



CONTRA COSTA COUNTY

AGENDA

Kensington Municipal Advisory Council

Wednesday, June 25, 2025

7:00 PM

61 Arlington Avenue, Kensington |
<https://cccouny-us.zoom.us/j/83020078959pwd=YIRscWZRMTNLUWgrUkVsUzQwOEJYdz09> Meeting ID: 830 2007
8959 Password: 136555

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Roll Call and Introductions
2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).

CDDP23-03009 0 Willamette Ave. The applicant requests approval of a Variance [TMP-11213](#) for a 1-foot front yard setback (where 20 feet is required) for a retaining wall that exceeds 3 feet in height, a 4-foot front yard setback (where 20 feet is required) for an accessory garage building, and a Kensington Design Review for a new single-family residence with total gross floor area of 2,965 square feet on a vacant lot. The project also includes a tree permit for a code-protected tree that was previously removed.

Attachments: [0willametteCDVR2501019 ACR](#)

The next meeting is currently scheduled for July 30, 2025

Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at _____, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact:



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: TMP-11213

Agenda Date: 6/25/2025

Agenda #:

Advisory Board: Kensington Municipal Advisory Council June 25, 2025

Subject: CDDP23-03009 0 Willamette Ave

Presenter:

Contact: Robert Rogers 510.942.2224

1. Information: The applicant requests approval of a Variance for a 1-foot front yard setback (where 20 feet is required) for a retaining wall that exceeds 3 feet in height, a 4-foot front yard setback (where 20 feet is required) for an accessory garage building, and a Kensington Design Review for a new single-family residence with total gross floor area of 2,965 square feet on a vacant lot. The project also includes a tree permit for a code-protected tree that was previously removed.

Referral History and Update:

Recommendation(s)/Next Step(s): Vote on project



AGENCY COMMENT REQUEST

Date _____

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

___ Building Inspection ___ Grading Inspection
___ Advance Planning ___ Housing Programs
___ Trans. Planning ___ Telecom Planner
___ ALUC Staff ___ HCP/NCCP Staff
___ County Geologist

HEALTH SERVICES DEPARTMENT

___ Environmental Health ___ Hazardous Materials

PUBLIC WORKS DEPARTMENT

___ Engineering Services ___ Special Districts
___ Traffic
___ Flood Control (Full-size)

LOCAL

___ Fire District _____
 ___ San Ramon Valley – (email) rwendel@srvfire.ca.gov
 ___ Consolidated – (email) fire@cccfdpd.org

___ Sanitary District _____
___ Water District _____
___ City of _____
___ School District(s) _____
___ LAFCO
___ Reclamation District # _____
___ East Bay Regional Park District
___ Diablo/Discovery Bay/Crockett CSD
___ MAC/TAC _____
___ Improvement/Community Association
___ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

___ CHRIS (email only: nwic@sonoma.edu)
___ CA Fish and Wildlife, Region 3 – Bay Delta
___ Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner _____
Phone # _____
E-mail _____
County File # _____
Prior to _____

We have found the following special programs apply to this application:

___ Landslide Active Fault Zone (A-P)
___ Liquefaction ___ Flood Hazard Area
___ 60-dBA Noise Control
___ CA EPA Hazardous Waste Site
___ High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ___ None ___ Below ___ Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDVR25-01019

File Date: 4/1/2025

Applicant:

Samuel Abels
201 Amherst Ave
Kensington, CA 94708

sam@areahomesllc.com
(510) 917-9432

Property Owner:

Samuel Abels
201 Amherst Ave
Kensington, CA 94708

sam@areahomesllc.com
(510) 917-9432

Project Description:

The applicant requests approval of a Variance permit to allow for a 10'9" front setback (where 20' is the minimum) for a new second story deck. The project also includes Kensington Design Review for the new second story deck. (Sliding Scale - 5 & 10)

Project Location: (Address: 201 AMHERST AVE, KENSINGTON, CA 947081001), (APN: 570042007)

Additional APNs:

General Plan Designation(s): RM

Zoning District(s): "R-6, -TOV -K"

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence: El Cerrito

Fire District: KENSINGTON FIRE

Sanitary District: STEGE SANITARY

Housing Inventory Site: NO

Specific Plan:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3280.00	3280.00

An aerial photograph of a residential neighborhood with property boundaries overlaid. A cyan-colored polygon outlines a central property. Orange lines delineate other lots and streets. Labels include '197 570042008' at the top left, '206 570042007' in the center of the cyan-outlined property, 'Unincorporated' to the left of the center, 'District 1' to the right of the center, and '206 570042006' at the bottom center. A scale bar at the bottom left shows distances from 0 to 0.01 miles. A north arrow is in the top left corner.

 Assessment
Parcels

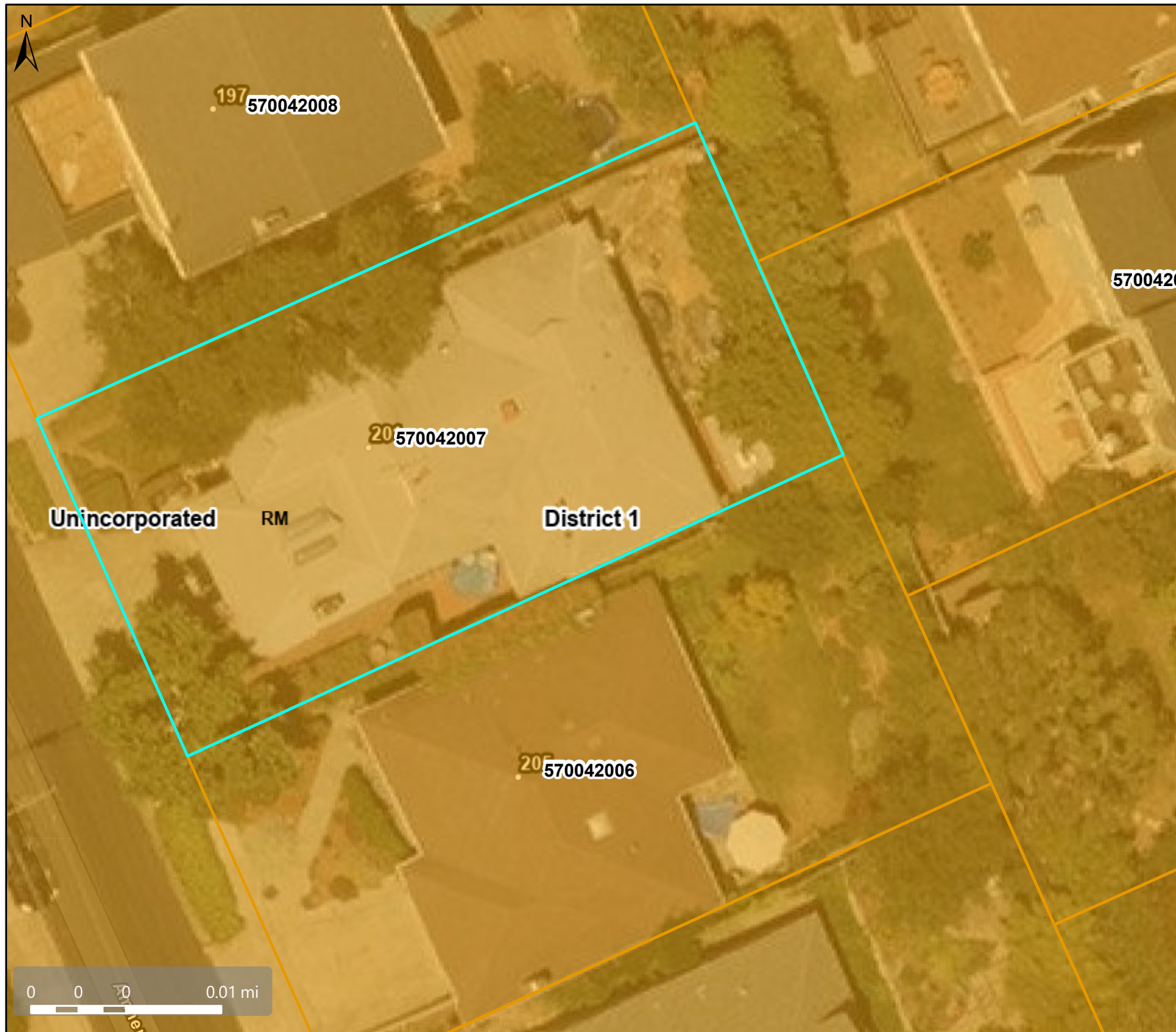
Unincorporated
Board of
Supervisors'
Districts

- Address Points

THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County
Department of Information Technology, County GIS.
Data layers contained within the CCMap application
are provided by various Contra Costa County Departments.
Please direct all data inquiries to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

GP - RM



Map Legend

- Assessment
Parcels
- Planning Layers
(DCD)
- General Plan
 - RM (Residential
Medium
Density) (7-17
du/na)
 - Unincorporated
 - Board of
Supervisors'
Districts
- Base Data
 - Address Points

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

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Spheroid
Datum: WGS 1984

POR. BLOCKS F & G, BERKELEY HIGHLANDS
STANFORD

MB 6-150

AVE.

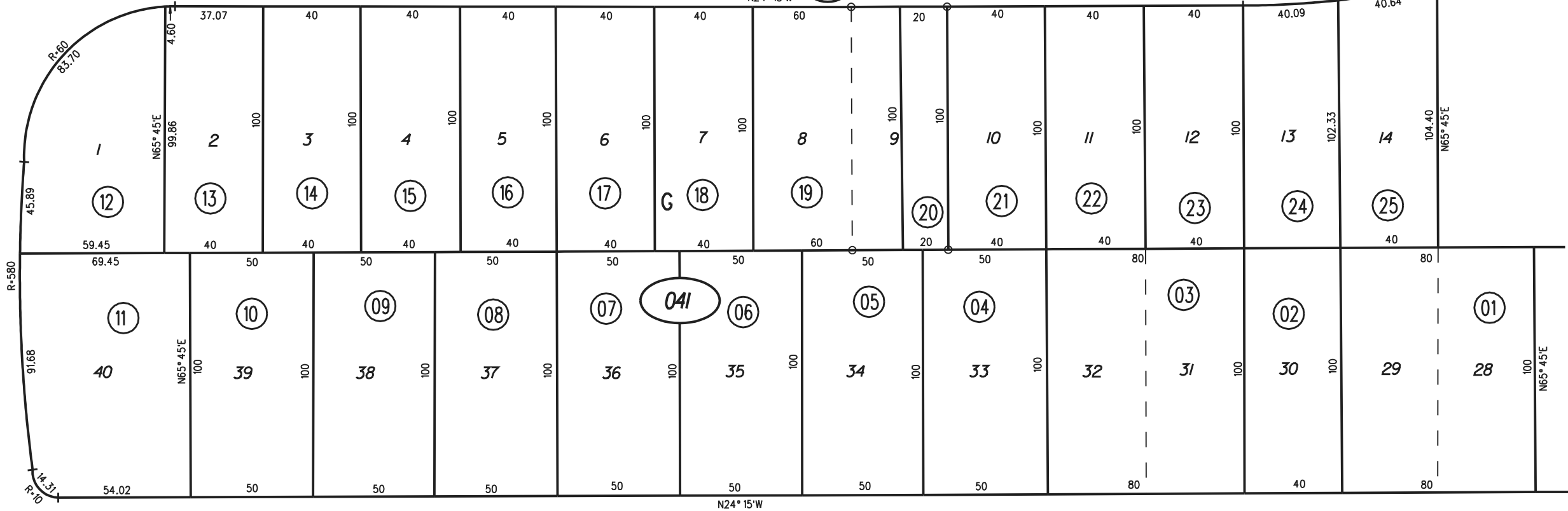
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03

N24° 15' W

R-345

AVE.



08

YALE

AVE.

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N24° 15' W

R-10

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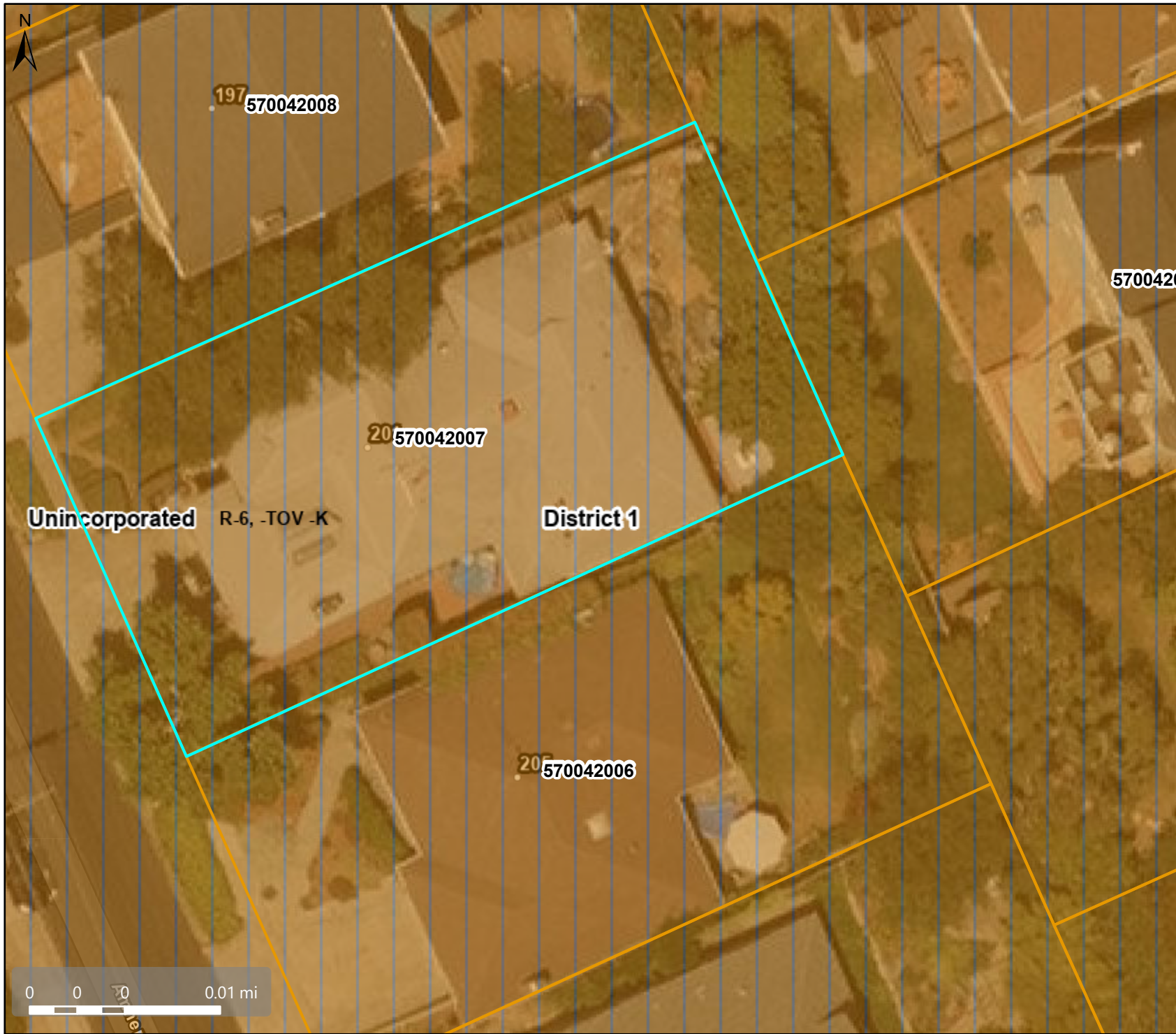
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Zoning - R-6, -TOV, -K



Map Legend

- Assessment Parcels
- Planning Layers (DCD)
- Zoning
- ZONE_OVER
 - R-6 -TOV -K (Tree Obstruction and Kensington)
 - Unincorporated
 - Board of Supervisors' Districts
- Base Data
 - Address Points

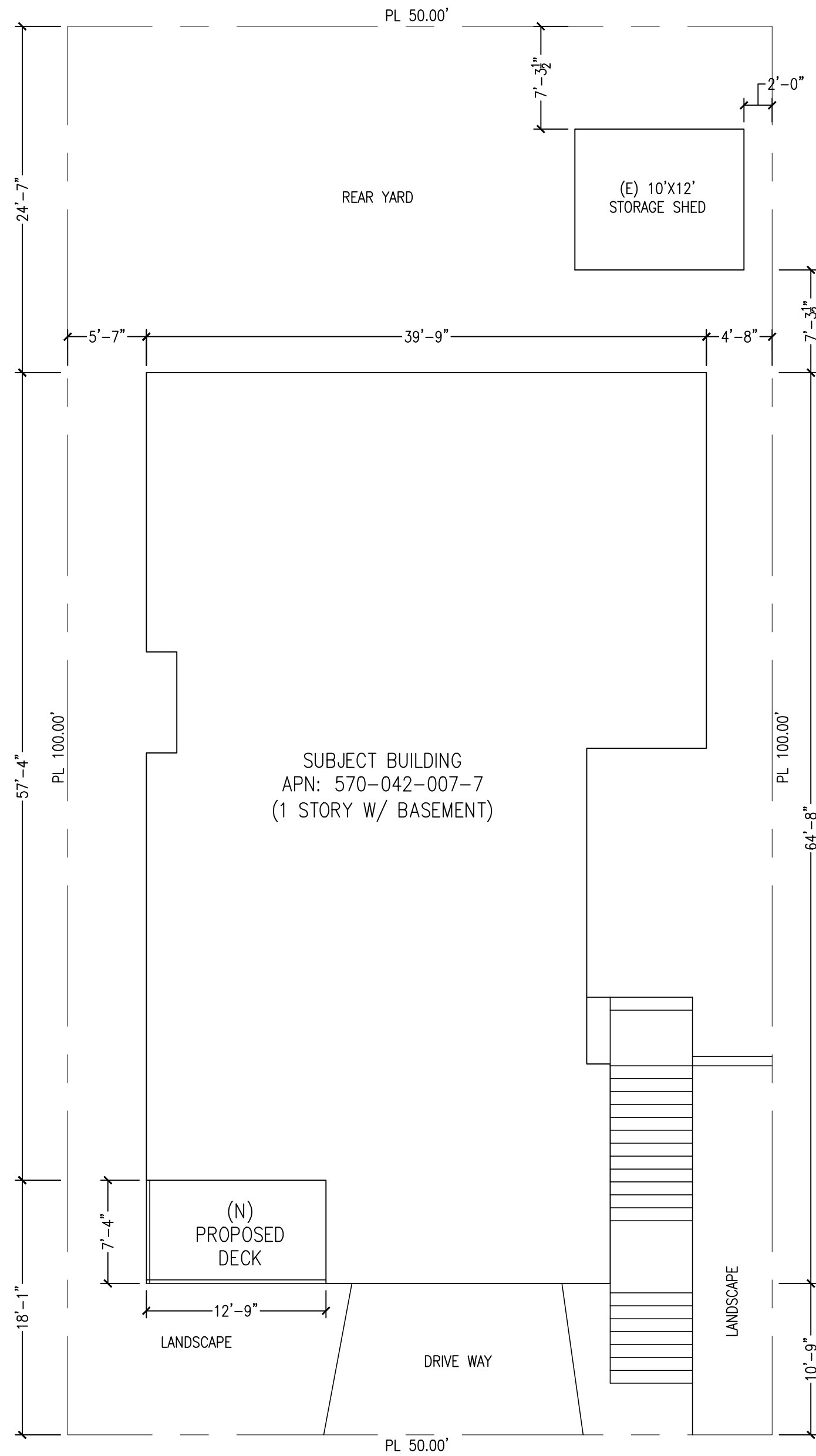
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PCS: WGS 1984 Web Mercator Auxiliary Spheroid
Datum: WGS 1984

RECEIVED on 4/1/2025 **CDVR25-01019**
By Contra Costa County
Department of Conservation and Development



PLOT PLAN
SCALE: 1/8"=1'-0"



SITE MAP
N.T.S.

GENERAL NOTES

1. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING BIDS.
2. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO STARTING THEIR WORK.
3. THE CONTRACTOR AND/OR SUBTRACTOR'S WORK SHALL CONFORM TO ALL APPLICABLE GOVERNMENTAL AGENCIES REGULATIONS AND LOCAL BUILDING CODES.
4. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK NOTIFY THE GENERAL CONTRACTOR OR OWNER OF ANY WORK CALLED OUT ON THE DRAWINGS IN HIS TRADE THAT CANNOT BE FULLY GUARANTTED.
5. MATERIALS: ALL MATERIALS AND EQUIPMENT WILL BE PURCHASED BY THE CONTRACTOR AND/OR INSTALLED ACORRDIING TO PLANS AND SPECIFICATIONS. SUBSTITUTIONS OR CHANGES MAY BE MADE WITH AUTHORIZATION FROM THE ENGINEER. OTHERWISE, ALL THE WORK MUST CONFORM TO PLANS AND SPECIFICATIONS.
6. NTERPRETATION OF DOCUMENTS: SHOULD THE CONTRACTOR, AT ANY TIME, DISCOVER AN ERROR IN A DRAWING OR ON SPECIFICATIONS, OR A DISCREPANCY OR LACK OF DIMENSIONS OR OTHER INFORMATION, HE SHALL REPORT AT ONCE TO THE ENGINEER FOR CLARIFICATION, AND HE SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE. DIMENSIONS PREFERENCE OVER DRAWINGS SHALL BE FOLLOWED, IN EVERY CASE, IN PREFERENCE OVER DRAWINGS OF SMALLER SCALE. ANY REQUIRED REVISION DRAWINGS WILL BE ISSUED TO THE CONTRACTOR, IN SUFFICIENT NUMBER, TO ENABLE HIM TO CARRY THE WORK PROPERLY. CONTRACTOR IS RESPONSIBLE FOR ALL ERRORS MADE AS A DIRECT RESULT OF USING SUPERCEDED DRAWINGS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH PRINTED DIRECTIONS AND SPECIFICATIONS OF ASSOCIATIONS, TRADES AND MANUFACTURERS OF SYSTEMS AND MATERIALS APPROVED FOR THIS PROJECT. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB LEVEL; WITH SMOOTH, CLEAN, UNIFORM APPEARANCE: WITHOUT DISTORTIONS. JOINTINGS SHALL BE CLOSE-FITTING, NEAT, WELL-SCRIBED. FINISHED WORK SHALL HAVE NO EXPOSED, UNSIGHTLY ANCHORS OR UNSAFE PROTRUSIONS, OFFSETS, BURRS, RAW EDGES, OR SHARP CORNERS. ALL WORK SHALL HAVE PROVISIONS FOR EXPANSION AND CONTRACTION OR SHRINKAGE, AS NECESSARY, TO PREVENT CRACKS, BUCKLING AND WRAPPING.
8. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURE, IN CONFORMANCE WITH THE BEST PRACTICE, AND CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEM ACCORDING TO THESE CONDITIONS. DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR; THEY DO NOT ILLUSTRATE EVERY DETAILS.

APPLICATION CODES AND REGULATIONS

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- LOCAL ORDINANCES

PROJECT INFORMATION

SITE ADDRESS: 201 AMHERST AVE. KINSINGTON, CA 94708
ASSESSOR'S PARCEL NO.: 570-042-007-7
TYPE OF CONSTRUCTION: V-B
AUTOMATIC FIRE SPRINKLER SYSTEM: NO
NO. OF STORIES: 1 W/ BASTMENT
LOT SIZE: 5000 SQ.FT.
USE / OCCUPANCY: R-3
EXISTING UNIT: 1 (NO CHANGE)
EXISTING FLOOR AREA: BASEMENT = 756 SF. (NO CHANGE)
MAIN FL. = 2164 SF. (NO CHANGE)

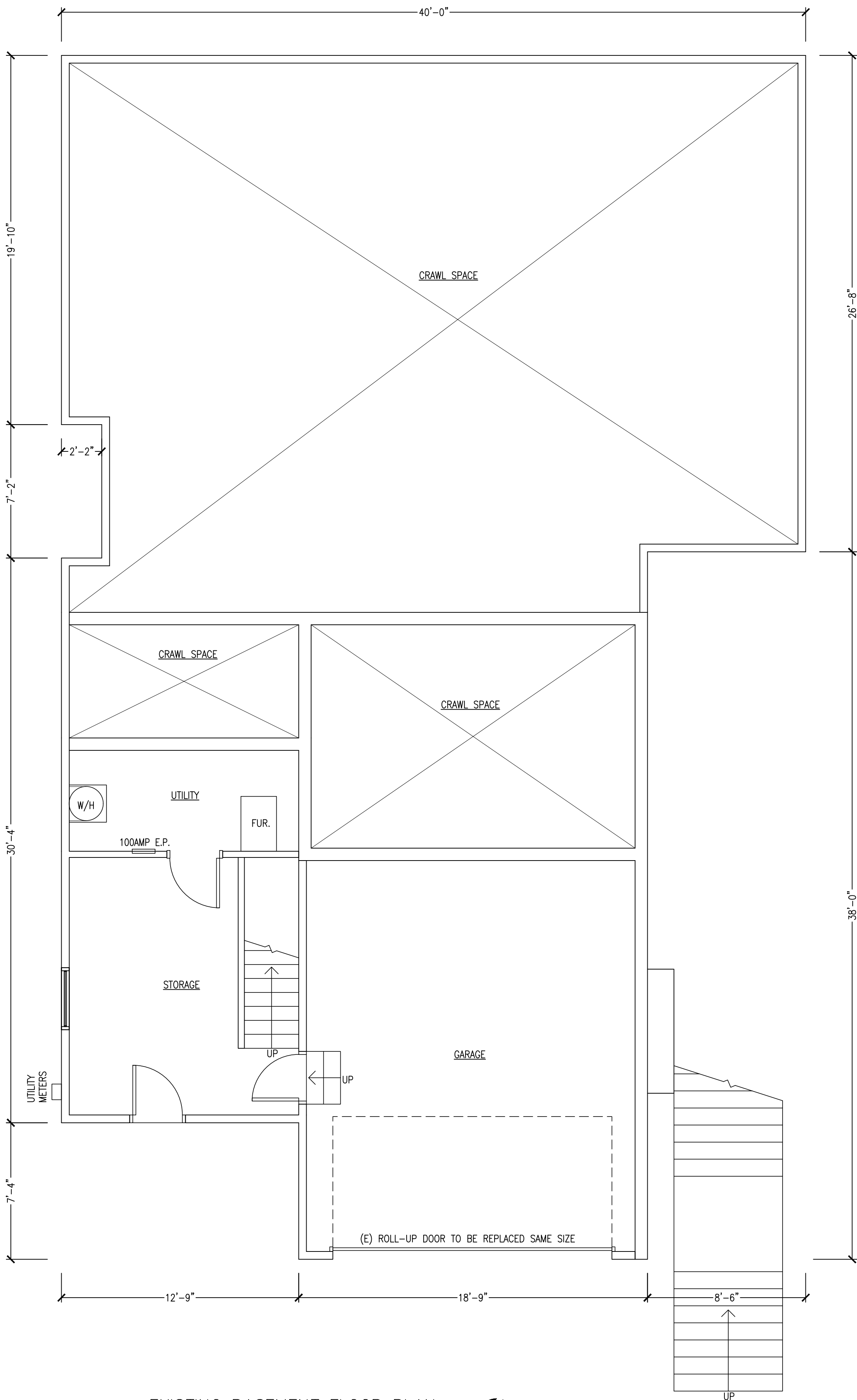
SCOPE OF WORK:

- REMODEL OF EXISTING ONE STORY WITH BASEMENT SINGLE FAMILY BUILDING:
1. PROPOSED (N) ONE STORY DECK AT NORTH WEST CORNER OF THE BUILDING.
 2. RELOCATED AND REPLACE WINDOWS INDICATED ON PLAN.
 3. REPLACE (E) GARAGE ROLL-UP DOOR (SAME SIZE).
 4. INSTALL (N) DOORS INDICATED ON PLAN

TABLE OF CONTENTS

- A1 SITE MAP, PLOT PLAN, GENERAL NOTES, PROJECT INFORMATION
- A2 EXISTING FLOOR PLANS
- A3 PROPOSED FLOOR PLAN, DETAILS AND NOTES
- A4 EXISTING ELEVATIONS
- A5 PROPOSED ELEVATIONS
- A6 PROPOSED DECK FRAMING AND DETAILS
- CG1 CALIFORNIA GREEN BUILDING STANDARDS
- CG2 CALIFORNIA GREEN BUILDING STANDARDS
- BMP CONTRACTION BEST MANAGEMENT PRACTICE

Issued	JIAN MIN FONG DESIGNER	REMODEL AND NEW DECK	PLOT PLAN SITE MAP PROJECT INFORMATION		Date: MAR, 2025
REVISION					Scale: See Note
					Drawn: JF
					Job:
					Sheet
			201 AMHERST AVE. KINSINGTON, CA 94708		A1
					1 Of 9 Sheets



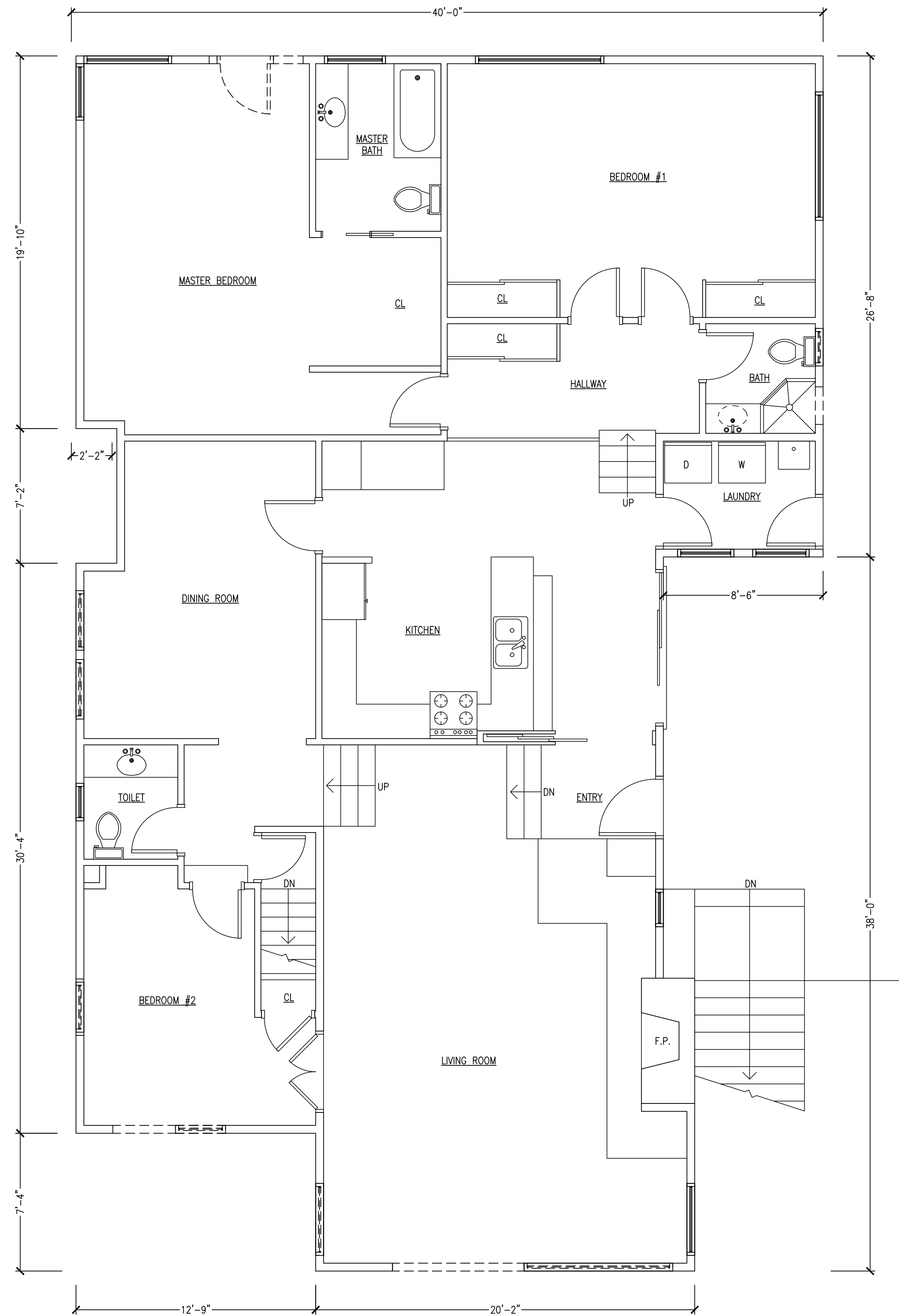
EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



WALL LEGEND:

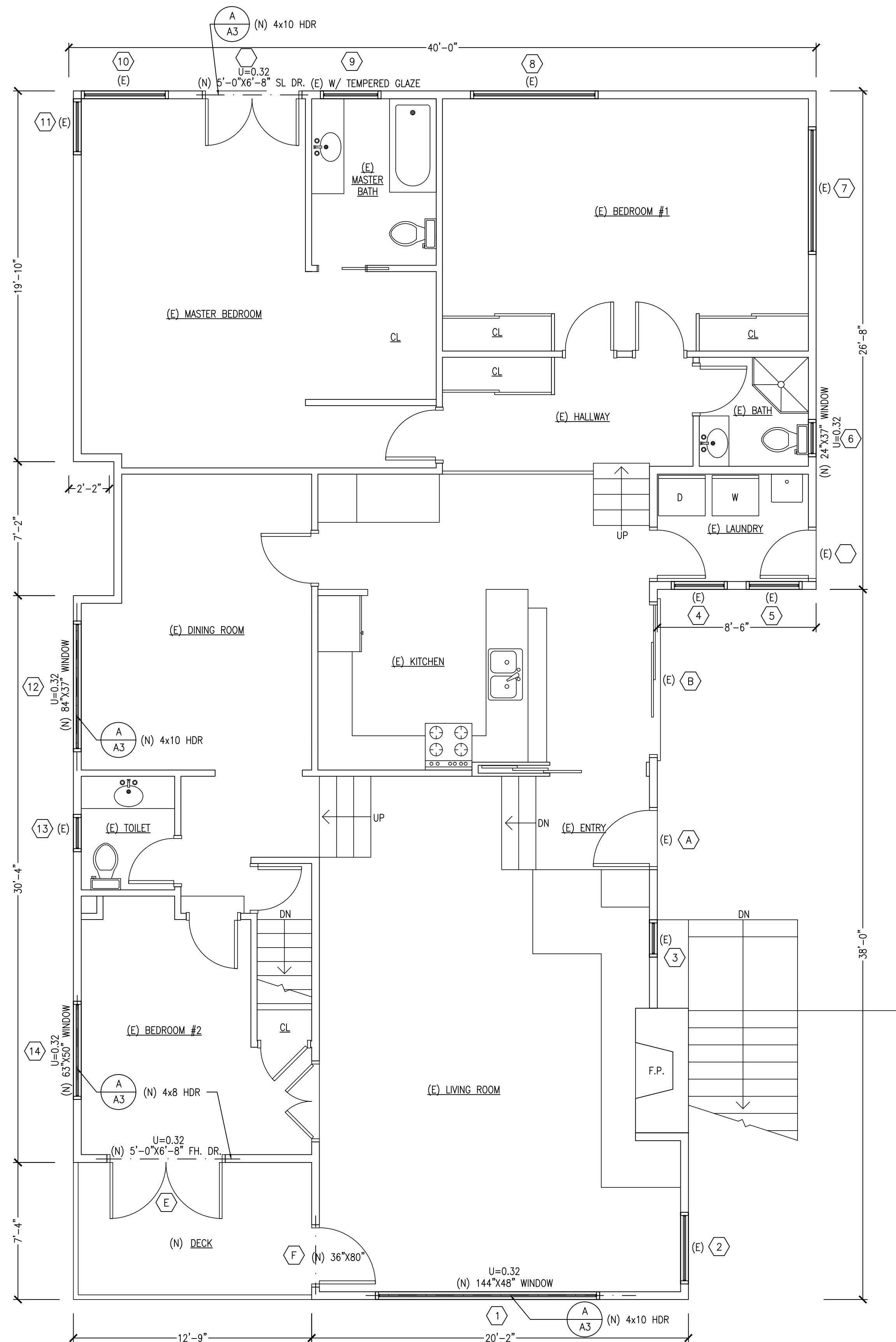
—— (E) WALL

--- WALL TO BE REMOVED



EXISTING MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"





PROPOSED MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"



WALL LEGEND:

(E) WALL
(N) WALL

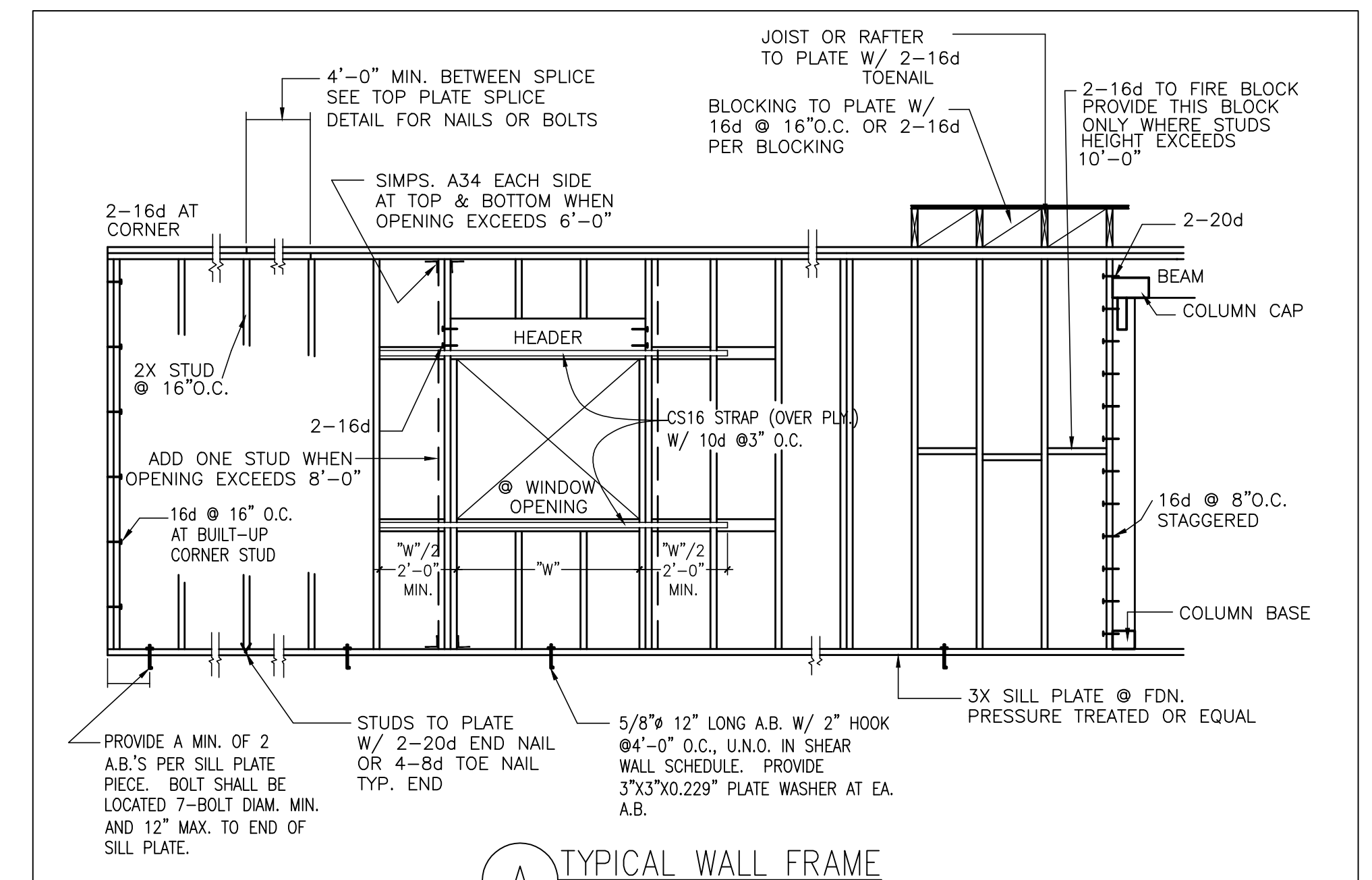
EERO NOTE:

A. OPENING SHALL HAVE THE BOTTOM OF CLEAR OPENING NOT GREATER THAN 44 INCHES, MEASURED FROM THE FLOOR.

B. THE NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET MINIMUM.

C. THE NET CLEAR HEIGHT SHALL BE 24 INCHES MINIMUM.

D. THE NET CLEAR WITH SHALL BE 20 INCHES MINIMUM.



Issued
REVISION

JIAN MIN FONG
DESIGNER

PROPOSED MAIN FLOOR PLAN
INTERIOR REMODEL

201 AMHERST AVE.
KINGSTON, CA 94708

2

Date: MAR, 2025
Scale: See Note
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Job:
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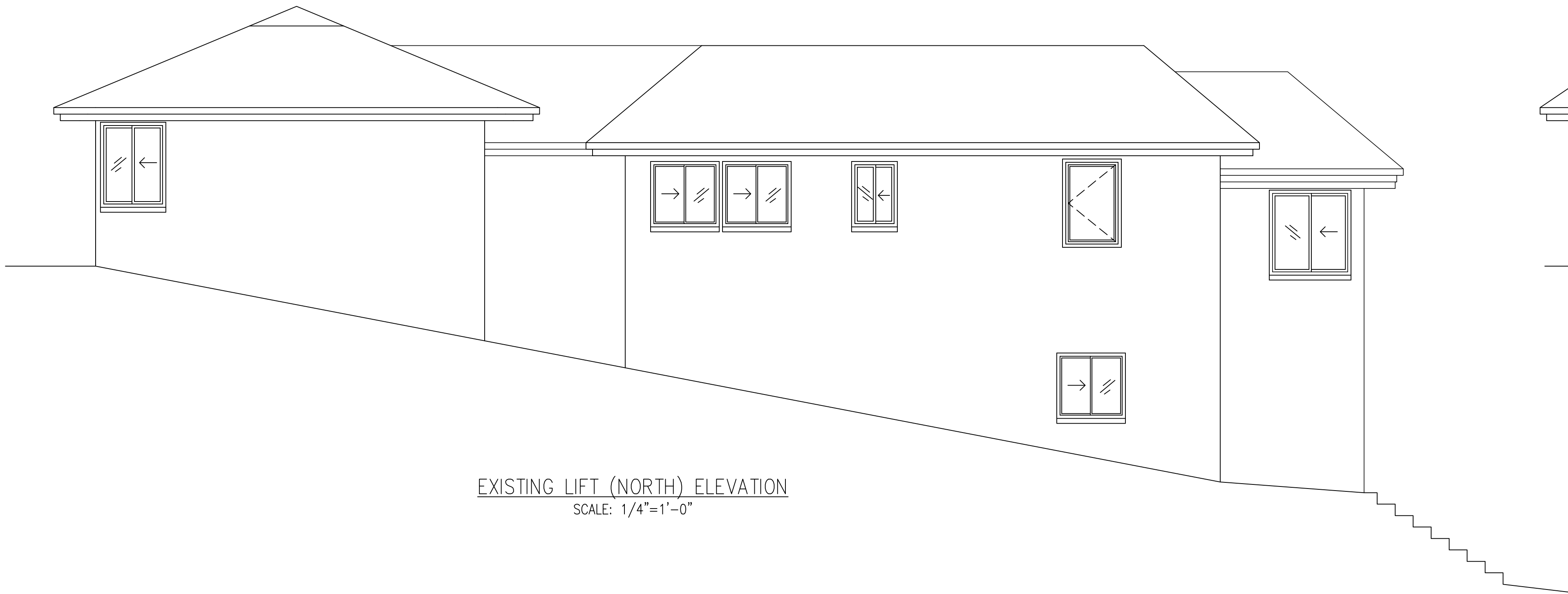
3 of 9 Sheets



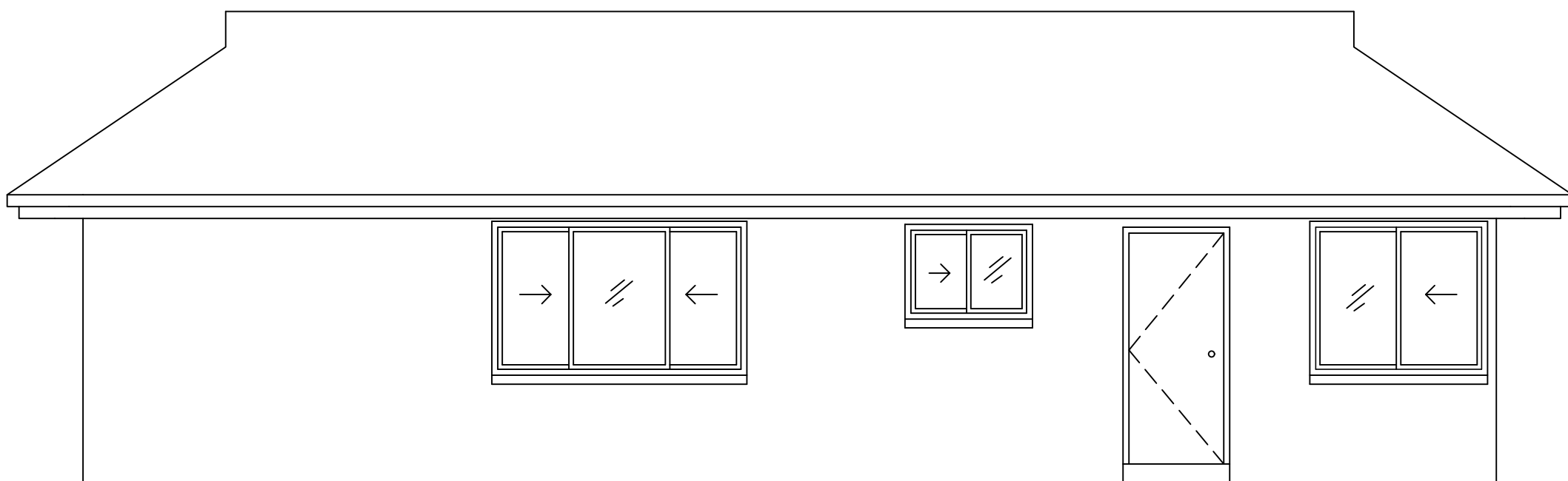
EXISTING FRONT (WEST) ELEVATION
SCALE: 1/4"=1'-0"



EXISTING RIGHT (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"

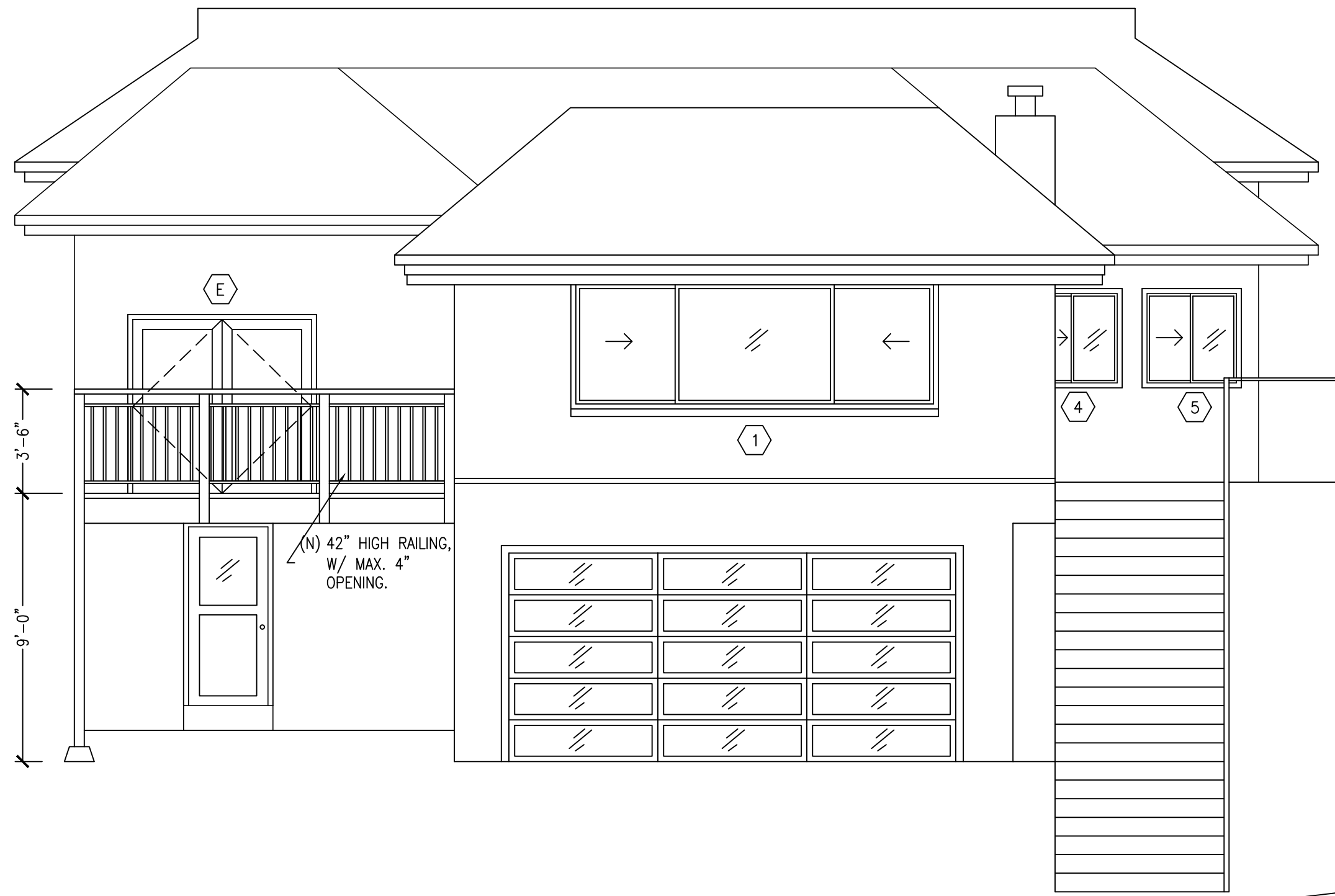


EXISTING LEFT (NORTH) ELEVATION
SCALE: 1/4"=1'-0"

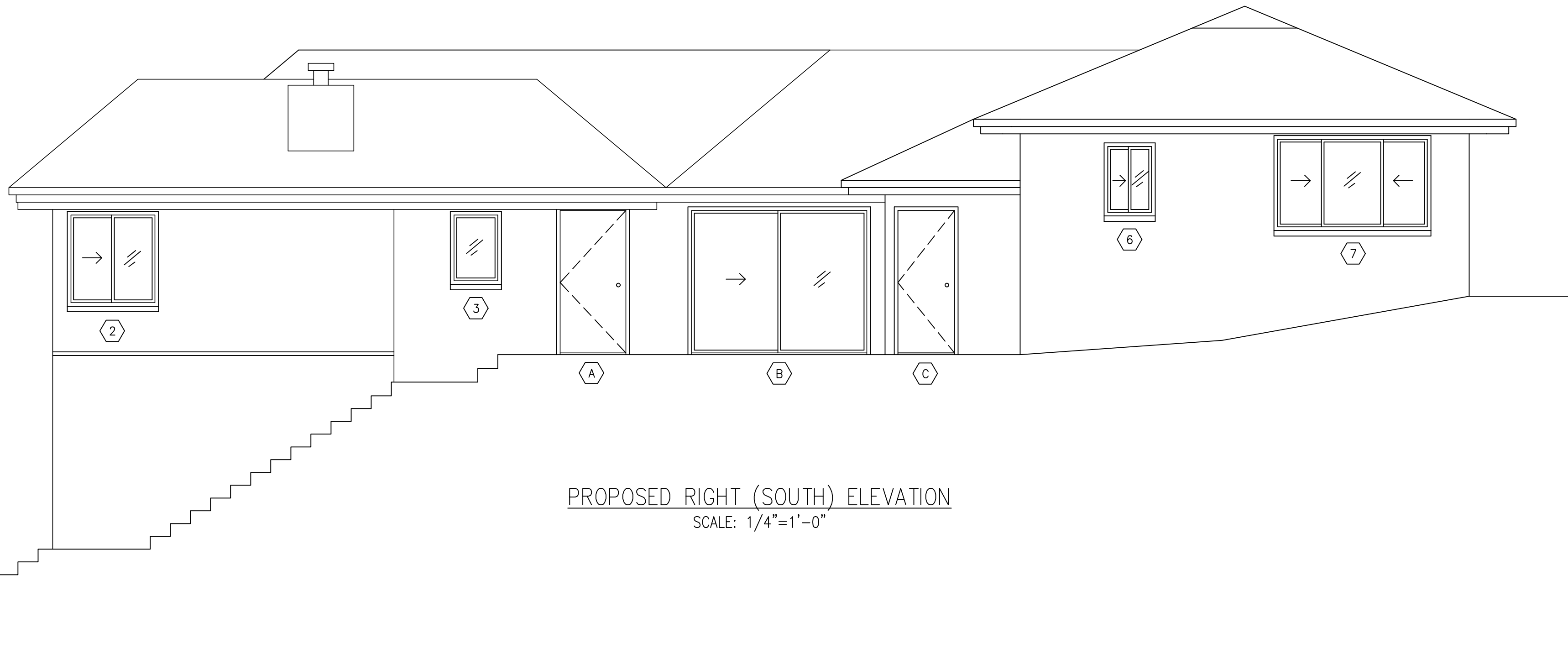


EXISTING REAR (EAST) ELEVATION
SCALE: 1/4"=1'-0"

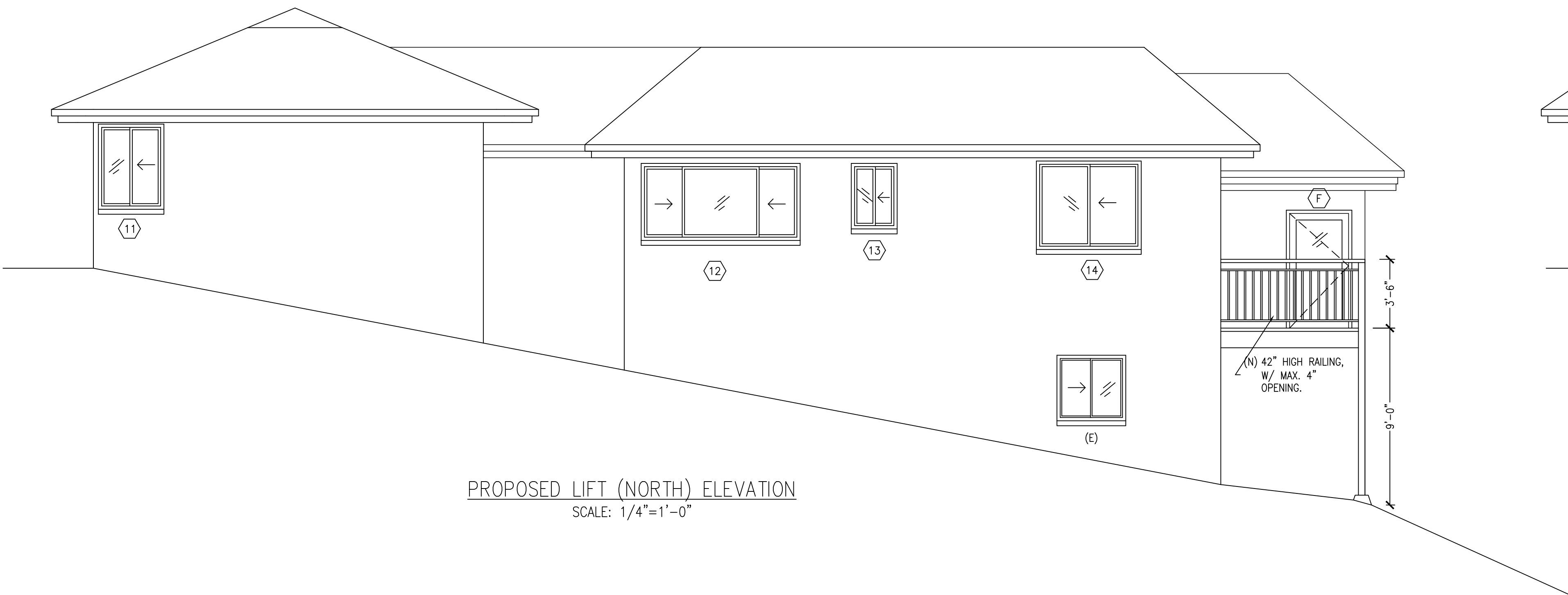
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REVISION	
JIAN MIN FONG DESIGNER	
INTERIOR REMODEL	
201 AMHERST AVE. KINSINGTON, CA 94708	
EXISTING ELEVATIONS	
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4 Of 9 Sheets	



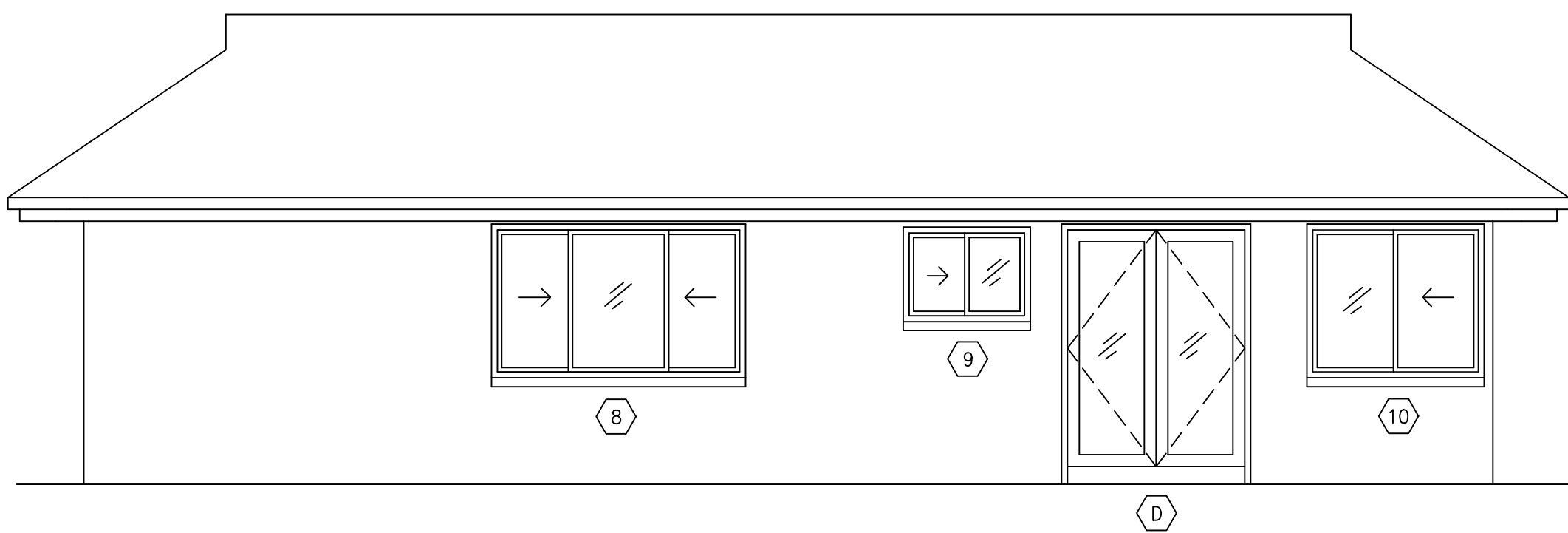
PROPOSED FRONT (WEST) ELEVATION
SCALE: 1/4"=1'-0"



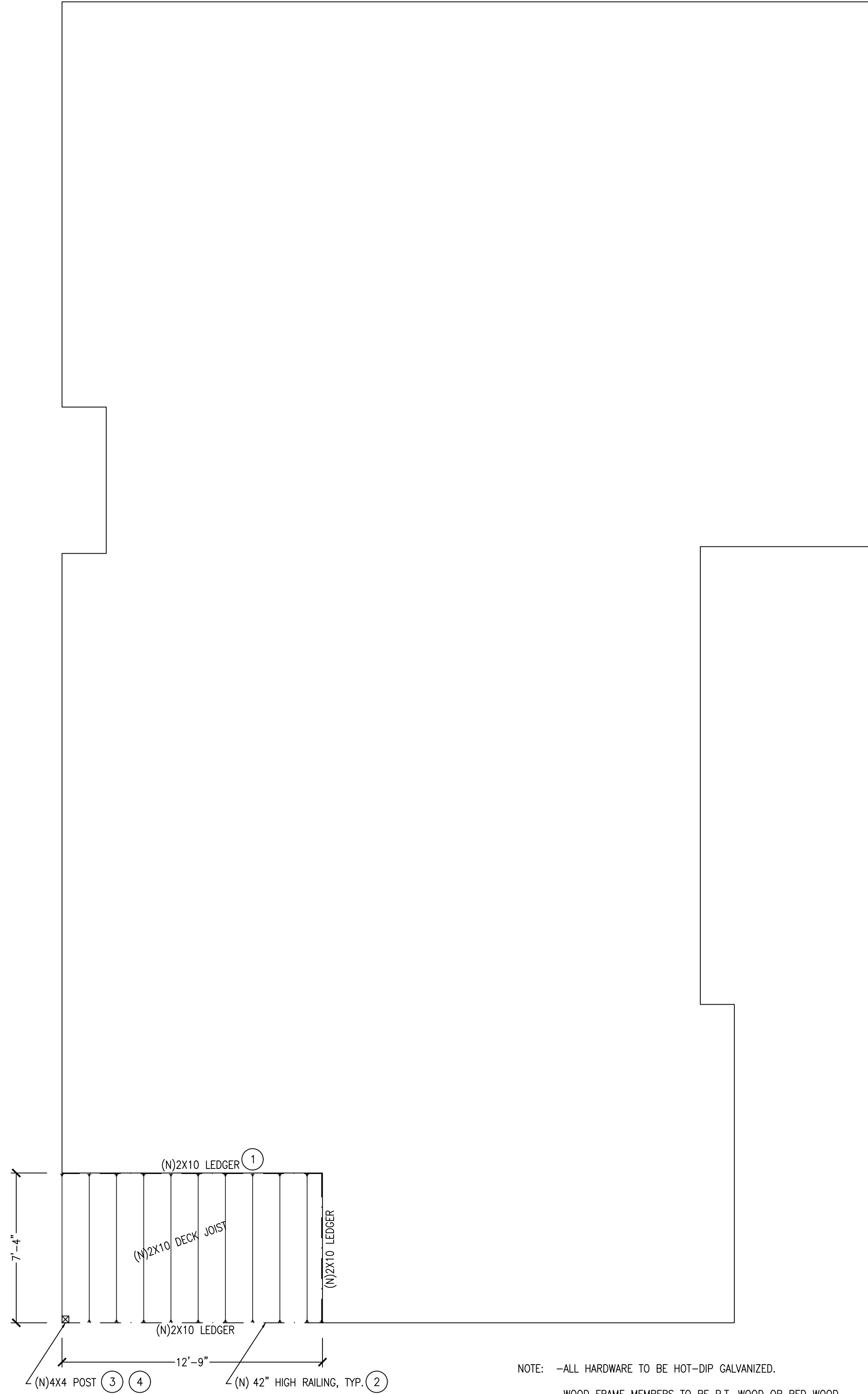
PROPOSED RIGHT (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED LEFT (NORTH) ELEVATION
SCALE: 1/4"=1'-0"

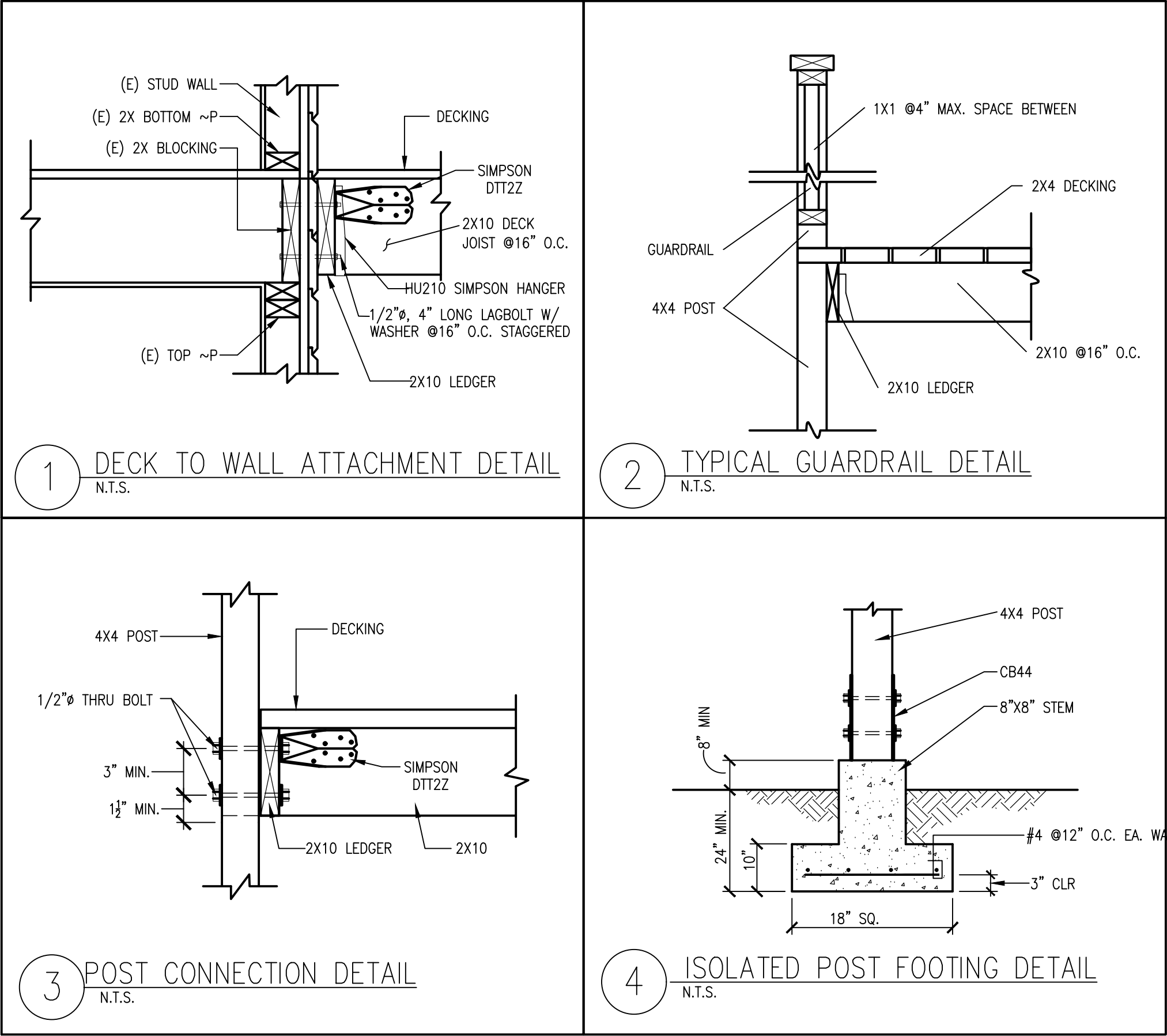


PROPOSED REAR (EAST) ELEVATION
SCALE: 1/4"=1'-0"



DECK FRAMING PLAN
SCALE: 1/4"=1'-0"

NOTE: --ALL HARDWARE TO BE HOT-DIP GALVANIZED.
--WOOD FRAME MEMBERS TO BE P.T. WOOD OR RED WOOD.



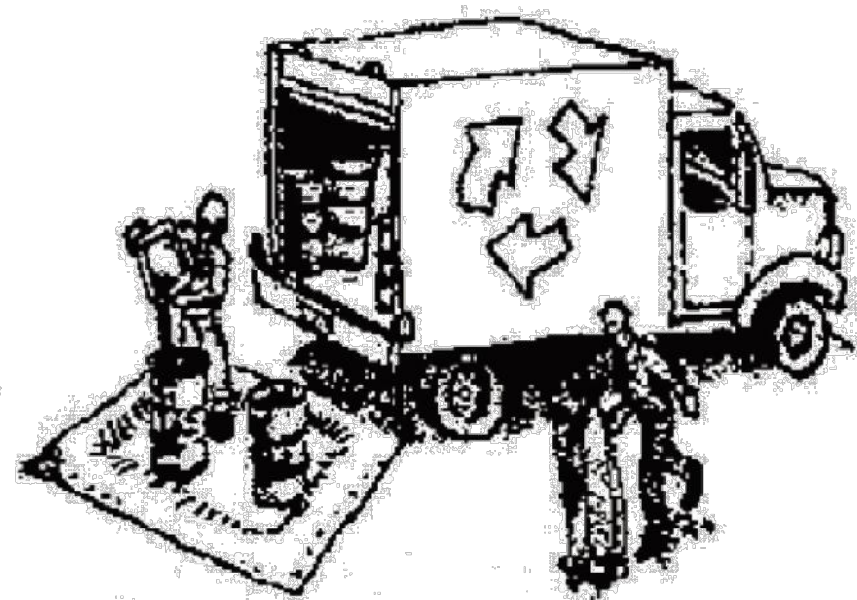
Y	=	YES
N/A	=	NOT APPLICABLE
RESPON. PARTY	=	RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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



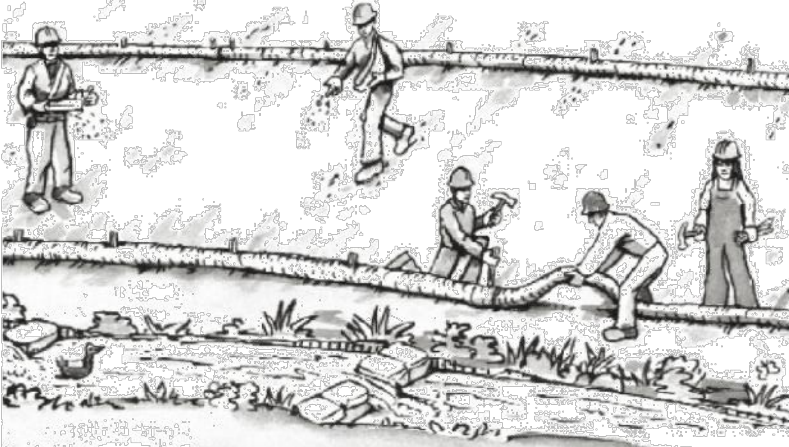
Maintenance and Parking

- ❑ 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

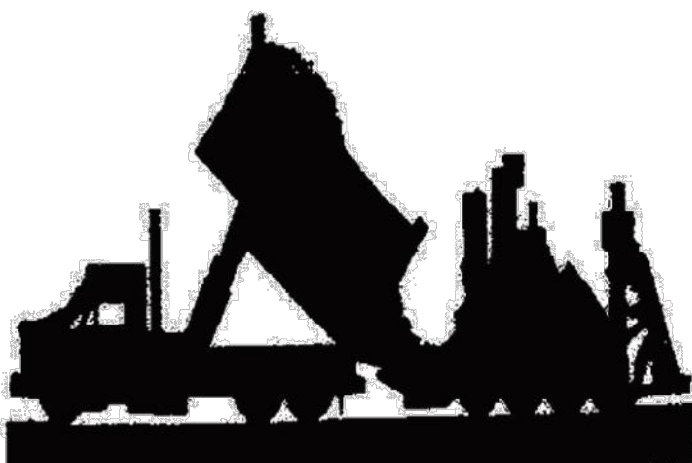


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed 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

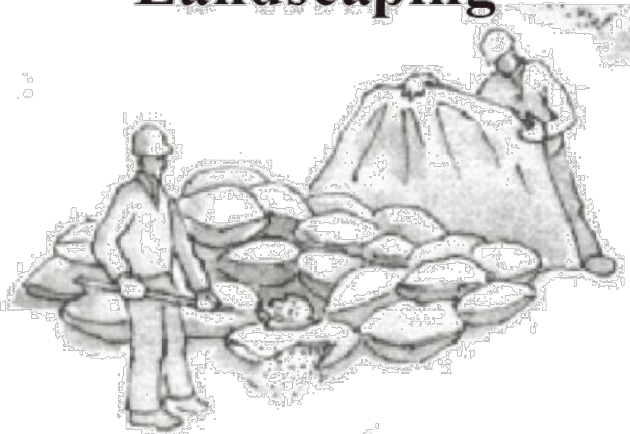
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



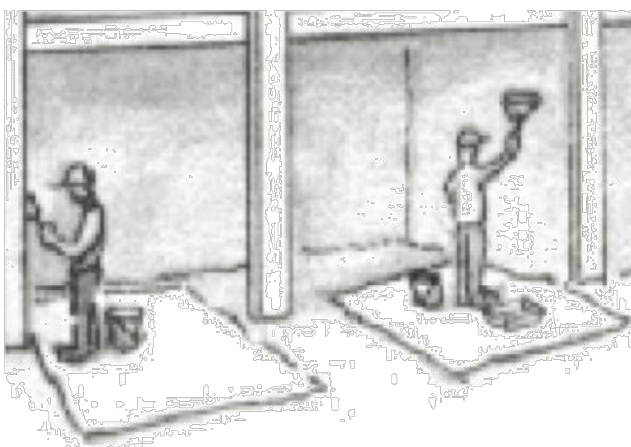
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

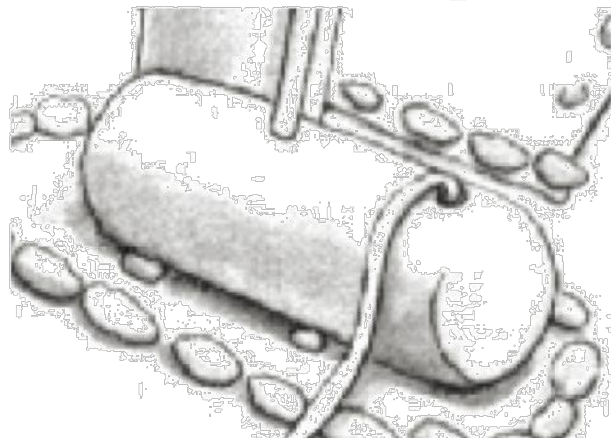
Painting & Paint Removal



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!