

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: \_\_\_\_\_

BLD: \_\_\_\_\_

## Applicant/Owner Information

Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone, W: \_\_\_\_\_ H: \_\_\_\_\_

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Name of Owner (1): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone, W: \_\_\_\_\_

H: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Name of Owner (2): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone, W: \_\_\_\_\_

H: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

## Project Information

**Project Location** (address): \_\_\_\_\_

\_\_\_\_\_

**Zoning:** \_\_\_\_\_

**Assessor's Parcel Numbers:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Parcel/lot size:** \_\_\_\_\_

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

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

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

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

Describe Existing Structures and/or Development:

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

## 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: ANDREW GRANT

Owner's signature: [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 \_\_\_\_\_

Other Permit #: \_\_\_\_\_

## 1. Basic Information

**Applicant:**

Name: Flury Bryant Design Group

Address: 761 University Avenue, Suite A

Los Gatos, CA Zip: 95032

Phone,W: (408) 356-5500 H: \_\_\_\_\_

Email: bobbryant@flurybryant.com

**Owner** (if different from Applicant):

Name: Andrew & Karen Grant

Address: 846 Balboa Avenue

El Granada, CA Zip: 94018

Phone,W: \_\_\_\_\_ H: \_\_\_\_\_

Email: ahgrant@gmail.com; krileygrant@mac.com

**Architect or Designer** (if different from Applicant):

Name: Same as applicant

Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone,W: \_\_\_\_\_ H: \_\_\_\_\_ Email: \_\_\_\_\_

## 2. Project Site Information

**Project location:**

APN: 047-105-220

Address: 846 Balboa Avenue

El Granada, CA Zip: 94018

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

Parcel/lot size: 6,250 sq. ft.

**Site Description:**

- Vacant Parcel
- Existing Development (Please describe):

Existing two-story single family residence.

## 3. Project Description

**Project:**

New Single Family Residence: \_\_\_\_\_ sq. ft

Addition to Residence: 261 sq. ft

Other: \_\_\_\_\_

**Describe Project:**

285 sq. ft. bedroom addition to rear of main level  
and 24 sq. ft. reduction at front of upper level;  
modification of existing front balcony; new roof  
top deck at rear addition to replace existing deck.

**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

## 4. Materials and Finish of Proposed Buildings or Structures

<b>Fill in Blanks:</b>	<b>Material</b>	<b>Color/Finish</b>	<b>Check if matches existing</b>
		(If different from existing, attach sample)	
a. Exterior walls	Horizontal wood siding	Painted	<input checked="" type="checkbox"/>
b. Trim	Wood	Painted	<input checked="" type="checkbox"/>
c. Windows	Vinyl (or similar)	White	<input checked="" type="checkbox"/>
d. Doors	Vinyl (or similar)	White	<input checked="" type="checkbox"/>
e. Roof	Composition shingle	Dark	<input checked="" type="checkbox"/>
f. Chimneys	N/A		<input type="checkbox"/>
g. Decks & railings	Redwood deck w/ cable rail	Natural	<input checked="" type="checkbox"/>
h. Stairs	Redwood (or similar)	Natural	<input checked="" type="checkbox"/>
i. Retaining walls	N/A		<input type="checkbox"/>
j. Fences	N/A		<input type="checkbox"/>
k. Accessory buildings	N/A		<input type="checkbox"/>
l. Garage/Carport	N/A		<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.

ANDREW GRANT 

Owner: \_\_\_\_\_

Robert Bryant

Applicant: \_\_\_\_\_

**07-31-21**

\_\_\_\_\_

Date:

**07-27-21**

\_\_\_\_\_

Date:

# Environmental Information Disclosure Form

## Planning and Building Department

PLN \_\_\_\_\_

BLD \_\_\_\_\_

Project Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Assessor's Parcel No.:      —      —  
 \_\_\_\_\_  
   —      —

Zoning District: \_\_\_\_\_

Name of Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

### 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:
		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 : _____ c.y.      Fill: _____ 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:**

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

**Signature required on reverse →**

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

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

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

Yes	No	Will the project involve:
		<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>
		<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) <b>prior</b> 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: *Robert Bryant*

Date: 7-27-21

(Applicant may sign)



## *Flury Bryant Design Group, Inc.*

January 6, 2022

Design Review Standards conformance statement for 846 Avenue Balboa (PLN2021-00296)

The project consists of a one-bedroom addition at the first floor of an existing two-story single-family residence. The addition will include a rooftop deck to replace an existing deck in the same location.

The addition's mass and scale are in keeping with the existing home and the neighborhood character. Its location on the first floor and at the rear of the existing home limits any privacy issues for neighboring properties.

The proposed exterior materials are designed to match the existing home, and the roof top deck at the level of the existing second floor helps to maintain a low profile for the structure on the property.

No trees will be removed as part of the project, and impact to existing landscaped areas is minimal.

The Grant Residence  
846 Balboa Avenue  
Material and Colors Board



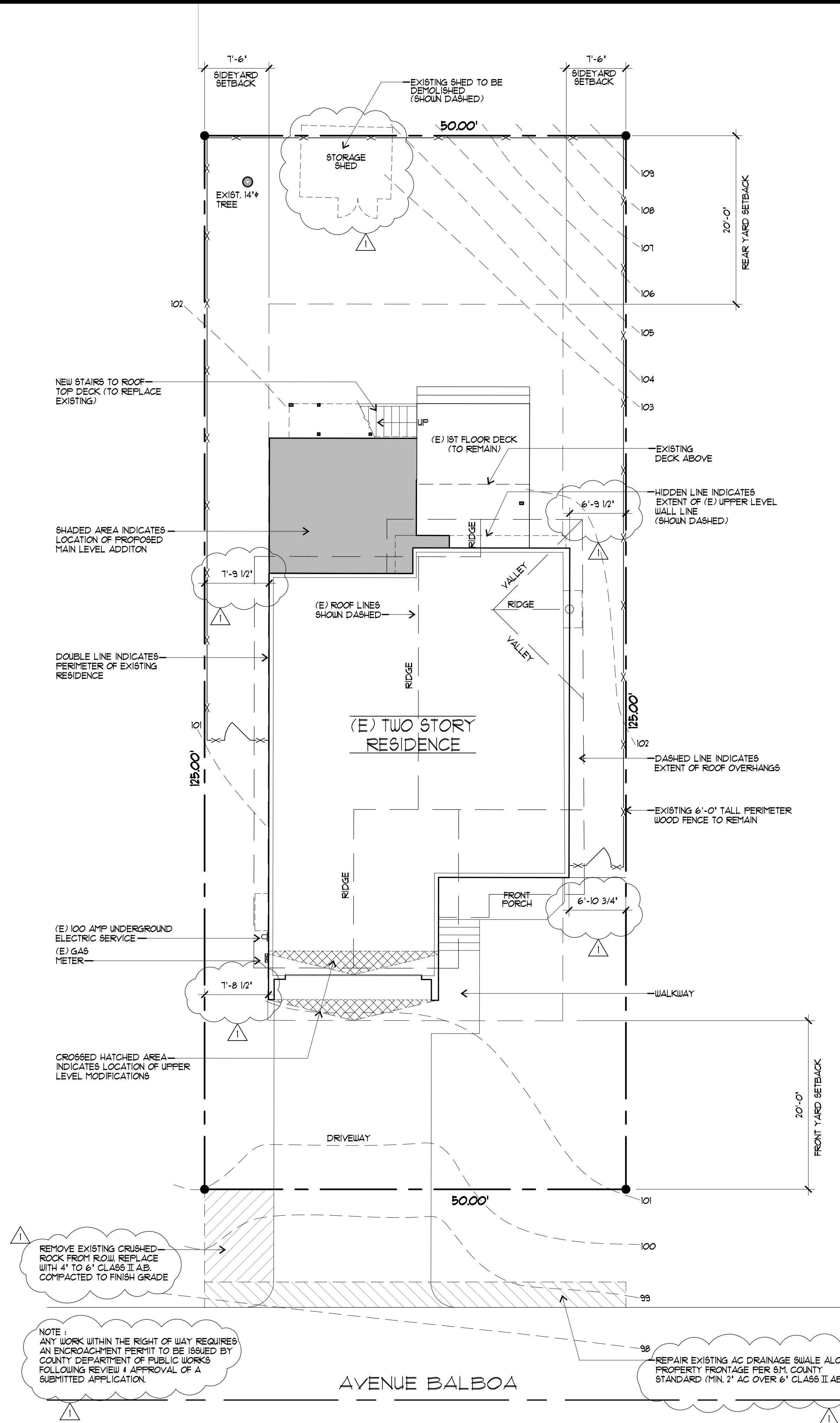
Front of existing residence. New front wall to be painted to match the existing main body and trim colors. The roof modification at the front to be patched with composition shingle roofing to match the existing roofing.



Proposed cable railing system at existing front deck. Wood components of railing to be painted to match the existing deck post color.

**IMPERVIOUS SURFACE TABULATION**

EXISTING RESIDENCE =	1,568 SQ. FT.
EXISTING DECKS, PATIOS & WALKS =	192 SQ. FT.
EXISTING DRIVEWAY =	420 SQ. FT.
EXISTING RIGHT OF WAY REPLACEMENT =	150 SQ. FT.
TOTAL EXISTING IMPERVIOUS =	2,330 SQ. FT.
PROPOSED ADDITION / STAIRS =	20 SQ. FT. (0.01%)
(EXCESS OF EXISTING DECK)	



**SITE ANALYSIS**

ZONING :	R-1/8-11/DR/CD
LOT AREA :	6,250 SQ. FT.
MAXIMUM ALLOWABLE FLOOR AREA: (6,250 x .53)	3,312 SQ. FT.
MAXIMUM STRUCTURAL COVERAGE: (6,250 x .35)	2,187 SQ. FT.
MAXIMUM IMPERVIOUS COVERAGE: (6,250 x .10)	625 SQ. FT.

<b>EXISTING FLOOR AREA :</b>	
MAIN LEVEL	1,108 SQ. FT.
UPPER LEVEL	1,421 SQ. FT.
GARAGE	460 SQ. FT.
SUB-TOTAL	2,989 SQ. FT.
ACCESSORY BUILDING	92 SQ. FT.
TOTAL FLOOR AREA	3,081 SQ. FT. (.49 FAR)
<b>PROPOSED FLOOR AREA :</b>	
MAIN LEVEL	1,393 SQ. FT.
UPPER LEVEL	1,389 SQ. FT.
GARAGE	460 SQ. FT.
TOTAL FLOOR AREA	3,242 SQ. FT. (.52 FAR)
<b>EXISTING STRUCTURAL COVERAGE:</b>	
MAIN HOUSE	1,568 SQ. FT.
DECKS	395 SQ. FT.
FRONT PORCH	14 SQ. FT.
ACCESSORY BUILDING	92 SQ. FT.
TOTAL	2,129 SQ. FT.
<b>PROPOSED STRUCTURAL COVERAGE:</b>	
MAIN HOUSE	1,853 SQ. FT.
DECKS	140 SQ. FT.
FRONT PORCH	14 SQ. FT.
TOTAL	2,134 SQ. FT.

**SHEET INDEX**

- SITE PLAN
- SITE ANALYSIS
- SHEET INDEX
- EXISTING FLOOR PLANS
- PROPOSED FLOOR PLANS
- FRONT & REAR ELEVATIONS
- SIDE ELEVATIONS
- CONSTRUCTION SECTIONS
- BEST MANAGEMENT PRACTICES
- BOUNDARY PLAT

**EROSION CONTROL NOTES**

- EROSION CONTROL POINT OF CONTACT:  
JUSTIN VARGAS  
METROKOLIA GENERAL CONTRACTOR  
JUSTINVARGAS650@GMAIL.COM  
(650) 726-1950
- MEASURES TO INSURE 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.
- SEE SAN MATEO COUNTY BEST MANAGEMENT PRACTICES GUIDELINES ON SHEET 1 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

**PROPOSED SITE PLAN**  
1/8" = 1'-0"  
APN: 041-105-720

REVISIONS	BY
FLN, CHK, COMMENTS NOVEMBER 11, 2021	RRR

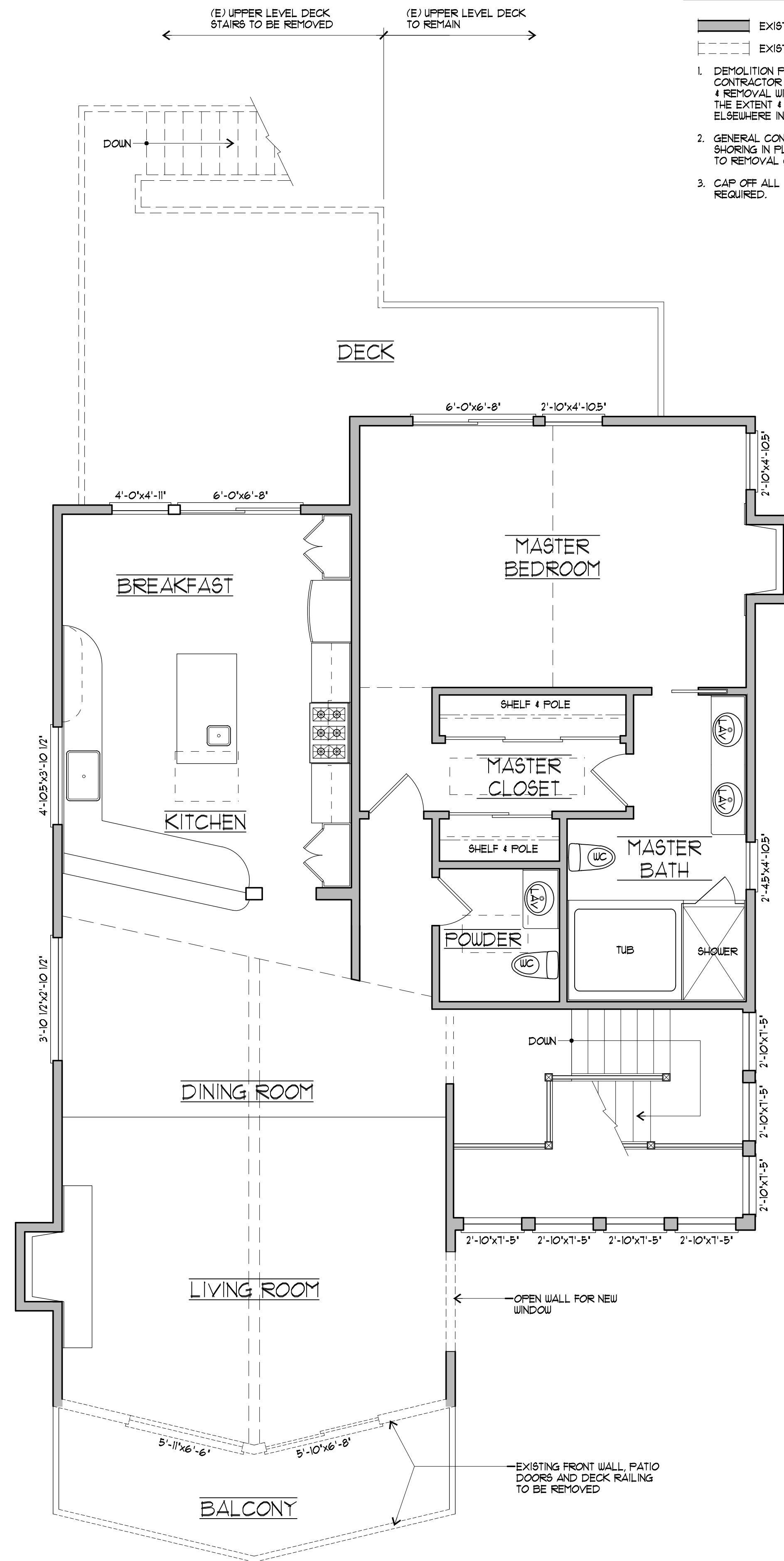
**Flury Bryant Design Group, Inc.**  
DESIGNERS OF FINE HOMES  
761 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CALIFORNIA 95032  
TEL: 408.556.5500 FAX: 408.556.5115

SITE PLAN  
SITE ANALYSIS

PROPOSED ADDITION TO:  
**THE GRANT RESIDENCE**  
846 AVENUE BALBOA  
EL GRANADA, CALIFORNIA

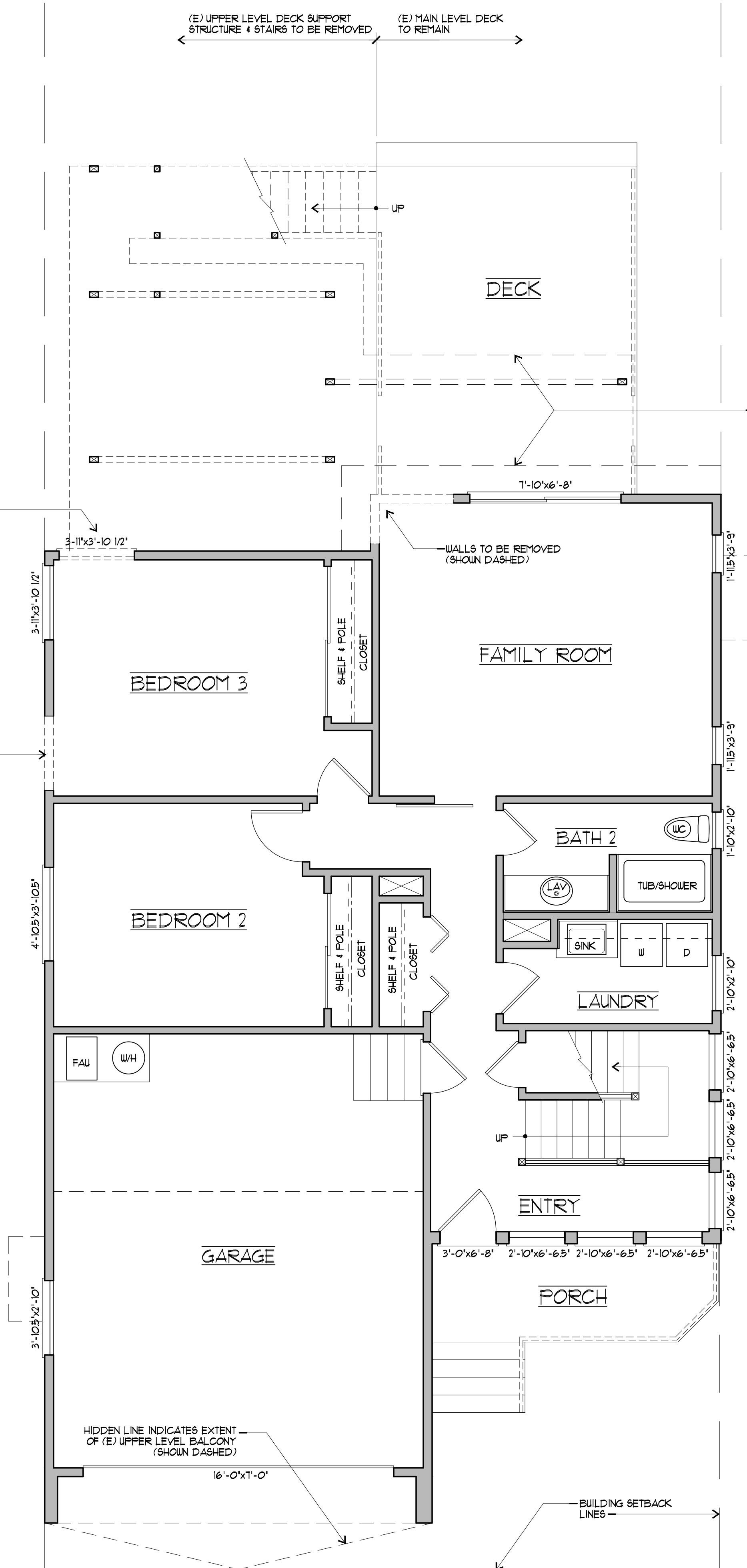
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CHECKED BY: BB  
DATE: JULY 29, 2021  
SCALE: AS NOTED  
JOB NO: 18-006  
SHEET: 1





**DEMOLITION LEGEND & NOTES**

- EXISTING WALLS TO REMAIN.
  - - - EXISTING WALLS TO BE REMOVED.
1. DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION & REMOVAL WITH NOTES & DIMENSIONS INDICATING THE EXTENT & NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS.
  2. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO REMOVAL OF ANY SUPPORTING STRUCTURES.
  3. CAP OFF ALL PLUMBING, GAS, & ELECTRICAL LINES AS REQUIRED.



EXISTING UPPER LEVEL DEMOLITION FLOOR PLAN 1/4" = 1'-0"

EXISTING MAIN LEVEL DEMOLITION FLOOR PLAN 1/4" = 1'-0"

REVISIONS	BY

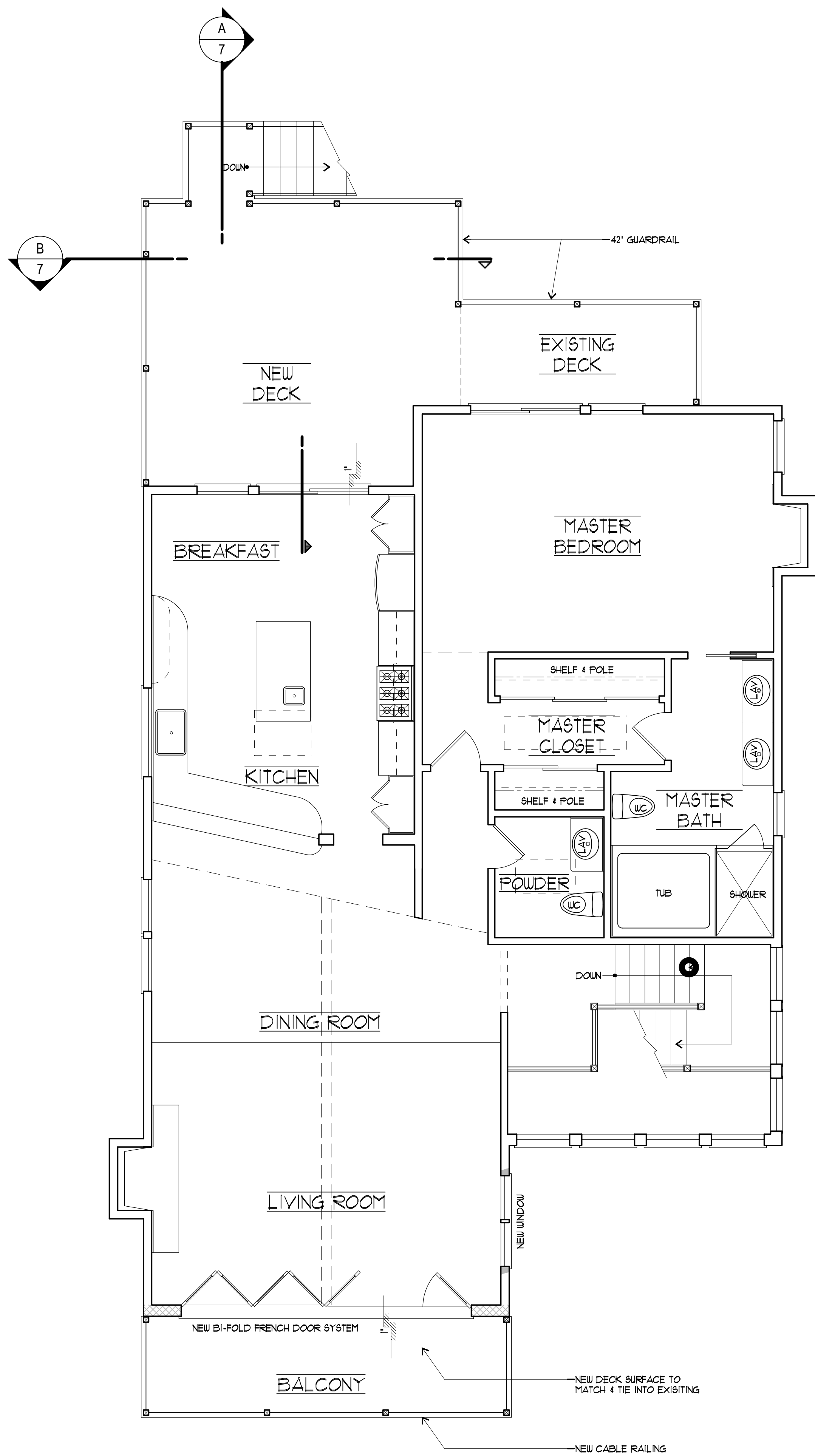
**Flury Bryant Design Group, Inc.**

DESIGNERS OF FINE HOMES  
761 UNIVERSITY AVENUE, SUITE A LOS GATOS, CALIFORNIA 95032  
TEL: 408.556.5500 FAX: 408.556.5115

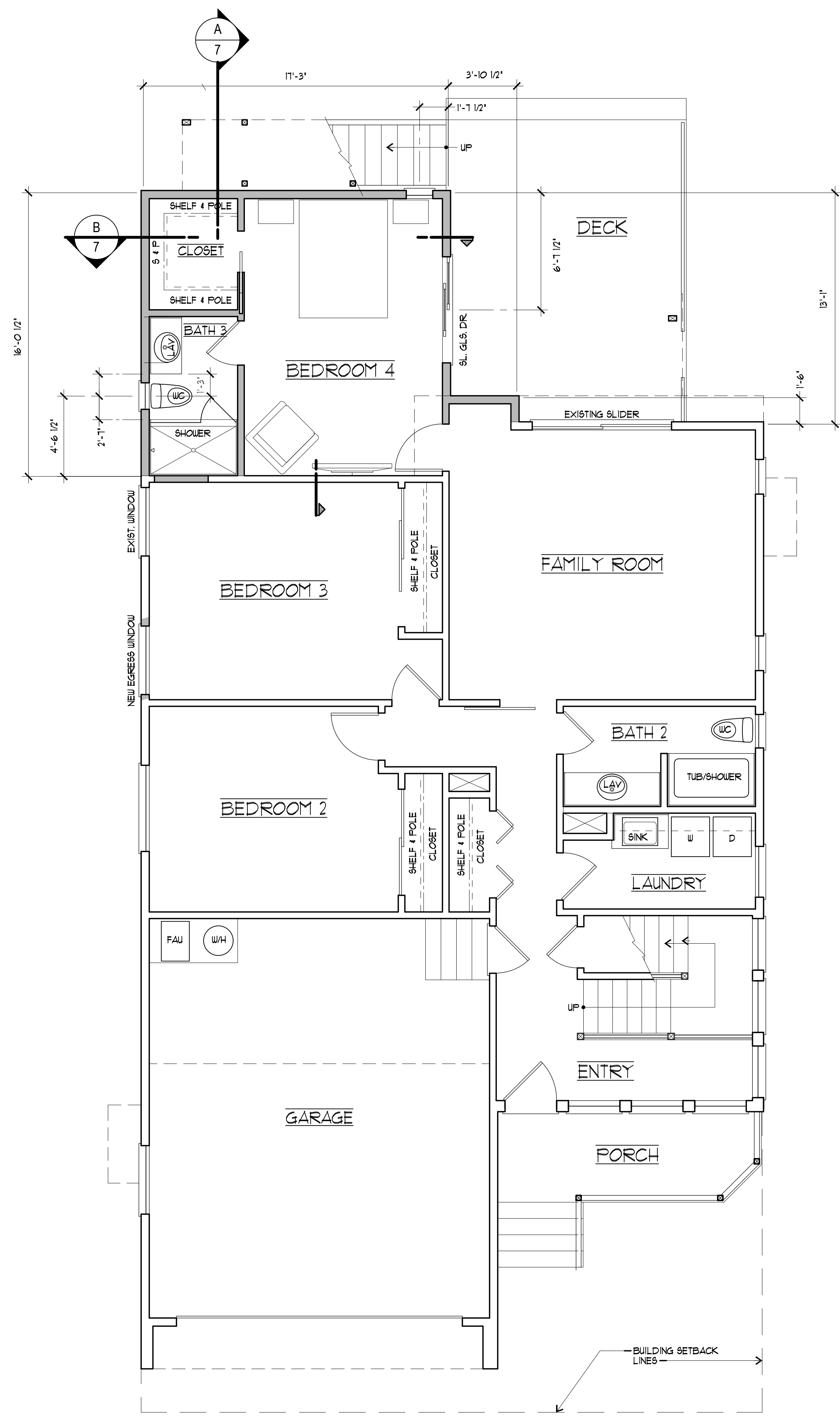
EXISTING MAIN LEVEL FLOOR PLAN  
EXISTING UPPER LEVEL FLOOR PLAN

PROPOSED ADDITION TO:  
**THE GRANT RESIDENCE**  
846 AVENUE BALBOA  
EL GRANADA, CALIFORNIA

DRAWN BY: RR  
CHECKED BY: BB  
DATE: JULY 29, 2021  
SCALE: AS NOTED  
JOB NO: 18-006  
SHEET:



PROPOSED UPPER LEVEL FLOOR PLAN 1/4" = 1'-0"



PROPOSED MAIN LEVEL FLOOR PLAN 1/4" = 1'-0"

FLOOR PLAN LEGEND

- INDICATES NEW 2 x 6 STUD WALL.
- INDICATES NEW 2 x 4 STUD WALL.
- INDICATES EXISTING STUD WALL TO REMAIN.

REVISIONS	BY

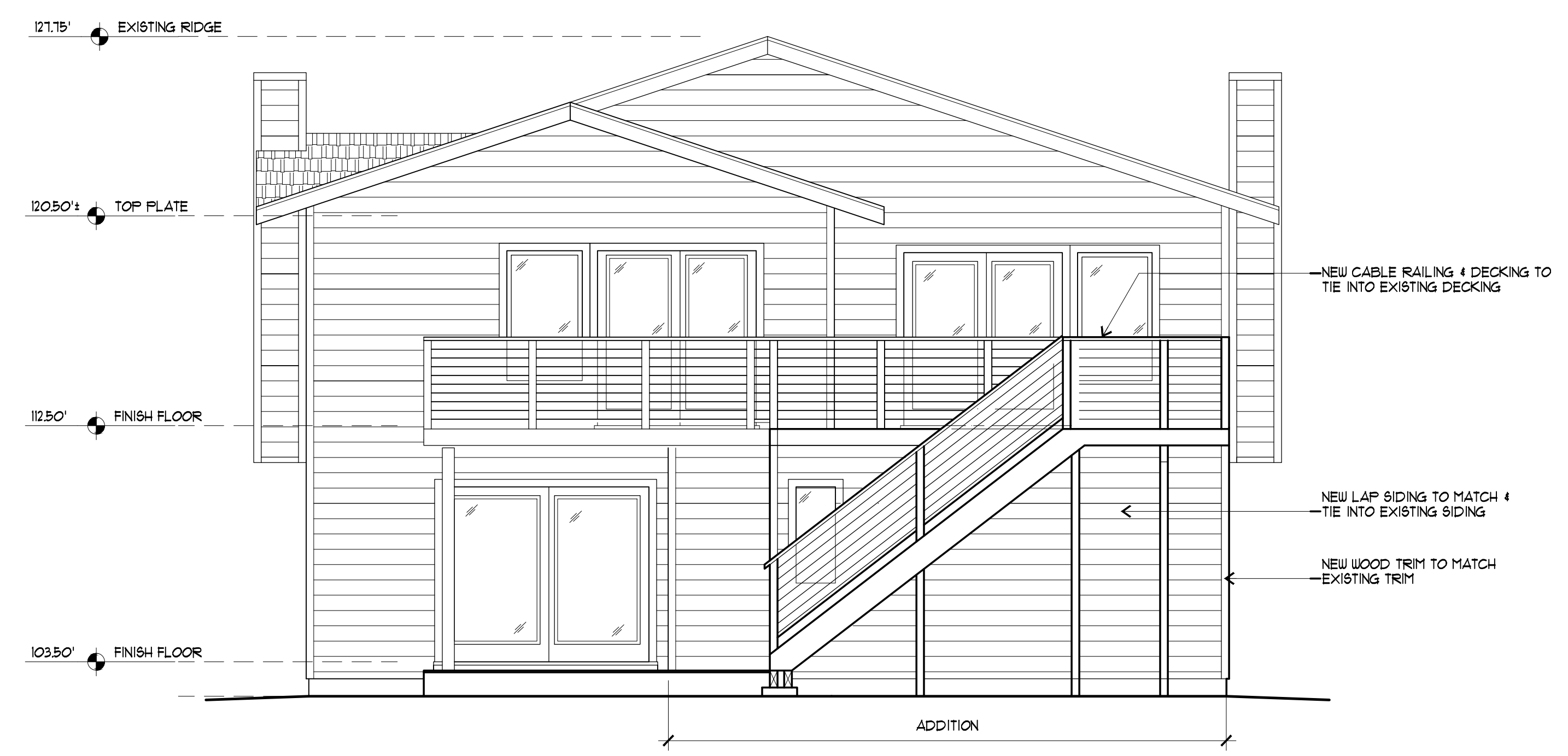
*Flury Bryant Design Group, Inc.*  
DESIGNERS OF FINE HOMES  
 761 UNIVERSITY AVENUE, SUITE A LOS GATOS, CALIFORNIA 95032  
 TEL: 408.536.5500 FAX: 408.536.5115

PROPOSED MAIN LEVEL FLOOR PLAN  
 PROPOSED UPPER LEVEL FLOOR PLAN

PROPOSED ADDITION TO:  
**THE GRANT RESIDENCE**  
 846 AVENUE BALBOA  
 EL GRANADA, CALIFORNIA

DRAWN BY: <b>RR</b>
CHECKED BY: <b>BB</b>
DATE: <b>JULY 29, 2021</b>
SCALE: <b>AS NOTED</b>
JOB NO.: <b>18-006</b>
SHEET: <b>3</b>
OF 7 SHEETS

REVISIONS	BY



PROPOSED REAR ELEVATION 1/4" = 1'-0"



PROPOSED FRONT ELEVATION 1/4" = 1'-0"

*Flury Bryant Design Group, Inc.*  
DESIGNERS OF FINE HOMES  
 761 UNIVERSITY AVENUE, SUITE A LOS GATOS, CALIFORNIA 95032  
 TEL: 408.536.5500 FAX: 408.536.5115

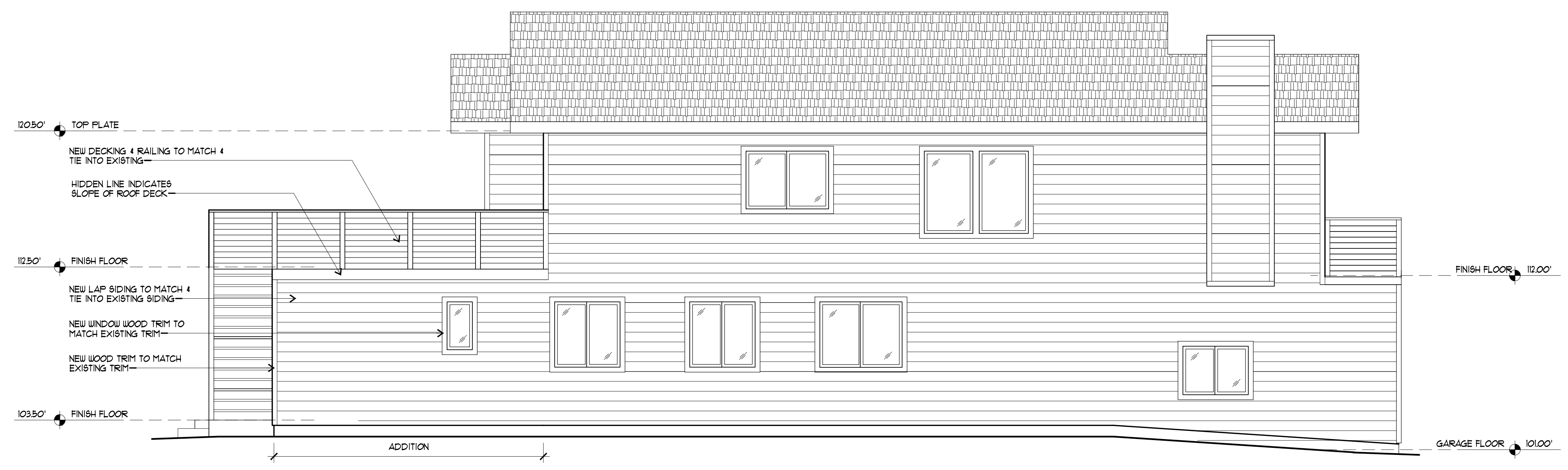
PROPOSED ELEVATIONS

PROPOSED ADDITION TO:  
**THE GRANT RESIDENCE**  
 846 AVENUE BALBOA  
 EL GRANADA, CALIFORNIA

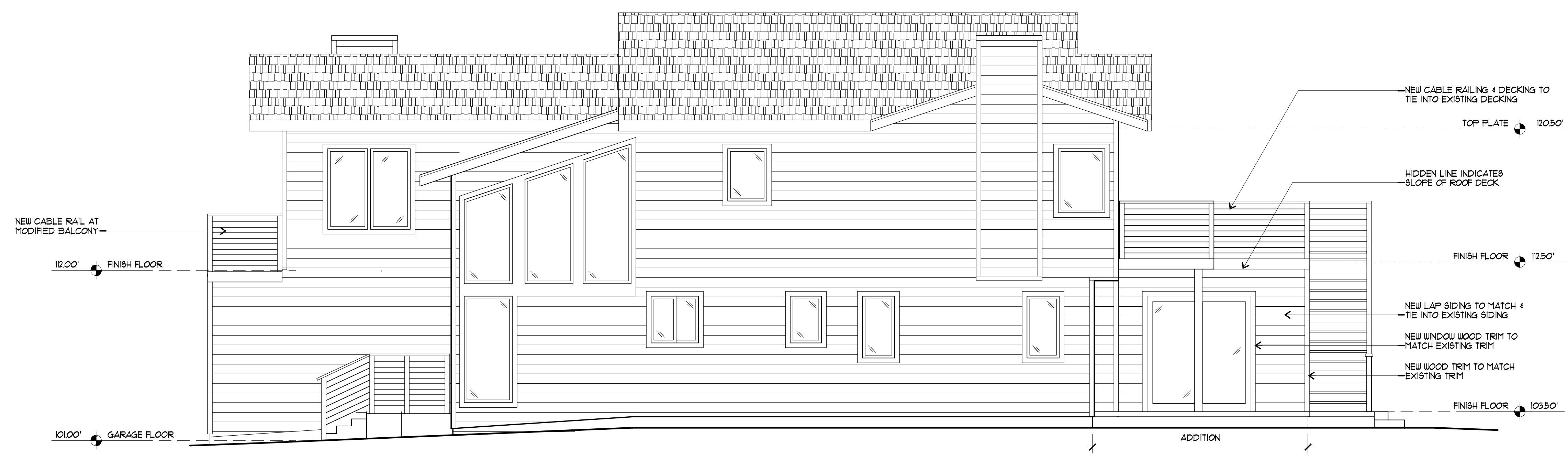
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**JULY 29, 2021**  
 SCALE:  
**AS NOTED**  
 JOB NO:  
**18-006**  
 SHEET:  
**4**

OF 7 SHEETS

REVISIONS	BY



PROPOSED LEFT SIDE ELEVATION 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION 1/4" = 1'-0"

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DESIGNERS OF FINE HOMES  
 761 UNIVERSITY AVENUE, SUITE A LOS GATOS, CALIFORNIA 95032  
 TEL: 408.536.5500 FAX: 408.536.5115

PROPOSED ELEVATIONS

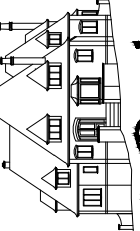
PROPOSED ADDITION TO:  
**THE GRANT RESIDENCE**  
 846 AVENUE BALBOA  
 EL GRANADA, CALIFORNIA

DRAWN BY: **RR**  
 CHECKED BY: **BB**  
 DATE: **JULY 29, 2021**  
 SCALE: **AS NOTED**  
 JOB NO: **18-006**  
 SHEET:

**5**

OF 1 SHEETS

REVISIONS	BY

  
**Flury Bryant Design Group, Inc.**  
DESIGNERS OF FINE HOMES  
 761 UNIVERSITY AVENUE, SUITE A LOS GATOS, CALIFORNIA 95032  
 TEL: 408.356.5500 FAX: 408.356.5115

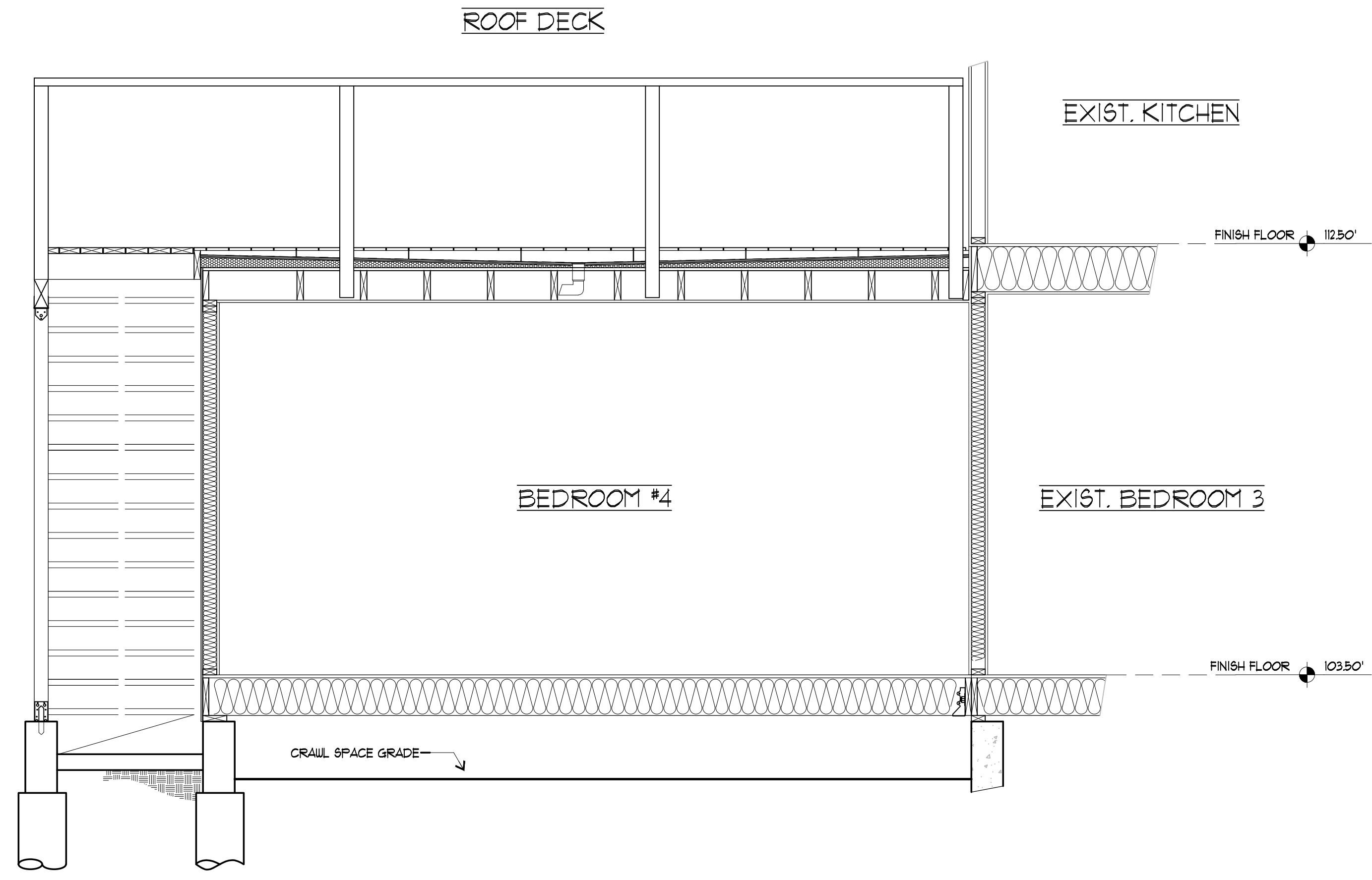
CONSTRUCTION SECTIONS

PROPOSED ADDITION TO:  
**THE GRANT RESIDENCE**  
 846 AVENUE BALBOA  
 EL GRANADA, CALIFORNIA

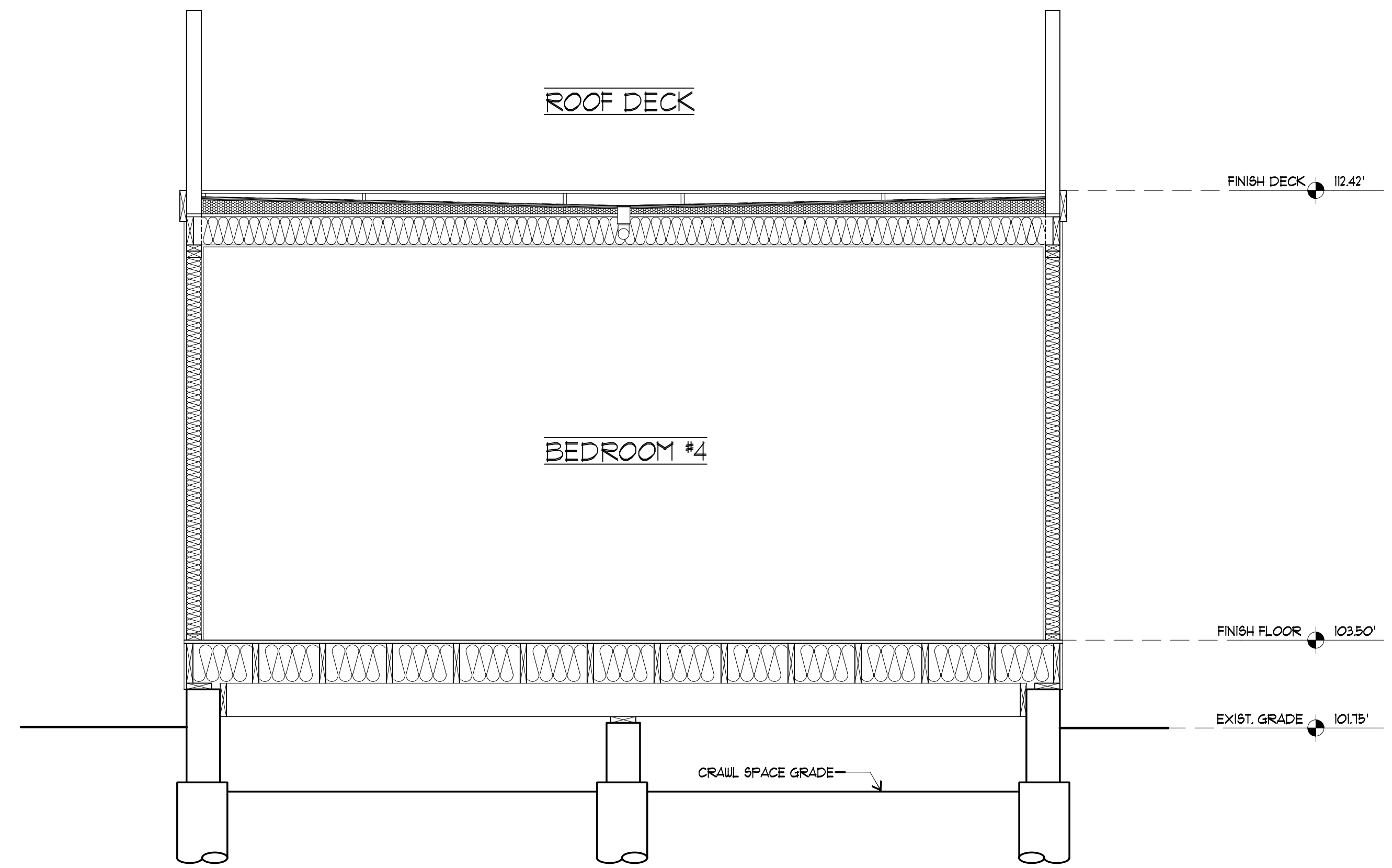
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**JULY 29, 2021**  
 SCALE:  
**AS NOTED**  
 JOB NO:  
**18-006**  
 SHEET:

6

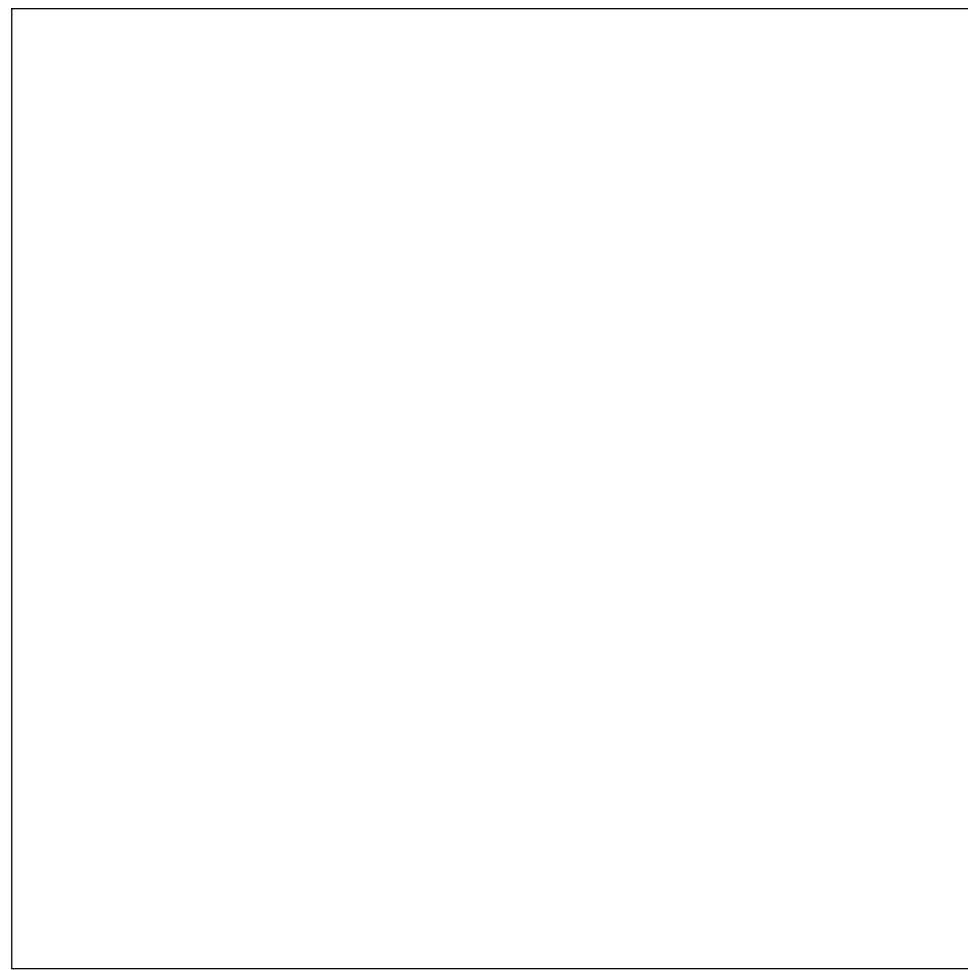
OF 1 SHEETS



CONSTRUCTION SECTION "A" 1/2" = 1'-0"



CONSTRUCTION SECTION "B" 1/2" = 1'-0"





SAN MATEO COUNTYWIDE

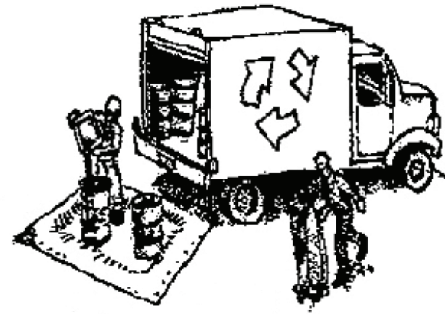
# Water Pollution Prevention Program

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



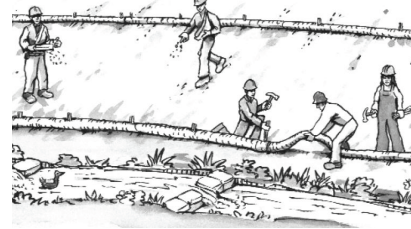
### Maintenance and Parking

- ❑ 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

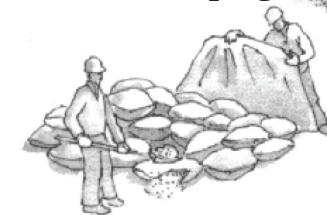
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

## Concrete, Grout & Mortar Application



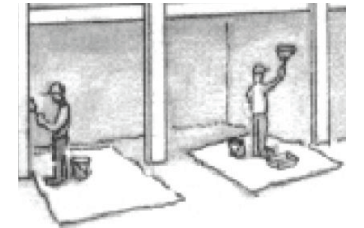
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

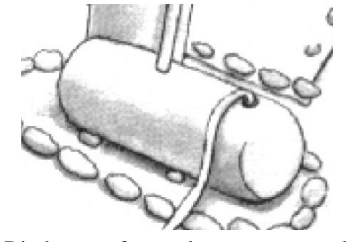
## Painting & Paint Removal



### Painting Cleanup and Removal

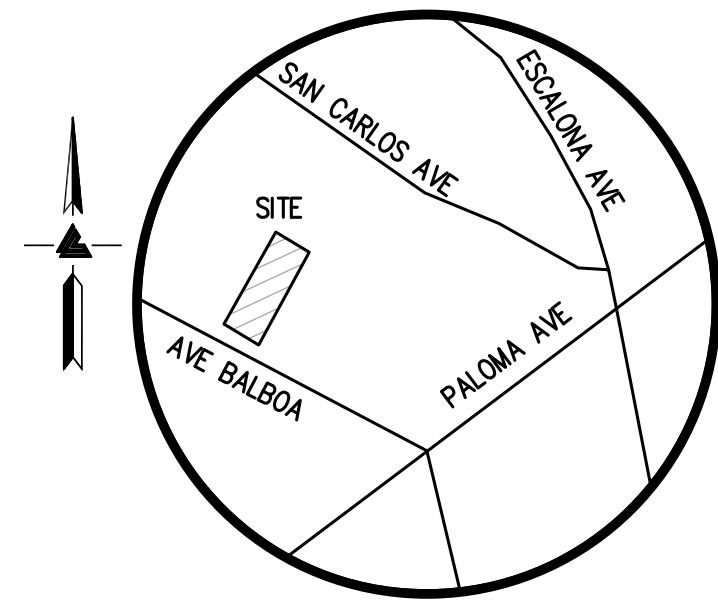
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes 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!**



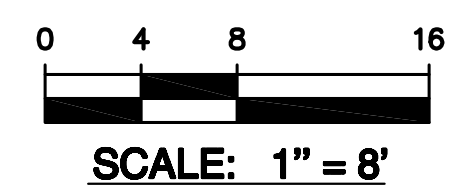
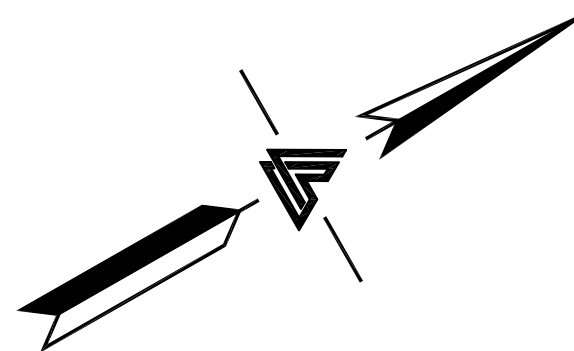
VICINITY MAP  
NO SCALE

EASEMENT NOTE

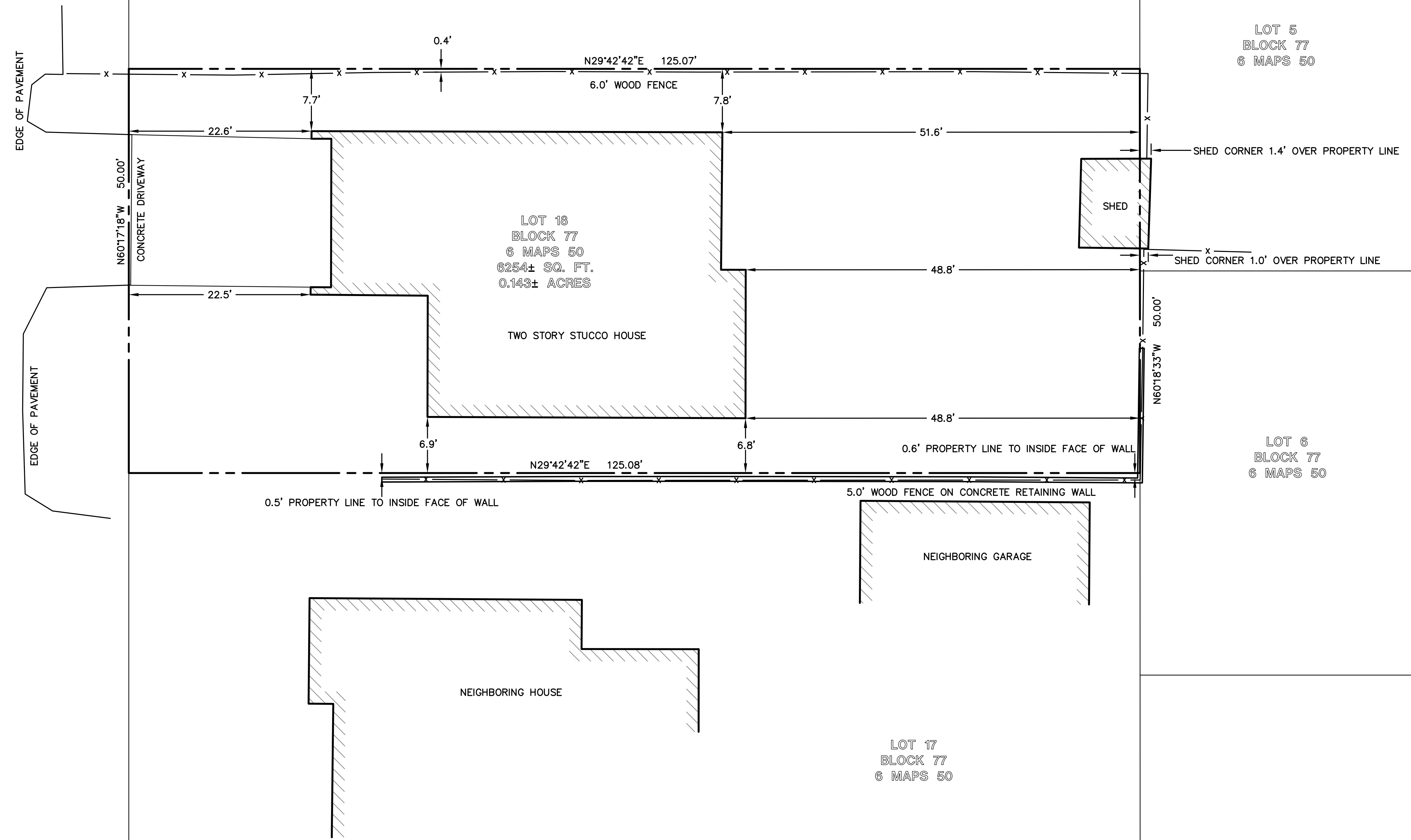
NO EASEMENTS ARE SHOWN PER COMMITMENT FOR  
TITLE INSURANCE ISSUED BY FIDELITY NATIONAL  
TITLE INSURANCE COMPANY, COMMITMENT NO  
CSA-22152 DATED AS OF JULY 08, 2021

LEGEND AND NOTES

- BOUNDARY LINE
- PROPERTY LINE
- FENCE LINE



BALBOA AVENUE (50')



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 REGIONAL OFFICES:  
 SAN DIEGO, CALIFORNIA 92161  
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 WWW.LEABRAZE.COM

846 BALBOA AVENUE  
 EL GRANANDA  
 CALIFORNIA

APN: 047-105-220  
 SAN MATEO COUNTY

BOUNDARY PLAT

REVISIONS	BY
-	-
-	-
-	-
-	-

JOB NO: 2211566  
 DATE: 10-13-21  
 SCALE: 1" = 8'  
 BNDY BY: KR  
 FIELD BY: ES  
 DRAWN BY: KR