

0.07 0 0.04 0.07 Miles

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 Permit Application Form

PLN: 2018-00056

BLD:

Applicant/owner information

Applicant: BRUCE STERRINS
Mailing Address: PO. BOX 611
HACLE MOUN BAY CA Zip: 94019
Phone, W: 650 218 3841 H:
E-mail Address: stebbc0@gmail.com FAX:

Name of Owner (1): BRUCE STERRINS Name of Owner (2):
Mailing Address: SAME Mailing Address:
Zip: Zip:
Phone, W: Phone, W:
H: H:
E-mail Address: E-mail Address:

Project Information

Project Location (address): EC Assessor's Parcel Numbers: 047-218-010
Zoning: 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)

NEW HOME

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

LACMVI LOT

Describe Existing Structures and/or Development:

NONE

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

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 2018-00056

Other Permit #: _____

1. Basic Information

Applicant:

Name: BRUCE STEBBINS

Address: P.O. BOX 619

HALEMOON BAY Zip: 94014

Phone, W: 650 218 3841 H: _____

Email: stebbxo@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: 047-218-010

Address: TBD

Zip: _____

Zoning: _____

Parcel/lot size: 5,936 sq. ft.

Site Description:

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

3. Project Description

Project:

- New Single Family Residence: $\begin{matrix} 2,695 \\ 438 \\ \hline 3,133 \end{matrix}$ ^{LIVING} ^{GARAGE} _{TOTAL} 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:

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>HARDI PLANK</u>	<u>WARM GRAY</u> <u>K-M WOOSTER SMOKE</u>	<input type="checkbox"/>
b. Trim	<u>WOOD</u>	<u>WHITE</u> <u>K-M FROST</u>	<input type="checkbox"/>
c. Windows	<u>VINYL</u>	<u>WHITE</u>	<input type="checkbox"/>
d. Doors	<u>FRONT DOOR - WOOD</u>	<u>K-M FROST/WHITE</u>	<input type="checkbox"/>
e. Roof	<u>COMP. / CERTAINTEED</u>	<u>WEATHERWOOD</u>	<input type="checkbox"/>
f. Chimneys	<u>N/A</u>		<input type="checkbox"/>
g. Decks & railings	<u>N/A</u>		<input type="checkbox"/>
h. Stairs	<u>N/A</u>		<input type="checkbox"/>
i. Retaining walls	<u>N/A</u>		<input type="checkbox"/>
j. Fences	<u>WOOD</u>	<u>NATURAL</u>	<input type="checkbox"/>
k. Accessory buildings	<u>N/A</u>		<input type="checkbox"/>
l. Garage/Carport	<u>SEE EXTERIOR WALLS</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.

[Signature]

Owner: BRUCE STEERINS

Applicant: _____

Date: 2/15/18

Date: _____

Certificate of Exemption or Exclusion from a Coastal Development Permit

Permit #: PLN 2018-00056
Permit #: BLD _____

Permanent Record
Microfilming Required

1. Basic Information

Owner
Name: BRUCE STEBBINS
Address: PO BOX 615
HALF MOON BAY
Zip: _____
Phone, W: _____ H: _____
Email Address: _____

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

2. Project Information

Project Description:
NEW HOME

Existing water source:
 Utility connection _____
 Well _____

Proposed water source:
 Utility connection _____
 Well _____

Assessor's Parcel Number(s):
047-218-3841

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

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.

[Signature] _____ Date 2/16/18
Owner Applicant

(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.)

Staff Use Only

5. Agricultural-Related Development Exemption

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), CCAG 13250, ZR 6328.5(a)]
- B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCAG 13253, ZR 6328.5(b)]
- C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]
- D. Repair or Maintenance Activity. [PRC 30610(d), CCAG 13252, ZR 6328.5(d)]
- E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, AB 643, ZR 6328.5(e)]
- F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, ORDERS E-79-7 and E-81-1, 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)]

6. 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

7. 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:

8. 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

Environmental Information Disclosure Form

PLN 2018-00056

BLD _____

Project Address: _____

Name of Owner: _____

Address: _____

Phone: _____

Assessor's Parcel No. 047-218-010

Name of Applicant: _____

Address: _____

Phone: _____

Zoning District: _____

Existing Site Conditions

Parcel size: _____

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). _____

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"/>	<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:

SEE HANDWRITTEN AND DRAWINGS PLAN

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:

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
	<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 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) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

certification

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

Signed: _____

Date: 2/15/18

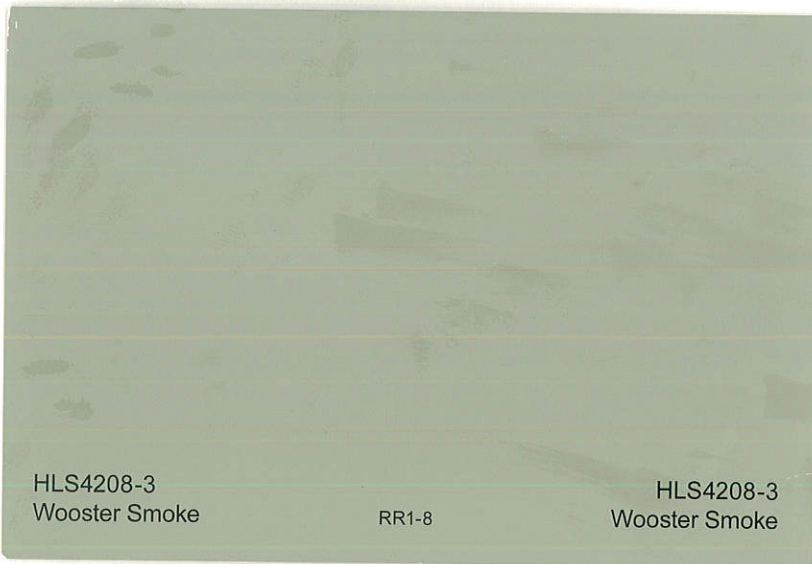
(Applicant may sign)

ERNEST STEBBINS

PLN2018-00056



Max Def Weathered Wood



HLS4208-3
Wooster Smoke

RR1-8

HLS4208-3
Wooster Smoke

BODY
SIDING



14
Frost

LL13-1
LL13-2

14
Frost

WINDOW
TRIM
FASCIA

Alameda Collection
 Alameda 1 Light Outdoor Wall Light in Canyon
 View

9651CV (Canyon View)



Dimensions

Height	11.50"
Width	7.00"

Project Name: _____
 Location: **PLN2018-00056**
 Type: _____
 Qty: _____
 Comments: _____

Ordering Information

Product ID	9651CV
Finish	Canyon View
Collection	Alameda Collection

Dimensions

Extension	8.50"
Height from center of Wall opening	3.00"
Base Backplate	4.50 X 6.00
Weight	4.80 LBS

Specifications

Material	Solid Brass
Diffuser Description	Honey Opalescent
Shade Description	0

Electrical

Voltage	120V
Lead Wire Length	3"

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	1
Max or Nominal Watt	100W
Socket Wire	105
Socket Type	Medium
Lamp Type	A19

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Hybrid	CFL	23-30W		

RECEIVED

FEB 16 2018

San Mateo County
 Planning Division

KICHLER.

Style to live by™



Dark Sky Accessory Panel Set WH
4812WH (White)

★★★★★ [Write a review](#)

Product Description:

This versatile dark sky accessory panel set features a classic White finish.

[ADD TO PROJECT](#)

Technical Information

Weight:	0.60 LBS
Dual Mount:	No
Safety Rated:	Not Required
Lamp Included:	Not Included
Finish:	White

In the Spotlight

#kichler



[Add photo](#)



Reviews

★★★★★
[Be the first to review this product](#)

RECEIVED

FEB 16 2018

San Mateo County
Planning Division

Revisions
2-27-18

Project Title
Stebbins Residence
 Ferdinand Ave El Granada, CA
 APN 047-218-010

Appr. **CLS**

Sheet Title
Title Sheet & Site Plan

Date **12/12/16**

Planned By: **Chris L Stevens**
 CA Lic. No. 533737
 180 Pine Forest Dr
 Aptos, CA 95003
 Ph (831) 662-9682
 DESIGNER - B U I L D E R

Job No. **2016.100**

Sheet **1**
 of

PLN 2016.100.0056

Stebbins Residence

Ferdinand Ave APN 047-218-010
 El Granada, CA

Owner:
Bruce Stebbins
 PO Box 615
 Half Moon Bay, CA 94019

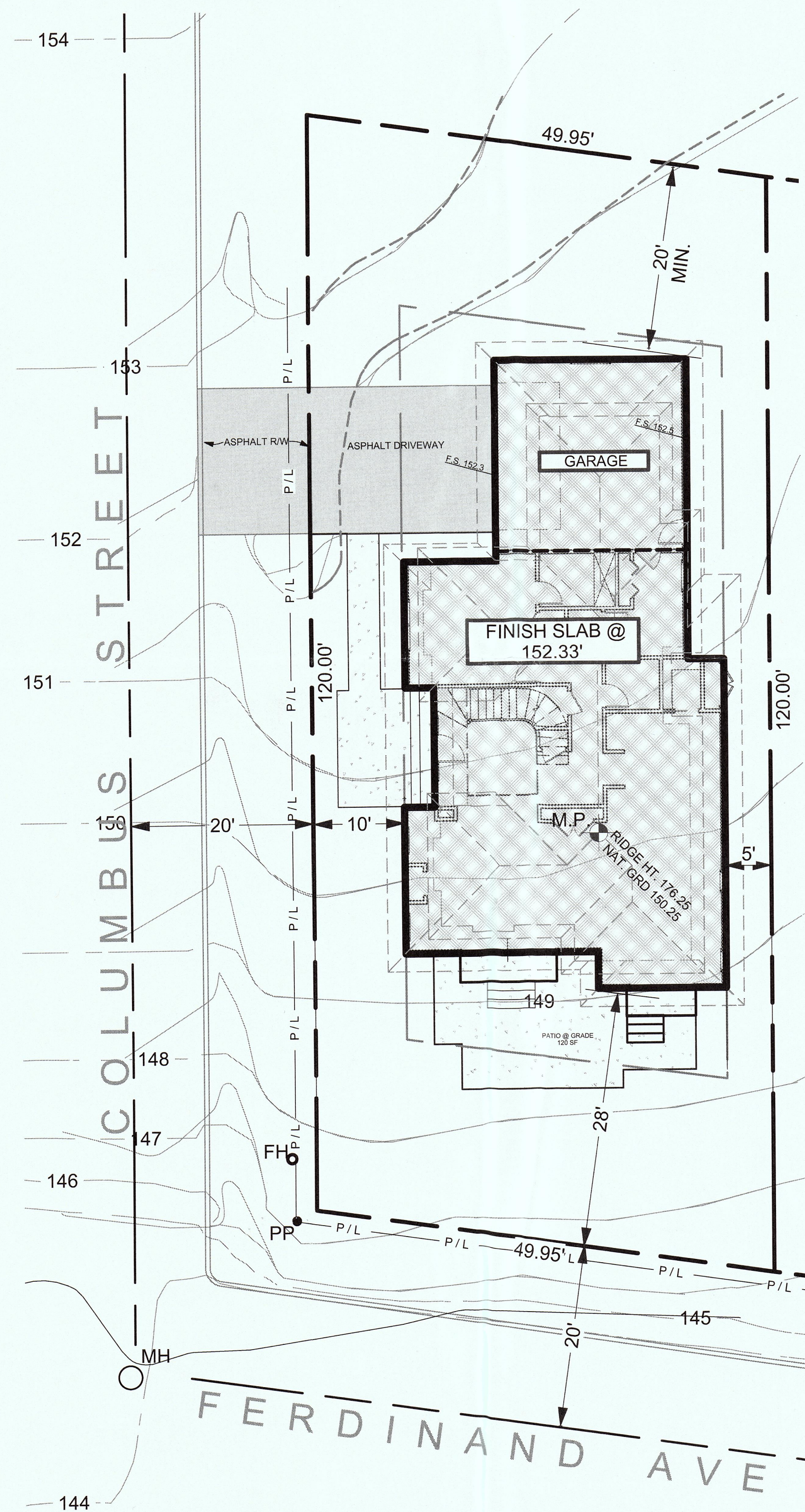
Phone 650-218-3841

Project Data:

Zone S-17
 Lot Size 5,936 sf
 Lot Coverage
 Footprint 1946
 Front Porch 39
 Back Porch 26
 Landings & Steps
 18" above grade 66
 total 2077 (.35%)
 Coverage Allowed 5936 x .35 = 2078 sf
 Floor Area
 1st Floor 1505
 2nd Floor 1190
 Garage 438
 total 3133 sf
 Floor Area Allowed 5936 x .53 = 3146 sf

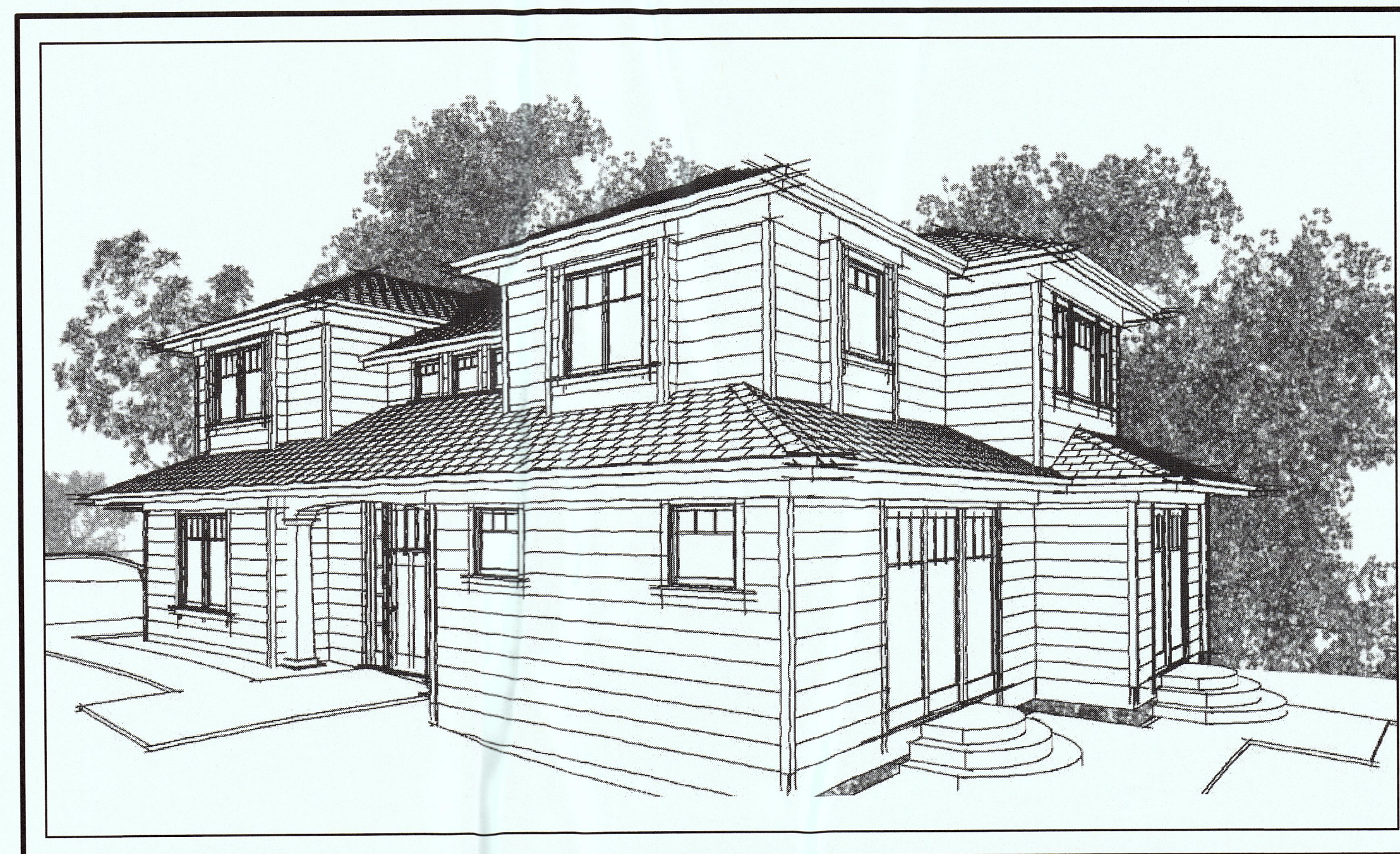


Location Map



Site Plan

10th Scale



Perspective

No Scale

RECEIVED

MAR 01 2018
 San Mateo County
 Planning Division

SHEET INDEX

SHT	DESCRIPTION
1	SITE PLAN
2	FLOOR PLANs
3	ELEVATIONS
4	ELEVATIONS
5	BUILDING SECTIONS
C1	GRADING PLAN
C2	DRAINAGE PLAN
L1	PLANTING PLAN
L2	WATER EFFICIENT WORKSHEET

Revisions	
2-27-18	

Project Title
Stebbins Residence
 Ferdinand Ave El Granada, CA
 APN 047-218-010

Appr. **CLS**

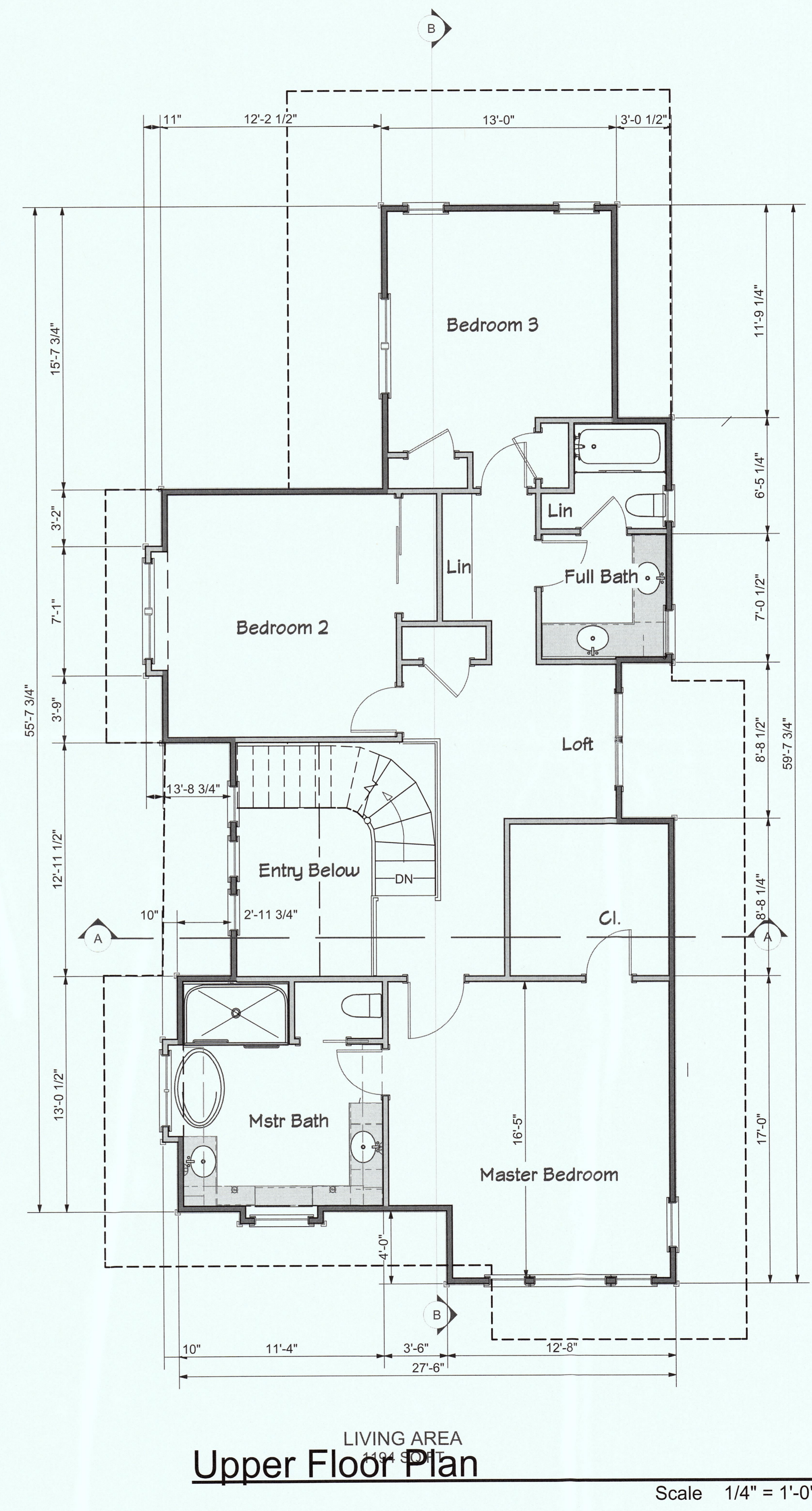
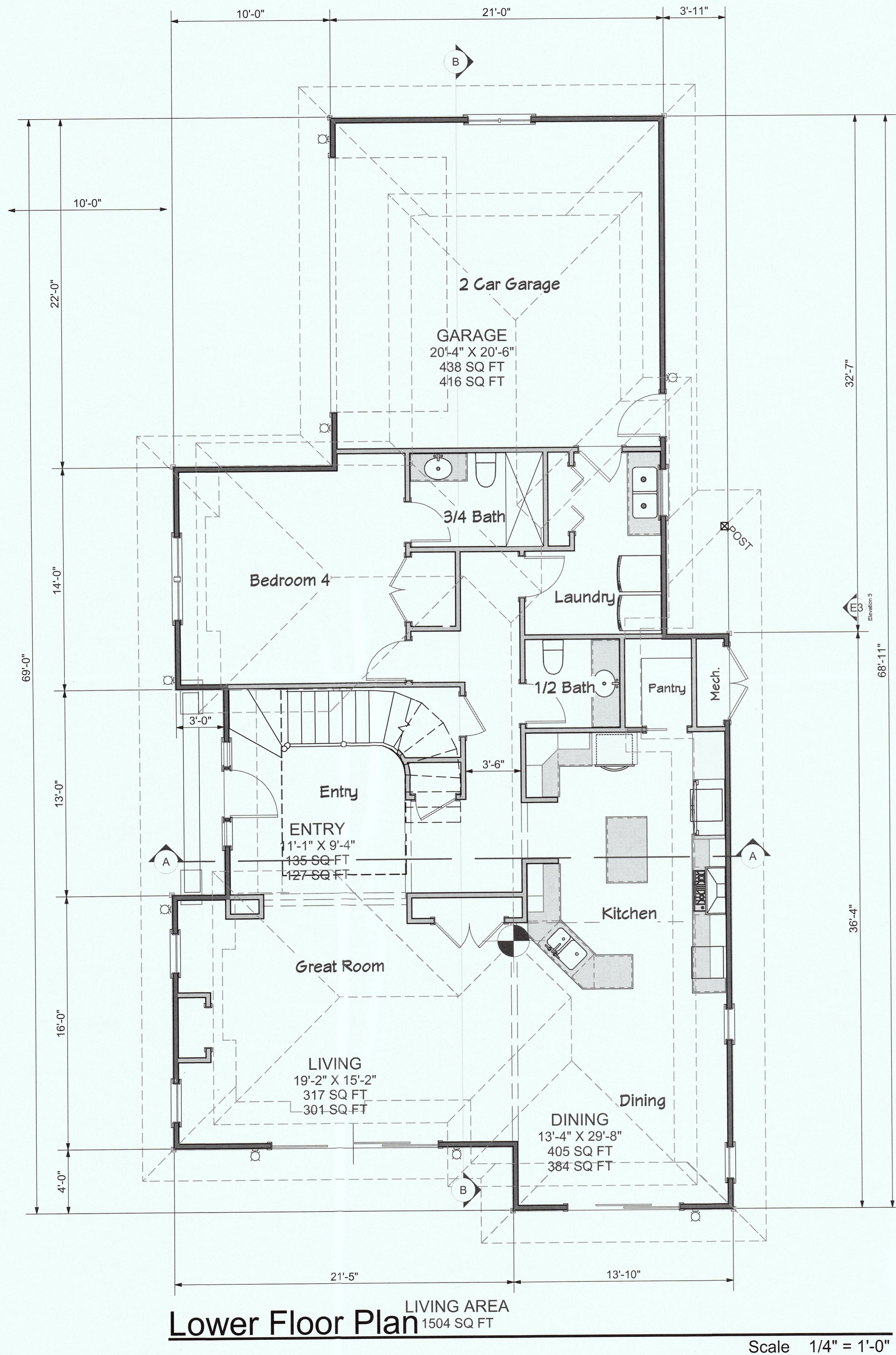
Sheet Title
Floor Plans

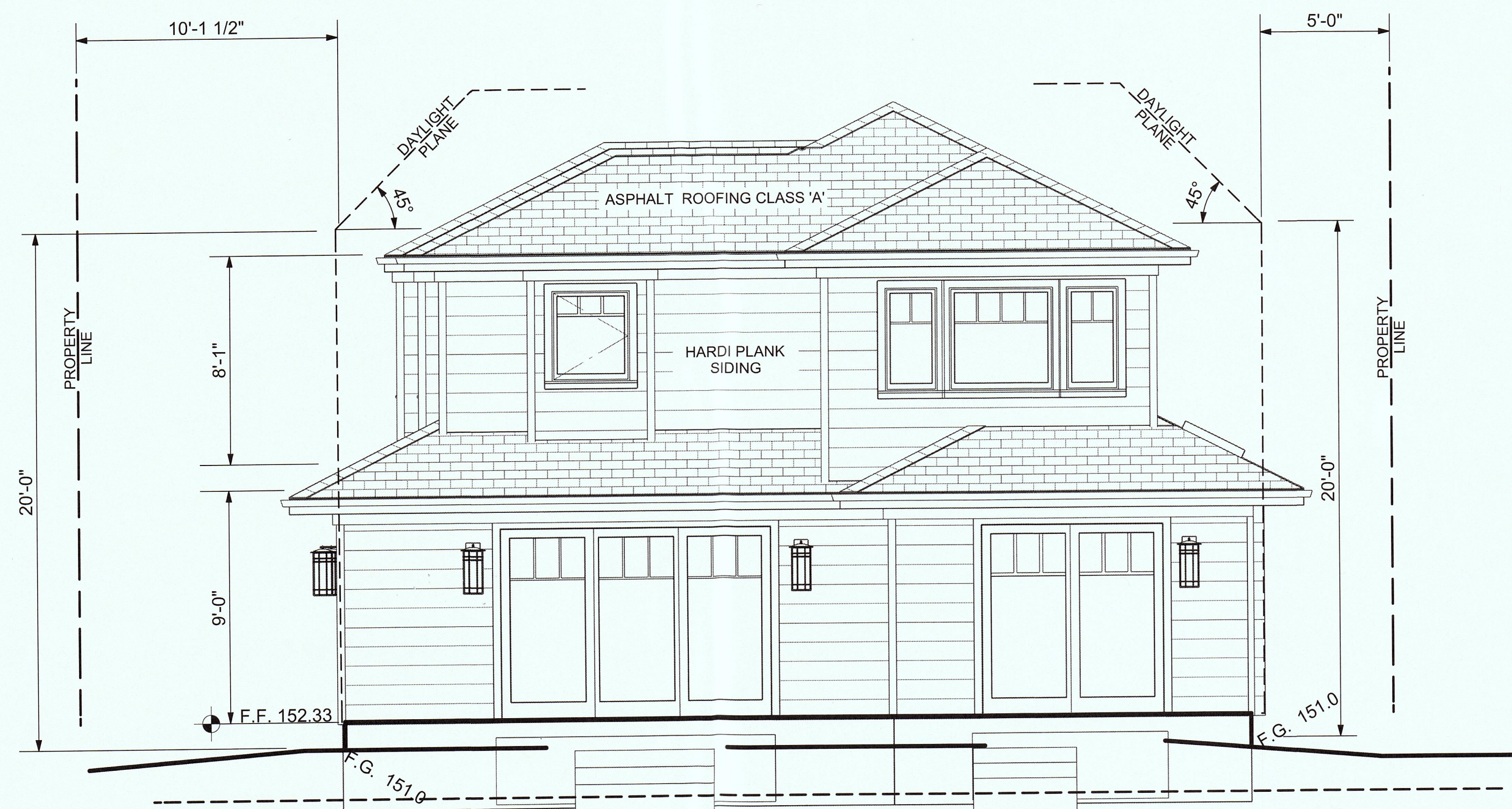
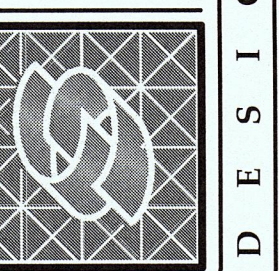
Date **12/12/16**

Plans Prepared By:
Chris L Stevens
 CA Lic. No. 533737
 180 Pine Forest Dr
 Aptos, CA 95003
 Ph (831) 662-9682
 D E S I G N E R - B U I L D E R

Job No. **2016.100**

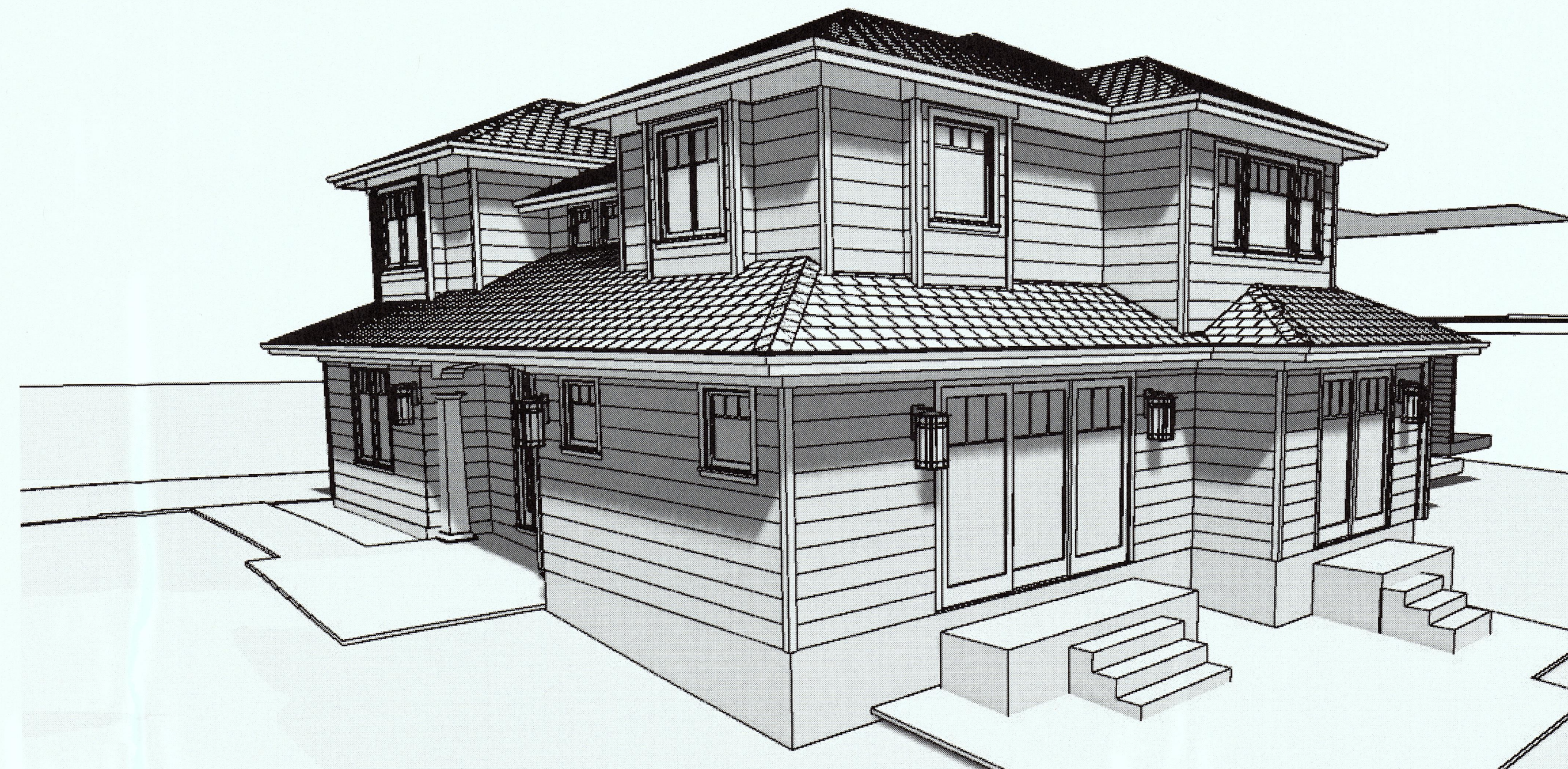
Sheet
2
 of





West Elevation

Scale 1/4" = 1'-0"



Pictorial

No Scale



North Elevation

Scale 1/4" = 1'-0"

EXTERIOR MATERIALS

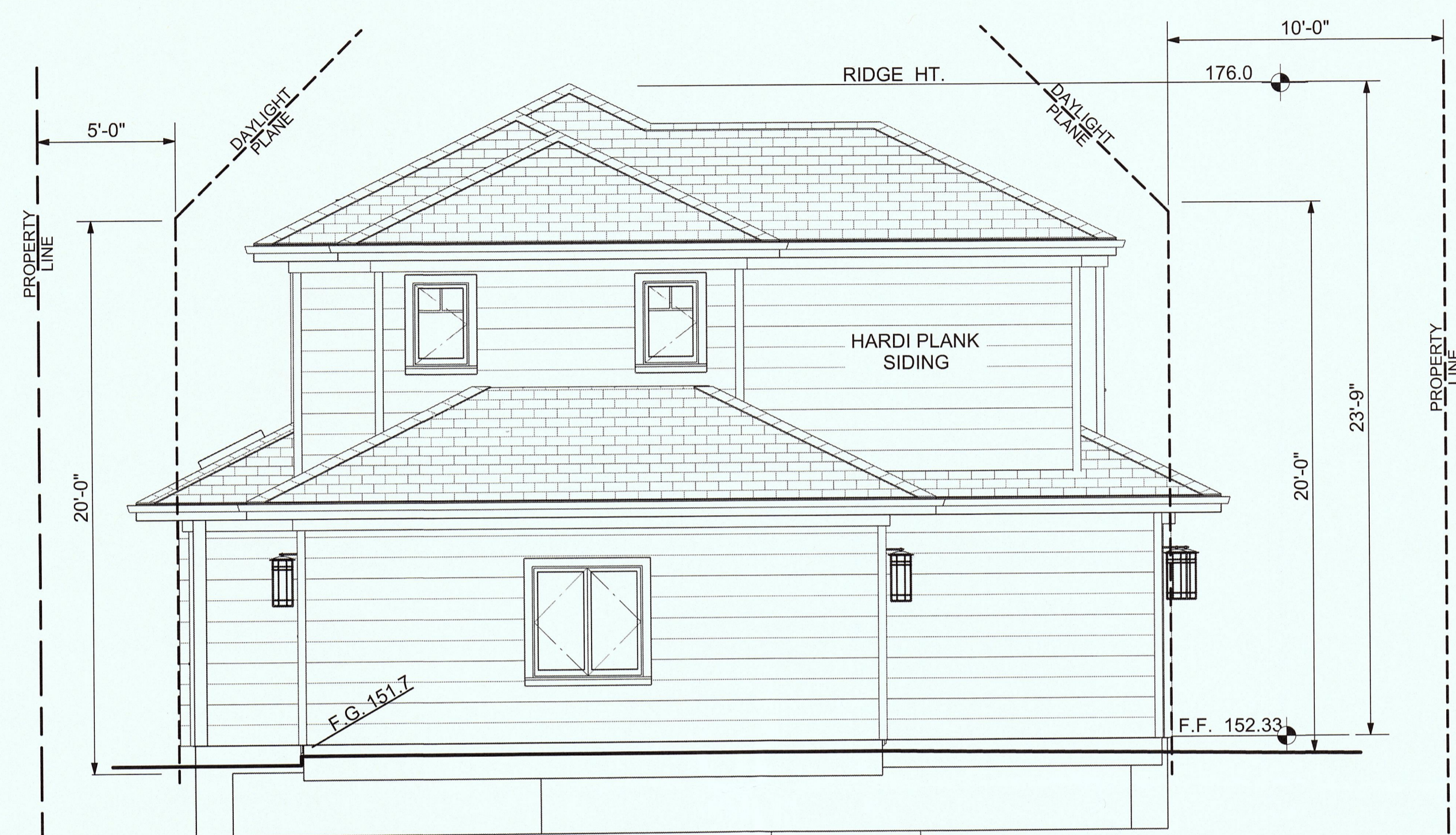
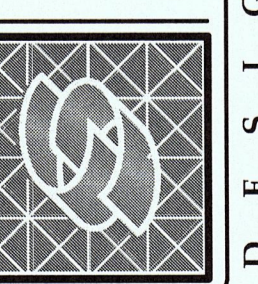
ROOFING: CERTAINTED LANDMARK COMPOSITION SHINGLES.
COLOR: WEATHERWOOD

SIDING: HARDI PLANK
COLOR: KELLY MOORE WOOSTER SMOKE

TRIM: KELLY MOORE FROST

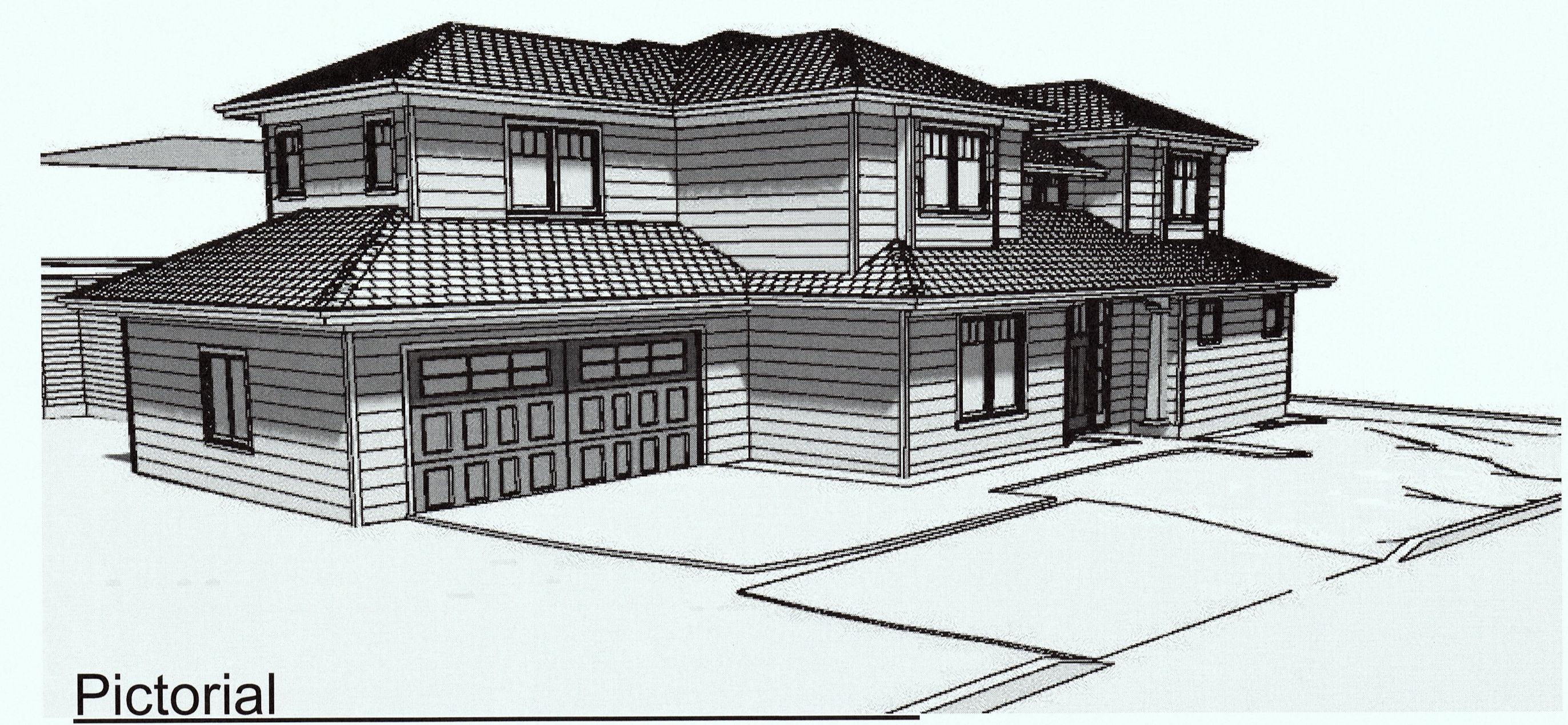
WINDOWS: MILGARD VINYL WHITE

EXTERIOR LIGHT FIXTURES: KICHLER "DARK SKY" ALEMEDA
SQUARE LANTERN 9651 CV



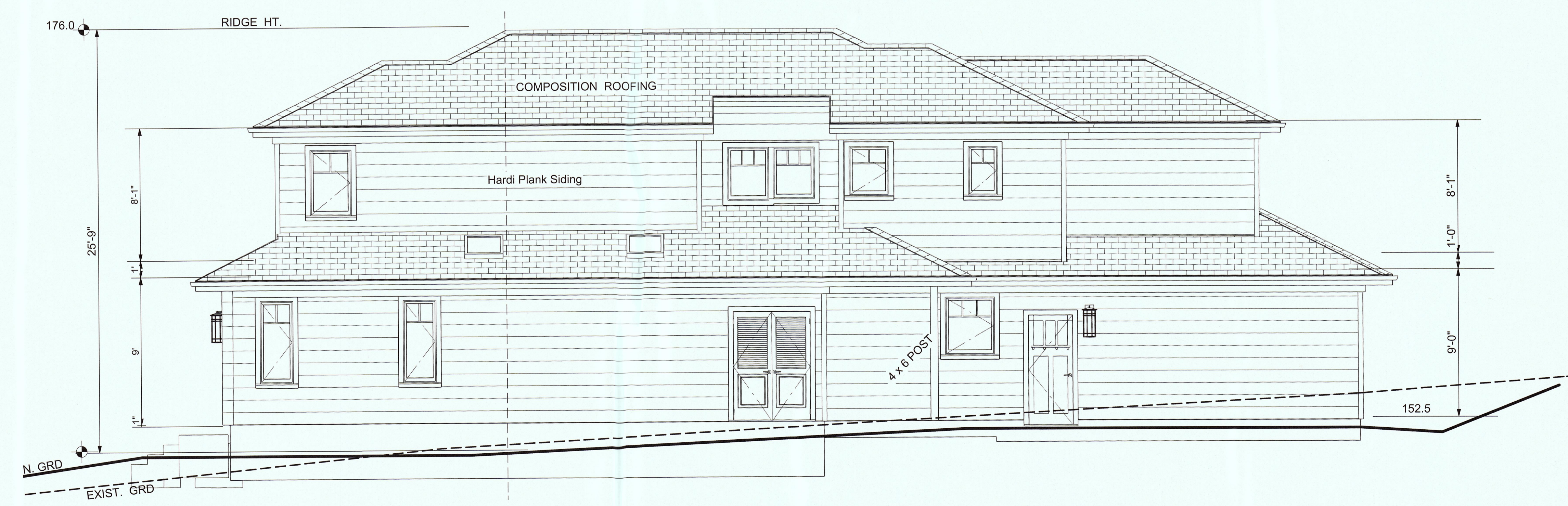
East Elevation

Scale 1/4" = 1'-0"



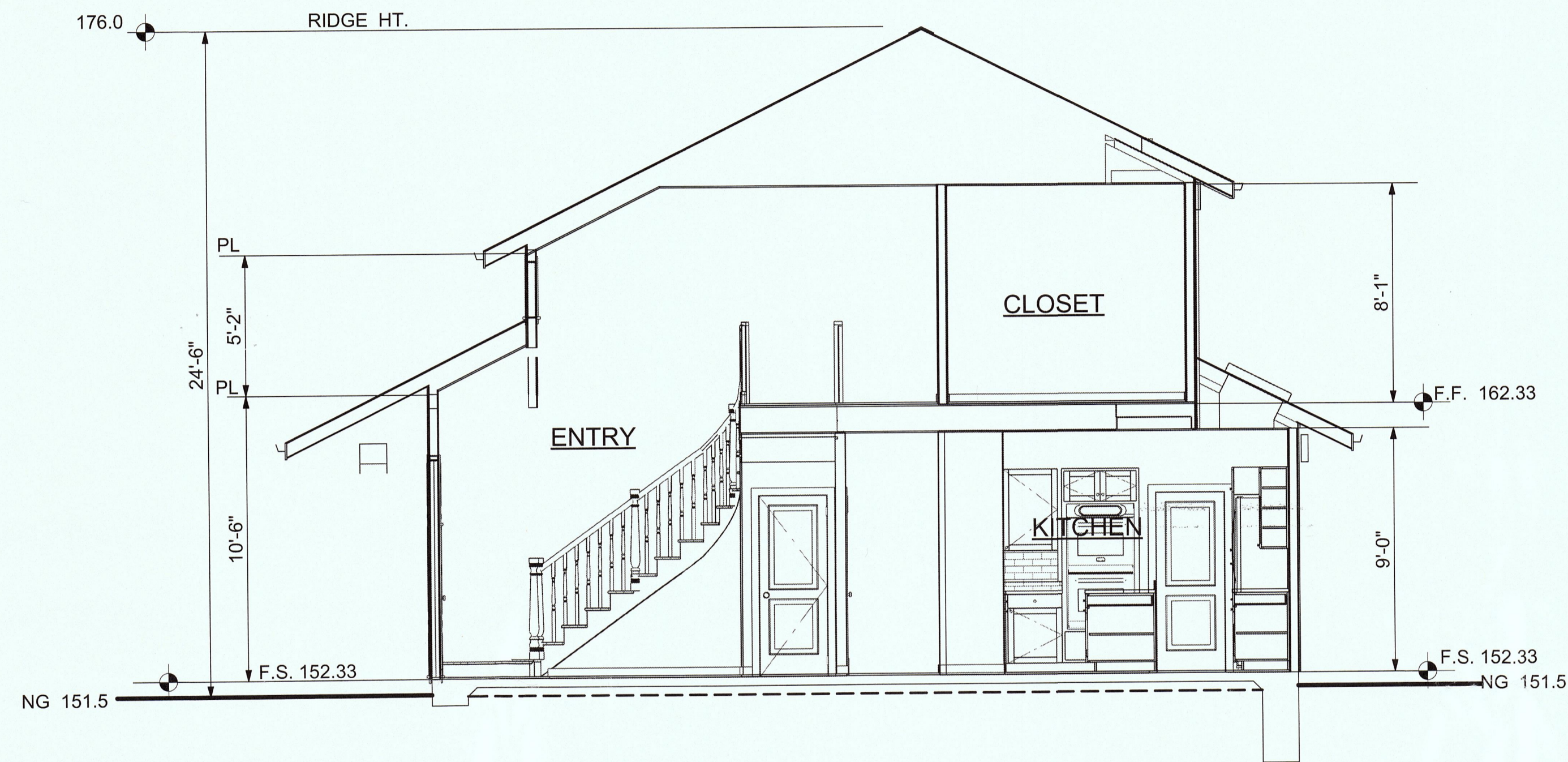
Pictorial

No Scale



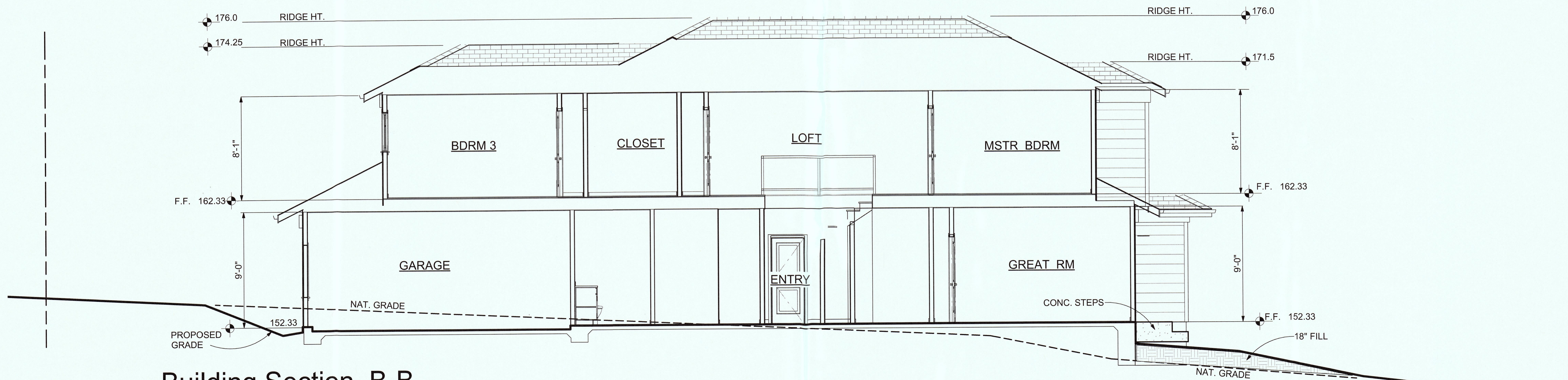
South Elevation

Scale 1/4" = 1'-0"



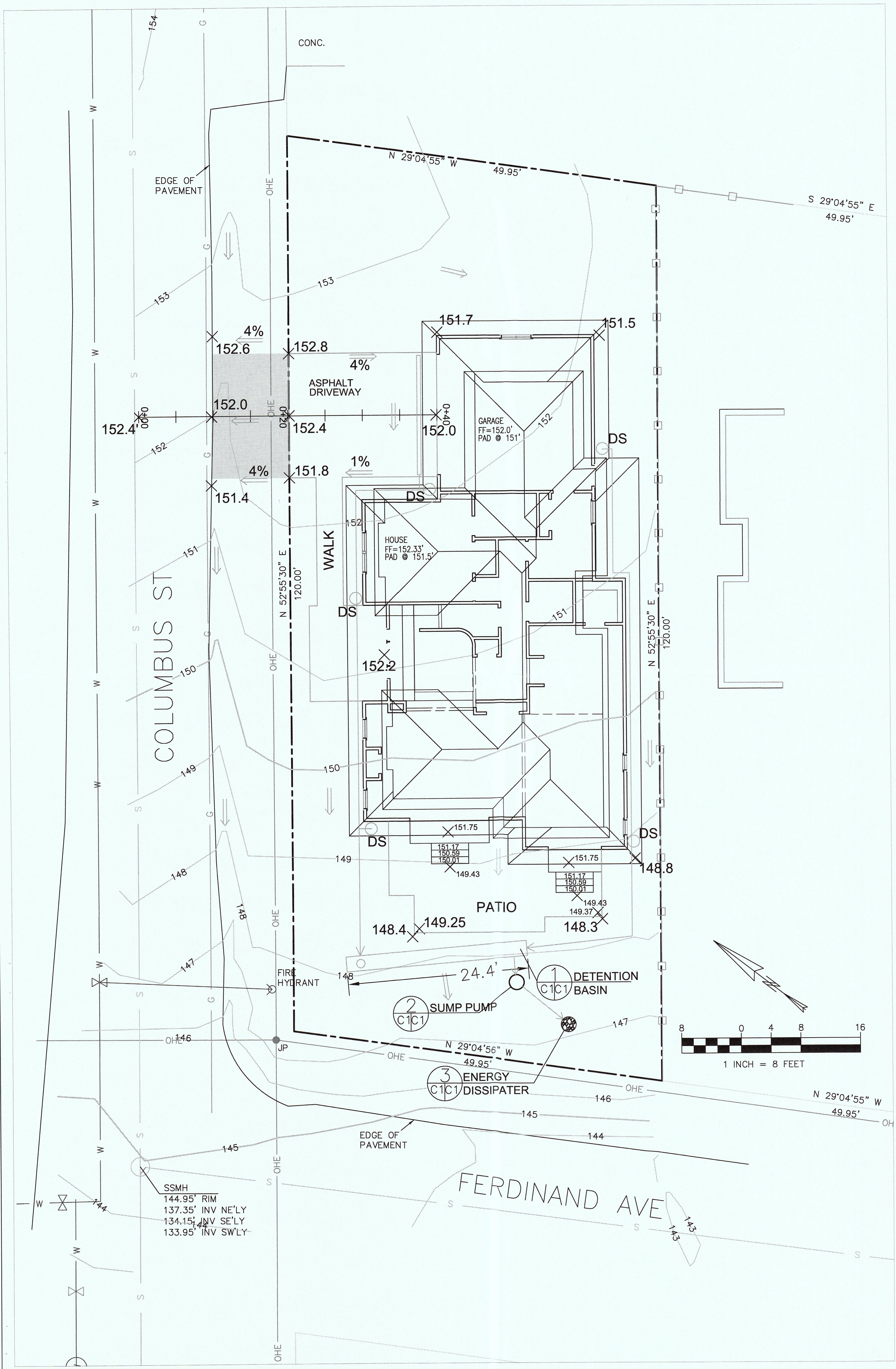
Building Section A-A

Scale 1/4" = 1'-0"



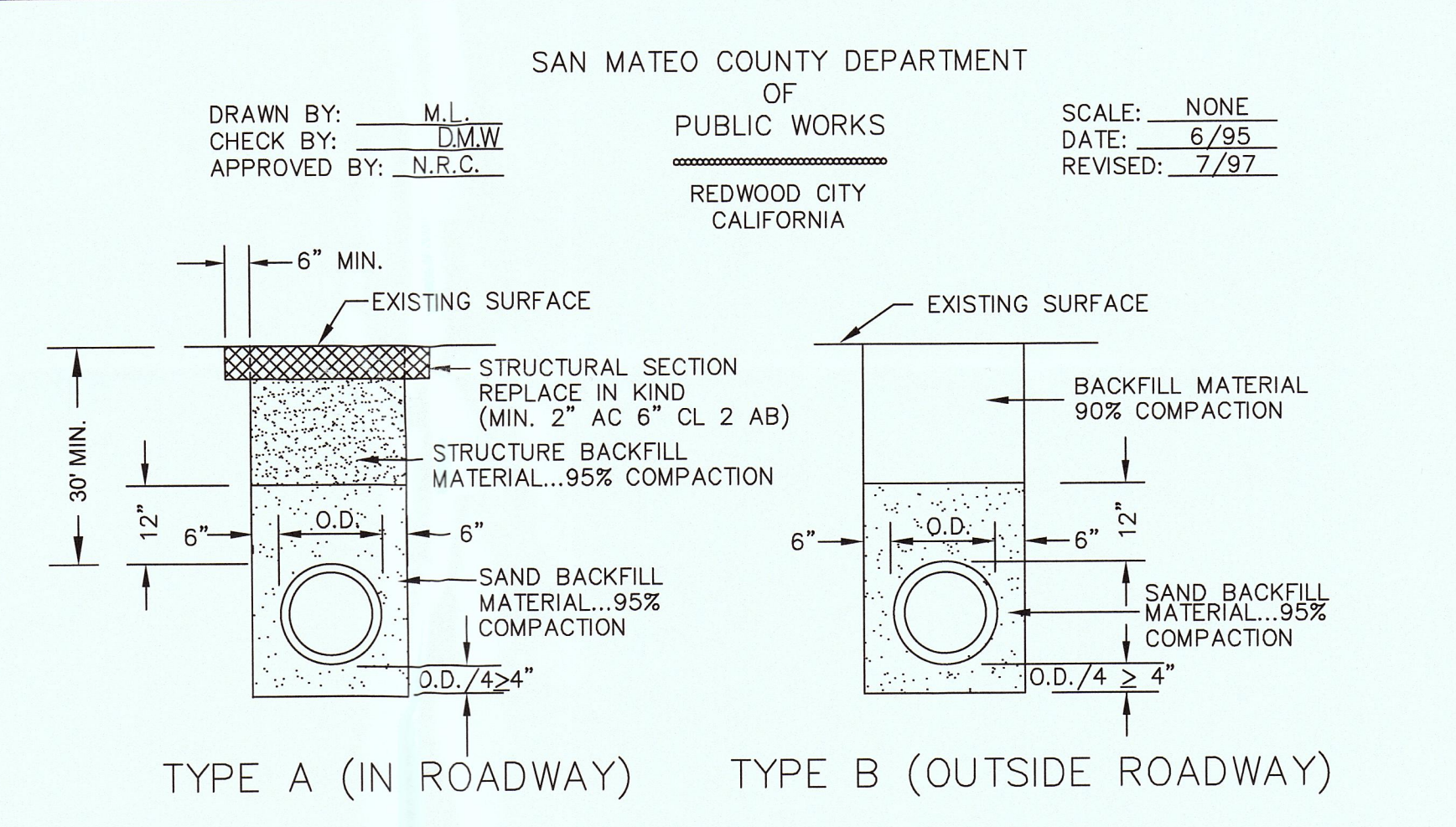
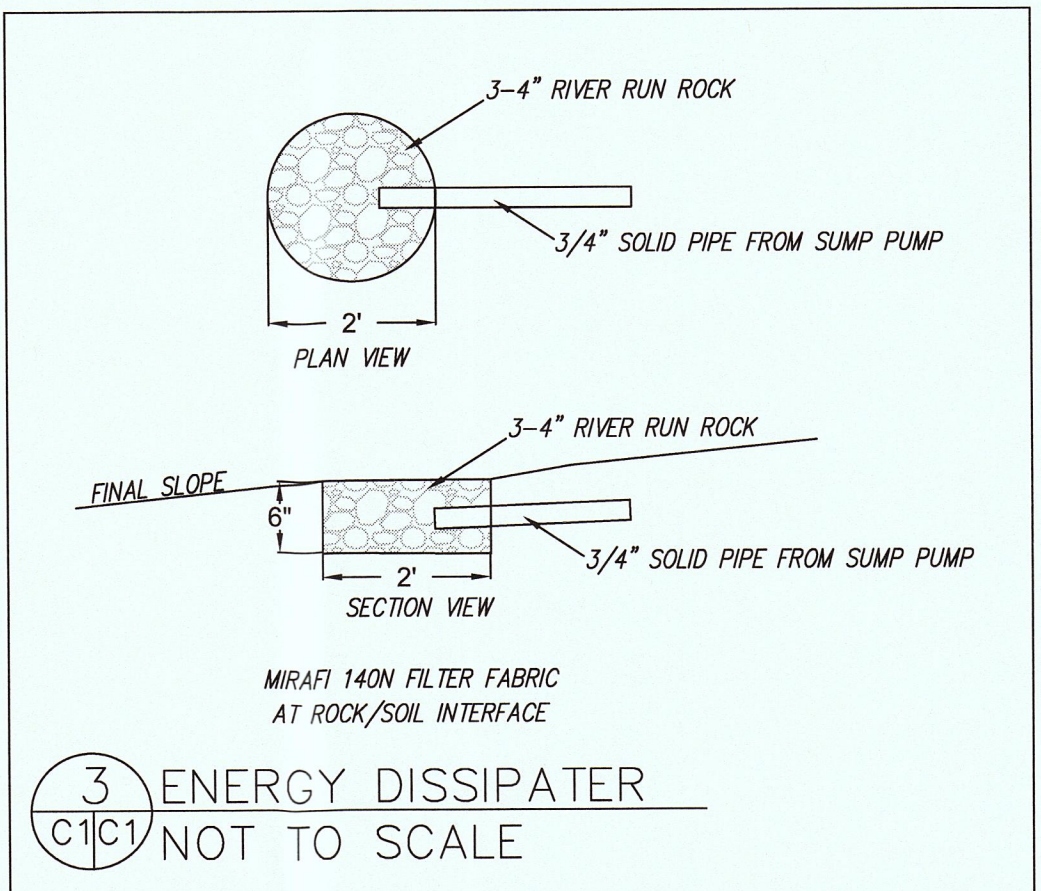
Building Section B-B

Scale 1/4" = 1'-0"



LEGEND

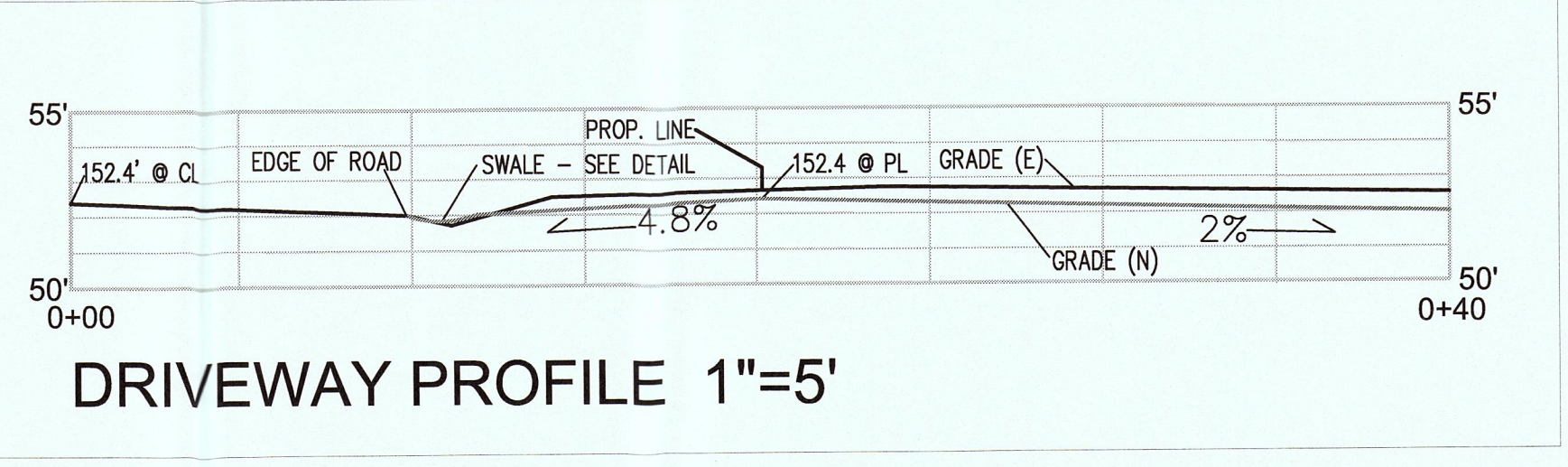
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 148.9 PROPOSED SPOT ELEVATION
- DS
- DIRECTION OF SURFACE DRAINAGE FLOW
- 3" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- ASPHALT IN R.O.W.: 2" AC OVER 6" CLASS 2 AB WITH 95% COMPACTION



- NOTES:**
- SAND... MATERIAL FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:
- | SIEVE SIZE | % PASSING SIEVE |
|------------|-----------------|
| No. 4 | 100 |
| No. 200 | 0-5 |
- STRUCTURE BACKFILL MATERIAL... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:
- | SIEVE SIZE | % PASSING SIEVE |
|------------|-----------------|
| 3" | 100 |
| No. 4 | 35-100 |
| No. 30 | 20-100 |
- BACKFILL MATERIAL... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL.

STANDARD TRENCH BACKFILL AND BEDDING DETAIL

W-10



GENERAL NOTES

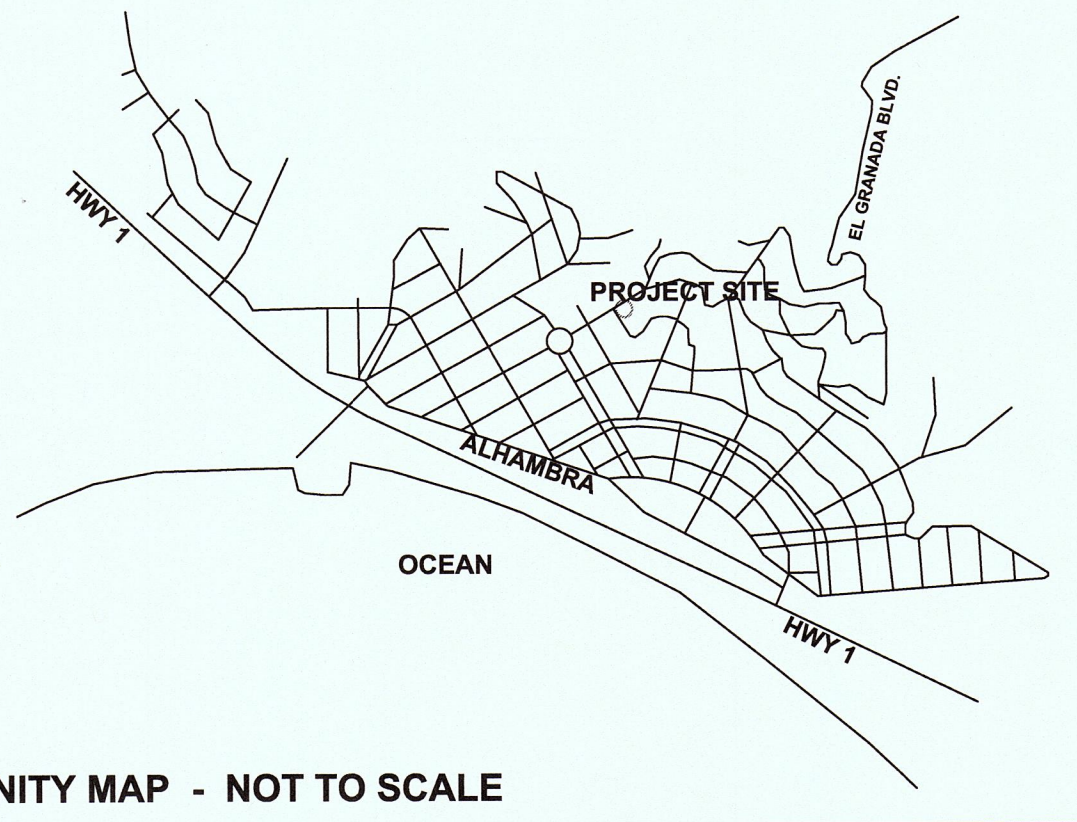
- PLANS PREPARED AT THE REQUEST OF: BRUCE STEBBINS, OWNER
- SURVEY AND TOPOGRAPHY BY S. MICALLEF, 12-19-17
- THIS IS NOT A BOUNDARY SURVEY.

DRAINAGE NOTES

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
- ALL ROOF DRAIN LINES SHALL LEAD TO DETENTION BASIN SHOWN.
- ALL DRAINAGE PIPES SHALL BE 3" MIN. DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
- PROPERTY OWNER IS RESPONSIBLE FOR ROUTINE MAINTENANCE AND REPAIR OF THE DRAINAGE SYSTEM. THE DRAINAGE SYSTEM MAY NOT BE REMOVED WITHOUT A BUILDING PERMIT APPROVAL.

TRAFFIC CONTROL NOTES

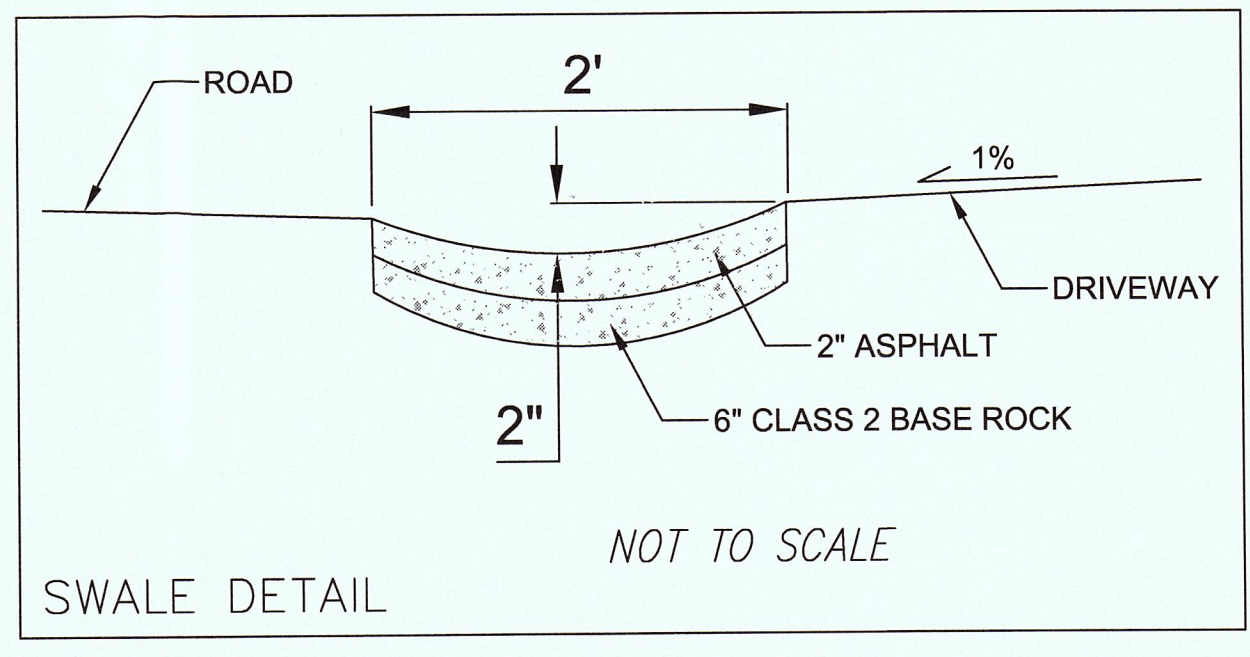
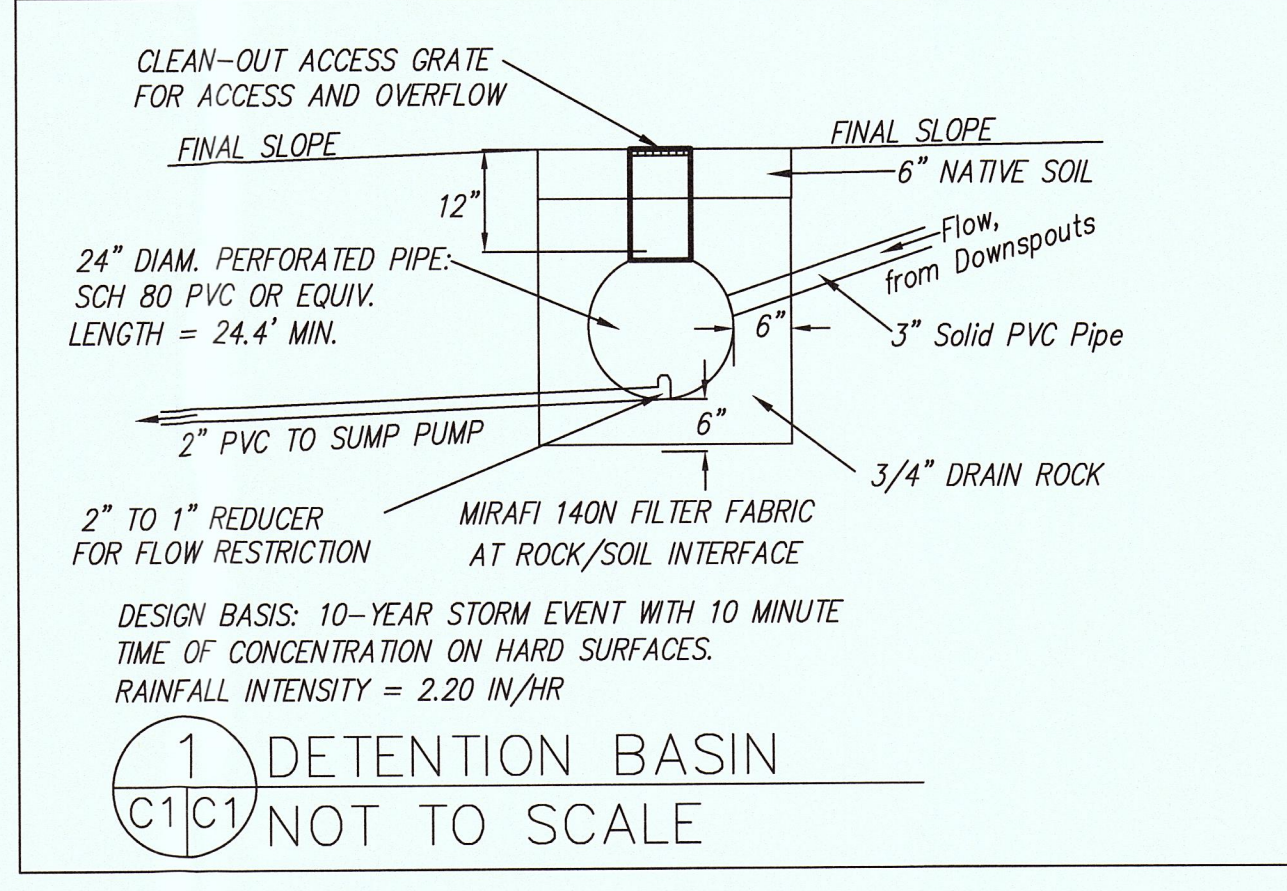
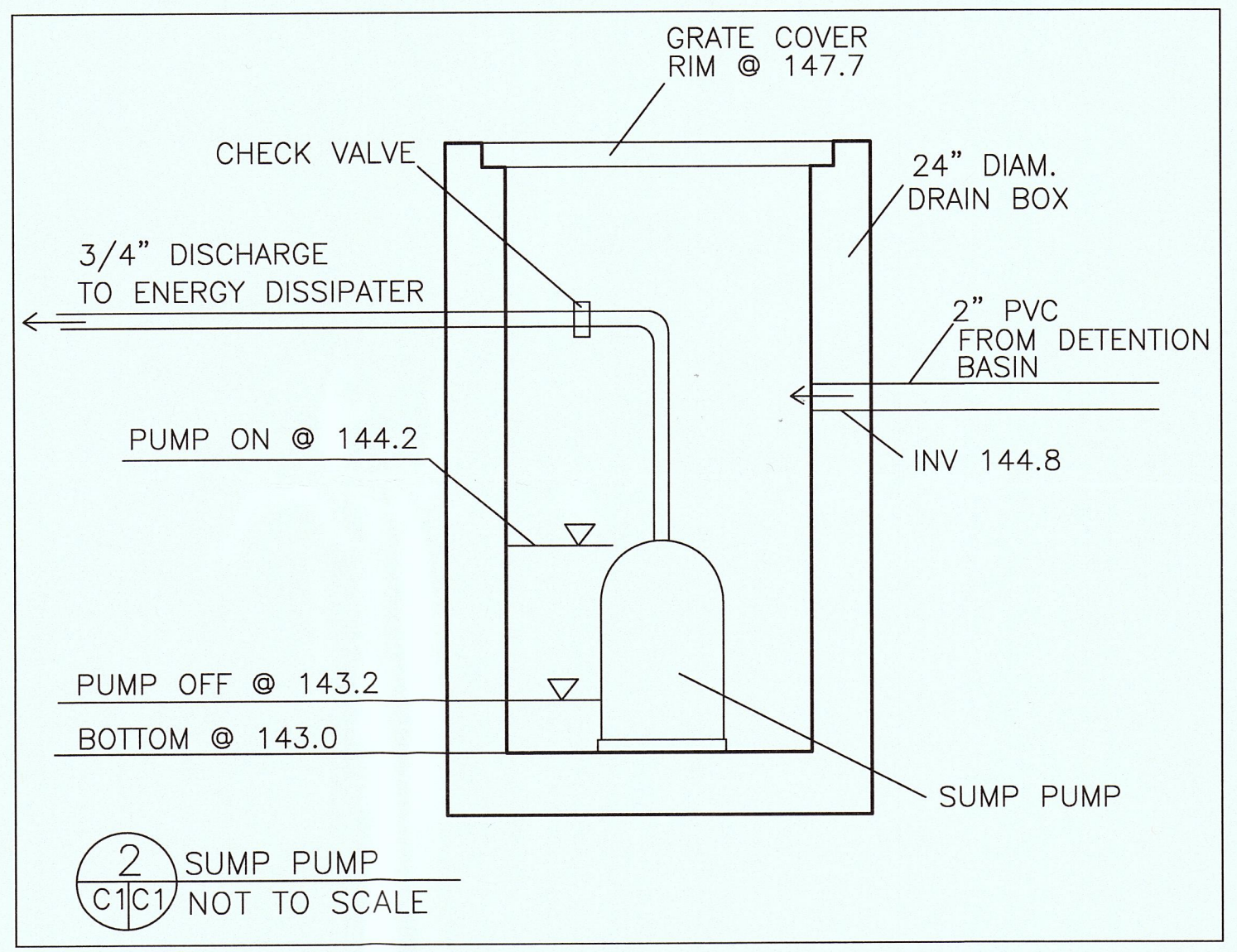
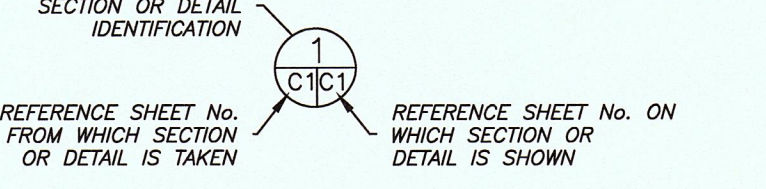
- CONTRACTOR AND WORKERS SHALL PARK ALONG COLUMBUS STREET.
- WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.



GRADING NOTES

- CUT VOLUME : 35 CY
FILL VOLUME : 0 CY
- ABOVE VOLUMES ARE APPROXIMATE.
 - MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
 - ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
 - ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

SECTION AND DETAIL CONVENTION

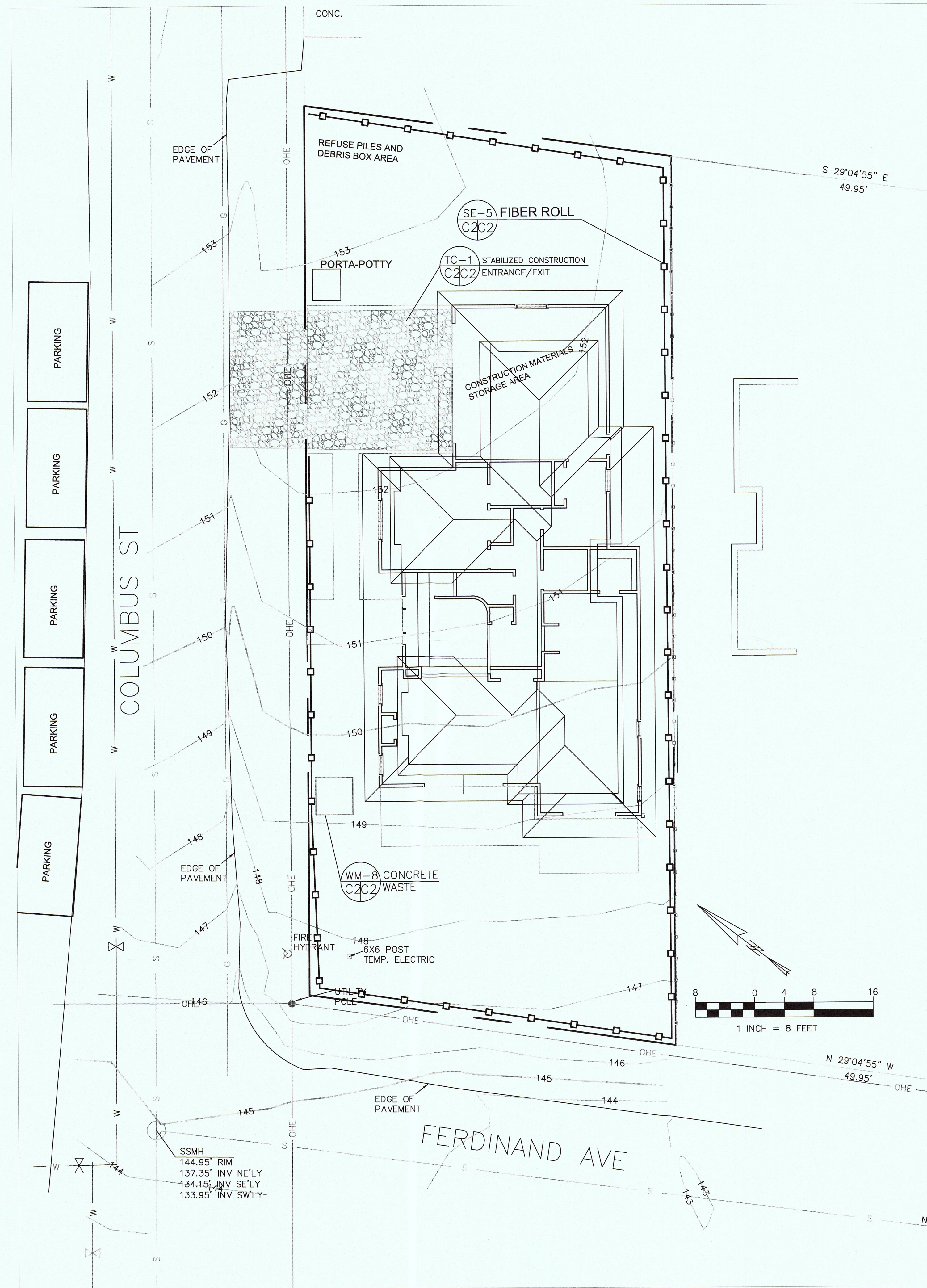


Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 2-27-18
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: _____
REV. DATE: _____
REV. DATE: _____

GRADING AND DRAINAGE PLAN

STEBBINS PROPERTY
COLUMBUS STREET
EL GRANADA
APN 047-218-010



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: BRUCE STEBBINS
 TITLE/QUALIFICATION: OWNER/CONTRACTOR
 PHONE: 650-218-3841
 PHONE:
 E-MAIL: STEBCO@GMAIL.COM

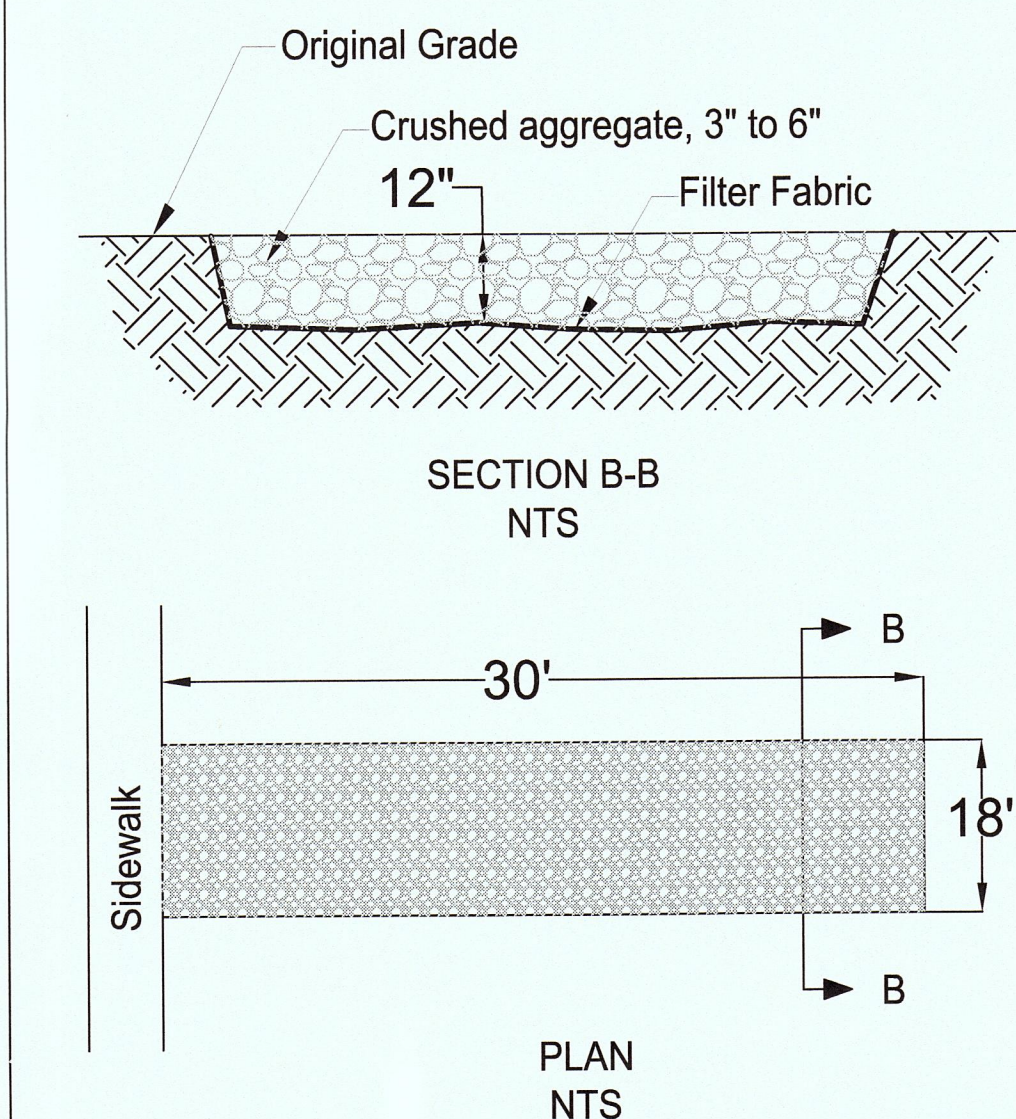
USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

EROSION CONTROL NOTES

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

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 30 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)

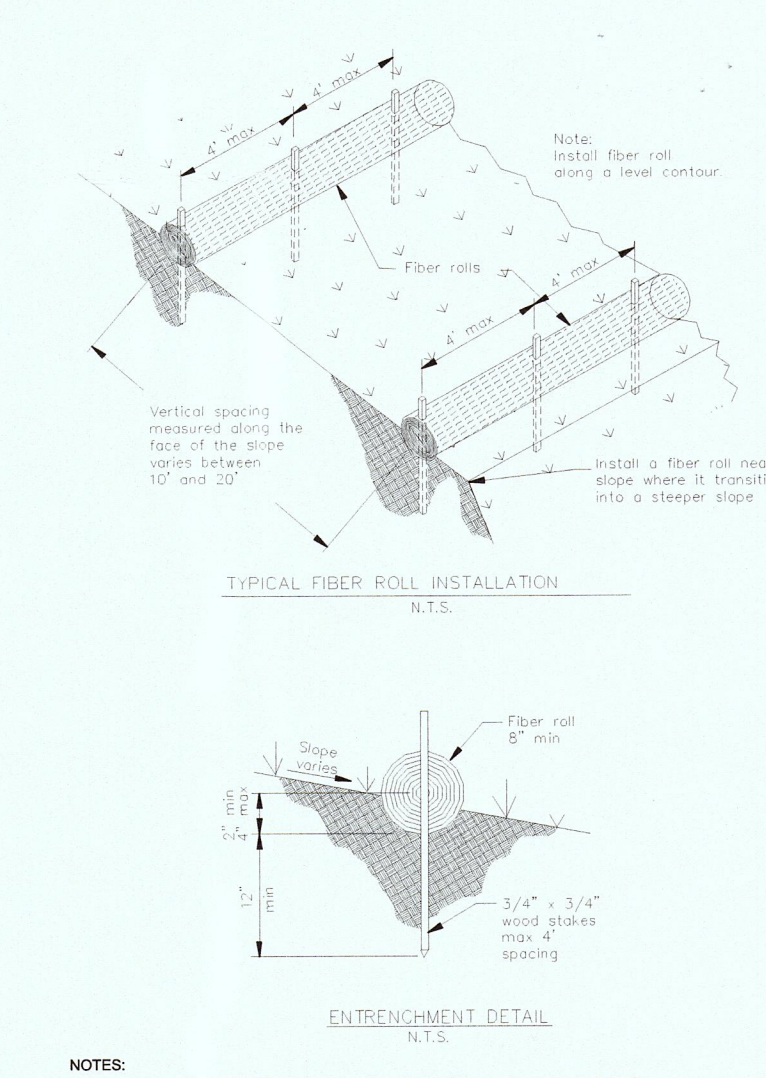
STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



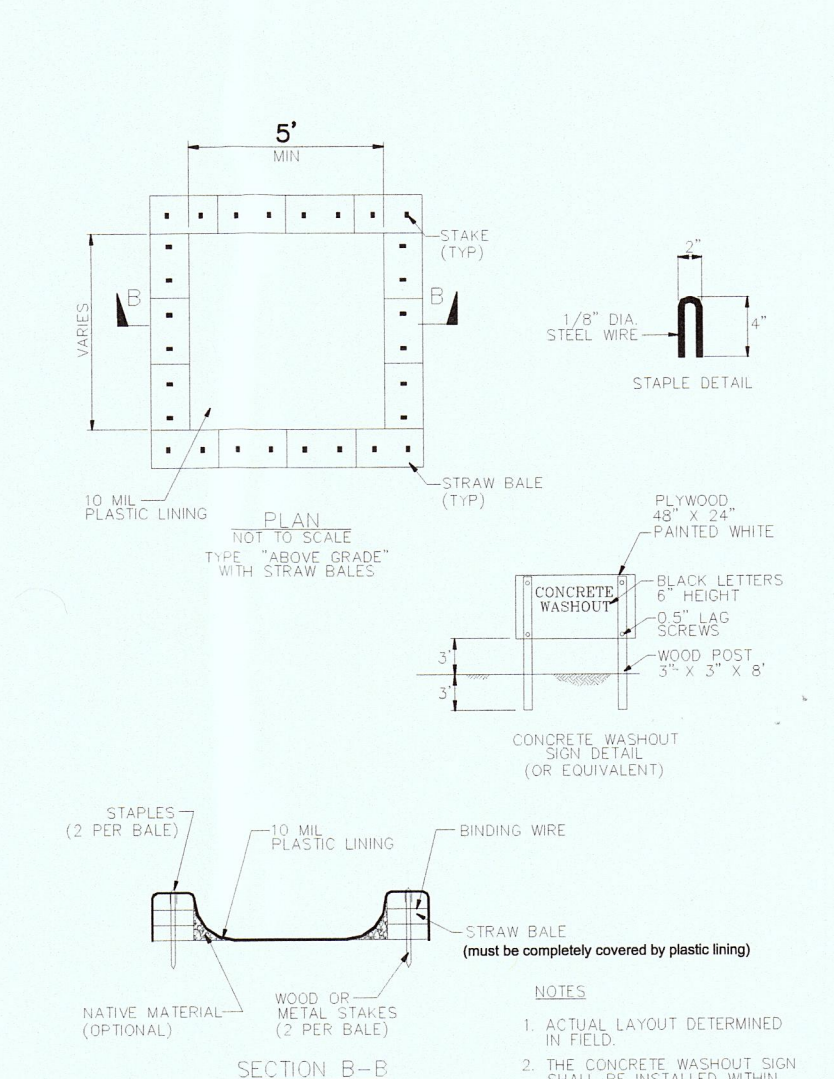
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 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
- There are no trees on the property.

FIBER ROLLS SE-5



CONCRETE WASTE MANAGEMENT WM-8



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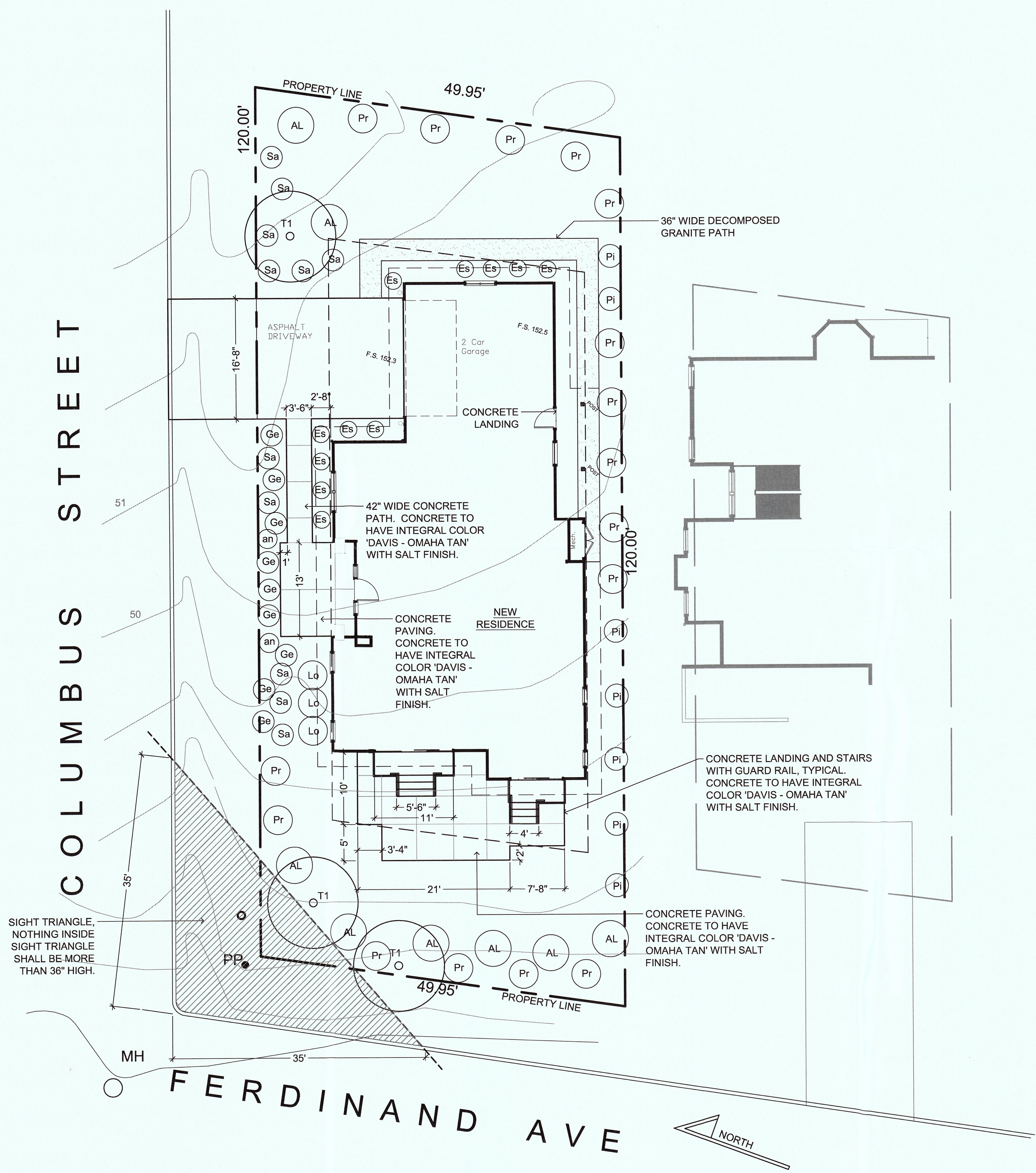
DATE: 2-27-16
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE:
 REV. DATE:
 REV. DATE:

EROSION CONTROL PLAN
 STEBBINS PROPERTY
 COLUMBUS STREET
 EL GRANADA
 APN 047-218-010

SHEET
 C-2

COLUMBUS STREET

FERDINAND AVE



GENERAL NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, THE LOCATION OF ALL TREES WITHIN THE LIMIT OF WORK, UTILITIES, AND ALL SITE ELEMENTS PRIOR TO BEGINNING THE WORK.
- PERFORM ALL WORK IN CONFORMANCE WITH REQUIREMENTS AND OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. OBSERVE ALL SETBACKS SHOWN ON THE PLANS AND AS OTHERWISE MAY BE REQUIRED.
- SEE CIVIL DRAWING FOR GRADING AND DRAINAGE SPECIFICATION.

IRRIGATION NOTES:

- AUTOMATIC WEATHER-BASE OR SOIL-MOISTURE BASED IRRIGATION CONTROLLER SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- MANUAL SHUTOFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- SHRUBS AND TREES WILL BE IRRIGATED WITH DRIP SYSTEM.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT _____ DATE _____

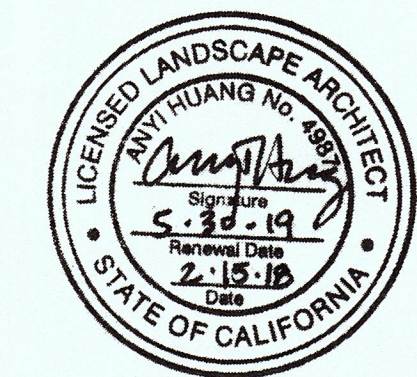
PLANTING LEGEND

Key	Botanical Name - Common Name	Quantity	Size	WUCOLS
AL	Alyogyne huegelii 'Santa Cruz' - Blue Hibiscus	8	5 gallon	L
An	Anemanthele lessoniana - Pheasant's Tail Grass	2	1 gallon	M
Es	Escallonia 'New Port Dwarf' - Dwarf Escallonia	11	1 gallon	M
Ge	Geranium incanum - Carpet Geranium	9	1 gallon	L
Gr	Grevillea lanigera 'Coastal Gem' - Woolly Grevillea	3	5 gallon	L
Lo	Loropetalum chinense 'Plum Delight' - Fringe Flower	3	5 gallon	L
Pi	Pittosporum tenuifolium - Kohuhu	8	5 gallon	M
Pr	Prunus caroliniana 'Compacta' - Dwarf Carolina Laurel Cherry	15	5 gallon	L
Sa	Salvia microphylla 'Hot Lips' - Hot Lips Sage	10	1 gallon	L
Tree				
T1	Arbutus 'Marina' - Marina Arbutus (standard form)	3	24" box	L

WUCOLS CATEGORIES: L = LOW WATER USE, M = MODERATE WATER USE

PLANTING NOTES:

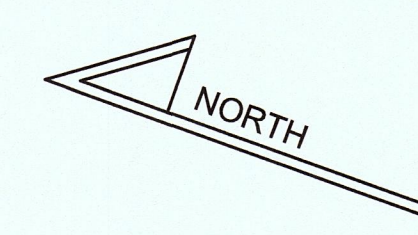
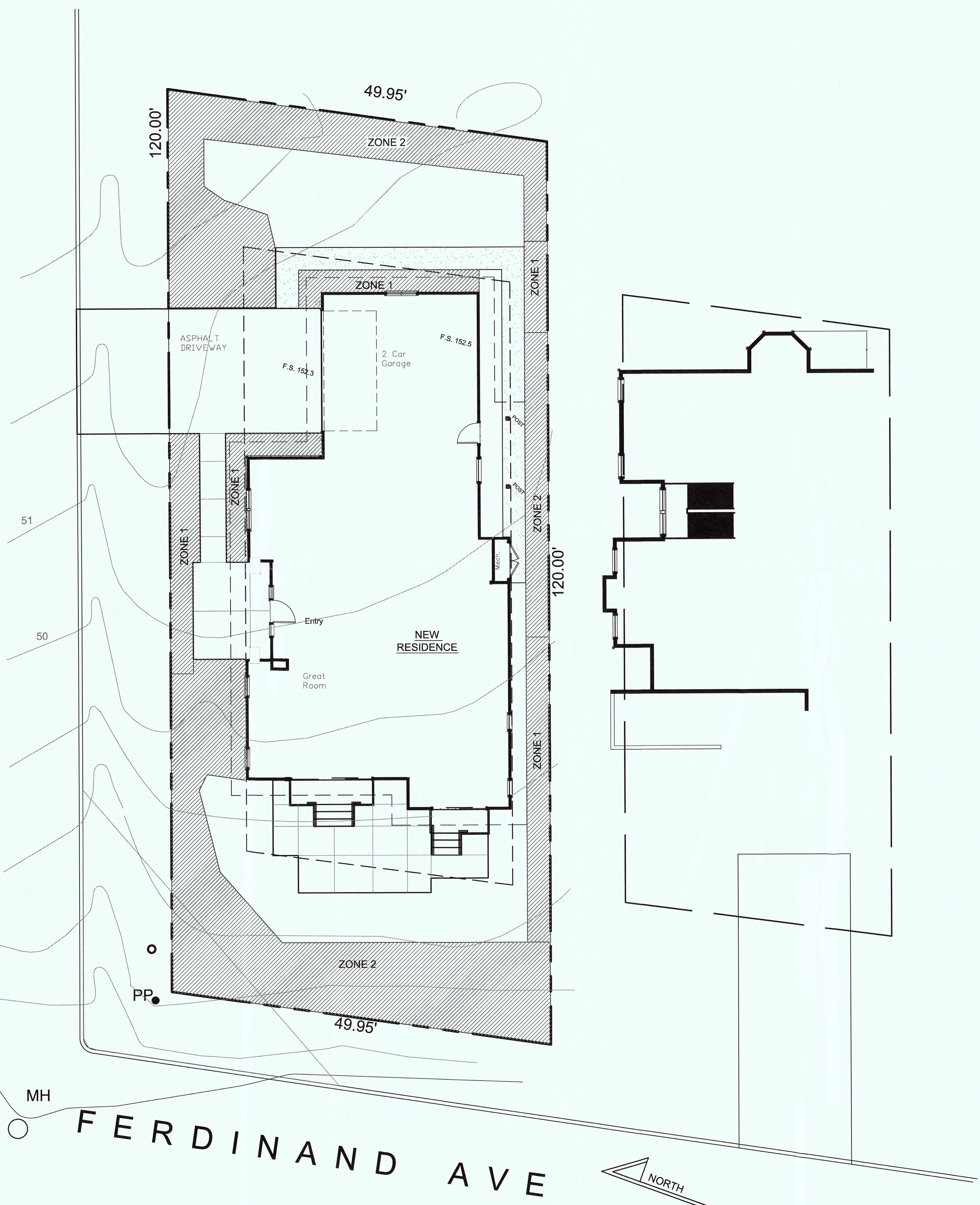
- Before planting incorporate compost and fertilizer to top 6" of planting area according to soil report recommendation.
- The site shall be graded to within 1/10 of a foot of grades shown on grading plan and top soil in place prior to start of finish grading. The contractor at that time shall review the grades for acceptance. Soil areas adjacent to building shall slope away from building and low spots and pockets shall be graded to drain properly. Finish grade in shrub and groundcover areas shall be 1" below adjoining paving or header, and 1/2" below at lawn areas.
- A minimum 2-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except creeping or rooting groundcovers where mulch is contraindicated. Mulch to be medium recycled wood chips, provide sample for Landscape Architect's approval.
- The Landscape Architect and the Owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be guaranteed against latent defects, injuries, pests, diseases or death of plants due to improper planting. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
- Plant locations are diagrammatic, and are subject to change in the field by the Landscape Architect. The Landscape Architect and the Owner reserve the right to make substitutions, additions and deletions in planting schedule while the work is in progress. Such changes shall be accompanied by equitable adjustments in the contract price, if and when necessary.
- Landscape Architect to approve plant locations prior to planting.



SHEET INDEX:
L-1 LANDSCAPE LAYOUT AND PLANTING PLAN
L-2 WATER EFFICIENT LANDSCAPE WORKSHEET

REVISIONS	BY
<p>ANYI HUANG LANDSCAPE ARCHITECT, CA LIC # 49870</p> <p>2647 ROYAL ANN DRIVE UNION CITY, CA 94587 anyi@anyilandscape.com 650-533-0107</p>	
<p>LANDSCAPE LAYOUT AND PLANTING PLAN</p>	
<p>SHEET TITLE:</p>	
<p>PROJECT ADDRESS: APN 047 218 010 EL GRANADA, CA</p> <p>OWNER: BRUCE STEBBINS PO BOX 615 HALF MOON BAY, CA 94019</p>	
<p>DATE: 2/25/2018</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DRAWN BY: AH</p> <p>PROJECT # 18034</p> <p>SHEET L - 1</p> <p>TOTAL SHEETS: 2</p>	

COLUMBUS STREET



WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo)	34						
Hydrozone # /Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1 / medium water use shrubs	0.5	drip	0.81	0.62	428	264.20	5569.28
2 / low water use	0.3	drip	0.81	0.37	1481	548.52	11562.77
Totals					1909	812.72	
Special Landscape Areas							
					1	0	0.00
Totals						0	0.00
ETWU Total						17132.05	
Maximum Allowed Water Allowance (MAWA)						22132.95	
Hydrozone #/Planting Description	Irrigation Method	Irrigation Efficiency	ETWU (Annual Gallons Required) = ETo X 0.62 x ETAF x Area				
Eg	overhead spray	0.75 for spray head	where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year				
1.) front Lawn	or drip	0.81 for drip					
2.) low Water use plantings							
3.) medium water use planting							
MAWA (Annual Gallons Allowed) = (ETo/0.62)[(ETAF x LA) + ((1-ETAF) x SLA)]							
MAWA = 34(0.62)[(0.55 x 2462) + (1-0.55) x 0] = 28544							
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.							
ETAF Calculations							
Regular Landscape Areas							
Total ETAF X Area	812.72						
Total Area	1909.00						
Average ETAF	0.425729						
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas							
All Landscape Areas							
Total ETAF x Area	812.72						
Total Area	1909.00						
Sitewide ETAF	0.425729						

REVISIONS	BY

ANYI HUANG
 LANDSCAPE ARCHITECT, CA LIC # 4887
 2847 ROYAL ANN DRIVE
 UNION CITY, CA 94587
 anyi@anylandscapes.com
 650-533-0107

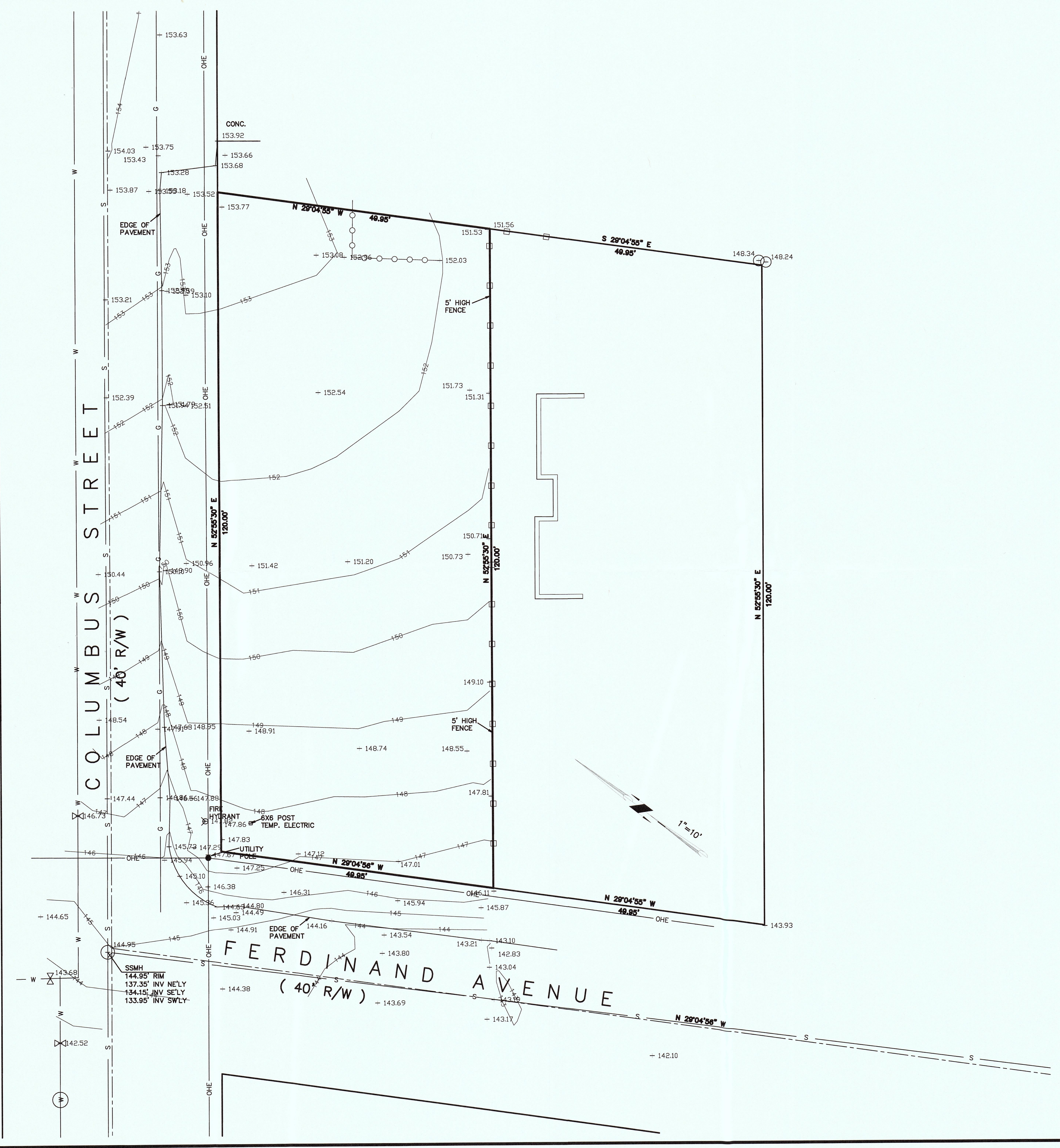
WATER EFFICIENT LANDSCAPE WORKSHEET

SHEET TITLE:

PROJECT ADDRESS:
 APN 047 218 010
 EL GRANADA, CA
 OWNER:
 BRUCE STEBBINS
 PO BOX 615
 HALF MOON BAY, CA 94019

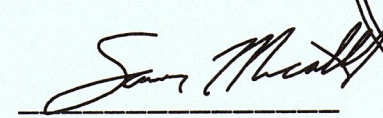
DATE:
 2/25/2018
 SCALE:
 1/8" = 1'-0"
 DRAWN BY:
 AH
 PROJECT #
 18034
 SHEET
 L - 2
 TOTAL SHEETS: 2






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 DECEMBER 2017. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. SOME PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY. NO EASEMENTS ARE SHOWN.


 SAVIOR P. MICALLEF
 LAND SURVEYOR, LS 8289
 (805) 709-2423


 SAVIOR P. MICALLEF
 No. 8289

12-19-17
 DATE

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

CITY OF EL GRANADA SAN MATEO COUNTY CALIFORNIA

TOPOGRAPHIC SURVEY OF
 APN 047-218-010

Revisions				
No.				
Date	5-25-12			
Scale	1"=20'			
Design				
Drawn	SPM			
Approved	SPM			
Job No.				

Drawing Number: 1 OF 1