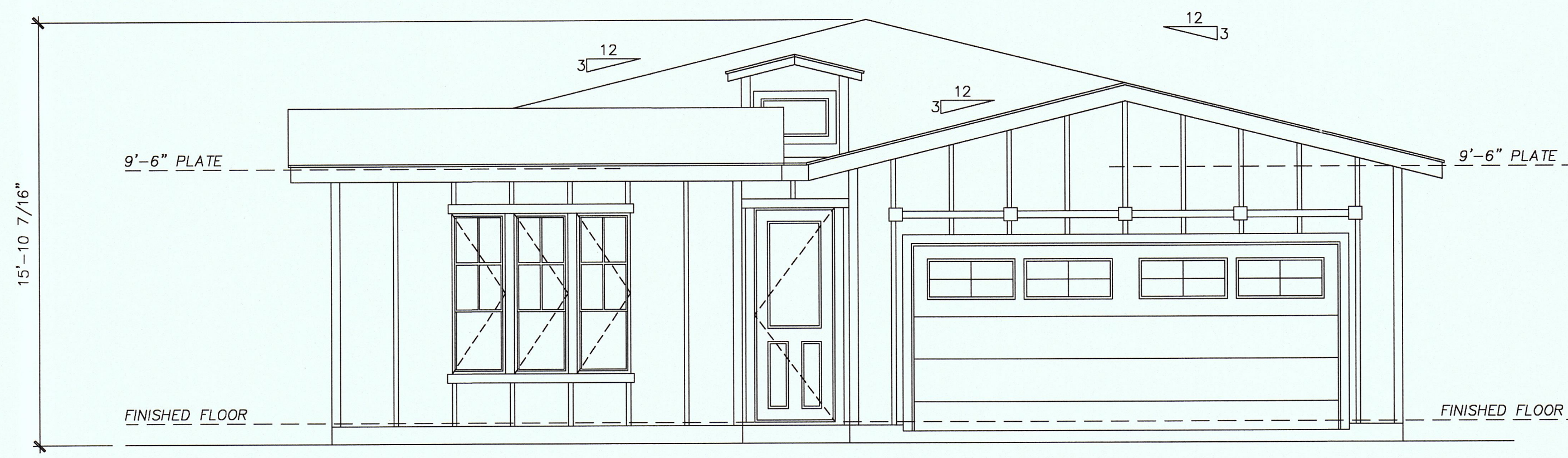
NINO PERRONE  
PRESIDENT BAY AREA ESTATES, INC.  
REAL ESTATE BROKER DRE 00982216  
GENERAL CONTRACTOR LIC. 645776  
TELEPHONE (650) 504-3255  
FAX # (650) 367-7960

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

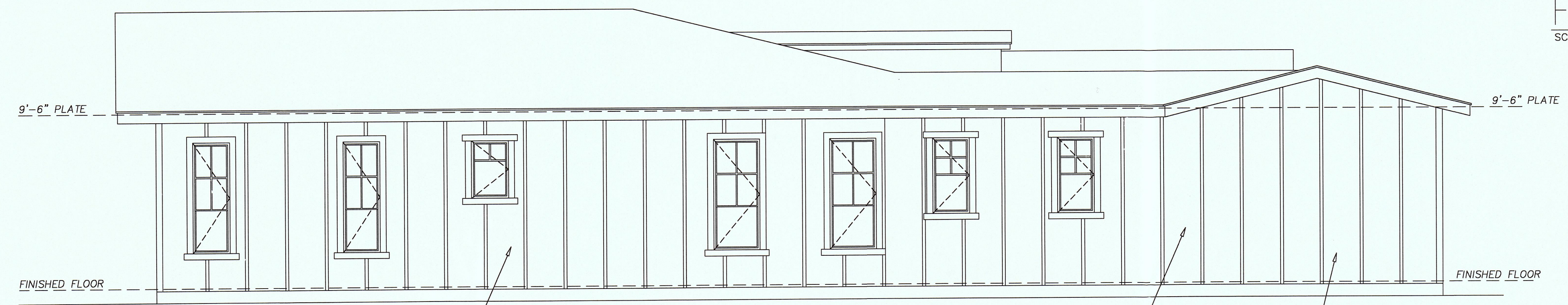
DATE: 2/14/2018

REVISED BY: DATE:

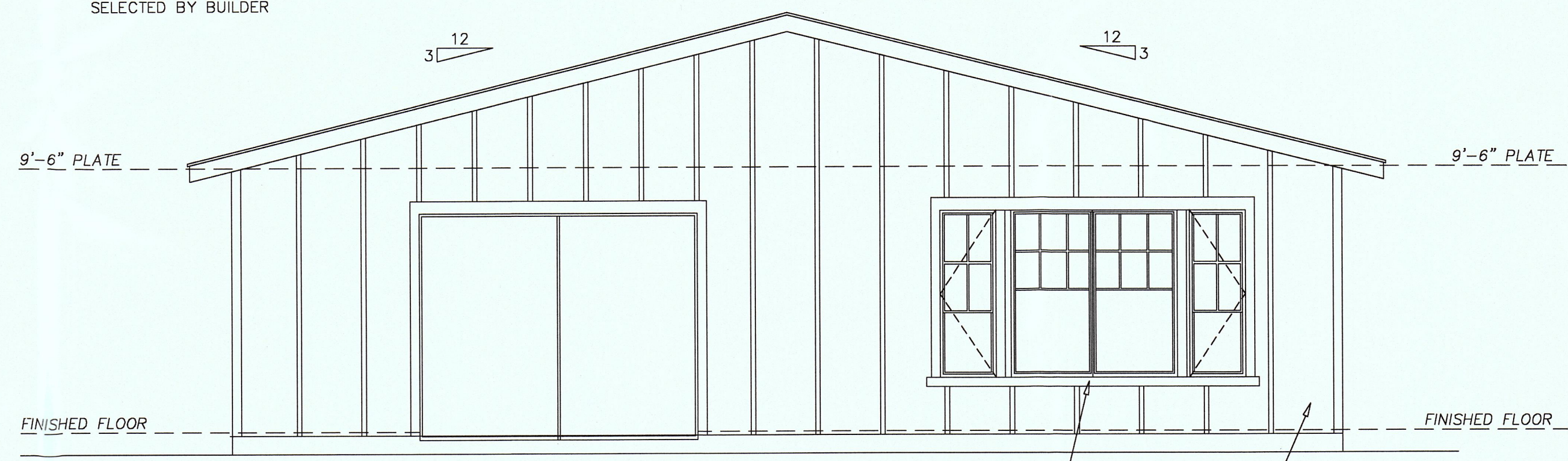
A2  
A6



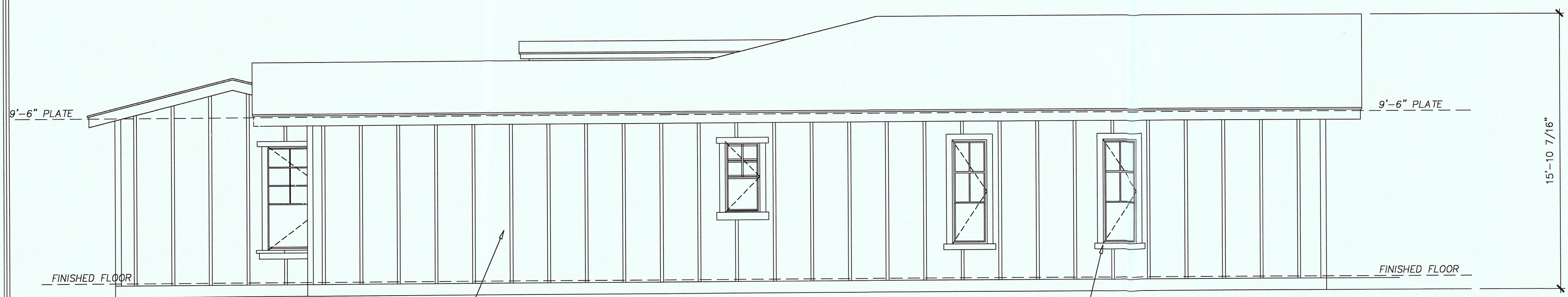
FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



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 & HOLD-DOWNS 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.



GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

EROSION CONTROL POINT OF CONTACT

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

NAME: NINO PERRONE  
 TITLE/QUALIFICATION: OWNER/BUILDER  
 PHONE: 650-540-3255  
 PHONE:  
 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.

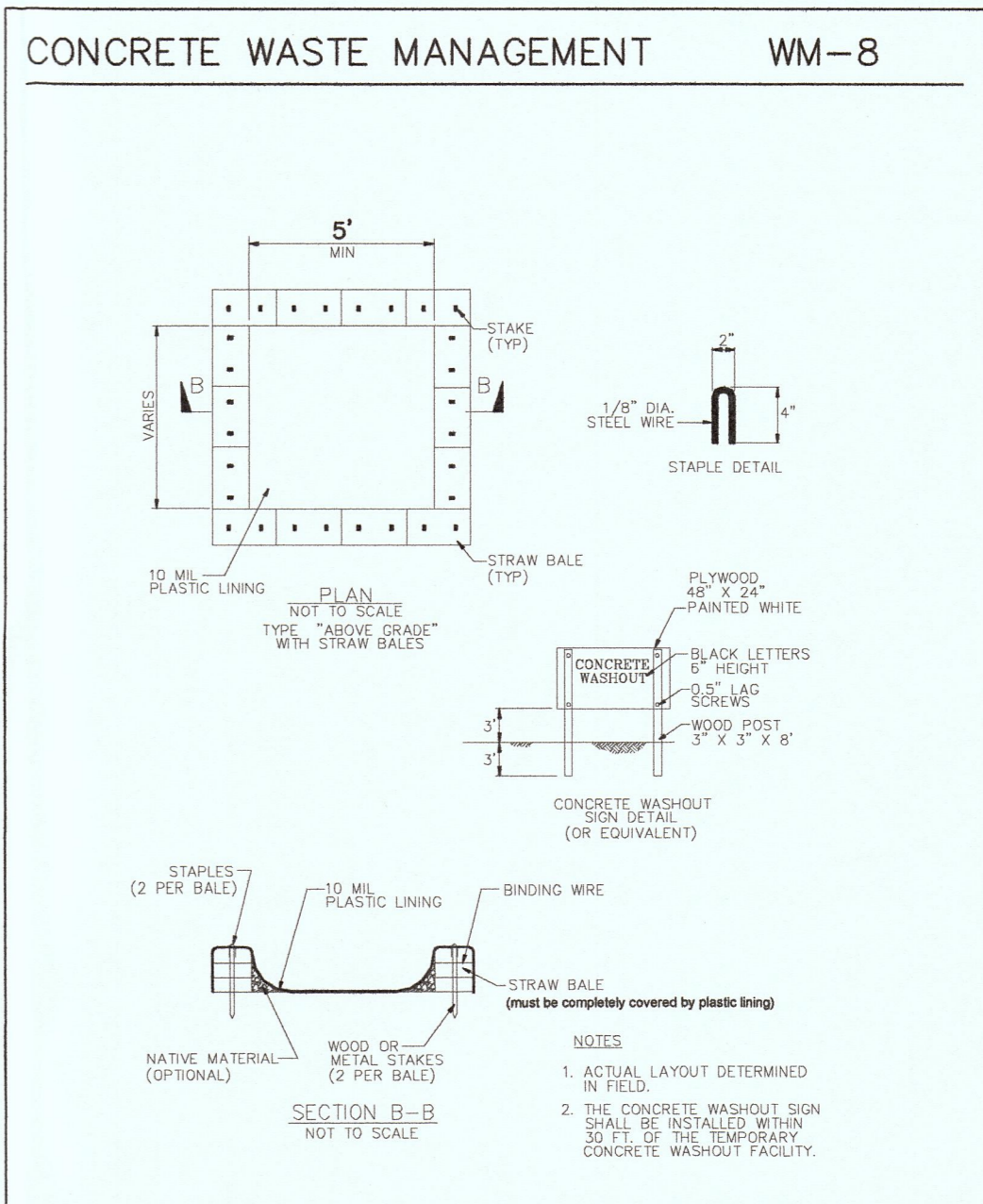
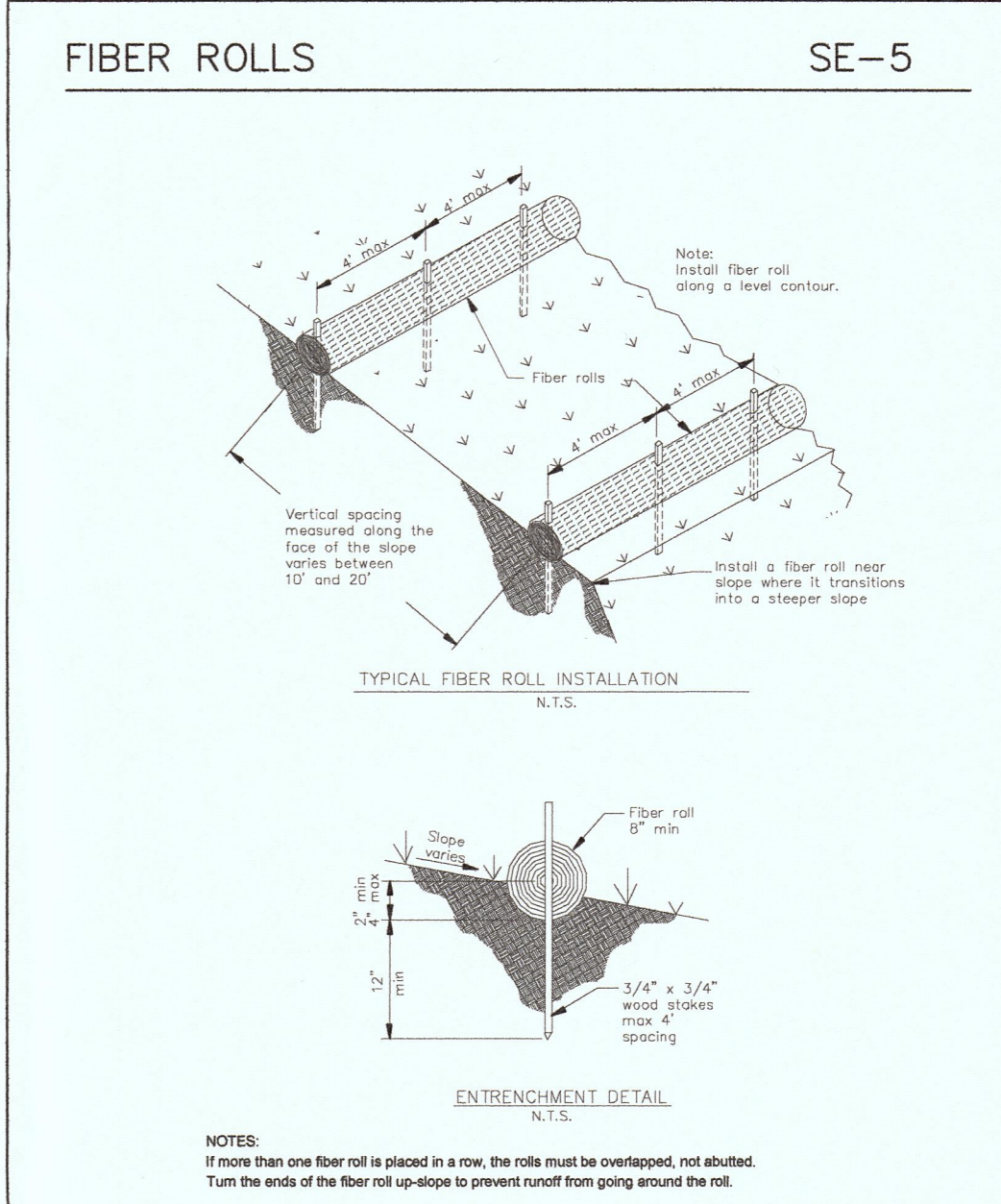
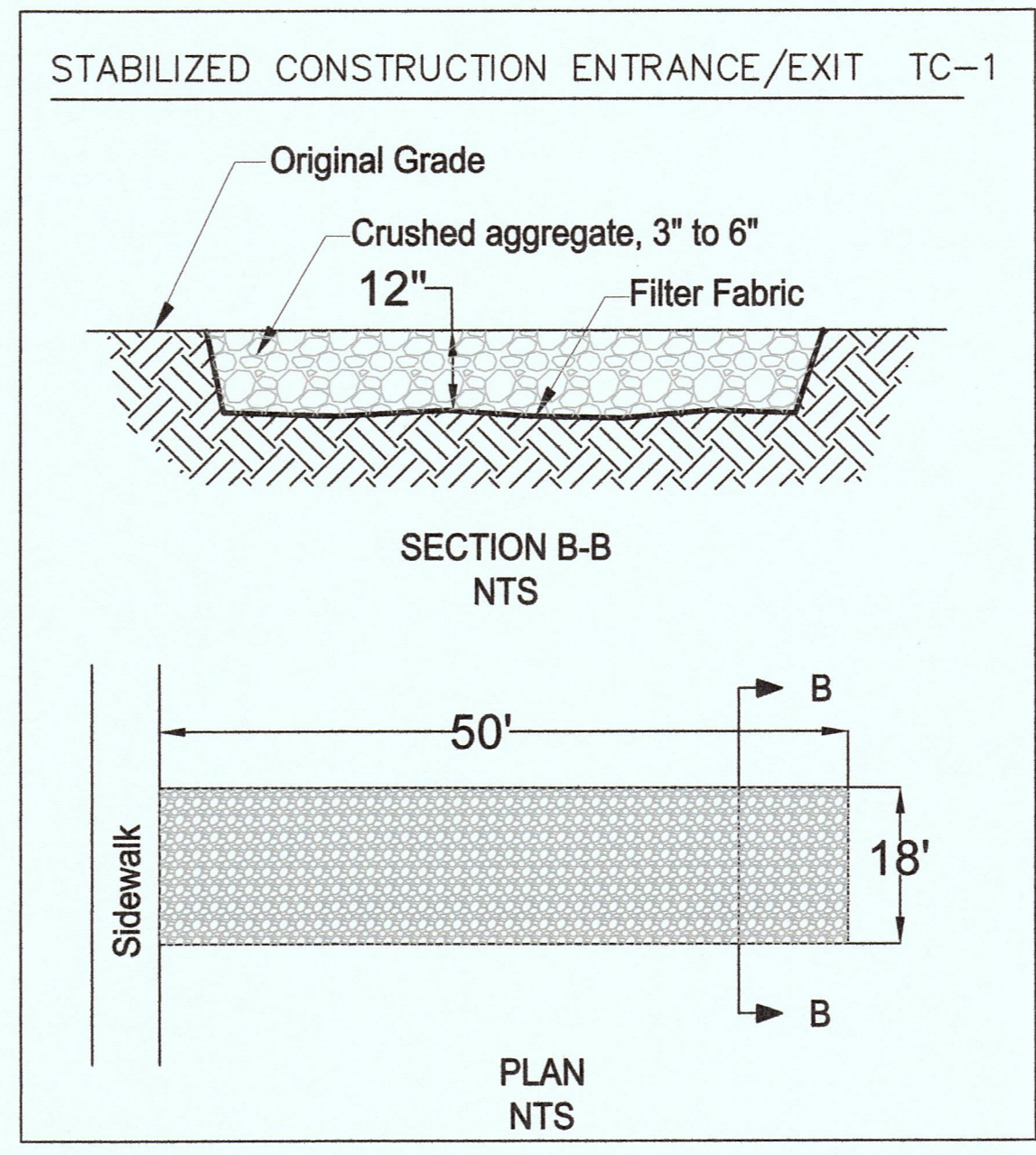
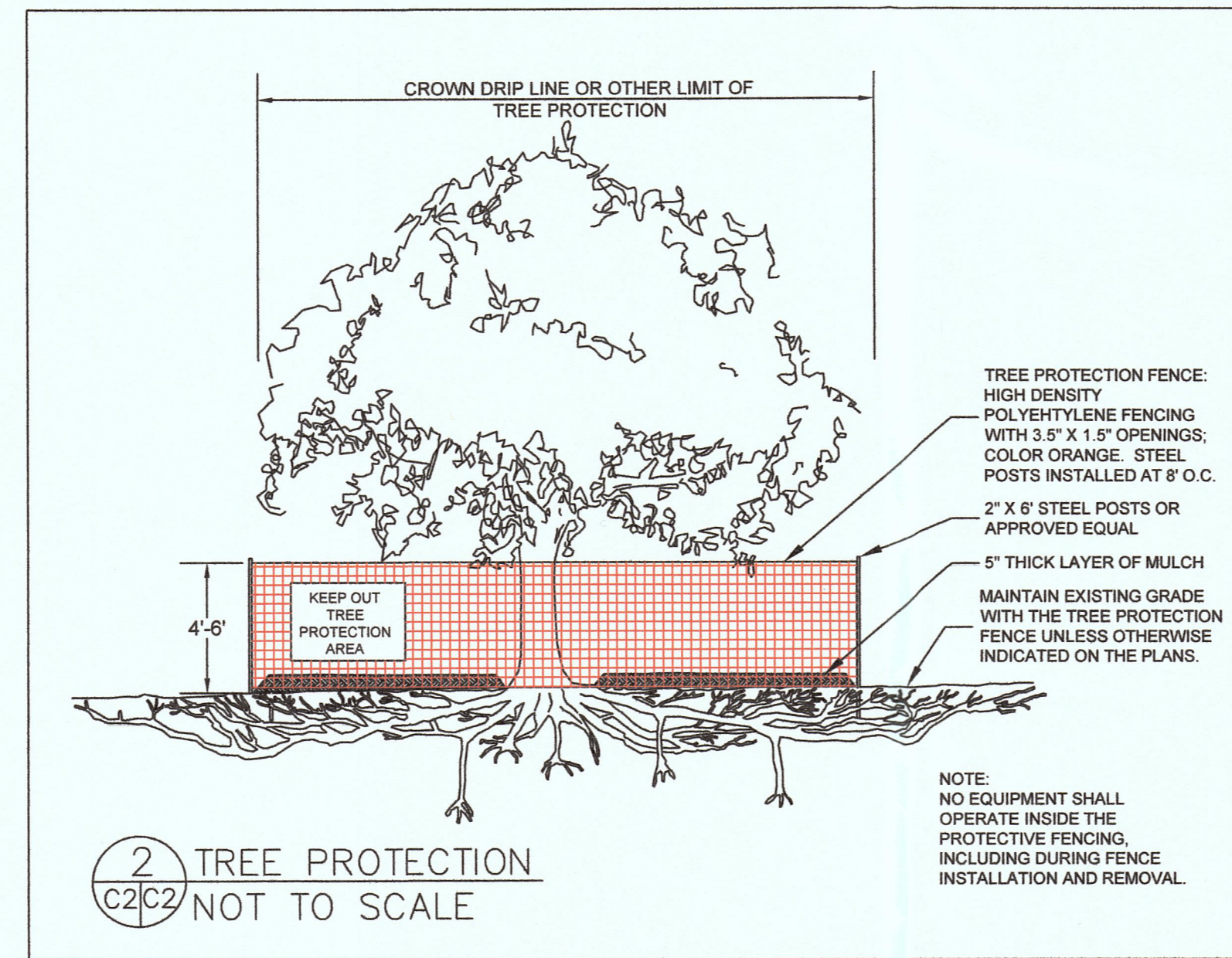
EROSION CONTROL NOTES

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.

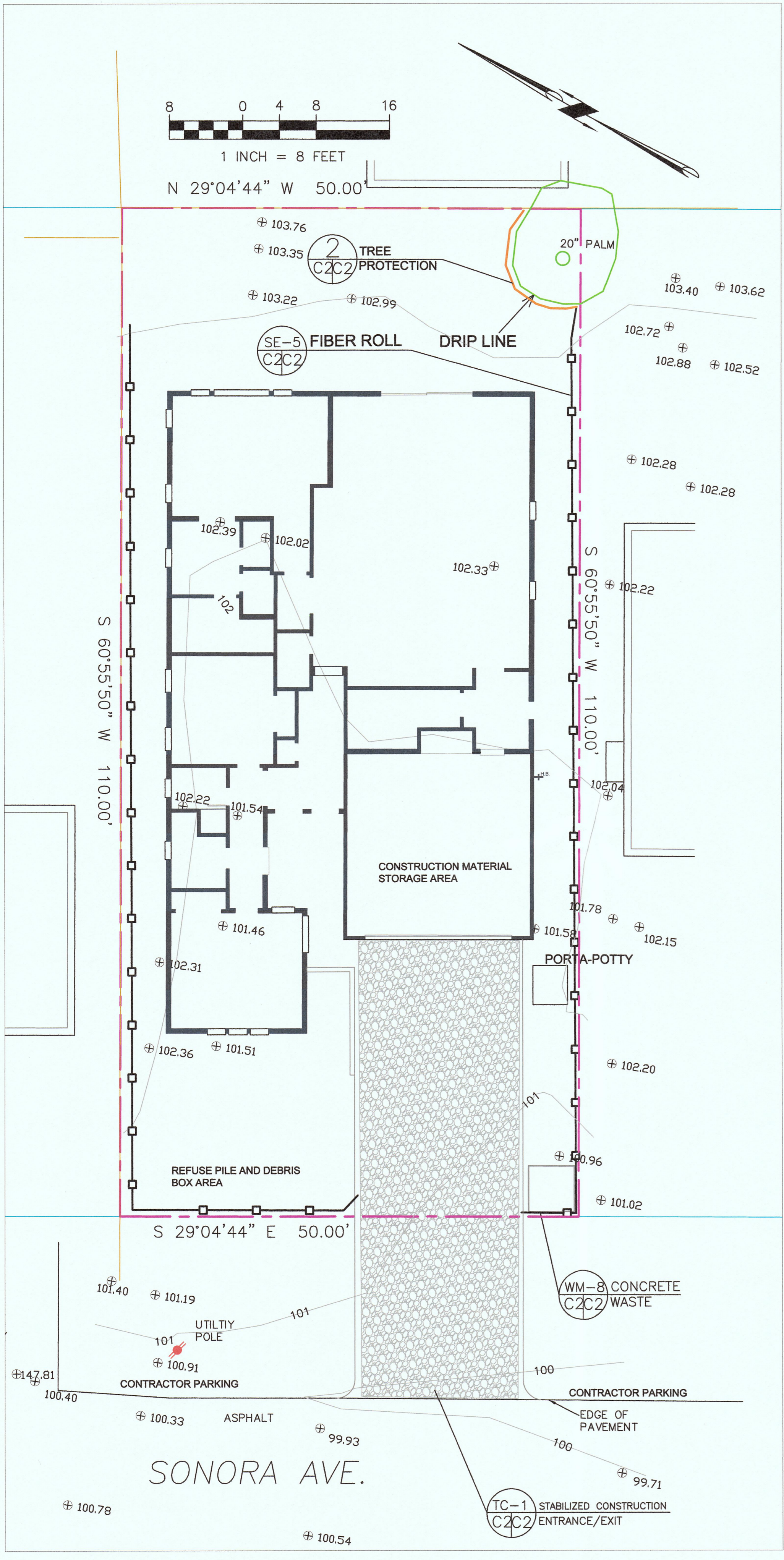


Sigma Prime Geosciences, Inc.  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 728-3590  
 FAX 728-3593

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

EROSION AND SEDIMENT CONTROL PLAN  
 PERRONE PROPERTY  
 324 SONORA STREET  
 EL GRANADA, CA  
 APN 047-094-160

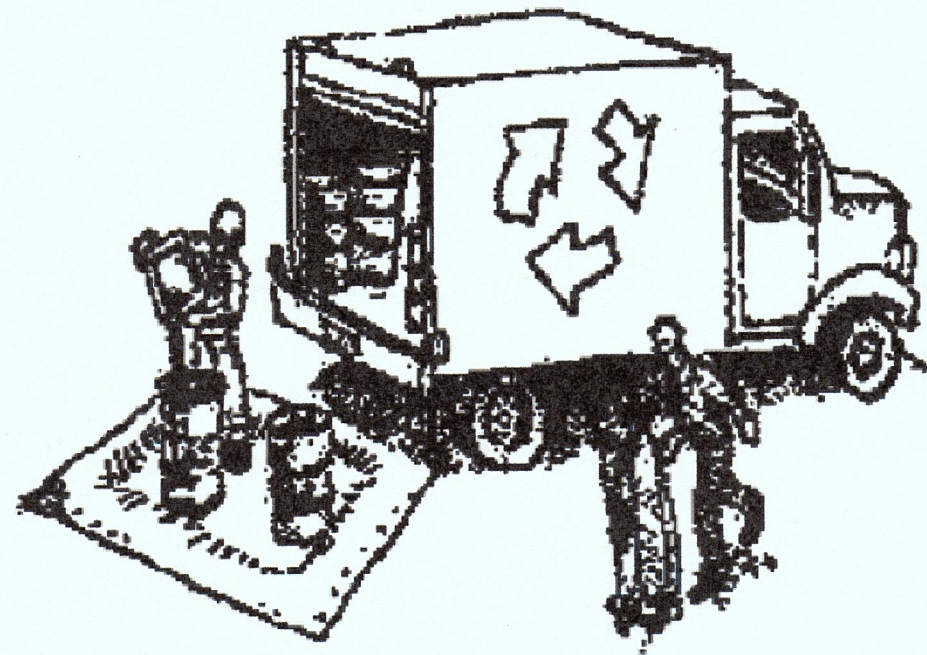
SHEET  
 C-2



# 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

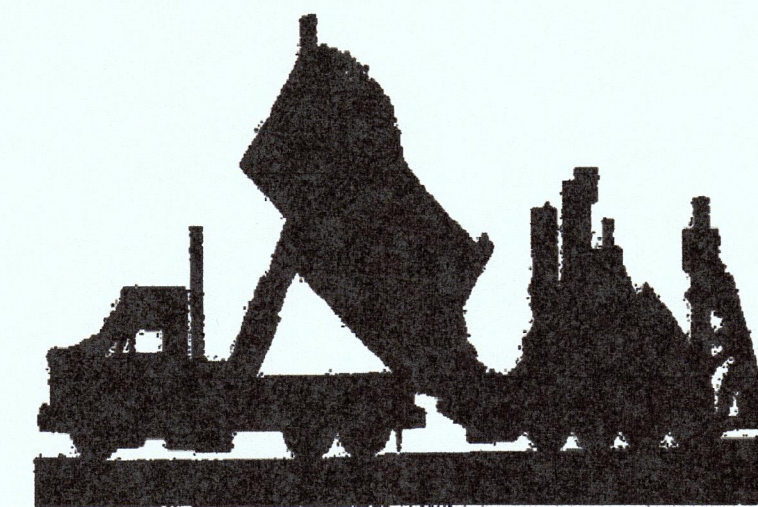


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant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

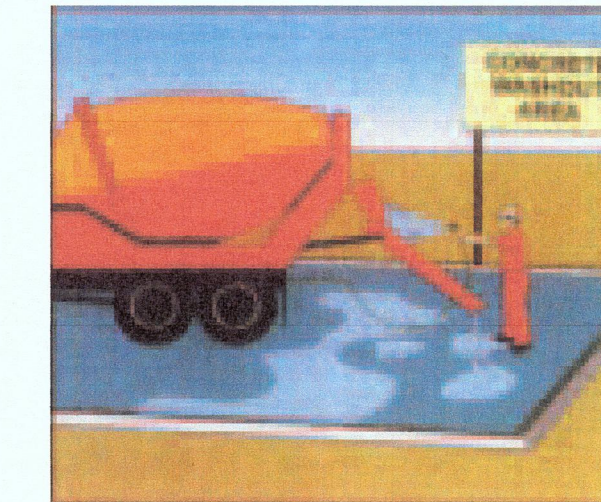


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of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



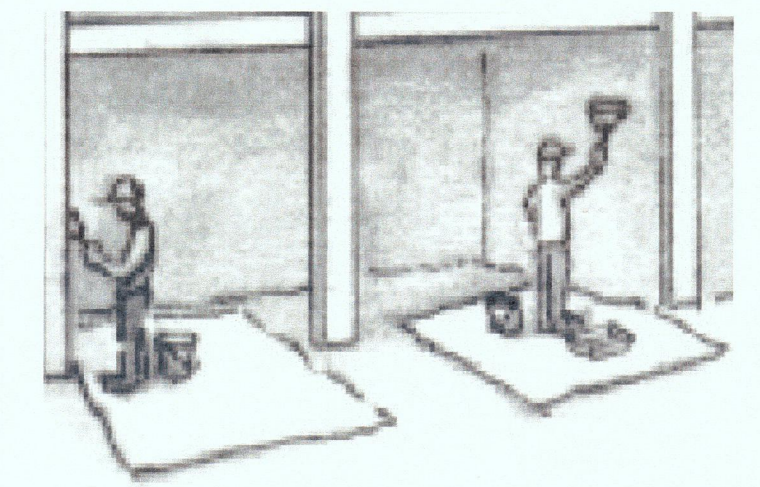
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

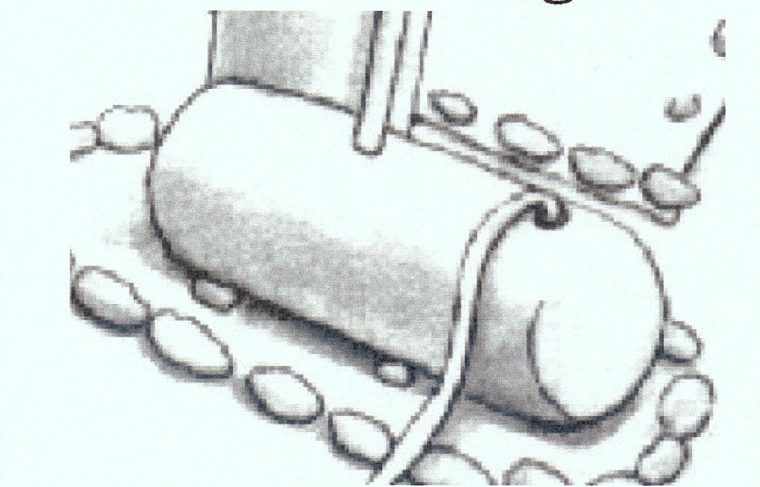
## Painting & Paint Removal



### 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.

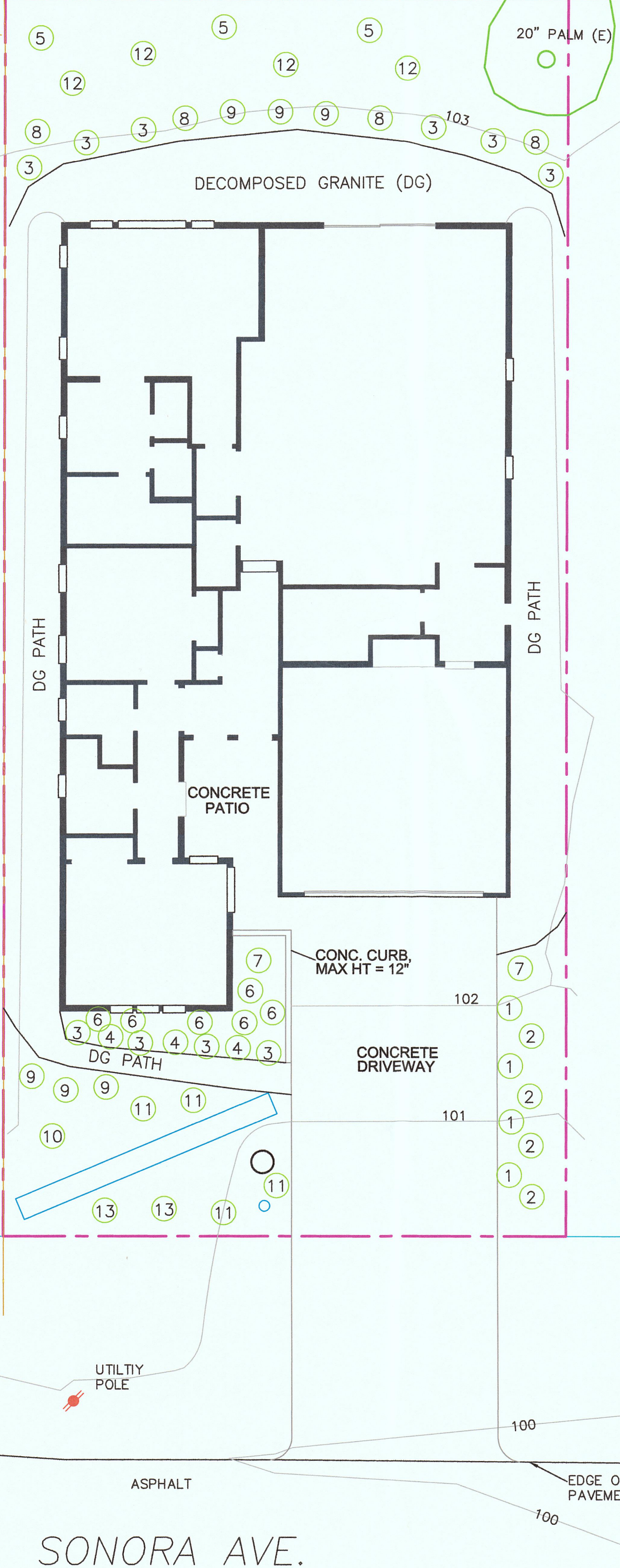
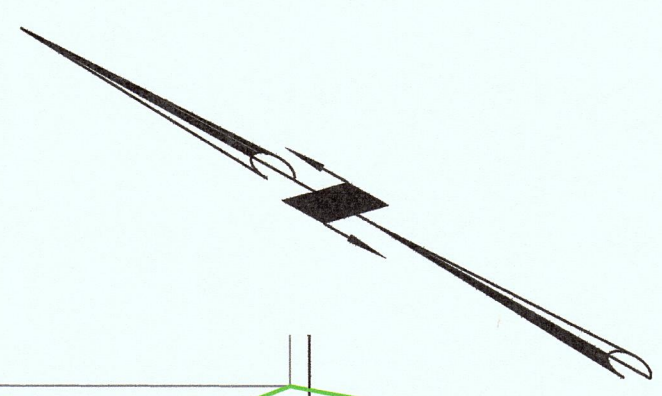
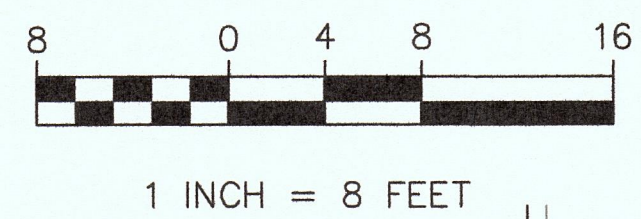
## Dewatering



- 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!**

25100-4105W19



**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	REV. DATE:	REV. DATE:	REV. DATE:
<b>LANDSCAPE PLAN</b>					
PERRONE PROPERTY 324 SONORA STREET EL GRANADA, CA APN 047-094-160					
SHEET L-1					