

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: March 26, 2025

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to convert a vacant, previously-developed residential parcel into a neighborhood parklet, at 999 Ocean Boulevard in the unincorporated Moss Beach area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN2024-00124 (Coastside Land Trust)

PROPOSAL

The applicant is proposing to convert a vacant, previously developed, residentially zoned parcel to a small neighborhood parklet. Approximately half of the parcel will be covered by decomposed granite with a concrete walkway connecting the rear portion of the parcel with Ocean Boulevard. A pair of circular terraces (approximately 2 feet in height) will be constructed using rough cut granite boulders. A low seat wall will be constructed at the top of the second terrace. The remaining portions of the parcel will be planted with native trees, plants and grasses including Ceanothus, Coffeeberry, and Golden cypress. The subject parcel is currently owned by Louise Cohoon who is donating the land to the Coastside Land Trust, which will own and maintain the park. The building permit for the demolition of the residence was issued on January 17, 2025.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, County File Number PLN2024-00124, by adopting the required findings and conditions of approval contained in Attachment A.

BACKGROUND

Report Prepared By: Michael Schaller, Senior Planner

Applicant: Blue Sky Designs, Inc.

Owner: Louise Cohoon and the Coastside Land Trust

Public Notification: Ten-day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing was posted in a newspaper (San Mateo County Times) of general public circulation. In addition, advance notice of the hearing was mailed to interested parties.

Location: 999 Ocean Boulevard, Moss Beach

APN(s): 037-278-080

Size: 6,108 sq. ft.

Existing Zoning: R-1/S-105/DR/GH (Single Family Residential/20,000 sq. ft. min. parcel size/Design Review/Geologic Hazard Zone)

General Plan Designation: Low Density Residential

Local Coastal Plan Designation: Low Density Residential

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Single Family Residential

Water Supply: Existing Montara Water and Sanitary District connection to remain to provide irrigation water during the landscaping establishment period.

Sewage Disposal: Existing Montara Water and Sanitary District connection to be disconnected and capped in accordance with District standards.

Flood Zone: Zone X (area of minimal flooding), Community Panel 06081C0119F; effective August 2, 2017.

Environmental Evaluation: The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15304 (Minor Alterations to Land).

Setting: The project site is relatively flat with residences to the immediate north and west of the site. The parcel on the other side of Bernal Avenue is also developed with a residence. There is no development on the other side of Ocean Boulevard. Remaining vegetation on the site consists of non-native grasses. The project parcel is surrounded by ice plant within the public right of way on the Ocean and Bernal sides.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with all applicable General Plan Policies, including the following:

a. Soil Resources

Policies 2.2 (*Minimize Soil Erosion*) and 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) seek to ensure that development proposals include measures to minimize soil erosion and sedimentation. The project site is relatively flat and minimal grading is necessary to implement the project. A recommended condition of approval requires implementation of Best Management Practices (BMPs) and an Erosion and Sediment Control Plan. The Erosion and Sediment Control Plan must be implemented throughout the construction period. Implementation of the Erosion and Sediment Control Plan and BMPs will ensure that all construction-related activities will minimize soil erosion and sedimentation generated from the project construction.

b. Man-Made Hazards Airport Safety

Policy 16.41 (*Regulate Land Uses to Assure Airport Safety*) seeks to regulate land uses surrounding airports to assure airport safety. The property is in Zone 7 of the Half Moon Bay Airport Runway Safety Airport Influence Area. The Half Moon Bay Airport Land Use Compatibility Plan (ALUCP) prohibits hazards to flight, such as outdoor stadiums or other high intensity uses within this area. The proposed project is the conversion of the subject parcel from a single-family residence to a small neighborhood parklet. This is a low intensity use and will therefore comply with the Airport Land Use Compatibility Plan. Regarding noise, the project site is located outside the Community Noise Equivalent Level (CNEL) airport noise exposure contours. It is not anticipated that users of the parklet will be exposed to significant levels of aircraft noise.

2. Conformance with the County's Local Coastal Plan

a. New Development Component

Policy 1.2 (*Definition of Development*). This policy defines "development" as the placement or erection of any solid material or structure (on land); grading of any materials (from said land); or change in the intensity of use of land. The project will involve minor re-grading of the site and the construction of landscaping walls and benches. The intensity of use of the parcel will also change from single-family residential use to a low-intensity park facility. As such, this project meets the definition of development and requires the issuance of a Coastal Development Permit for compliance with the County's Local Coastal Program (LCP) as well as the Coastal Act.

Policy 1.5 (*Land Uses and Development Densities in Urban Areas*). The General Plan's Urban Land Use chapter, and by extension the LCP's Land use designations, identify publicly accessible parks as an allowed use in the "Residential" land use designation. The County's R-1 zoning district (which implements the LCP and General Plan) allows public parks and playgrounds by right in R-1 districts. Staff have determined that since the proposed park will be open to the public, without needing to pay an entry fee, the proposal is compliant with the Local Coastal Program.

b. Visual Resources Component

Policy 8.10 (*Vegetative Cover*). This policy requires the replacement vegetation removed during construction with plant materials (trees, shrubs, ground cover) which are compatible with surrounding vegetation and are suitable to the climate, soil, and ecological characteristics of the area. The proposed planting plan includes numerous native plant and tree species which are adapted to the climatic conditions of the project site. The project complies with this policy.

Policy 8.12 (*General Regulations*). This policy requires that new development and landscaping be located and designed to not block public viewing points. The project site previously contained a two-story house that, by its very nature, blocked at least a small portion of public views when viewed from points to the immediate east of the project site. The proposed project will replace this two-story building, which had a height of approximately 24 feet and replace it with a small hill feature with a proposed maximum elevation of 5 feet. The landscape plan does propose the planting of several trees; however,

these will be spaced out on the site such that they will not form an impenetrable wall that would block adjacent public views of the ocean.

c. Hazards Component

Policy 9.8 (*Regulation of Development on Coastal Bluff Tops*). This policy permits bluff and cliff top development only if design and setback provisions are adequate to assure stability and structural integrity for the expected economic life span of the development (at least 50 years). This is typically demonstrated through the submittal of a site stability evaluation report. Because of the unique nature of this project, the “expected economic life span” of this park is substantially lower than if the construction of a new house were being considered. In this instance, after consultation with the California Coastal Commission, it has been determined that a site stability report is not warranted for this project. However, Coastal Commission staff suggested, and County staff concurs, that typical conditions of approval for projects with coastal hazard implications should be placed on the project. Those conditions are included in Attachment A as Conditions of Approval Nos. 7 and 8.

d. Shoreline Access Component

Policy 10.1 (*Permit Conditions for Shoreline Access*). This policy requires the provision of some sort of shoreline access as a condition of granting development permits for any public or private development between the sea and the nearest road. The Coastal Commission has determined that Airport Street (approximately 1,800 feet east of the project site) is the first public through road (as defined in Section 13011 of the California Code of Regulations (Title 14)).

The project site is surrounded by existing development, is located on the east side of Ocean Boulevard, and does not have direct access to the sea due to steep cliffs west of Ocean Boulevard. Additionally, the siting of the project does not impede bluff access to the west of Ocean Boulevard or block coastal trails. Moreover, the project will enhance opportunities for the public to enjoy the coastal views available at this location. Therefore, the proposed development is in conformance with the public access and recreation policies of the LCP and the Coastal Act.

e. Recreation/Visitor-Serving Facilities Component

Policy 11.12 (*Sensitive Habitats*). This policy permits recreation facilities to locate on lands adjacent to sensitive habitats when there is adequate distance or separation by barriers, and there would not be

substantial impacts on habitat, topography, and water resources. The project site lies within the watershed for the Fitzgerald Marine Preserve. The project could have a potential impact upon water quality in the Preserve if erosion control measures are not implemented during both the construction and post-construction phases of the project. A condition of approval (Condition No. 3) has been included in Attachment A requiring submittal of an erosion control plan prior to issuance of the building permit for construction of the project.

3. Conformance with the County's Zoning Regulations

The project parcel is located in an R-1 (*Single Family*) zoning district. Section 6161 of the County Zoning Regulations enumerates the permitted uses in the R-1 district and includes public parks and public playgrounds as permitted uses. This proposed parklet will be constructed, maintained, and owned by a private entity, the Coastside Land Trust. However, the applicant has stated that it is their intent to operate the park as a publicly accessible facility with no restrictions on access or membership requirements. Staff have determined that the proposed park falls within the commonly accepted definition of a public park and is a permitted use in this district.

B. ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15304 (Minor Alterations to Land).

C. REVIEWING AGENCIES

Building Inspection Section (Drainage)
MidCoast Community Council
Coastside Fire Protection District
Montara Water and Sanitary District
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Project Location Map
- C. Project Plans

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2024-00124

Hearing Date: March 26, 2025

Prepared By: Michael Schaller
Senior Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15304 (*Minor Alterations to Land*).

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 of the San Mateo County Zoning Ordinance, and as conditioned in accordance with Section 6328.14 of said ordinance, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program as described in Section A.3 of this staff report related to Locating and Planning New Development, Visual Resources, Hazards, and Shoreline Access Components.
3. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).

As discussed in the staff report, the Coastal Commission has determined that Airport Street (approximately 1,800 feet east of the project site) is the first public through road (as defined in Section 13011 of the California Code of Regulations (Title 14)). Therefore, the project site is located between the first public road and the sea. The site is surrounded by existing development, located on the east side of Ocean Boulevard, and does not have direct access to the sea due to steep cliffs west of Ocean Boulevard. Additionally, the location of the project parcel does not impede bluff access to the west of Ocean Boulevard. Moreover, the project will enhance opportunities for the public to enjoy the coastal views

available at this location. Therefore, the proposed development is in conformance with the public access and recreation policies of the LCP and the Coastal Act.

4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program with regard to Locating and Planning New Development, Shoreline access, and Hazards Components.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on March 26, 2025. The Director of Planning and Building may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for two years from the date of approval during which time the project shall be completed. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. Prior to any demolition or grading activities, the applicant shall submit an erosion and sediment control plan to the planning department for review and approval. Upon approval, said plan shall be implemented before ground disturbing activities are initiated. Photos of the installed measures shall be submitted to the Planning Department for review and approval. Erosion control measure deficiencies, as they occur, shall be immediately corrected.
4. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," outlined below:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing 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.

- d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
5. To reduce the impact of construction activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way. All construction vehicles shall be parked on-site outside the public right-of-way. There shall be no storage of construction vehicles in the public right-of-way.

6. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
7. The applicant shall remove or relocate, in part or in whole, the development authorized by this Coastal Development Permit (CDP), when any government agency with legal jurisdiction has issued a final order, not overturned through any appeal or writ proceedings, determining that this park and its structures are currently and permanently unsafe for use due to coastal hazards and that there are no measures that could make the structures suitable for use without the use of a shoreline protective device; or in the event that coastal hazards eliminate access for emergency vehicles, residents, and/or guests to the site due to the degradation and eventual failure of Ocean Boulevard as a viable roadway. The County of San Mateo shall not be required to maintain access and/or utility infrastructure to serve the approved development in such circumstances. Development associated with removal of the park and its structures shall be subject to issuance of all necessary permits required under applicable regulations and may require review by the County of San Mateo and/or the California Coastal Commission prior to any such activities. In the event that portions of the development fall into the ocean or the beach, or to the ground, before they are removed or relocated, the Permittee shall remove all recoverable debris associated with the development from such areas and lawfully dispose of the material in an approved disposal site, all subject to Director of Planning and Building approval.
8. The Permittee assumes the risks to the Permittee and the properties that are the subject of this CDP of injury and damage from such hazards in connection with this permitted development; unconditionally waives any claim of damage or liability against the County of San Mateo, its officers, agents, and employees for injury or damage from such hazards; indemnifies and holds harmless the County, its officers, agents, and employees with respect to the County's approval of the CDP against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards; accepts full responsibility for any adverse effects to property caused by the permitted project; acknowledges and agrees that the boundary between public land (tidelands) and private land may shift with rising seas, the structure may eventually be located on public trust lands, and the development approval does not permit encroachment onto public trust land; and that any future encroachment must be removed unless the County determines that the encroachment is legally permissible pursuant to the Coastal Act and authorizes it to remain, and any future encroachment would also be subject to the State Lands Commission's (or other trustee agency's) leasing approval.

9. If, in the future, the owner of this subject park wishes to restrict the public's access to the park, such change in access shall require an amendment to this Coastal Development Permit where consistency with the LCP's Coastal Access policies shall be reviewed.
10. It shall be the sole responsibility of the property owner to maintain this subject park. Trash and other debris shall be removed on a regular basis. The landscaping and irrigation system shall be maintained to avoid the growth of weeds and other flammable vegetation and to avoid erosion and deposition off site.
11. To avoid potential conflicts with neighboring residences, hours of operation for the parklet shall be limited to sunrise to one hour after sunset.

Building Inspection Section

12. A Building Permit shall be obtained prior to the construction of the park and any associated improvements.

Department of Public Works

13. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of- way.

Montara Water and Sanitary District (MWSD)

14. Submit Existing Service Application and pay for the initial application fees for remodel and inspection and engineering review.
15. **Flow Verification Requirement:** The combined flow rate of 16.9 GPM must be verified through an on-site flow test prior to final approval to confirm that the existing 5/8-inch water meter can adequately supply the stated demand without pressure loss or service disruption.
16. **Simultaneous Operation Test:** The system must be tested under maximum operating conditions with all three control valves (7.3 GPM, 5 GPM, and 4.6 GPM) running simultaneously to ensure that pressure and flow remain compliant with the plumbing code (minimum 20 psi residual pressure at all fixtures).
17. **Backflow Prevention Device Installation:** An approved backflow prevention device must be installed and tested to prevent cross-connections between irrigation system controllers and the existing 5/8-inch meter.

18. All test results must be submitted to MWSD water engineer for review and approval.
19. **Enclosure:** The irrigation faucet/fixture must be securely enclosed within a durable, lockable, and tamper-resistant box to ensure protection against physical damage, vandalism, and unauthorized access.



County of San Mateo - Planning and Building Department

ATTACHMENT B



0.02 0 0.01 0.02 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:564



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



County of San Mateo - Planning and Building Department

ATTACHMENT C

PIPER'S PRESERVE

LANDSCAPE RENOVATION
 999 OCEAN BLVD.
 MOSS BEACH, CA 94038

DRAWING INDEX

- L-1 TITLE SHEET
- SU-1 SURVEY (EXISTING SITE PLAN)
- L-2 CONCEPT PLAN
- L-3 PLANTING PLAN
- L-4 MWEL CALCULATIONS
- L-5 IRRIGATION PLAN
- BMP BMPS



VICINITY MAP

Contact Information:	
Owner:	Louise Cohoon
Address:	999 Ocean Blvd., Moss Beach, Ca 94038
Future Owner:	Coastside land trust
Parcel Number:	APN: 037-278-080
Parcel Area:	6,108 SF
Phone Number:	(650) 728-9171
Owners Agent and Point of Contact:	Piper Leigh Hanson
Phone Number:	(650) 393-0918
Email:	leighhansonlaw@gmail.com
Landscape Architect:	Kenneth Coverdell
Company:	Blue Sky Designs, Inc.
License:	LA-4205, B-436094, C27-436094
Phone Number:	(650) 726-5990
Email:	info@blueskydesignsinc.com
Scope of Work	
Installation of Irrigation and Native Plantings for a Coastal Land Preserve.	
Grading:	
Cut:	49cuyd
Fill:	55cuyd
Offhaul:	0cuyd
MWEL Information:	
Water Supply:	Montara Water and Sanitary Sewer
Water Meter:	5/8" 110PSI
Total Landscape Area:	2,487sf
Non Turf Irrigated Area:	2,487sf
Turf Irrigated Area:	0sf
Document Package:	
Landscape Design Plan:	Blue Sky Designs, inc.
Planting Plan:	Blue Sky Designs, inc.
MWEL Calculation:	Blue Sky Designs, inc.
Irrigation Plan:	Blue Sky Designs, inc.
Applicant Statement:	
"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."	
<i>Kenneth Coverdell</i>	10/17/2024
Applicant Signature	Date
Landscape Architect	
Title	

MWSD Requirements: Prio to final inspection.
 -The combined flow rate of 16.9 GPM must be verified through an on-site flow test prior to final approval to confirm that the existing 5/8" water meter can adequately supply the stated demand without pressure loss or service disruption.
 -The system must be tested under maximum operating conditions with all three control valves (7.3 GPM, 5 GPM, and 4.6 GPM) running simultaneously to ensure that pressure and flow remain compliant with the plumbing code (minimum 20 psi residual pressure at all fixtures).
 -An approved backflow prevention device must be installed and tested to prevent cross-connections between irrigation system controllers and the existing 5/8" meter.
 -All test results must be submitted to MWSD water engineer for review and approval.
 -The irrigation faucet/fixture must be securely enclosed within a durable, lockable, and tamper-resistant box to ensure protection against physical damage, vandalism, and unauthorized access.



APN: 037-278-080

REVISIONS	
DATE	BY
12-19-2024	K.C.
2-7-2025	K.C.

PIPER'S PRESERVE
 999 OCEAN BLVD.
 MOSS BEACH, CA 94038

THE DRAWINGS ON THIS SHEET OR COPIES OF THEM, HOWEVER EXECUTED, AND THE DESIGN CONCEPTS CONVEYED BY THEM ARE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF THE DESIGNER WHETHER THE PROJECT FOR WHICH THEY WERE CREATED IS EXECUTED OR NOT. THEY MAY NOT BE USED IN WHOLE OR IN PART BY ANY PERSON OR BUSINESS ENTITY OR ANY OTHER PROJECT NOR EXTENSIONS OF THIS PROJECT WITHOUT APPROPRIATE COMPENSATION TO, AND WRITTEN PERMISSION FROM THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR IDEAS NOT EXECUTED BY, OR UNDER THE DIRECT SUPERVISION OF, BLUE SKY DESIGNS, INC.

CHECKED	K.C.
DATE	10/17/2024
SCALE	N.T.S.
DRAWN	K.C.
TITLE:	TITLE SHEET
DWG. NO.	L-1
SHEET	1 OF 7
JOB	COHOON

CUSTOM LANDSCAPE ENVIRONMENTS
 LANDSCAPE CONTRACTOR'S LICENSE #C27-436094
 GENERAL CONTRACTOR'S LICENSE #B-436094
 LANDSCAPE ARCHITECT'S LICENSE #LA-4205
 405 PUEBLO WAY, HALF MOON BAY, CA 94019
 (650) 726-5990 FAX: (650) 726-2353

BASIS OF BEARINGS

BEARINGS/LOT LINES SHOWN WERE TAKEN FROM RECORD OF SURVEY NO. 3518 WHICH WAS FILED FOR RECORD IN VOLUME 48 OF LLS MAPS PAGE 94 ON NOVEMBER 05, 2020, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "S 1240" (PID HT1812), LOCATED ON TOP AND 1.2 FEET NORTHWEST OF THE SOUTHEAST END OF THE CONCRETE HEADWALL AT THE JUNCTION OF HIGHWAY 1 AND ETHELDORRE STREET. ELEVATION = 60.91 FEET. SITE BENCHMARK IS THE SPIKE WITH STAINLESS STEEL WASHER WITH AN ELEVATION OF 110.20 FEET.

NOTES:

BGT RELIED UPON A LAWYER'S TITLE PRELIMINARY TITLE REPORT, NO. 0052400601, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

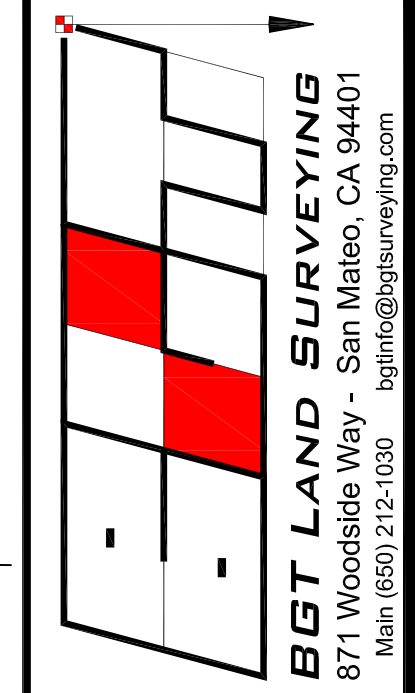
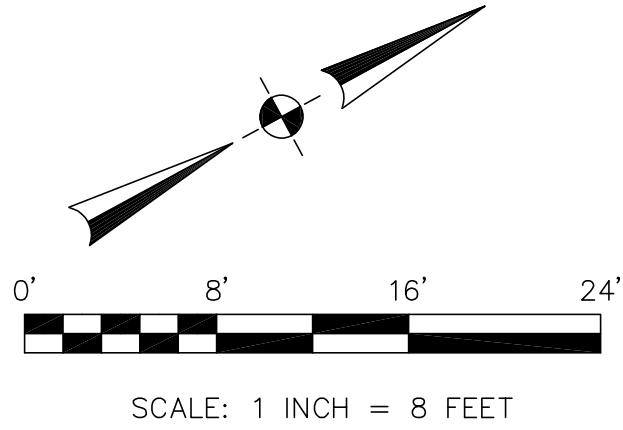
UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

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

DATE OF FIELD SURVEY: AUGUST 05, 2024
JOB NUMBER: 24-085

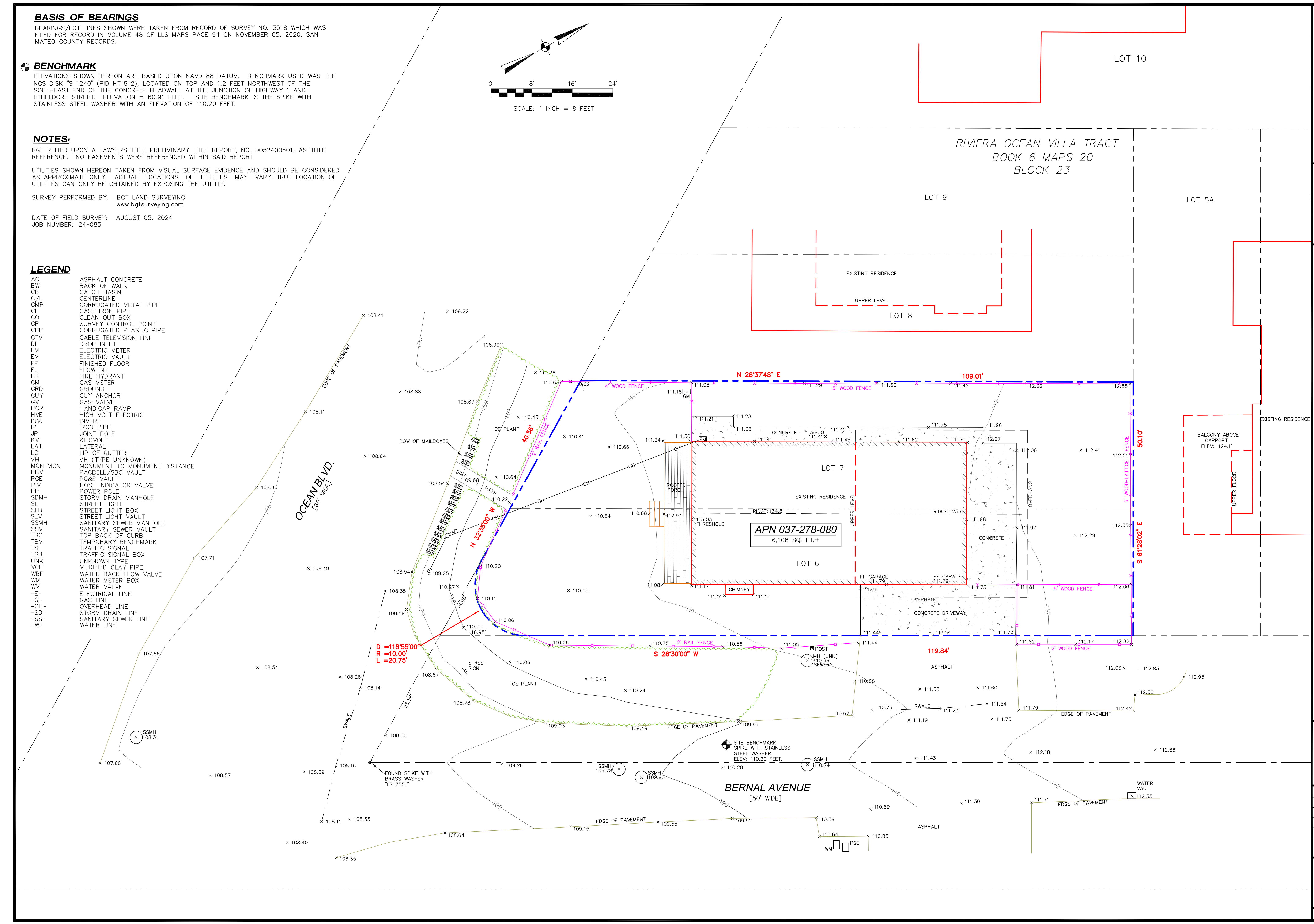
LEGEND

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



BOUNDARY AND TOPOGRAPHIC SURVEY
 LOTS 6-7, BLOCK 23, RIVIERA OCEAN VILLA TRACT™ (BOOK 6 MAPS 20)
999 OCEAN BLVD.
 MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number: 037-278-080
Prepared For: BLUE SKY DESIGNS, INC. 495 PURSIMA WAY HALF MOON BAY, CA 94019
Date: AUG. 2024
Scale: 1" = 8'
Contour Interval: 1'
Drawn by: BGT
Revisions:
SU-1
Job No. 24-085

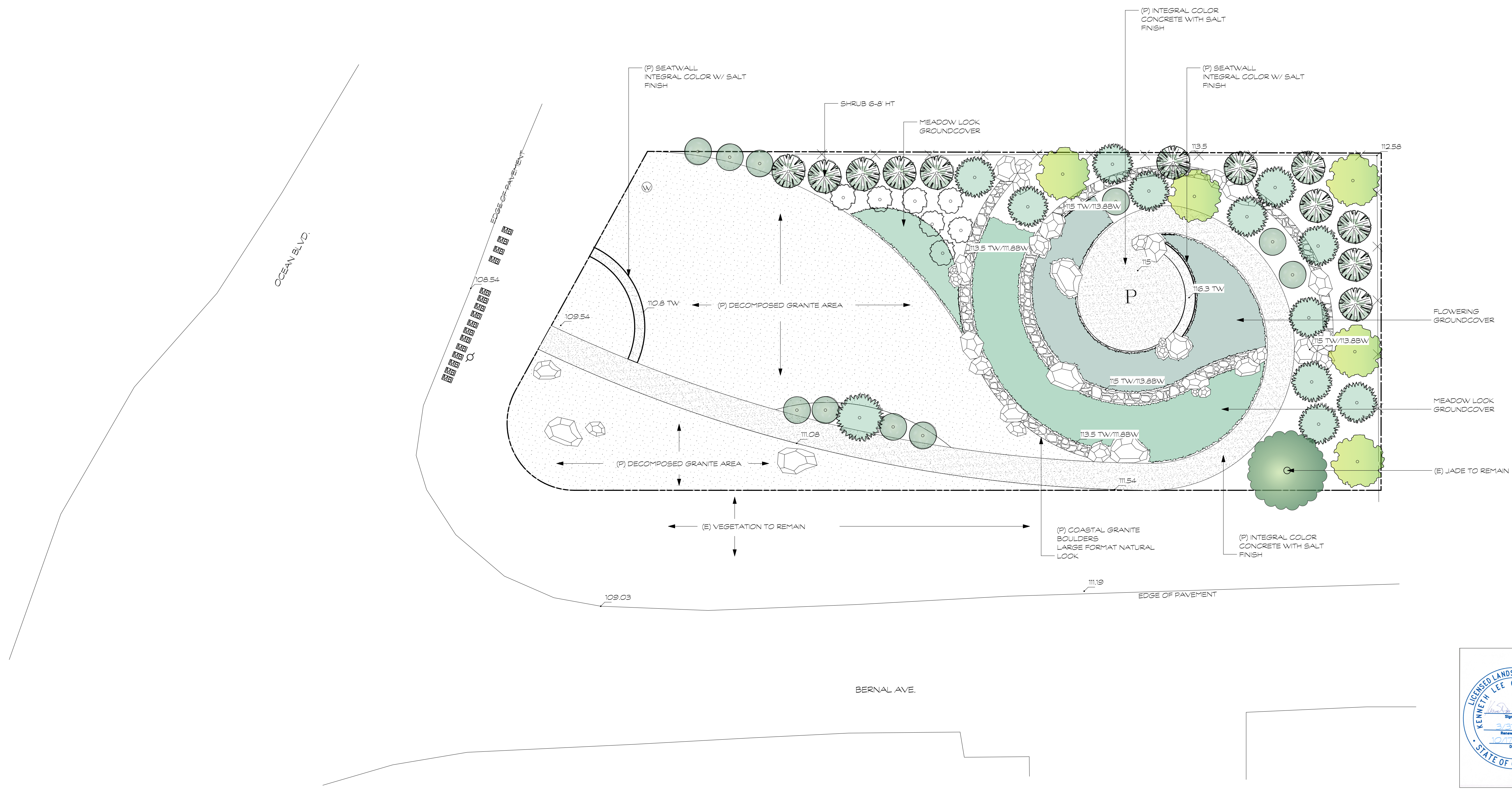




REVISIONS	
DATE	BY

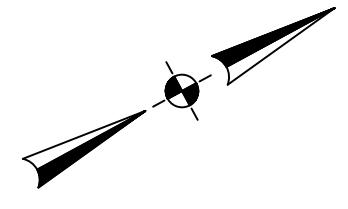
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 999 OCEAN BLVD
 MOSS BEACH, CA 94038

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CHECKED **K.C.**
 DATE **10/17/2024**
 SCALE **1/8" = 1'**
 DRAWN **K.C.**
 TITLE:
 CONCEPT PLAN
 DWG. NO.
L-2
 SHEET **3 OF 7**
 JOB **COHOON**



- LEGEND**
- (P) PROPOSED
 - (E) EXISTING
- GROUNDCOVERS (WALKABLE SURFACE)**
-  MEADOW LOOK GROUND COVER (GRASSES, ACHILLEA)
 -  FLOWERING GROUNDCOVER (ACHILLEA, SALVIA, CEANOTHUS)



REVISIONS	
DATE	BY

PIPER'S PRESERVE
999 OCEAN BLVD
MOSS BEACH, CA 94038



LEGEND

- (P) PROPOSED
- (E) EXISTING

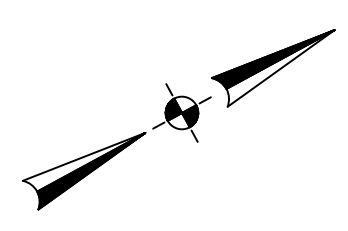
GROUNDCOVERS (WALKABLE SURFACE)

- MEADOW LOOK GROUND COVER (GRASSES, ACHILLEA)
- FLOWERING GROUNDCOVER (ACHILLEA, SALVIAS, CEANOETHUS)

NOTES

ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC CONTROLLER SCHEDULED BETWEEN 8 P.M. AND 10 A.M.
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.
Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system.
Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply.
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.
For non-residential projects with landscape areas of 1,000 sq.ft. or more, private sub-meter(s) to measure landscape water use shall be installed.
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.
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.
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

PLANT LIST					
Qty	Size	Name	Common Name	Category	Plant Factor
TREES					
5	15gal	Cupressus Citriodora	Golden Cypress	L	0.2
SHRUBS					
120	1gal	Achillea millefolium	Yarrow	L	0.2
60	1gal	Ceanothus heartstonum	San Simeon ceanothus	L	0.2
7	5gal	Ceanothus Joyce Coulter	Joyce Coulter ceanothus	M	0.5
12	15gal	Myrica californica	Pacific Wax Myrtle	M	0.5
12	15gal	Rhamnus californica	Coffeeberry	L	0.2
17	1gal	Salvia Bees Bliss	Island Pink Yarrow	L	0.2
27	1gal	Salvia spathacea	Hummingbird Sage	L	0.2
Grasses:					
30	1gal	Carex praegracilis	California field sedge	L	0.2
30	1gal	Carex tumulocala	Berkeley sedge	L	0.2
30	1gal	Festuca californica and avs.	California Rescue	L	0.2
12	1gal	Leymus condensatus	Wild Rye	L	0.2



APN: 037-278-080

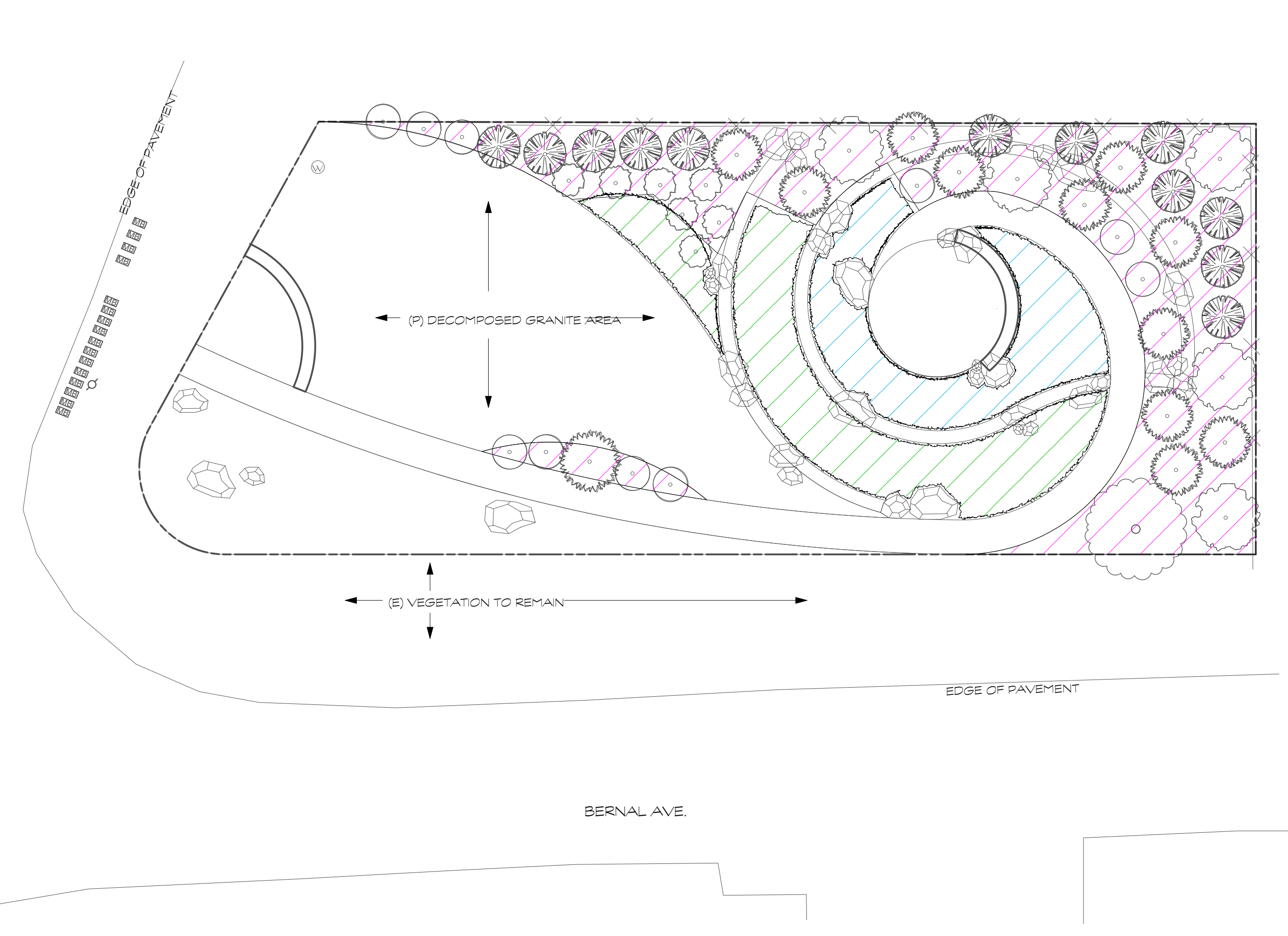
CHECKED	K.C.
DATE	10/17/2024
SCALE	1/8" = 1'
DRAWN	K.C.
TITLE:	PLANTING PLAN
DWG. NO.	L-3
SHEET	4 OF 7
JOB	COHOON

REVISIONS	
DATE	BY
12-19-2024	K.C.
2-7-2025	K.C.

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999 OCEAN BLVD
MOSS BEACH, CA 94038

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CHECKED **K.C.**
DATE **10/17/2024**
SCALE **1/8" = 1'**
DRAWN **K.C.**
TITLE:
MVELO CALCULATIONS
DWG. NO. **L-4**
SHEET **5 OF 7**
JOB **COHOON**



HYDROZONE LEGEND

	HYDROZONE 1: MIXED WATER USE PLANT FACTOR .33
	HYDROZONE 2: LOW WATER USE PLANT FACTOR .20
	HYDROZONE 3: LOW WATER USE PLANT FACTOR .20

NOTES

ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC CONTROLLER, SCHEDULED BETWEEN 6 P.M. AND 10 A.M.
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.
Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system.
Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply.
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.
For non-residential projects with landscape areas of 1,000 sq. ft. or more, private sub-meter(s) to measure landscape water use shall be installed.
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.
Unless contraindicated 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.
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

Contact Information:

Owner: Louise Cohoon
Address: 999 Ocean Blvd., Moss Beach, Ca 94038
Future Owner: Coastside land trust
Parcel Number: APN: 037-278-080
Parcel Area: 6,108 SF
Phone Number: (650) 728-9171
Owners Agent and Point of Contact: Piper Leigh Hanson
Phone Number: (650) 393-0918
Email: leighhansonlaw@gmail.com

Landscape Architect: Kenneth Coverdell
Company: Blue Sky Designs, Inc.
License: LA-4205, B-436094, C27-436094
Phone Number: (650) 726-5990
Email: info@blueskydesignsinc.com

Scope of Work
Installation of Irrigation and Native Plantings for a Coastal Land Preserve.

Water Supply: Montara Water and Sanitary Sewer
Water Meter: 5/8" 110PSI
Total Landscape Area: 2,487sf
Non Turf Irrigated Area: 2,487sf
Turf Irrigated Area: 0sf

Document Package:
Landscape Design Plan: Blue Sky Designs, Inc.
Planting Plan: Blue Sky Designs, Inc.
MWLO Calculation: Blue Sky Designs, Inc.
Irrigation Plan: Blue Sky Designs, Inc.

Applicant Statement:
"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."
Kenneth Coverdell 10/17/2024
Applicant Signature Date

Landscape Architect
Title

PLANT LIST

Qty	Size	Name	Common Name	Category	Plnt Factor	Spread
5	15gal	Cupressus Citrodora	Golden Cypress	L	0.2	20' x 20'
SHRUBS						
Qty	Size	Name	Common Name	Category	Plnt Factor	
120	1gal	Achillea millefolium	Yarrow	L	0.2	
60	1gal	Ceanothus heartatum	San Simeon ceanothus	L	0.2	
7	5gal	Ceanothus 'Joyce Coulter'	Joyce Coulter ceanothus	M	0.5	
12	15gal	Myrica californica	Pacific Wax Myrtle	M	0.5	
12	15gal	Rhamnus californica	Coffeeberry	L	0.2	
17	1gal	Salvia Bees Bliss	Island Pink Yarrow	L	0.2	
27	1gal	Salvia spathacea	Hummingbird Sage	L	0.2	
GRASSES						
Qty	Size	Name	Common Name	Category	Plnt Factor	
30	1gal	Carex praegracilis	California field sedge	L	0.2	
30	1gal	Carex rumicoides	Berkeley sedge	L	0.2	
30	1gal	Festuca californica and cvs.	California Fescue	L	0.2	
12	1gal	Leymus condensatus	Wild Rye	L	0.2	

WATER USE BY HYDROZONE

Zone	Design Pressure	Plant Size	No. of Plants	Emitters Per Plant	Emitters Per Zone	GPH Per Emittor	Flow Rate (Application Rate) Gal/hr	Flow Rate (Application Rate) Gal/min	Landscape Area (Ft²) Per Zone	Precipitation Per Zone (inches)	
Hydrozone 1 (Valve 1)	30 PSI	1 Gal	7	2	14	1	14	0.23	14	0.28	
		5 Gal	7	2	14	2	28	0.46	14	0.28	
		15 Gal	29	4	116	2	232	3.87	14	0.28	
		24" Box	0	0	0	0	0	0	0	0.28	
Zone Total										0.28	
Hydrozone 2 (Valve 2)	30 PSI	1 Gal	220	2	440	1	440	7.33	364	1.94	
		5 Gal	0	2	0	2	0	0	0	1.94	
		15 Gal	0	4	0	2	0	0	0	1.94	
		24" Box	0	0	0	0	0	0	0	1.94	
Zone Total										1.94	
Hydrozone 3 (Valve 3)	30 PSI	1 Gal	180	2	360	1	360	5.0	834	0.90	
		5 Gal	0	2	0	2	0	0	0	0.90	
		15 Gal	0	4	0	2	0	0	0	0.90	
		24" Box	0	0	0	0	0	0	0	0.90	
Zone Total										0.90	
Landscape Total								10.4	16.9	2487	3.1

* Precipitation Rate = (96.25 X GPM)/Landscape Area, Where 96.25 is a constant that converts Gal/Min to In/Hr

PLANT FACTOR WORKSHEET
WUCOLS Region: Inland San Francisco Bay Area

AVERAGE PLANT FACTOR FOR 100% OF THE PLANTED AREA

WUCOLS Class	No. of Plants	WUCOLS Class	No. of Plants	Average Plant Factor
High	0	High	0	0.8
Medium	19	Medium	19	0.5
Low	394	Low	394	0.2
Very Low	0	Very Low	0	0.1
Total Plants	413	Total Plants	413	0.21

AVERAGE PLANT FACTOR FOR EACH HYDROZONE

Hydrozone	WUCOLS Class	No. of Plants	WUCOLS Class	No. of Plants	Average Plant Factor	Specified on Plan
Hydrozone 1: Valve 1	High	0	High	0	0.8	0
	Medium	19	Medium	19	0.5	0.5
	Low	24	Low	24	0.2	0.2
	Very Low	0	Very Low	0	0.1	0
Total Plants					43	0.33
Hydrozone 2: Valve 2	High	0	High	0	0.8	0
	Medium	0	Medium	0	0.5	0
	Low	220	Low	220	0.2	0.2
	Very Low	0	Very Low	0	0.1	0
Total Plants					220	0.20
Hydrozone 3: Valve 3	High	0	High	0	0.8	0
	Medium	0	Medium	0	0.5	0
	Low	150	Low	150	0.2	0.2
	Very Low	0	Very Low	0	0.1	0
Total Plants					150	0.20

Maximum Applied Water Allowance (MAWA) & Estimated Total Water Use (ETWU) for New and Rehabilitated Landscapes in San Mateo County Using Drip Systems

Hydrozone	Hydrozone Area (HA) (ft²)	Plant Factor³ (PF)	Plant Water Use Type	PF x HA (ft²)
Zone 1	1,589	0.33	MIXED	524
Zone 2	364	0.20	LOW	73
Zone 3	534	0.20	LOW	107
Hydrozone Area (HA) (& PF x HA)	2,487			704
Special Landscape Area (SLA)	-	0.00		-
Total Landscape Area (TLA)	2,487			704
Irrigation Efficiency (IE), Drip	0.81			

MAWA¹ = 35,618.81 gal.
4,761.56 cu. ft.
47.62 HCF
0.11 acre-ft.
0.04 millions of gal.

ETWU² = 17,781.76 gal.
2,377.08 cu. ft.
23.77 HCF
0.05 acre-ft.
0.02 millions of gal.

ETWU complies with MAWA

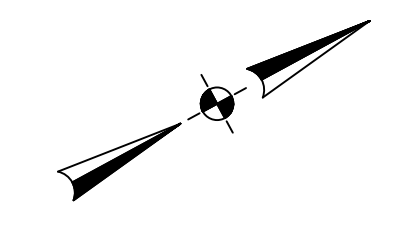
¹ Plant Water Use Types | Plant Factor
Very Low | 0 - 0.1
Low | 0.1 - 0.3
Medium | 0.4 - 0.6
High | 0.7 - 1.0
(ETo) x (0.62) x [(0.55 x HA) + (0.45 x SLA)], where ETo = 33.0
(ETo) x (0.62) x [(PF x HA) + SLA]

Calculator based on California Dept. of Water Resources "Water Budget Workbook" Beta v. 1.0, Dec. 17, 2009

Site Flow Demand

Fixtures	GPM
Valve 1	7.3
Valve 2	5
Valve 3	4.6
Total Demand	16.9

Water meter size 5/8"
Flow capacity 20
Total Demand 16.9 GPM < 20GPM

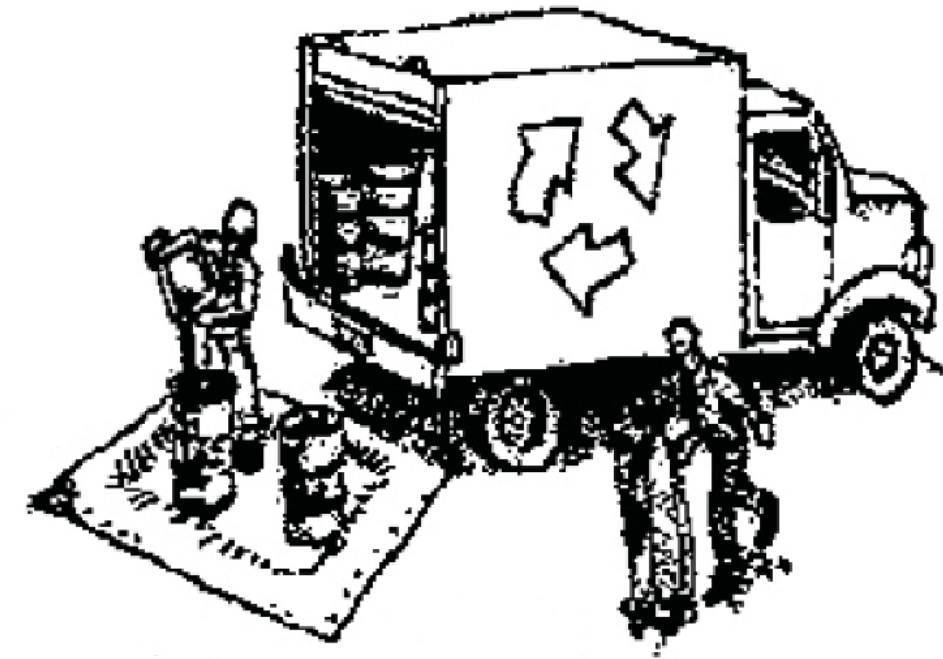




Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project. Please note: the wet season begins on October 1 and continues through April 30.

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



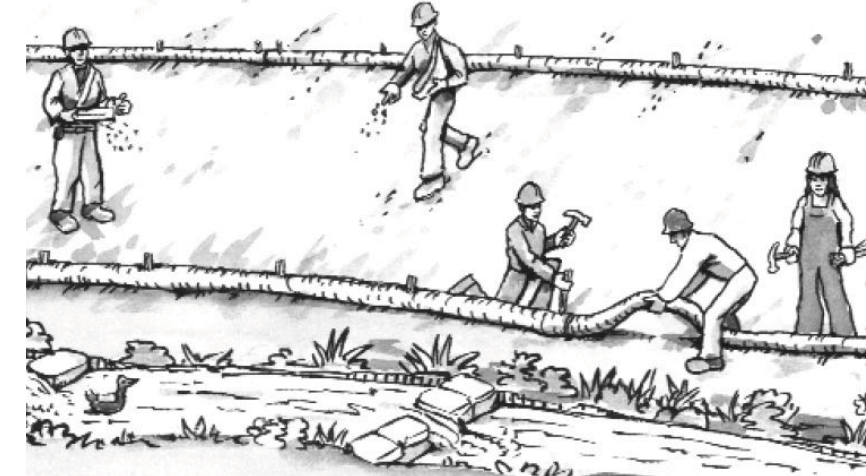
Maintenance and Parking

- ❑ 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 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, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) 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).

Earthwork & Contaminated Soils



Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ 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

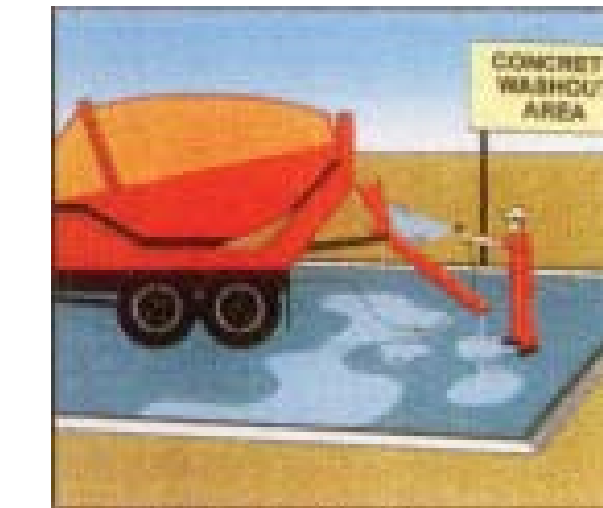


- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel 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

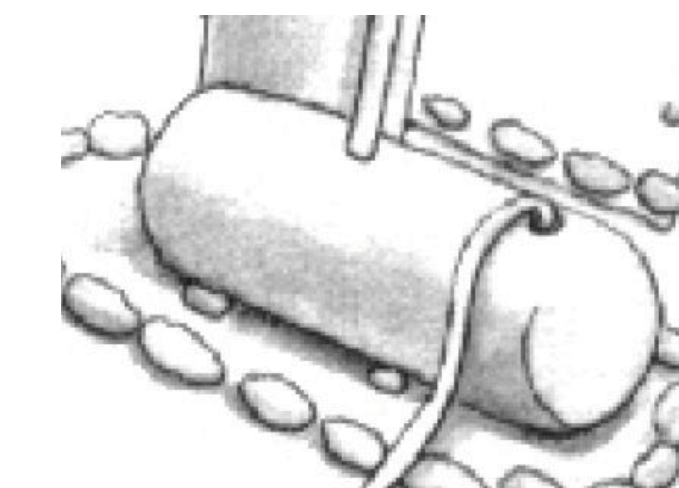
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

Concrete, Grout & Mortar Application



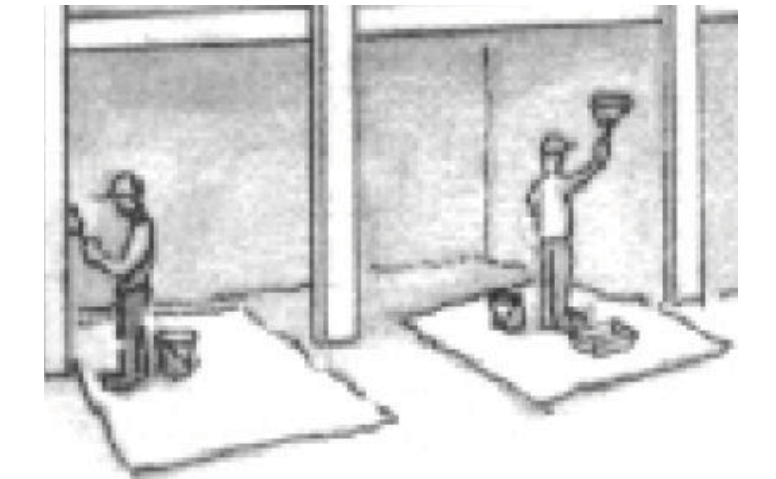
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a 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 residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of 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.

Landscape Materials



- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!