

# TENTATIVE MAP SAN PEDRO TERRACE ROAD CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA

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## OWNER / DEVELOPER:

BENAIHAH VENTURES, LLC  
11 BAY ROAD  
MENLO PARK, CA 94025

## BENCHMARK:

BENCHMARK HT2274 DESCRIBED BY NATIONAL GEODETIC SURVEY 1978 IN ROCKAWAY BEACH. 0.3 MILES NORTH ALONG STATE HIGHWAY 1 FROM THE JUNCTION OF ROCKAWAY BEACH AVE AT ROCKAWAY BEACH, SET ON THE EAST SIDE OF HIGHWAY 1 IN A SMALL CATCH BASIN. ELEVATION = 63.03' DATUM=NAVD88

## BASIS OF BEARING:

BASIS OF BEARING STATEMENT:  
THE BEARING OF N67°26'35"W BEING A LINE BETWEEN THE TWO FOUND CITY MONUMENTS ON THE CENTERLINE OF SAN PEDRO TERRACE ROAD AS SHOWN ON RECORD OF SURVEY L1496 FILED IN THE OFFICIAL RECORDS OF SAN MATEO COUNTY ON APRIL 11, 2005 IN BOOK 27 OF LLS AT PAGE 46 WAS TAKEN AS THE BASIS OF BEARING FOR THIS TENTATIVE MAP.

## SOILS ENGINEER

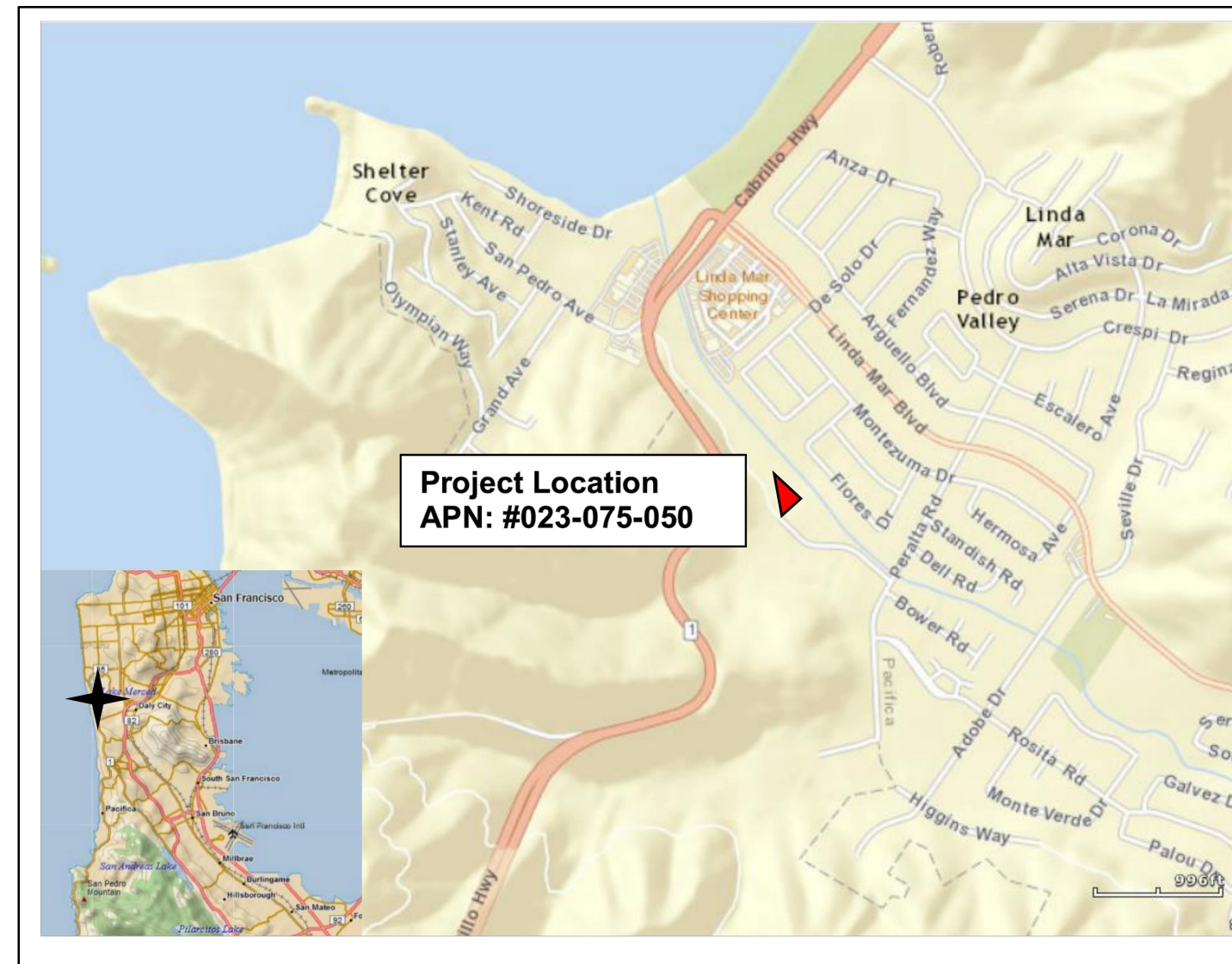
DAN DYCKMAN  
GEOFORENSICS, INC.  
561 PILGRAM DRIVE, SUITE 4  
FOSTER CITY, CALIFORNIA 94404  
650.349.3369  
DAN.GEOFORENSICS@YAHOO.COM

## SYMBOL LEGEND

SYMBOL	DESCRIPTION
	DETAIL SECTION A ON SHEET C7.01
	DETAIL NO 1 ON SHEET C7.01

LEGEND	
PROPOSED	EXISTING
BOUNDARY/RIGHT-OF-WAY	-----
EASEMENT LINE	-----
CENTERLINE LINE	-----
CONTOUR LINE	-----105-----
STORM DRAIN LINE	-----SD-----
SANITARY SEWER LINE	-----SS-----
WATER LINE	-----W-----
JOINT TRENCH	-----JT-----
COMMUNICATION LINE	-----CMN-----
UNDERGROUND ELECTRICAL LINE	-----
OVERHEAD UTILITY	-----OH-----
STORM DRAIN INLET	□
STORM DRAIN MANHOLE	○
SPOT ELEVATION	× 101



**VICINITY MAP**  
NTS

## ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AC	ASPHALT CONCRETE	MIN	MINIMUM MONUMENT
AD	AREA DRAIN	MON	MONUMENT
AP	ANGLE POINT	N	NORTH
BC	BEGINNING OF CURVE, BACK OF CURB	NO	NUMBER
BNDY	BOUNDARY	NPW	NON-POTABLE WATER NOT TO SCALE
BO	BLOW OFF VALVE	OH	OVERHEAD
BOP	BOTTOM OF PIPE	P/L	PROPERTY LINE
BOS	BOTTOM OF STAIRS	PRKNG	PARKING
BS	BOTTOM OF SLOPE	PAE	PUBLIC ACCESS EASEMENT
BV	BUTTERFLY VALVE	PIV	POST INDICATOR VALVE
BVC	BEGINNING OF VERTICAL CURVE	PCC	POINT OF COMPOUND CURVATURE
C&G	CURB AND GUTTER	PCC	POINT OF CONNECTION
CB	CATCH BASIN	PRC	POINT OF REVERSE CURVATURE
CDE	COMMON DRIVEWAY EASEMENT	PUE	PUBLIC UTILITY EASEMENT
CI	CURB INLET	PVMT	PAVEMENT
C/L, CL	CENTER LINE, CONTROL LINE	PR/PROP	PROPOSED
CLR	CLEAR	PRV	PRESSURE REDUCING VALVE
CMP	CORRUGATED METAL PIPE	PSDE	PRIVATE STORM DRAIN EASEMENT
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R	RADIUS
CONN	CONNECTION	RCP	REINFORCED CONCRETE PIPE
CS	CONTROL STRUCTURE	RT	RIGHT
DI	DROP INLET	R/W	RIGHT OF WAY
DIP	DUCTILE IRON PIPE DRIVEWAY	RW	RECLAIMED WATER
D/W	DRIVEWAY	S	SLOPE, SOUTH
E	EAST	SD	STORM DRAIN
EC	END OF CURVE	SDE	STORM DRAIN EASEMENT
EG	EXISTING GRADE	SDMH	STORM DRAIN MANHOLE
ESMT	EASEMENT	S/L	STREET LIGHT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SID	SOLANO IRRIGATION DISTRICT
EVC	END OF VERTICAL CURVE	SSFM	SANITARY SEWER FORCE MAIN
EX, EXIST	EXISTING	SSPS	SANITARY SEWER PUMP STATION
FC	FACE OF CURB	SS	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR	STA	STATION
FG	FINISH GRADE	S/W	SIDEWALK
FH	FIRE HYDRANT	TBM	TEMPORARY BENCH MARK
FL	FLOW LINE	TC	TOP OF CURB
FW	FIRE WATER	TG	TOP OF GRATE
G	GAS	TOP	TOP OF PIPE
GB	GRADE BREAK	TOS	TOP OF STAIRS
GV	GATE VALVE	TP	TOP OF PAVEMENT
HDPE	HIGH DENSITY POLYETHYLENE	TS	TOP OF SLOPE
HP	HIGH POINT	TYP	TYPICAL
INV	INVERT	VC	VERTICAL CURB
IRR	IRRIGATION	VCP	VITRIFIED CLAY PIPE
JT	JOINT TRENCH	VERT	VERTICAL
JP	JOINT POLE	W, WD	WATER, WEST
L	LENGTH	WBPS	WATER BOOSTER PUMP STATION
LF	LINEAR FEET	WC	CHILLED WATER
LP	LOW POINT	WL	WATER LINE
L/S	LANDSCAPE	WM	WATER METER
LT	LEFT	WSE	WATER SURFACE ELEVATION

## ENGINEER'S STATEMENT:

THESE PLANS HAVE BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES.

MICHAEL A. O'CONNELL, P.E. 75811



DATE

## DEVELOPMENT INFORMATION

TYPE OF DEVELOPMENT:	SINGLE FAMILY RESIDENTIAL
PRESENT USE OF PROPERTY:	VACANT LAND
IMPROVEMENT STANDARDS:	CONFORM TO ALL CITY AND DISTRICT SPECIFICATIONS
DOMESTIC WATER SYSTEM:	NORTH COAST COUNTY WATER DISTRICT
SANITARY SEWER SYSTEM:	CITY OF PACIFICA
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
DRAINAGE COURSE:	FLOOD ZONE X - PER FIRM, AREA IS SUBJECT TO MINIMAL INUNDATION DURING THE 100 YEAR EVENT
CONTOUR INTERVALS:	1 FOOT, SOURCE TOPOGRAPHIC SURVEY BASED ON ASSUMED BENCHMARK PREPARED BY SAVIOR MICALLEF LAND SURVEYING ON DECEMBER 29, 2015
EARTHWORK:	
EXISTING ZONING:	C-3
PROPOSED ZONING:	R-1
PROJECT COMMON ADDRESS:	NO SIGN
ASSESSOR'S PARCEL NUMBER:	023-075-050

## ESTIMATED EARTHWORK

CUT	250 CY
FILL	1,500 CY
NET	1,250 CY IMPORT

NOTE: VOLUMES ARE IN-PLACE VOLUMES FOR BONDING PURPOSES ONLY. CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION REGARDING EARTHWORK.

## PROJECT DESCRIPTION

SUBDIVIDED EXISTING LOT INTO 6 LOTS AND CONSTRUCT 6 SINGLE FAMILY HOMES.

## LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF PACIFICA, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

- LOT 3 AS DESIGNATED ON THE MAP ENTITLED "MAGRIN PARK SUBDIVISION, UNIT NO. 1, PACIFICA, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON NOVEMBER 30, 1962, IN BOOK 57 OF MAPS AT PAGE 19.
- EXCEPTING THEREFROM, THAT PORTION OF SAID LOT 3 AS CONTAINED IN THE DEED EXECUTED BY VICTOR MAGRIN AND JENNIE MAGRIN, HIS WIFE, RECORDED APRIL 1, 1970, BOOK 5764, PAGE 669, OFFICIAL RECORDS.
- TOGETHER WITH THAT PORTION OF THE PROPERTY VACATED AND CLOSED TO THE PUBLIC BY RESOLUTION NO. 64-2006, BY THE CITY COUNCIL OF THE CITY OF PACIFICA RECORDED ON OCTOBER 13, 2006 AS INSTRUMENT NO. 2006154854 OF OFFICIAL RECORDS.

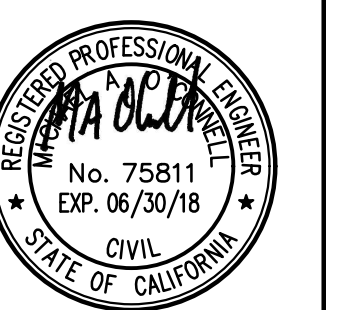
PURSUANT TO THE LOT LINE ADJUSTMENT RECORDED MARCH 12, 2004 AS INSTRUMENT NO. 2004-046207 OF OFFICIAL RECORDS.

**ROUND HOUSE INDUSTRIES, INC.**  
**900 ROSITA ROAD PACIFICA, CA**  
**94044**  
**650.303.0495**

TITLE SHEET

Revisions

TENTATIVE MAP  
 SAN PEDRO TERRACE ROAD  
 SAN MATEO COUNTY, CALIFORNIA  
 BASIS OF BEARINGS: THE BEARING OF N67°26'35"W BEING A LINE BETWEEN THE TWO FOUND CITY MONUMENTS ON THE CENTERLINE OF SAN PEDRO TERRACE ROAD AS SHOWN ON RECORD OF SURVEY L1496 FILED IN THE OFFICIAL RECORDS OF SAN MATEO COUNTY ON APRIL 11, 2005 IN BOOK 27 OF LLS AT PAGE 46  
 CITY OF PACIFICA, SAN MATEO COUNTY  
 PROPERTY OWNER: MAGRIN PROPERTIES, LLC  
 465 CALIFORNIA STREET, SUITE 420  
 SAN FRANCISCO, CA 94104  
 MAP PREPARER: MICHAEL O'CONNELL, P.E. C75811  
 SUBDIVIDER:



DATE: 7.4.17

SCALE: AS SHOWN

DRAWN: MO

JOB NO: 2016-001

SHEET

**C1.01**

## ENGINEERING CONDITIONS OF APPROVAL

1. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE SAN MATEO COUNTYWIDE STORM WATER POLLUTION PREVENTION PROGRAM. BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED, AND THE CONSTRUCTION BMPS PLANS SHEET FROM THE COUNTYWIDE PROGRAM SHALL BE INCLUDED IN THE PROJECT PLANS.
2. ROADWAYS SHALL BE MAINTAINED CLEAR OF CONSTRUCTION MATERIALS, EQUIPMENT, STORAGE, AND DEBRIS, ESPECIALLY MUD AND DIRT TRACKED ONTO SAN PEDRO TERRACE ROAD. DUST CONTROL AND DAILY ROAD CLEANUP WILL BE STRICTLY ENFORCED. A PROPERLY SIGNED NO-PARKING ZONE MAY BE ESTABLISHED DURING NORMAL WORKING HOURS ONLY.
3. ALL RECORDED SURVEY POINTS, MONUMENTS, RAILROAD SPIKES, PINS, CROSS CUTS ON TOP OF SIDEWALKS AND TAGS ON TOP OF CULVERT HEADWALLS OR END WALLS WHETHER WITHIN PRIVATE PROPERTY OR PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AND PRESERVED. IF SURVEY POINT/S ARE ALTERED, REMOVED OR DESTROYED, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A LICENSED SURVEYOR OR QUALIFIED CIVIL ENGINEER TO RESTORE OR REPLACE THE SURVEY POINTS AND RECORD THE REQUIRED MAP PRIOR TO OCCUPANCY OF THE FIRST UNIT.
4. APPLICANT MUST DEDICATE A PUBLIC SERVICE EASEMENT (PSE) FOR ALL UTILITIES EXCEPT SANITARY SEWER AND STORM DRAIN THAT LIE OUTSIDE THE PUBLIC RIGHT-OF-WAY.
5. APPLICANT MUST DEDICATE A PRIVATE STORM DRAINAGE EASEMENT (PSDE) FOR THE PROPOSED STORM DRAIN SYSTEM. THIS SYSTEM SHALL BE PRIVATELY MAINTAINED AND MUST BE DESIGNED PER 10-YR STORM, SECTION C.3 OF THE MUNICIPAL REGIONAL PERMIT AND TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS OR THE CITY ENGINEER.
6. APPLICANT MUST DEDICATE A PRIVATE SANITARY SEWER EASEMENT (PSSE) FOR THE PROPOSED SANITARY SEWER SYSTEM. THIS SYSTEM SHALL BE PRIVATELY MAINTAINED.
7. EXISTING CURB, SIDEWALK OR OTHER STREET IMPROVEMENTS ADJACENT TO THE PROPERTY FRONTAGE THAT ARE DAMAGED OR DISPLACED SHALL BE REPAIRED OR REPLACED AS DETERMINED BY THE CITY ENGINEER EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED FOR THIS PROJECT.
8. NEW DRIVEWAY APPROACH RAMP SHALL BE PER CITY STANDARDS. APPLICANT MAY RELOCATE AT THEIR OWN EXPENSE THE EXISTING TRAIL HEAD AND BOLLARDS WEST TO BETTER FACILITATE THE DRIVEWAY CONNECTION TO SAN PEDRO TERRACE ROAD.
8. THE EXISTING STREET PAVEMENT SHALL BE COLD-PLANED (GROUND) TO A DEPTH OF 2" ACROSS THE ENTIRE FRONTAGE OF THE PROPERTY AND OUT TO THE CENTERLINE OF SAN PEDRO TERRACE ROAD, OR TO THE EXTENT OF THE LONGEST UTILITY TRENCH IF BEYOND THE CENTERLINE OR PROPERTY FRONTAGE, AND AN OVERLAY OF CALTRANS SPECIFICATION / TYPE 'A' HOT MIX ASPHALT CONCRETE SHALL BE PLACED. IF, IN THE OPINION OF THE CITY ENGINEER, DAMAGE TO THE PAVEMENT DURING CONSTRUCTION IS MORE EXTENSIVE, A LARGER AREA MAY HAVE TO BE GROUND & OVERLAIN.
10. APPLICANT SHALL SUBMIT TO ENGINEERING DIVISION THE CONSTRUCTION PLANS AND NECESSARY REPORTS AND ENGINEERING CALCULATIONS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS TO THE SATISFACTION OF THE CITY ENGINEER. SUCH PLANS AND REPORTS SHALL INCLUDE BUT ARE NOT LIMITED TO:
  - 10.1. AN ACCURATE SURVEY PLAN, SHOWING:
  - 10.2. SURVEY MARKS AND IDENTIFYING THE REFERENCE MARKS OR MONUMENTS USED TO ESTABLISH THE PROPERTY LINES;
  - 10.3. PROPERTY LINES LABELED WITH BEARINGS AND DISTANCES;
  - 10.4. EDGE OF PUBLIC RIGHT-OF-WAY;
  - 10.5. ANY EASEMENTS ON THE SUBJECT PROPERTY
  - 10.6. A SITE PLAN, SHOWING:
    - 10.6.1. THE WHOLE WIDTH OF RIGHT-OF-WAY OF SAN PEDRO TERRACE ROAD, INCLUDING EXISTING AND PROPOSED IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, PAVEMENT OVERLAY, UNDER-SIDEWALK DRAIN, DRIVEWAY APPROACH, SIDEWALK, CURB & GUTTER, EXISTING UNDERGROUND UTILITIES AND TRENCHES FOR PROPOSED CONNECTIONS, BOXES FOR UNDERGROUND UTILITY CONNECTIONS AND METERS, EXISTING POWER POLES AND ANY GROUND-MOUNTED EQUIPMENT, STREET MONUMENTS, ANY STREET MARKINGS AND SIGNAGE;
    - 10.6.2. THE SLOPE OF SAN PEDRO TERRACE ROAD AT THE CENTERLINE;
    - 10.6.3. ADJACENT DRIVEWAYS WITHIN 25' OF THE PROPERTY LINES
    - 10.6.4. ANY EXISTING FENCES, AND ANY STRUCTURES ON ADJACENT PROPERTIES WITHIN 10' OF THE PROPERTY LINES.
    - 10.6.5. ALL PLANS AND REPORTS MUST BE SIGNED AND STAMPED BY A CALIFORNIA LICENSED PROFESSIONAL.
    - 10.6.6. ALL SITE IMPROVEMENTS INCLUDING UTILITIES AND CONNECTIONS TO EXISTING MAINS MUST BE DESIGNED ACCORDING TO THE CITY STANDARDS AND TO THE SATISFACTION OF THE CITY ENGINEER.
11. PRIOR TO APPROVAL OF THE BUILDING PERMIT, APPLICANT SHALL PROVIDE AN EROSION CONTROL PLAN.
12. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND FROM THE NEAREST JOINT POLE OR BOX. JOINT TRENCH SHALL CONNECT TO THE NEAREST JOINT POLE ON SAME SIDE OF SAN PEDRO TERRACE ROAD.
13. THE APPLICANT SHALL SUBMIT A FINAL MAP TO THE ENGINEERING DIVISION FOR APPROVAL BY THE CITY ENGINEER. ALL REQUIRED MONUMENTATION SHALL BE SHOWN ON THE MAP AND SET PRIOR TO RECORDATION OF THE MAP.
14. APPLICANT SHALL ENTER INTO A SUBDIVISION IMPROVEMENT AGREEMENT WITH THE CITY OF PACIFICA (SUBJECT TO THE APPROVAL OF THE CITY ATTORNEY AND CITY ENGINEER) TO CONSTRUCT ALL ON-SITE AND OFF-SITE IMPROVEMENTS, AS DEPICTED ON THE APPROVED TENTATIVE MAP AND ANY CONDITIONS AND MITIGATIONS IMPOSED ON THIS PROJECT, PRIOR TO APPROVAL OF THE FINAL MAP. SHOULD THE APPLICANT DESIRE TO OBTAIN FINAL MAP PRIOR TO COMPLETION AND ACCEPTANCE OF IMPROVEMENTS, ANY NECESSARY BONDS AND FEES IN AN AMOUNT DETERMINED BY THE CITY ENGINEER MUST BE PROVIDED. THE BOND MAYBE IN THE FORM OF CASH, INSTRUMENT OF CREDIT OR SURETY BOND.
15. PRIOR TO THE EXECUTION OF THE SUBDIVISION IMPROVEMENT AGREEMENT, APPLICANT SHALL SUBMIT TO ENGINEERING DIVISION THE CONSTRUCTION PLANS AND NECESSARY REPORTS AND ENGINEERING CALCULATIONS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS TO THE SATISFACTION OF THE CITY ENGINEER. SUCH PLANS AND REPORTS SHALL INCLUDE BUT ARE NOT LIMITED TO:
16. ALL PLANS AND REPORTS MUST BE SIGNED AND STAMPED BY A CALIFORNIA LICENSED PROFESSIONAL.
17. DESIGN GEOTECHNICAL REPORT ANALYZING THE PROPOSED ON-SITE AND OFF-SITE IMPROVEMENTS.
18. ALL SITE IMPROVEMENTS INCLUDING UTILITIES AND CONNECTIONS TO EXISTING MAINS MUST BE DESIGNED ACCORDING TO THE CITY STANDARDS AND TO THE SATISFACTION OF THE CITY ENGINEER.
19. PRIOR TO APPROVAL OF THE FINAL MAP, THE APPLICANT SHALL VERIFY THAT ALL PUBLIC AND PRIVATE UTILITIES HAVE BEEN PROVIDED TO SERVE THE SUBDIVISION. APPROVALS AND/OR AGREEMENTS SHALL BE OBTAINED FROM ALL UTILITIES.
20. NO PRIVATE STRUCTURES, INCLUDING BUT NOT LIMITED TO WALLS OR CURBS, FENCES, MAILBOXES, OR STAIRS SHALL ENCRACH INTO THE PUBLIC RIGHT-OF-WAY.
21. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW BY THE CITY ENGINEER. LANE CLOSURES SHALL BE REQUESTED 72 HOURS IN ADVANCE OF SCHEDULE AND COORDINATED WITH PACIFICA POLICE AND FIRE DEPARTMENTS. THROUGH TRAFFIC SHALL BE MAINTAINED AT ALL TIMES ALONG SAN PEDRO TERRACE ROAD.
22. A CITY OF PACIFICA ENCROACHMENT PERMIT SHALL BE OBTAINED FOR ALL WORK UNDERTAKEN IN THE PUBLIC RIGHT-OF-WAY. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY STANDARDS, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK) OR CALTRANS STANDARD SPECIFICATIONS, PACIFICA MUNICIPAL CODE, ADMINISTRATIVE POLICIES AND TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DESIGNEE AND SHALL BE COMPLETED PRIOR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. PERMIT FEES SHALL BE DETERMINED PER THE CURRENT ADOPTED FEE SCHEDULE AT THE TIME OF PERMIT ISSUANCE.

### ENGINEERING CONDITIONS OF APPROVAL

Revisions	Approved
No.	

**ROUND HOUSE INDUSTRIES, INC.**  
**900 ROSITA ROAD PACIFICA, CA**  
**94044**  
**650.303.0495**

TENTATIVE MAP  
 SAN PEDRO TERRACE ROAD  
 SAN PEDRO TERRACE ROAD  
 THE BEARING OF N67°26'35"W BEING A LINE  
 BETWEEN THE TWO FOUND CITY MONUMENTS ON THE CENTERLINE OF SAN PEDRO  
 TERRACE ROAD, SAN MATEO COUNTY, CALIFORNIA, IS SHOWN IN BLOCK 27 OF LLS AT PAGE 46  
 RECORDS OF SAN MATEO COUNTY, ON APRIL 11, 2005 IN BOOK 27 OF LLS AT PAGE 46  
 CITY OF PACIFICA, SAN MATEO COUNTY

PROPERTY OWNER: MACRIN PROPERTIES, LLC  
 465 CALIFORNIA STREET, SUITE 420  
 SAN FRANCISCO, CA 94104

SUBDIVIDER: MICHAEL O'CONNELL, PE C75811  
 MAP PREPARER: MICHAEL O'CONNELL, PE C75811



DATE: 7.4.17

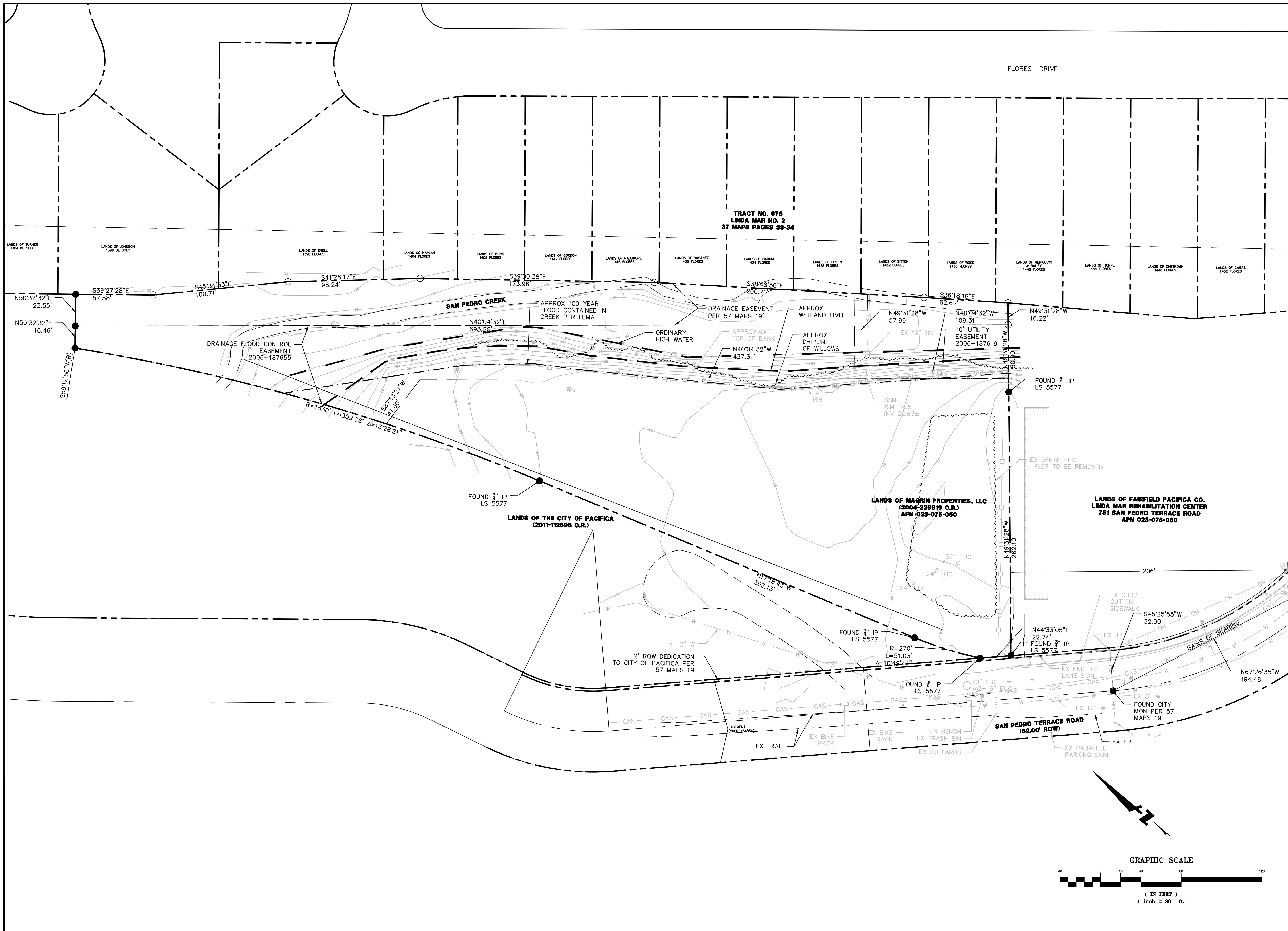
SCALE: AS SHOWN

DRAWN: MO

JOB NO: 2016-001

SHEET

C1.02



ROUND HOUSE INDUSTRIES, INC.  
 900 ROSITA ROAD PACIFICA, CA  
 94044  
 650.303.0495

**EXISTING CONDITIONS**

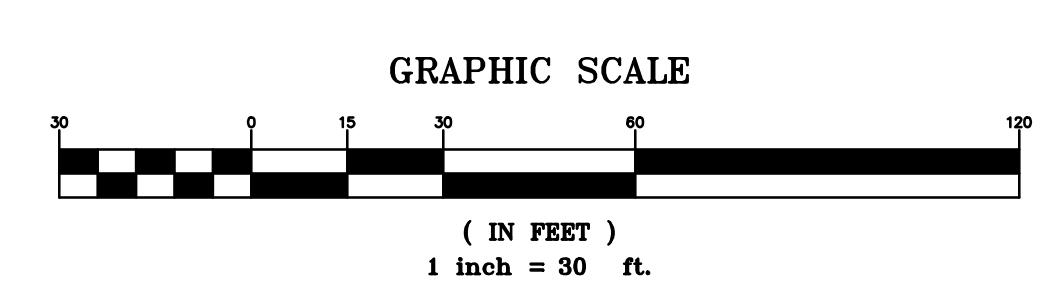
No.	Revisions
	Approved

SAN PEDRO TERRACE ROAD  
 6-LOT SUBDIVISION  
 THE BEARING OF N67°26'35"W BEING A LINE OF SAN PEDRO TERRACE ROAD AS SHOWN ON RECORD OF SURVEY L11686 FILED IN THE OFFICIAL RECORDS OF SAN MATEO COUNTY ON APRIL 11, 2005 IN BOOK 27 OF LLS AT PAGE 46  
 CITY OF PACIFICA, SAN MATEO COUNTY  
 PROPERTY OWNER: MAGRIN PROPERTIES, LLC SUITE 420  
 465 CALIFORNIA STREET, SUITE 404  
 BENHAY VENTURES, LLC  
 MAP PREPARER: MICHAEL O'CONNELL, PE C75811  
 SUBDIVIDER:



DATE: 7.4.17  
 SCALE: 1" = 30'  
 DRAWN: MO  
 JOB NO: 2016-001

SHEET  
**C2.01**





**SITE PLAN**

Approved

Revisions

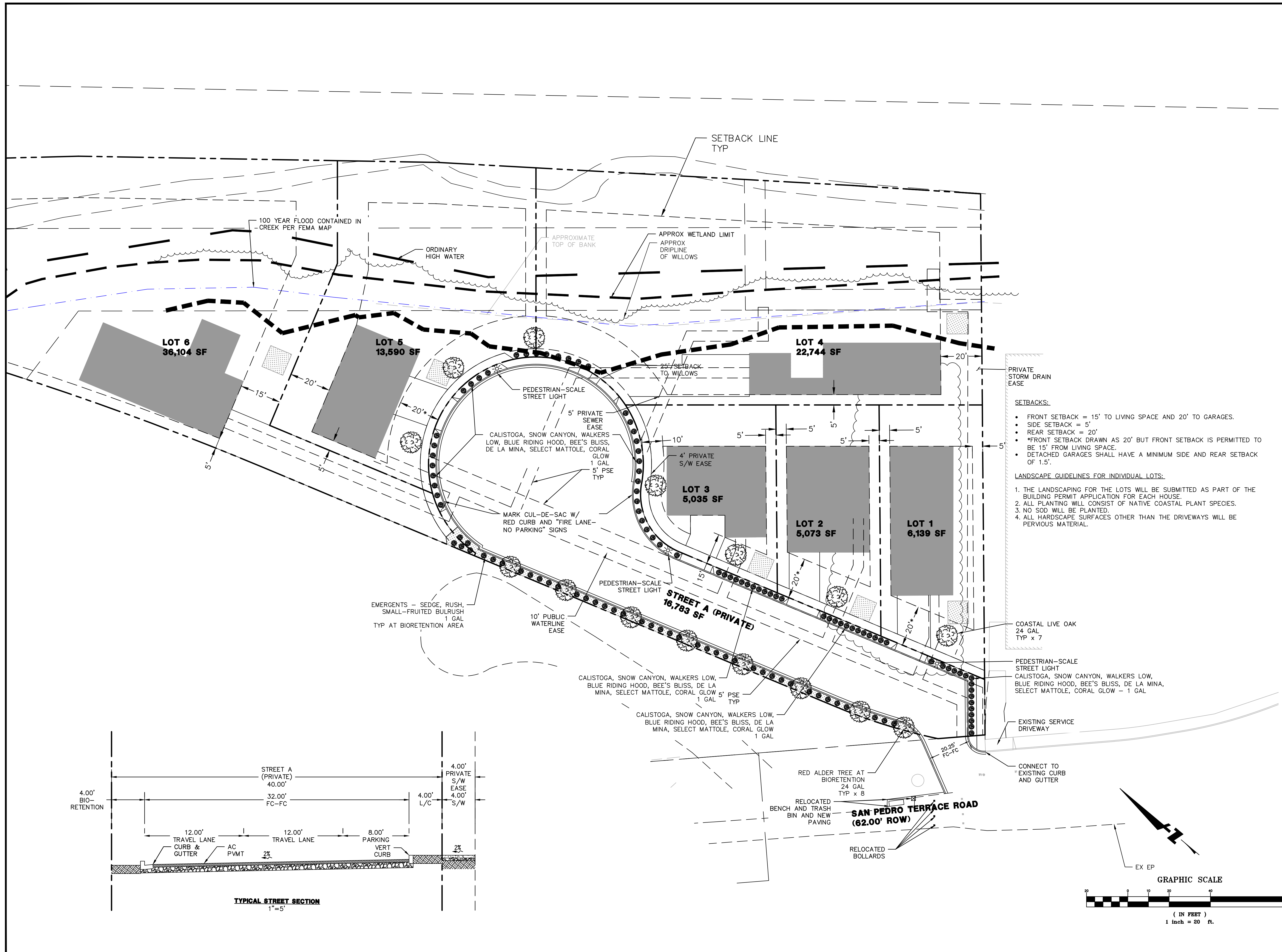
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SAN PEDRO TERRACE ROAD  
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 465 CALIFORNIA STREET, SUITE 404  
 BENHAY VENTURES, LLC  
 MAP PREPARER: MICHAEL O'CONNELL, PE 075811  
 SUBDIVIDER:

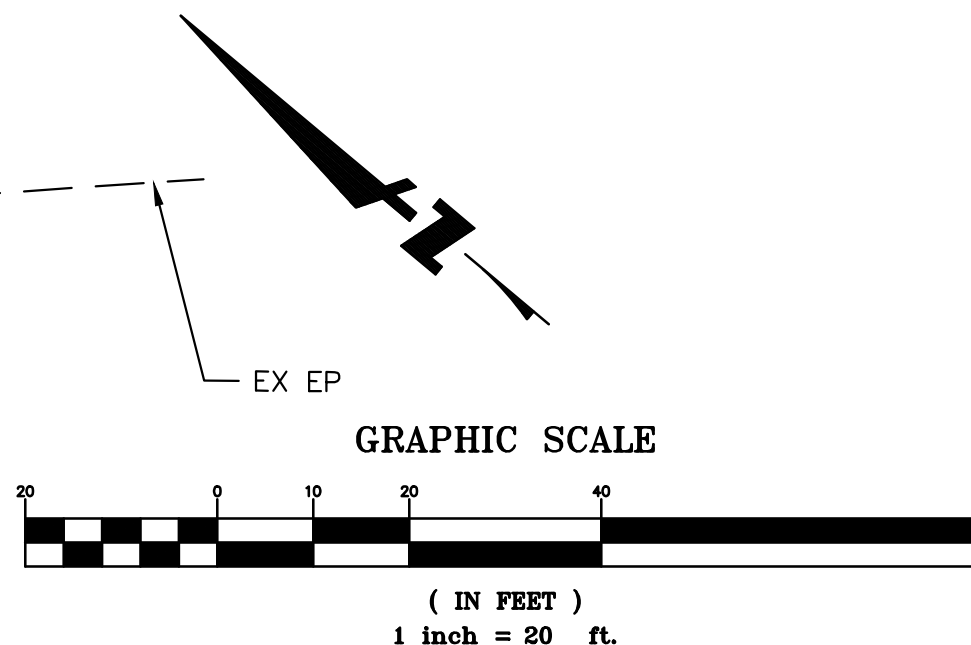
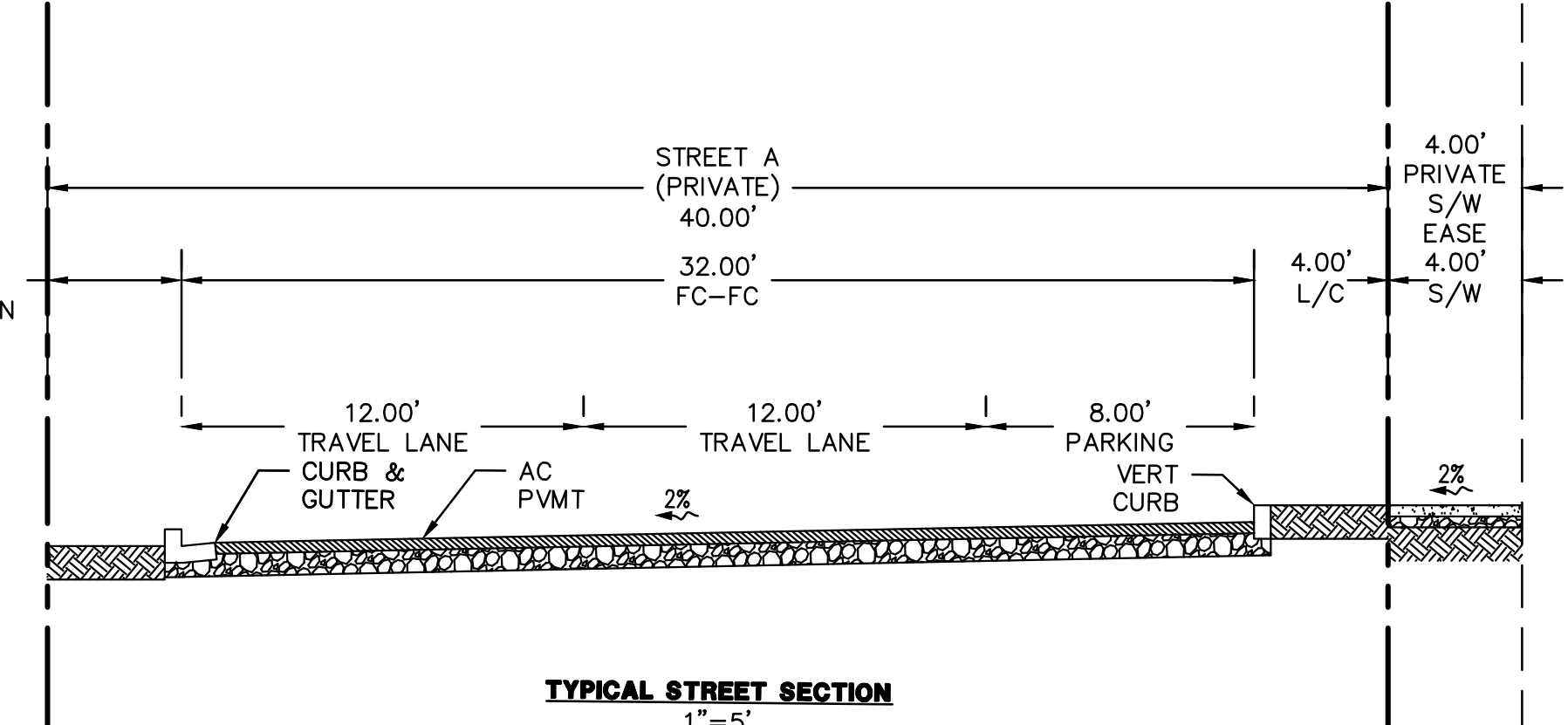


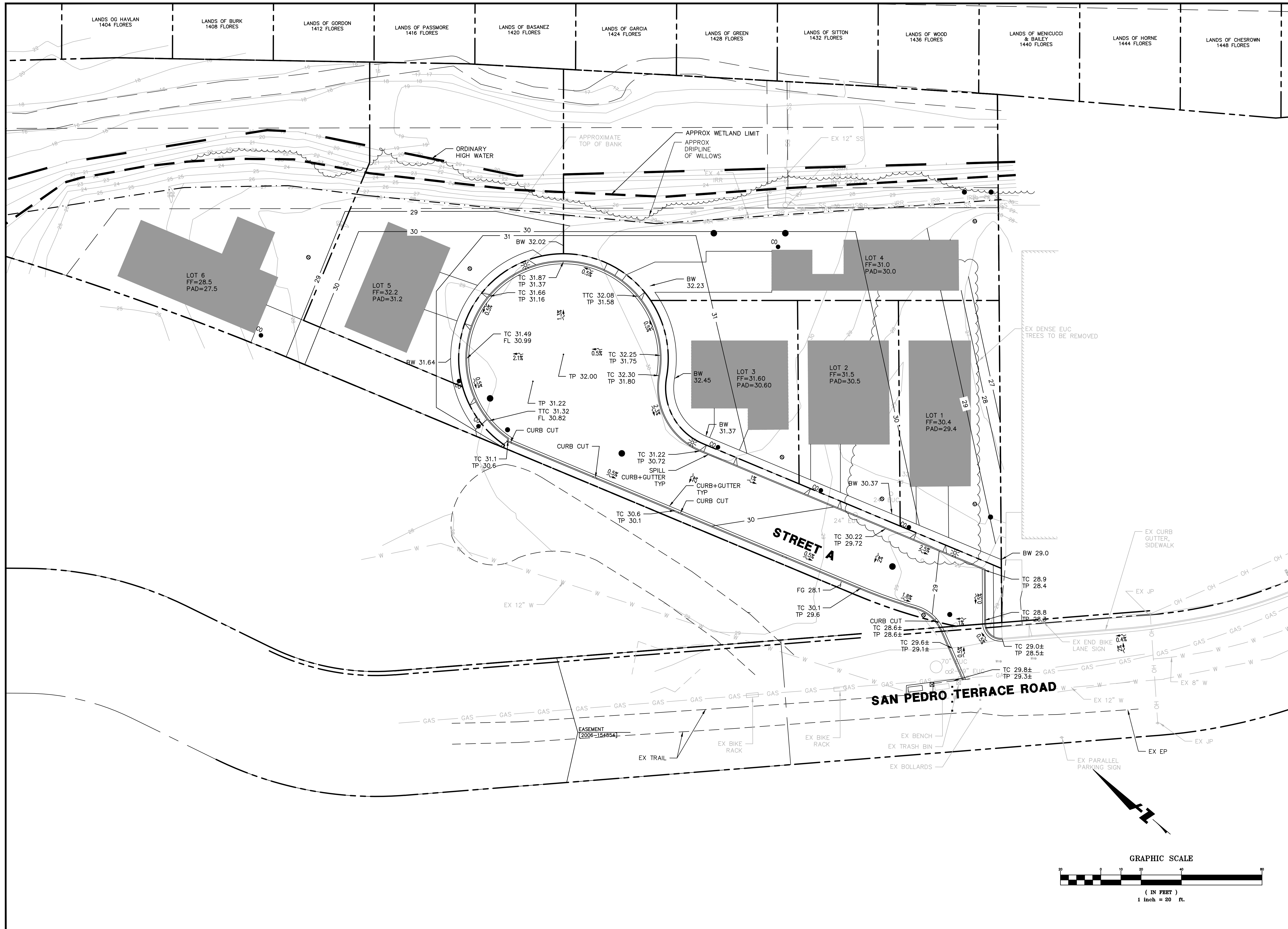
DATE: 7.4.17  
 SCALE: 1" = 20'  
 DRAWN: MO  
 JOB NO: 2016-001

SHEET  
**C3.02**



- SETBACKS:**
- FRONT SETBACK = 15' TO LIVING SPACE AND 20' TO GARAGES.
  - SIDE SETBACK = 5'
  - REAR SETBACK = 20'
  - \*FRONT SETBACK DRAWN AS 20' BUT FRONT SETBACK IS PERMITTED TO BE 15' FROM LIVING SPACE.
  - DETACHED GARAGES SHALL HAVE A MINIMUM SIDE AND REAR SETBACK OF 1.5'.
- LANDSCAPE GUIDELINES FOR INDIVIDUAL LOTS:**
1. THE LANDSCAPING FOR THE LOTS WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION FOR EACH HOUSE.
  2. ALL PLANTING WILL CONSIST OF NATIVE COASTAL PLANT SPECIES.
  3. NO SOD WILL BE PLANTED.
  4. ALL HARDSCAPE SURFACES OTHER THAN THE DRIVEWAYS WILL BE PERVIOUS MATERIAL.





**ROUND HOUSE INDUSTRIES, INC.**  
**900 ROSITA ROAD PACIFICA, CA**  
**94044**  
**650.303.0495**

**GRADING PLAN**

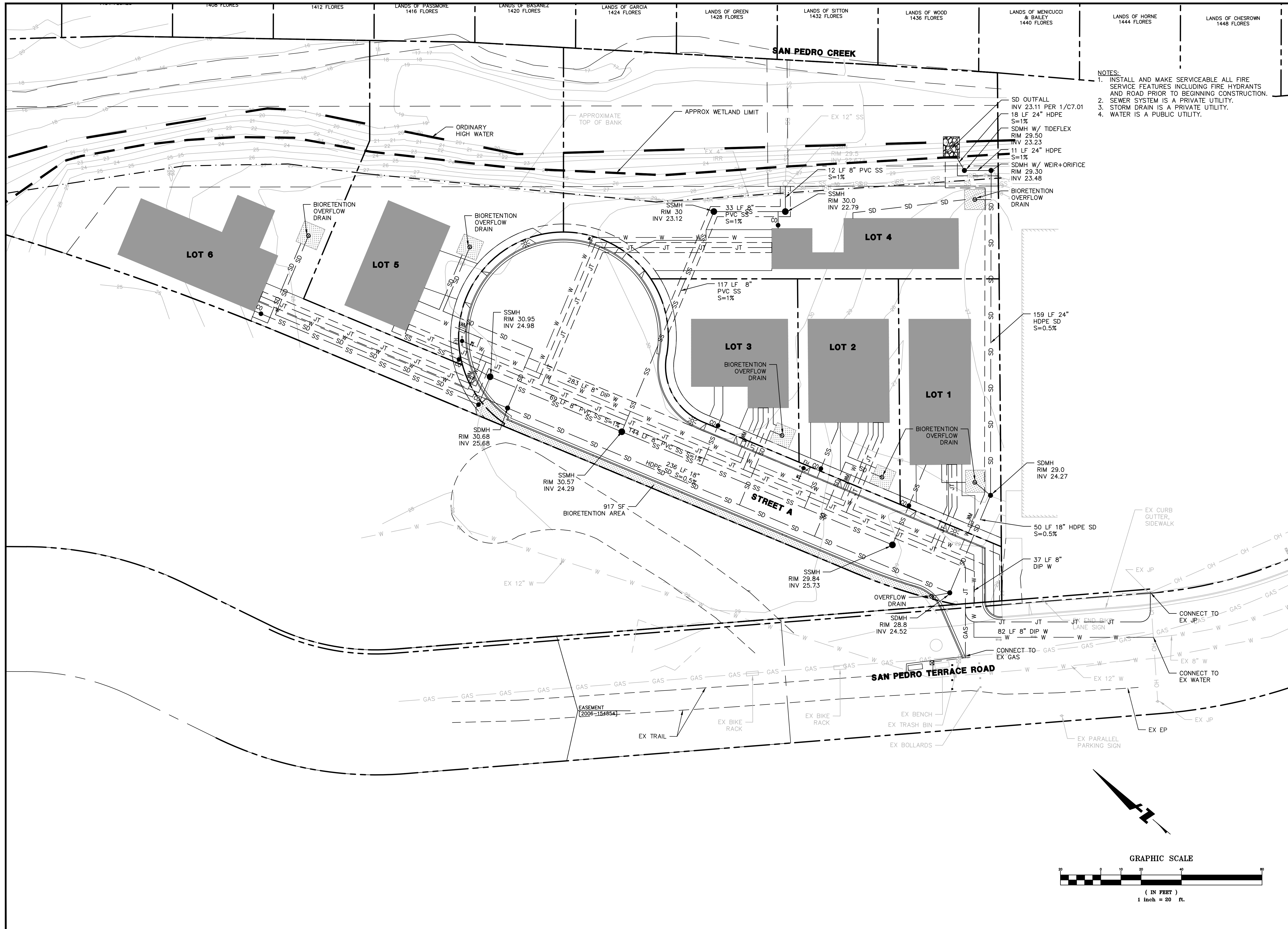
No.	Revisions
	Approved

SAN PEDRO TERRACE ROAD  
 6-LOT SUBDIVISION  
 THE BEARING OF N67°26'35"W BEING A LINE OF SAN PEDRO TERRACE ROAD AS SHOWN ON RECORD OF SURVEY L1198 FILED IN THE OFFICIAL RECORDS OF SAN MATEO COUNTY ON APRIL 11, 2005 IN BOOK 27 OF LLS AT PAGE 46  
 CITY OF PACIFICA, SAN MATEO COUNTY  
 PROPERTY OWNER: MAGNIPROPERTIES, LLC SUITE 420  
 465 CALIFORNIA STREET, SUITE 420  
 BENAIH VENTURES, LLC  
 MAP PREPARER: MICHAEL O'CONNELL, PE C75811  
 SUBDIVIDER:



DATE: 7.4.17  
 SCALE: 1" = 20'  
 DRAWN: MO  
 JOB NO: 2016-001

SHEET  
**C4.01**



- NOTES:
1. INSTALL AND MAKE SERVICEABLE ALL FIRE SERVICE FEATURES INCLUDING FIRE HYDRANTS AND ROAD PRIOR TO BEGINNING CONSTRUCTION.
  2. SEWER SYSTEM IS A PRIVATE UTILITY.
  3. STORM DRAIN IS A PRIVATE UTILITY.
  4. WATER IS A PUBLIC UTILITY.

**ROUND HOUSE INDUSTRIES, INC.**  
**900 ROSITA ROAD PACIFICA, CA**  
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**UTILITY PLAN**

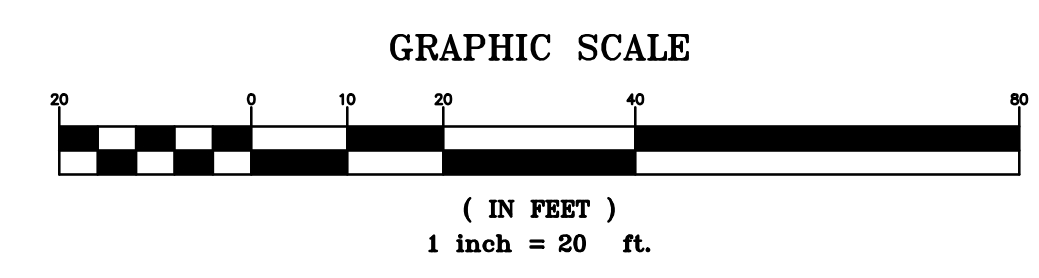
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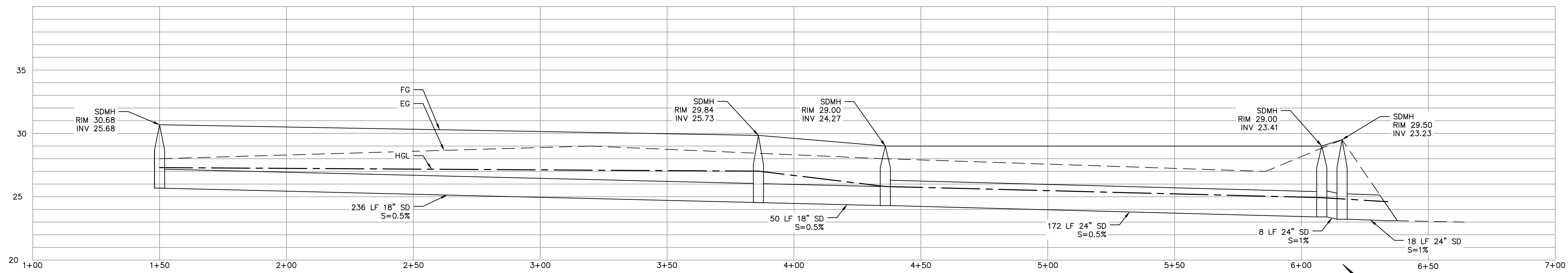
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 MAP PREPARER: MICHAEL O'CONNELL, PE C75811



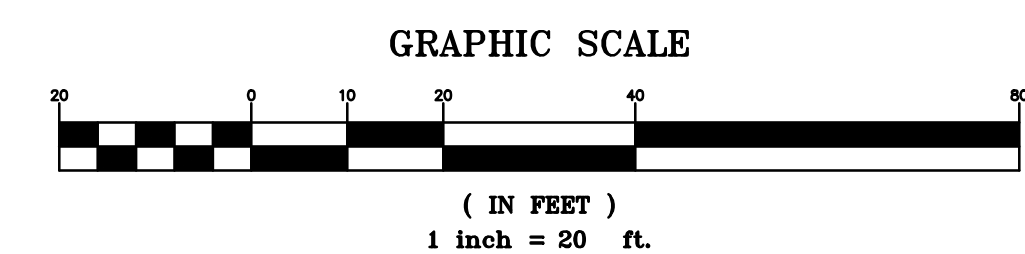
DATE: 7.4.17  
 SCALE: 1" = 20'  
 DRAWN: MO  
 JOB NO: 2016-001

SHEET  
**C5.01**





STORM DRAIN MAIN PROFILE  
 1"=20' H  
 1"=4' V



**STORM DRAIN PROFILE**

No.	Revisions
	Approved

**ROUND HOUSE INDUSTRIES, INC.**  
**900 ROSITA ROAD PACIFICA, CA**  
**94044**  
**650.303.0495**

SAN FINE MAP TERRACE ROAD  
 SAN PEBRO DIVISION  
 6-LOT SUBDIVISION  
 BASIS OF BEARING: THE BEARING OF N67°26'35"W BEING A LINE OF THE SAN PEBRO DIVISION  
 TERRACE ROAD AS SHOWN ON RECORD OF SURVEY L1198 FILED IN THE OFFICIAL  
 RECORDS OF SAN MATEO COUNTY ON APRIL 11, 2005 IN BOOK 27 OF LLS AT PAGE 46  
 CITY OF PACIFICA, SAN MATEO COUNTY  
 PROPERTY OWNER: MAGRIN PROPERTIES, LLC SUITE 420  
 465 CALIFORNIA STREET, SUITE 420  
 BENAIH VENTURES, LLC  
 SUBDIVIDER: MICHAEL O'CONNELL, PE C75811  
 MAP PREPARER: MICHAEL O'CONNELL, PE C75811



DATE: 7.4.17

SCALE: 1"=20'

DRAWN: MO

JOB NO: 2016-001

SHEET

**C5.02**



**STORMWATER  
MANAGEMENT PLAN**

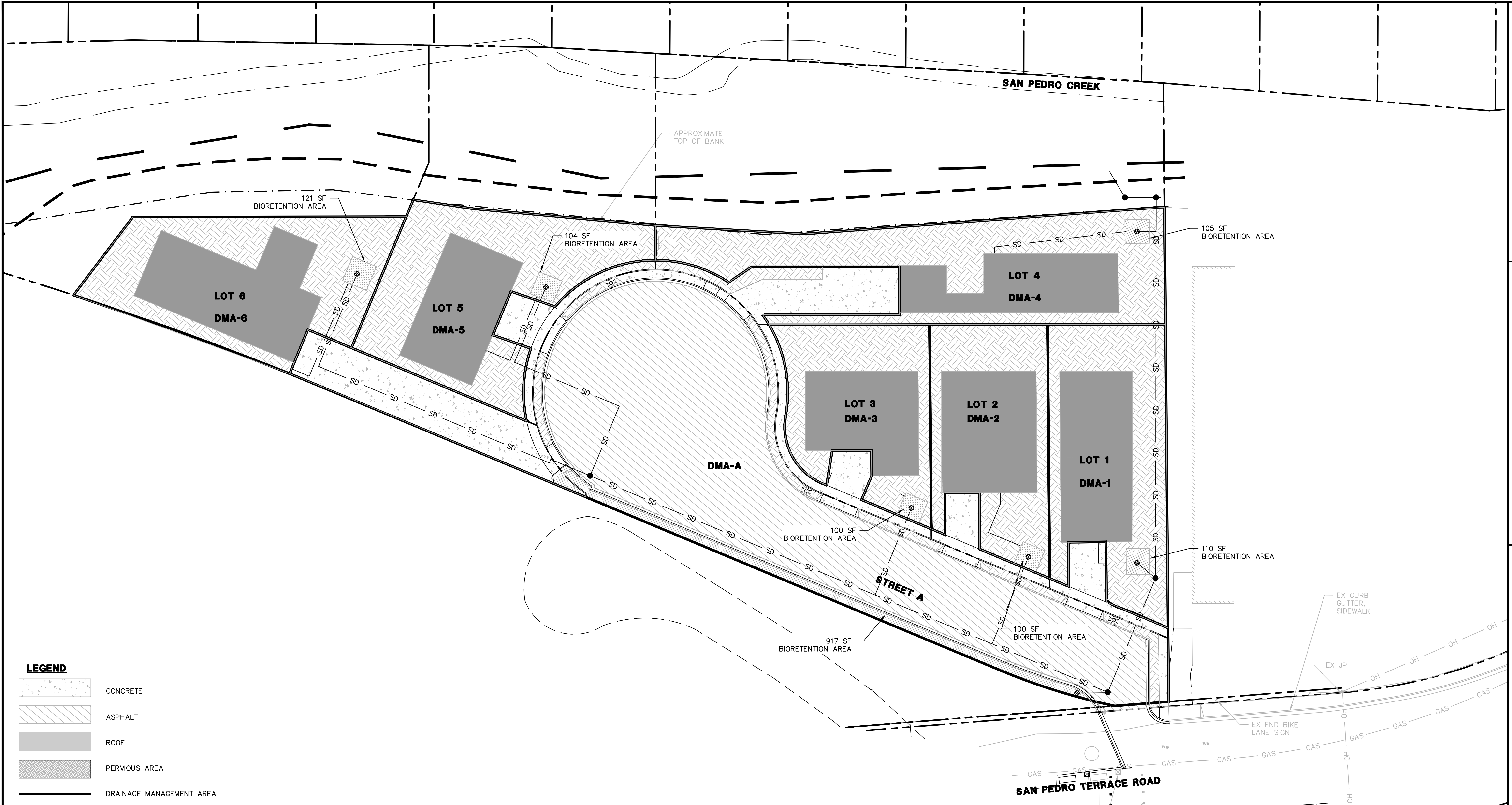
Revisions  
No. Approved

SAN PEDRO TERRACE ROAD  
SAN PEDRO SUBDIVISION  
6-Lot Subdivision  
BASIS OF BEARINGS: THE BEARING OF N67°26'35"W BEING A LINE OF SAN PEDRO  
CREEK AS SHOWN ON RECORD OF SURVEY L11686 FILED IN THE OFFICIAL  
RECORDS OF SAN MATEO COUNTY ON APRIL 11, 2005 IN BOOK 27 OF LLS AT PAGE 46  
CITY OF PACIFICA, SAN MATEO COUNTY  
PROPERTY OWNER: MAGRIN PROPERTIES, LLC SUITE 420  
465 CALIFORNIA STREET, SUITE 404  
BENAHAM VENTURES, LLC  
MAP PREPARER: MICHAEL O'CONNELL, PE C75811  
SUBDIVIDER:



DATE: 7.4.17  
SCALE: 1" = 20'  
DRAWN: MO  
JOB NO: 2016-001

SHEET  
**C6.01**

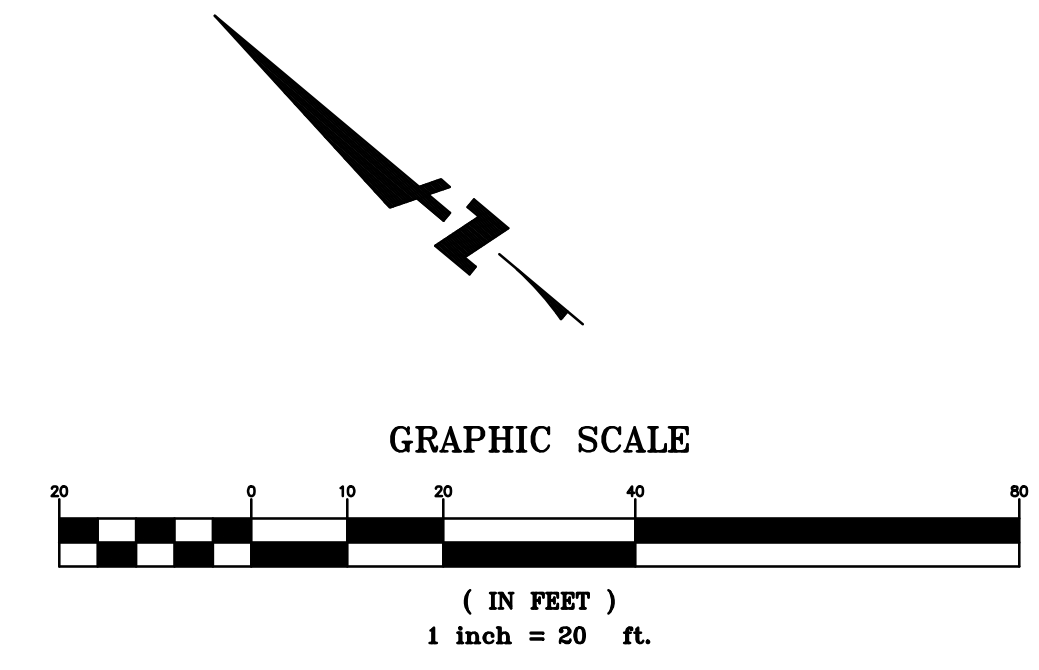


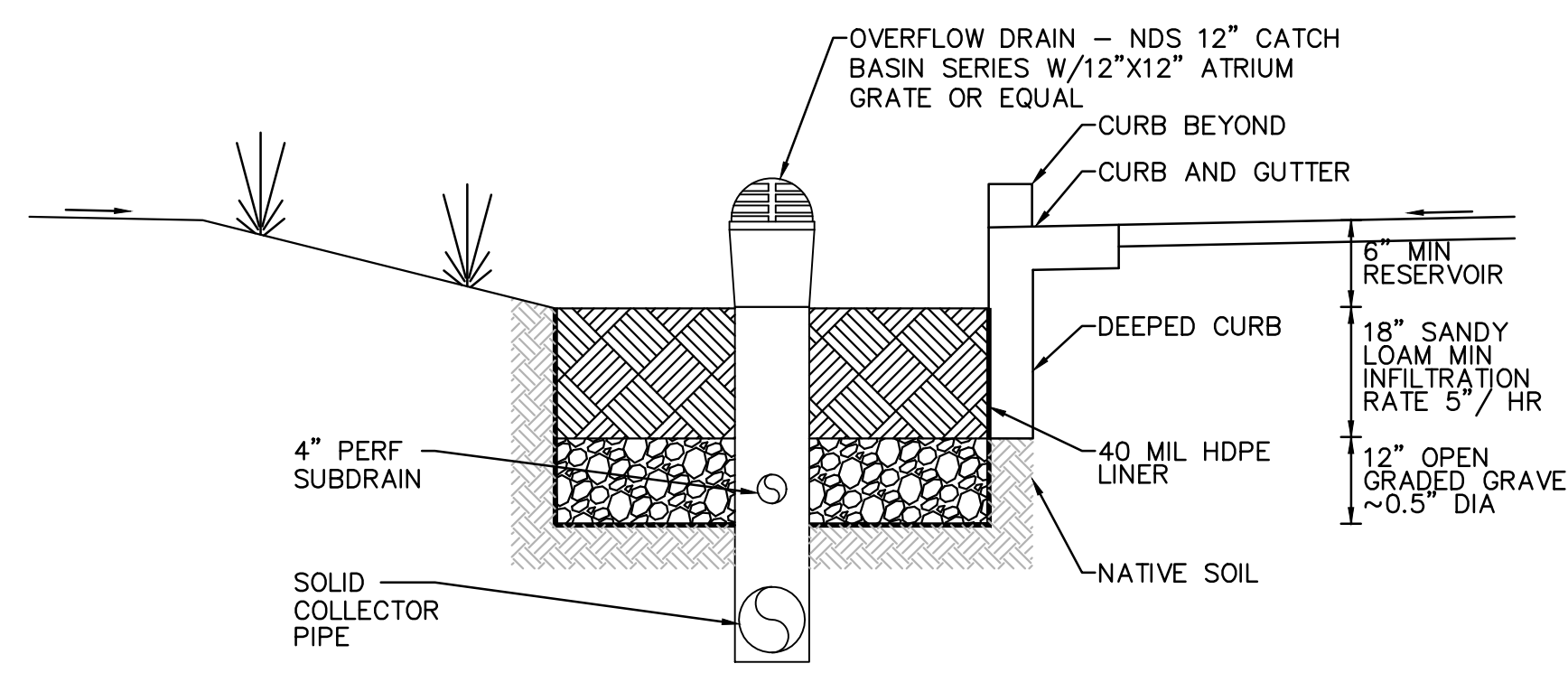
**LEGEND**

	CONCRETE
	ASPHALT
	ROOF
	PERVIOUS AREA
	DRAINAGE MANAGEMENT AREA

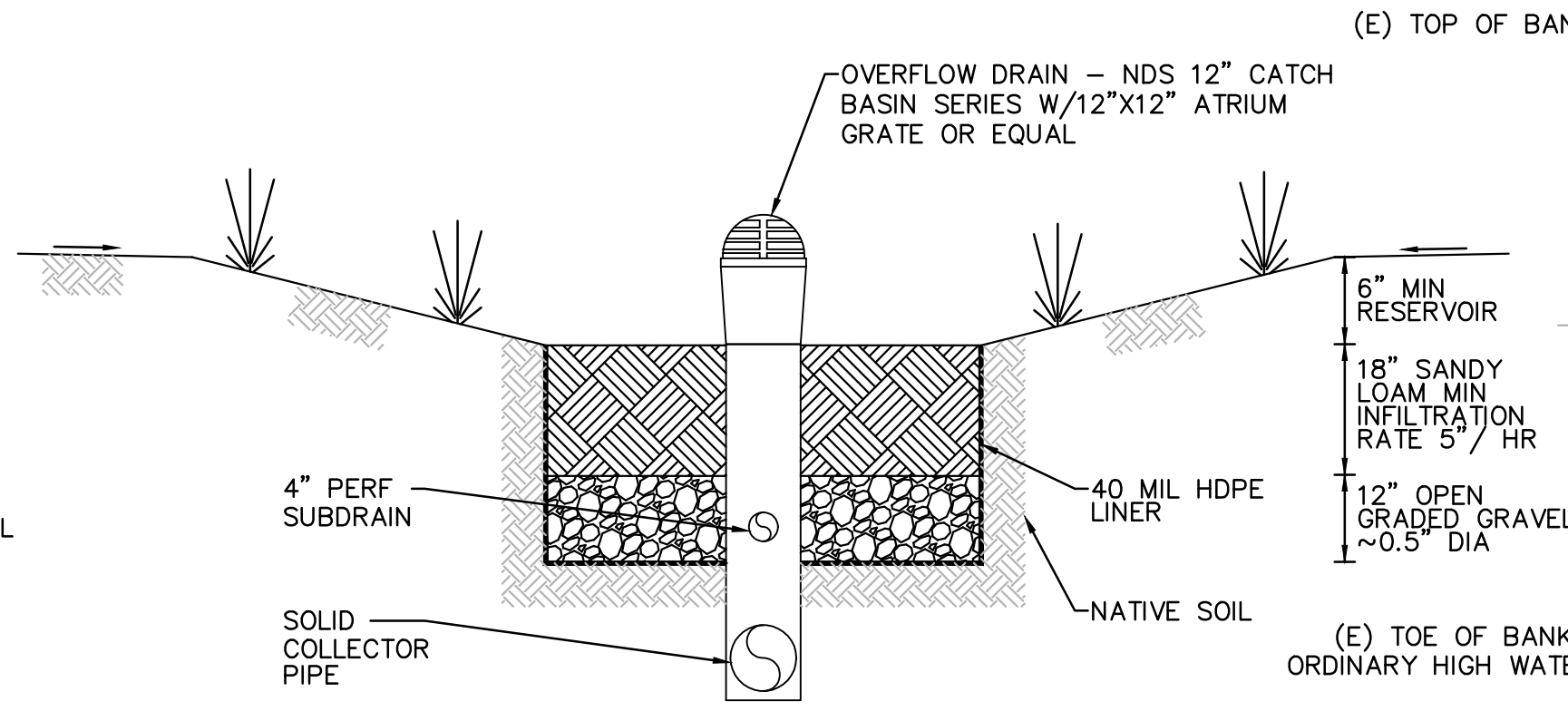
**DRAINAGE MANAGEMENT AREAS (DMA)**

DMA	ASHPALT (SF)	CONCRETE (SF)	ROOF (SF)	TOTAL IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	BIORETENTION AREA REQ'D (SF)	BIORETENTION AREA PROVIDED (SF)
DMA-A	13,550	9,042	0	22,592	1,973	24,565	912	917
DMA-1	0	0	2,347	2,347	3,075	5,422	106	110
DMA-2	0	0	2,065	2,065	2,485	4,550	92	100
DMA-3	0	0	1,817	1,817	2,390	4,207	82	100
DMA-4	0	0	1,998	1,998	5,015	7,013	101	105
DMA-5	0	0	1,866	1,866	4,137	6,003	92	100
DMA-6	0	0	2,607	2,607	3,524	6,131	118	121
	13,550	9,042	12,607	35,292	22,599	57,891	1,503	1,553

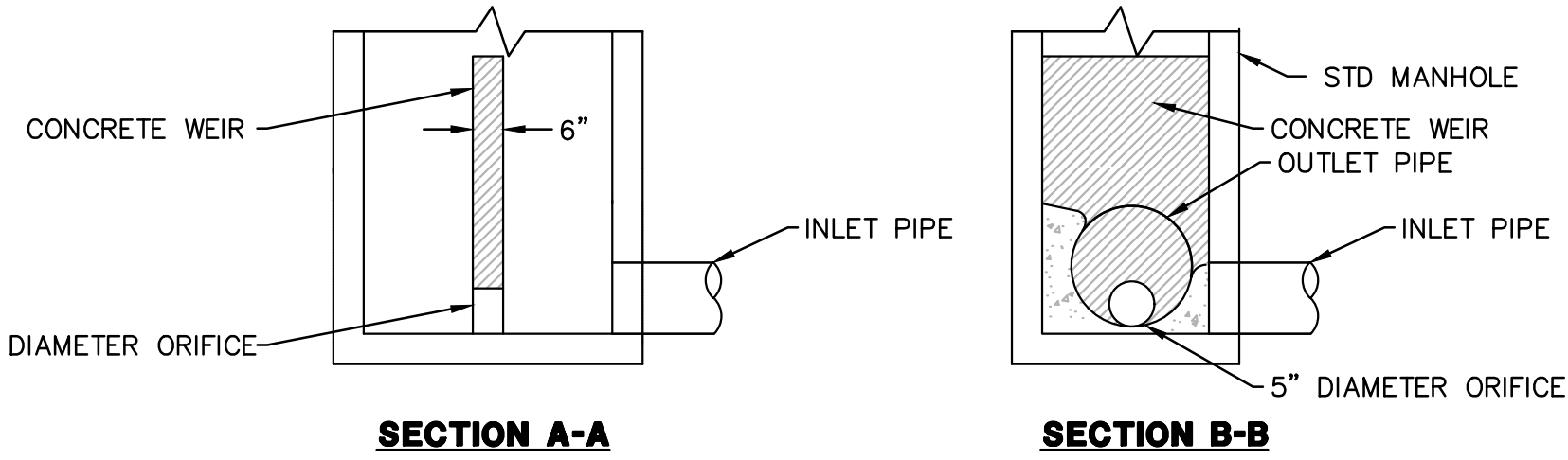
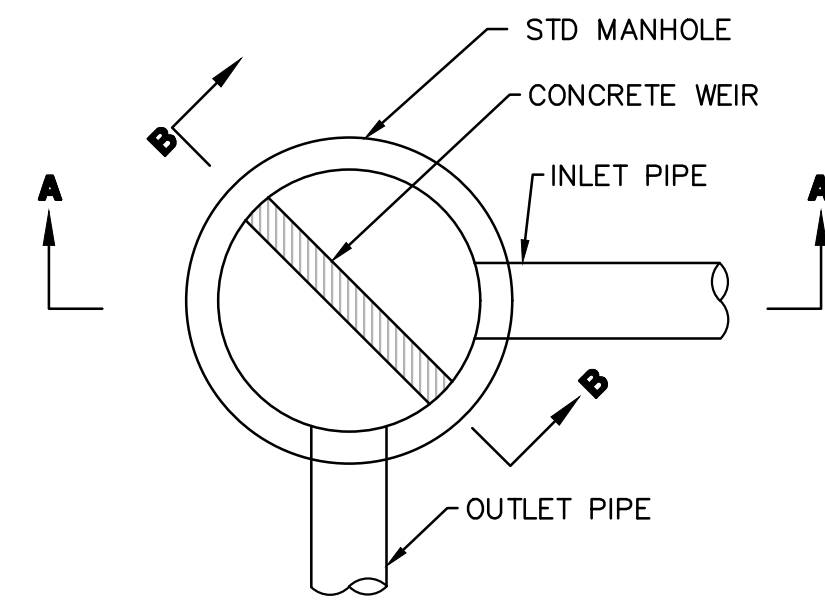




**3 BIORETENTION PLANTER AT ROAD**  
-  
NTS

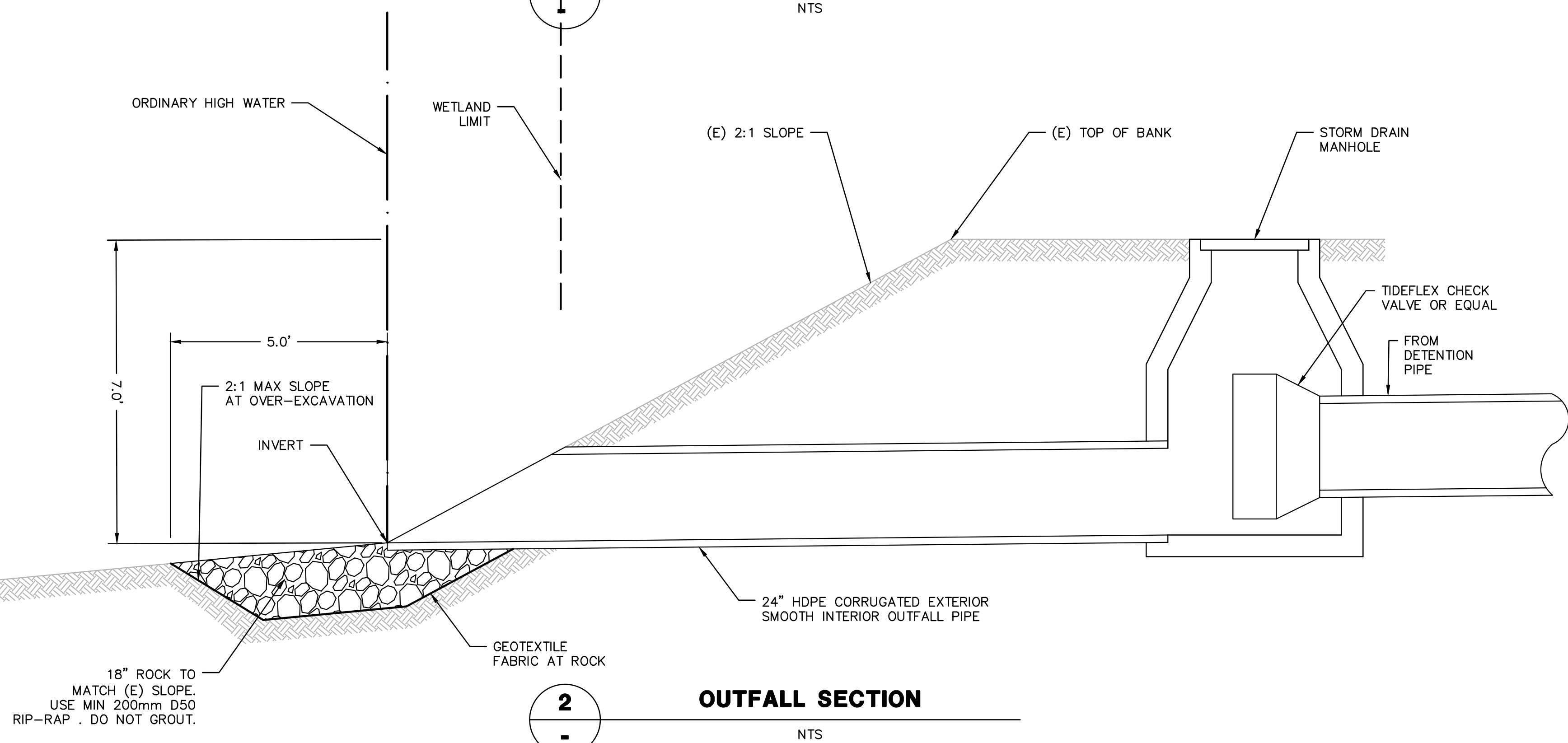


**4 BIORETENTION PLANTER AT LOTS**  
-  
NTS

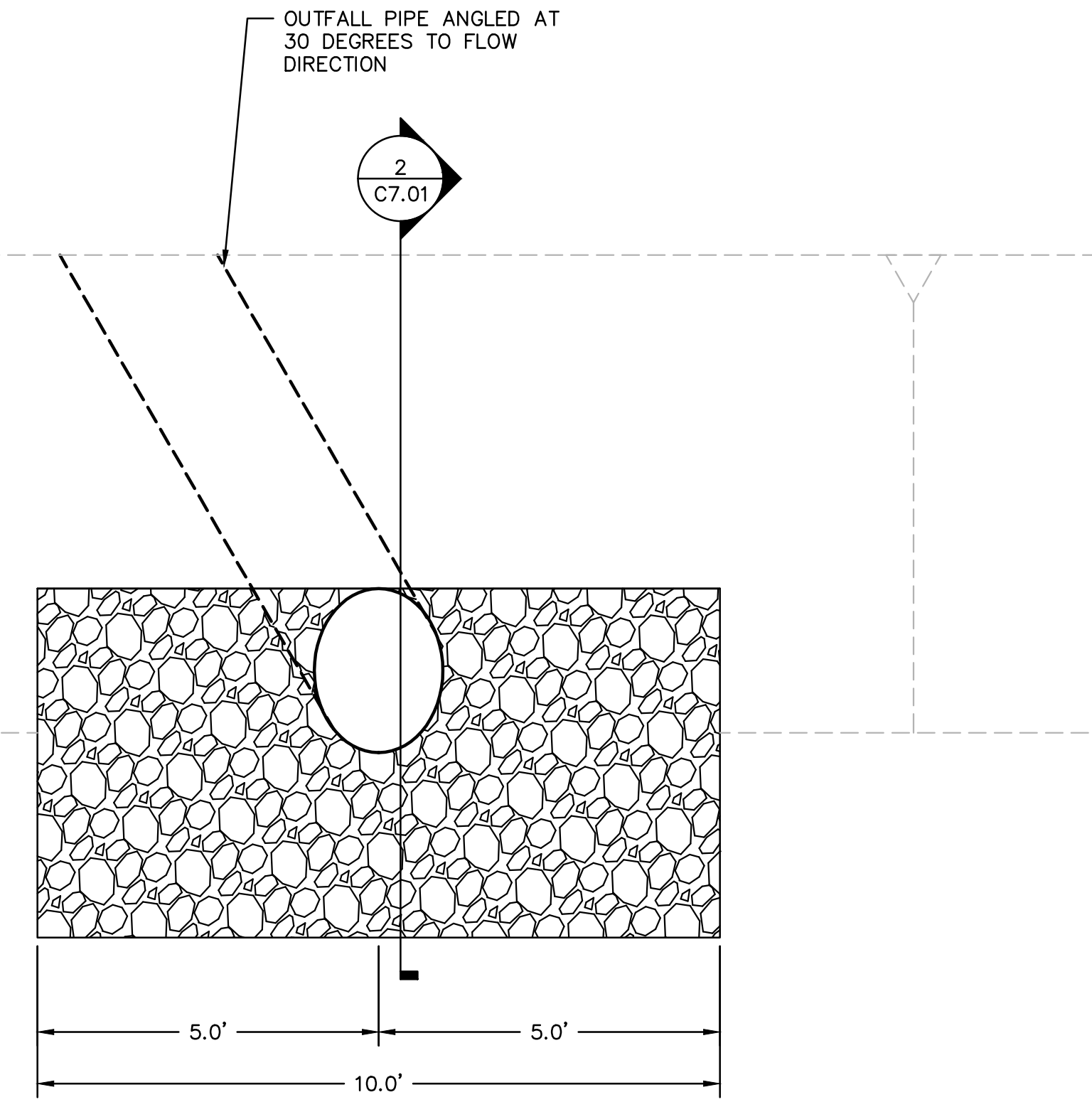


**5 MODIFIED SDMH W/ WEIR+ORIFICE**  
-  
NTS

**1 OUTFALL W/ ROCK PROTECTION**  
-  
NTS



**2 OUTFALL SECTION**  
-  
NTS

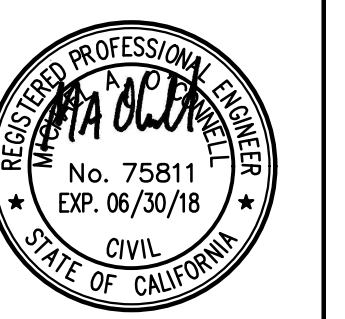


**DETAILS**

**ROUND HOUSE INDUSTRIES, INC.**  
900 ROSITA ROAD PACIFICA, CA  
94044  
650.303.0495

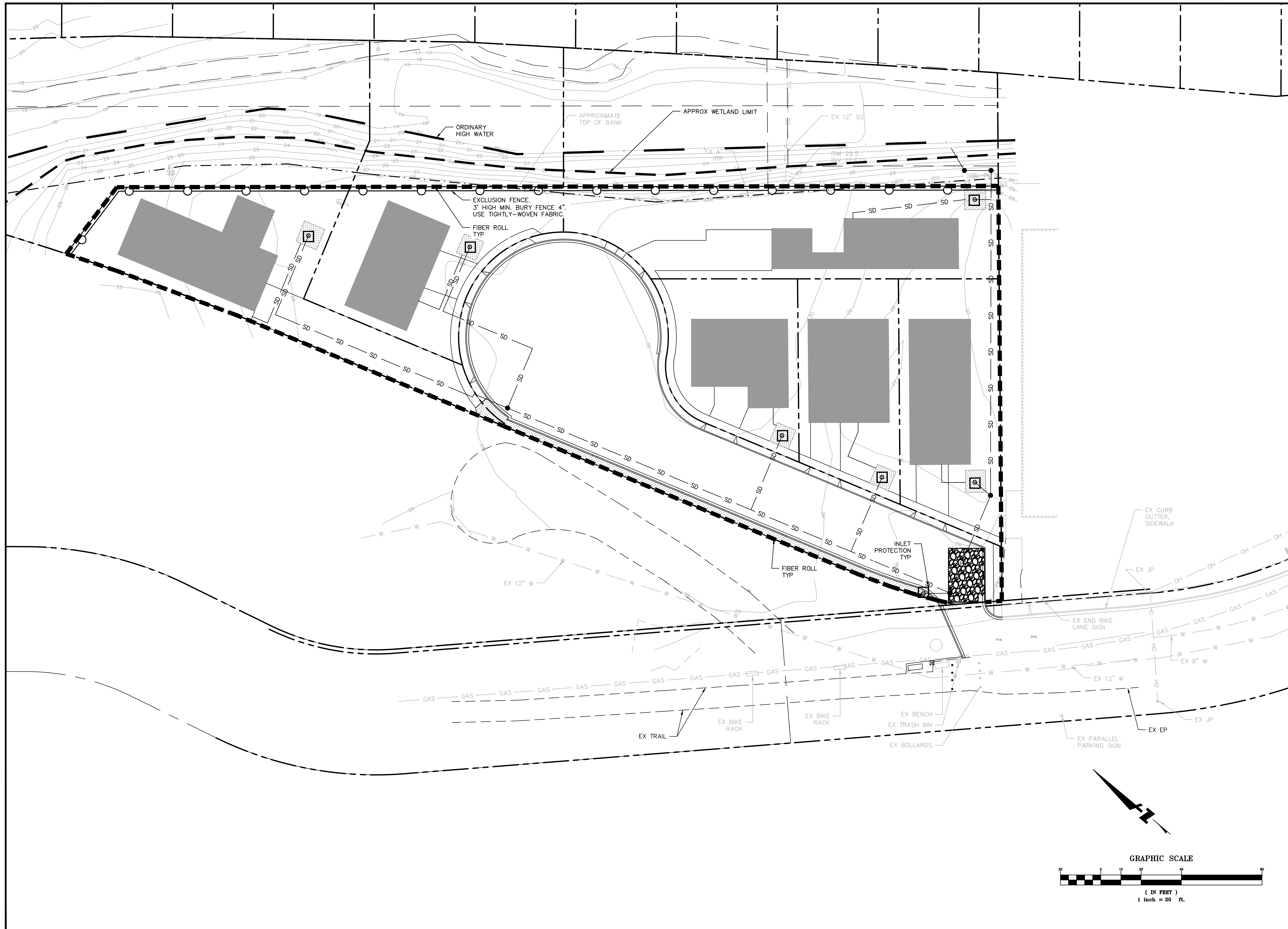
No.	Revisions	Approved

TENTATIVE MAP  
SAN PEDRO TERRACE ROAD  
SAN PEDRO TERRACE ROAD  
BETWEEN THE TWO FOUND CITY MONUMENTS ON THE CENTERLINE OF SAN PEDRO  
TERRACE ROAD, SHOWN AS SHOWN ON THE PLANS FOR THE PROJECT  
RECORDS OF SAN MATEO COUNTY, ON APRIL 11, 2005 IN BOOK 27 OF LLS AT PAGE 46  
CITY OF PACIFICA, SAN MATEO COUNTY  
PROPERTY OWNER: MACRIN PROPERTIES, LLC  
465 CALIFORNIA STREET, SUITE 420  
SAN FRANCISCO, CA 94104  
SUBDIVIDER: MICHAEL O'CONNELL, PE C75811  
MAP PREPARER: MICHAEL O'CONNELL, PE C75811



DATE: 7.4.17  
SCALE: AS SHOWN  
DRAWN: MO  
JOB NO: 2016-001  
SHEET

**C7.01**



**ROUND HOUSE INDUSTRIES, INC.**  
**900 ROSITA ROAD PACIFICA, CA**  
**94044**  
**650.303.0495**

**EROSION CONTROL PLAN**

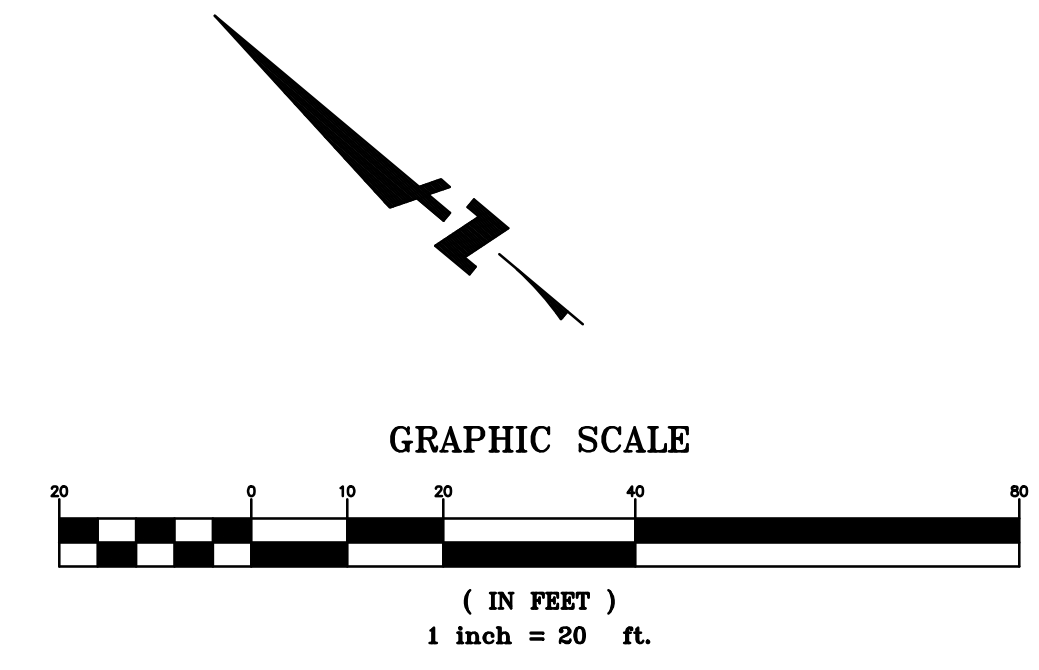
No.	Revisions	Approved

SAN JUAN TERRACE ROAD  
 SAN PIERRE SUBDIVISION  
 6-LOT SUBDIVISION  
 BASIS OF BEARINGS: THE BEARING OF N67°26'35"W BEING A LINE OF SAN PEDRO COUNTY RECORDS AS SHOWN ON RECORD OF SURVEY L1168 FILED IN THE OFFICIAL RECORDS OF SAN MATEO COUNTY ON APRIL 11, 2005 IN BOOK 27 OF LLS AT PAGE 46  
 CITY OF PACIFICA, SAN MATEO COUNTY  
 PROPERTY OWNER: MAGRIN PROPERTIES, LLC SUITE 420  
 465 CALIFORNIA STREET, SUITE 420  
 BENAIAH VENTURES, LLC  
 MAP PREPARER: MICHAEL O'CONNELL, PE C75811  
 SUBDIVIDER:



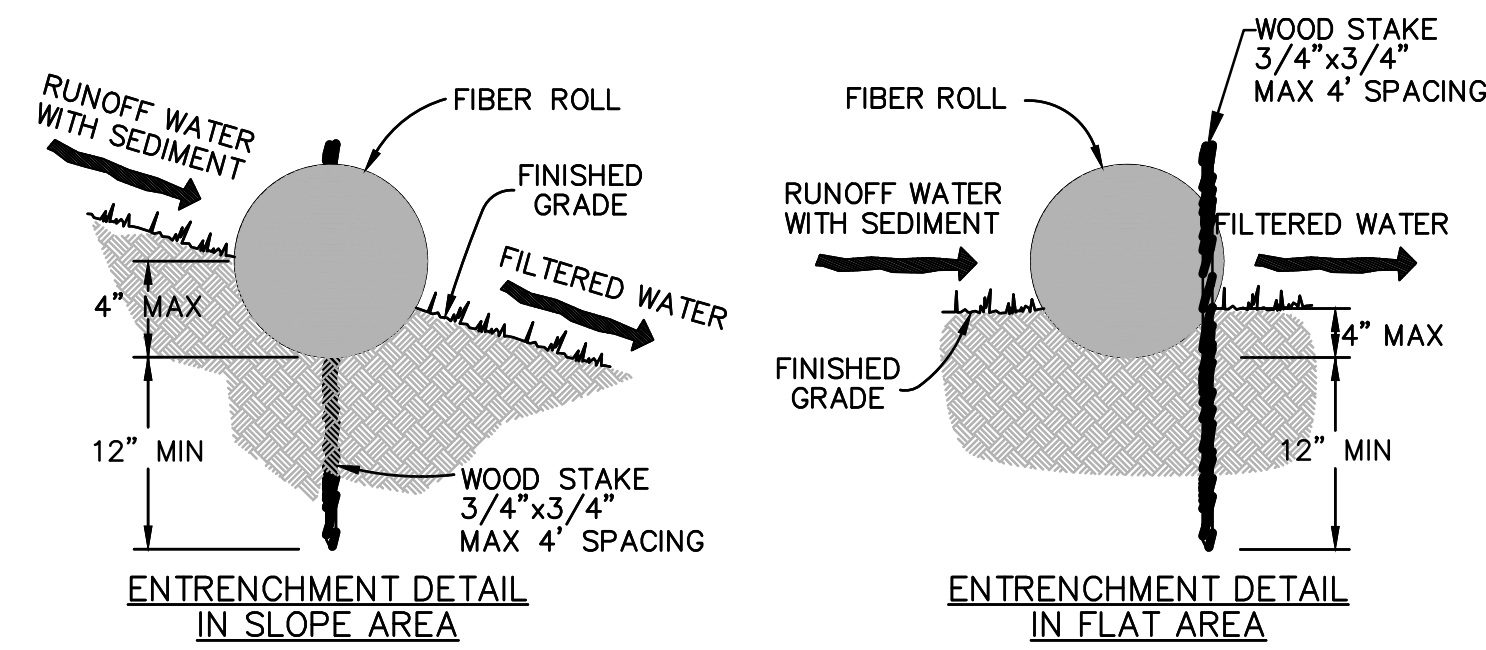
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 DRAWN: MO  
 JOB NO: 2016-001

SHEET  
**C8.01**



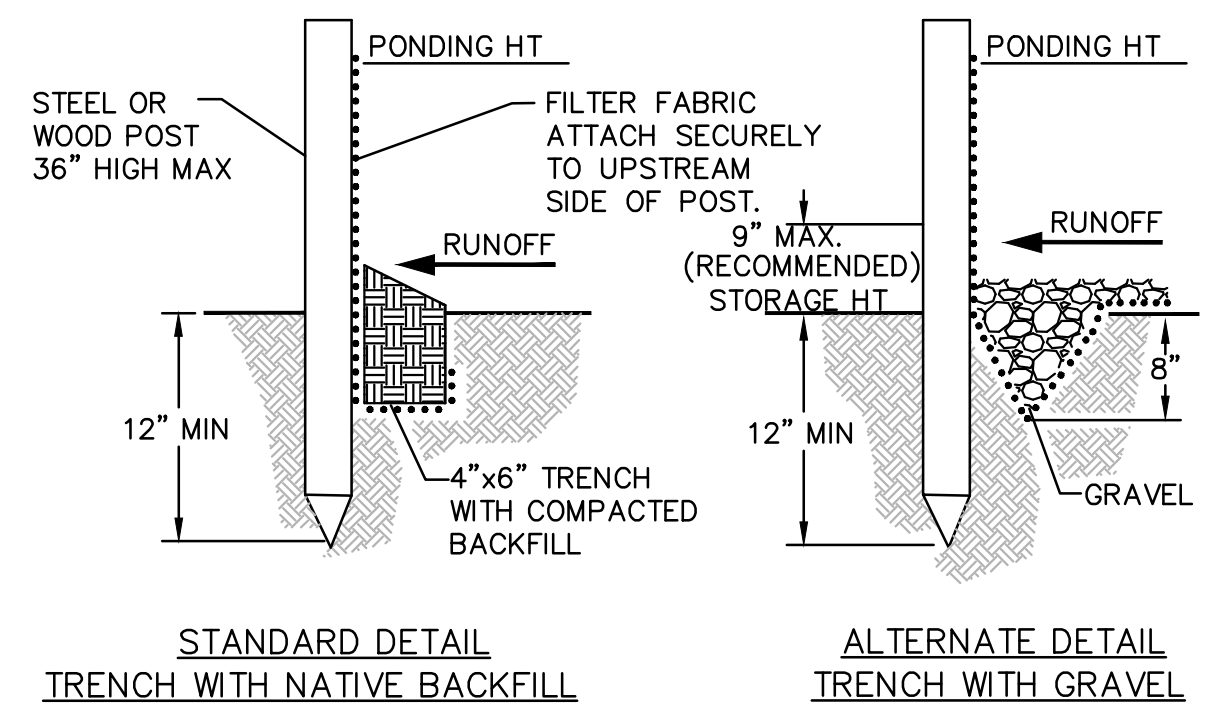
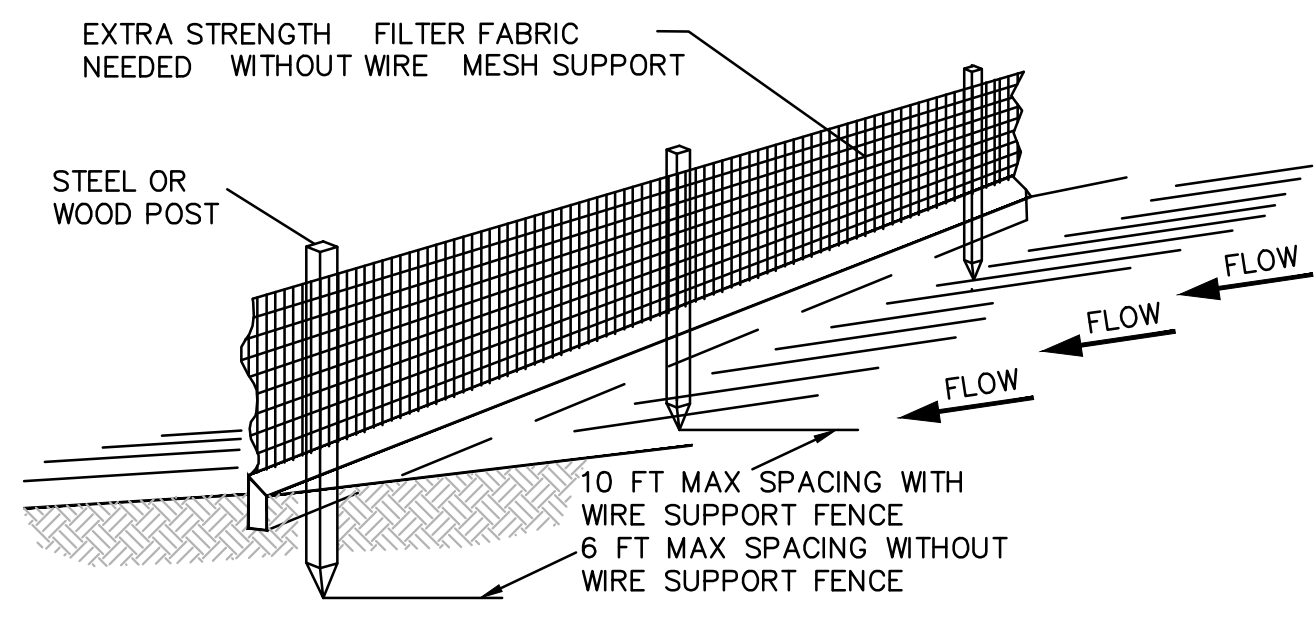
**EROSION & SEDIMENT CONTROL NOTES**

- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT-LADEN STORM RUN OFF FROM LEAVING THE SITE. FIBER ROLLS, SAND BAGS, AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE FROM OCTOBER 1 TO APRIL 15 OR UNTIL VEGETATION IS ESTABLISHED ON DISTURBED SURFACES.
- DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION
- ALL EROSION CONTROL FACILITIES MUST BE MONITORED AS REQUIRED IN THE SWPPP. ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.
- CONTROL MEASURES (TARPS, STRAW WATTLES, SILT FENCES ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.
- ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES
- DURING PERIODS WHEN STORMS ARE FORECASTED -
  - EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
  - ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
  - WHERE STOCKPILING IS NECESSARY, USE A TARPULIN OR SURROUND THE STOCKPILED MATERIAL WITH FIBER ROLLS, SILT FENCE, OR OTHER RUNOFF CONTROLS
  - USE INLET SEDIMENT BARRIERS FOR STORM DRAINS ADJACENT TO THE STOCKPILED SOIL.
  - THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
- DURING PERIODS WHEN STORMS ARE NOT FORECASTED -
  - PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
  - THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.
- OPEN SPACE AREAS ARE TO BE PLANTED BY SEPTEMBER 15. IF THIS CONDITION IS NOT MET, CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL.
- DURING CONSTRUCTION, THE MAINTENANCE OF SUMMERTIME DRAINAGE THROUGH THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
- MAINTENANCE, MONITORING, AND INSPECTION SHALL BE CONDUCTED ACCORDING TO BEST MANAGEMENT PRACTICES. TRAINING OF INSPECTION PERSONNEL WILL BE CONDUCTED PRIOR TO IMPLEMENTATION OF THE MONITORING PROGRAM. THE MONITORING PROGRAM SHALL INCLUDE REGULAR SITE INSPECTIONS AND REPORTS. MONITORING FORMS AND COMPLIANCE CERTIFICATION SHALL BE PROVIDED TO THE OWNER AND ENGINEER BY JULY 1 FOR THE PREVIOUS YEARS ACTIVITIES.



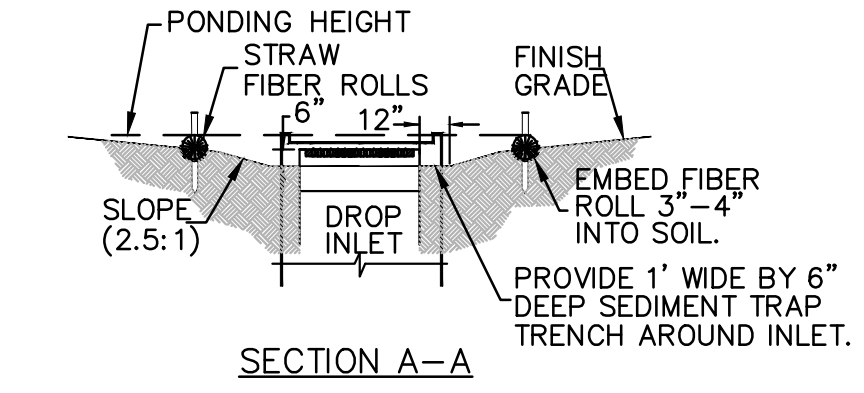
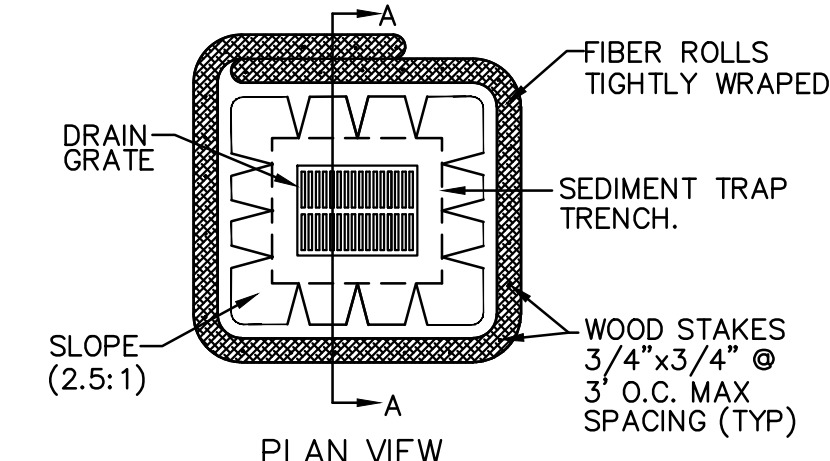
- NOTES:**
- FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR.
  - ADJACENT ROLLS SHALL TIGHTLY ABUT.
  - RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

**2** FIBER ROLL DETAIL  
NTS



- NOTES:**
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
  - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
  - SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

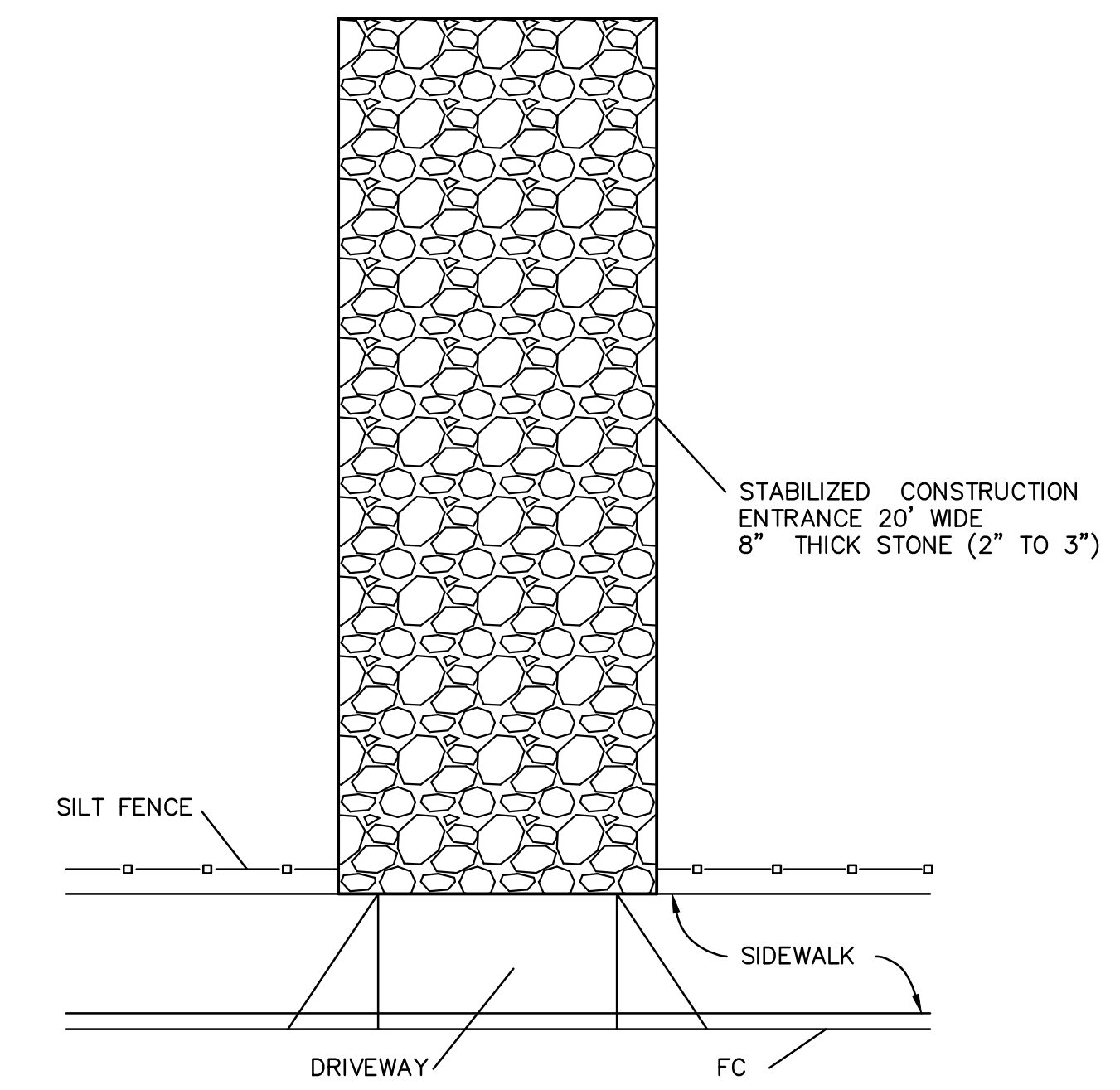
**3** SILT FENCE  
NTS



- NOTES:**
- PLACE FIBER ROLLS AROUND ALL INLETS, NEW & EXISTING, TO WHICH RUNOFF FROM CONSTRUCTION AREA WILL DRAIN. (FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX 8" DIA AND 20 - 30 FT LONG.)
  - FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3"-4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
  - THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

(TIME FRAME: AREA DRAINS - BETWEEN AREA DRAIN INSTALLATION AND PROJECT COMPLETION  
CURB INLETS - BETWEEN CURB INLET INSTALLATION AND FINAL PAVING OPERATIONS)

**4** SEDIMENT BARRIER  
NTS



**5** STABILIZED CONSTRUCTION ENTRANCE  
NTS

**1** EROSION CONTROL NOTES  
NTS

**ROUND HOUSE INDUSTRIES, INC.**  
900 ROSITA ROAD PACIFICA, CA  
94044  
650.303.0495

**EROSION CONTROL NOTES AND DETAILS**

No.	Revisions	Approved

TENTATIVE MAP TERRACE ROAD SAN PEDRO, CALIFORNIA. THE BEARING OF N67°26'35"W BEING A LINE BETWEEN THE TWO FOUND CITY MONUMENTS ON THE CENTERLINE OF SAN PEDRO TERRACE ROAD AS SHOWN ON RECORD SURVEY L18866 DATED APRIL 11, 2006 IN BOOK 27 OF ULS AT PAGE 46. CITY OF PACIFICA, SAN MATEO COUNTY.

PROPERTY OWNER: MACRIN PROPERTIES, LLC  
465 CALIFORNIA STREET, SUITE 420  
SAN FRANCISCO, CA 94104

SUBDIVIDER: MICHAEL O'CONNELL, PE C75811  
MAP PREPARER: MICHAEL O'CONNELL, PE C75811



DATE: 7.4.17  
SCALE: AS SHOWN  
DRAWN: MO  
JOB NO: 2016-001

SHEET  
**C8.02**



SAN MATEO COUNTYWIDE

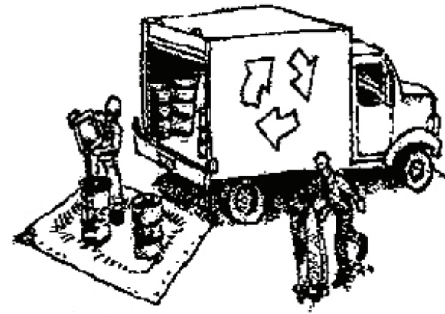
# Water Pollution Prevention Program

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



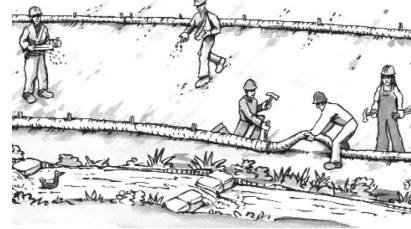
### Maintenance and Parking

- ❑ 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

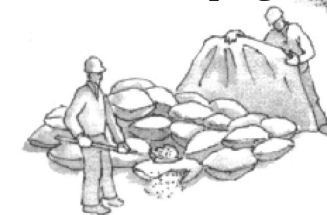
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

## Concrete, Grout & Mortar Application



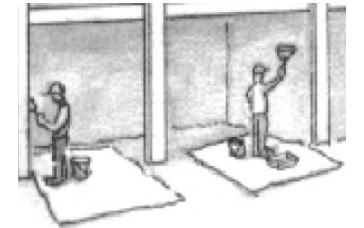
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

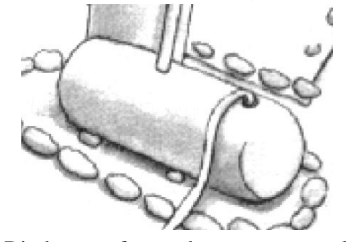
## Painting & Paint Removal



### 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!**