



County of San Mateo

Planning & Building Department

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Requirements for Erosion and Sediment Control For Demolition Projects

The State Water Resources Control Board mandates the regulation of runoff and the treatment of stormwater into drainage systems and waterways under the National Pollutant Discharge Elimination System (NPDES) permit, including stormwater from project sites. The prevention of stormwater pollution is a responsibility shared by everyone involved in the development/construction process, including Project engineers, developers, contractors, property owners, municipal planners, and municipal building inspectors.

The San Mateo County Planning and Building Department requires applicants for **Demolition projects involving the removal of a building pad during or just before the wet season, to submit an erosion and sediment control plan** for review and approval prior to the issuance of a demolition permit.

Erosion and Sediment Control Plan Requirements for Demolition Projects:

Submit three (3) full-size (24" x 36") identical copies of the erosion and sediment control plans as separate collated sets with the planning and/or building permit application submittal. The plan shall show property specific information (i.e., adjoining road, property lines, trees, grade contours, water courses) and applicable erosion and sediment control measures necessary to:

- Stabilize access points (e.g., aggregate construction entrance)
- Prevent erosion of unstable or denuded areas, including the full area of building pad, using vegetative (e.g., seeding, landscaping) or non-vegetative measures (i.e., erosion control blankets, jute netting, mulch) as appropriate. Measures must be durable, regularly maintained throughout the duration between demolition and the start of construction.
- Measures to protect existing vegetation not to be disturbed during demolition, including trees

Implementation of Erosion and Sediment Control Plans:

Project erosion and sediment control measures shall be maintained as necessary throughout the duration of the permit to be effective. If significant field changes are made (as may be required by the Building Inspector, changing field conditions, etc.), revised plans must be submitted for approval. The building inspector has the authority to require additional measures at any time and may cancel any requested inspection if any measures are found to be deficient. A Stop Work Notice may be issued pursuant to the County's Stormwater Enforcement Response Plan until corrections have been made and applicable fees paid for staff enforcement time. The property owner shall demonstrate via building inspection that the site is stabilized, either with adequate erosion control or landscaping, prior to the final approval of the demolition permit.

FRM00507 (EC COUNTER HANDOUT).DOCX

Date: March 31, 2014