

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

DATE: September 3, 2026

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, Resource Management Permit, Design Review, and Use Permit Amendment, pursuant to Section 8.280.030 of the San Mateo County Zoning Regulations, to the Montara Water and Sanitary District Use Permit to allow construction of a 288-square foot addition to the 3,015-square foot headquarters building and a 900-square foot detached garage with 309 square feet of lofted storage above, located at 8888 Cabrillo Highway, in the unincorporated Montara area of San Mateo County. In conjunction with the requested permits, it is recommended that the Zoning Hearing Officer determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e)2, which exempts additions of less than 10,000 square feet. The project is appealable to the California Coastal Commission.

County File Number: PLN2025-00102 (Palmer)

PROPOSAL

The applicant proposes to add a 288-square foot addition to the first level of an existing 3,015-square foot office building and a new 900-square foot detached garage. The garage will have a loft with 309 square feet of storage. The first-floor addition will expand the existing boardroom and will be used for board meetings. The project site is located west of Cabrillo Highway between Montara and Moss Beach.

RECOMMENDATION

That the Zoning Hearing Officer approve the Coastal Development Permit (CDP), Design Review, Resource Management Permit, and Use Permit Amendment for County File Number PLN2025-00102, by adopting the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Kanoa Kelley, Project Planner; kkelley@smcgov.org

Applicant: Colton Palmer

Owner: Montara Water and Sanitary District (MWSD)

Location: 8888 Cabrillo Highway, Montara

Size: 4.79 acres

Existing Zoning: Resource Management Coastal Zone (RM-CZ), Design Review (DR), Coastal Development District (CD).

General Plan Designation: Institutional

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Montara Water and Sanitary District Headquarters, office and storage of company vehicles.

Water Supply: Continued water service to be provided by Montara Water and Sanitary District.

Sewage Disposal: Continued sewer service to be provided by Montara Water and Sanitary District.

Flood Zone: Zone X (areas of minimal flood), pursuant to Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map, Community Panel 06081C0117F, effective August 02, 2017.

Environmental Evaluation: The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301(e)2, which exempts additions of less than 10,000 square feet. The parcel is currently served by all public services and the project is not located in an environmentally sensitive area.

Setting: The project site is located west of Cabrillo Highway between Montara and Moss Beach. Surrounding uses include the Point Montara Lighthouse and Hi Point Montara Lighthouse Hostel to the north and single-family residential to the South. The site is developed with existing MWSD offices and a garage for equipment. Existing pine and cypress trees surround the offices and dominate the landscape along Highway 1.

Chronology:

<u>Date</u>	<u>Action</u>
January 10, 1963	- Use Permit 1595 approved by the Planning Commission to allow the use of the existing building as the MWSD headquarters and construction of the sewage treatment plant.
June 6, 1991	- CDP and Design Review for 1,300-square foot addition to existing MWSD office building.
April, 14, 2025	- Application for amendment submitted.
July 24, 2026	- Deemed Complete.
September 3, 2026	- Zoning Hearing Officer public hearing

DISCUSSION

A. KEY ISSUES

1. Compliance with the County General Plan

Staff has reviewed the project for compliance with all of the applicable General Plan, including the following:

a. Visual Quality

Policy 4.29 (*Trees and Vegetation*) calls for the preservation of trees and natural vegetation or the replacement of these if removed. The project does not propose to remove any protected trees.

Policy 4.22 (*Scenic Corridors*) calls for the protection and enhancement of the visual quality of scenic corridors by managing the location and appearance of structural development. The subject property is located within the Cabrillo Highway County Scenic Corridor. The office building existed on site prior to the MWSD Use Permit approval in 1963 and can be seen through an opening in the vegetation from Cabrillo Highway. As a condition of approval, the applicant was required to plant acacia, cypress, and pittosporum, resulting in a dense foliage screening the headquarters. The proposed addition would only expand the first floor on the north side of the building, which is relatively obscured and minimally-visible from Cabrillo Highway. The proposed detached garage would be built amongst existing mature trees and vegetation and would not be visible from the highway.

Policies 4.25 (*Location of Structures*) and 4.26 (*Earthwork Operations*) call for the regulation of the location of development to minimize the impacts of noise, light, glare, and odors on adjacent properties and roads. These policies also call for the proposed development to conform to the natural vegetation, landforms, and topography of the existing site while keeping grading or earth-moving operations to a minimum. The proposed garage and addition would require minimal grading work to accommodate the proposed project scope. The proposed contours match the surrounding natural topography which is relatively flat and avoids harsh cutting or terracing of the site.

b. Urban Land Uses Policies

The General Plan designation of the project site is Institutional. Table 8.1 P of the San Mateo County General Plan shows that this land use is for existing public agencies and suitable for development of institutional uses. The project would expand the headquarters of the MWSD which is a public agency providing water and sanitation services for properties in the Midcoast.

2. Compliance with the Local Coastal Program

a. Sensitive Habitats Component

Policy 7.3 (*Protection of Sensitive Habitats*) prohibits any land use or development which would have significant adverse impact on sensitive habitat areas and requires development in areas adjacent to sensitive habitats to be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. The site is not located in an area identified as sensitive habitat in the Local Coastal Program. The site consists of developed or disturbed areas and natural vegetation and trees. No trees are proposed for removal.

b. Visual Resources Component

Policy 8.4 (*Cliffs and Bluffs*), prohibits development on bluff faces and requires adequate setback from the bluff top edge to ensure development is not visually intrusive. The offices and garage areas are set back from the bluff as far as possible as they both abut an access road adjacent to Cabrillo Highway.

Visual Resources Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed home complies with these guidelines as follows:

- \
- (1) On-site grading is not extensive and only limited to standard construction activity.
 - (2) The proposed materials for the addition, such as comp shingles and siding will match existing structures, painted in subdued earth tones will have a natural appearance.
 - (3) The proposed addition design uses hipped and gabled roofs, clad with non-reflective, composite roof shingles as the primary roof material.
 - (4) Although the MWSD headquarters is a commercial facility the office building looks like a coastal two-story single-family home. The proposed addition will maintain the residential character of the building, allowing it to blend in with the nearby residential development.

Visual Resources Policy 8.32 (*Regulation of Scenic Corridors in Urban Areas*) requires development in County scenic corridors to comply with local established design guidelines. As discussed under policy 8.12(a) above, the project complies with Coast side design guidelines.

c. Shoreline Access Component.

Shoreline Access Policy 10.1 (*Permit Conditions for Shoreline Access*) requires provisions for shoreline access as a condition of granting development permits for development located between the sea and the nearest road. 'Shoreline' is defined as beaches with ocean access or scenic cliffs. The project is located between the ocean and the first access road, however, the parcel ends just before the bluff and the waste treatment areas are not accessible to the public. The bluff areas west of the parcel are part of the northern adjoining parcel with a lighthouse and hostel that are open to the public. The addition therefore would not obstruct public access, and no public access provisions are required.

3. Compliance with the Zoning Regulations

Staff have determined that the project complies with all applicable Zoning Regulations, including the following:

a. Setbacks and Height Requirements

As shown in the table below, the proposed structures comply with Sections 6319A and 6319B of the San Mateo County Zoning Regulations, which regulate the height of structures and required setbacks.

	RM Development Standards	Proposed Addition
Minimum Lot Size	N/A	4.79 acres (existing)
Minimum Front Setback	50 feet	25 feet, existing legal non-conforming structure.
Minimum Side Setbacks	20 feet	400+ feet (right) 400+ feet (left)
Minimum Rear Setback	20 feet	100+ feet
Maximum Building Height	36 feet	29 feet 7.5 inches

Parking Regulations

The MWSD headquarters is considered office use, per Section 8.344.030 business and professional offices require one parking space per 200 square feet of floor area. The 3,303-square foot offices would need 16 parking spaces. MWSD is currently using a paved access within Caltrans right of way for parking. The area directly in front of the MWSD offices that can be used for parking is approximately 140 linear feet and can accommodate up to 15 vehicles. There is also a three-car garage used for company vehicles and a new garage which can accommodate two additional cars.

b. Design Review

Section 8.256.170 (Standards for Design in Other Areas) are the applicable design standards for design review areas on the coast for development other than one- and two-family residences. The project complies with the following standards:

- 8.256.170.E, Trees and other vegetation are removed only when necessary for the construction of structures. No vegetation or tree removal is proposed and existing trees will be maintained as a condition of approval to provide natural screening of facilities from Cabrillo Highway.

- 8.256.170.I, structures are set back the maximum extent possible, 100 feet or more, from the edge of the bluff, protecting views from scenic areas below.
- 8.256.170.K and L, Although different architecturally, the addition to the offices would maintain a similar color scheme, taupe with brown accents, blending in with existing buildings and with the natural setting.

c. RM District Development Review Criteria

Pursuant to Section 8.138.040 of the Zoning Regulations, all development proposed for parcels with an RM zoning designation are further subject to the Development Review Criteria found in Chapter 8.296 of the Zoning Regulations unless considered minor development as defined in section 8.296.090. Minor development is defined as any development which qualifies for a categorical exemption. The MWSD office expansion and accessory structure qualifies for an exemption under CEQA section 15301, class 1, for the alteration of existing public or private structures under 10,000 square feet. Per Development Review Criteria, the project would employ the use of natural colors and materials matching existing structures, the textures and colors would blend in with the surrounding environment, and vegetation removal would be minimized.

B. Compliance with the Use Permit Findings

The applicant is seeking an amendment to the Montara Water and Sanitary District Use Permit to add 288 square feet of office space and a 900 square foot accessory structure. The granting of a use permit amendment is subject to the following finding:

That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Montara Water and Sanitary District has been operating at this location since 1963 and provides essential sewer and water services to its service area, primarily the Midcoast. The expansion would only serve to provide more space for a conference room used for staff. The accessory structure would provide parking and additional equipment storage allowing the water and sanitary district to better perform their core functions. Project structures would be set back over 100 feet from the bluff and, due to minimal visibility, grading, and vegetation removal, would not significantly impact any coastal resources. The site is somewhat isolated and construction would not impact any nearby neighborhoods. The

project would therefore not be detrimental to the public welfare or injurious to property.

C. ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301(e)2, which exempts additions of less than 10,000 square feet. The parcel is currently served by all public services and the project is not located in an environmentally sensitive area.

D. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
California Coastal Commission
Midcoast Community Council
County Fire Protection
Caltrans

ATTACHMENTS

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

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2025-00102

Hearing Date: September 3, 2026

Prepared By: Kanoa Kelley, Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301(e)2, which exempts additions of less than 10,000 square feet. The parcel is currently served by all public services and the project is not located in an environmentally sensitive area.

Regarding the Coastal Development Permit, Find

2. That the project, as described in the application and accompanying materials required by Section 8.252.080 and as conditioned in accordance with Section 8.252.160, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), specifically in regards to Locating and Planning New Development, Sensitive Habitats, Visual Resources, and Shoreline Access components of the LCP. Staff has reviewed the plans and materials and determined the project involves permitted and conditionally permitted institutional uses. The project as proposed and conditioned, will not pose any adverse impacts on coastal resources, sensitive habitats, and the visual quality of the area.
3. That the project is subject to 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) since the project is located between the nearest public road and the sea. However, public access is provided by the parcel that shares a property line to the North. The Montara Lighthouse and hostel owned by California State Parks, provides public access to the coastal bluffs. Therefore, no additional access is required.

4. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development, Sensitive Habitats, and Visual Resources. Specifically, the project involves a small addition to existing offices and a new accessory structure for the storage or equipment. The new structures will be screened from public view by the natural vegetation and trees required to be maintained by the owner. The new structures would be located over 100 feet from the bluff and the parcel is not in a mapped sensitive habitat area.

Regarding the Resource Management Permit, Find:

5. Pursuant to Section 8.138.040 of the Zoning Regulations, all development proposed for parcels with an RM-CZ zoning designation are further subject to the Development Review Criteria found in Chapter 8.296 of the Zoning Regulations unless considered minor development as defined in section 8.296.090. Minor development is defined as any development which qualifies for a categorical exemption. The MWSD office expansion and the storage garage qualifies for an exemption under CEQA section 15301, class 1, for the alteration of existing public or private structures under 10,000 square feet. Per Development Review Criteria, the project would employ the use of natural colors and materials matching existing structures, the textures and colors would blend in with the surrounding environment, and vegetation removal would be minimized.

Regarding the Design Review, Find:

6. The project has been reviewed under and found to be in compliance with the "Standards for Design in Other Areas", Section 8.256.170 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. 8.256.170.E, Trees and other vegetation are removed only when necessary for the construction of structures. No vegetation or tree removal is proposed and will be maintained as a condition of approval to provide natural screening of facilities from Cabrillo Highway.
 - b. 8.256.170.I, structures are set back the maximum extent possible, 100 feet or more, from the edge of the bluff, protecting views from scenic areas below.
 - c. 8.256.170.K and L, The addition to the offices will match the existing building and the storage garage although different architecturally will maintain a similar color scheme, taupe with brown accents, blending in with the natural setting.

Regarding the Use Permit, Find:

7. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Montara Water and Sanitary District has been operating at this location since 1963 and provides essential sewer and water services to its service area. The expansion would only serve to provide more space for a conference room. The storage garage would provide additional equipment storage allowing the water and sanitary district to better perform their core functions. Project structures are set back over 100 feet from the bluff and, due to minimal visibility, grading, and vegetation removal, would not significantly impact any coastal resources.. The site is somewhat isolated and construction would not impact any nearby neighborhoods. The project would therefore not be detrimental to the public welfare or injurious to property.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on September 3, 2026. The Planning and Building Director 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. The conference room shall be used for District purposes for non-public meetings only.
3. The applicant shall maintain the acacia, cypress, pittosporum, required for screening adjacent to Cabrillo Highway. Should any of these trees be removed, 1:1 tree replacement with a native 24-inch box tree is required. A Protected Tree Removal Permit may be required depending on tree size and species.
4. Any new signage shall be approved by the Planning and Building department prior to installation.
5. This use permit does not authorize the removal of any trees. Any removal of protected trees requires the issuance of a separate tree removal permit from the Planning and Building department.
6. No site disturbance shall occur, including any grading, until a building permit has been issued.

7. Material and color verification shall occur in the field after the applicant has applied the approved materials and colors but before a building permit final inspection has been scheduled.
8. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of storm water runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
 - g. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

Drainage Section

9. The project will comply with County Drainage Manual to prevent stormwater from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the Building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Planning and Building Department for review and approval.

10. A final C.3 and C.6 Development Review Checklist, a final drainage plan, and a drainage analysis/drainage report/prescriptive sizing handout (prescriptive design measure fact sheet) shall be provided at the time of building permit submittal.
11. The project is located in the Areas of Special Biological Significance (ASBS) watershed and is disturbing more than 1 sq. ft. of land. Thus, project is classified as a C6 project and must comply with current State Water Board Municipal Regional Permit. C6 projects (Stormwater Regulated Sites) located in the ASBS Watershed are subject to weekly inspections by County Staff from October 1st to April 30th.
12. Clearly label the FEMA flood zone on the plans.
13. Plan sheets do not appear to match one another. During the building permit phase of the project, all plan sheets and documents shall match.
14. Advisory Comment: The project parcel is near a FEMA flood zone. At the time of the review, the project site is not in a FEMA flood zone. During the building permit phase, if the FEMA flood maps get updated where they show the project site is in a FEMA flood zone, then the project will be subject to FEMA regulations and must comply with FEMA standards in the building code and ASCE 24.
15. Advisory Comment: Based on the information received, this project is classified as a "Prescriptive" drainage project. It is possible that new or additional information provided upon the next submittal could advance the project classification. To avoid delays or additional plan review cycles, please reference the San Mateo County Drainage Manual (SMCDM) online at:
<https://planning.smcgov.org/drainage-manual>.

Coastside Fire Protection District

16. Building is being used as a temporary assembly space and shall meet these requirements while being used as an assembly: Address Numbers: Building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address numbers shall be of 6-inch height with a minimum 1/2-inch stroke and of a color, which is contrasting with the background. Such letter/numerals shall be illuminated and facing the direction of access. Address shall be 8888B until it is being used as a storage unit. a. Distance from Road Address No. Size b. 0-50 feet 6-inch c. 50-100 feet 8-inch d. 100-150 feet 10-inch e. 150 + feet 12-inch f. with a corresponding increase in stroke width.

17. Address numbers and directional signs may be required at the entrance to the driveway/access road, road forks, and intersections. When located on the street the numbers shall be visible from each direction of travel. This remote signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent.
18. Occupant load shall be under 50 persons. Anything beyond this would require a different layout, door type, and number of exits.
19. Emergency Building Access: The proposed project will require the installation of "Knox Boxes" These emergency key boxes are required when access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or fire-fighting purposes. The Chief will determine the location for the key box and provide an authorized order form. All security gate systems controlling vehicular access shall be equipped with a "Knox"; key operated emergency entry device. For application and instructions please email cfpdfiremarshal@fire.ca.gov if you need further assistance please contact Coastside Fire Protection District at 650-726-5213.
20. Due to the temporary use of this building a key can be shared at the main structure that is being remodeled, 8888 Cabrillo Hwy. If main structure does not have a knox box, one shall be required prior to final.
21. Fire Extinguishers: There must be at least one 2A10BC fire extinguisher for each 3,000 square feet, travel distance not to exceed 75 feet with at least one extinguisher per floor per Title 19, California Code of Regulations.

Caltrans

22. Any temporary or permanent work including traffic control that encroaches in, under, or over any portion of the State highway Rights-of-Way (ROW) requires a Caltrans-issued encroachment permit.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,514



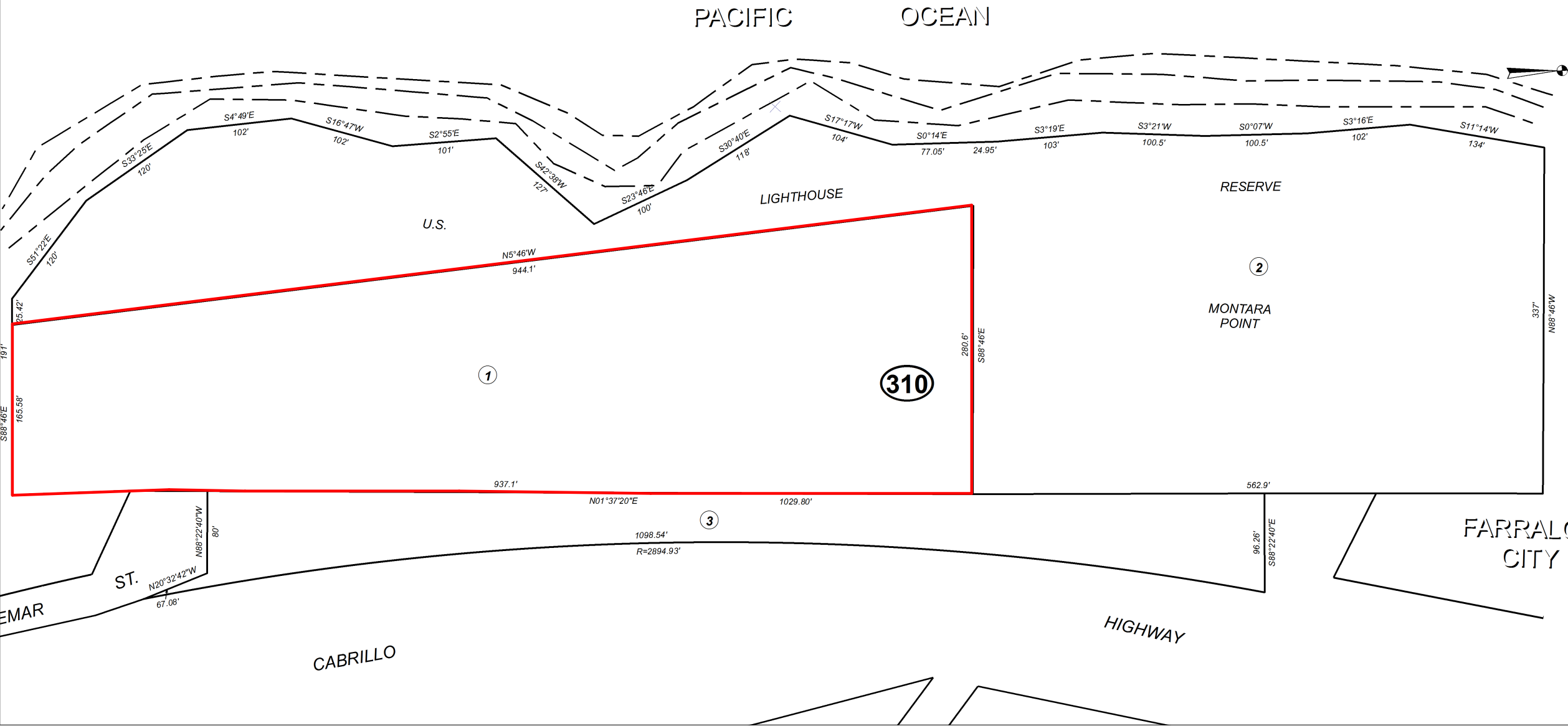
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



PROJECT INFORMATION:

APN: 037-310-010
ZONING: RM- C2/DR/CD
OCCUPANCY GROUP:
TYPE OF CONSTRUCTION: V-B
SPRINKLERS: NO
PLN:
BLD:

APPLICABLE CODES:

SAN MATEO COUNTY ZONING & BUILDING ORDINANCES
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SCOPE OF WORK:

- CONSTRUCTION OF 288 SF ADDITION.
- CONSTRUCTION OF 900 SF DETACHED GARAGE.

Sheet List - CD

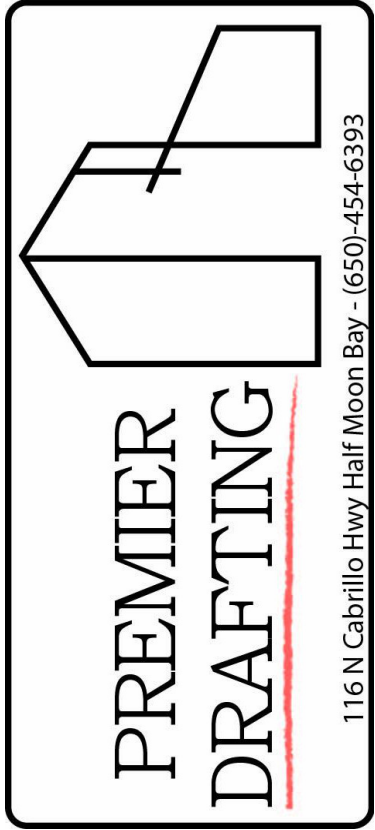
Sheet Number	Sheet Name	Rev
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A101	Cover Sheet	
SU-1	Boundary & Topographical Survey	
C-1	Grading & Prescriptive Drainage Plan	
C-2	Erosion & Sediment Control Plan	
C-3	BMP & Architectural Copper	
A102	Existing Site Plan	
A103	Proposed Site Plan	
A104	Existing Floor Plan	
A105	Proposed Floor Plan	
A106	Demo Floor Plan	
A107	Roof Plan & Area Plan	
A201	Main Elevation North	
A202	Main Elevation South	
A203	Main Elevation East	
A204	Main Elevation West	
A301	Main Sectional Views	
A401	Garage Floor & Roof Plan	
A501	Garage Elevation North & South	
A502	Garage Elevation East & West	
A601	Garage Sectional views	

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	209058							
LOT COVERAGE	3008	1.4	1220	0.6	4228	2.0	73170.3	35.0
FLOOR AREA	LEVEL 1	1789	LEVEL 1	288	LEVEL 1	2077		
	LEVEL 2	1226	(N) STORAGE/ GARAGE	900	LEVEL 2	1226		
	GARAGE	682	(N) STORAGE	309	GARAGE	682		
					(N) STORAGE/ GARAGE	900		
					(N) STORAGE	309		
Total	3697	1.8	Total	1497	0.7	Total	5194	2.5
							Total	73170.3
								35.0

* Max Floor Building Area = 6,200 SF
if parcel is more than 11,698 SF

REVISIONS



Owner
Information

Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

Cover Sheet

Drawn by JM

Designed By: Colton Palmer

Date 3/21/25

Sheet:

A101

Scale

3/27/2025 9:42:22 AM

LEGEND

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

NOTES:

BGT DID NOT RECEIVE A TITLE REPORT COVERING THE SUBJECT PROPERTY; THEREFORE ANY EASEMENTS OF RECORD ENCUMBERING THE PROPERTY COULD NOT BE PLOTTED.

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.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

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

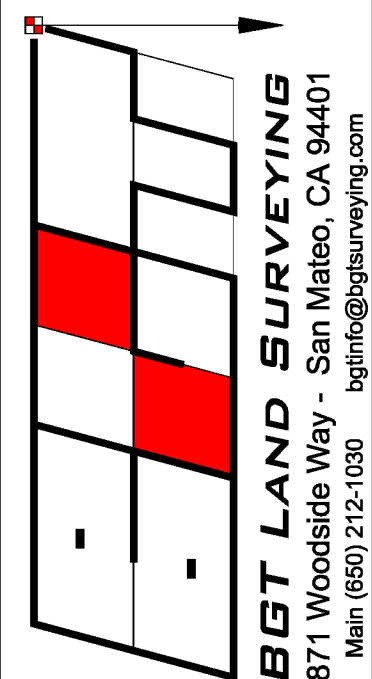
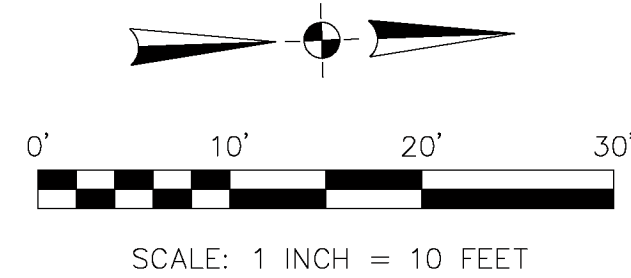
DATE OF FIELD SURVEY: OCTOBER 23, 2024
JOB NUMBER: 24-132

BASIS OF BEARINGS

THE BEARING, SOUTH 01°51'00" WEST, OF THE EASTERLY LINE OF THE "UNITED STATES LIGHTHOUSE RESERVE" AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED, "RESUBDIVISION OF FARALLONE CITY" WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS PAGE 2 SAN MATEO COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

THE US&GS DISK, "TIDAL 5", WITH AN ELEVATION OF 11.45' WAS USED AS BASIS OF ELEVATIONS FOR THIS SURVEY. DATUM IS "MEAN SEA LEVEL" (NGVD 29).



BOUNDARY AND TOPOGRAPHIC SURVEY

PORTION OF THE "UNITED STATES LIGHTHOUSE RESERVE" AS SHOWN ON 6 MAPS 2

8888 CABRILLO HWY

MONTARA, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:
037-310-010

Prepared For:
MONTARA WATER &
SANITARY DISTRICT

Date: OCT. 2024

Scale: 1" = 10'

Contour Interval: 1'

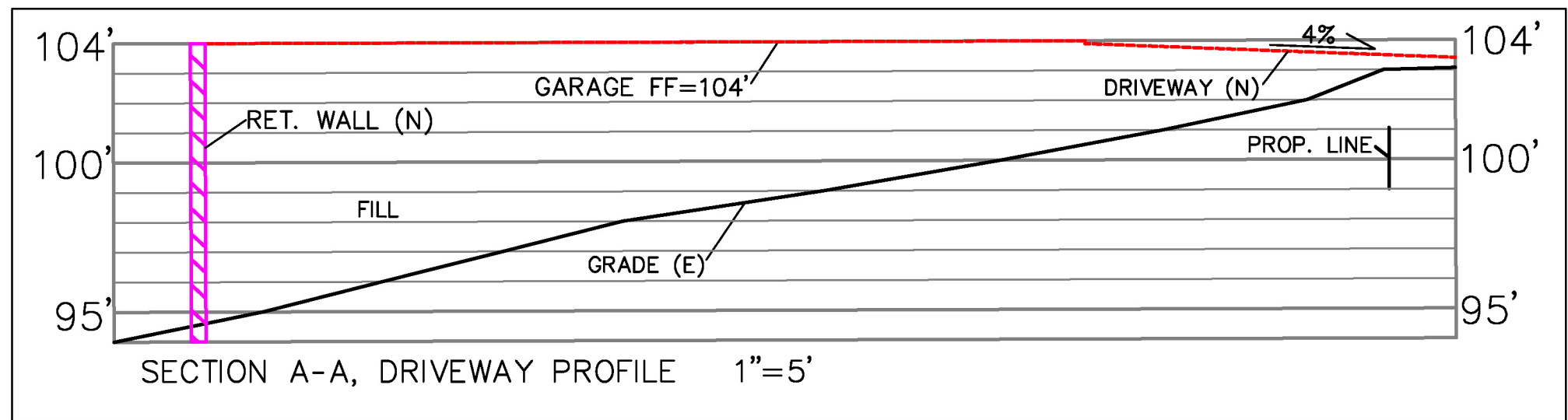
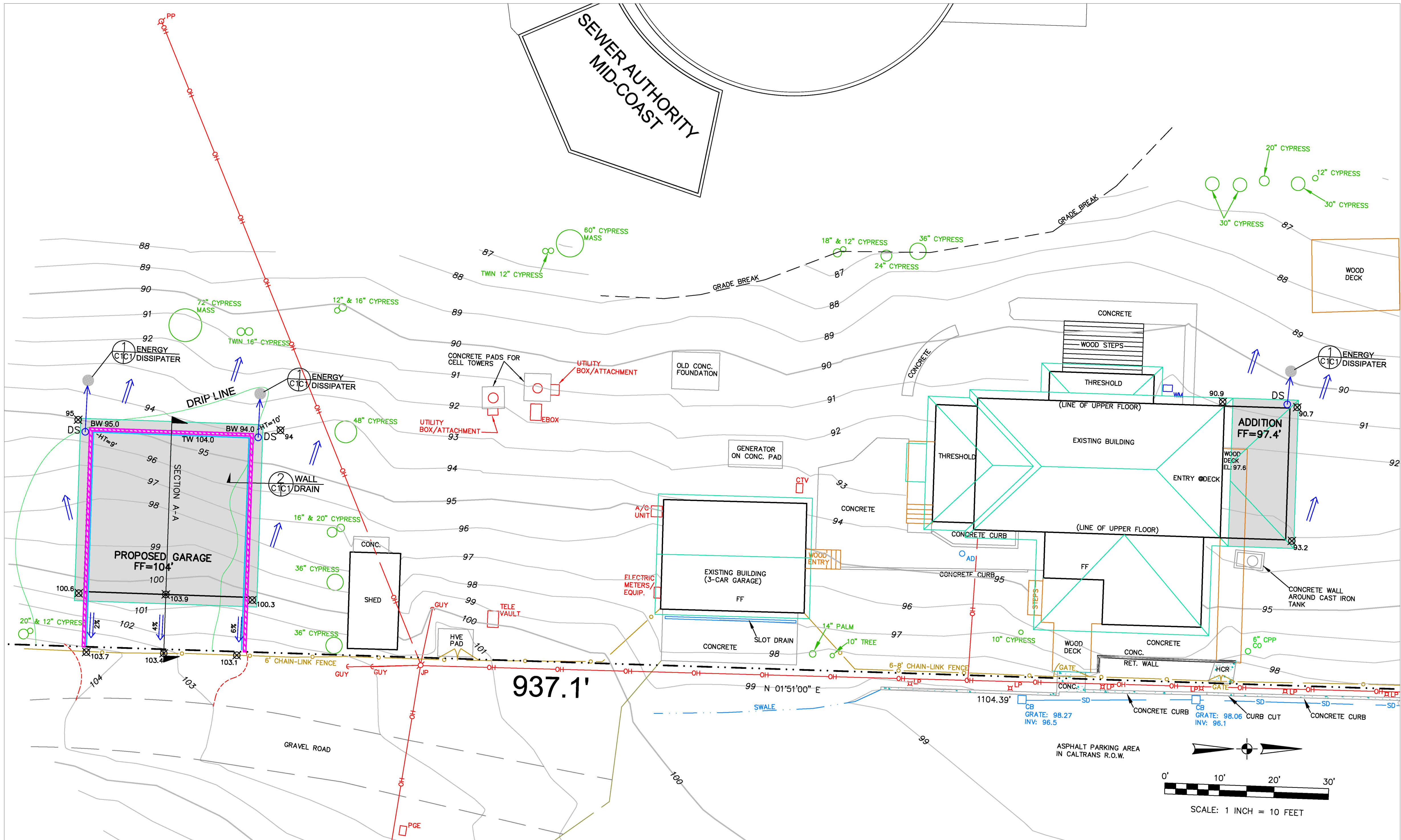
Drawn by: LHL

Revisions:

SU-1

Job No. 24-132

CABRILLO HIGHWAY
(PER CALTRANS RIGHT OF WAY MAP R-33.15 AND R-33.16)



DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
2. ALL NEW DOWNSPOUT DRAIN LINES SHALL LEAD TO ENERGY DISSIPATERS AND LANDSCAPING, AS SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE ENERGY DISSIPATERS TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

CUT VOLUME : 10 CY (FOR FOUNDATIONS)
FILL VOLUME: 210 CY (UNDER GARAGE SLAB)

VOLUMES ABOVE ARE APPROXIMATE.

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

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

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

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DS DOWNSPOUT
- 4" SOLID DRAIN PIPE
- DIRECTION OF SURFACE DRAINAGE
- PROPOSED SPOT ELEVATION
- PROPOSED RETAINING WALL
- 4" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- ENERGY DISSIPATER - PER DETAIL 1
- ADDITION OR NEW GARAGE

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: COLTON PALMER, PROJECT MANAGER
2. TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED 10/23/24.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM NGVD29.

SECTION AND DETAIL CONVENTION

- SECTION OR DETAIL IDENTIFICATION
- REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN
- REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN



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

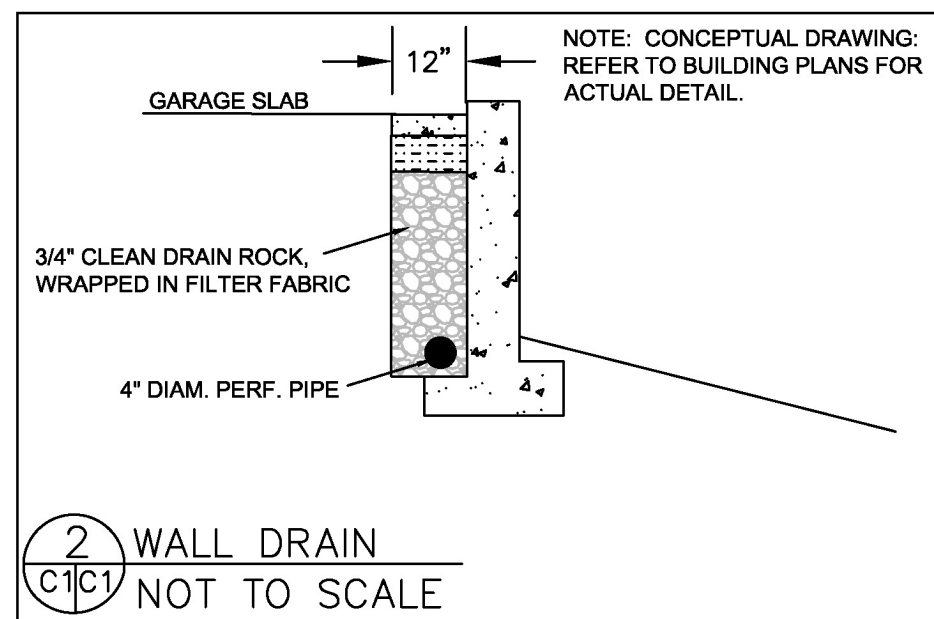
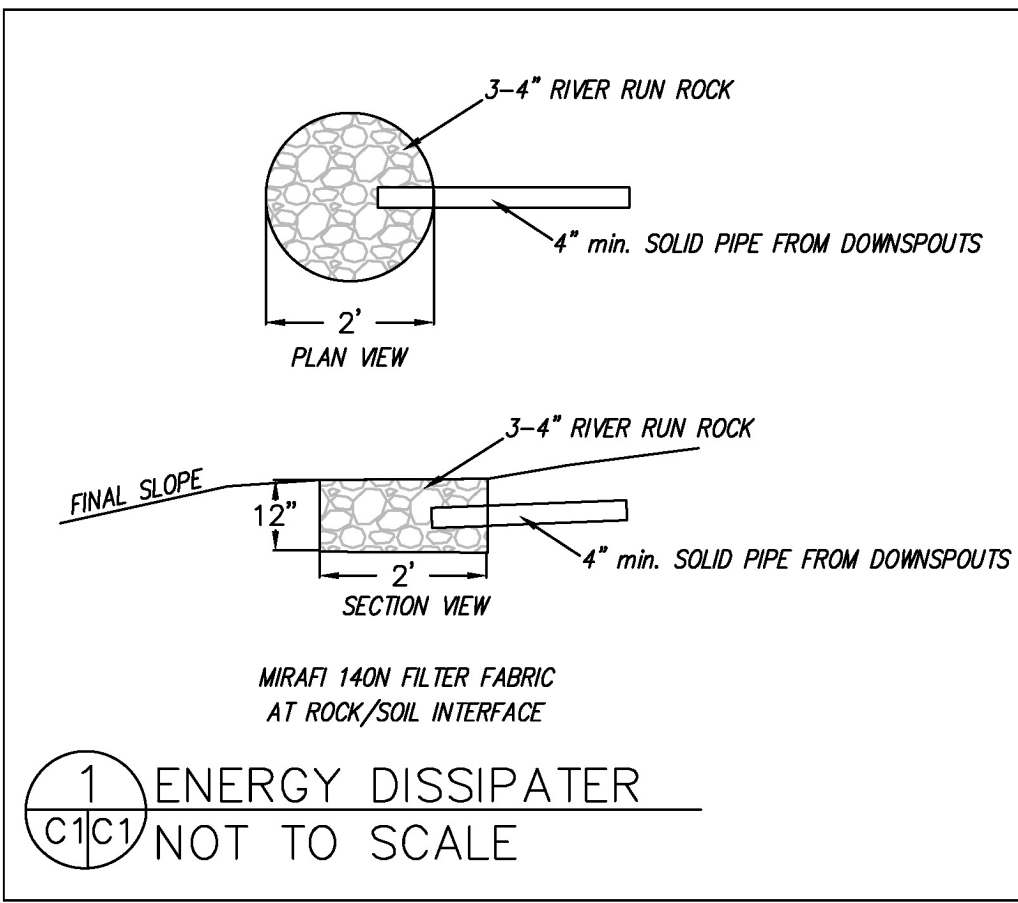
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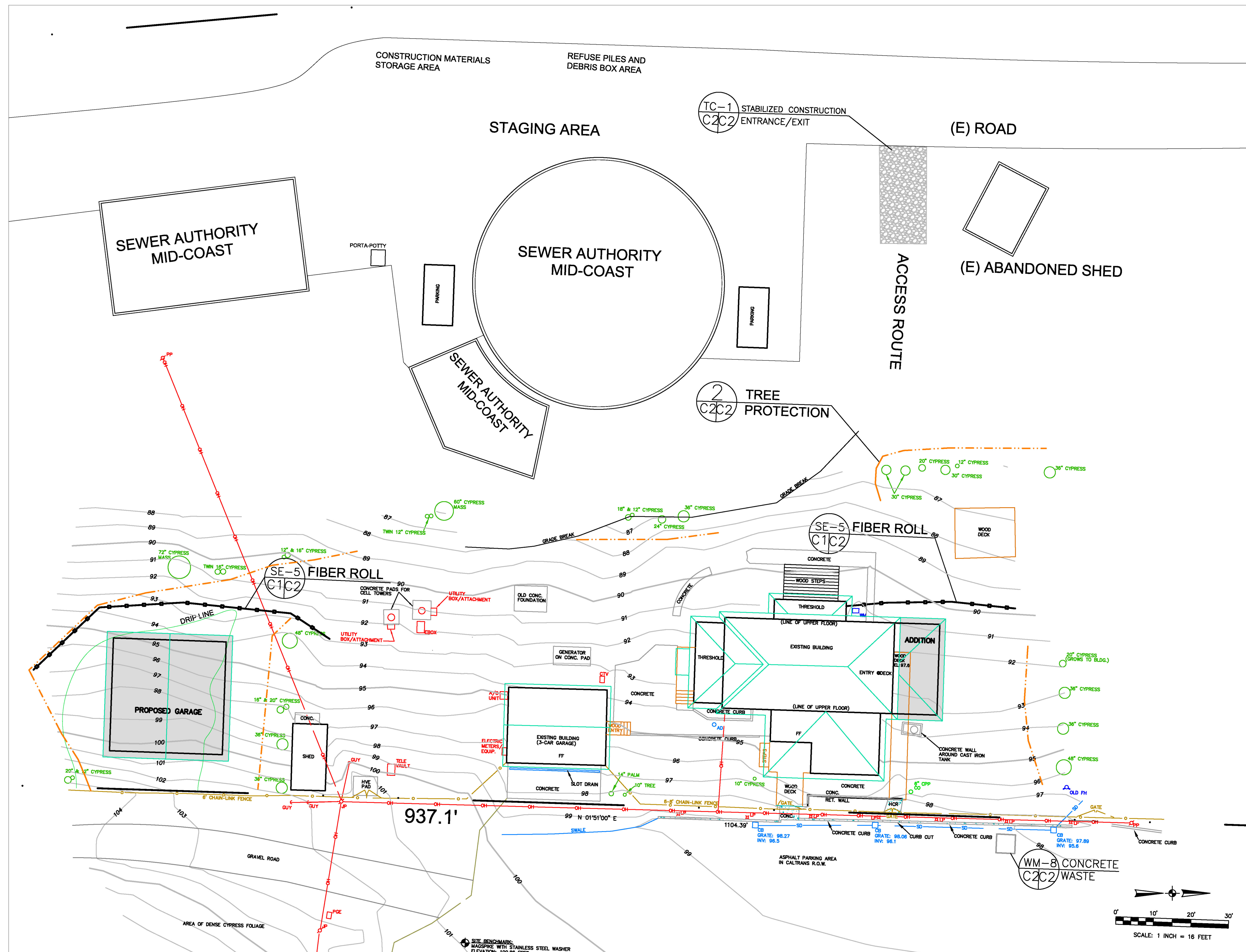
GRADING AND
PRESCRIPTIVE
DRAINAGE PLAN

MONTARA WATER AND
SANITARY DISTRICT
8888 CABRILLO HIGHWAY
MONTARA

SHEET

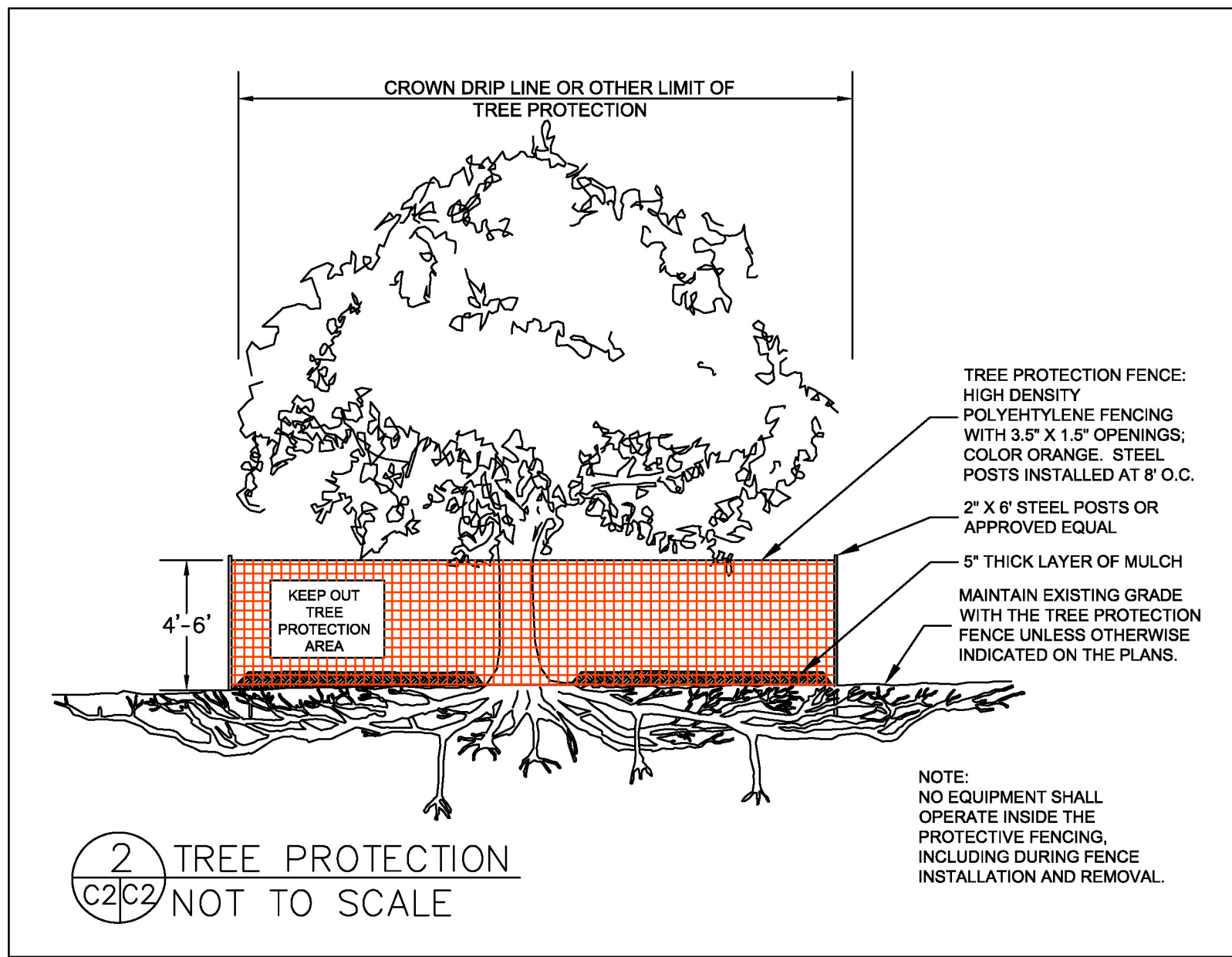
C-1



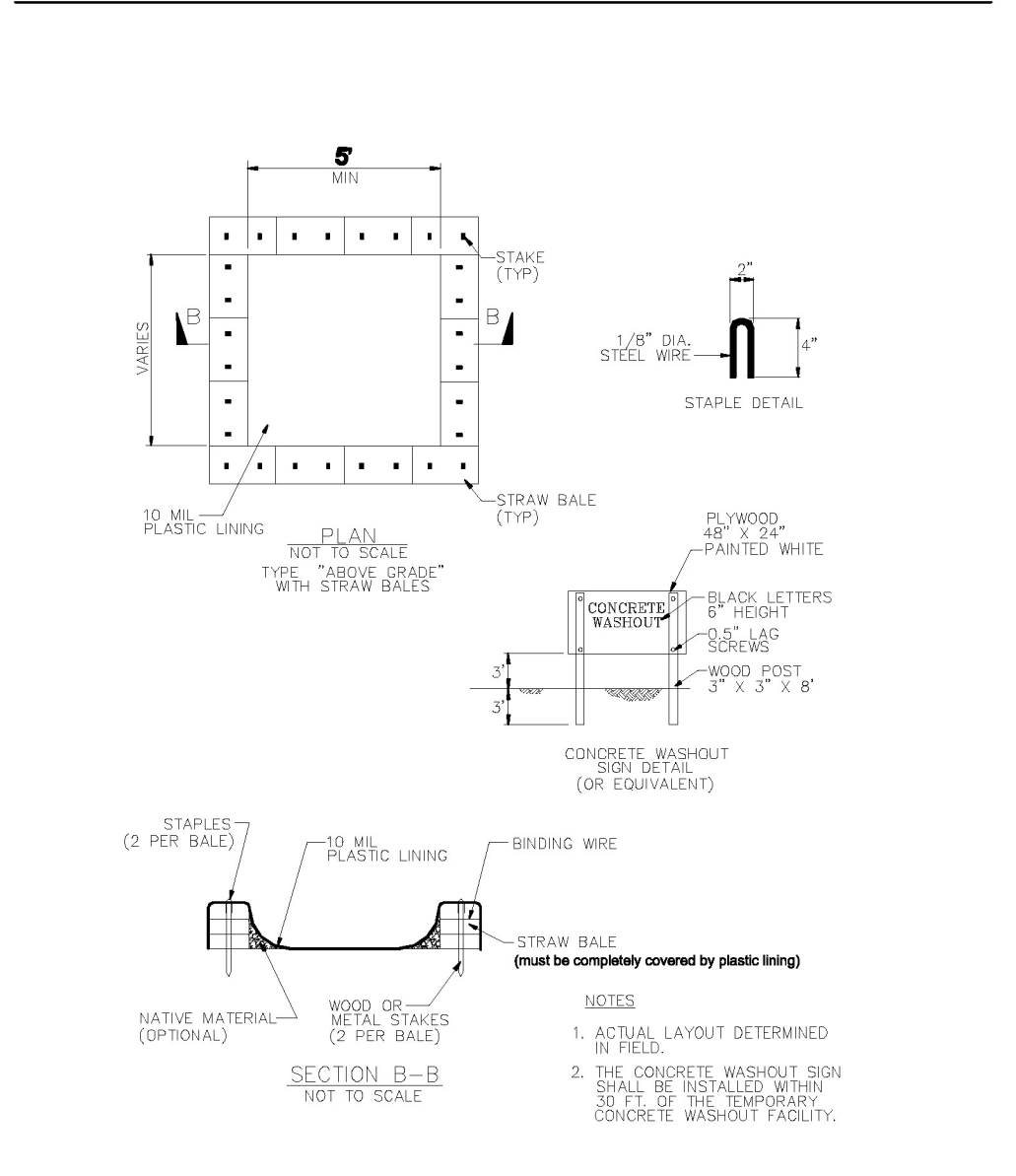


TREE PROTECTION NOTES

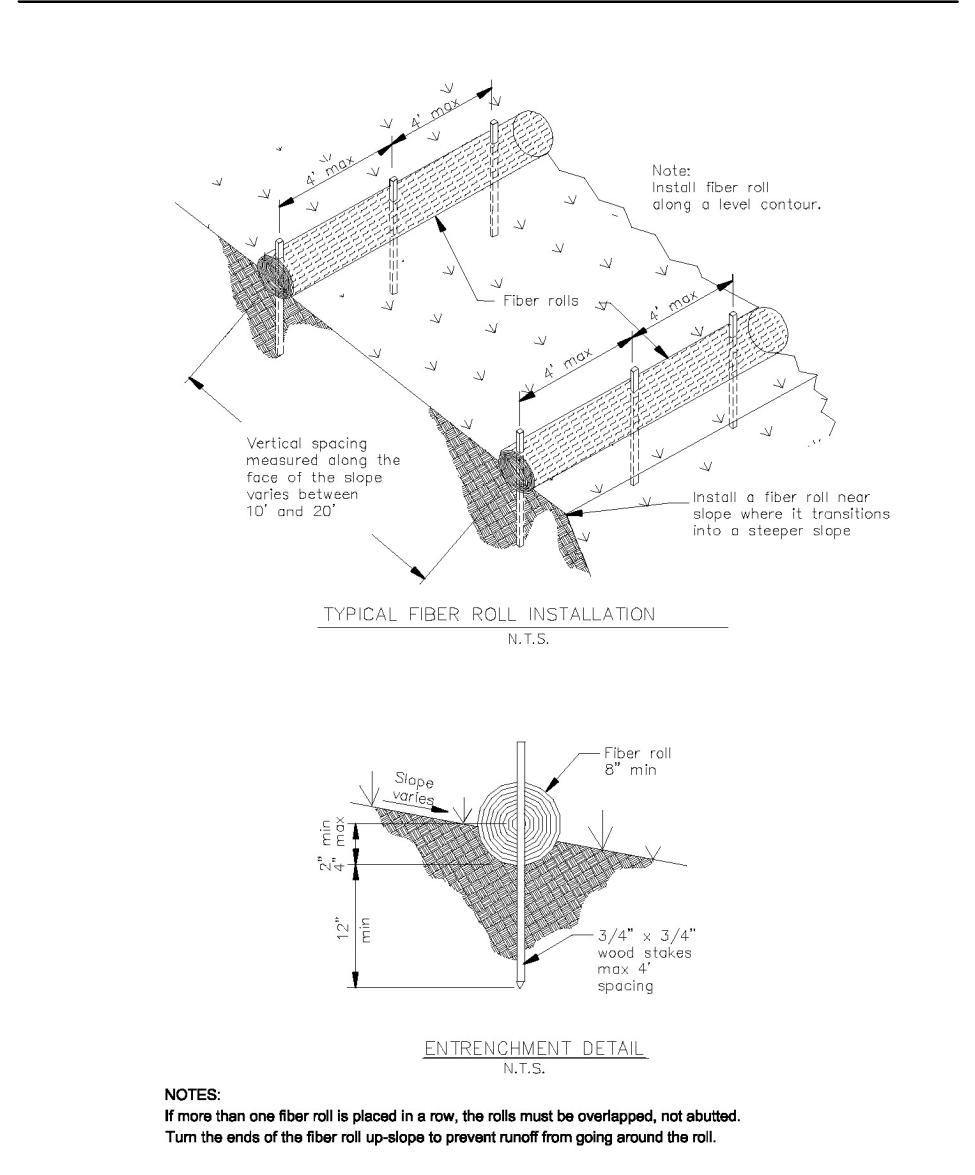
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL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



CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.

EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: COLTON PALMER
TITLE/QUALIFICATION: PROJECT MANAGER
PHONE: 850-454-6393
PHONE:
E-MAIL: PREMIERDRAFTING1@GMAIL.COM



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

DATE: 3-11-25
DRAWN BY: CMK
CHECKED BY: AZG
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EROSION AND SEDIMENT CONTROL PLAN
MONTARA WATER AND SANITARY DISTRICT
8888 CABRILLO HIGHWAY
MONTARA

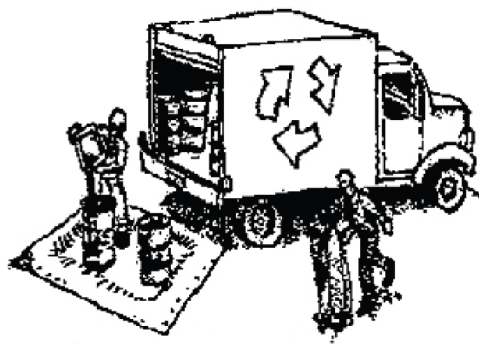
SHEET
C-2



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.

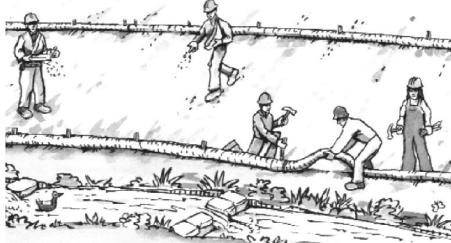
Equipment Management & Spill Control



- 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.

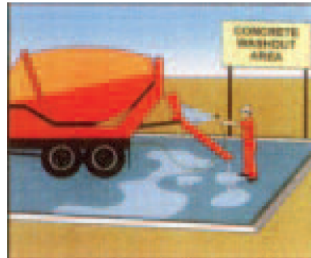
Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ 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



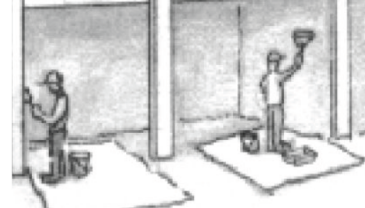
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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



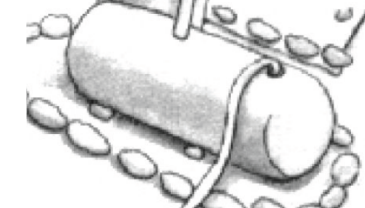
- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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 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.



Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.



Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
 - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
 - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
 - Collect the rinse water in a tank and haul off-site for proper disposal.
- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.



Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.



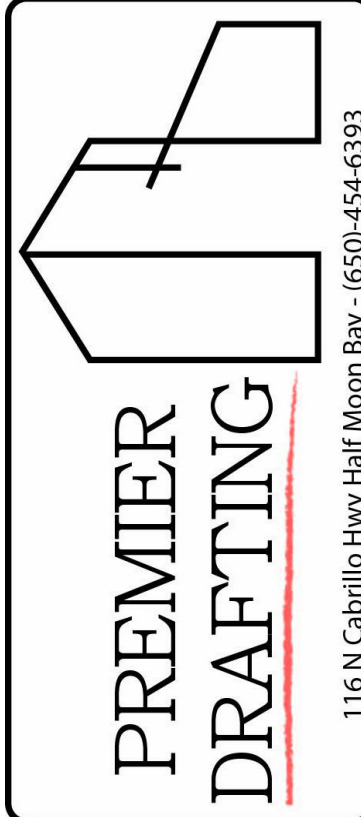
Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.flowstobay.org (click on "Business", then "New Development", then "local permitting agency").

FINAL February 29, 2012

REVISIONS



Owner Information

Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

BMP &
Architectural
Copper

Drawn by JM

Designed By: Colton Palmer

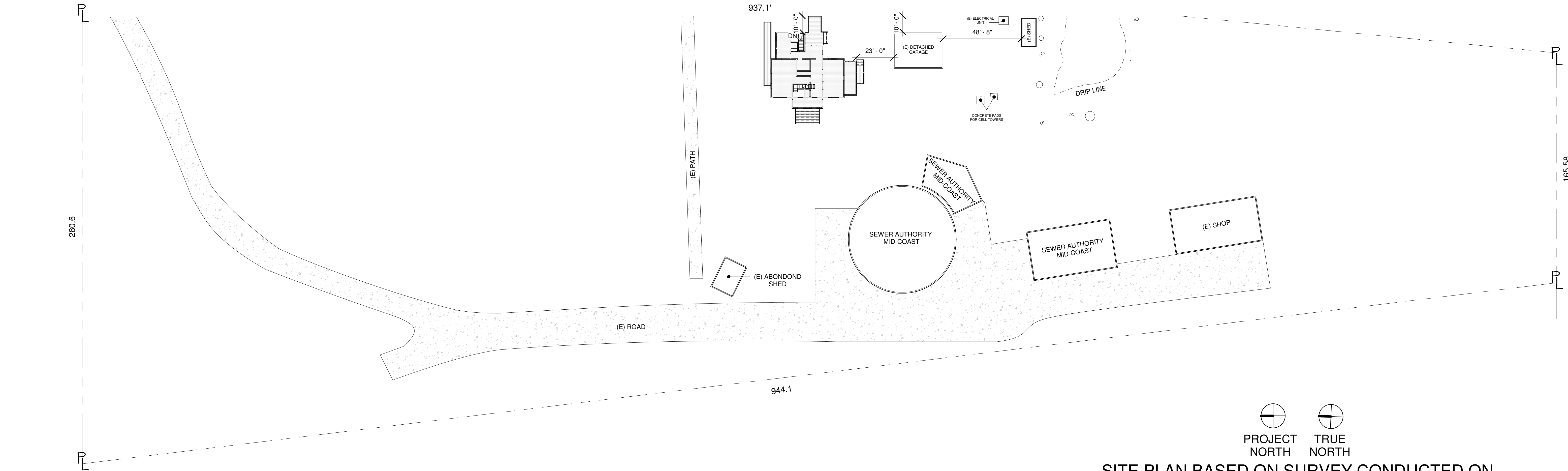
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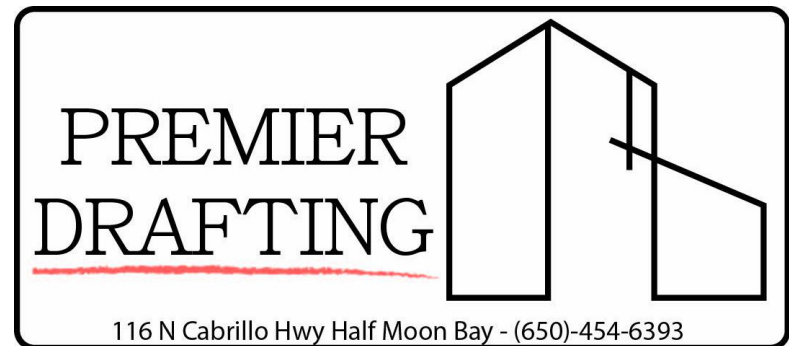
Storm drain polluters may be liable for fines of up to \$10,000 per day!



① Site
1" = 30'-0"

PROJECT NORTH TRUE NORTH
SITE PLAN BASED ON SURVEY CONDUCTED ON
OCTOBER 2024 BY BGT LAND SURVEYING

REVISIONS

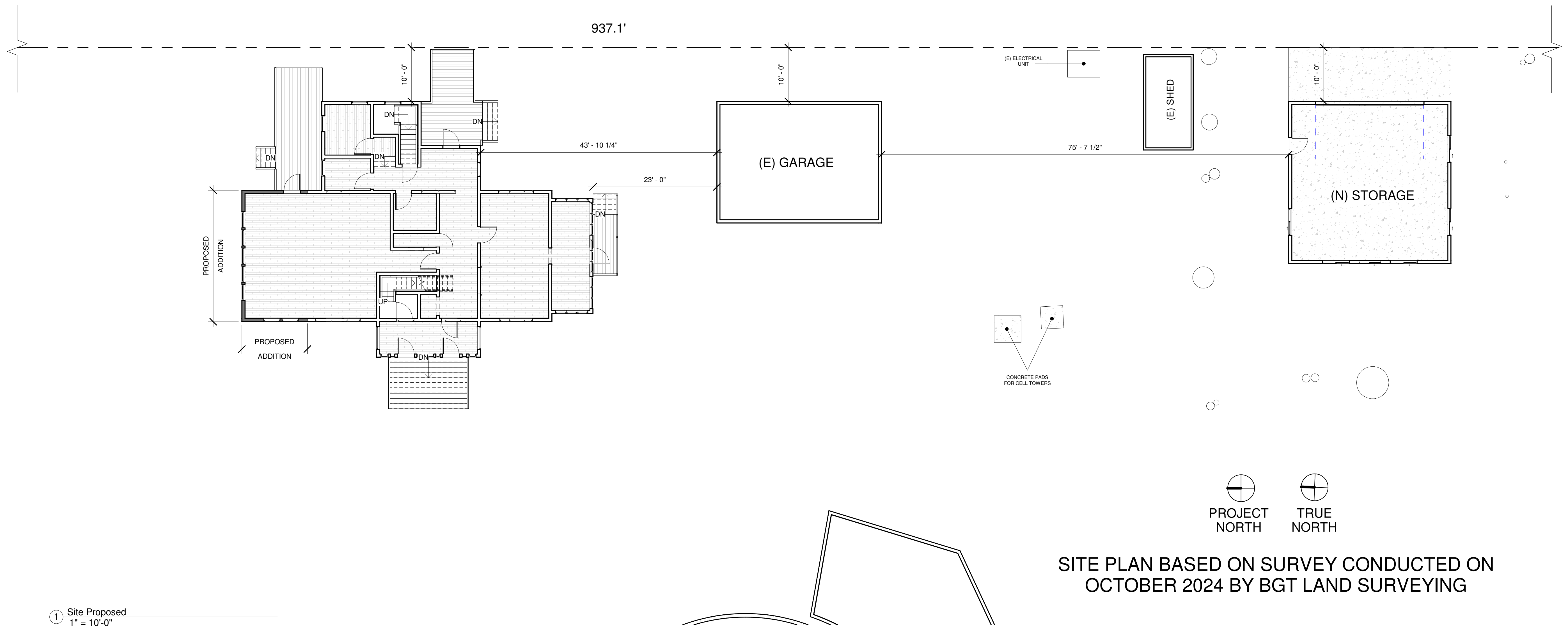


Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

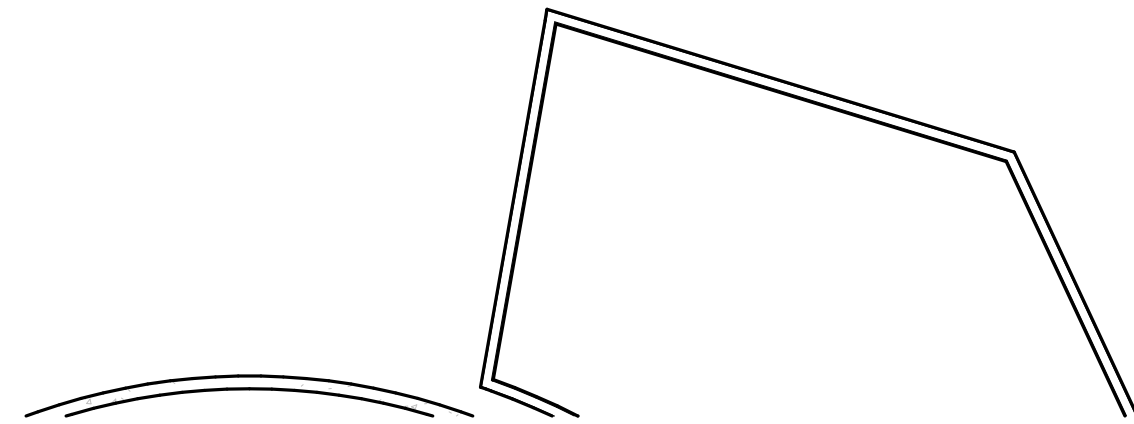
Existing Site Plan

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Designed By:	Colton Palmer <i>Colton Palmer</i>
Date	3/21/25

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① Site Proposed
1" = 10'-0"



REVISIONS

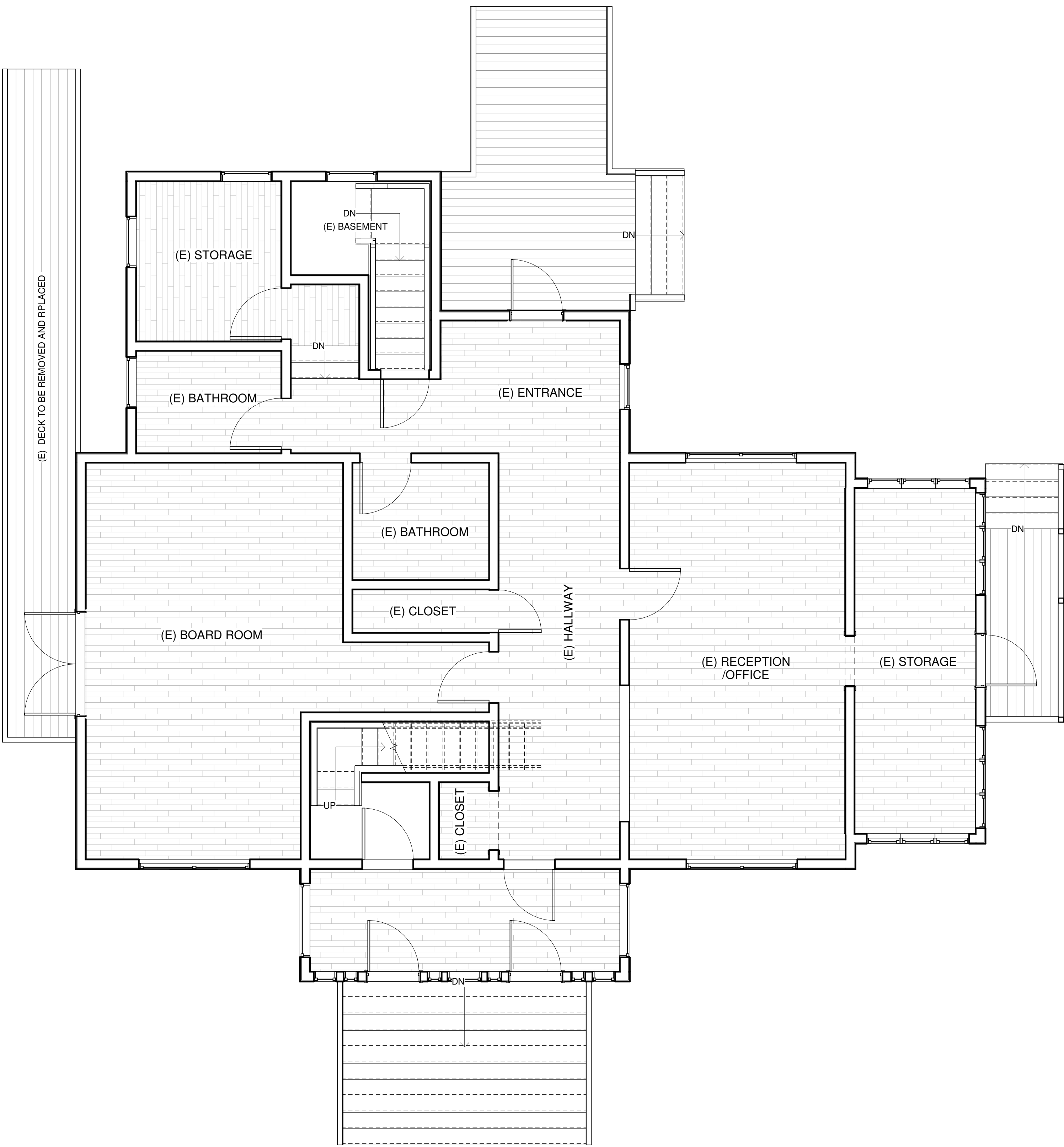


Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

Proposed Site Plan

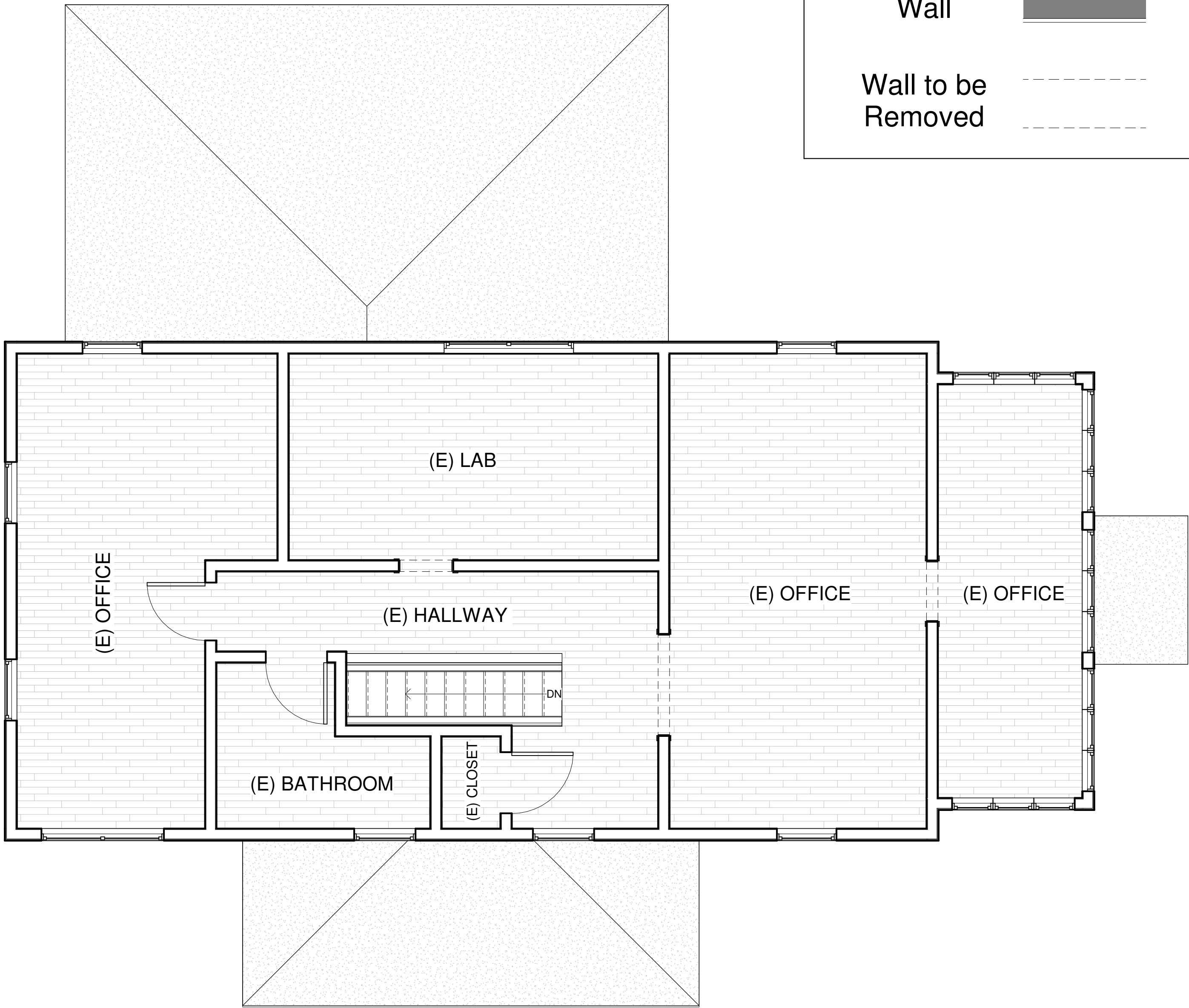
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Date	3/21/25

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① Level 1 Existing
1/4" = 1'-0"

NO VISIBLE CHANGE TO EXISTING LEVEL 2



③ Level 2 Existing
1/4" = 1'-0"

Legend

- Existing Wall
- Proposed Wall
- Wall to be Removed

REVISIONS

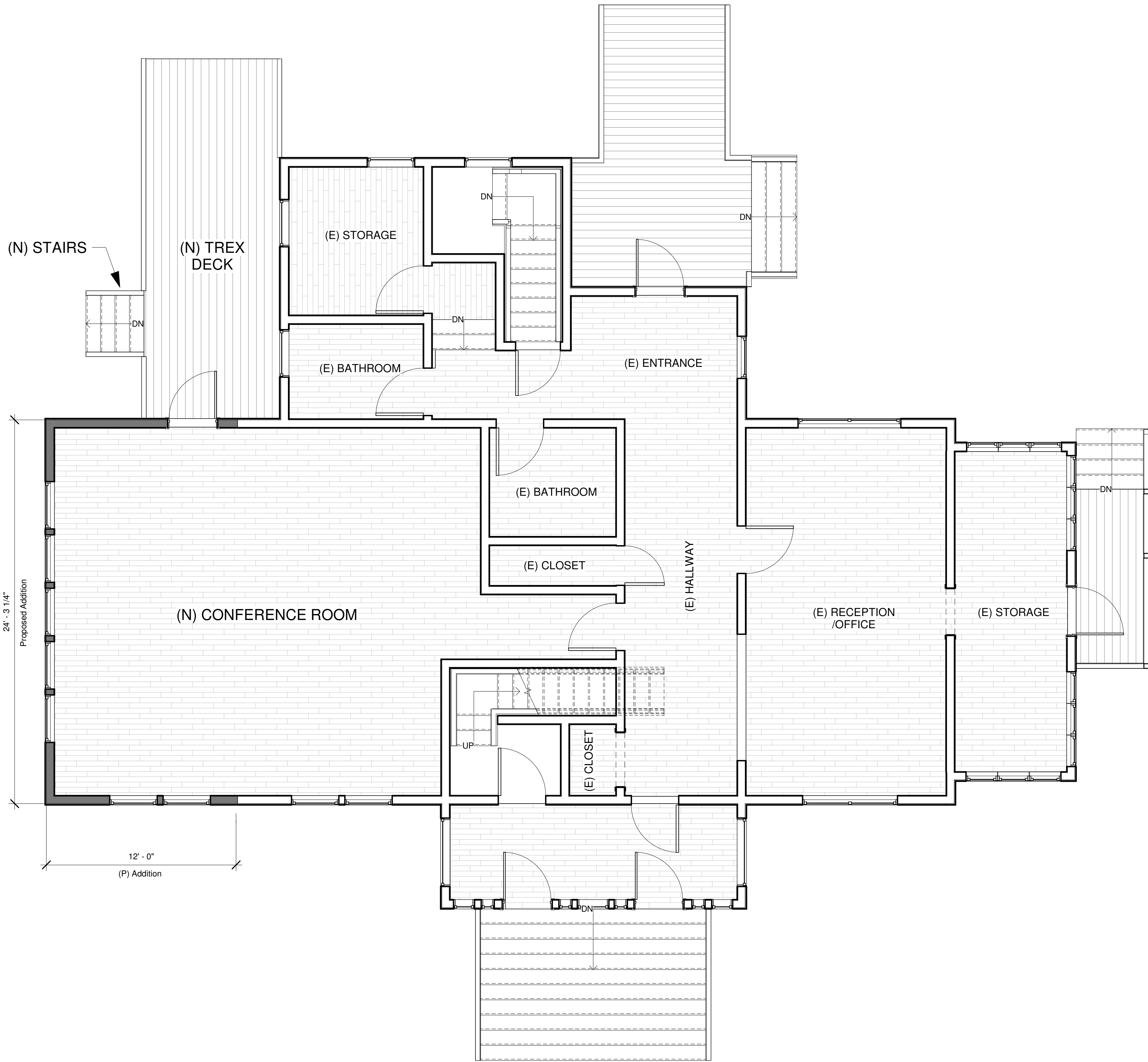


Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

Existing Floor Plan

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Designed By: <i>Colton Palmer</i>	Colton Palmer
Date	3/21/25

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1 Level 1 Proposed
1/4" = 1'-0"

Legend

Existing Wall

Proposed Wall

Wall to be Removed

REVISIONS

PREMIER
DRAFTING

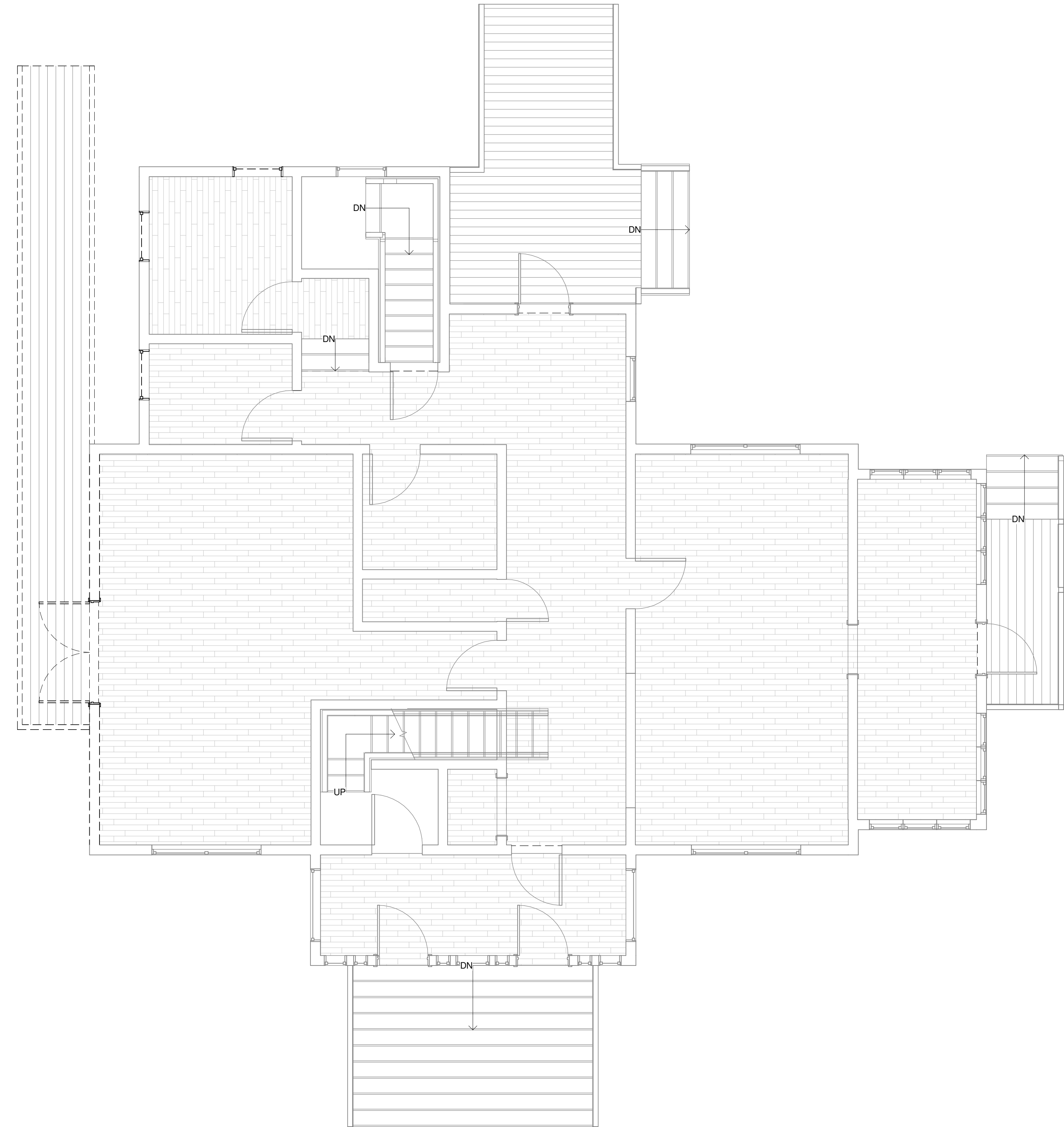
116 N. Cabrillo Hwy Half Moon Bay - (650)-454-6393

Owner
Information

Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

Proposed Floor
Plan

Drawn by	JM
Designed By:	Colton Palmer <i>Colton Palmer</i>
Date	3/21/25
Sheet:	A105
Scale	As indicated



① Level 1 Demo
1/4" = 1'-0"

Legend

Existing Wall

Proposed Wall

Wall to be Removed

REVISIONS

PREMIER
DRAFTING

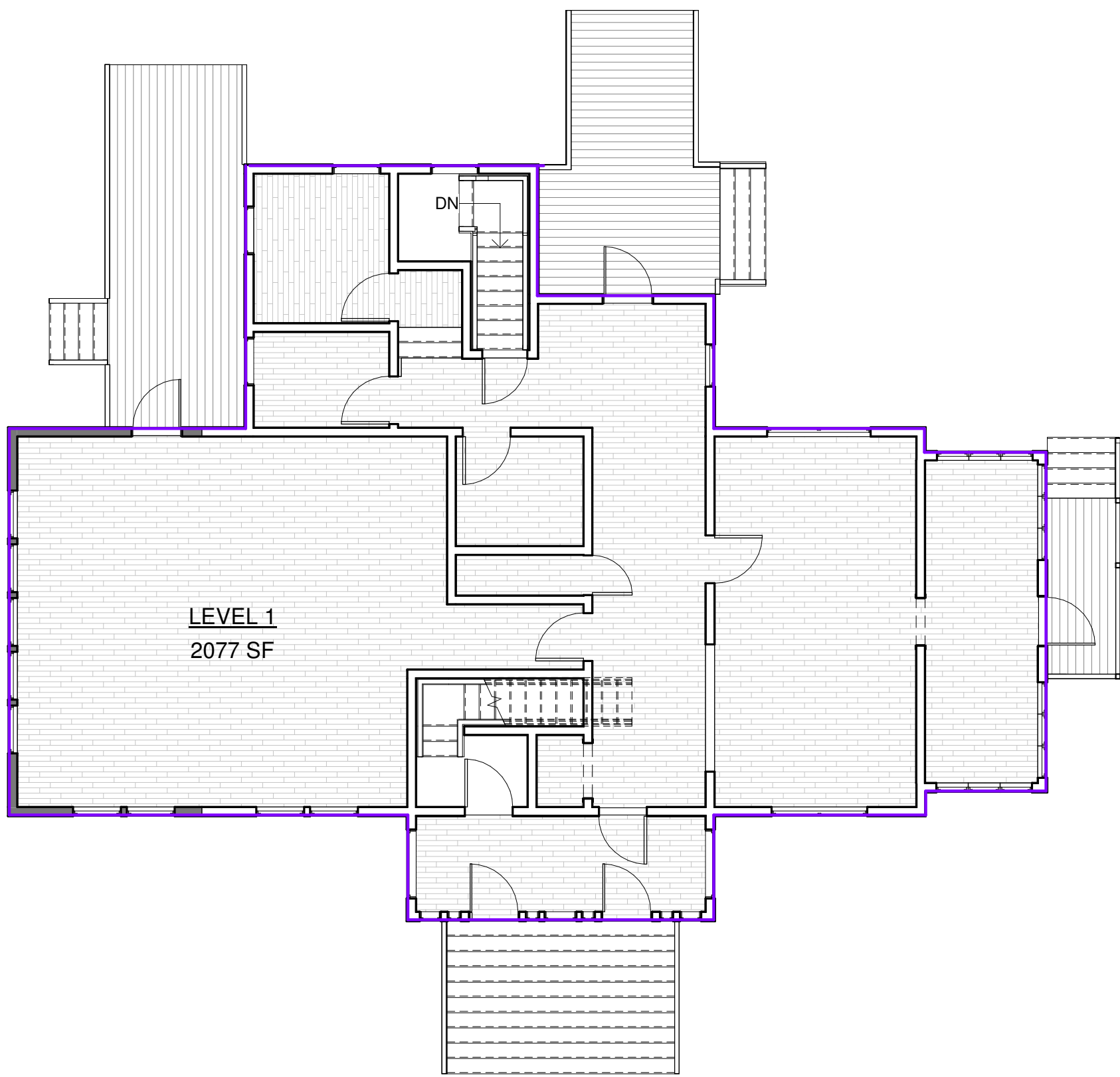
116 N. Cabrillo Hwy Half Moon Bay - (650)-454-6393

Owner
Information

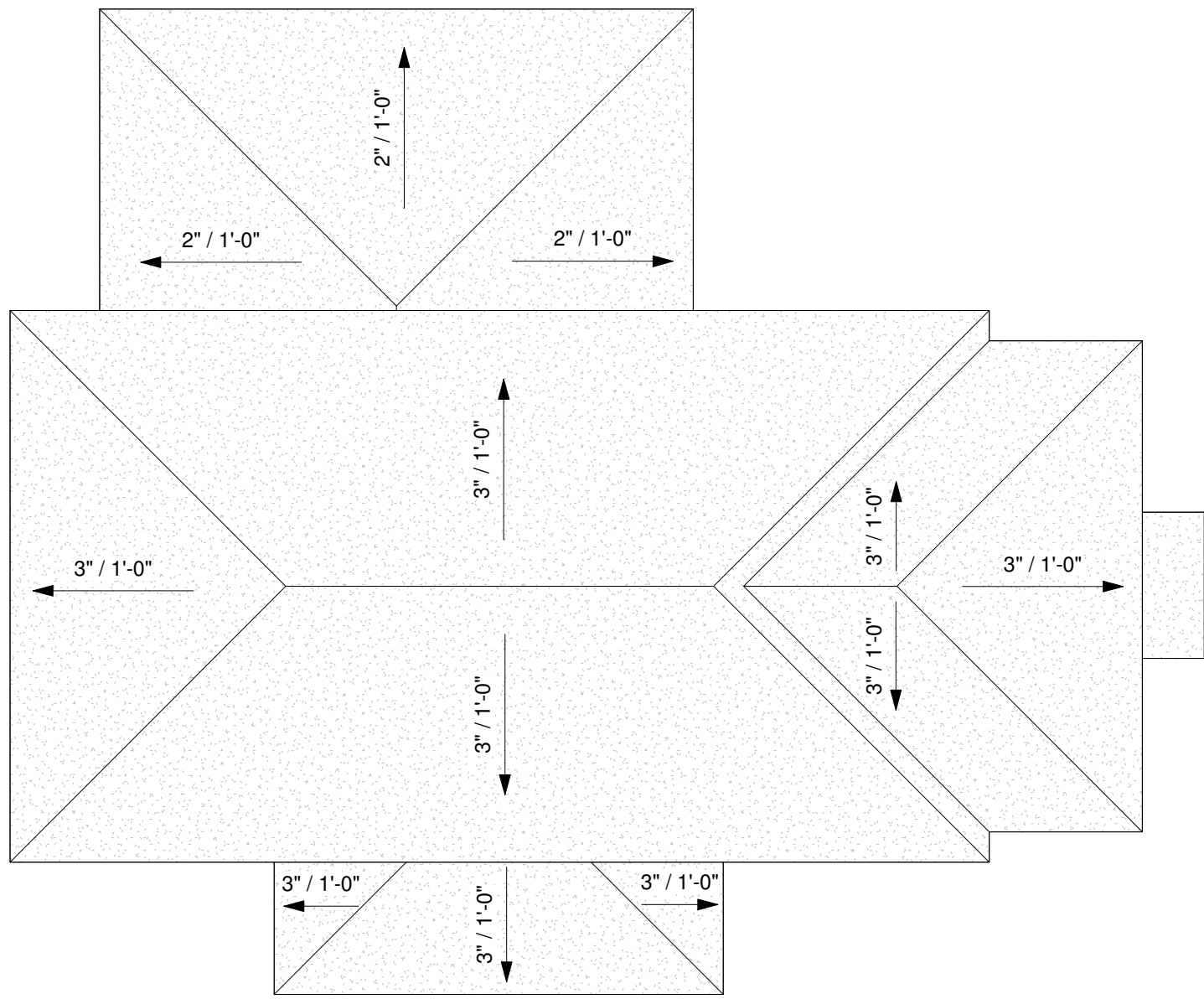
Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

Demo Floor Plan

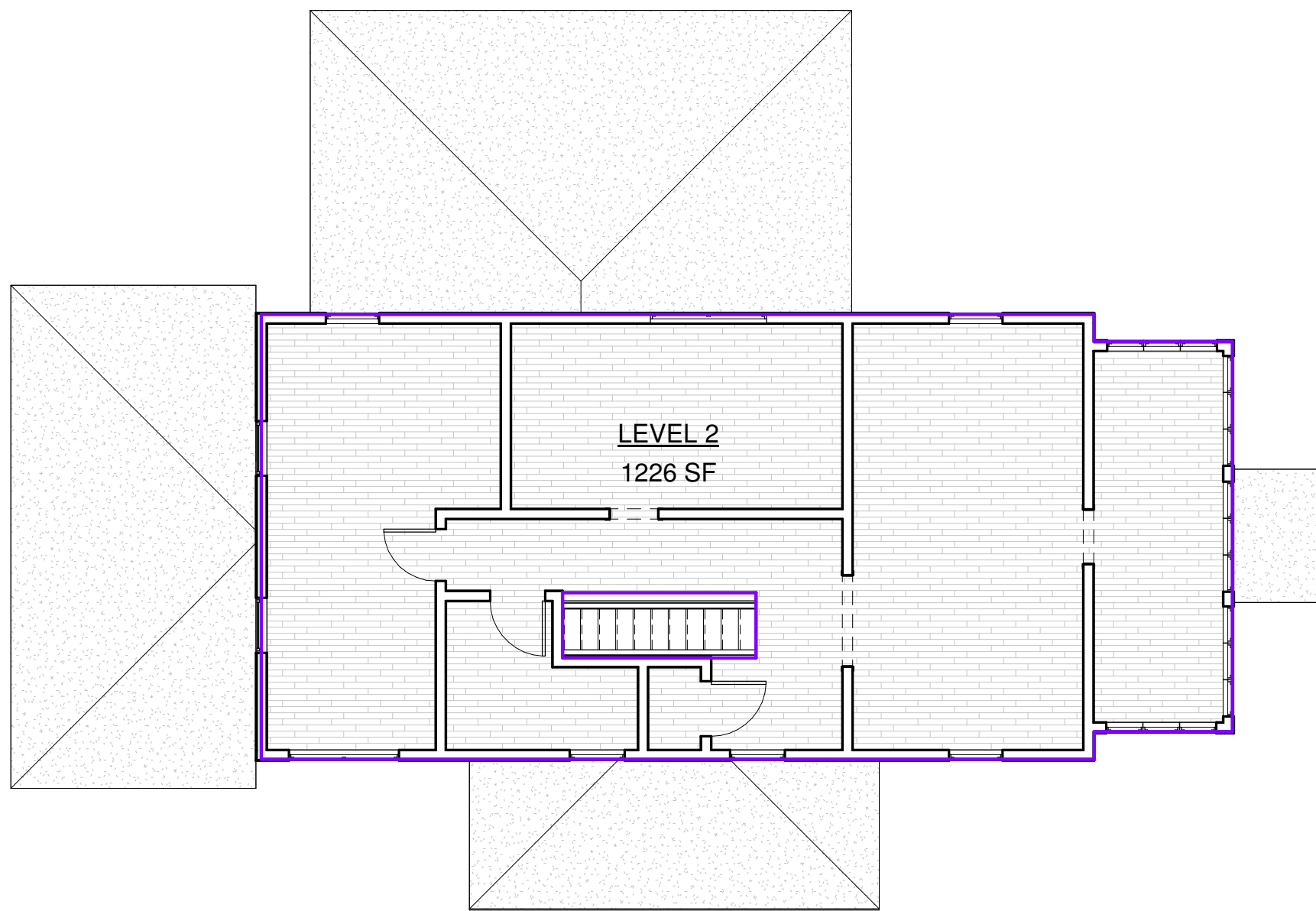
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Scale	As indicated



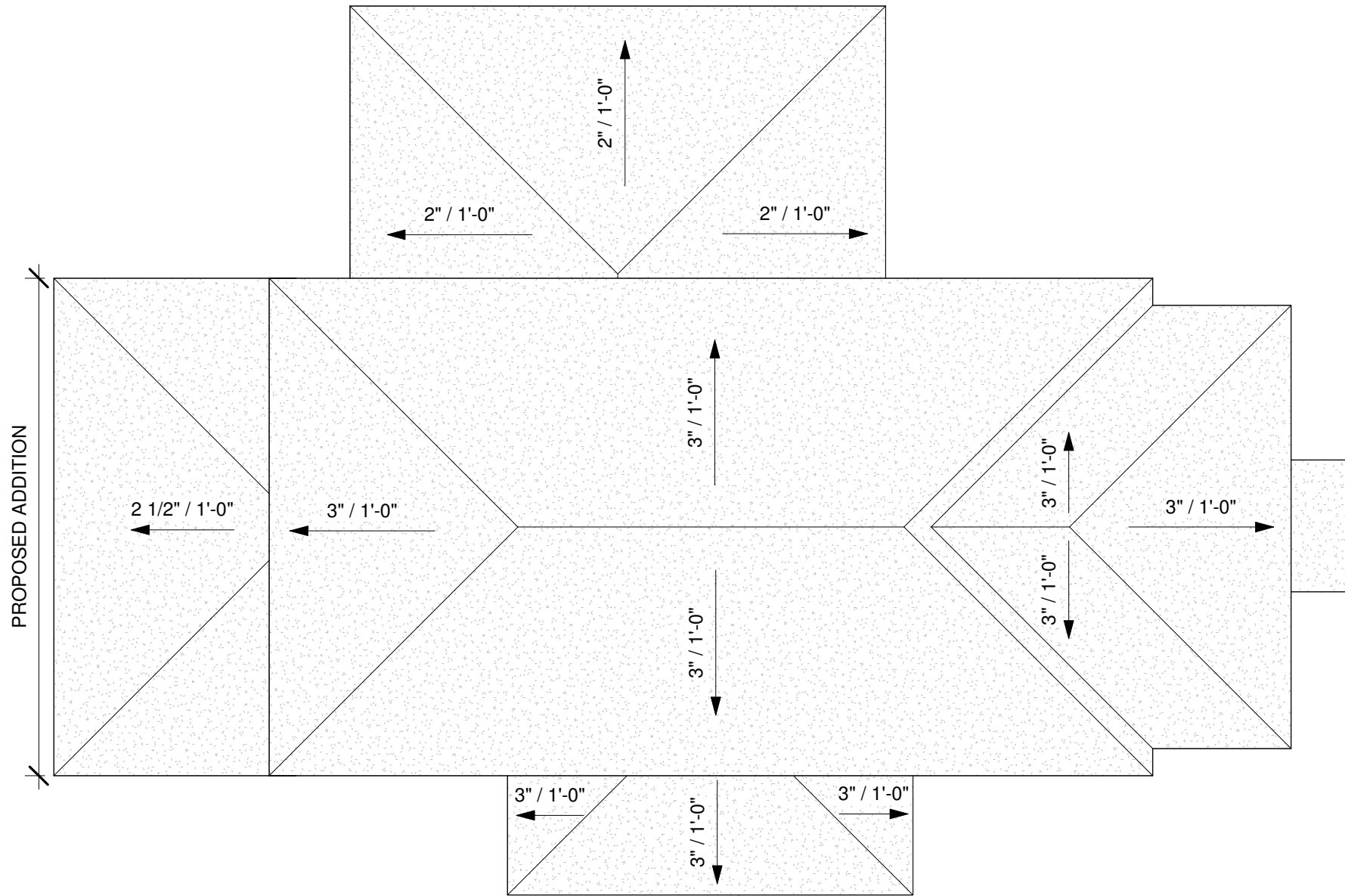
④ Level 1 Area
1/8" = 1'-0"



① Roof Existing
1/8" = 1'-0"

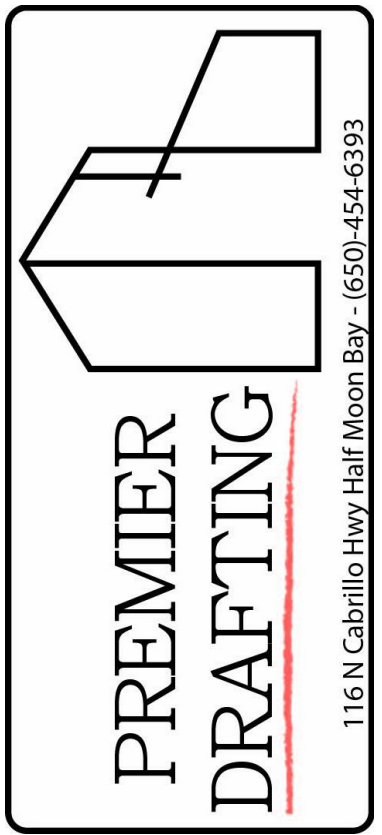


③ Level 2 Area
1/8" = 1'-0"



② Roof Proposed
1/8" = 1'-0"

REVISIONS



116 N. Cabrillo Hwy Half Moon Bay - (650)-454-6393

Owner
Information

Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

Roof Plan & Area
Plan

Drawn by JM

Designed By: Colton Palmer
Colton Palmer

Date 3/21/25

Sheet:

A107

Scale 1/8" = 1'-0"

3/27/2025 9:42:30 AM

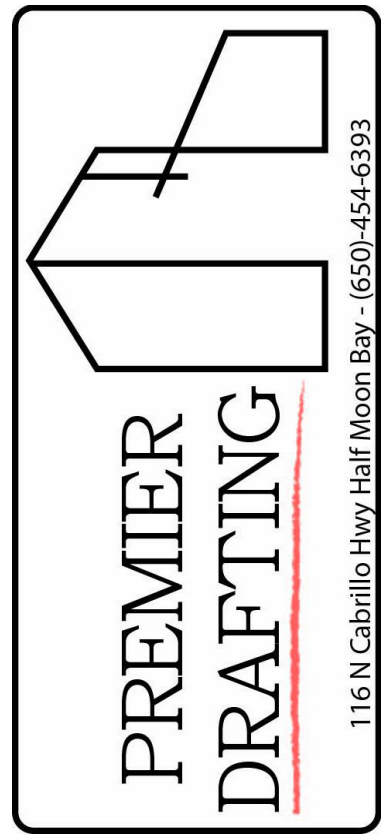


① North Existing
1/4" = 1'-0"



② North Proposed
1/4" = 1'-0"

REVISIONS

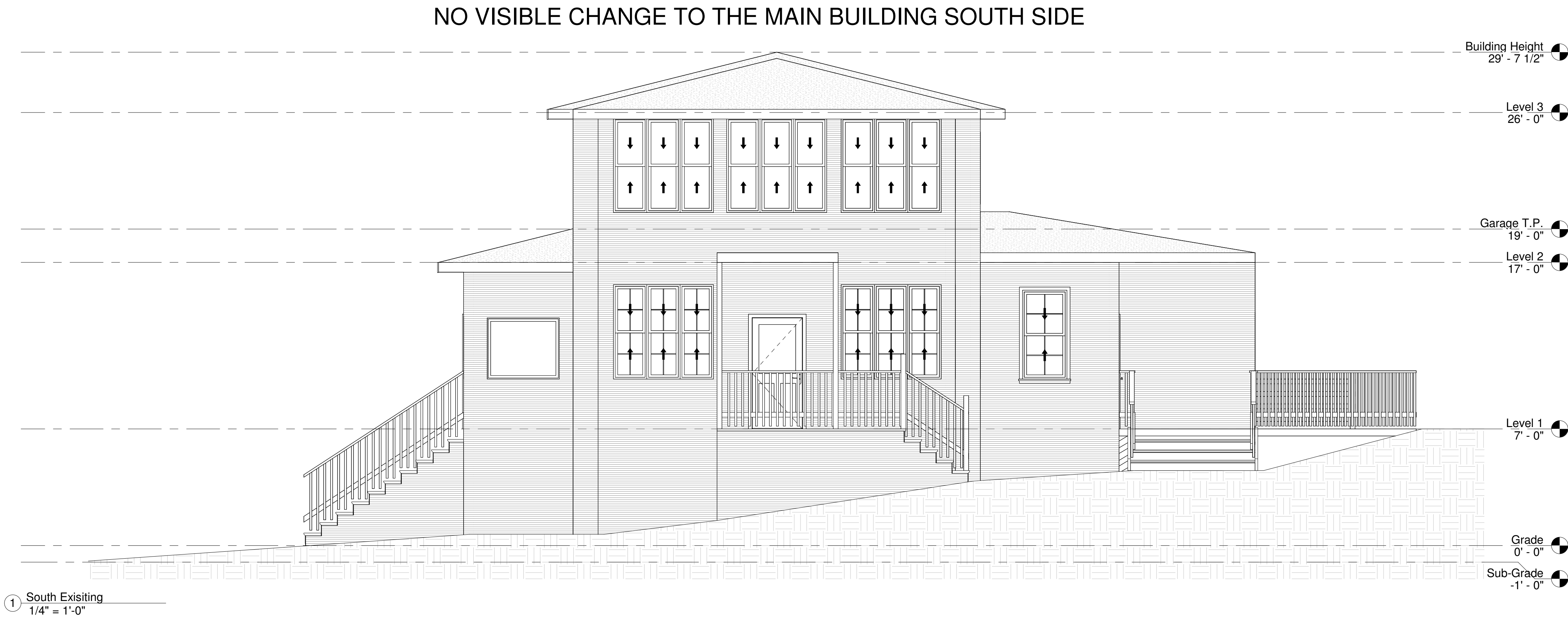


Owner
Information

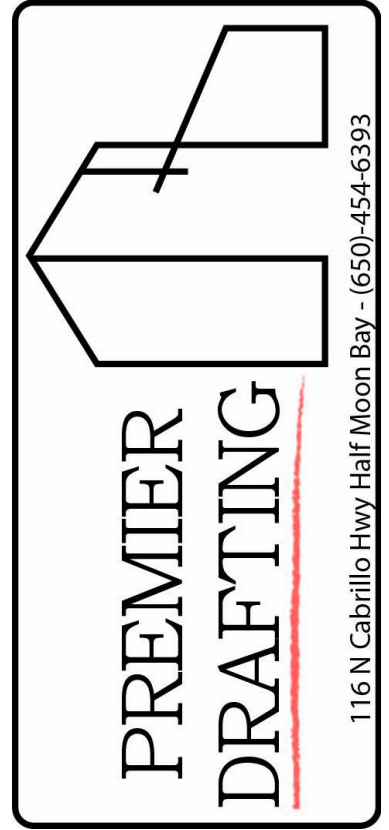
Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

Main Elevation
North

Drawn by	JM
Designed By:	Colton Palmer <i>Colton Palmer</i>
Date	3/21/25
Sheet:	A201
Scale	1/4" = 1'-0"



REVISIONS



Owner
Information

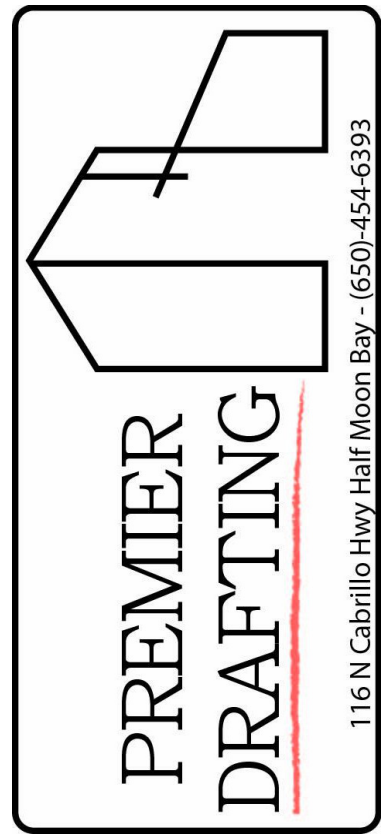
Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

Main Elevation
South

Drawn by	JM
Designed By:	Colton Palmer <i>Colton Palmer</i>
Date	3/21/25
Sheet:	A202
Scale	1/4" = 1'-0"



REVISIONS



Owner
Information

Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

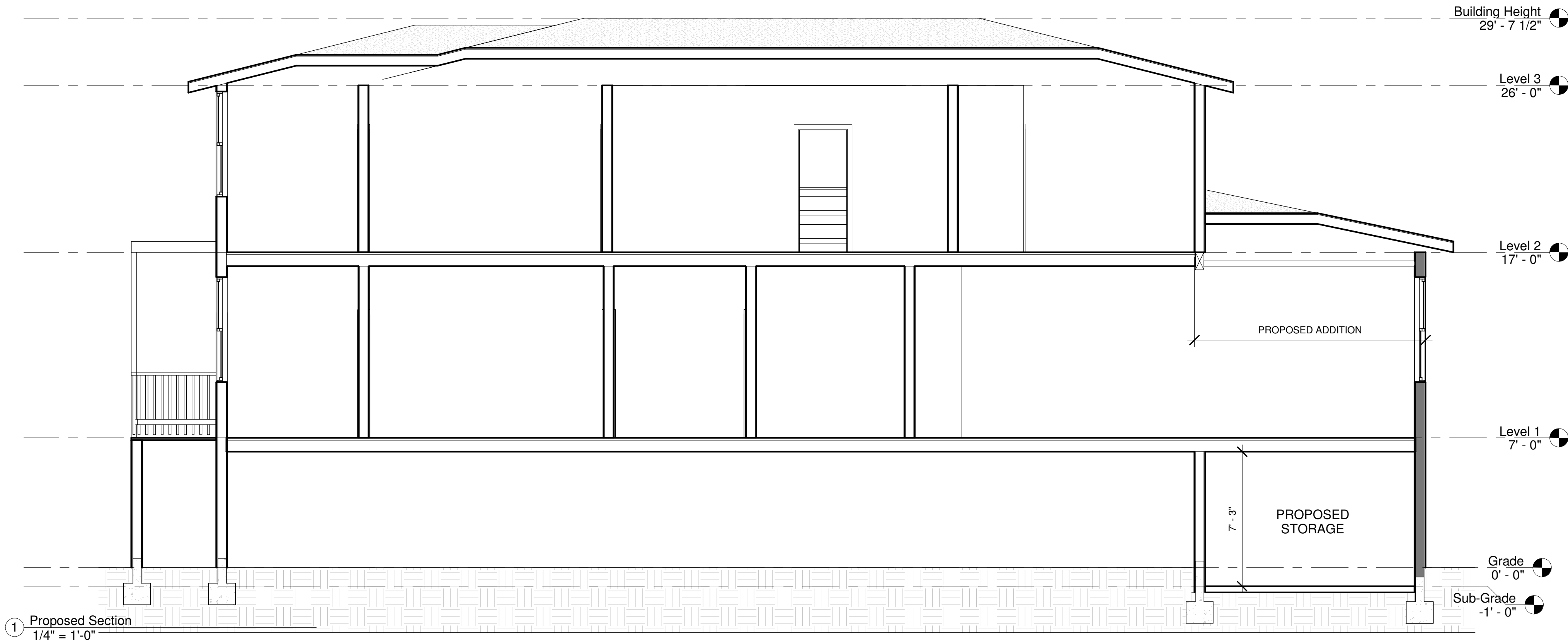
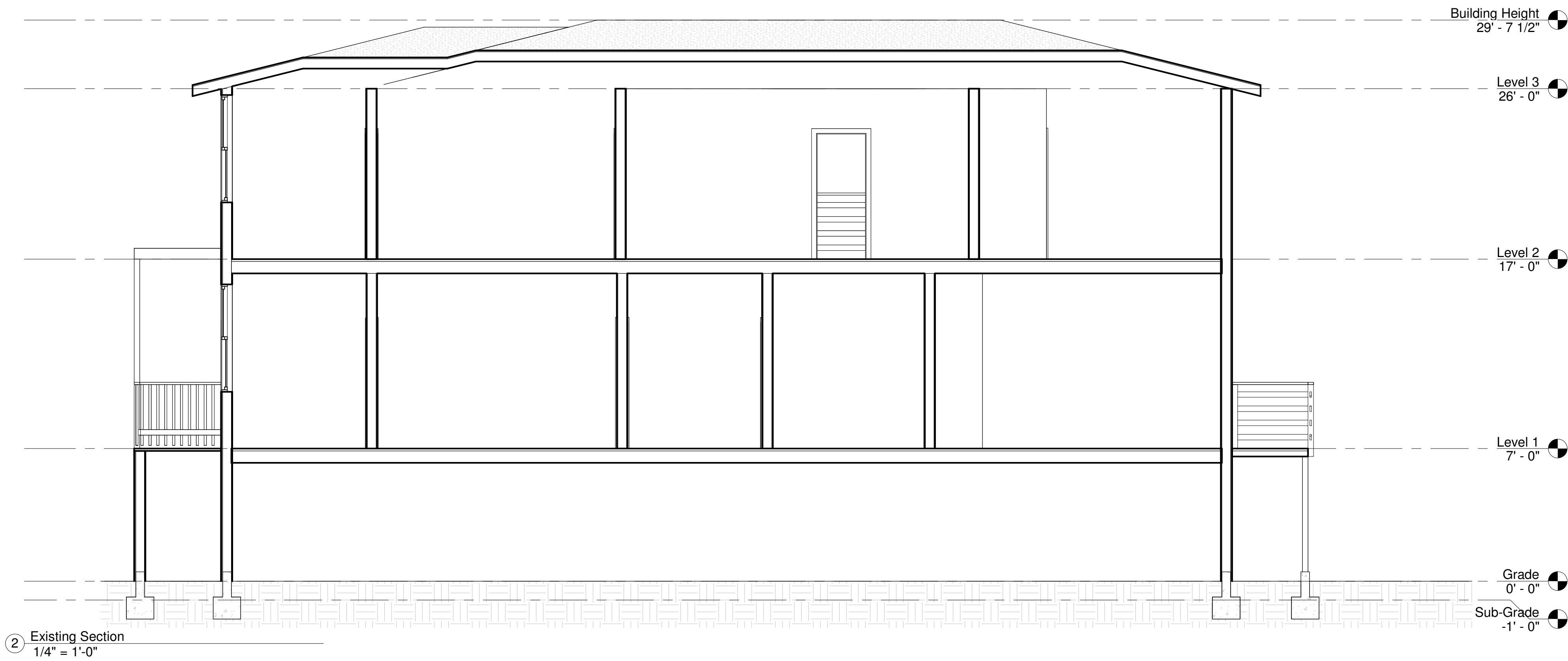
Main Elevation
East

Drawn by	JM
Designed By:	Colton Palmer
Date	3/21/25
Sheet:	A203
Scale	1/4" = 1'-0"

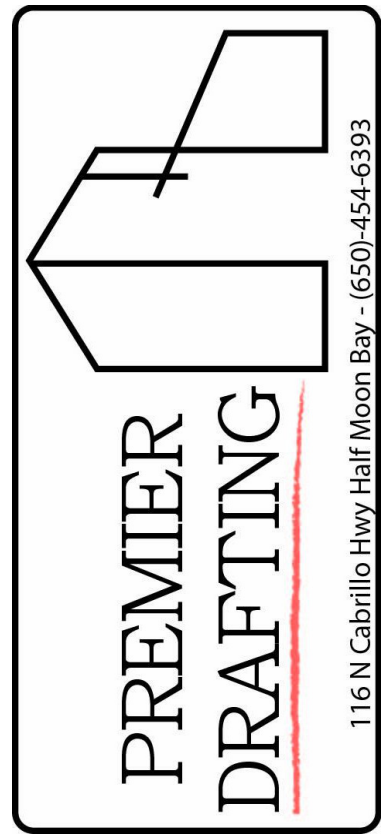
C:\Users\cpalm\OneDrive - Premier Drafting\PROJECTS\2023\Water department\Revit\8888 Cabrillo Hwy - Garage.rvt



REVISIONS	
PREMIER DRAFTING 116 N. Cabrillo Hwy Half Moon Bay - (650)-454-6393	
Owner Information	
Addition Montara Water & Sanitary District 8888 Cabrillo Hwy, CA	
Main Elevation West	
Drawn by	JM
Designed By:	Colton Palmer <i>Colton Palmer</i>
Date	3/21/25
Sheet:	A204
Scale	1/4" = 1'-0"
3/27/2025 9:42:32 AM	



REVISIONS

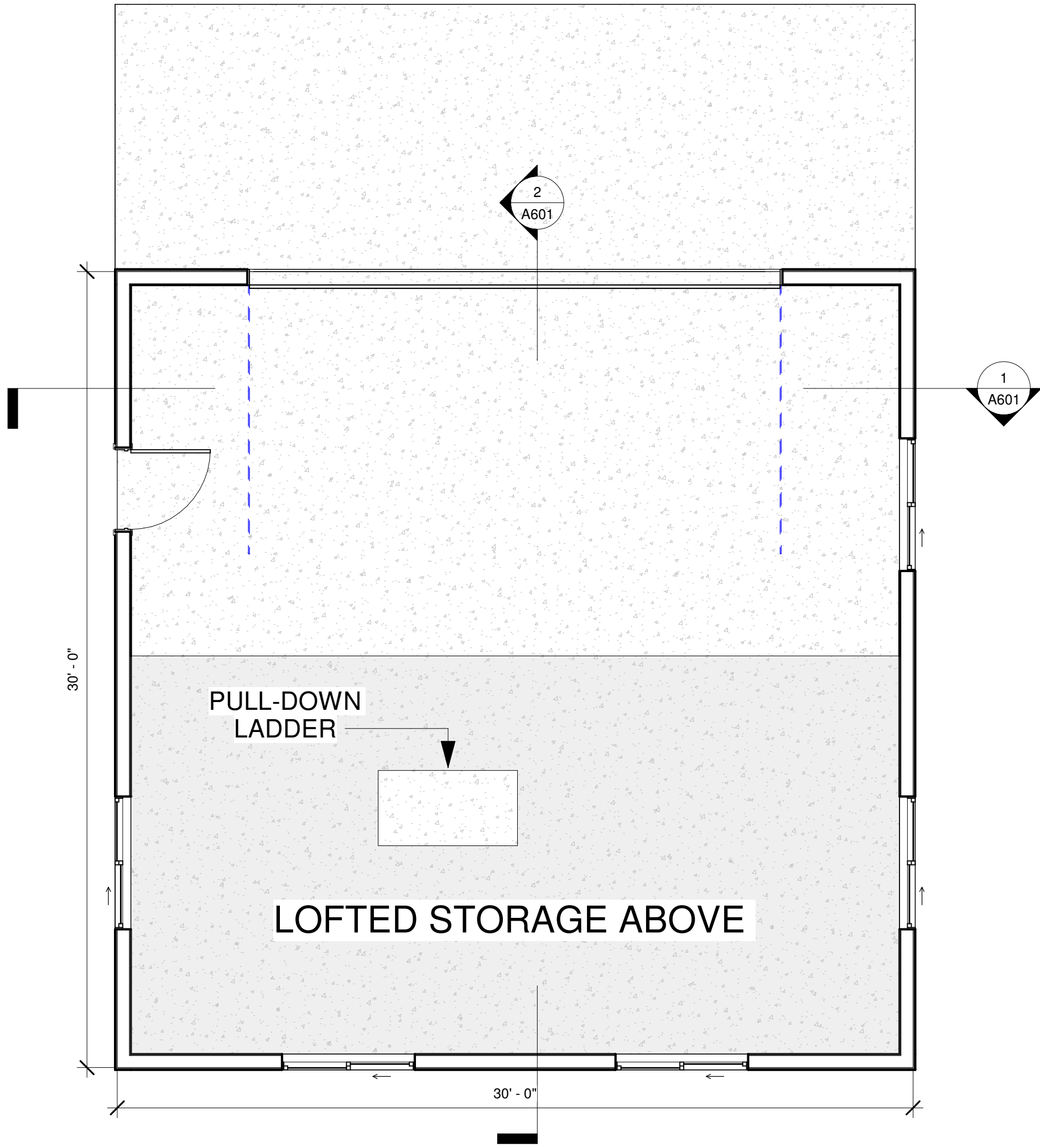


Owner
Information

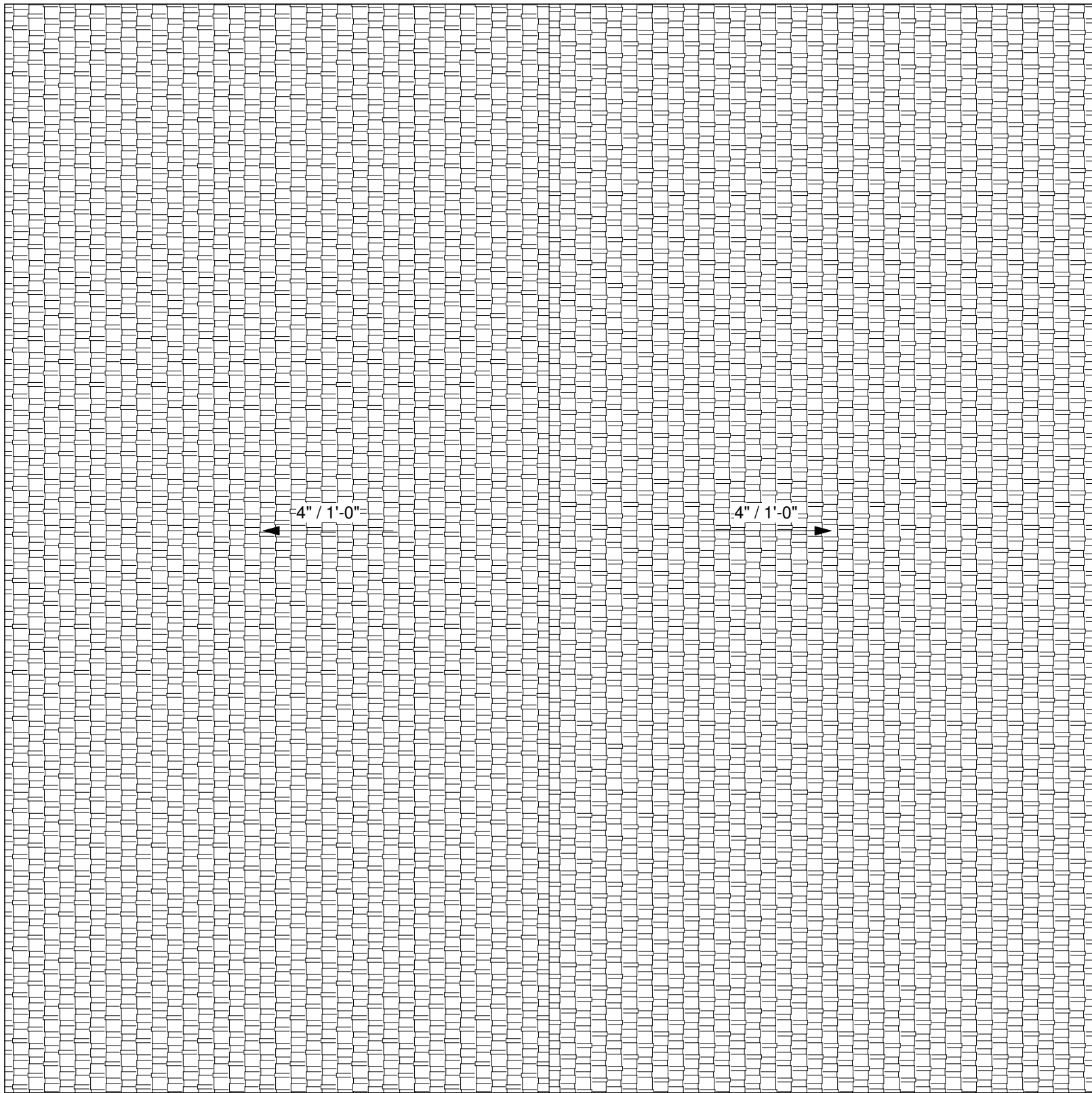
Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

Main Sectional
Views

Drawn by	JM
Designed By:	Colton Palmer <i>Colton Palmer</i>
Date	3/21/25
Sheet:	A301
Scale	1/4" = 1'-0"
3/27/2025 9:42:32 AM	



① Level 1 Proposed Garage
1/4" = 1'-0"



③ Proposed Garage Roof
1/4" = 1'-0"

REVISIONS

116 N. Cabrillo Hwy Half Moon Bay - (650)-454-6393

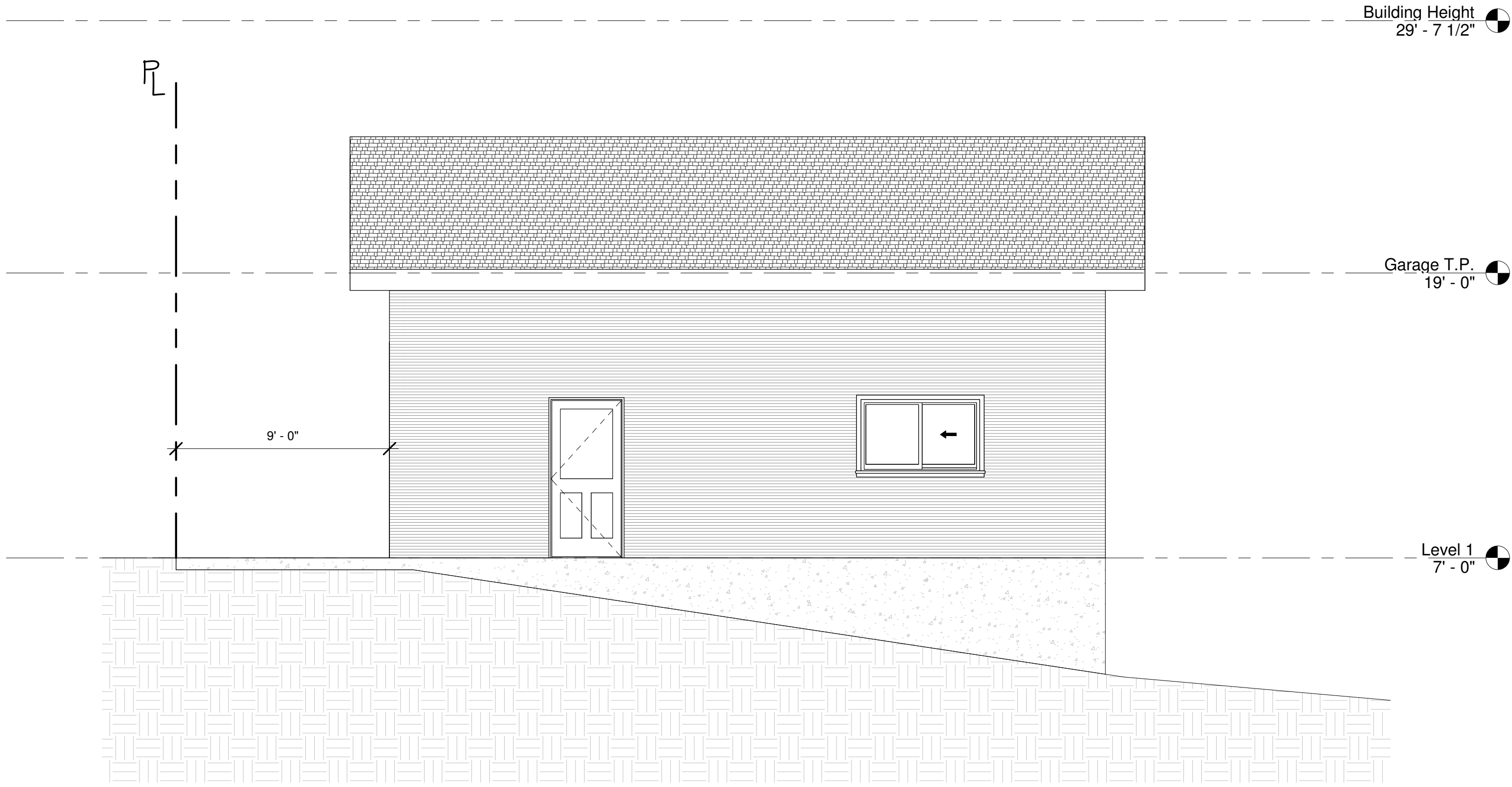
PREMIER
DRAFTING

Owner
Information

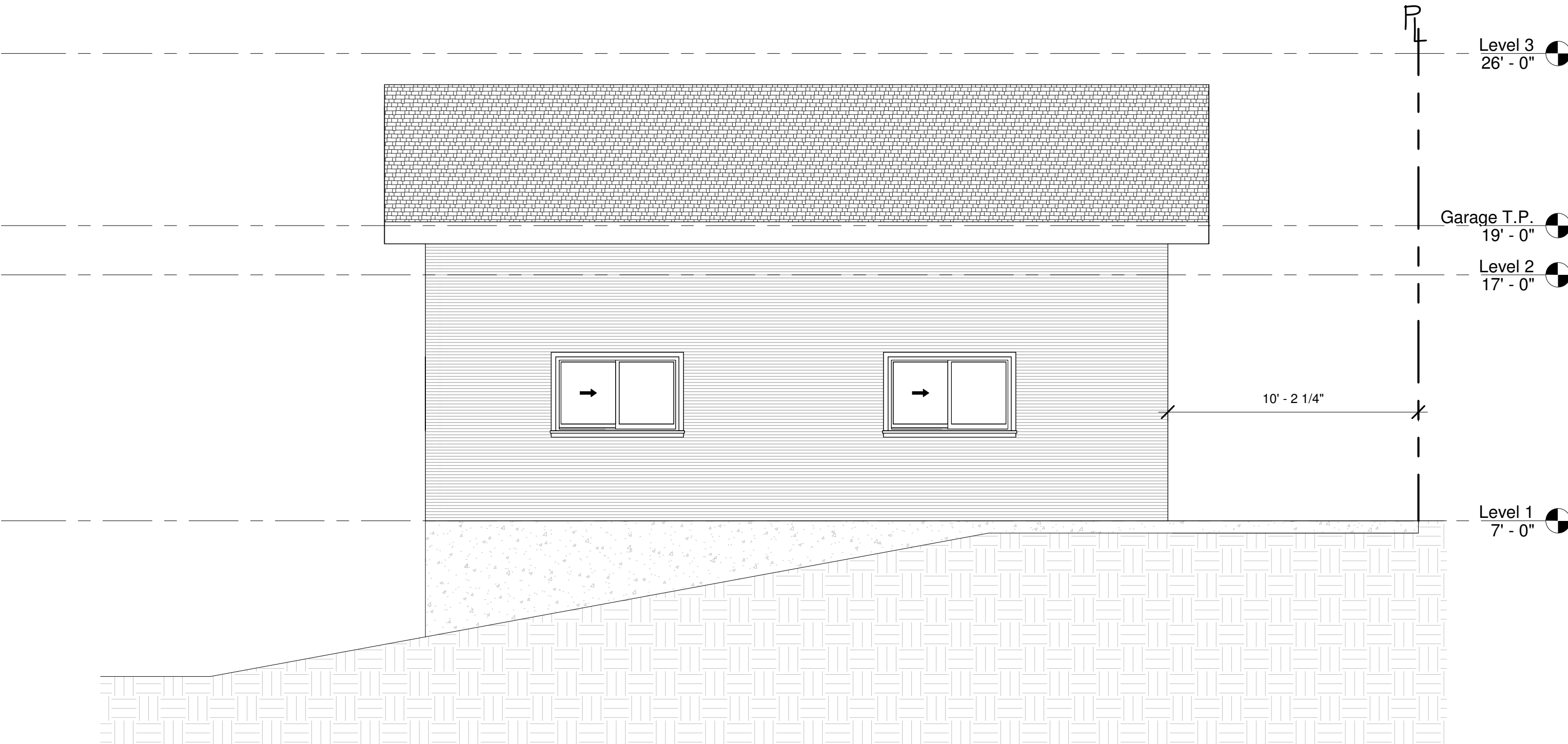
Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

Garage Floor &
Roof Plan

Drawn by	JM
Designed By:	Colton Palmer
Date	3/21/25
Sheet:	A401
Scale	1/4" = 1'-0"

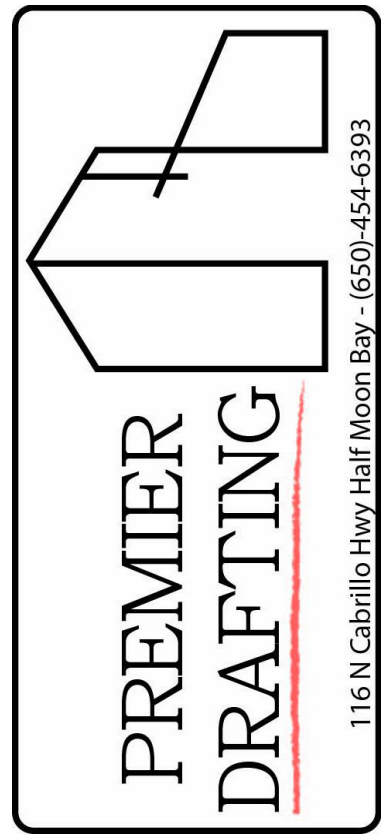


① North Garage
1/4" = 1'-0"



② South Garage
1/4" = 1'-0"

REVISIONS

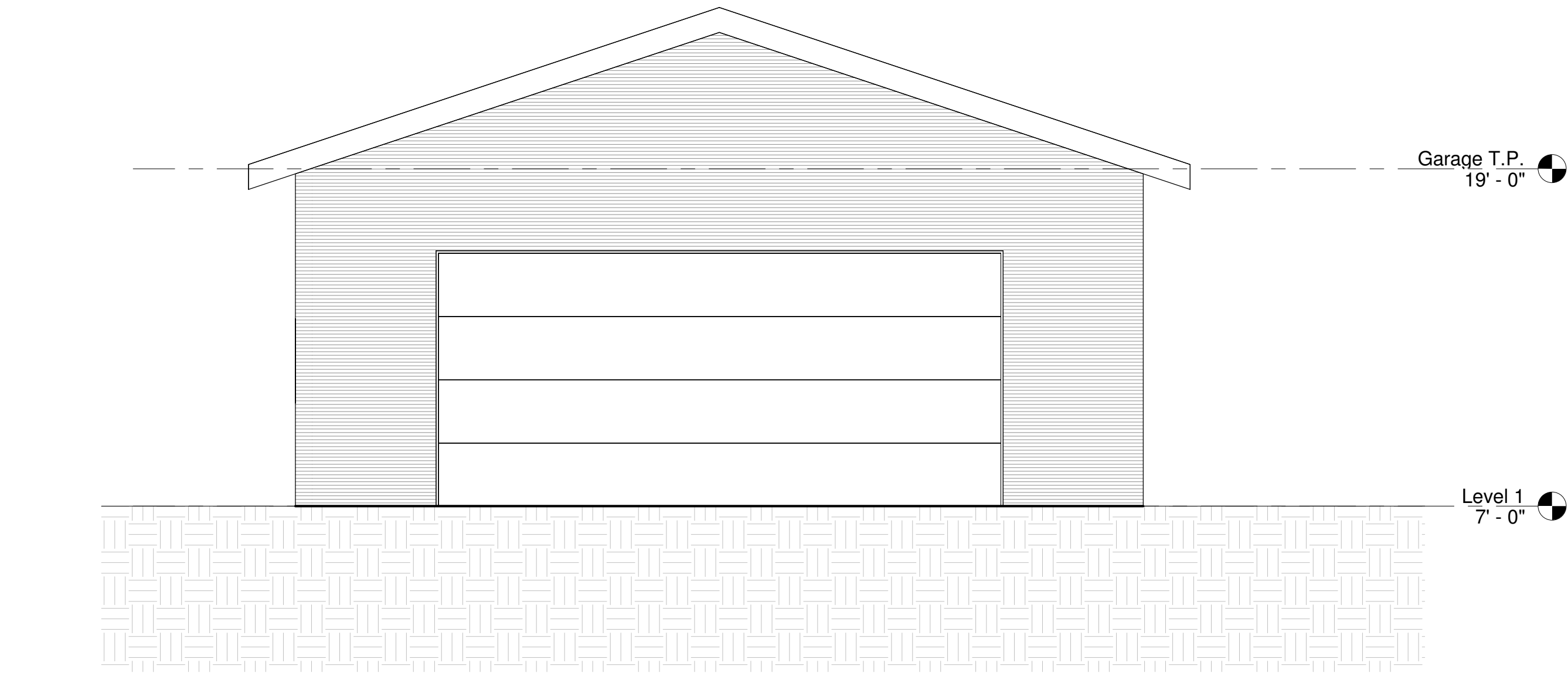


Owner
Information

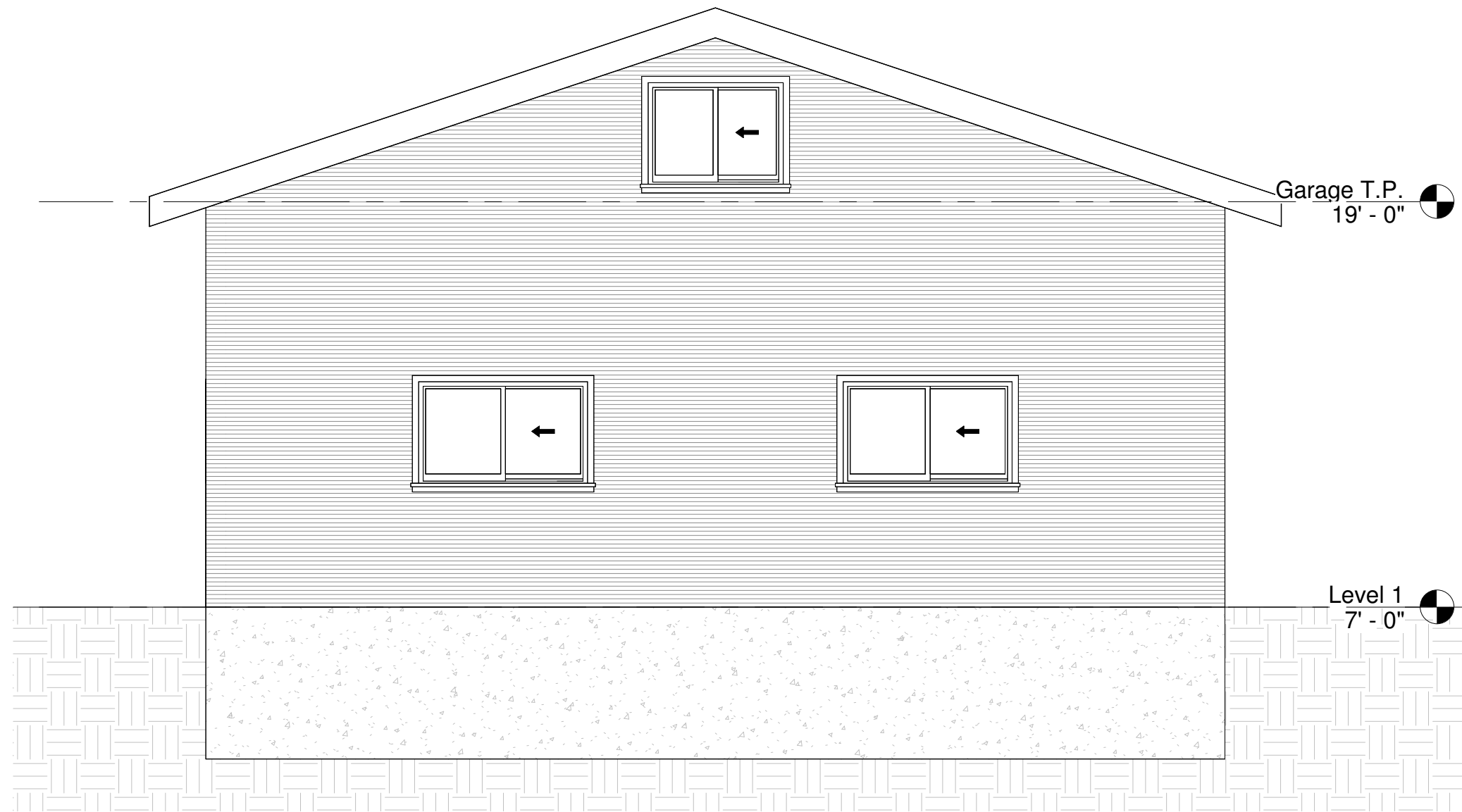
Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

Garage Elevation
North & South

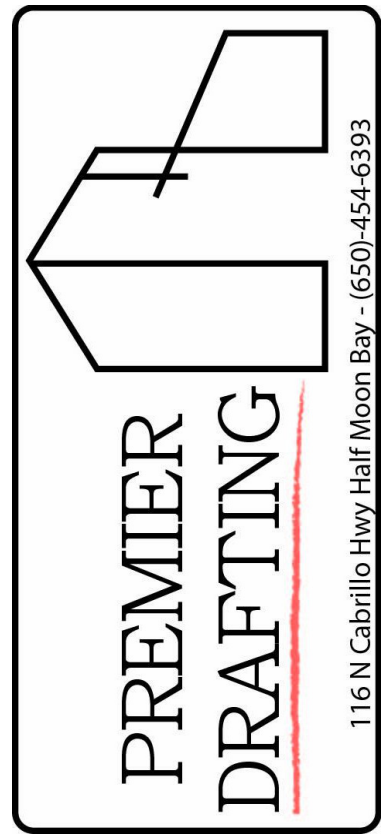
Drawn by	JM
Designed By:	Colton Palmer <i>Colton Palmer</i>
Date	3/21/25
Sheet:	A501
Scale	1/4" = 1'-0"



2 West Garage
1/4" = 1'-0"



REVISIONS

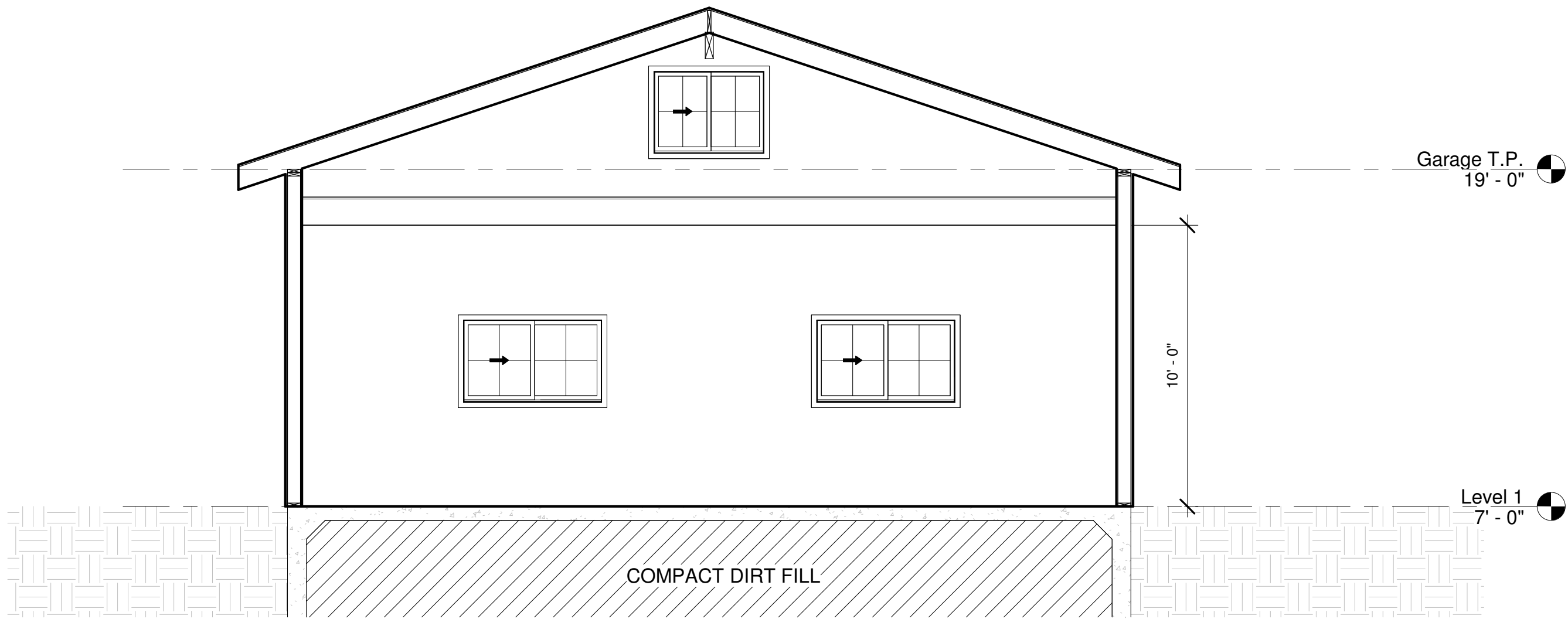


Owner
Information

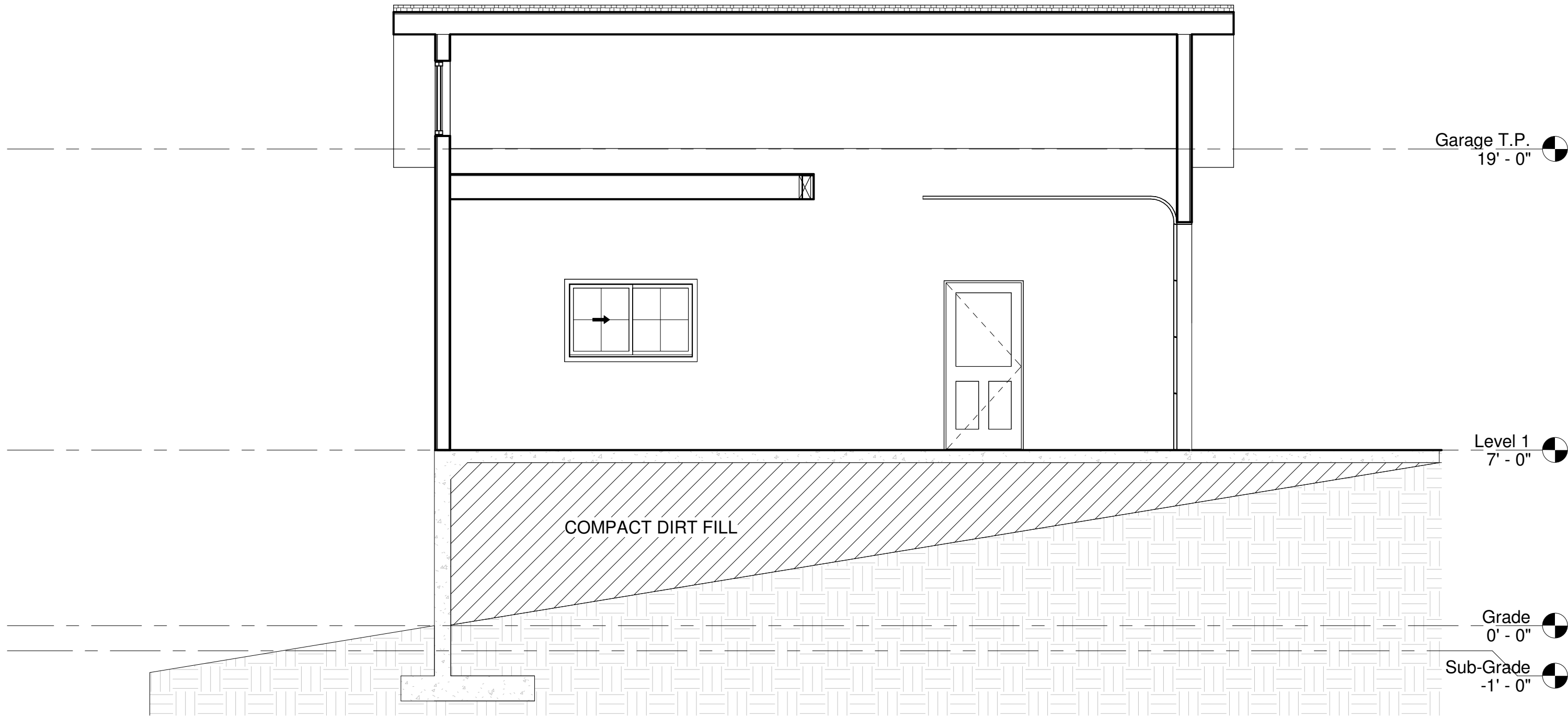
Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

Garage Elevation
East & West

Drawn by	JM
Designed By:	Colton Palmer
Date	3/21/25
Sheet:	A502
Scale	1/4" = 1'-0"

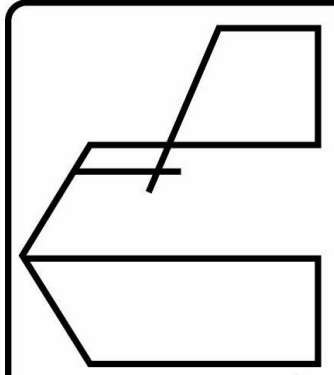


① Section 1
1/4" = 1'-0"



② Section 2
1/4" = 1'-0"

REVISIONS



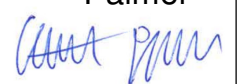
**PREMIER
DRAFTING**

116 N. Cabrillo Hwy Half Moon Bay - (650)-454-6393

Owner
Information

Addition
Montara Water & Sanitary District
8888 Cabrillo Hwy, CA

Garage Sectional
views

Drawn by	JM
Designed By:	Colton Palmer 
Date	3/21/25
Sheet:	A601
Scale	1/4" = 1'-0"