

Planning and Building Department

Application for a Coastal Development Permit

455 County Center , 2nd Floor • Redwood City, CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Companion Page

Applicant's Name:
Primary Permit #:

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?
Yes No

If yes, list Assessor's Parcel Number(s):

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?
Yes No

If yes, explain (include date and application file numbers).

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Table with 4 columns: Fill in Blanks, Material, Color/Finish, Check if matches existing. Rows include Exterior Walls, Trim, Roof, Chimneys, Accessory Buildings, Decks/Stairs, Retaining Walls, Fences, Storage Tanks.

4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|--|--------------------------|--------------------------|
| a. Demolition of existing housing units?
(If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Removal of trees or vegetation? | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Grading or alteration of landforms? | <input type="checkbox"/> | <input type="checkbox"/> |
| k. Landscaping? | <input type="checkbox"/> | <input type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | <input type="checkbox"/> | <input type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input type="checkbox"/> | <input type="checkbox"/> |

- | | | |
|--|--------------------------|--------------------------|
| p. Between the sea and the nearest public road? | <input type="checkbox"/> | <input type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input type="checkbox"/> |
| r. Public or commercial recreation facilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| s. Visitor-serving facilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| t. Existing or proposed public trail easements? | <input type="checkbox"/> | <input type="checkbox"/> |

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

5. Staff Use Only

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 Yes No
- Construction or grading within 100 feet of a stream or wetland?
 Yes No
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
 Yes No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

- Yes No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: _____

Planning and Building Department

County Government Center ■ 455 County Center ■ Redwood City CA 94063
 Mail Drop PLN 122 ■ 650 ■ 363 ■ 4161 ■ FAX 650 ■ 363 ■ 4849

Application for Design Review by the County Coastside Design Review Committee

Permit #: PLN _____

Other Permit #: _____

1. Basic Information

Applicant:

Name: Steve Kellond, AIA Architect
 Address: 14510 Big Basin Way #205
Saratoga, CA Zip: 95070
 Phone,W: (408) 741-0600 H: _____
 Email: steve@kellondarchitects.com

Owner (if different from Applicant):

Name: UDAZ, LLC - Tony Uccelli
 Address: 575 Alameda de las Pulgas
San Carlos, CA Zip: 94070
 Phone,W: (650) 464-8291 H: _____
 Email: tuccelli@prodigy.net

Architect or Designer (if different from Applicant):

Name: _____
 Address: _____ Zip: _____
 Phone,W: _____ H: _____ Email: _____

2. Project Site Information

Project location:

APN: 047-122-180
 Address: 130 Sonora Ave.
El Granada, CA Zip: 94018
 Zoning: R-1 / S-17
 Parcel/lot size: 6,132 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe): _____

3. Project Description

Project:

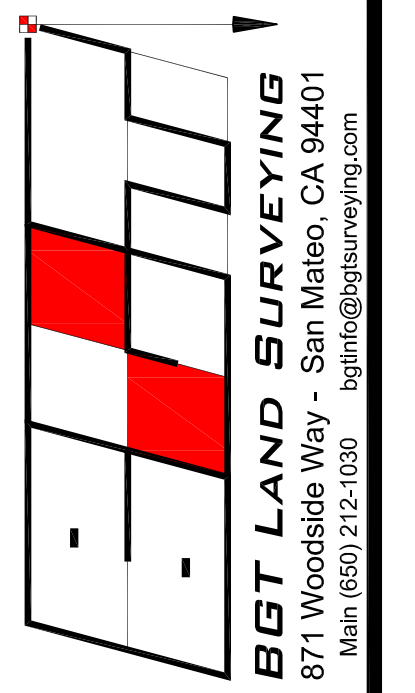
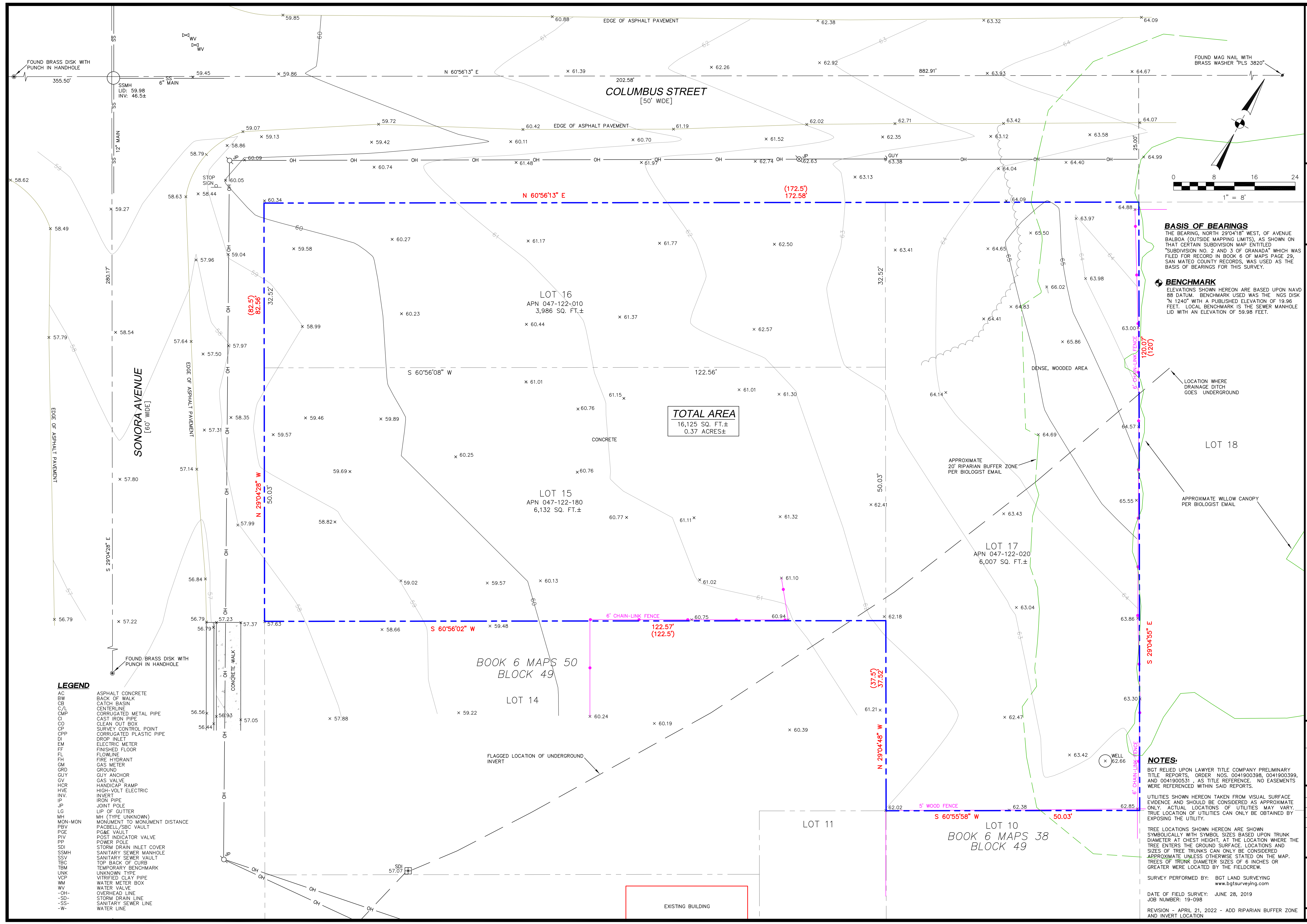
- New Single Family Residence: 3,246 sq. ft
- Addition to Residence: _____ sq. ft
- Other: _____

Describe Project:

Proposed new 2-story single family residence
with all site improvements

Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance



BASIS OF BEARINGS
THE BEARING, NORTH 29°04'18" WEST, OF AVENUE BALBOA (OUTSIDE MAPPING LIMITS), AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "SUBDIVISION NO. 2 AND 3 OF GRANADA" WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS PAGE 29, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK
ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NOS DISK "N 1240" WITH A PUBLISHED ELEVATION OF 19.96 FEET. LOCAL BENCHMARK IS THE SEWER MANHOLE LID WITH AN ELEVATION OF 59.98 FEET.

NOTES:
BGT RELIED UPON LAWYER TITLE COMPANY PRELIMINARY TITLE REPORTS, ORDER NOS. 0041900398, 0041900399, AND 0041900351, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORTS.

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

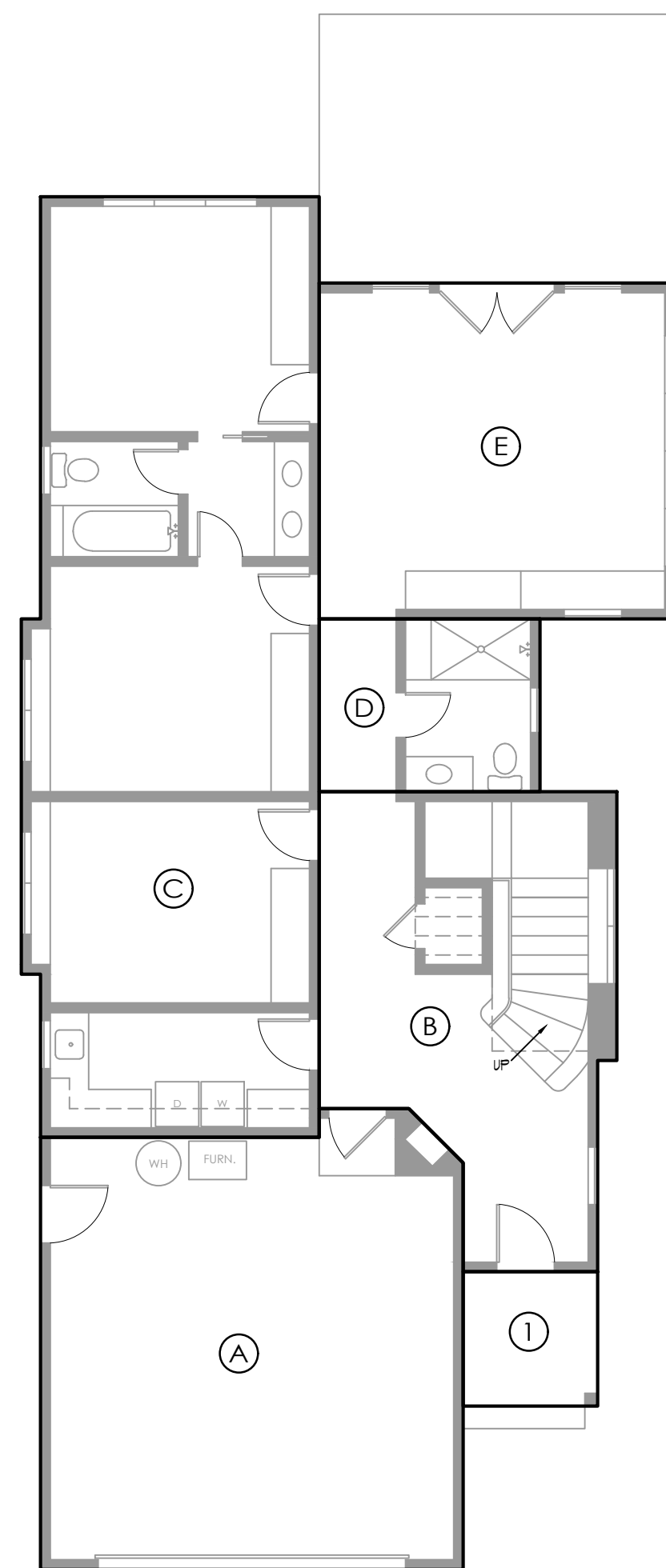
DATE OF FIELD SURVEY: JUNE 28, 2019
JOB NUMBER: 19-098

REVISION - APRIL 21, 2022 - ADD RIPARIAN BUFFER ZONE AND INVERT LOCATION

BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 15-17, BLOCK 49, "SUBDIVISION NO. 5 GRANADA" (BOOK 6 MAPS 50)

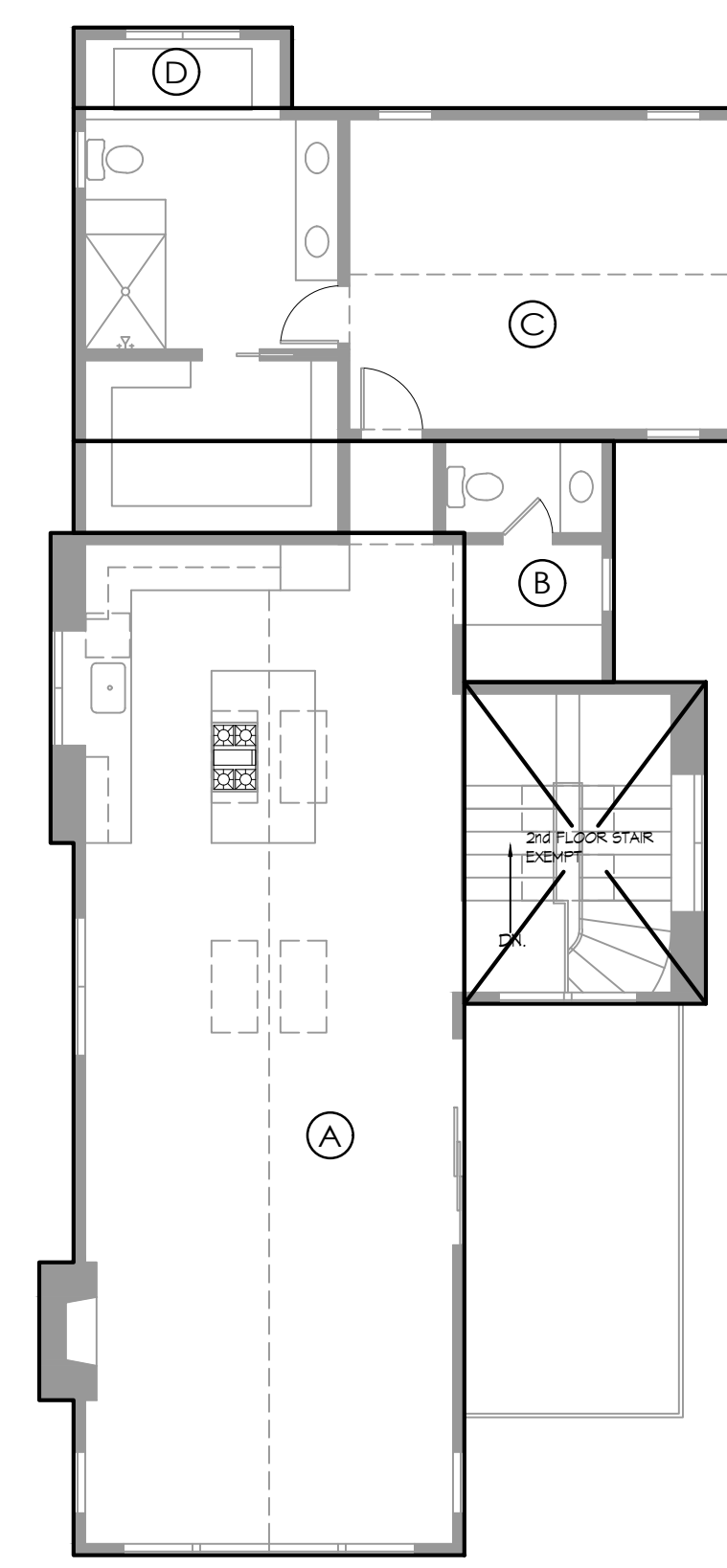
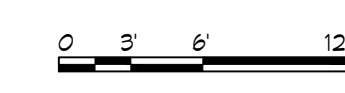
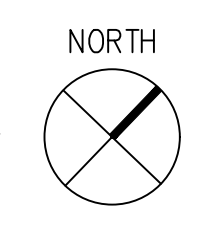
130 SONORA AVENUE
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

Assessor Parcel Number:	047-122-010 047-122-020 047-122-180
Prepared For:	TONY UCCELLI 575 Alameda de las Pulgas San Carlos, CA 94070
Date:	OCT. 2022
Scale:	1" = 8'
Contour Interval:	1'
Drawn by:	LHL
Revisions:	APRIL, 2022
SU-1	
Job No.	19-098



FIRST FLOOR PLAN

1/8"=1'-0"



SECOND FLOOR PLAN

1/8"=1'-0"

PROPOSED FLOOR AREA

HOUSE + PORCH 3,246 S.F.

ALLOWABLE FLOOR AREA

TOTAL 3,249.9 S.F.

PROPOSED COVERAGE

1st FL. + PORCH 1,942 S.F.

ALLOWABLE COVERAGE

TOTAL 2,146.2 S.F.

FLOOR AREA CALCS

FIRST FLOOR

- (A) 502 S.F.
 - (B) 290 S.F.
 - (C) 710 S.F.
 - (D) 90 S.F.
 - (E) 305 S.F.
 - (I) 45 S.F.
- TOTAL = 1,942 S.F.

SECOND FLOOR

- (A) 757 S.F.
 - (B) 115 S.F.
 - (C) 399 S.F.
 - (D) 33 S.F.
- TOTAL = 1,304 S.F.

MAIN HOUSE TOTAL = 3,246 S.F.

Kellond Architects

14510 Big Basin Way, #205
Saratoga, California 95070

408.741.0600 ph.
408.741.0610 fax

www.kellondarchitects.com

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UNPUBLISHED WORK OF THE ARCHITECT,
WHICH MAY NOT BE DUPLICATED, USED, OR
DISCLOSED WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.

PROJECT

New Residence

APN: 047-122-180
130 Sonora Ave.
El Granada, CA 94018

SHEET TITLE

FLOOR AREA & COVERAGE

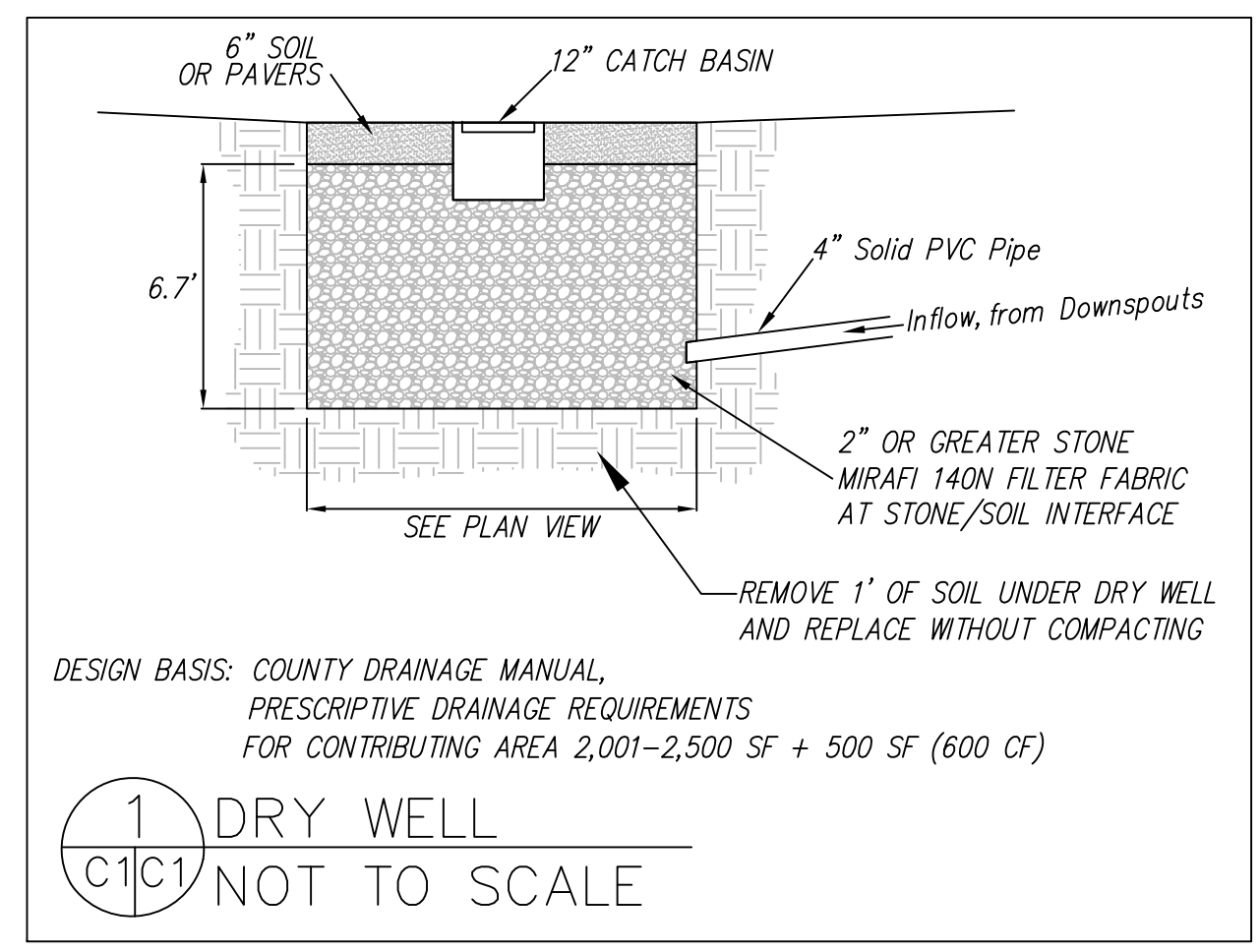
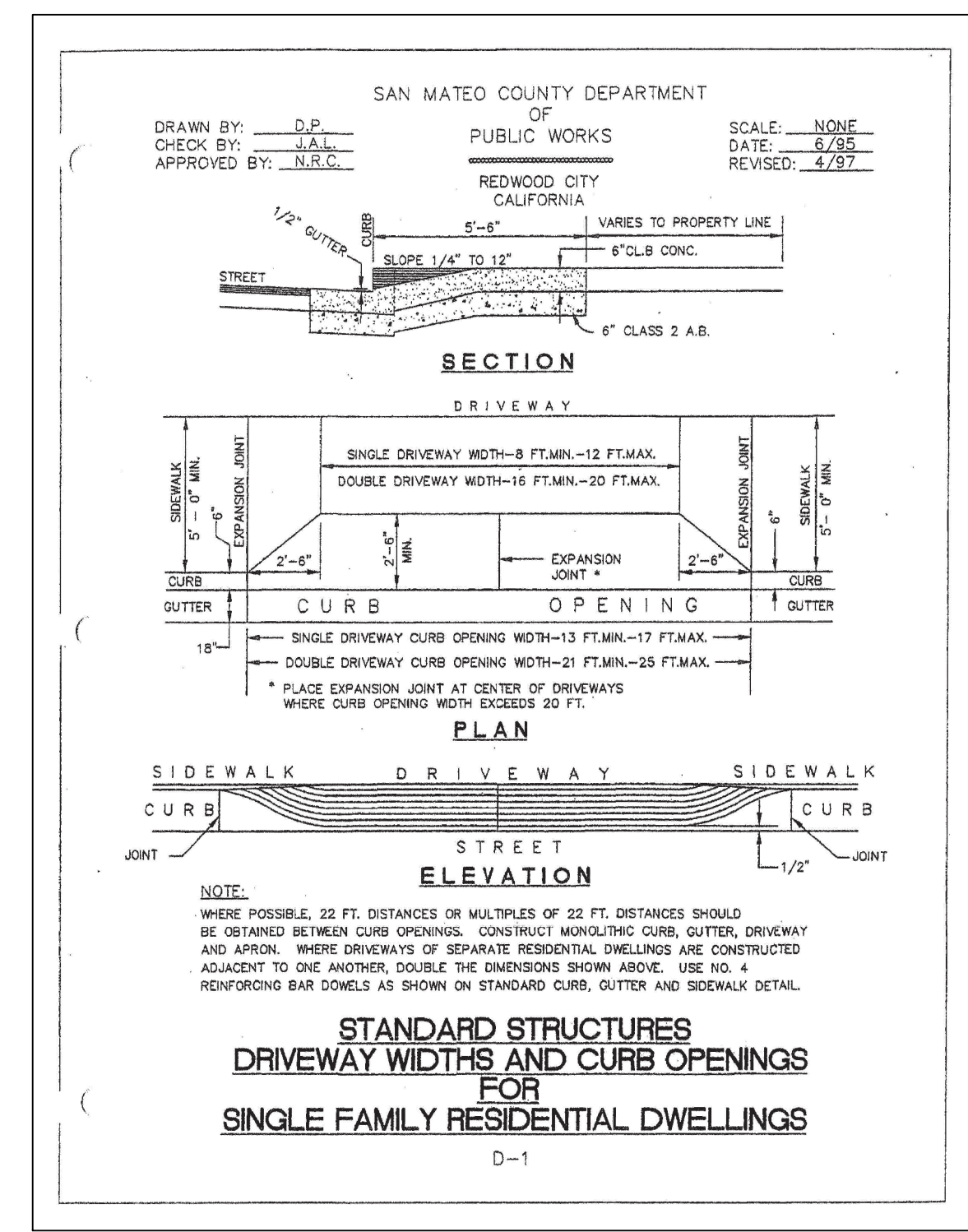
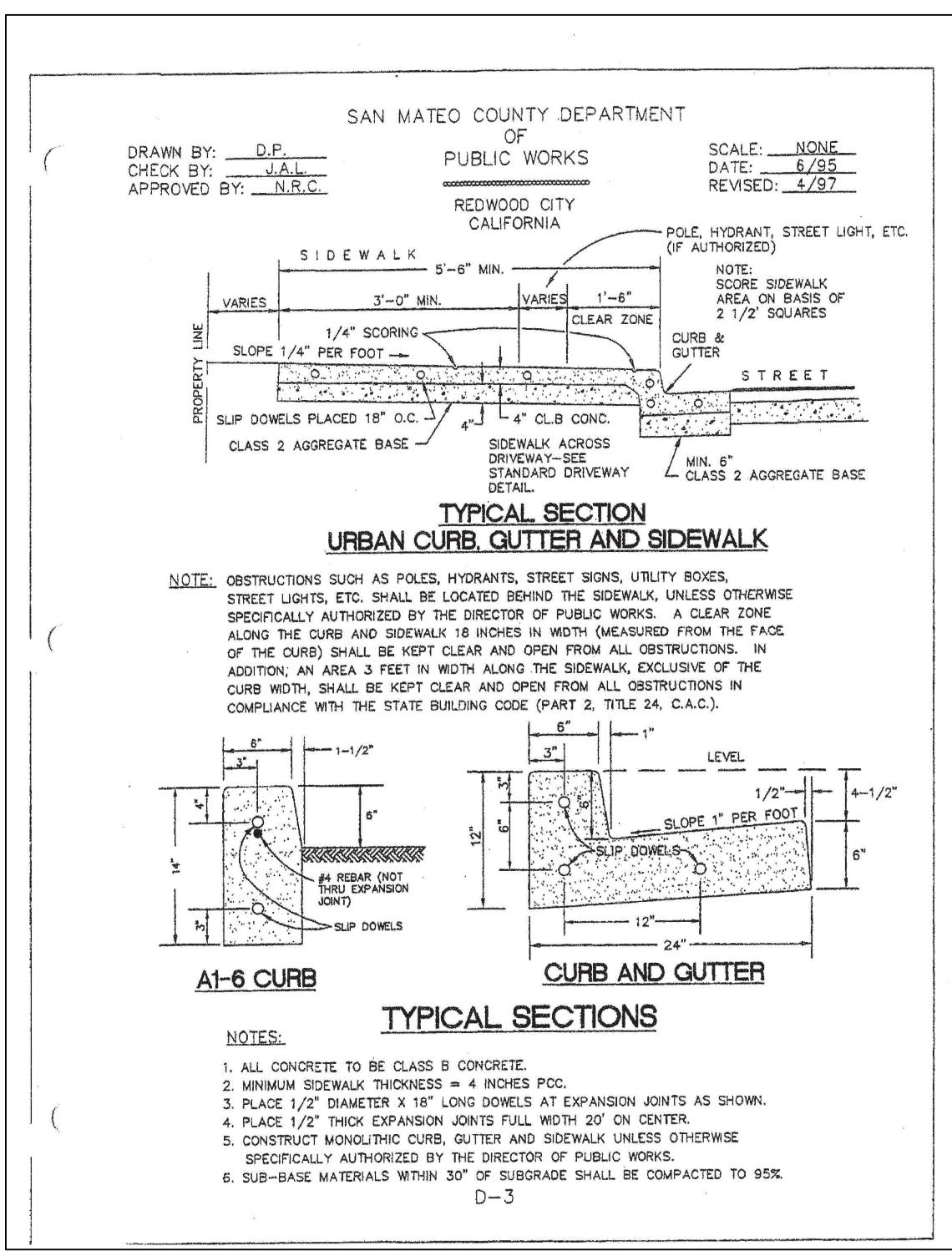
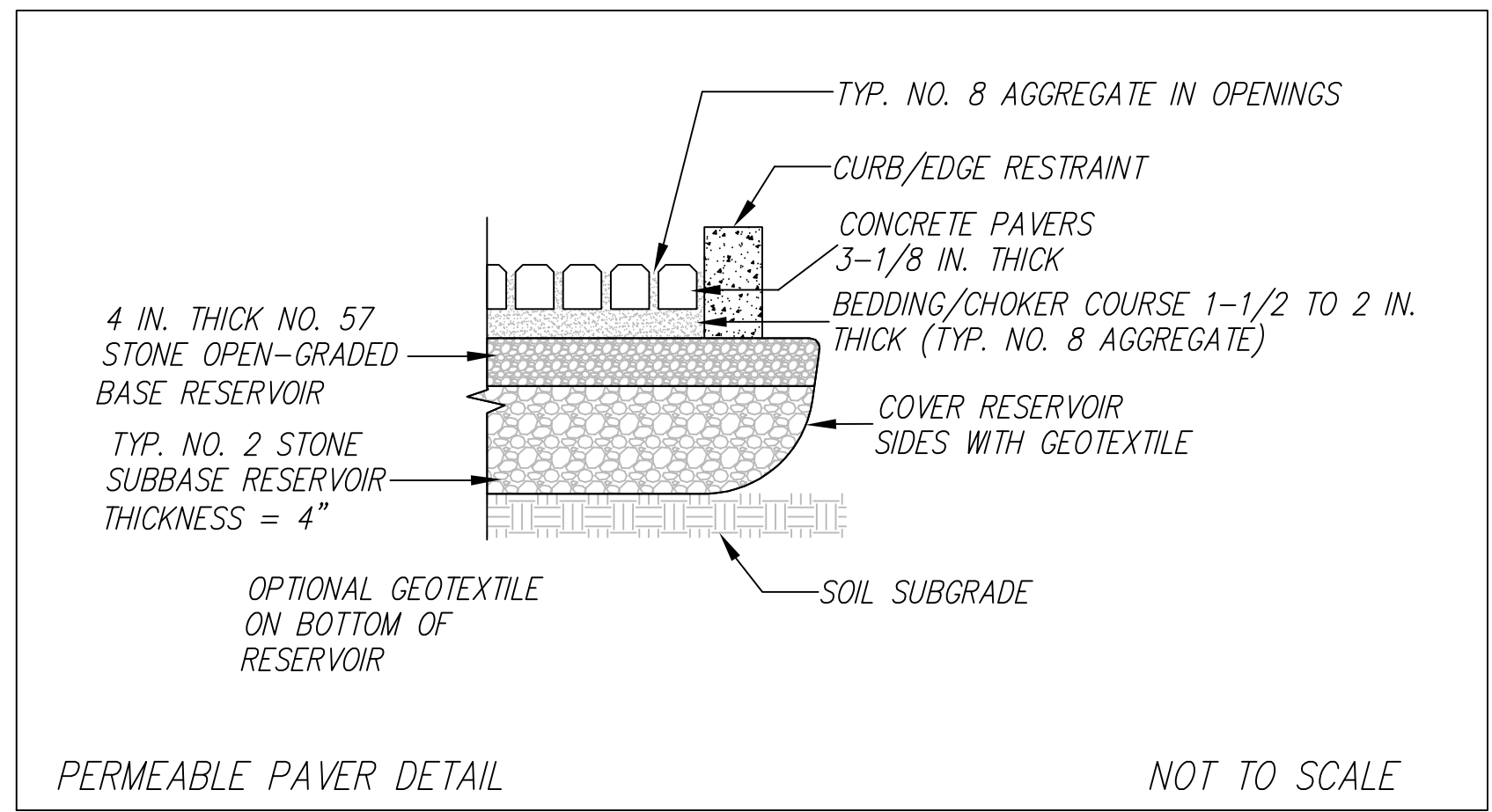
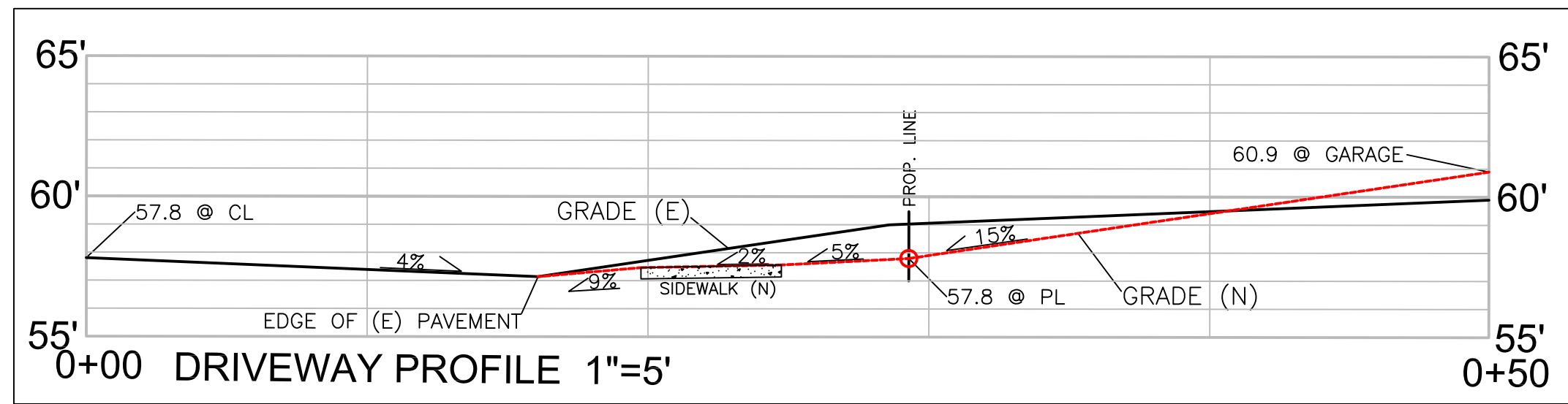
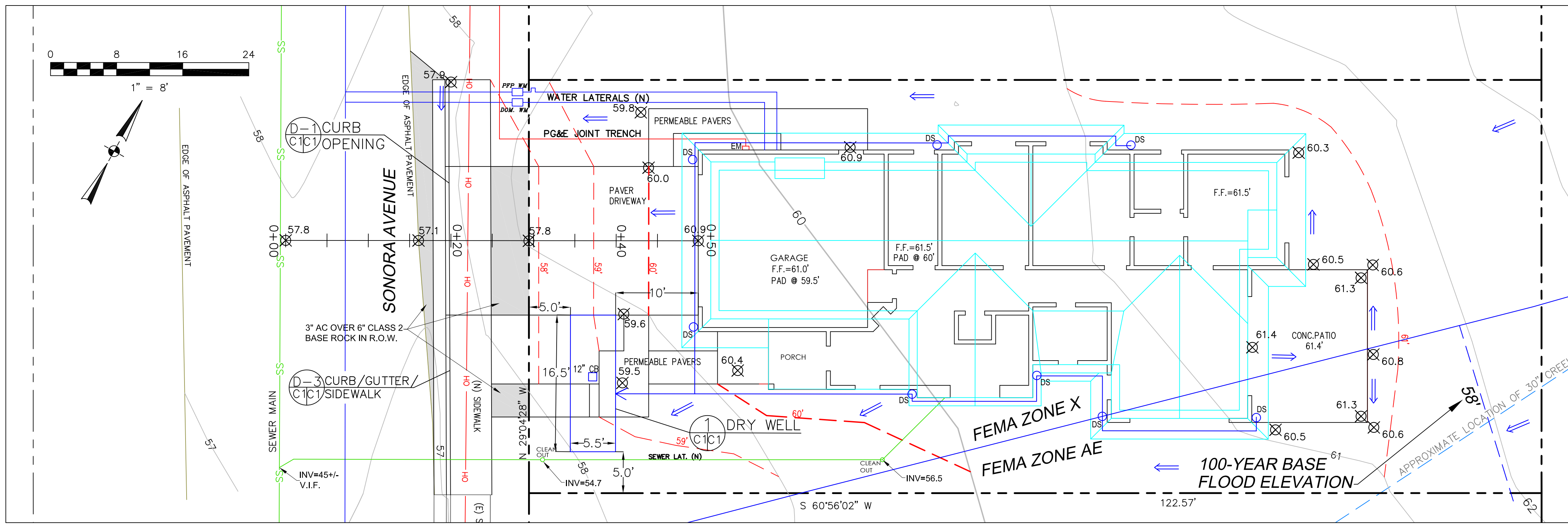
REVISIONS

No.	Date	Notes

PROJECT #: 2022.03

DATE: OCT. 2022

SHEET #: SD-5



GRADING AND DRAINAGE PLAN

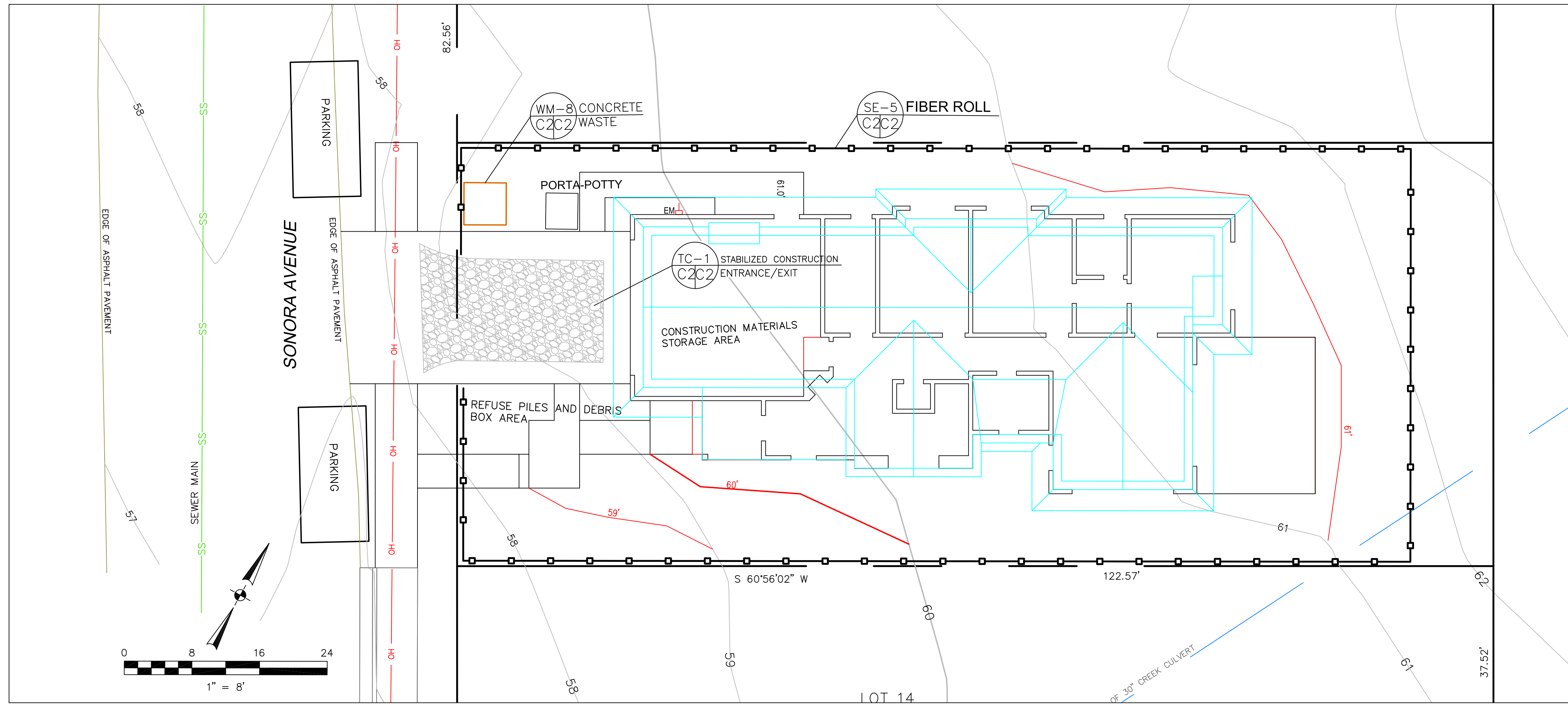
SHEET C-1

UCCELLI PROPERTY, LOT 16
COLUMBUS STREET
EL GRANADA
APN 047-122-180

Professional Engineer Seal: REDWOOD CITY, CALIFORNIA, CIVIL ENGINEER, CHARLES M. KISSICK, No. 62264, 9-30-23 EXPIRES.

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

Drawn/Checked/Rev. Dates: DRAWN BY: CMK DATE: 11-21-22 CHECKED BY: AZG DATE: 2-17-23 REV. DATE: 2-17-23



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.
- There are no trees or driplines on the site.
- Provide secondary containment for porta-potty.

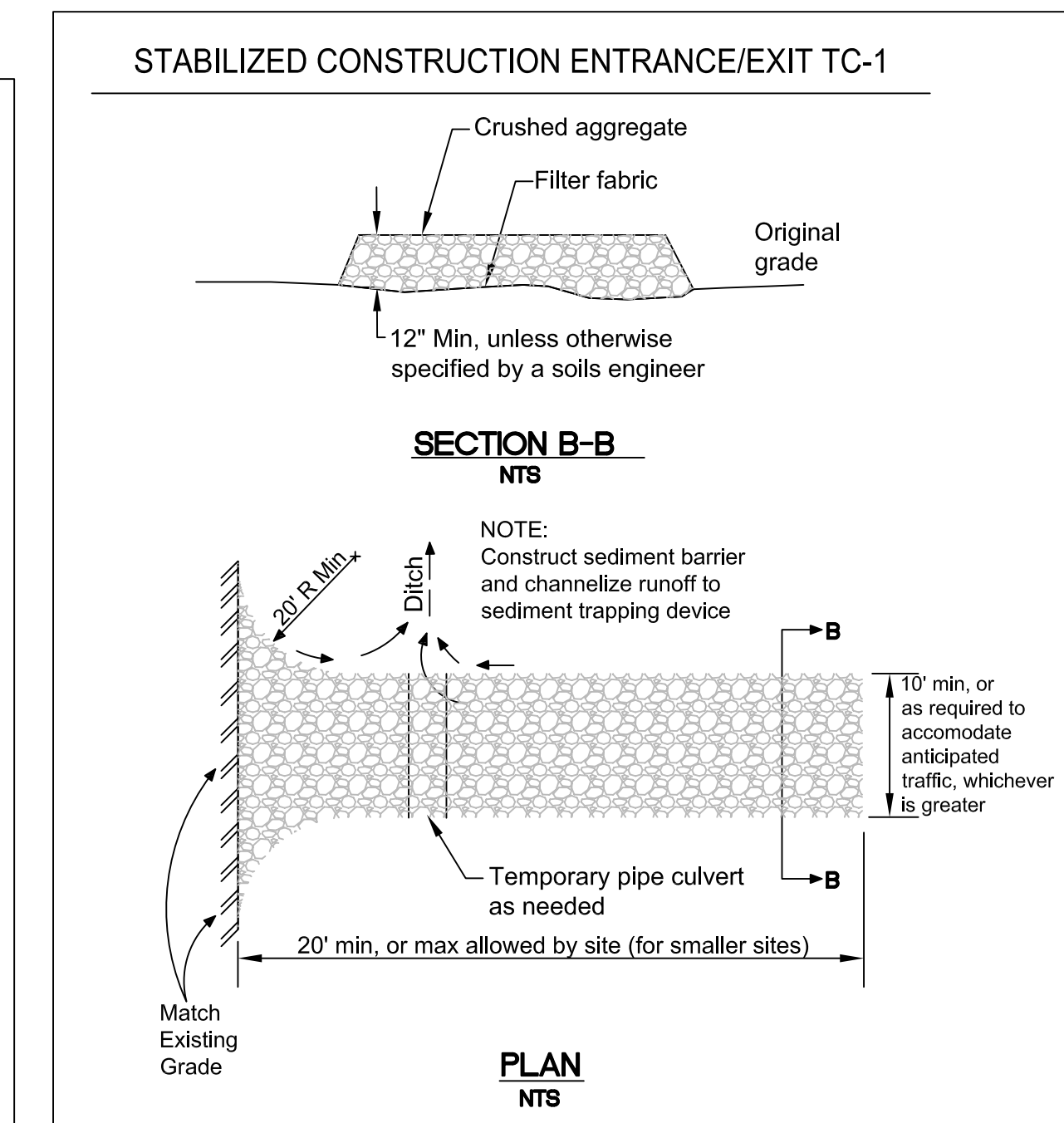
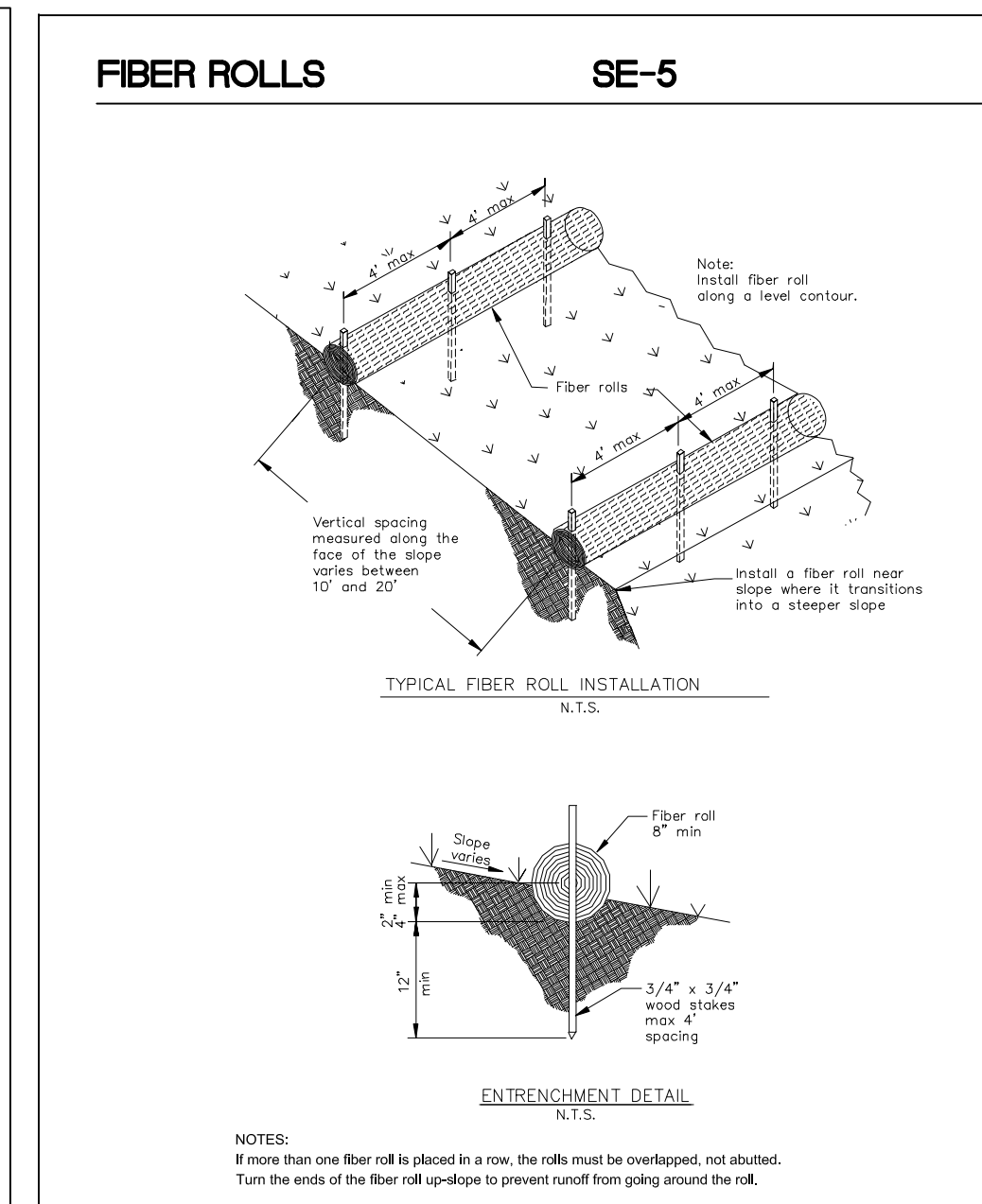
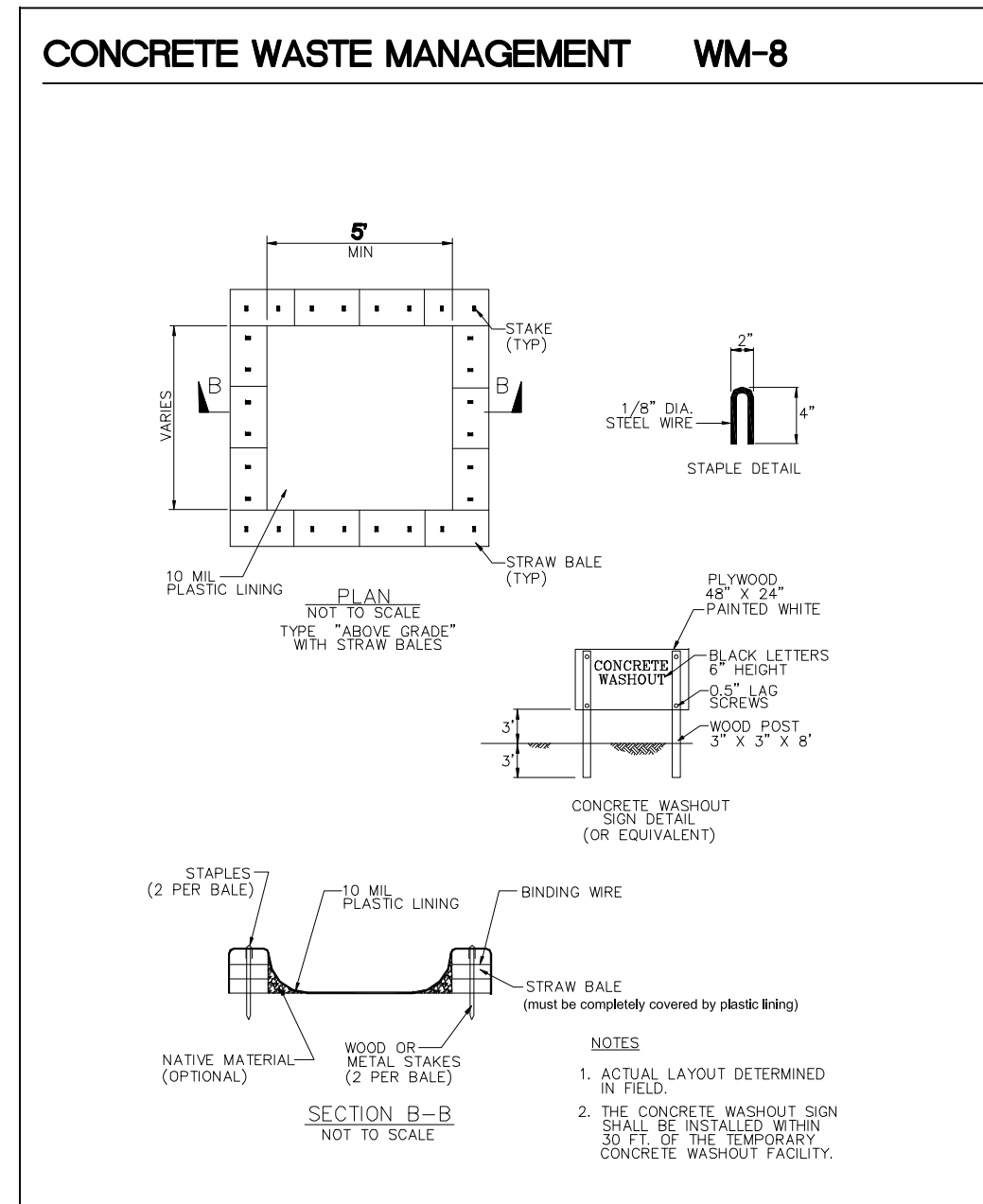


EROSION CONTROL POINT OF CONTACT

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: TONY UCCELLI
 TITLE/QUALIFICATION: OWNER
 PHONE: 650-467-8291
 E-MAIL: TUCCELLI@PRODIGY.NET

Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 726-3590
 FAX 726-3593



DATE: 11-21-22
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE:
 REV. DATE:
 REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN

UCCELLI PROPERTY, LOT 15
 COLUMBUS STREET
 EL GRANADE
 APN 047-122-010

SHEET C-2



SAN MATEO COUNTYWIDE

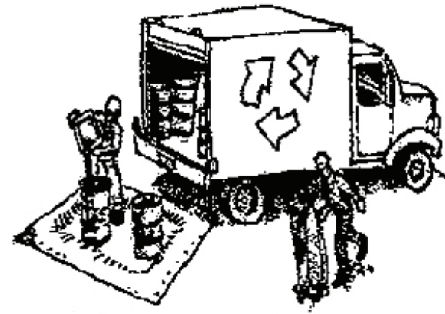
Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



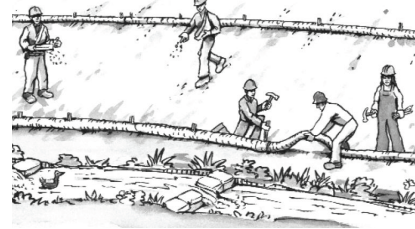
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

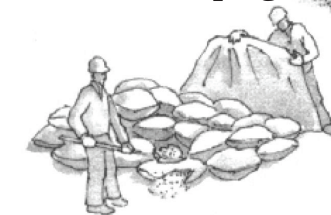
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



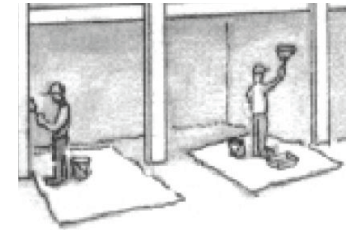
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



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

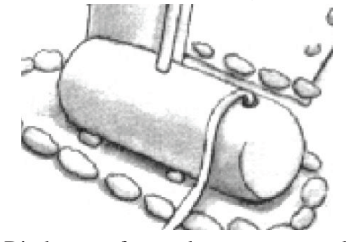
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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

WELO
Water Budget and Water Use Calculator

INSTRUCTIONS:
1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For file info, refer to Appendix A of the ordinance, available here: <https://www.water.ca.gov/Programs/Water-Use-Efficiency/Urban-Water-Use-Efficiency>
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date: 11/29/22
Project Name: Lot 15 Sonora Avenue
Project Contact: Bruce Chan
Project Contact Email: bacla@sbcglobal.net

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area Including SLA	MAWA (gal/yr)
	Non-residential	33.9	0.45	-	1,840	17,403

MAWA = (ETo) * (0.62) * (ETAF * LA) + ((1-ETAF) * SLA)

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)
	33.9	681	-	14,323

ETWU = (ETo) * (0.62) * ((PF * SF) / IE) + SLA

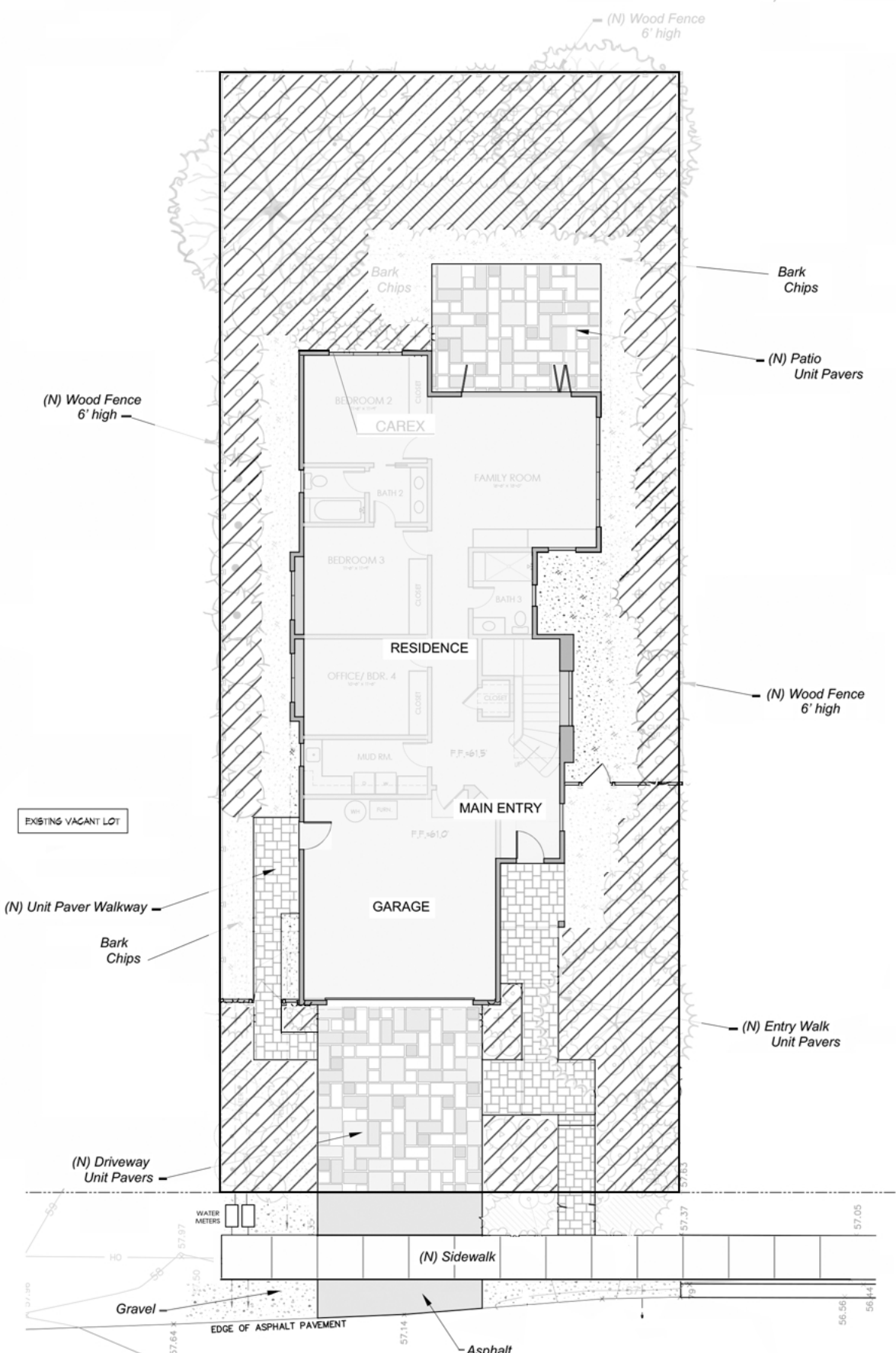
Difference between MAWA and ETWU: 3,080
Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Trees Shrubs & GC	Drip	1,840	0.30	0.81	681
	2						-
	3						-
	4						-
	Landscape area (not including SLA)			1,840			681

ETWU Calculation (Special Landscape Areas (SLA))	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area	0	1.0	-
	Multi-use and sports field turf area	0	1.0	-
	Area irrigated with recycled water	0	1.0	-
	Pool	0	1.0	-
	Total SLA	0		0

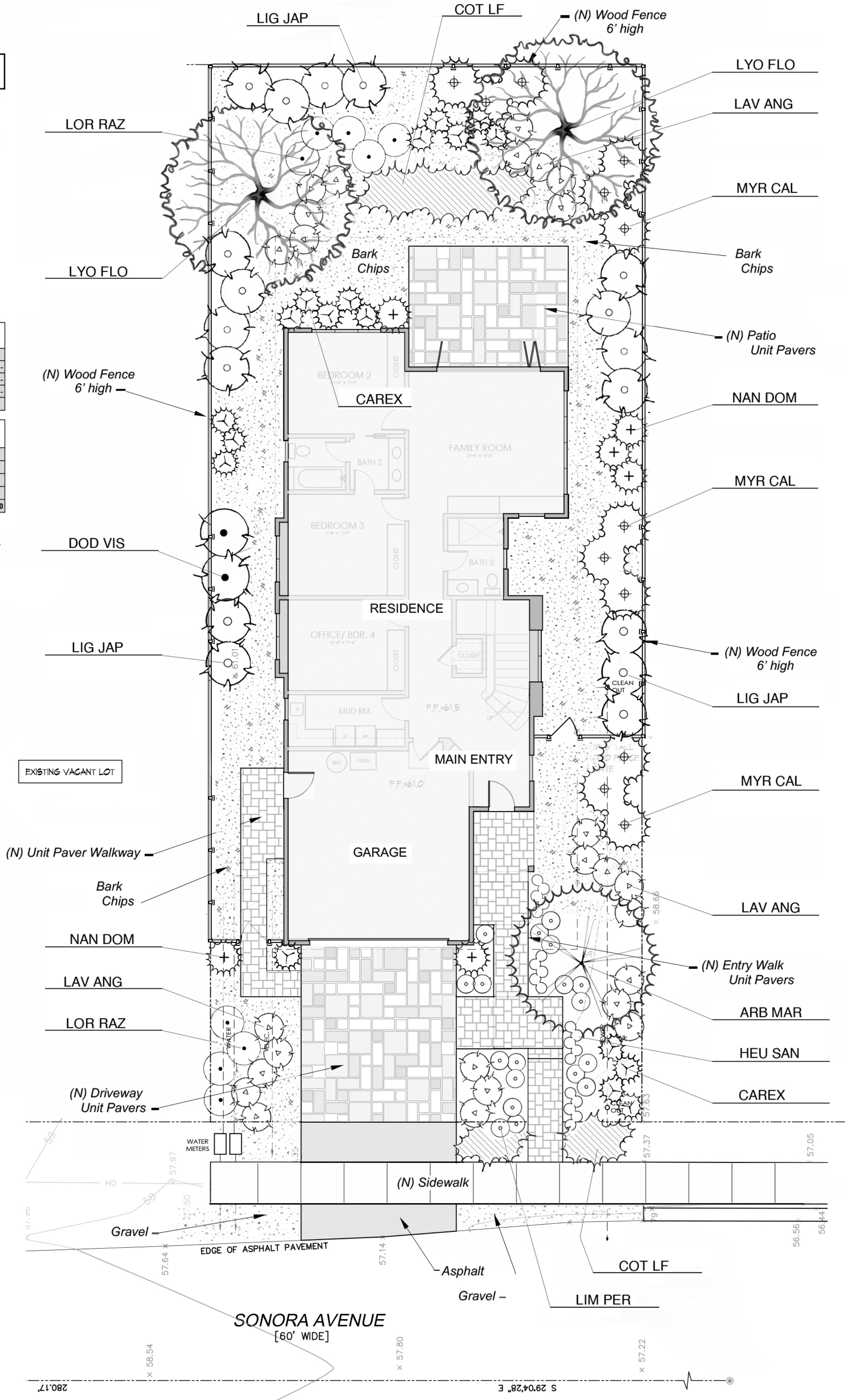
Total Landscape Area (including SLA) from ETWU Calculation: 1,840

Water Budget and Water Use Calculator
Page 1 of 1



IRRIGATED LANDSCAPE AREA IS 1840 SF
METHOD OF IRRIGATION TO BE DRIP

2 Irrigated Landscape Area
SCALE 1/16" = 10"



1 Planting Plan
SCALE 1/8" = 10"

Plant List

No.	Botanical Name	Common Name	Qty*	Size	WU	Plant Type
ARB MAR	Arbutus 'Marina'	Strawberry Tree	1	24" Box	L	Evgn Tree
LYO FLO	Lyonothamnus floribundus ssp. asplenifolius	Fernleaf Catalina Ironwood	2	24" Box	L	Evgn Tree
CAREX	Carex tumulicola	Foothill Sedge	1	Gal	L	Sedge
DOD VIS	Dodonaea viscosa	Hopseed Bush	5	Gal	L	Evgn Shrub
HEU SAN	Heuchera sanguinea	Coral Bells	1	Gal	L	Perennial
LAV ANG	Lavendula angustifolia	English Lavender	1	Gal	L	Low Shrub
LIG JAP	Ligustrum jap 'Texanum'	Waxleaf Privet			L	Evgn Shrub
LIM PER	Limonium perzii	Sea Thrift	1	Gal	L	Perennial
LOR RAZ	Loropetalum 'Razzleberry'	N C N	5	Gal	L	Evgn Shrub
MYR CAL	Myrica californica	Pacific Wax Myrtle	5	Gal	L	Evgn Shrub
NAN DOM	Nandina domestica	Heavenly Bamboo	5	Gal	L	Evgn Shrub
COT LF	Cotoneaster 'Lowfast'	N C N	1	Gal	L	Groundcover

Note: Contractor to verify quantities.

Planting Notes

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.
- ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS. THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
- SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR, AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES.
- SOIL AMENDMENTS SHALL BE FREE OF DEBRIS SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
- PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
- SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 3" LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE. PLANTING AREAS SHALL BE COVERED WITH A TWO INCH LAYER OF BARK CHIPS.
- ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED BY THE CONTRACTOR. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN

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"I have complied with the criteria of the ordinance and applied them accordingly for efficient use of water in the irrigation design plan."
Signed: *Bruce A. Chan*

Total Irrigated Landscape Area 2064 SF

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Landscape Architecture
Environmental Design
Site Planning



New Single Family House
APN 047-122-180
Sonora Avenue El Granada California

TITLE

Landscape Plan

REVISIONS

Date	Notes

PROJECT #:

DATE: 11-30-22

SHEET #:
L 1.1