Initial Stormwater Control Plan
For Regulated Project

For

Stinson Beach Post Office & Residences

15 Calle Del Mar
Stinson Beach, California
APN 195-192-07

JN 25168
May 15, 2026

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Stormwater Control Plan for Regulated Project For
Stinson Beach Post Office & Residences
Stinson Beach, California

I. Project Data Form

Project Name	Stinson Beach Post Office & Residences
Application Submittal Date	March 2026
Project Location	15 Calle Del Mar, Stinson Beach CA
Project Phase No.	N/A
Project Type and Description	Commercial Residential development for six new single-family residences and a new post office building.
Total Project Site Area	0.80 Acres
Total New and Replaced Impervious Area	14,889 SF (0.34 acres)
Total Pre-Project Impervious Surface Area	20,033 SF (0.46 acres)
Total Post-Project Impervious Surface Area	17,687 SF (0.40 acres)

II. Project Setting

A. Nature and Purpose of the Project

The Stinson Beach Post Office & Residences project proposes to construct five new buildings, 4 single-family condominium units, and a post office/ 2-unit condominium combination building, AC driveway, associated hardscaping and landscaping. The total added and replaced impervious area is 0.34 acres. Portions of existing impervious surfacing will be replaced with planting.

B. Existing Site Features and Conditions

The existing site is located north easterly of Stinson Beach in Stinson Beach, California. Existing site slopes southwesterly ranging from 0% to 2%. The existing parcel is approximately 0.80 acres. The site is currently developed and contains an existing building, AC parking lot, and associated hardscaping and landscaping. The existing building is the high point of the property. A portion of the building and property runoff flows north westly where it ultimately flows along the curb and gutter of Shoreline Highway. A portion of the building and property runoff flows south-easterly along the curb and gutter of Calle Del Mar towards an existing storm drain system.

The project site is near an existing seasonal wetland but will not be adversely affected by this development.

C. Opportunities and Constraints for Stormwater Control

Pursuant to the BASMAA Post – Construction Manual, the project is classified as a regulated project. This type of project is required to direct runoff from the impervious surface areas to Permanent Best Management Practices (BMPs). Where realistically feasible, the runoff shall be directed to proposed bioretention facilities.

BMPs are located based on the grading concepts and sized based on the condition of the tributary area. Areas draining to the bioretention facility will be sized at 4% of the tributary area. See attached Stormwater Control Plan.

BIO-1 overflows to an existing wetland north of the project site which will continue to sheet flow east past the project site.

Due to site constraints and existing grading and drainage conditions, portions of the proposed impervious surface are unable to drain directly into bioretention facilities (DMA-6). No bioretention facilities can be proposed along the frontage due to the location of the septic leach field setback requirements. DMA-6 area along the frontage will flow towards the planter area along Calle Del Mar that will be a self-retaining area for treatment. In leu of providing direct treatment to the proposed impervious, this project proposes to provide bioretention facilities for untreated existing impervious surface in DMA-1, totaling the proposed impervious surface of DMA-6. This offset of existing untreated impervious surface will drain directly into the bioretention facilities, BIO-1 and will provide the necessary treatment.

III. Low Impact Development Design Strategies

A. Optimization of Site Layout

The proposed site was designed to follow pre – construction drainage patterns. Bioretention facility placement was designed to maximize the amount of impervious surface draining towards it, while also providing surface runoff conditions wherever possible.

IV. Documentation of Drainage Design

A. Description of Drainage Management Areas

DMA-1 totaling 9,813 SF of impervious surface and landscape area has been included in the sizing of bioretention facility, **BIO-1**. DMA-1 will flow to BIO-1. The bioretention facility BIO-1 provides detention volume in the void space of the amended soil layer (18" thick), the drain rock section (12" thick), and surface ponded water. BIO-1 will be treating 2,629 SF of existing impervious area for proposed impervious offset to DMA-1.

DMA-2 totaling 1,944 SF of impervious surface and landscape area has been included in the sizing of the bioretention facility, **BIO-2**. **DMA-2** will flow to **BIO-2**. The bioretention facility BIO-2 provides detention volume in the void space of the amended soil layer (18" thick), the drain rock section (18" thick), and surface ponded water.

DMA-3 totaling 3,514 SF of impervious surface and landscape area has been included in the sizing of the bioretention facility, **BIO-3**. **DMA-3** will flow to **BIO-3**. The bioretention facility BIO-3 provides detention volume in the void space of the amended soil layer (18" thick), the drain rock section (36" thick), and surface ponded water.

DMA-4 totaling 4,531 SF of impervious surface and landscape area has been included in the sizing of the bioretention facility, **BIO-4**. **DMA-4** will flow to **BIO-4**. The bioretention facility BIO-4 provides detention volume in the void space of the amended soil layer (18" thick), the drain rock section (36" thick), and surface ponded water.

DMA-5 totaling 187 SF of impervious surface drains to a self-retaining area, SR-1, via sheet flow. **DMA-5** will flow to **SR-1**.

DMA-6 totaling 1,250 SF of impervious surface to be offset to DMA-1. **DMA-5** drains to a self-retaining area, SR-2, via sheet flow. **DMA-6** will flow to **SR-2**.

B. Areas Draining to Bioretention Facilities

C.

Bioretention Sizing: BIO-1

DMA Name	Area (SF)[1]	Post-Project Surface Type	Runoff Factor	Area x Runoff Factor	Facility Name: Bioretention Facility		
					Sizing Factor	Minimum Facility Size (SF)[1]	Proposed Facility Size (SF)[1]
DMA-1	8,849.00	Roof/ Paving	1.0	8,849.00			
	964.00	Landscape Areas	0.1	96.40			
Total >				8,945.40	0.04	358	362
					Sized Correctly =		**TRUE**
					Area Oversized (SF) =		**4**

Bioretention Sizing: BIO-2

DMA Name	Area (SF)[1]	Post-Project Surface Type	Runoff Factor	Area x Runoff Factor	Facility Name: Bioretention Facility		
					Sizing Factor	Minimum Facility Size (SF)[1]	Proposed Facility Size (SF)[1]
DMA-2	1,230.00	Roof/ Paving	1.0	1,230.00			
	714.00	Landscape Areas	0.1	71.40			
Total >				1301	0.04	52	55
					Sized Correctly =		**TRUE**
					Area Oversized (SF) =		**3**

Bioretention Sizing: BIO-3

DMA Name	Area (SF)[1]	Post-Project Surface Type	Runoff Factor	Area x Runoff Factor	Facility Name: Bioretention Facility		
					Sizing Factor	Minimum Facility Size (SF)[1]	Proposed Facility Size (SF)[1]
DMA-3	2,710.00	Roof/ Paving	1.00	2,710.00			
	804.00	Landscape Areas	0.10	80.40			
Total >				2790	0.04	112	115
					Sized Correctly =		**TRUE**
					Area Oversized (SF) =		**3**

Bioretention Sizing: BIO-4

DMA Name	Area (SF)[1]	Post-Project Surface Type	Runoff Factor	Area x Runoff Factor	Facility Name: Bioretention Facility		
					Sizing Factor	Minimum Facility Size (SF)[1]	Proposed Facility Size (SF)[1]
DMA-4	3,526.00	Roof/ Paving	1.00	3,526.00			
	1,005.00	Landscape Areas	0.1	100.50			
Total >				3627	0.04	145	420
					Sized Correctly =		**TRUE**
					Area Oversized (SF) =		**275**

Self-Retaining Sizing: SR-1

DMA Name	Area (SF)[1]	Post-Project Surface Type	Runoff Factor	Area x Runoff Factor	Facility Name: Self-Retaining		
					Sizing Factor	Minimum Facility Size (SF)[1]	Proposed Facility Size (SF)[1]
DMA-5	261.00	Roof/ Paving	1.00	261.00			
	-	-	-	-			
Total >				261	0.5	131	175
					Sized Correctly =		**TRUE**
					Area Oversized (SF) =		**44**

Self-Retaining Sizing: SR-2

DMA Name	Area (SF)[1]	Post-Project Surface Type	Runoff Factor	Area x Runoff Factor	Facility Name: Self-Retaining		
					Sizing Factor	Minimum Facility Size (SF)[1]	Proposed Facility Size (SF)[1]
DMA-6	1,173.00	Roof/ Paving	1.00	1,173.00			
	-	-	-	-			
Total >				1,173	0.5	587	78

V. Source Control Measures

Potential Source of Runoff Pollutants	Structural Source Controls	Operational Source Control BMPs
Landscape/Outdoor Pesticide use.	*See statement below*	Maintain landscaping using minimum or no pesticides. Provide IPM information to new owners, lessees and operators.
On-Site Storm Drain Inlet.	Mark all inlets with the words "No Dumping! Flows to Bay."	Provide stormwater pollution prevention information to new sites owners, lessees, or operators.
Refuse Areas.	State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.	Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmphandbooks.
Plazas, sidewalks, and parking lots.		Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

For landscaped areas existing trees and vegetation will be maintained to the maximum extent practicable. Landscaped areas will be designed such that the use of pesticides will not be required. Refer to the Integrated Pest Management information for proper use of pesticides before use.

Vegetated areas (VA) shown on provided Stormwater Control Plan Exhibit shall adhere to the source control measures stated.

VI. Stormwater Facility Maintenance

The applicant (owner) will be required to follow the recorded Operation and Maintenance plan and to accept responsibility for interim operation and maintenance of stormwater treatment and flow – control facilities until such time as this responsibility is formally transferred to a subsequent owner.

Based on current costs of installation, we anticipate that the maintenance cost over an annual period for the proposed LID features will be $0.50 per square foot for a total of $1,485 per year. Since Adobe Associates, Incorporated, has no control over the cost of labor, materials, or equipment, or the contractor's methods of determining prices, or market conditions, our opinions of probable maintenance cost provided herein are to be made on the basis of our experience and qualifications and represent our best judgment as design professionals familiar with the construction industry. Adobe Associates, Incorporated cannot, and do not, guarantee that the cost will not vary over time as of the date of this report.

The owner shall be the party responsible for costs associated with Operations and Maintenance of the bioretention facilities until such time that this responsibility is transferred to a subsequent owner.

Some maintenance requirements for the bioretention facility will include general cleanup to remove any trash and debris that has collected, prune plants, maintain the design surface elevation, control weeds using manual methods or natural herbicides, add mulch as needed.

Table 1: BMP Inspection and Maintenance Schedules

Inspection Activity	**Every 24 Hours During Storm Event**	**Monthly**	**Bi-Annual (Oct/April)**	**As Needed**
1. Inspect Bio-retention Facility	x	x		
2. Inspect Inlets	x	x		
3. Inspect Outlets	x	x		
4. Inspect Landscape Areas			x	
5. Inspect Perforated Pipe				x

<u>Bioretention Treatment and Infiltration</u>
The following is the recommended procedure to inspect system in service.

- Dry street sweeping upon completion of construction
- Dry street sweeping annually
- Inspect twice during rainy season for ponded water.
- Pesticides and fertilizers shall not be used in the bioretention area
- Plants should be pruned, weeds pulled, and dead plants replaced as needed.

VII. Construction Checklist

Page # in Stormwater Control Plan	Source Control/Treatment Control Measure	Plan Sheet #
5	Preserve existing native trees, shrubs, and ground cover to the maximum extent possible.	C3
5	State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.	C3
5	Mark all inlets with the words "No Dumping! Flows to Bay" or similar.	C3
5	Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.	C3

VIII. Certifications

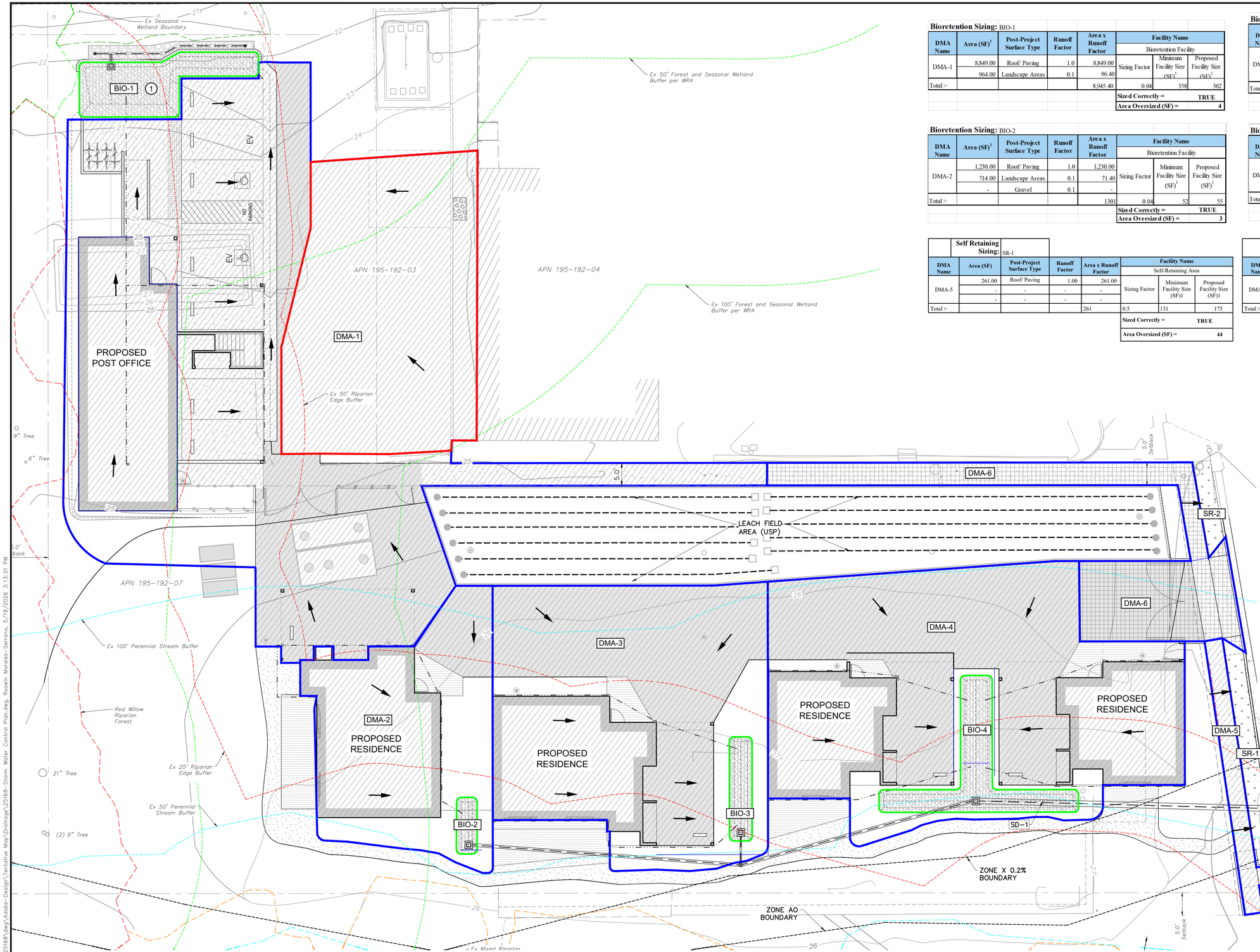
The design of stormwater treatment facility and other stormwater pollution control measures in this plan are in accordance with the current edition of the BASMAA Post – Construction Manual.

APPENDIX A

Vicinity Map

Stinson Beach Post Office & Residence

Appendix B
Stormwater Management Plan Exhibit



Bioretention Sizing: BIO-1

DMA Name	Area (SF)[1]	Post-Project Surface Type	Runoff Factor	Area x Runoff Factor	Facility Name: Bioretention Facility		
					Sizing Factor	Minimum Facility Size (SF)[1]	Proposed Facility Size (SF)[1]
DMA-1	8,849.00	Roof/ Paving	1.0	8,849.00			
	964.00	Landscape Areas	0.1	96.40			
Total >				8,945.40	0.04	358	362
					Sized Correctly =		TRUE
					Area Oversized (SF) =		4

Bioretention Sizing: BIO-2

DMA Name	Area (SF)[1]	Post-Project Surface Type	Runoff Factor	Area x Runoff Factor	Facility Name: Bioretention Facility		
					Sizing Factor	Minimum Facility Size (SF)[1]	Proposed Facility Size (SF)[1]
DMA-2	1,230.00	Roof/ Paving	1.0	1,230.00			
	714.00	Landscape Areas	0.1	71.40			
	-	Gravel	0.1	-			
Total >				1301	0.04	52	55
					Sized Correctly =		TRUE
					Area Oversized (SF) =		3

Self Retaining Sizing: SR-1

DMA Name	Area (SF)	Post-Project Surface Type	Runoff Factor	Area x Runoff Factor	Facility Name: Self-Retaining Area		
					Sizing Factor	Minimum Facility Size (SF)1	Proposed Facility Size (SF)1
DMA-5	261.00	Roof/ Paving	1.00	261.00			
	-	-	-	-			
	-	-	-	-			
Total >				261	0.5	131	175
					Sized Correctly =		TRUE
					Area Oversized (SF) =		44

Bioretention Sizing: BIO-3

DMA Name	Area (SF)[1]	Post-Project Surface Type	Runoff Factor	Area x Runoff Factor	Facility Name: Bioretention Facility		
					Sizing Factor	Minimum Facility Size (SF)[1]	Proposed Facility Size (SF)[1]
DMA-3	2,710.00	Roof/ Paving	1.00	2,710.00			
	804.00	Landscape Areas	0.10	80.40			
	-	Gravel	0.10	-			
Total>				2790	0.04	112	115
					Sized Correctly =		TRUE
					Area Oversized (SF) =		3

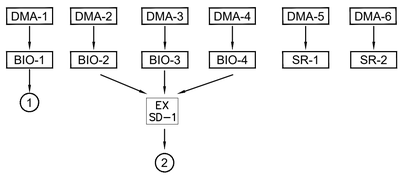
Bioretention Sizing: BIO-4

DMA Name	Area (SF)[1]	Post-Project Surface Type	Runoff Factor	Area x Runoff Factor	Facility Name: Bioretention Facility		
					Sizing Factor	Minimum Facility Size (SF)[1]	Proposed Facility Size (SF)[1]
DMA-4	3,526.00	Roof/ Paving	1.00	3,526.00			
	1,005.00	Landscape Areas	0.1	100.50			
	-	Gravel	0.1	-			
Total>				3627	0.04	145	420
					Sized Correctly =		TRUE
					Area Oversized (SF) =		275

Self Retaining Sizing: SR-2

DMA Name	Area (SF)	Post-Project Surface Type	Runoff Factor	Area x Runoff Factor	Facility Name: Self-Retaining Area		
					Sizing Factor	Minimum Facility Size (SF)1	Proposed Facility Size (SF)1
DMA-6	1,173.00	Roof/ Paving	1.00	1,173.00			
	-	-	-	-			
	-	-	-	-			
Total >				1,173	0.5	587	78

DRAINAGE ROUTING



HATCHING LEGEND

- IMPERVIOUS AREA
- BIORETENTION FACILITY
- LANDSCAPE/ VEGETATED AREA
- IMPERVIOUS SURFACE AREA TO BE OFFSET TO DMA-1=1,173 SF
- EXISTING IMPERVIOUS AREA TO BE TREATED FOR PROPOSED IMPERVIOUS OFFSET TO DMA-1=2,629 SF

DRAINAGE AREA TABLE

DMA-1 = 9,814 SF (DRAINING TO BIORETENTION)
DMA-2 = 1,944 SF (DRAINING TO BIORETENTION)
DMA-3 = 3,514 SF (DRAINING TO BIORETENTION)
DMA-4 = 4,531 SF (DRAINING TO BIORETENTION)
DMA-5 = 261 SF (DRAINING TO SELF RETAINING AREA)
DMA-6 = 1,173 SF (DRAINING TO SELF RETAINING AREA)

DRAINAGE AREA LEGEND

- DMA-1 — DRAINAGE MANAGEMENT AREA
- BIO-1 — BIO-RETENTION FACILITY
- SR-1 — SELF-RETAINING AREA
- 1 — POINT OF CONCENTRATION
- DRAINAGE AREA BOUNDARY
- PROPERTY LINE
- DIRECTION OF FLOW

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

May 19, 2026

STORM WATER CONTROL PLAN

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