

March 24, 2021

Paul Minor
9331 Nile Court
Arvada, CO 80007

Dear Mr. Minor:

SUBJECT: Coastside Design Review Project Continuance
345 Miramar Drive, Miramar
APN: 048-054-220; County File No.: PLN 2020-00291

At its February 12, 2021 meeting, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a Design Review recommendation to allow the construction of a new 2,811 sq. ft., two-story single family residence with an attached two-car, 834 sq. ft. tandem garage on an 8,787 sq. ft. legal undeveloped parcel (parcel legality established by Lot Line Adjustment, PLN2000-00675), associated with a hearing-level Coastal Development Permit (CDP) and Off-Street Parking Exception (OSP). The project includes the removal of one (1) tree and minor grading. The project is appealable to the California Coastal Commission.

The CDRC was unable to make the findings for a design review recommendation of approval based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the Local Coastal Program and "*Standards for Design for One-Family and Two-Family Residential Development in the Midcoast*" manual is required (specific sections are provided as an attachment to this letter). As such, requirements from CDRC for further project redesign are as follows:

1. **CDRC Recommendations:**

- a. Provide updated floor, plate height and roof ridge elevations.
- b. Provide Dark Sky compliant outdoor lighting specifications and show quantity and locations on drawings.
- c. Consider the execution of materials (stucco) and their relation to the architecture. The proposed reveal placement appears arbitrary.
- d. The CDRC suggests considering a side-by-side garage rather than the Off-Street Parking Exemption for the proposed tandem garage as the lot constraints are consistent with parcels on the Coastside, and it would be more consistent with the neighborhood.



- e. Reduce garage volume so plate height is consistent with the neighborhood.
- f. Proposed design lacks consistency in terms of window shapes, styles, operation and size. Massing proportions suggest competing architectural styles. Select proportions and features that are consistent with an architectural style for a more cohesive design.
- g. Long flat walls on the sides of the structure require more articulation beyond change in materials and stucco reveals. Provide articulation through changes in massing.
- h. Roof overhang should be reduced to 26-inches from the proposed 30-inches.
- i. Consider consulting with a landscape professional to assist in landscape design.
- j. Provide more extensive landscaping with attention to overall design.
- k. Consider moving existing mature landscaping (Magnolia trees) to another area within the lot.
- l. Consider permeable pavers or permeable concrete for the driveway for runoff control.

As such, you were presented with the following available options at the end of the CDRC's deliberation of the project: (1) request for a decision from the CDRC on the plans presented or (2) request that the project be considered at a future meeting to provide you time to consider and incorporate the elements recommended by the CDRC. You chose the second option, and the CDRC continued consideration of your item to a date uncertain.

Please contact Angela Chavez, Project Planner, at 650/599-7217 or achavez@smcgov.org, if you have any questions.

To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

Sincerely,



Ruemel Panglao
Design Review Officer

RSP:ACC:agv – ACCFF0586_WAN.DOCX

cc: Gennadiy Agranov

Paul Minor

- 3 -

March 24, 2021

Enclosure: Attachment A

Attachment A

Specific Sections to Review:

Section 6565.20 (B) *Neighborhood Definition and Neighborhood Character*

2. Neighborhood Character

- f. Parking and garage patterns.
- j. Window type and placement
- k. Landscaping

Section 6565.209 (D) *Elements of Design*

1. Building mass, shape, and scale

- d. Facade Articulation
- e. Wall Articulation- arrangement /placement/massing of major building forms

2. Architectural Styles and features

- a. Architectural style
- b. Openings 1 & 2
- d. Garage 1 & 2

Section 6565.20 (F) *Landscaping, Paved Areas, Fences, Lighting*

1. Landscaping

- b Finished landscape plan compatible with & enhance the design of the home
- f. landscaping, drought tolerant & native or noninvasive plant species

2. Paved Areas

- a. Minimize hardscape or impervious area
- b. Maximize surfaces that have a more natural appearance than concrete, decrease runoff and maximize absorption

4. Lighting

- a. Choose architecturally integrated lighting
- b. All exterior landscape & site lighting designated & located
- c. Exterior lighting minimized



AGRANOV RESIDENCE

NEW CUSTOM HOME

MIRAMAR DRIVE
HALF MOON BAY, CA 94019

ASSESSOR'S PARCEL NUMBER

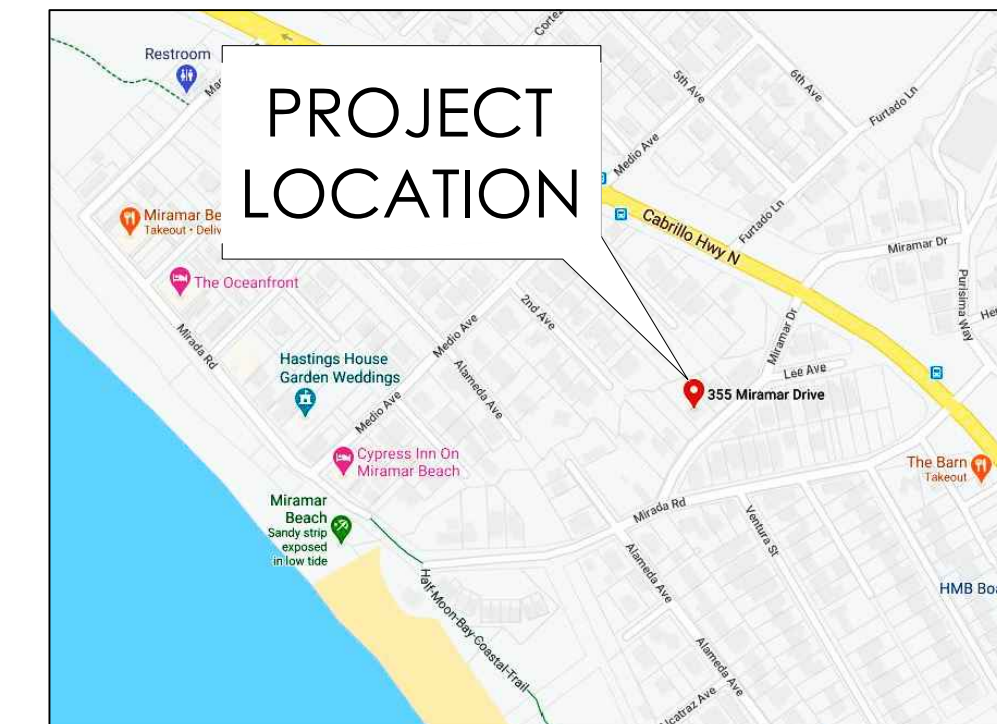
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ZONING INFORMATION

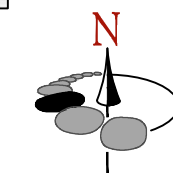
- ZONING DESIGNATION: R-1/S-17/DR/CD
- BUILDING SITE WIDTH: 50.0'
- MINIMUM LOT SIZE: 5,000 SQ. FT.
- SETBACKS:
FRONT: 20.0'
REAR: 20.0'
SIDES: MIN. 5' ONE SIDE, 15' TOTAL
- MAXIMUM BUILDING HEIGHT: 28.0'
- MAXIMUM LOT COVERAGE: 35%

DRAWING INDEX

- A.001** SITE PLAN & PROJECT DATA
- L.001** LANDSCAPE PLAN
- L.002** TREE PLAN
- A.101** FIRST & SECOND FLOOR PLANS
- A.102** SECOND FLOOR ROOF PLAN
- A.201** EXTERIOR ELEVATIONS
- A.202** EXTERIOR ELEVATIONS
- A.301** BUILDING CROSS-SECTIONS
- A.501** COLOR BOARD
- A.901** 3-DIMENSIONAL VIEWS



2 VICINITY MAP
NO SCALE



GENERAL SITE NOTES

1. (E) = EXISTING, (N) = NEW.
2. ALL EXTERIOR FLATWORK AND STEPS TO GRADE SHALL BE VERIFIED IN FIELD. SLOPE ALL CONCRETE PATIOS AWAY FROM HOUSE AT 1/4" PER FOOT.
3. DIMENSIONS SHOWN ARE TO EDGE OF FOUNDATION/FRAME, U.O.N.
4. AN OFF-STREET PARKING EXEMPTION SHALL APPLY TO THIS SITE.
5. GENERAL CONTRACTOR SHALL MANAGE SUB-CONTRACTOR PARKING, EQUIPMENT, STAFF PARKING, HAULING, AND EXCAVATION OF WORK TO MINIMIZE TRAFFIC IMPACTS DURING CONSTRUCTION.

AREA CALCULATIONS (SQ. FT.)

FIRST FLOOR LIVING AREA: 1,473
 FIRST FLOOR PORCH: 48
 FIRST FLOOR DECK: 224
 ATTACHED TWO-CAR GARAGE: 595
 SECOND FLOOR LIVING AREA: 823
 SECOND FLOOR FRONT BALCONY AREA: 231
 SECOND FLOOR REAR BALCONY AREA: 199

LOT COVERAGE CALCULATIONS (SQ. FT.)

EXISTING LOT: 8,787.3
 EXISTING SHED: 164
 FIRST FLOOR LIVING AREA: 1,473
 FIRST FLOOR PORCH: 48
 FIRST FLOOR DECK: 224
 ATTACHED GARAGE: 595
 LOT COVERAGE FOOTPRINT: 2,504
 NEW LOT COVERAGE: $2,504 \div 8787.3 = 28.5\%$

DUTY OF COOPERATION

Release of these plans contemplates further cooperation among the owner, his contractor, and Blackstone Architecture ("BSA"). Design and construction are complex, and although BSA has performed its services with due care and diligence, perfection is not guaranteed. Communication is imperfect, and every contingency cannot be anticipated. It is the responsibility of the builder, contractor, and owner of this project to review these plans in full prior to construction in order to avoid discrepancies after construction has begun. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to BSA. Failure to notify BSA compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to BSA shall relieve BSA from responsibility for all consequences. Changes made from the plans without the consent of BSA are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

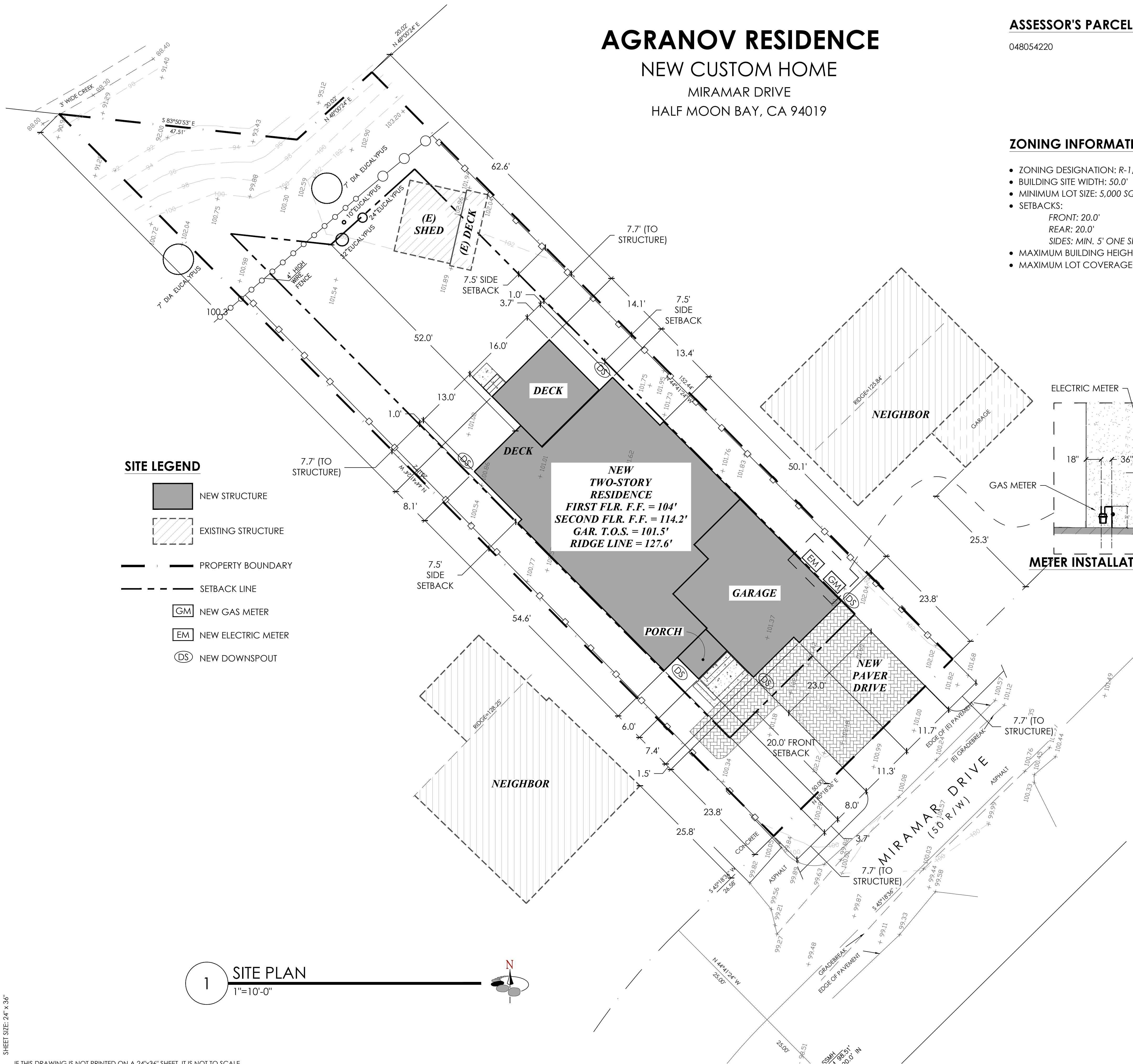
PROJECT #200527

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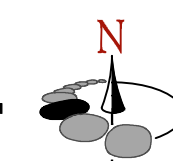
SITE PLAN & PROJECT DATA

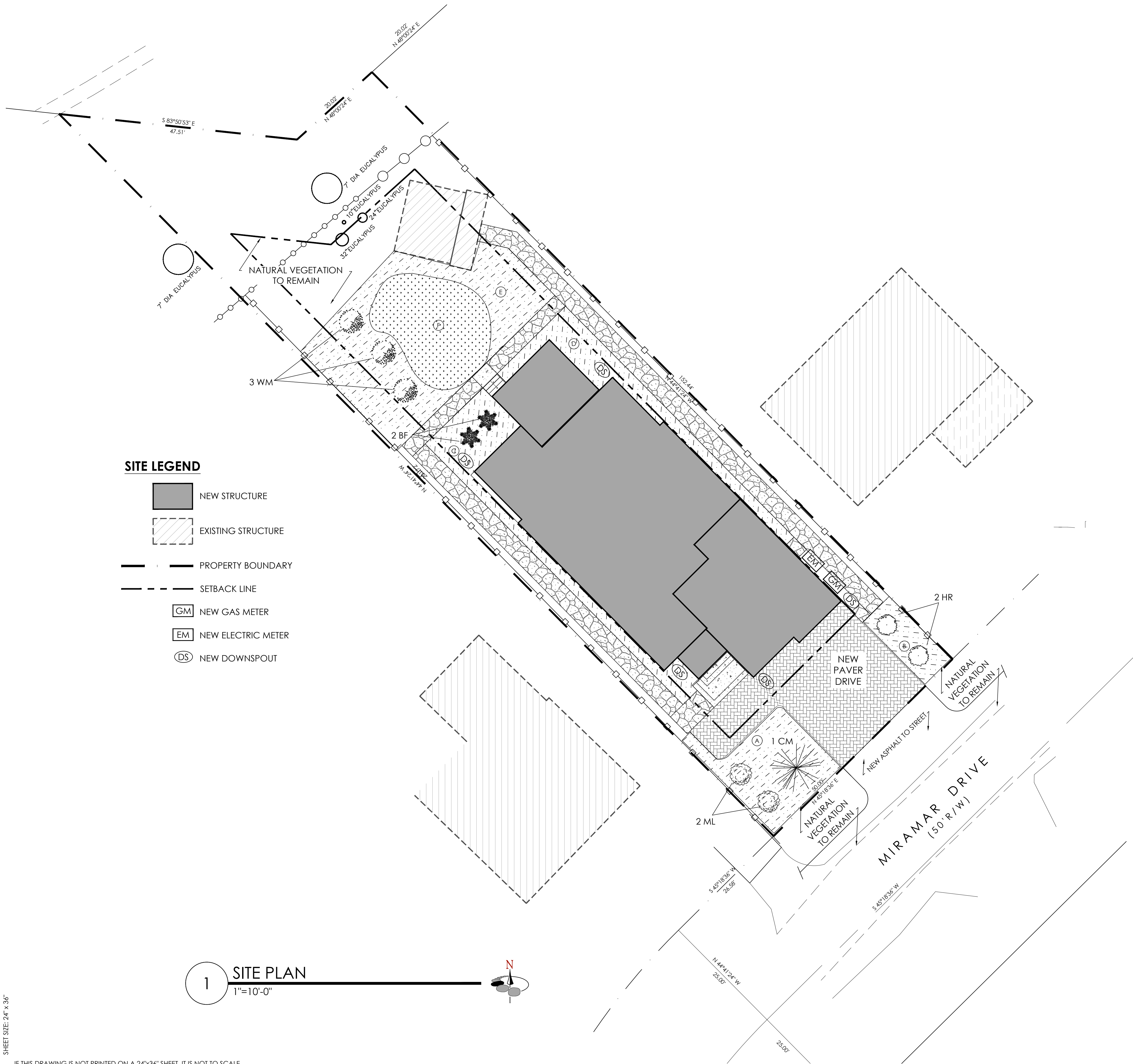
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A.001



1 SITE PLAN
1"=10'-0"

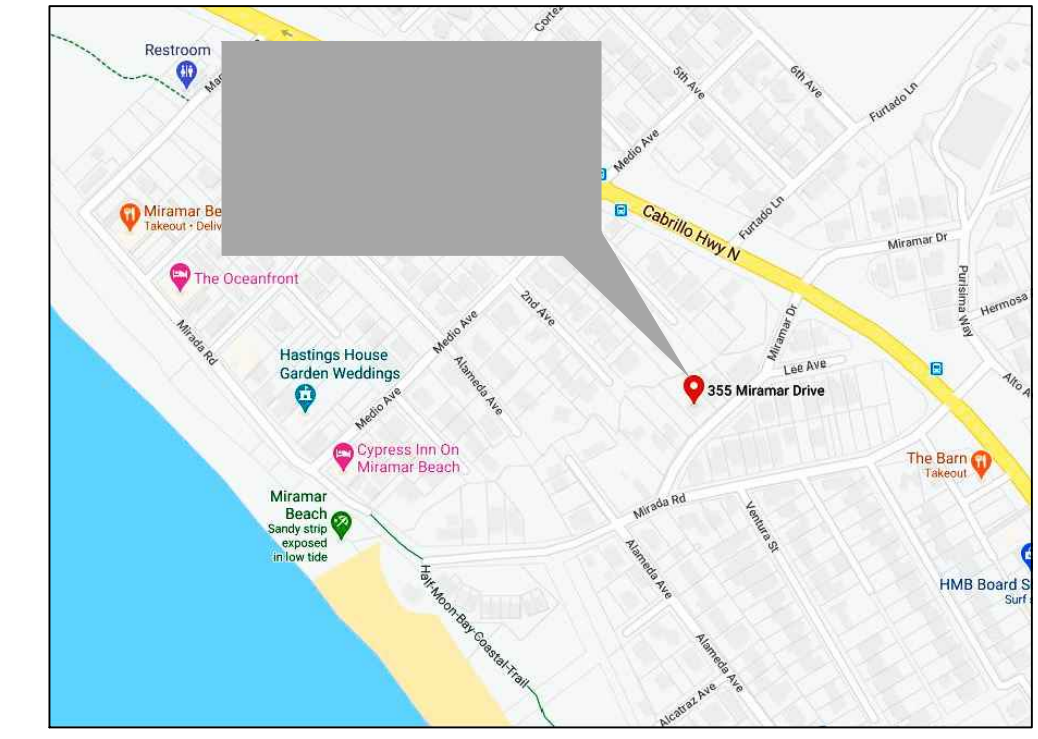




SITE LEGEND

- NEW STRUCTURE
- EXISTING STRUCTURE
- PROPERTY BOUNDARY
- SETBACK LINE
- NEW GAS METER
- NEW ELECTRIC METER
- NEW DOWNSPOUT

1 SITE PLAN
1"=10'-0"



2 VICINITY MAP
NO SCALE

LANDSCAPE NOTES

1. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
2. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE.
3. TURF NOT PERMITTED ON SLOPES GREATER THAN 25%.
4. TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS.
5. AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
6. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
7. MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
8. AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
9. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
10. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
11. LANDSCAPING WITH DEEP ROOT SYSTEMS SHALL NOT BE PLACED ON STORMWATER IMPROVEMENTS.

PLANT MATERIAL SCHEDULE

KEY	BOTANIC NAME	COMMON NAME	SIZE	QTY.
ML	CITRUS X MYERI	DWARF MEYER LEMON	5 GALLON	2
HR	RHAMNUS ILICIFOLIA	HOLLYLEAF REDBERRY	5 GALLON	2
BF	MIMULUS AURANTIACUS	BUSH MONKEY FLOWER	5 GALLON	2
CM	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	1
WM	MAGNOLIA SALICIFOLIA	WHITE MAGNOLIA	8' (EXISTING, RELOCATED)	3

LANDSCAPE AREA SCHEDULE

KEY	AREA (SQ. FT.)	MATERIAL
A	344	CEDAR MULCH
B	126	CEDAR MULCH
C	325	CEDAR MULCH
D	266	CEDAR MULCH
E	674	CEDAR MULCH
F	394	ARTIFICIAL TURF
TOTAL	2,129	

LANDSCAPE LEGEND

- WOOD MULCH
- STONE WALK
- PERMEABLE PAVER DRIVEWAY
- ARTIFICIAL TURF

DUTY OF COOPERATION

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LANDSCAPE PLAN

SHEET NUMBER

L.001

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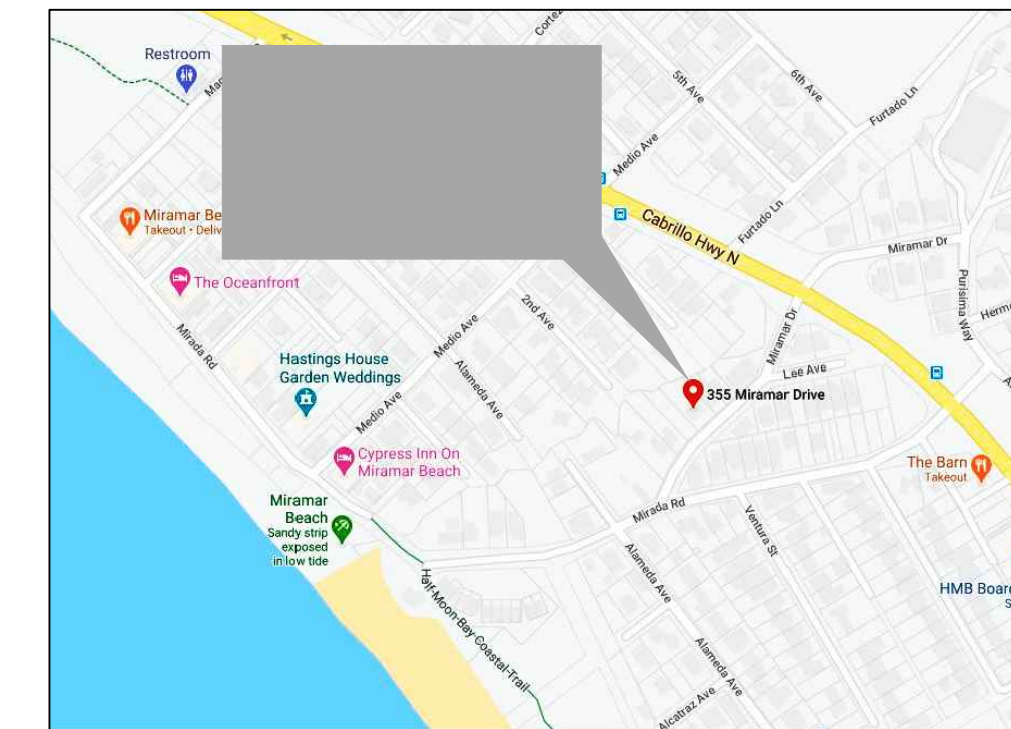
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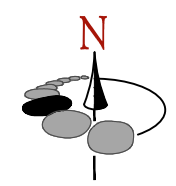
TREE PLAN

SHEET NUMBER

L.002



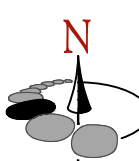
2 VICINITY MAP
NO SCALE



SITE LEGEND

- NEW STRUCTURE
- EXISTING STRUCTURE
- PROPERTY BOUNDARY
- SETBACK LINE
- NEW GAS METER
- NEW ELECTRIC METER
- NEW DOWNSPOUT
- EXISTING ELECTRIC LINE (OVERHEAD)
- EXISTING SAN. SEWER LINE
- EXISTING TREE TO BE REMOVED

1 SITE PLAN
1"=10'-0"



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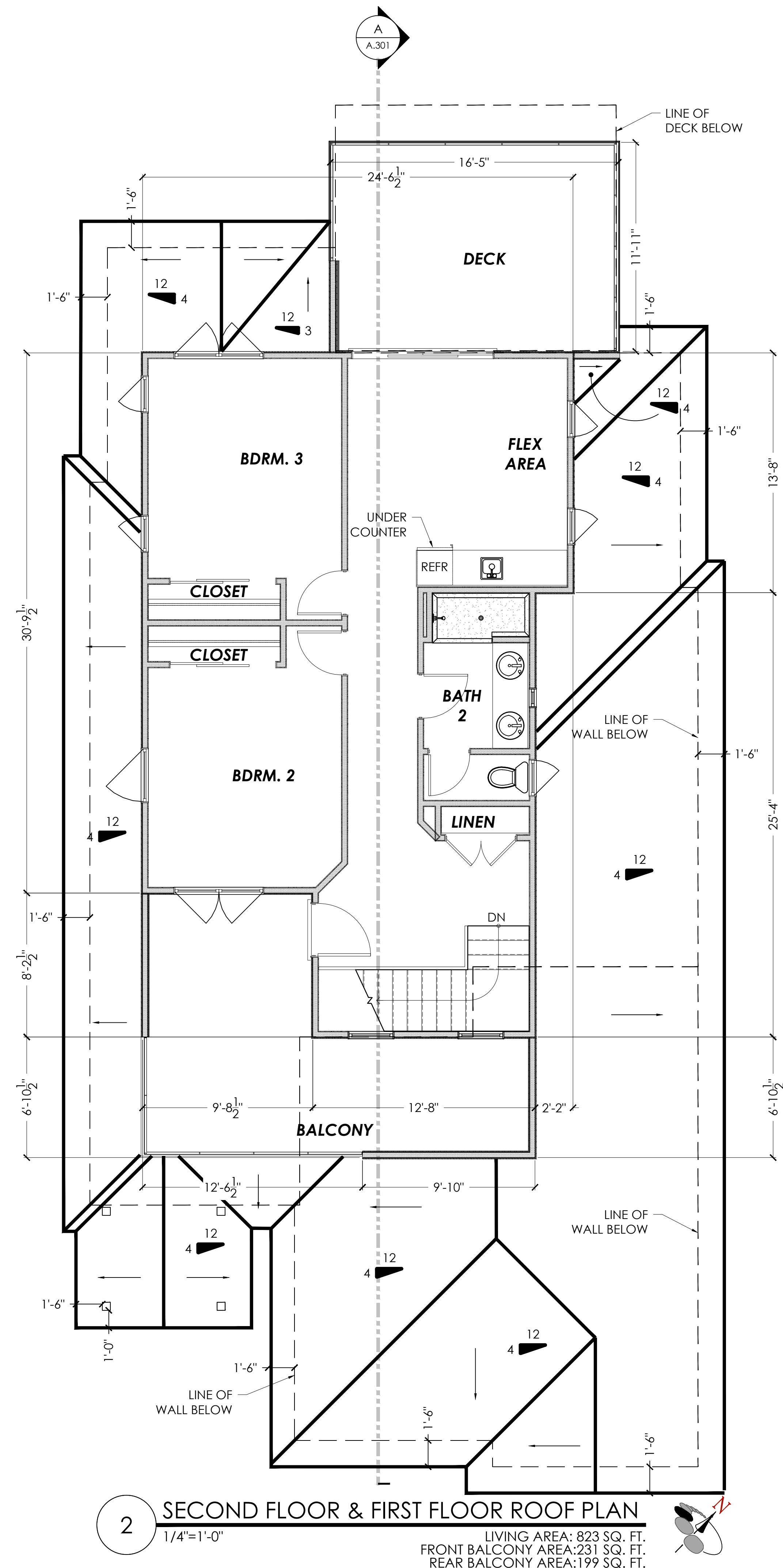
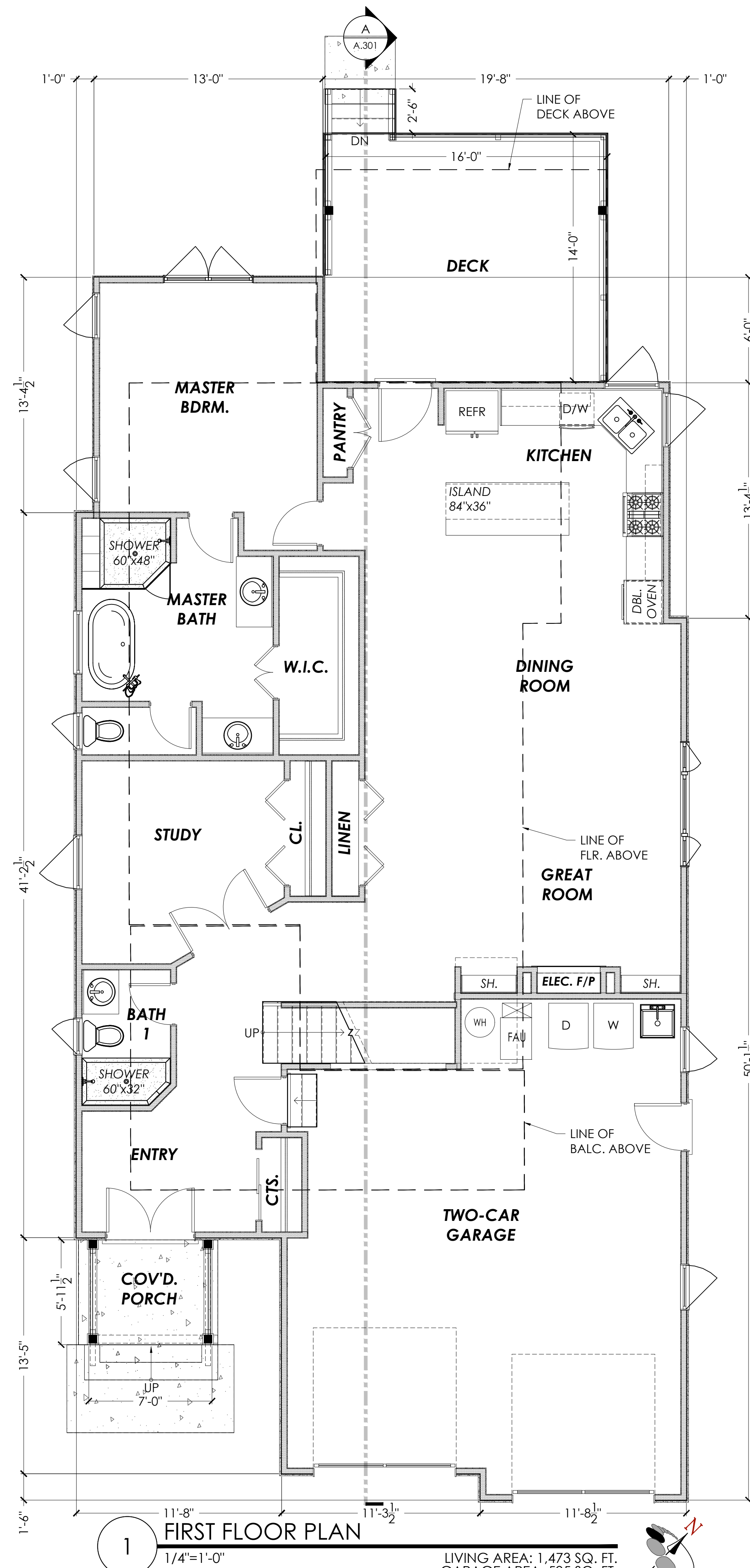
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FIRST & SECOND FLOOR PLANS

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A.101



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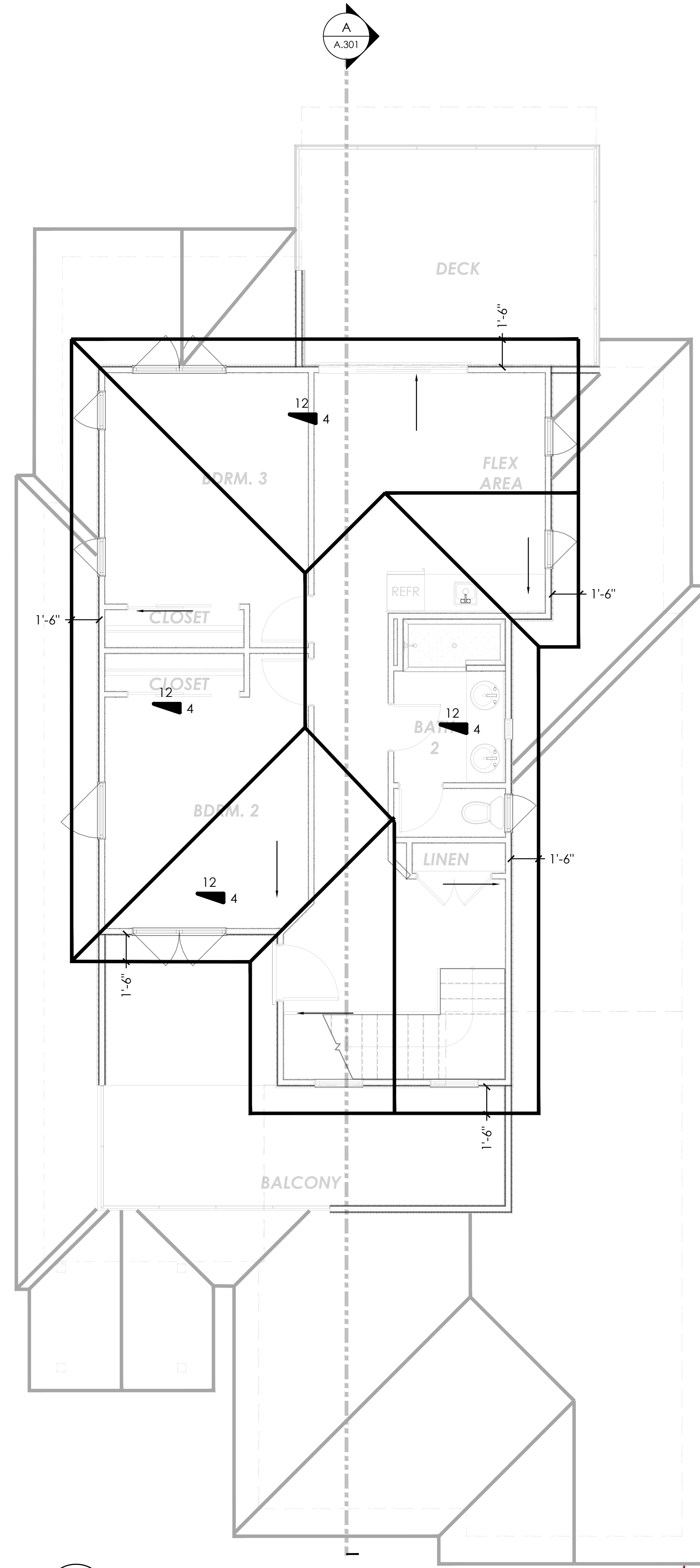
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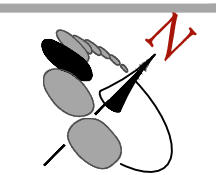
SECOND FLOOR ROOF PLAN

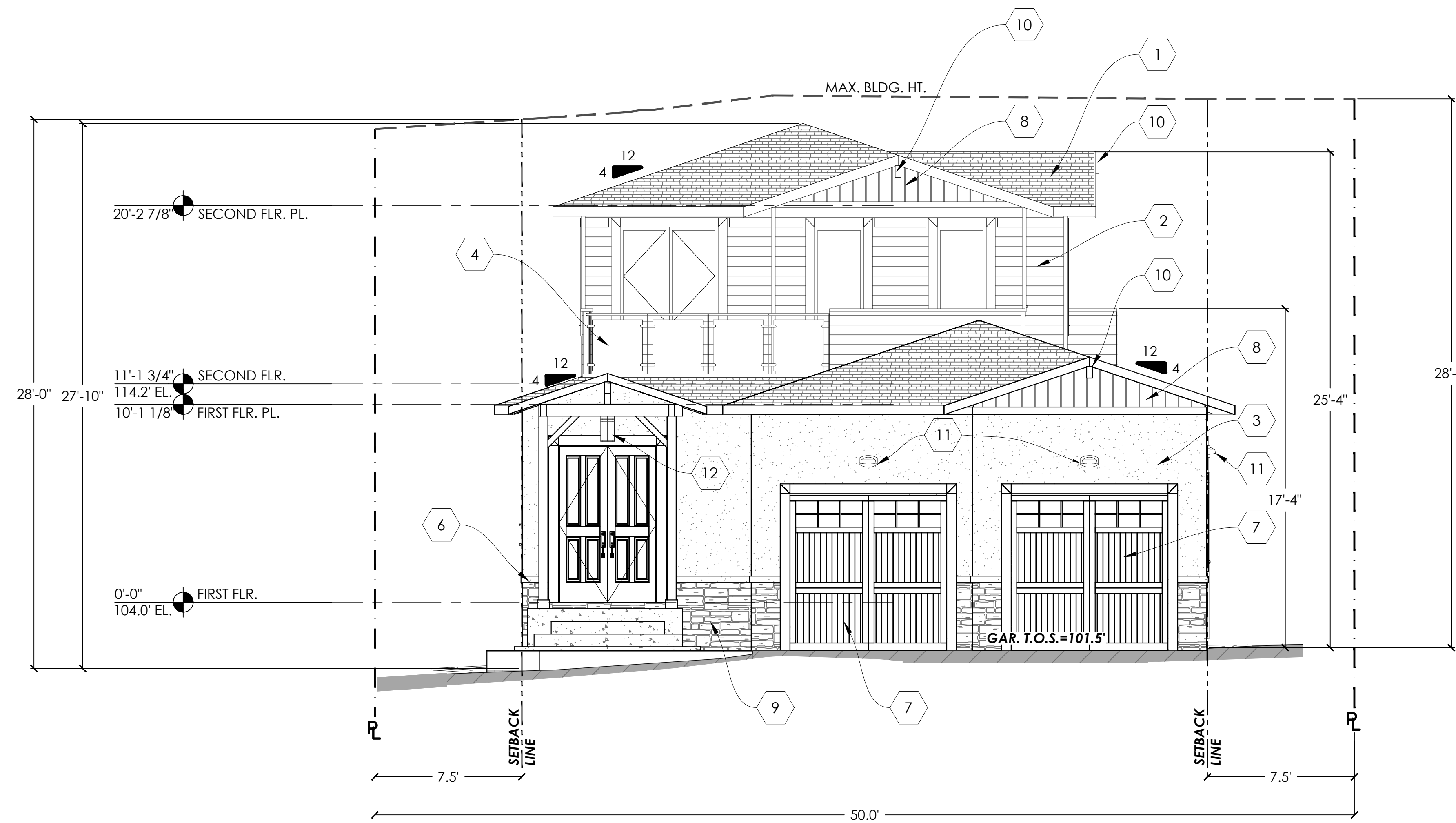
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A.102



1 SECOND FLOOR ROOF PLAN
1/4"=1'-0"





1 SOUTHEAST (FRONT) ELEVATION
1/4"=1'-0"

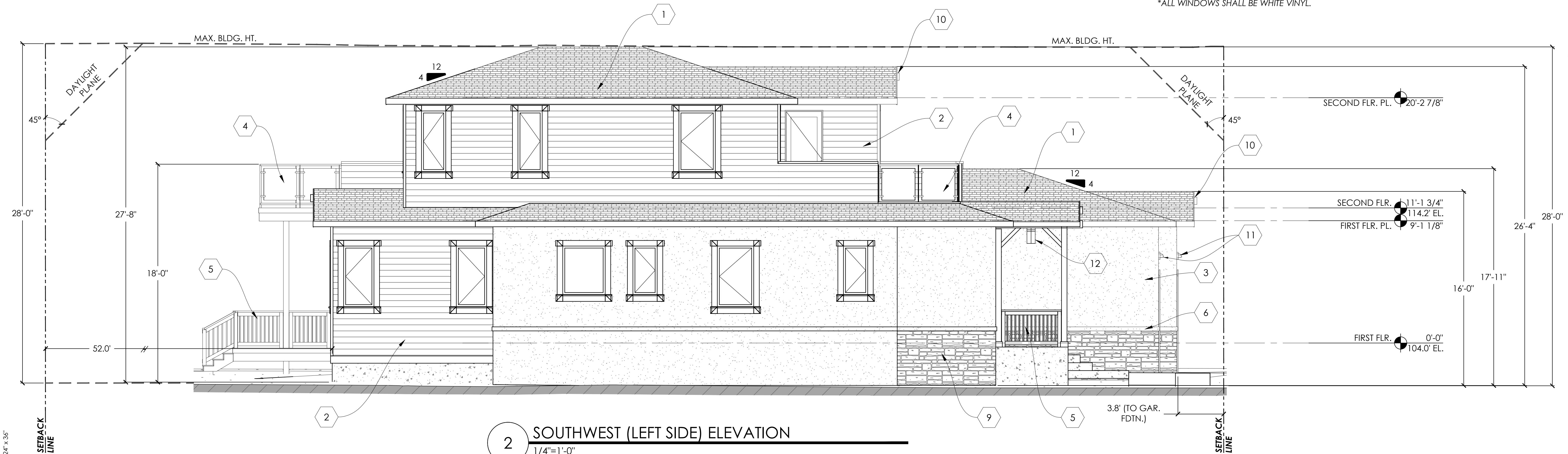
ELEVATION KEY NOTES

- 1 DIMENSIONAL COMPOSITION SHINGLES (TIMBERLINE "CHARCOAL").
- 2 6" HORIZONTAL HARDIE LAP SIDING (BEHR N540-2 "GLITTER").
- 3 3-COAT STUCCO (BEHR PPU18-06 "ULTRA PURE WHITE").
- 4 GLASS PANEL RAILING (WHITE RAILS).
- 5 COMPOSITE RAILING (BEHR PPU18-06 "ULTRA PURE WHITE").
- 6 4" STUCCO BAND (BEHR PPU18-06 "ULTRA PURE WHITE").
- 7 METAL GARAGE DOOR (BEHR N540-2 "GLITTER").
- 8 6" VERTICAL COMPOSITE LP SIDING (BEHR N540-2 "GLITTER").
- 9 STONE VENEER (CULTURED STONE CSV2025 "COBBLEFIELD GRAY").
- 10 4x8 WOOD CORBEL (BEHR PPU18-06 "ULTRA PURE WHITE").
- 11 EXTERIOR WALL-MOUNT FIXTURE (POSSINI EURO XANE 11 IN., DARK SKY COMPLIANT).
- 12 EXTERIOR PENDANT LIGHT FIXTURE (CHAMBER 16 IN., DARK SKY COMPLIANT).

*ALL WINDOWS SHALL BE WHITE VINYL.

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2 SOUTHWEST (LEFT SIDE) ELEVATION
1/4"=1'-0"

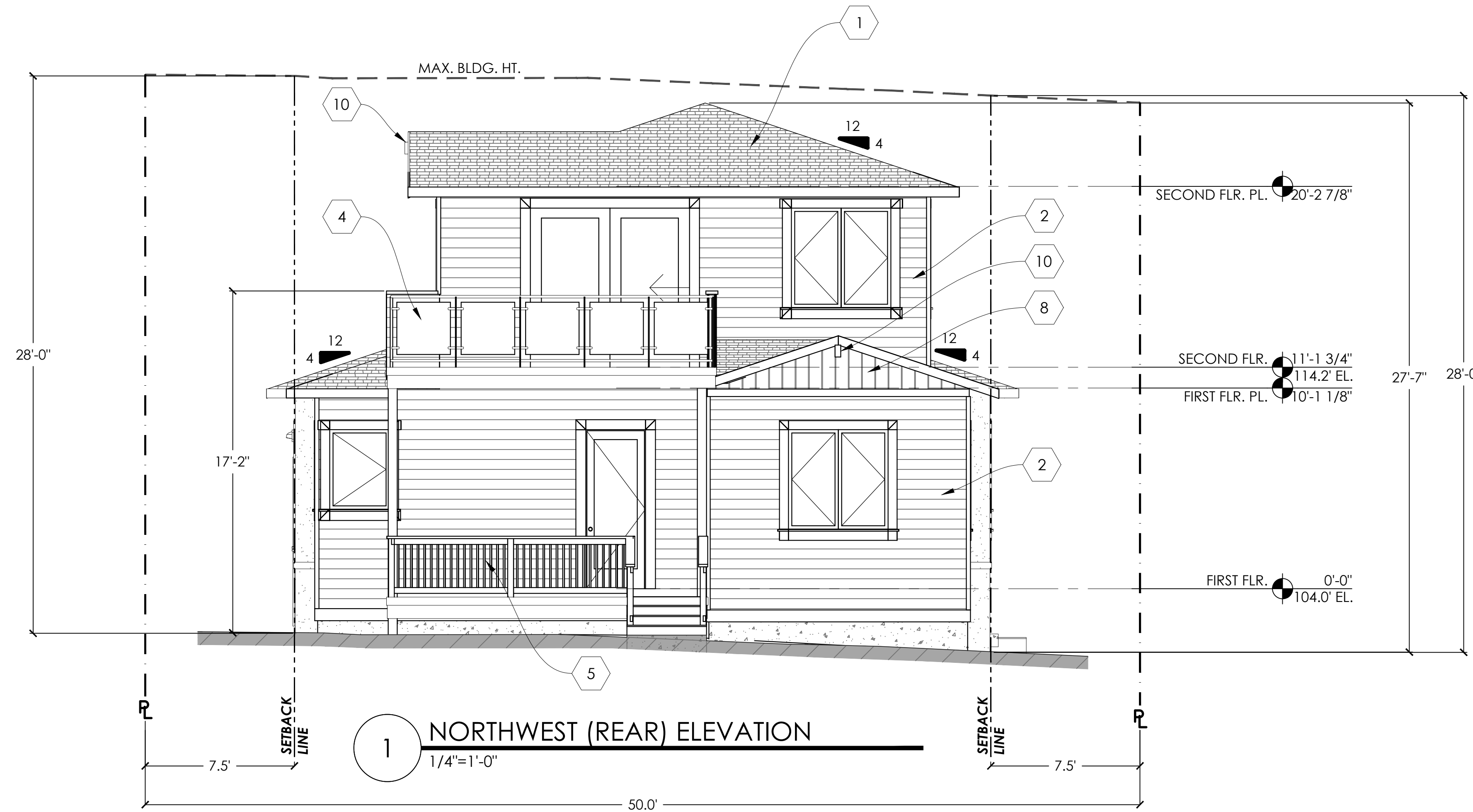
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EXTERIOR ELEVATIONS

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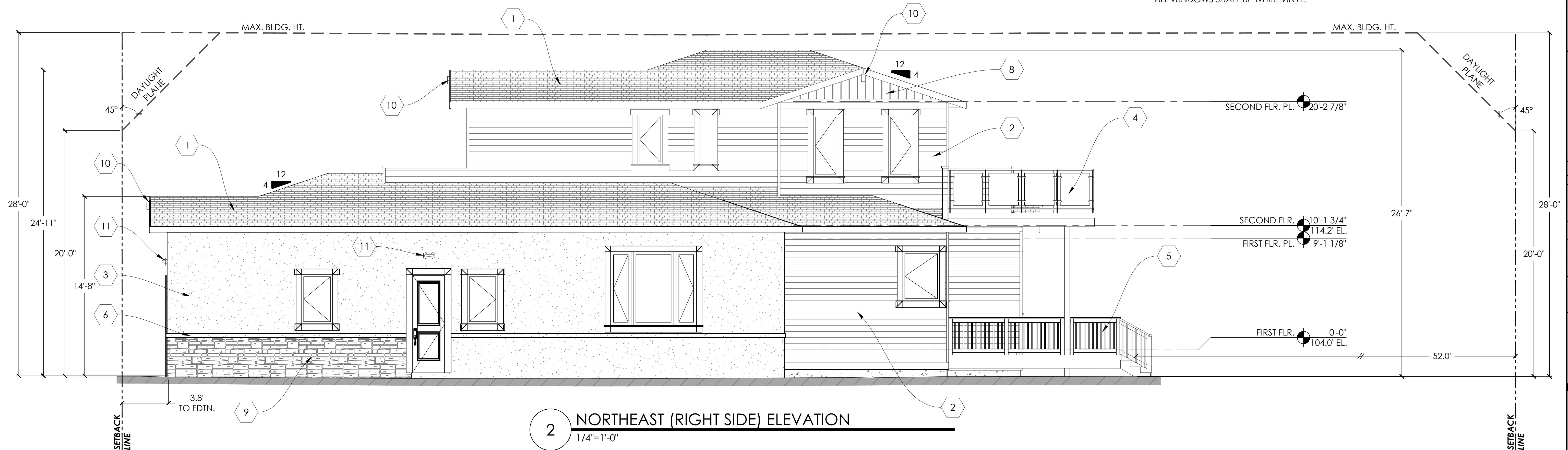
A.201



ELEVATION KEY NOTES

- 1 DIMENSIONAL COMPOSITION SHINGLES (TIMBERLINE "CHARCOAL").
- 2 6" HORIZONTAL HARDIE LAP SIDING (BEHR N540-2 "GLITTER").
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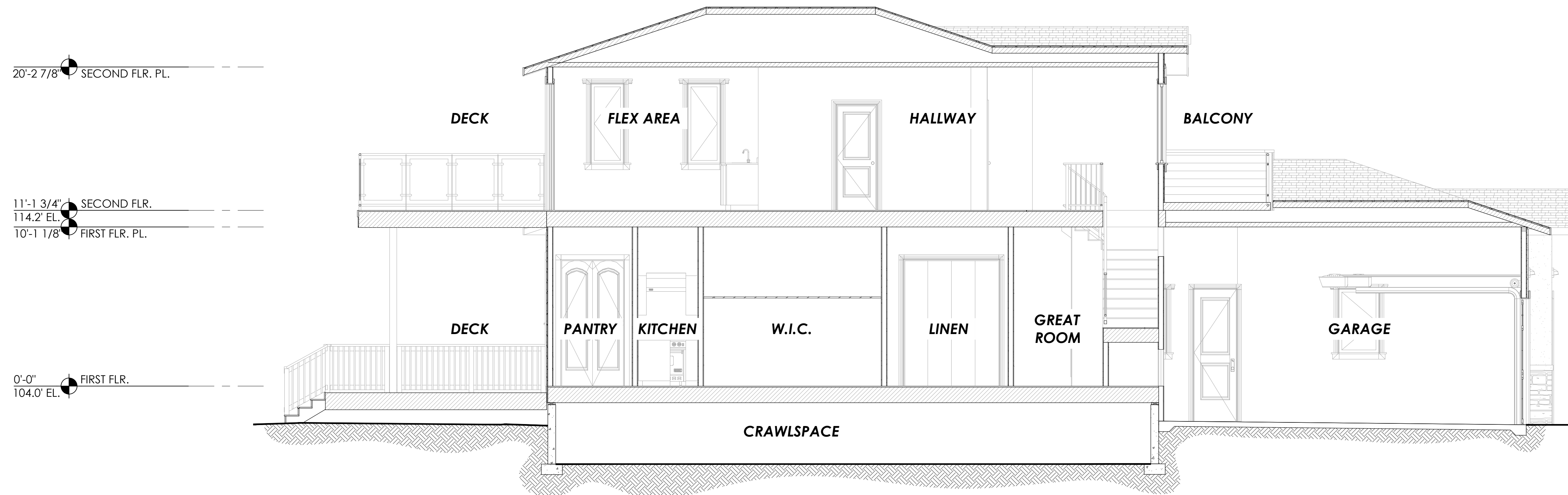
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EXTERIOR
ELEVATIONS

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A.202



A CROSS-SECTION 'A'
1/4"=1'-0"

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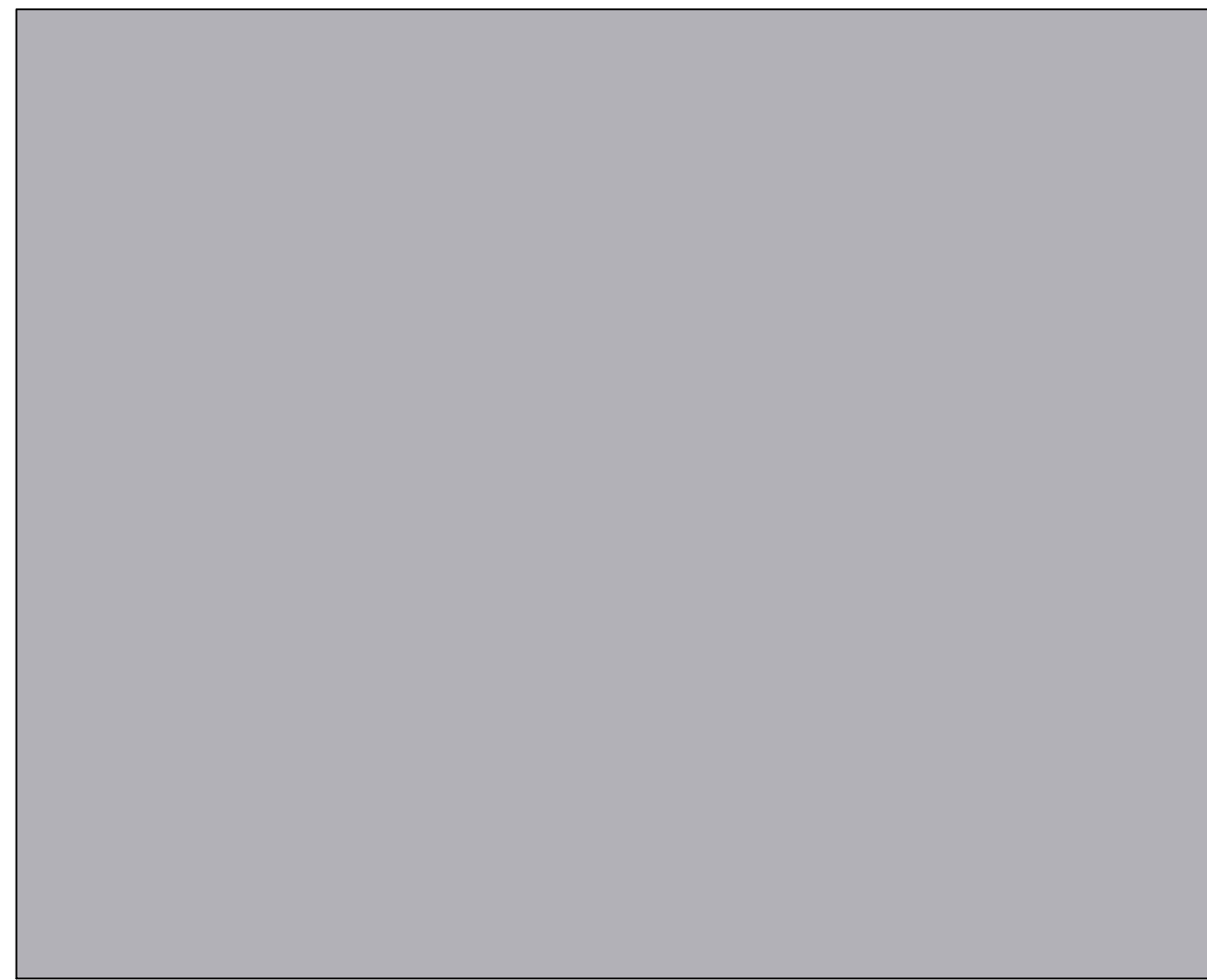
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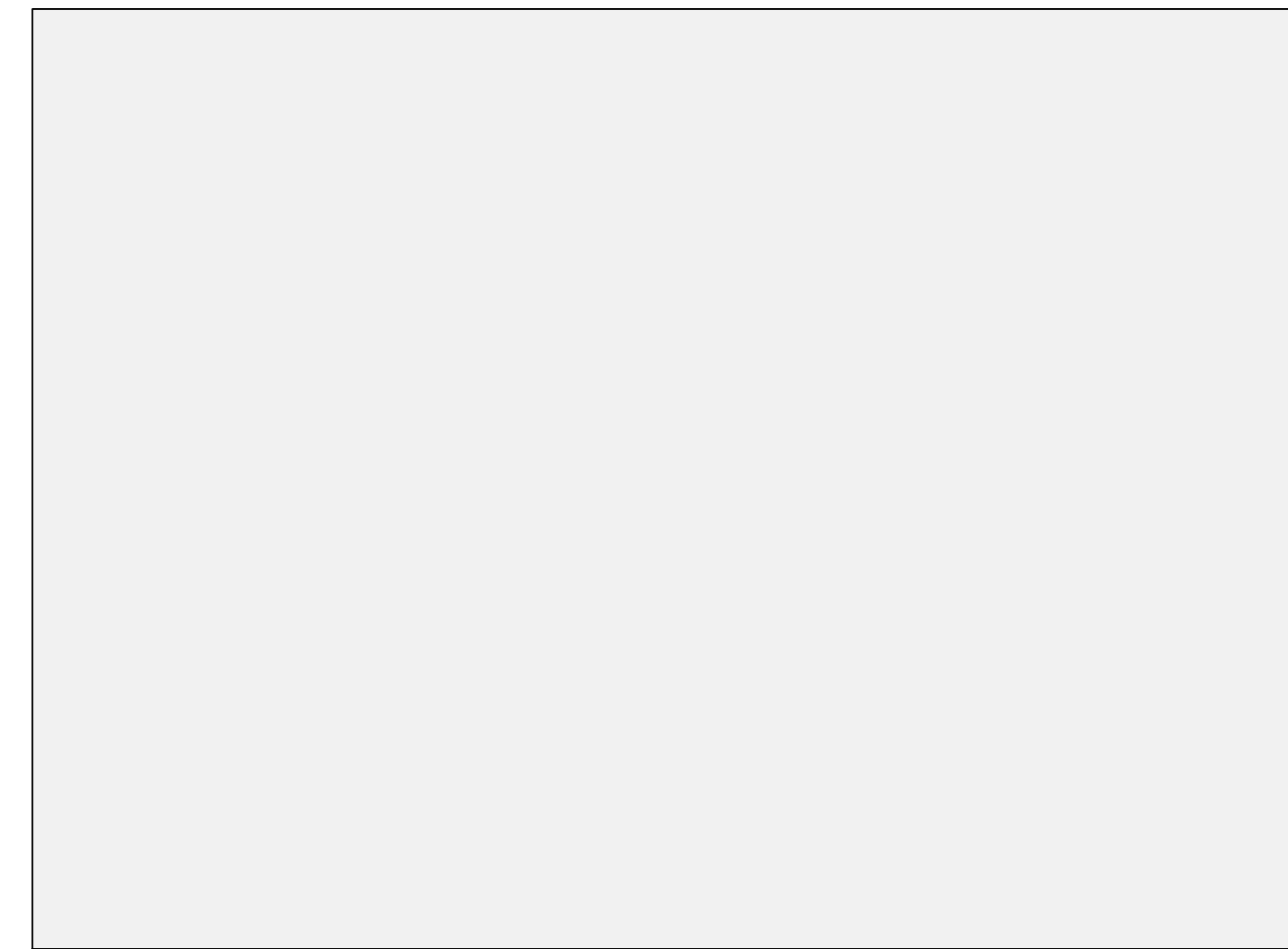
BUILDING CROSS-SECTIONS

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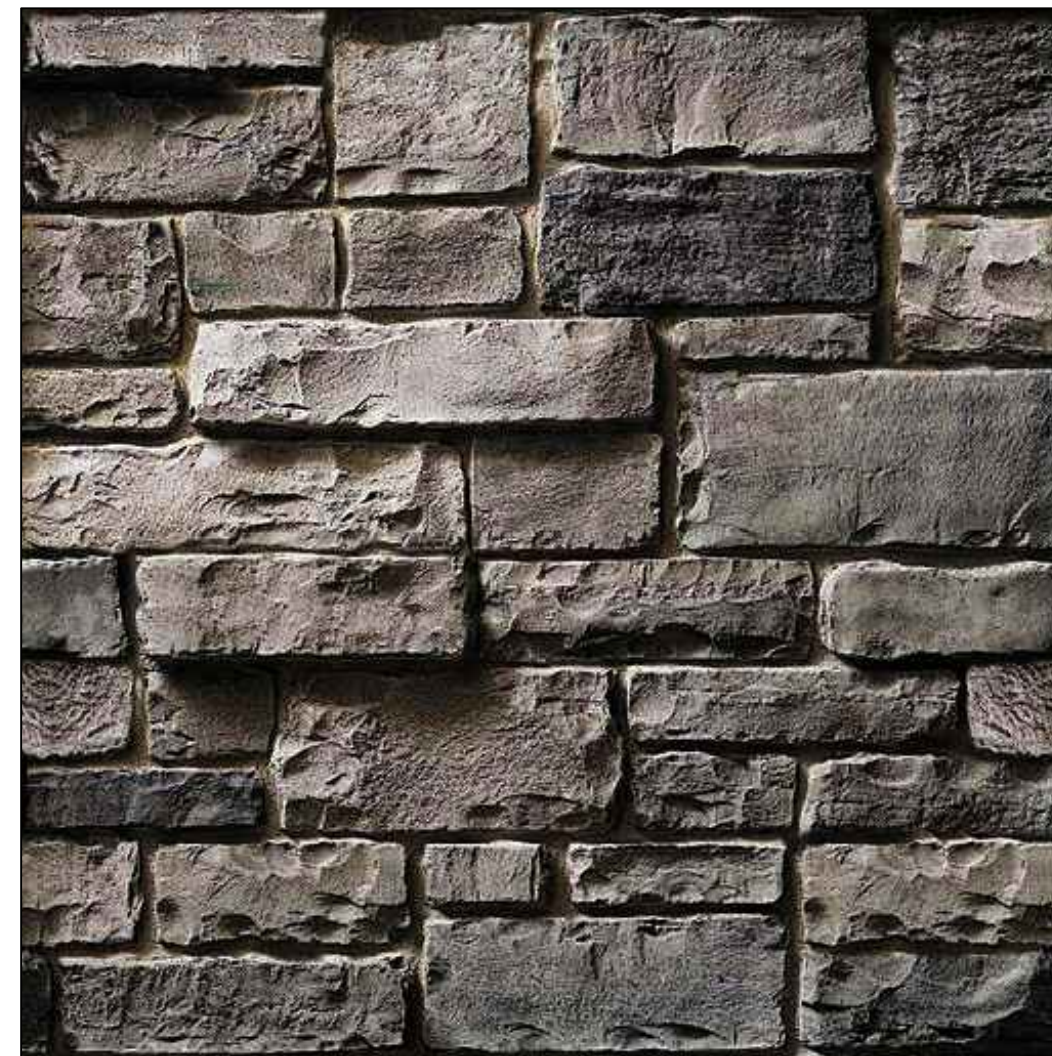
A.301



HORIZONTAL SIDING, VERTICAL SIDING, GARAGE DOORS
 BEHR N540-2 "GLITTER"



STUCCO, TRIM, COMPOSITE DECKING/RAILING, WOOD CORBELS
 BEHR PPU18-06 "ULTRA PURE WHITE"



STONE
 CULTURED STONE CSV2025 "COBBLEFIELD GRAY"



ROOFING
 TIMBERLINE "CHARCOAL"

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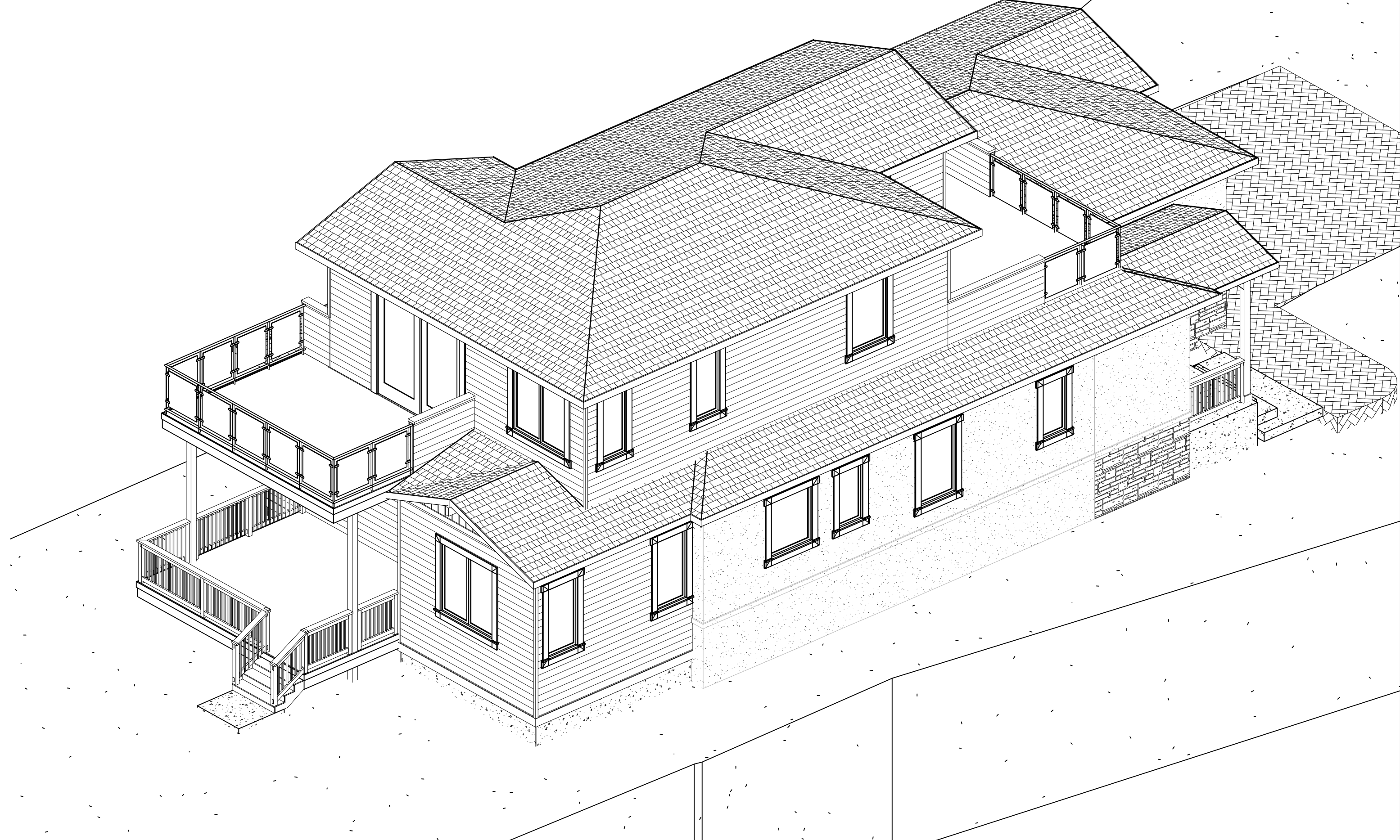
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COLOR BOARD

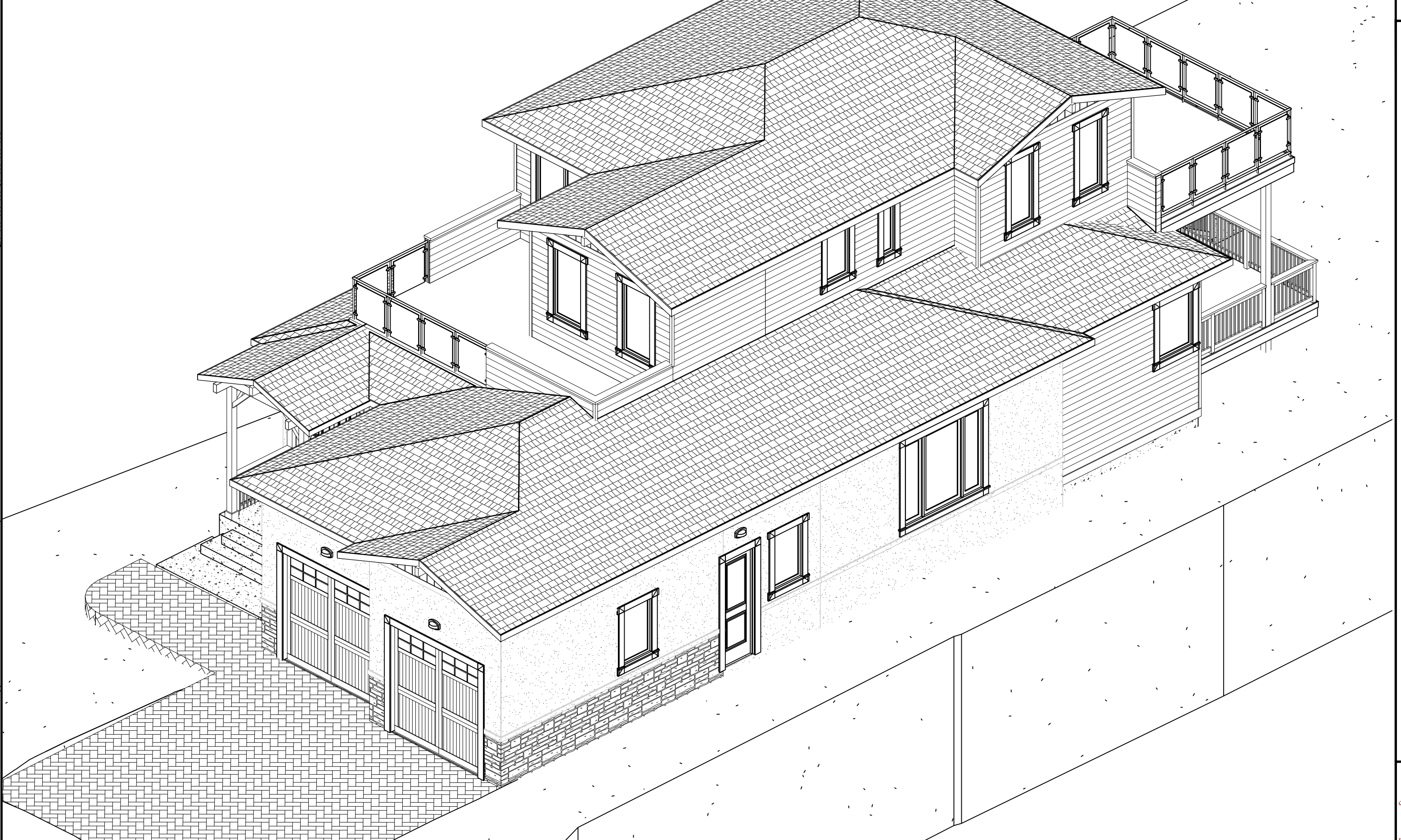
SHEET NUMBER

A.501

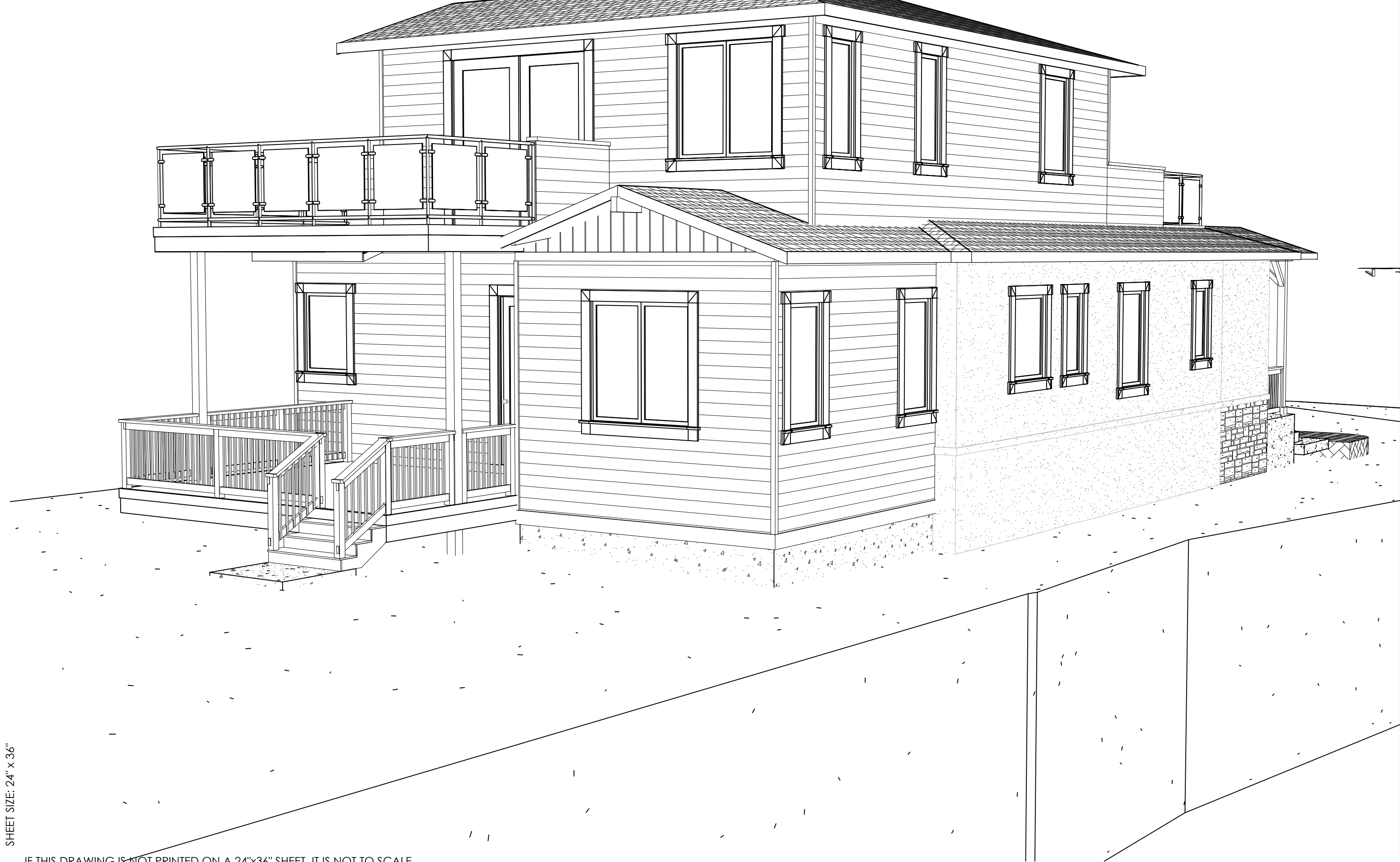
1 REAR AERIAL VIEW
NO SCALE



2 FRONT AERIAL VIEW
NO SCALE



3 REAR PERSPECTIVE VIEW
NO SCALE



4 FRONT PERSPECTIVE VIEW
NO SCALE



DUTY OF COOPERATION
Release of these plans contemplates further cooperation among the owner, his contractor, and Blackstone Architecture ("BSA"). Design and construction are complex, and although BSA has performed its services with the care and diligence, perfection is not guaranteed. Communication is imperfect, and every contingency cannot be anticipated. It is the responsibility of the builder, contractor, and owner of this project to review these plans in full prior to construction in order to avoid discrepancies after construction has begun. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to BSA. Failure to notify BSA compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to BSA shall relieve BSA from responsibility for all consequences. Changes made from the plans without the consent of BSA are unauthorized, and shall relieve the architect of responsibility for all consequences arising out of such changes.

PROJECT #200527			
REV.	DATE	ISSUE	BY
	04.06.21	DESIGN REVIEW	PM
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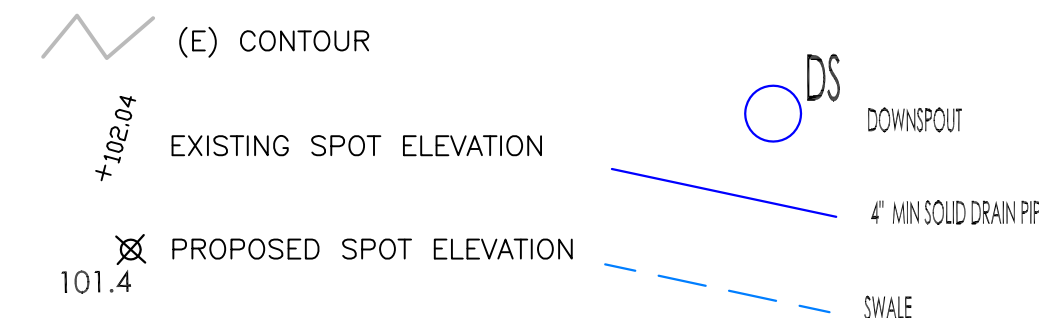
3-DIMENSIONAL VIEWS

SHEET NUMBER

A.901



LEGEND



GRADING NOTES

CUT VOLUME: 40 CY (FOR FOUNDATION)
 FILL VOLUME: 0 CY

VOLUMES ABOVE ARE APPROXIMATE.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

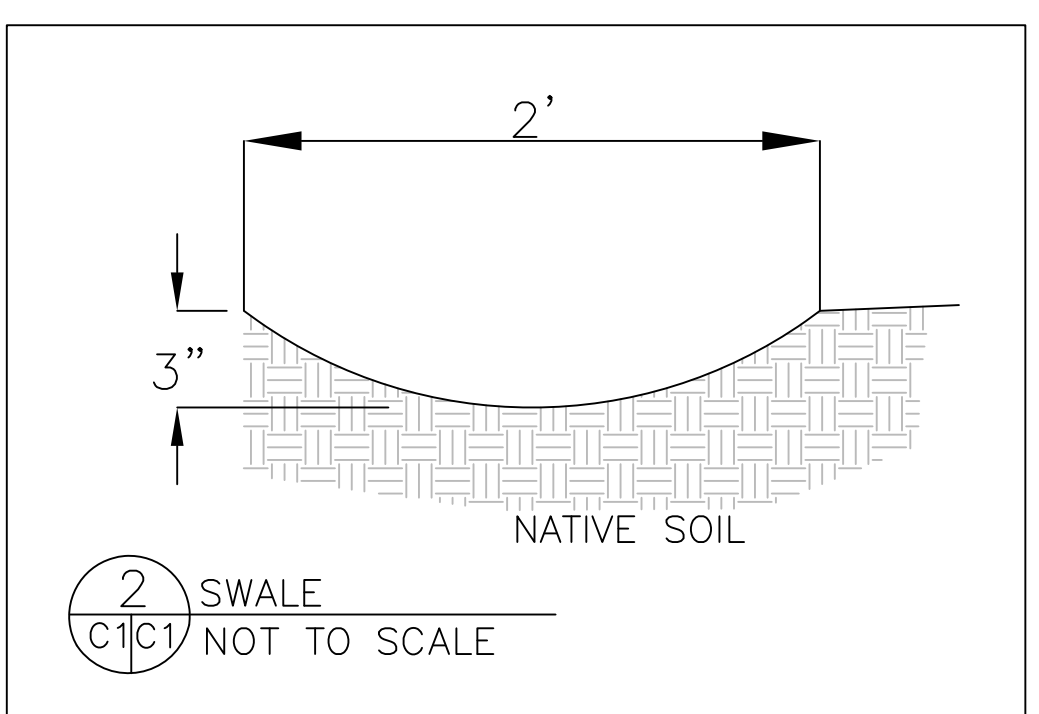
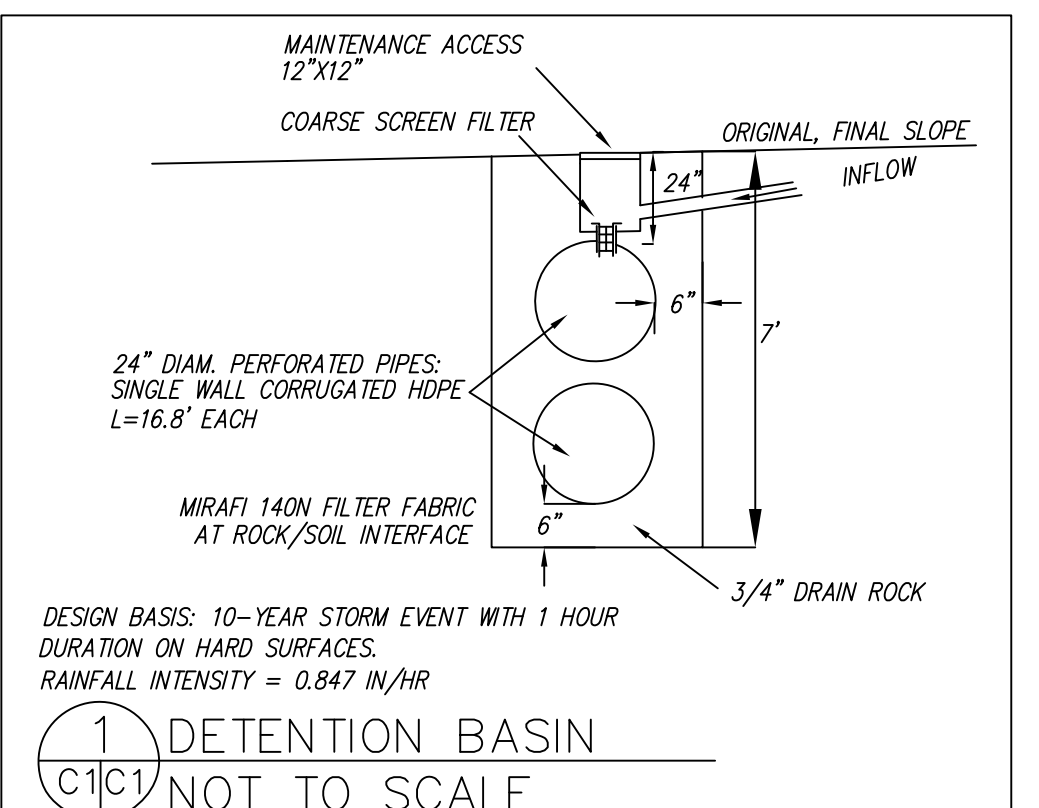
GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: GENNADIY AGRANOV, OWNER.
 - TOPOGRAPHY BY S. MICALLEP, SURVEYED JUNE, 2020.
 - THIS IS NOT A BOUNDARY SURVEY.
 - ELEVATION DATUM ASSUMED.
 - THE GEOTECHNICAL REPORT:
- GEOTECHNICAL REPORT FOR PROPOSED HOUSE, MIRAMAR DRIVE, MIRAMAR APN 048-054-220.** DATE: JULY 23, 2020, BY SIGMA PRIME INC., PROJECT NO. 20-142 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, INC., WITH THE CONTACT NUMBER (650)-728-3590 (SIGMAPRM@GMAIL.COM). THE CONTRACTOR MUST SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
- STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (650-295-3650) TO SCHEDULE COUNTY DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

DRAINAGE NOTES

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. SLOPE ALL IMPERVIOUS SURFACES A MINIMUM OF 2% AWAY FROM BUILDING. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
- ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.
- ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
- RUNOFF SHALL NOT BE ALLOWED TO CROSS TO NEIGHBORING PROPERTIES. SWALES SHALL BE BUILT, AS SHOWN, TO PREVENT RUNOFF ACROSS PROPERTY LINES.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

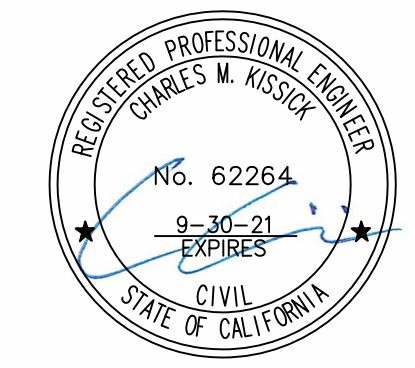
SECTION AND DETAIL CONVENTION



SECTION OR DETAIL IDENTIFICATION

REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN

REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN



Sigma Prime Geosciences, Inc.

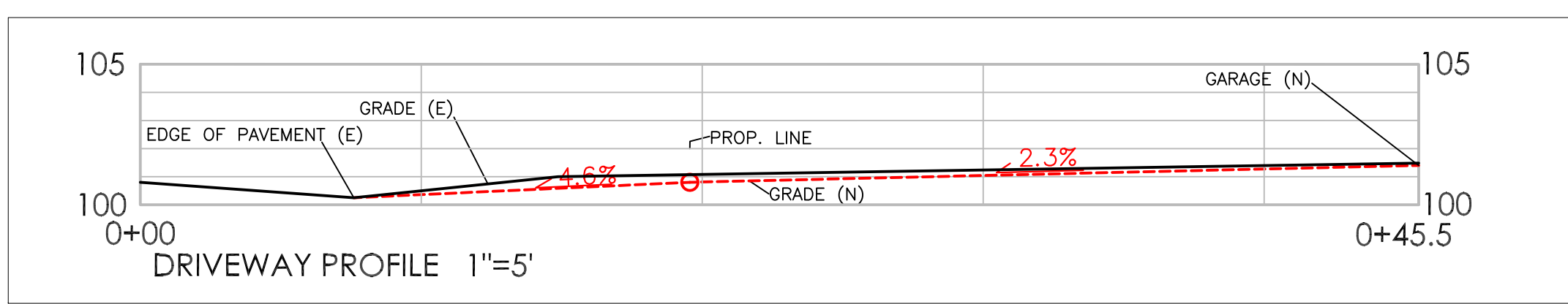
SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3590
 FAX 728-3593

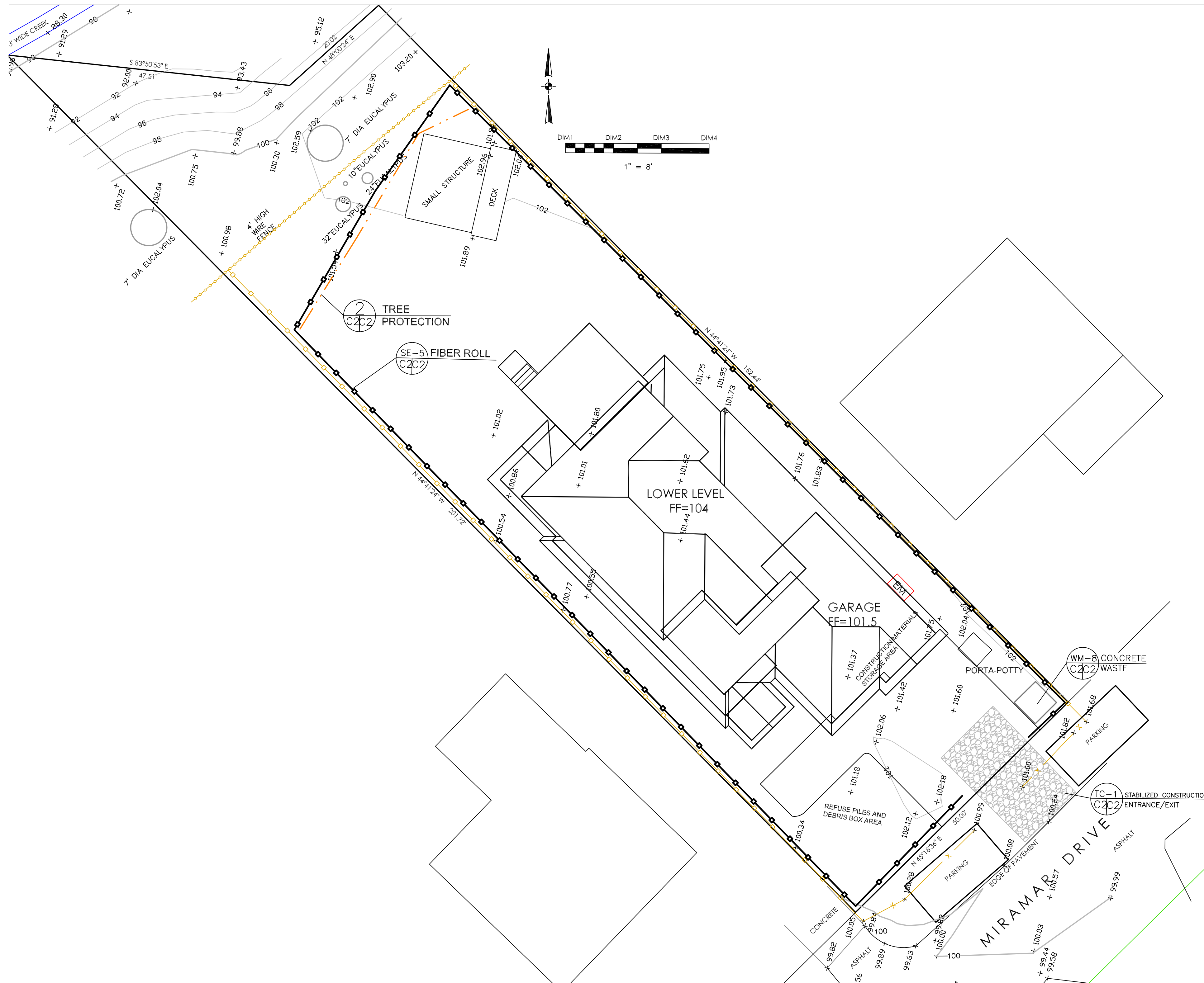
DATE: 4-22-21	DRAWN BY: CMK	CHECKED BY: AJG	REV. DATE: 5-7-21	REV. DATE:	REV. DATE:
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GRADING AND DRAINAGE PLAN

AGRANOV PROPERTY
 MIRAMAR DRIVE
 MIRAMAR
 APN 048-054-220

SHEET
 C-1



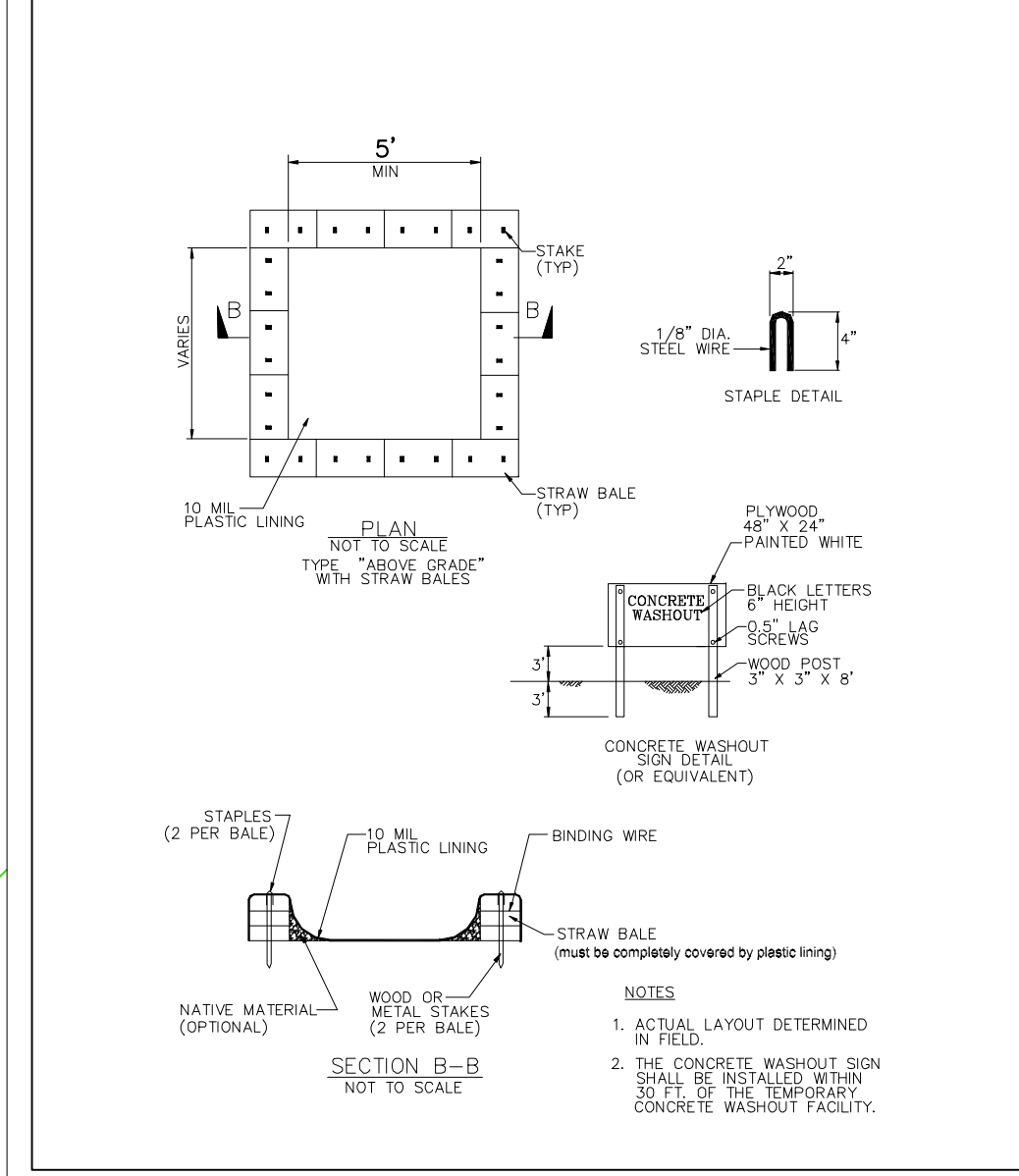


GENERAL EROSION AND SEDIMENT CONTROL NOTES



- 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.
- Erosion control materials to be on-site during off-season.
- 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.
- 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.

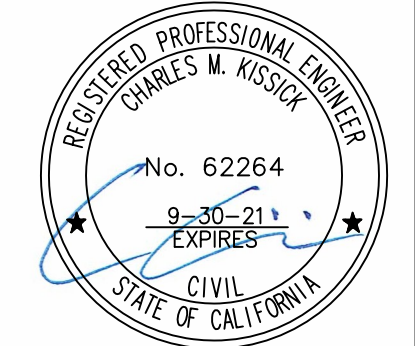
CONCRETE WASTE MANAGEMENT WM-8



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.

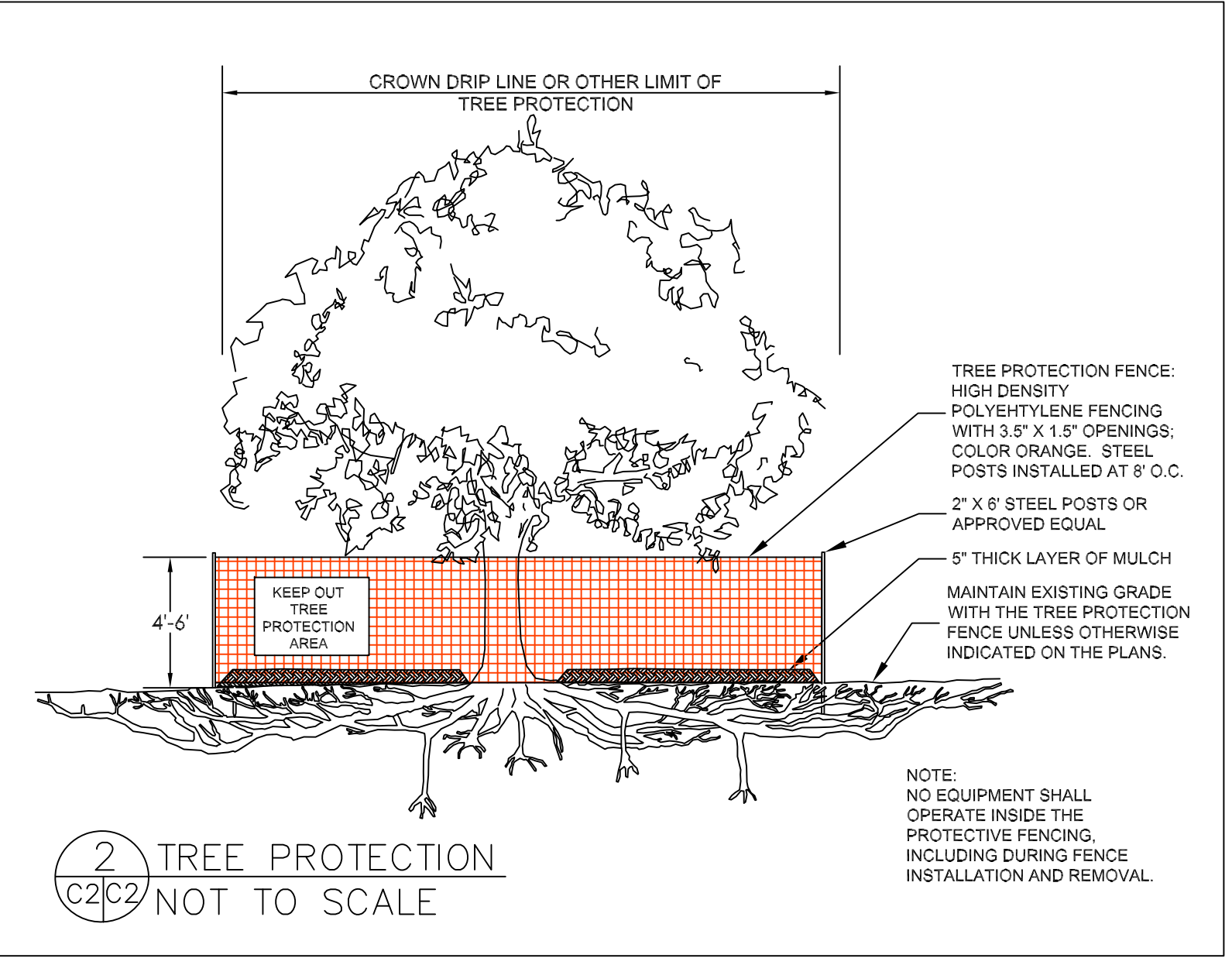
NAME: GENNADIY AGRANOV
 TITLE/QUALIFICATION: OWNER
 PHONE: 408-674-0871
 PHONE:
 E-MAIL: AGRANOV@GMAIL.COM



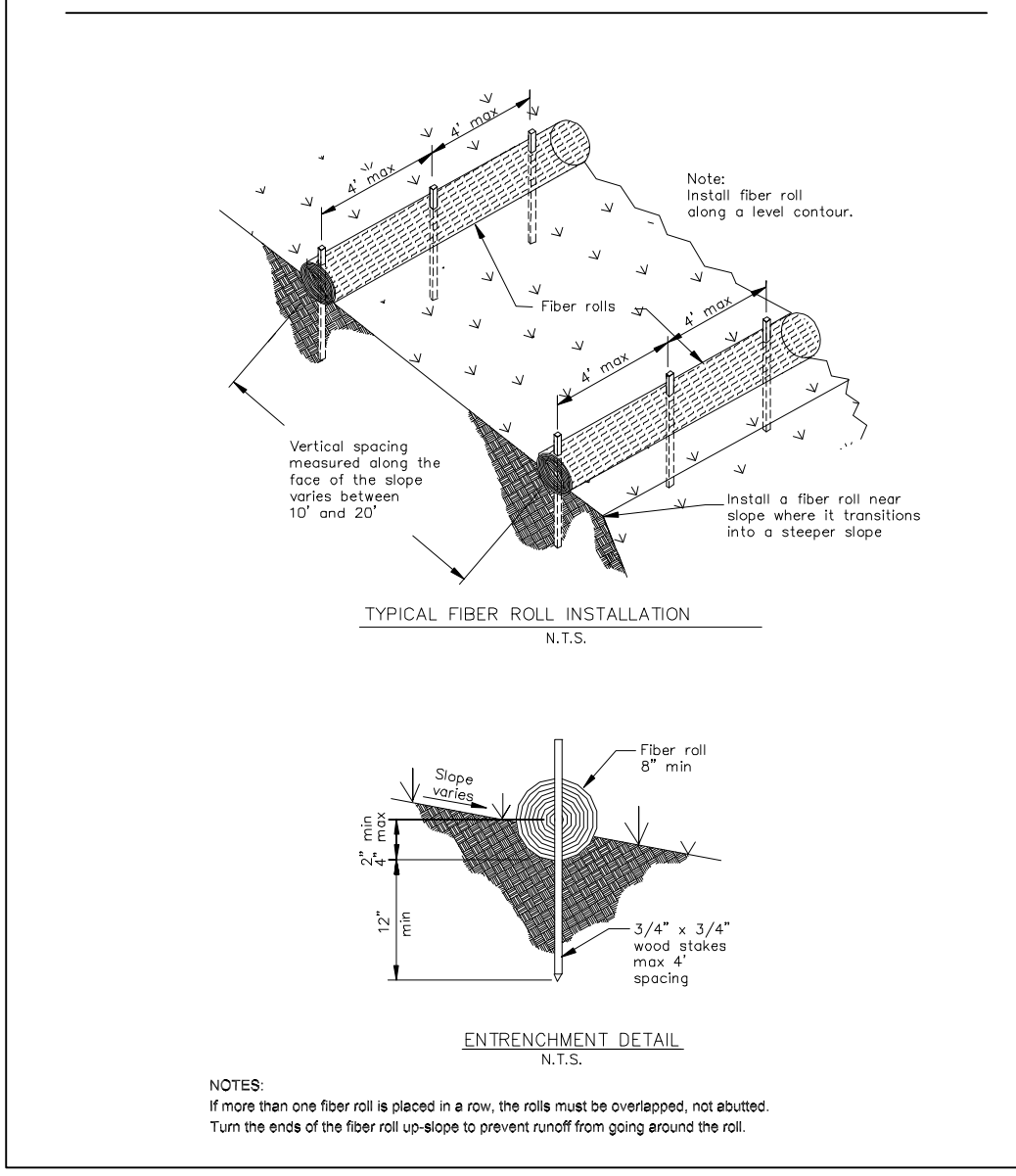
Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 SALT MOUNTAIN, CA 94019
 (925) 438-3590
 FAX: 726-3693

TREE PROTECTION NOTES

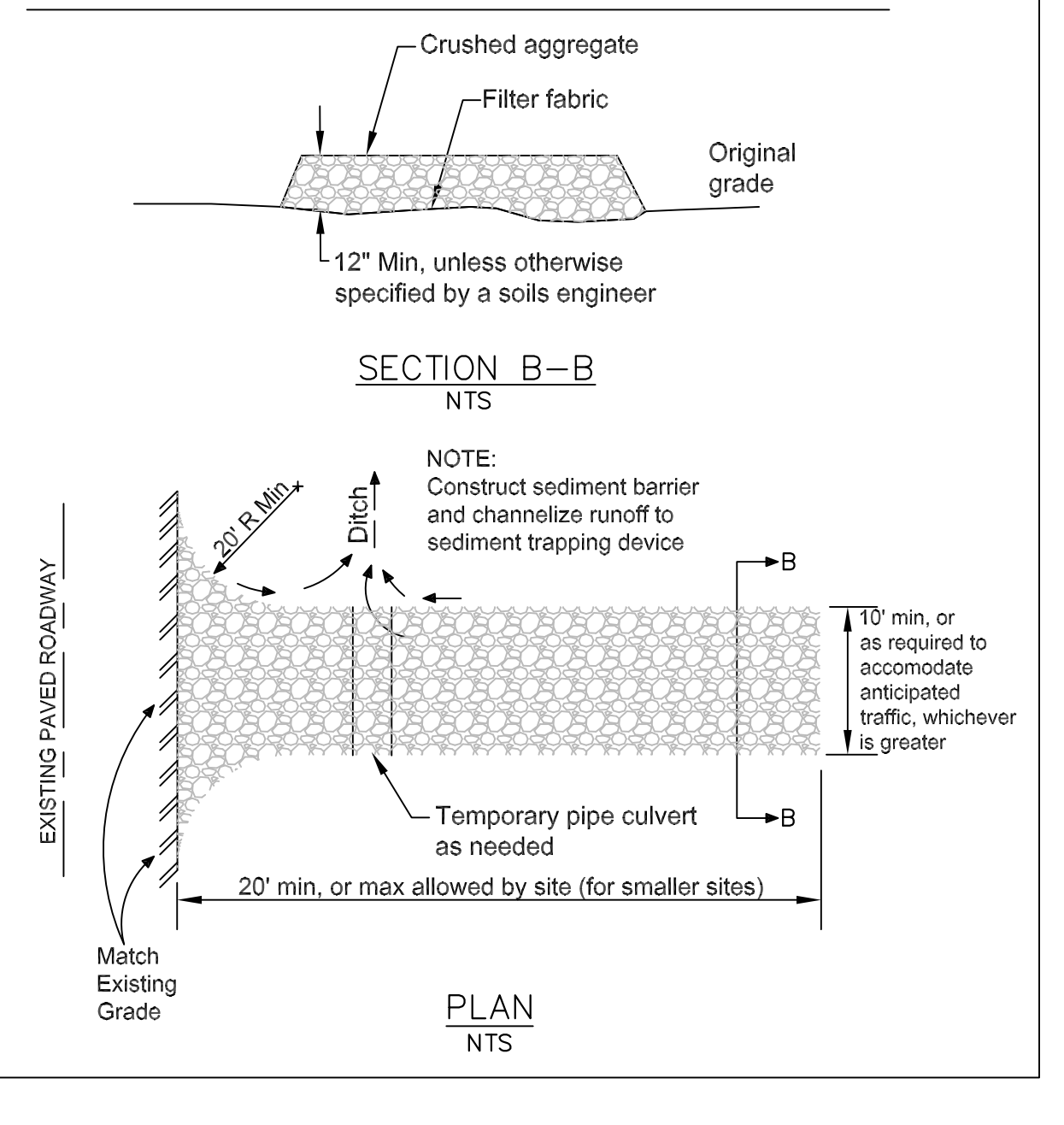
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



DATE: 4-22-21
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 5-7-21
 REV. DATE:
 REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN
 AGRANOV PROPERTY
 MIRAMAR DRIVE
 MIRAMAR
 APN 048-054-220

SHEET
 C-2



SAN MATEO COUNTYWIDE

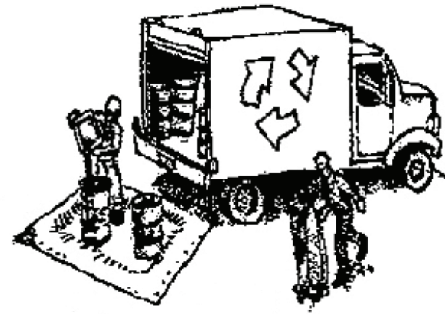
Water Pollution Prevention Program

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



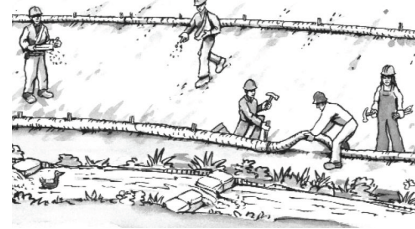
Maintenance and Parking

- 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

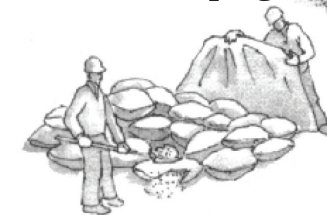
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

Concrete, Grout & Mortar Application



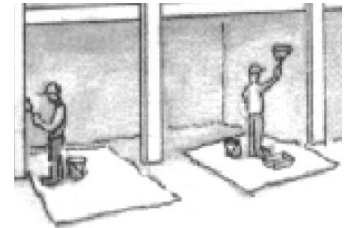
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

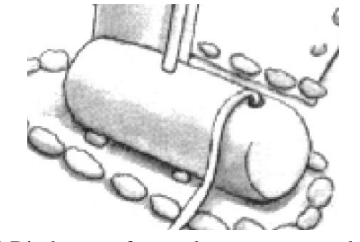
Painting & Paint Removal



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



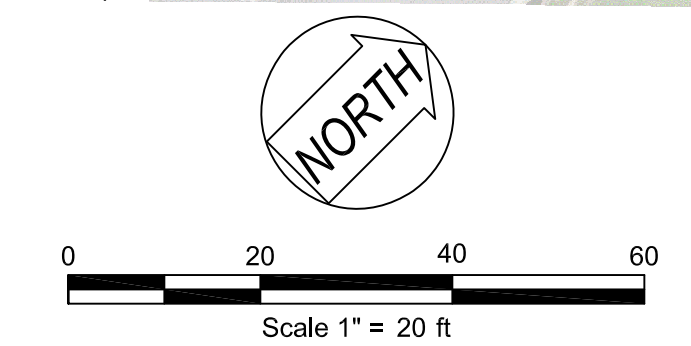
- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite 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!



LEGEND

PROPERTY LINE	———
ADJACENT PROPERTY LINE	- - - - -
CENTERLINE	———
FOUND IRON PIPE OR AS NOTED	●
RECORD INFORMATION W/ REFERENCE	(100.00)X



DATE _____ PREPARED BY OR UNDER THE SUPERVISION OF
 SHANE R. BARBER, L.S. 9097
 sbarber@barbersurveying.com



BOUNDARY EXHIBIT
 355 MIRAMAR DRIVE

No.	REVISION	BY	Date:
			MAR. 2020
			1" = 20'
			Job No. 20-029
			Sheet No. 1

BARBER
SURVEYING, Inc.
261 Boeing Court (925) 344-6461
Livermore, CA 94551

HALF MOON BAY CALIFORNIA Or 1 Sheets