

0.07 0 0.04 0.07 Miles



Planning and Building Department

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

Application for Design Review by the County Coastside Design Review Committee

Permit #: PLN 2015-278

Other Permit #: NA

Applicant:

Name: Scott Yamamoto

Address: 951 Malaga St.

Half Moon Bay Zip: 94019

Phone, W: 6502704446 H: 6502704446

Email: yamamotos1@gmail.com

Owner (if different from Applicant):

Name: [Signature]

Address: _____

Zip: _____

Phone, W: _____ H: _____

Email: _____

Architect or Designer (if different from Applicant):

Name: Landmark Designs -Krista Brassfield

Address: 2378 Huntington Dr., Aptos, CA Zip: _____

Phone, W: 4087611218 H: 8313310432 Email: landmarkdesigns@gmail.com

Project location:

APN: 047293330

Address: 951 Malaga Street

EL Granada, CA Zip: 94,019

Zoning: R1

Parcel/lot size: 6000 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):

560 S/F single Family Home
TB Demolished

Project:

- New Single Family Residence: 2,270.4 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 Construction single Family
Two Story Home,

RECEIVED

JUL 09 2015

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

Certificate of Exemption
or Exclusion from a Coastal
Development Permit

Permit #: PLN 2015-278
Permit #: BLD _____

Permanent Record
Microfilming Required

1. Basic Information

Owner
Name: SCOTT YAMAMOTO
Address: 951 MALAGA STREET
EL GRANADA, CA
Zip: _____
Phone, W: _____ H: 650.270.4446
Email Address: yamamoto s 1@gmail.com

Applicant
Name: MIKE MCCARTHY
Address: 122 GARARDEA AVE.
SUITE 100
SANTA CLARA 95051
Phone, W: _____ H: (408) 747.9420
Email Address: Michael@GreenGalaxyHomes.com

2. Project Information

Project Description:
DEMO (E) 560 S.F. HOME
BUILD (N) 2-STORY SINGLE
FAMILY HOME OF 2,278 S.F.
Assessor's Parcel Number(s):
047-293-330

Existing water source:
 Utility connection P.U.C. EL GRANADA DISTRICT
 Well _____
Proposed water source:
 Utility connection EL GRANADA DISTRICT
 Well _____
Staking of well location and property lines are required.
 Provide site plan depicting location and all trees.
 Will this require any grading or vegetation/tree removal? Yes No TREE REMOVAL
& GRADING
If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

3. Signatures

We have reviewed this form as completed above and the basis for this exemption or exclusion. The information herein and the basis for exemption or exclusion are true and correct to the best of our knowledge and we hereby agree to carry out this project in accordance with the terms of the exemption/exclusion category selected on reverse. We also understand and agree that any exemption or exclusion issued for a water well and/or storage tank in the single family exclusion area will be invalidated in the event the future house, the well, and/or storage tank requires a variance.

Owner _____ Date _____ Applicant Michael E. Malaga Date 7-9-15

Both Owner and Applicant must sign unless this Application for Exemption or Exclusion accompanies a Building Permit Application for which the Applicant is an agent for the Owner acceptable to the Building Inspection Section.)

Environmental Information Disclosure Form

PLN 2013-278
 BLD _____

Project Address: 951 MALAGA STREET

Name of Owner: SCOTT YAMAMOTO
 Address: - SAME - 650.270.4446

Assessor's Parcel No.: 047 - 293 - 330

Phone: MIKE MCCARTHY
 Name of Applicant: (SCOTT YAMAMOTO)

Zoning District: R1 S17

Address: - SAME -
 Phone: 408.747.9420

Existing Site Conditions

Parcel size: 6,000 S.F.

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). DEMOL (E) 960 S.F. RESIDENCE. BUILD NEW TWO STORY, SINGLE FAMILY RESIDENCE OF 2,278 S.F.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
	✓	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	✓	b. Construction of a new multi-family residential structure having 5 or more units?
	✓	c. Construction of a commercial structure > 2,500 sq.ft?
	✓	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? _____
✓		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: <u>40</u> c.y. Fill: <u>20</u> c.y.
	✓	f. Subdivision of land into 5 or more parcels?
	✓	g. Construction within a State or County scenic corridor?
	✓	h. Construction within a sensitive habitat?
	✓	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	✓	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

BUILD UP PAD SO THE F.F. LEVEL IS ONE LEVEL,
 (LOT IS FAIRLY LEVEL.)

Staff Use Only

4. Basis of Exemption or Exclusion

Use attached review sheet to determine basis of exemption and whether project qualifies. Review basis of exemption with applicant/owner and initial appropriate category below:

Initial

- A. Improvements to Existing Single Family Residence. [PRC 30610(a), CAG 13250, ZR 6328.5(a)]
- B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CAG 13253, ZR 6328.5(b)]
- C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]
- D. Repair or Maintenance Activity. [PRC 30610(d), CAG 13253, ZR 6328.5(d)]
- E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CAG 13240, AB 643, ZR 6328.5(e)]

- F. Agriculturally-Related Development Categorical Exclusion Area. (PRC 30610(e), CAG 13240, ORDERS E-79-7, AB 643, ZR 6328.5(e))
- G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]
- H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]
- I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]
- J. Lot Line Adjustment. [ZR 6328.5(i)]
- K. Land Division for Public Recreation Purposes. [ZR 6328.5(l)]

8/25/05

5. Well Inspection - All Coastal Zone Areas

- Required
- Not Required

Inspection made by: _____ Date of Inspection: _____

Yes No

- Removal of trees?
- If Yes, is tree removal permit included?
- Trimming of trees?
- Excessive removal of vegetation?
- Excessive grading? (If Yes, CDP is required)
- Erosion control plan required?

Approval of Permit is subject to the following: (check if applicable)

- Submittal and Approval of a Tree Removal Permit
- Submittal and Approval of a Grading Permit
- Submittal and Approval of an Erosion Control Plan
- Submittal and Approval of a Coastal Dev. Permit

6. Approval

I have reviewed the above-described project and have determined that it meets all criteria for the exemption/exclusion checked above.

Exemption/Exclusion is approved.

Planning Department _____ Date _____

Project is subject to the following condition(s) of approval: _____

7. Processing

- Fee collected
- Original Certificate of Exemption to Building Inspection file.
- Copies of Certificate of Exemption to:
 1. Applicant/Owner.
 2. Planning Department Exemption Binder.

- 3. Any relevant Planning or Building Inspection files
- 4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105
- Update Permit Plan Case Screen and Activities

2. National Marine Fisheries Rule 4(d) Review

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

Please explain any "Yes" answers:

YES - MOS

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. <u>Land disturbance of 1 acre or more of area?</u> If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

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:

Michael F. McLaughlin
(Applicant may sign)

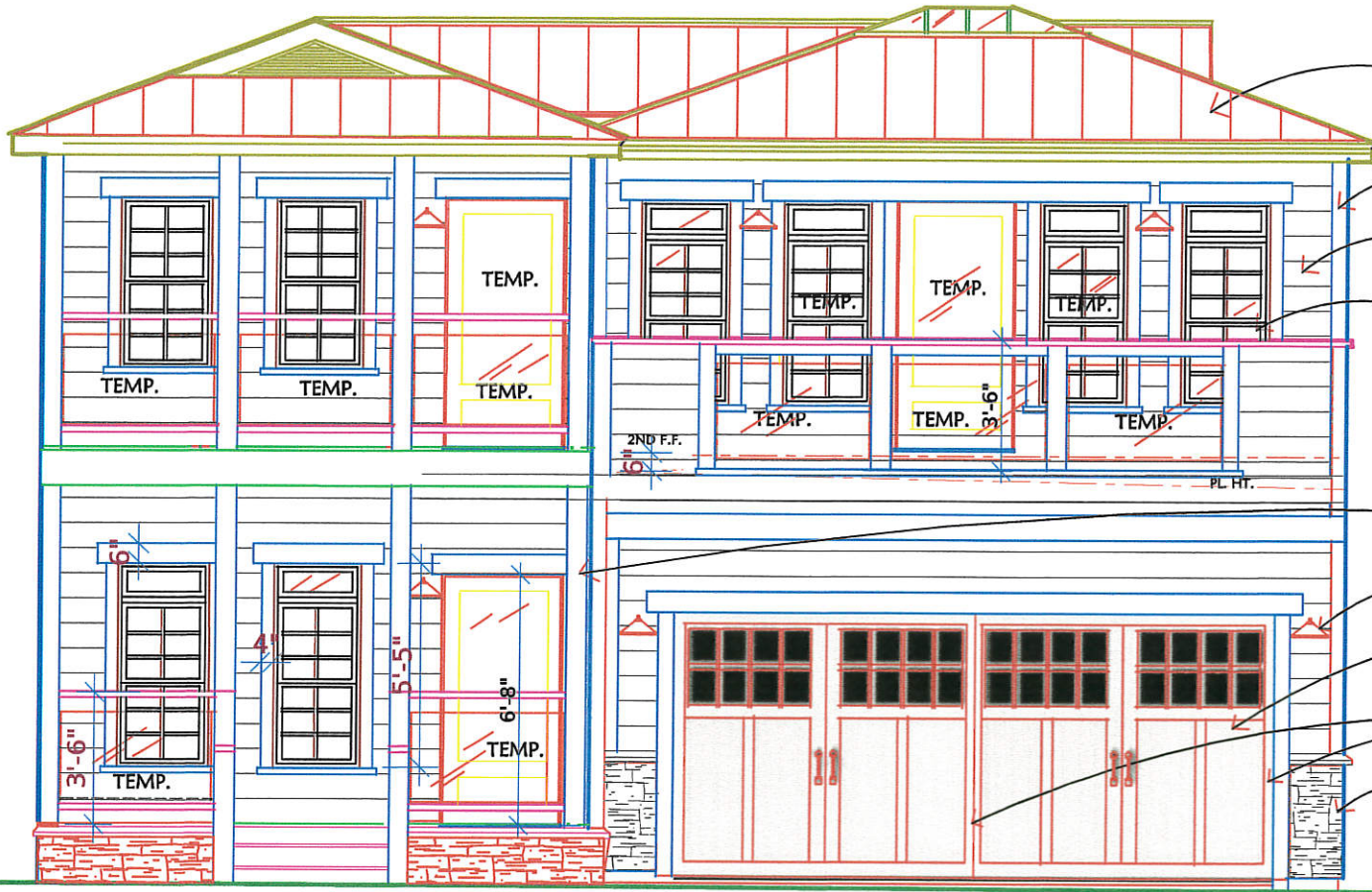
Date:

7-9-15

RECEIVED

NOV 18 2015

San Mateo County
Planning and Building Department



STANDING SEAM METAL ROOF
30 YR. WARRANTY BY METALLIC
KYNAR 500 COATINGS BY TAYLOR
PRODUCTS. COLOR: CHARCOAL GREY
#5R1-23



2X4 HARDIE CEMENT FIBER BOARD
VERTICAL AND HORIZONTAL TRIM
COLOR: CREAMY
BY SHERWIN WILLIAMS #5W7012



HORIZONTAL LAP SIDING HARDIE CEMENT FIBER
25 YR. WARRANTY
COLOR: SOFTENED GREEN
BY SHERWIN WILLIAMS #5W6177



DOUBLE HUNG, VINYL INSULATED, ENERGY STAR
LOW E, DUAL PANED WINDOWS BY KINRO
COLOR: ALMOND

6"x6" WOOD REDWOOD POSTS
COLOR: CREAMY
BY SHERWIN WILLIAMS #5W7012

NEW EXTERIOR 'DARK SKY' LAMP W/
HAMMERD ASPEN BRONZE FINISH



GARAGE DR. BY AMARR, 'COASTAL' MODEL
VINYL CONSTRUCTION **RUST-RESISTANT**
BODY COLOR: SOFTENED GREEN, BY SHERWIN
WILLIAMS #5W6177



TRIM COLOR TO MAKE DOORS APPEAR DIVIDED AS
2- SEPARATE:
TRIM COLOR: CREAMY, BY SHERWIN WILLIAMS
#5W7012

CULTURED LEDGESTONE
BY 'CULTURED STONE'.
COLOR: CARMEL



YAMAMOTO RESIDENCE

PLN 2015-00278

1 REVISIONS 11/16/15 C.C./P.D.

REVISIONS	BY
△ 11/16/15	C.C./P.D.

A NEW HOME
 ~for~
 THE YAMAMOTO FAMILY
 951 MALAGA STREET
 EL GRANADA, CA 94019

INDEX

- A-1 COVER SHEET, SITE PLAN, INDEX, VICINITY MAP CROSS SECTION A
- SU-1 TOPOGRAPHIC SURVEY
- LS-1.1 LANDSCAPE PLAN
- LS-1.2 IRRIGATION PLAN
- A-2 FIRST FLOOR PLAN, SECOND FLOOR PLAN
- A-3 FRONT, REAR & SIDE ELEVATIONS
- A-4 ROOF PLAN
- C-1 GRADING, DRAINAGE, EROSION CONTROL PLAN
- BMP BEST MANAGEMENT PRACTICES, WATER POLLUTION PREVENTION PROGRAM

COVER SHEET,
 SITE PLAN
 INDEX,
 PROJECT DESCR.
 VICINITY MAP

A NEW RESIDENCE FOR:
 THE YAMAMOTO FAMILY
 951 MALAGA STREET
 EL GRANADA, CA 94019

RECEIVED
 NOV 18 2015
 San Mateo County
 Planning and Building Department

PROJECT INFORMATION

SCOPE OF WORK: DEMOLISH (E) HOME AND REPLACE W/ A NEW SINGLE FAMILY, TWO STORY HOME WITH 3-BEDROOMS AND 2 1/2 BATHS INCLUDING 2-CAR GARAGE AND UNCONDITIONED LAUNDRY ROOM

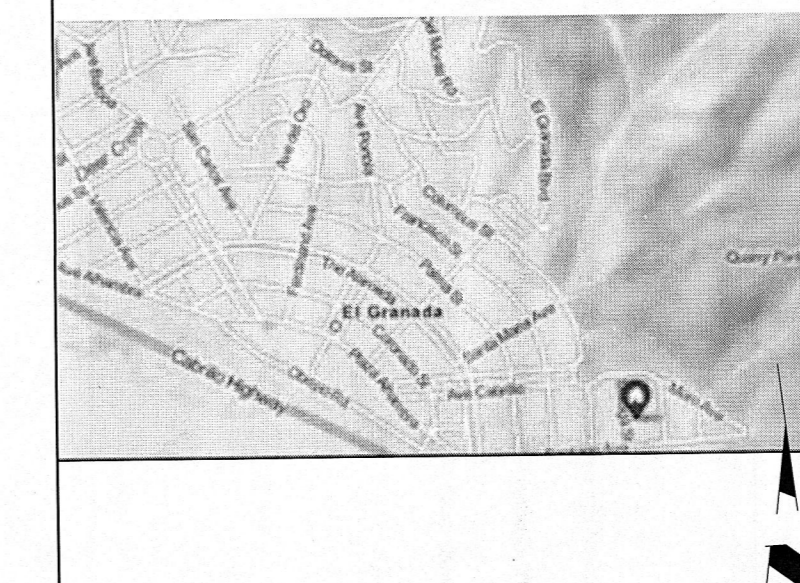
APN: 047293330 ADDRESS: 951 MALAGA STREET, EL GRANADA, CA, 94019-3141
 LOT SIZE (SQ. FT.): 6000 YEAR BUILT: 1931
 ZONING: R-1/5-17/DR/CD

EXISTING S.E.: 560

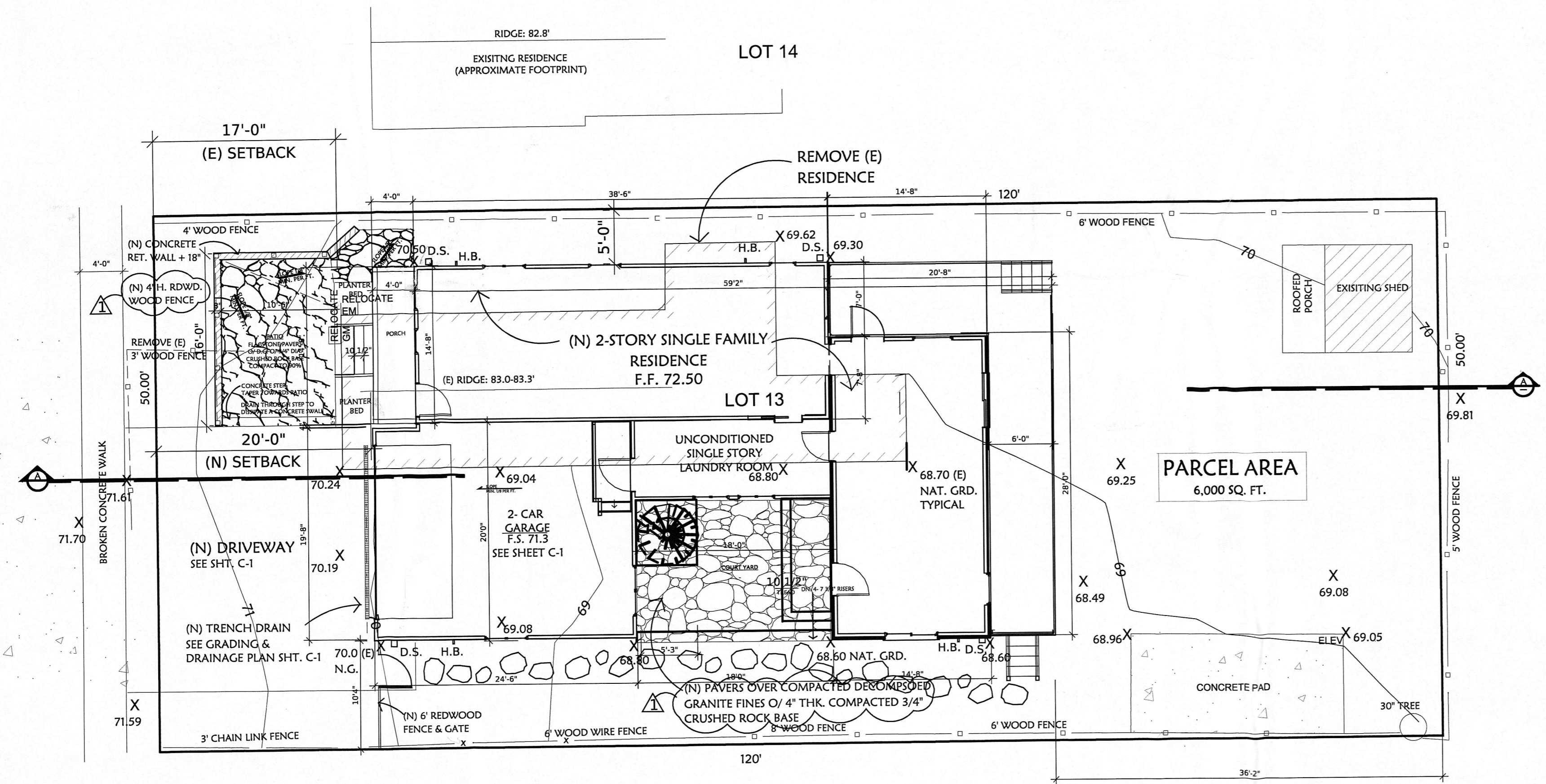
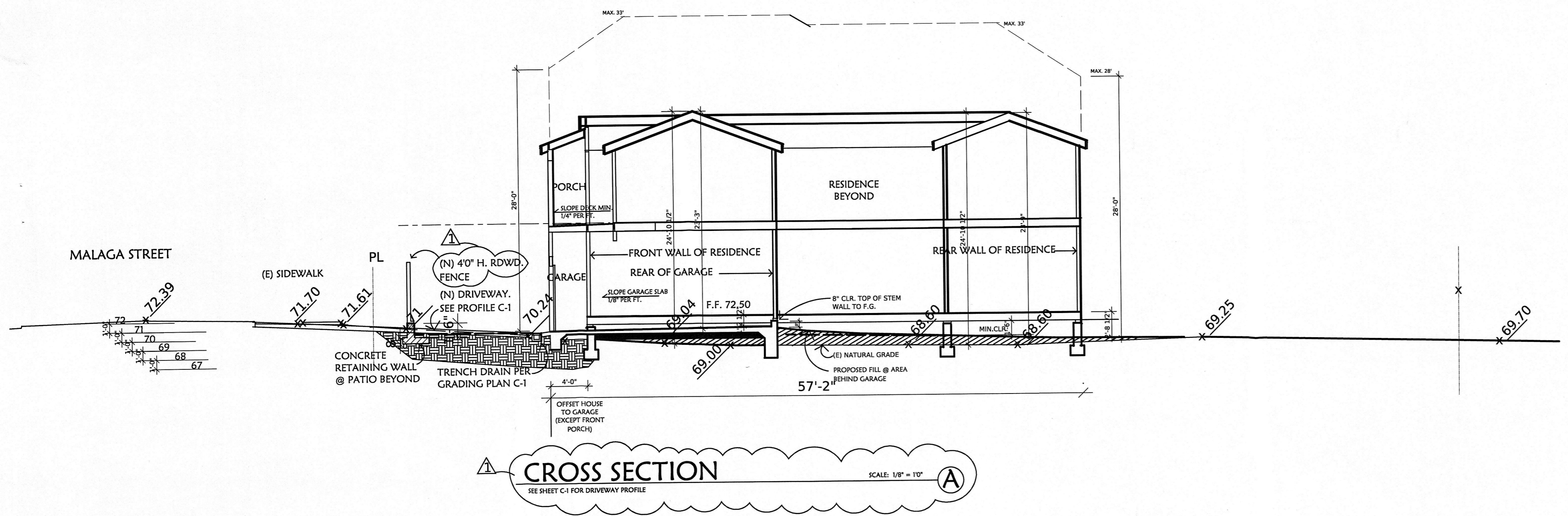
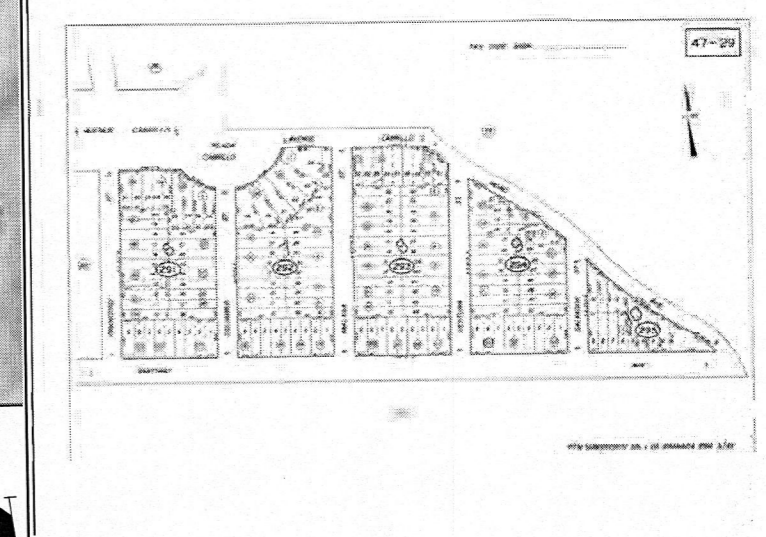
NEW FIRST FLOOR: 949.6 S.F.
 NEW SECOND FLOOR: 1,328.8 S.F.
 TOTAL: 2,278.4 S.F.

NEW 2-CAR GARAGE: 490 S.F.
 NEW UNCONDITIONED LAUNDRY ROOM: 131.4 S.F.
 ROOF COVERAGE: 1,408.5 S.F. (620.5 + 438 + 350) ROOF DECK COVERAGE MAXIMUM: 1,408.5 X .20 (20%) = 281.7 MAX.
 ROOF DECK: 131.4 (7.3X18)+140 (7X20)=271. < 281.7
 F.A.R. MAXIMUM: 6,000 X .45 = 2,700 S.F.
 LOT COVERAGE S.F.: 1,582.5 < 2,700

VICINITY MAP



PARCEL MAP



SITE PLAN

SCALE: 1/8" = 1'-0"

PLAN 2015-00278

DRAWN BY:
 K.B.

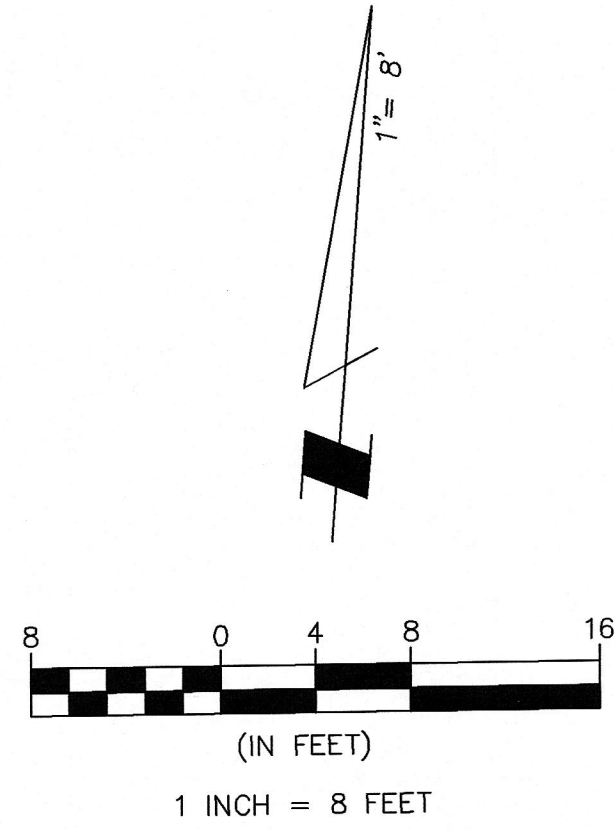
CHECKED BY:
 S.Y.

DATE
 NOV. 16, 2015

SCALE
 AS SHOWN

JOB NO.

SHEET
A1



BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 31 OF LLS MAPS PAGE 73 ON JUNE 24, 2008, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 DATUM ("MEAN SEA LEVEL"). BENCHMARK USED WAS THE NGS DISK IN CAST IRON CASING "TIDAL 5" WITH AN ELEVATION OF 11.45 FEET.

TBM TO USE FOR SITWORK IS THE CENTER OF THE SEWER MANHOLE LID WITH AN ELEVATION OF 72.67 FEET.

NOTES:

BGT RELIED UPON A FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 4104-4510568, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

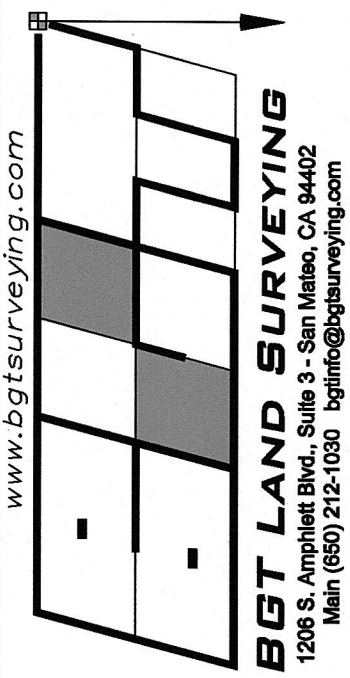
UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

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

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

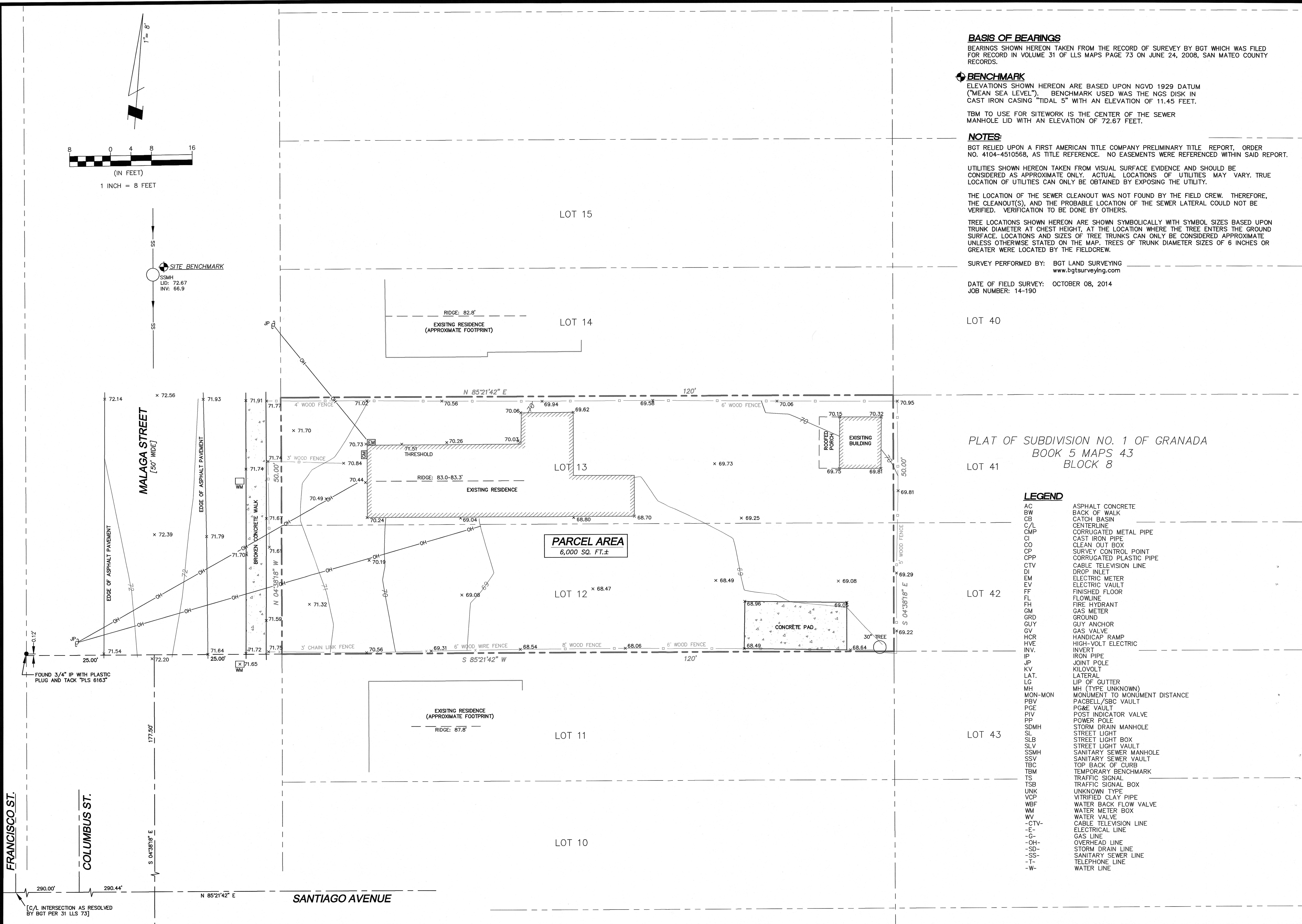
SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: OCTOBER 08, 2014
JOB NUMBER: 14-190



Assessor Parcel Number:
047-293-330

Prepared For:
SCOTT YAMAGOTO
P.O. Box 3130
Moss Beach, CA 94038



PLAT OF SUBDIVISION NO. 1 OF GRANADA
BOOK 5 MAPS 43
BLOCK 8

LEGEND

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

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 12-13, BLOCK 8, "PLAT OF SUBDIVISION NO. 1 OF GRANADA" (BOOK 5 MAPS 43)

951 MALAGA STREET

EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

Date: OCT. 2014
Scale: 1" = 8'
Contour Interval: 1'
Drawn: LHL
Drawing Number:

SU-1
SHEET 1 OF 1
Job No. 14-190

REVISIONS	BY
△ 11/16/15	C.C./P.D.

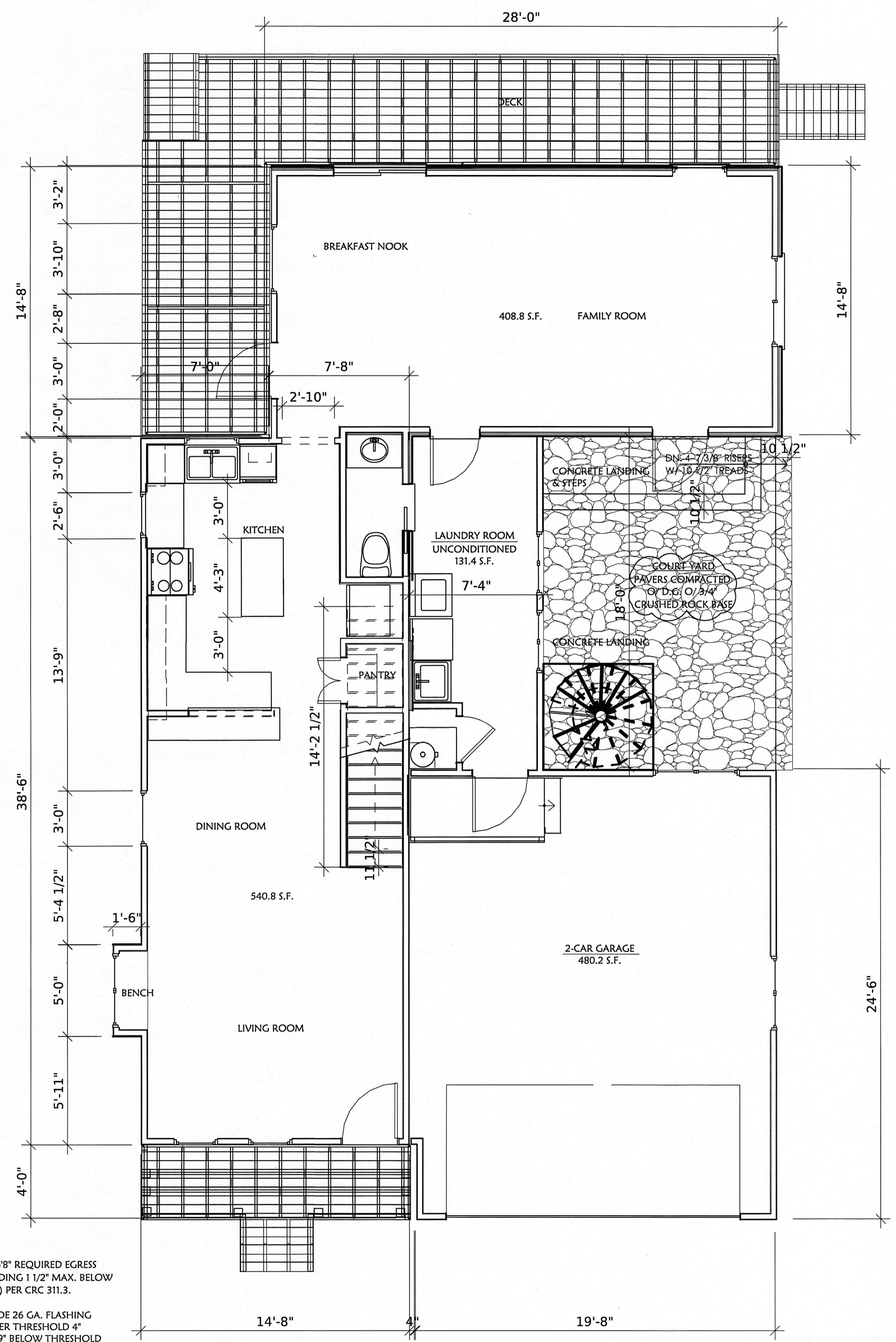
FIRST FLOOR PLAN
SECOND FLOOR PLAN

A NEW RESIDENCE FOR:
THE YAMAMOTO FAMILY
951 MALAGA STREET
EL GRANADA, CA 94019

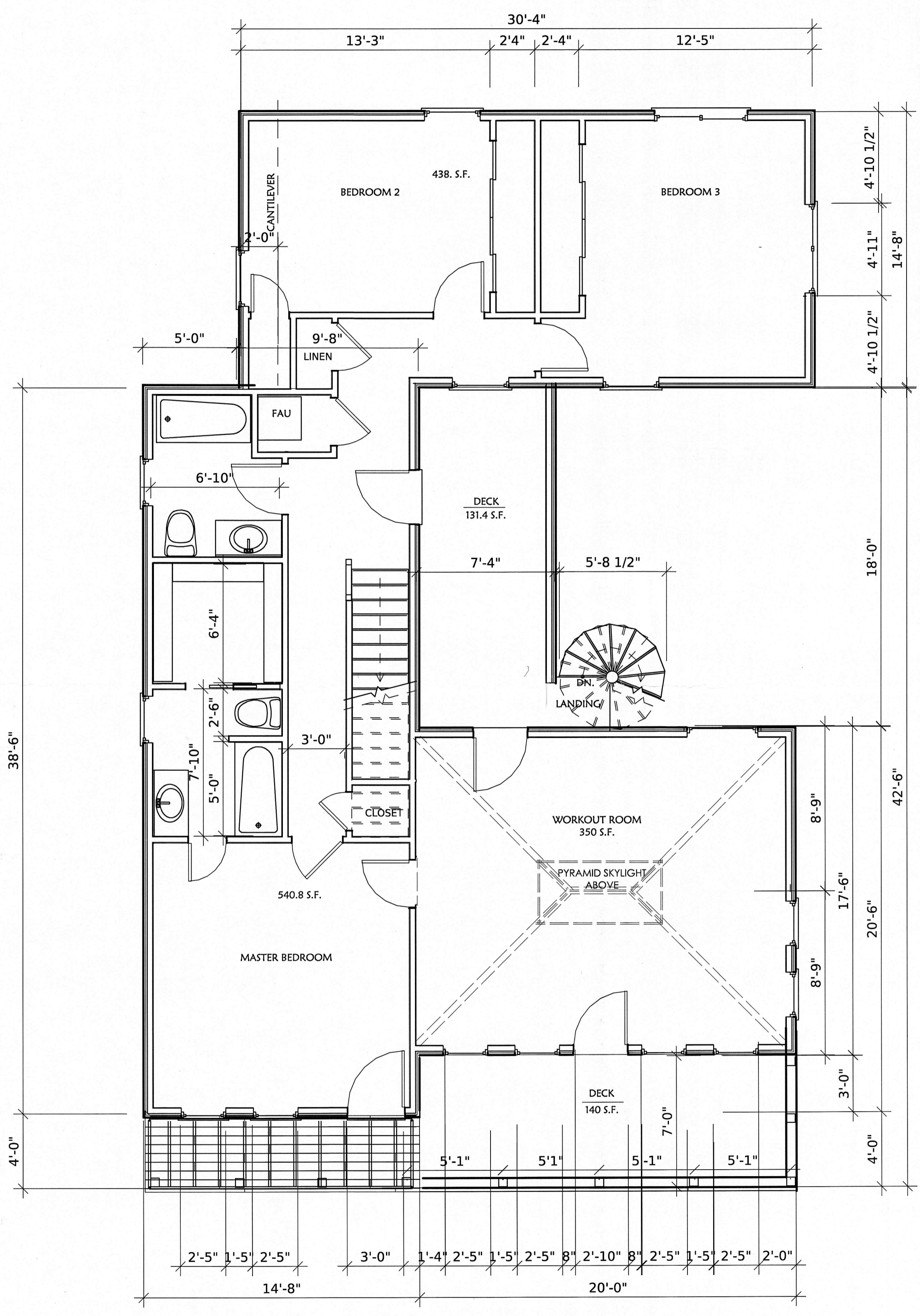
LANDMARK DESIGNS
DESIGN & CONSTRUCTION MANAGEMENT & PRESERVATION
www.landmarkdesigns.net
P.O. BOX 221, LOS GATOS, CA 95028

DRAWN BY:
K.B.
CHECKED BY:
S.Y.
DATE
NOV. 16, 2015
SCALE
1/4" = 10"
JOB NO.

SHEET
A2



NOTES:
1. 3'0" X 6'8" REQUIRED EGRESS DR., LANDING 1 1/2" MAX. BELOW F.F. (TYP.) PER CRC 311.3.
2. PROVIDE 26 GA. FLASHING LAP UNDER THRESHOLD @ 4" EXTEND 9" BELOW THRESHOLD (TYP.) ALL DOORS.



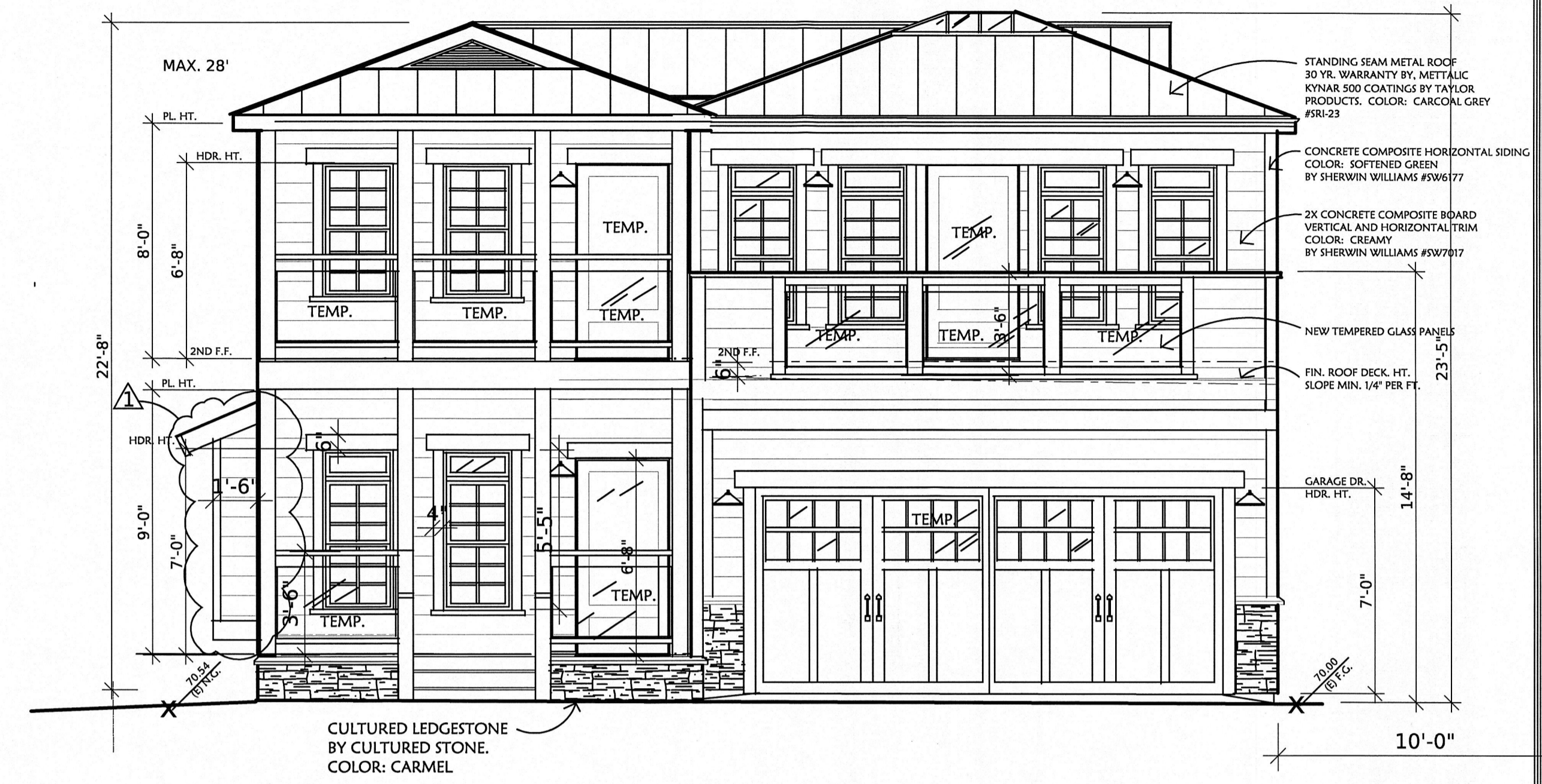
ROOF DECK COVERAGE:
ROOF AREA S.F. = 1408.5 (350+620.5+438)
ROOF DECK 131.4 + 140 = 271.4
1408.5 * .20 (20%) = 281.7 MAX. ROOF DECK COVERAGE
271.4 < 281.7 (20% OF (E) ROOF)

1/4" = 10"

REVISIONS	BY
11/16/15	C.C./P.D.



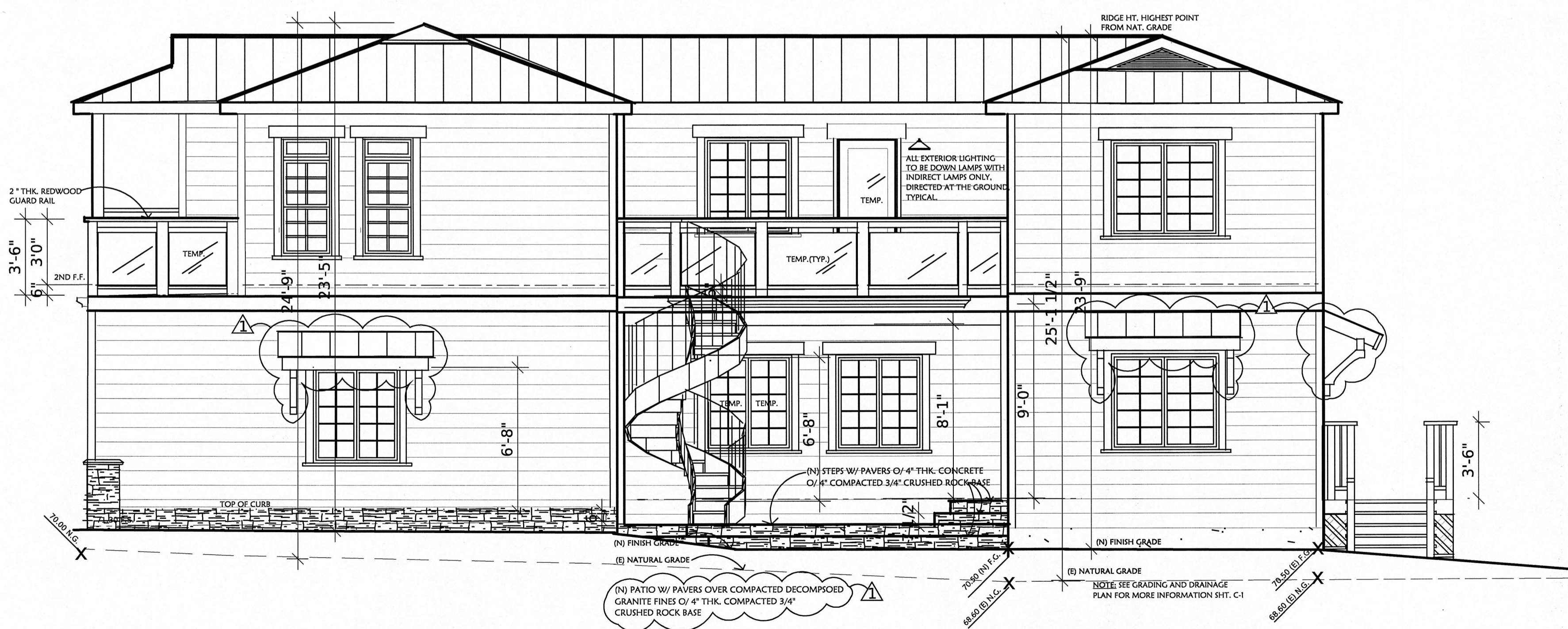
LEFT SIDE ELEVATION SC. 1/4"=10"



FRONT ELEVATION SC. 1/4"=10"



REAR ELEVATION SC. 1/4"=10"



RIGHT SIDE ELEVATION SC. 1/4"=10"

FRONT ELEVATION
SIDE ELEVATIONS
REAR ELEVATION

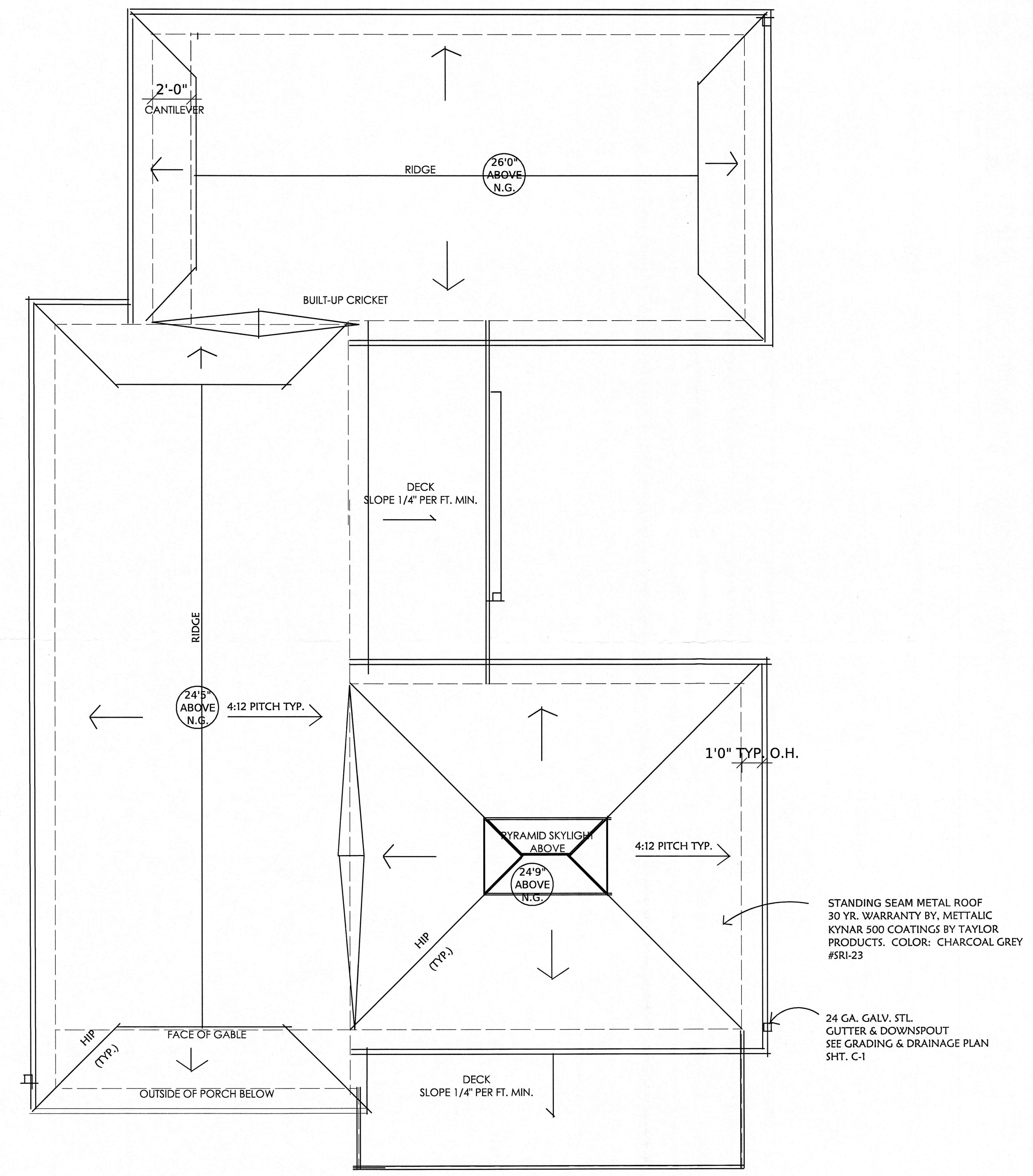
A NEW RESIDENCE FOR:
THE YAMAMOTO FAMILY
951 MALAGA STREET
EL GRANADA, CA 94019

LANDMARK DESIGNS
CONTRACTORS AND ARCHITECTS
WWW.LANDMARKDESIGNS.NET
P.O. BOX 222 LOS GATOS, CA 95020 408-76-1218

DRAWN BY:
K.B.
CHECKED BY:
S.Y.
DATE
NOV. 16, 2015
SCALE
1/4" = 10"
JOB NO.

SHEET
A3

REVISIONS	BY



ROOF PLAN

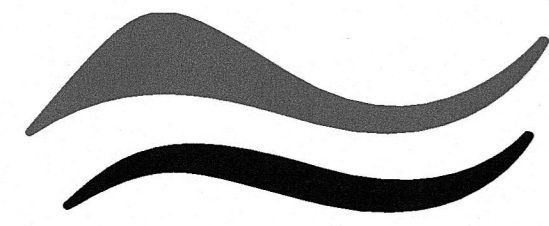
A NEW RESIDENCE FOR:
THE YAMAMOTO FAMILY
 951 MALAGA STREET
 EL GRANADA, CA 94019

LANDMARK DESIGNS
 ARCHITECTURE • INTERIOR DESIGN • EXTERIOR DESIGN
 www.landmarkdesigns.net
 P.O. BOX 2021 LOS GATOS, CA 95021
 408.763.1218

ROOF PLAN 1/4" = 10'

DRAWN BY: K.B.
CHECKED BY: S.Y.
DATE NOV. 16, 2015
SCALE 1/4" = 10'
JOB NO.
SHEET

A4



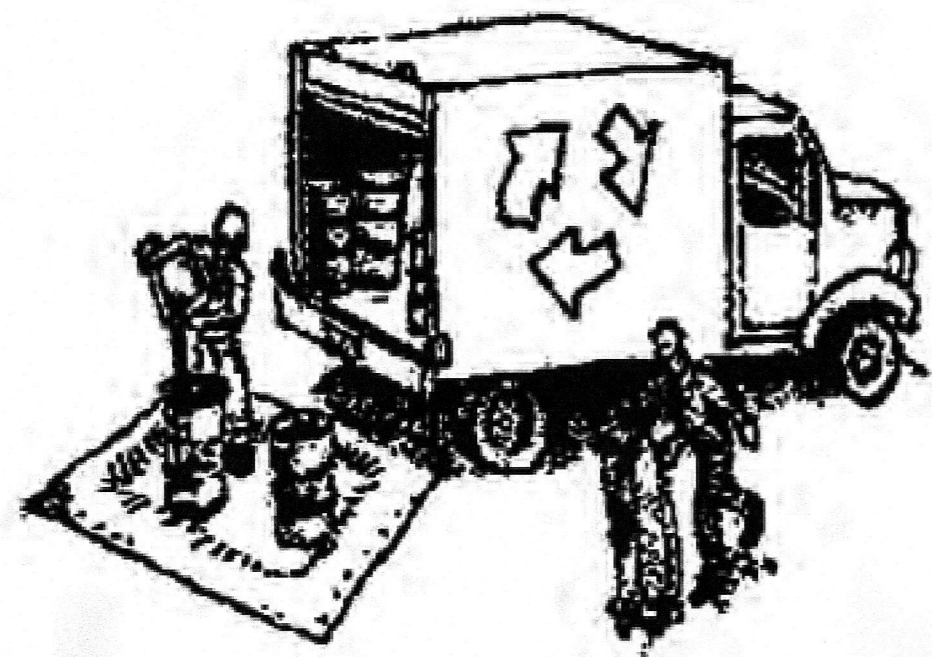
SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**

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

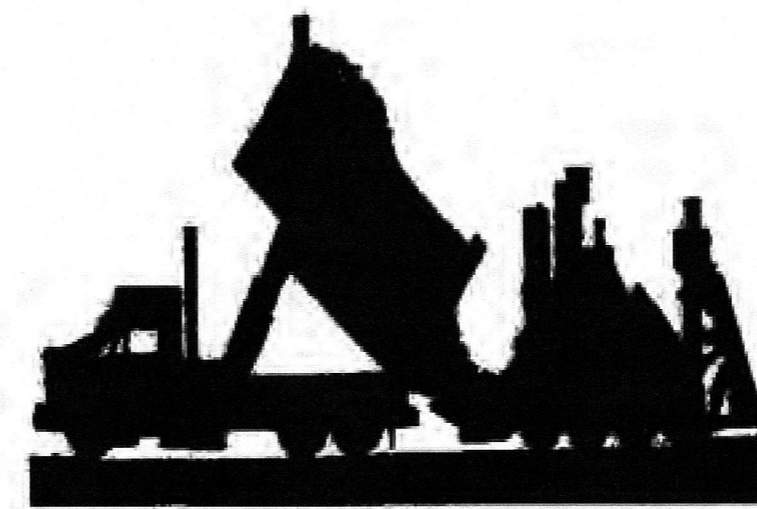


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant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

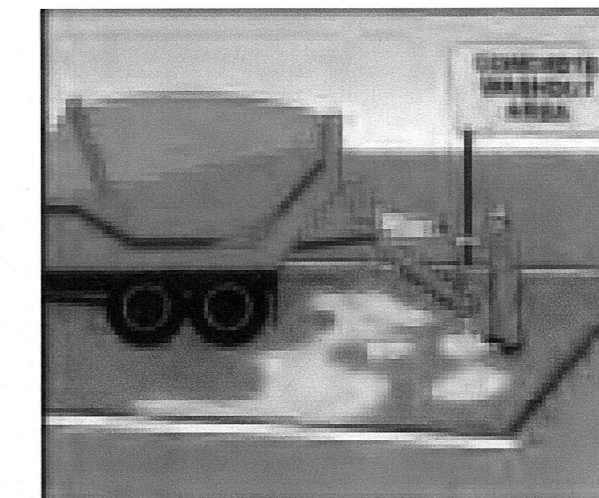


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of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

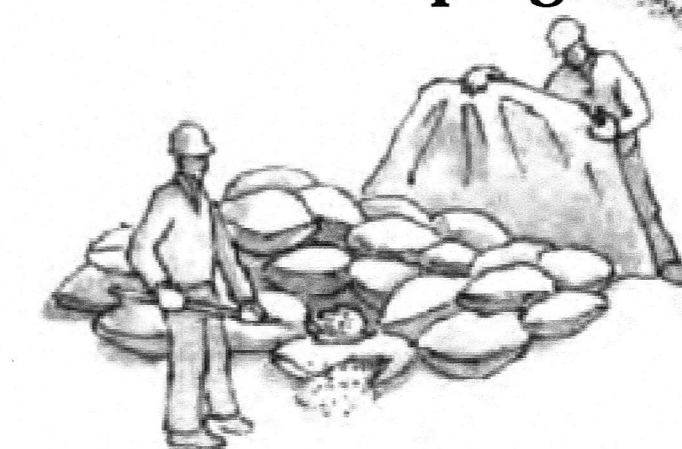
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

Concrete, Grout & Mortar Application



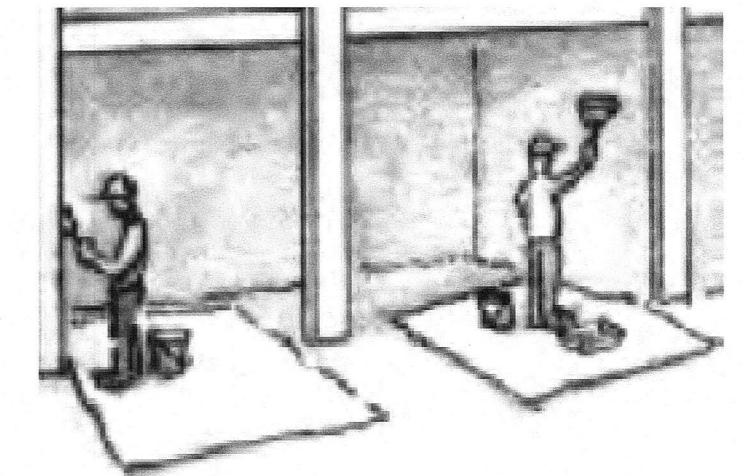
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

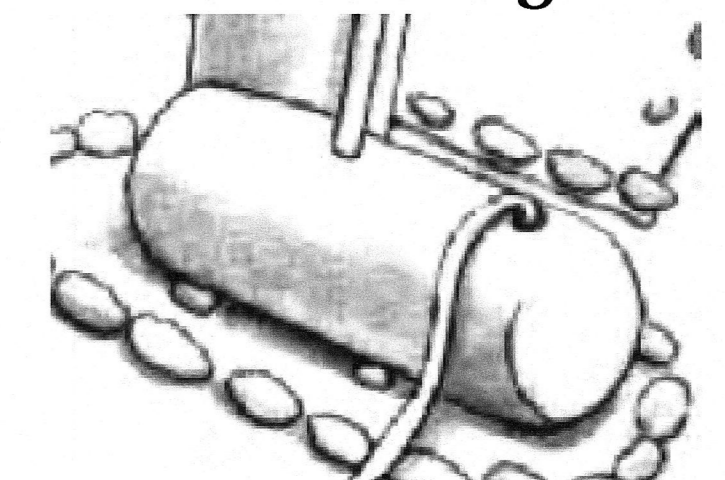
Painting & Paint Removal



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!

