

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

DATE: April 26, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of the adoption of an Initial Study/Mitigated Negative Declaration, approval of Resource Management Permit (RM), and Grading Permit, to construct a new 7,534 sq. ft. three-story single-family residence on a legal 3.1-acre parcel at 12400 Skyline Boulevard in the unincorporated North Skyline area of San Mateo County. The site is located in the Skyline Boulevard State Scenic Corridor. The project involves no tree removal and 1,320 cubic yards (c.y.) of grading for the construction of a new residence and widening of an existing driveway to comply with the required fire truck turn-around radius. The project involves the conversion of the existing 1,099 sq. ft. residence into an Accessory Dwelling Unit (ADU). The ADU is not subject to Planning Commission review.

County File Number: PLN 2022-00109 (Gwise/ Zaheidi/ Payrovi)

PROPOSAL

The applicant seeks Resource Management Permit and a Grading Permit to construct a new three-story 7,534 sq. ft. single-family house, including a 3,073 sq. ft. basement, on an already developed parcel in unincorporated Woodside. The site is already developed with a 1,099 sq. ft. single-family residence and an 824 sq. ft. attached three-car garage. The existing single-family structure would be converted into an ADU, and the existing three-car garage would be retained to serve as the primary parking for the new house. The existing driveway would be widened to meet the required 20-foot fire truck turnaround radius. The site is currently served by a 2,000-gallon septic tank that would be utilized to serve the new single-family and existing house. The access to the site is from Misty Ridge Road, a private road that runs at an angle from Skyline Boulevard. Due to the existing intervening vegetation and the location of the proposed new house, the new house would not be visible from Skyline Boulevard. The project involves 1,320 c.y. of grading, including 940 c.y. of cut and 380 c.y. of fill, for associated site work and landscaping.

An Initial Study/ Mitigated Negative Declaration (MND) was prepared and circulated for review from March 3, 2023, to March 23, 2023. No comments were received during the review period. Mitigation Measures have been included as conditions of approval in Attachment A.

RECOMMENDATION

Staff recommends that the Planning Commission: (1) Adopt the Initial Study/Mitigated Negative Declaration; and (2) Approve the Resource Management District Development Review and Grading Permit by making the required findings and adopting the conditions of approval identified in Attachment A of the staff report.

SUMMARY

General Plan

The project complies with several General Plan Policies as noted in the staff report such as Soil Resources Policy: Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*), Visual Quality Policies: Policy 4.15 (a) (*Appearance of New Development*), Policy 4.24 (*Rural Development Design Concept*), and Policy 4.25 (*Location of Structures*), etc. The proposed new house would not be visible from Skyline Boulevard due to the existing vegetation and angular location of the new house from Skyline Boulevard. The house would also use earth toned colors that would help it to blend with the surroundings. The existing vegetation and topography would help in providing the required screening for the proposed new house. During the course of the application, the applicant was also required to reduce the grading quantities by using the existing driveway and eliminating the additional driveway for the proposed single-family. Therefore, for these reasons, the proposed new single-family complies with the General Plan Policies of the San Mateo County.

Grading Regulations

As mentioned above, during the course of the application the applicant was asked to use the existing driveway to reduce the grading quantities. The applicant redesigned the project and removed the second driveway from Misty Ridge Road to reduce the overall grading quantities. Therefore, the project, as proposed and conditioned, conforms to standards in the Grading Ordinance, including those relative to an erosion and sediment control plan, dust control plan, fire safety, and the timing of grading activity. The project plans have been reviewed and recommended for approval, with conditions, by the Geotechnical Section, Drainage Section, and the Department of Public Works. Conditions of approval have been included in Attachment A to ensure compliance with the County's Grading Ordinance.

Zoning Regulations/ Resource Management Zoning District

The subject parcel is located within the Resource Management (RM) Zoning District. A new single-family and associated improvements are allowed in the RM District subject to the issuance of RM permit and compliance with Resource Management Review Criteria.

The project complies with applicable Resource Management Standards such as Section 6324.1 (*Environmental Quality Criteria*), Section 6324.2 (*Site Design Criteria*), Section 6324.3 (*Utilities*), Section 6324.4 (*Water Resources Criteria*), Section 6324.5 (*Cultural Resources*), Section 6324.6 (*Hazards to Public Safety Criteria*) and Section 6325.1 (*Primary Scenic Resources Area Criteria*). No tree removal would be required for the proposed new single-family. The proposed new single-family would be served by water from California Bear Gulch Company and would utilize the existing 2,000-gallon septic system. The proposed new house would be situated in an already disturbed area and would blend with the surroundings due to the proposed earth toned colors and materials. The existing driveway was widened to meet the fire safety standards. Therefore, the proposed new house complies with the Zoning and Resource Management Standards as listed in the staff report.

Conversion of existing house to ADU

The existing house would be converted into ADU and complies with the applicable development regulations as listed in the Zoning Regulations for floor area, lot coverage, setbacks, height, etc., and would be required to obtain all necessary permits from the Building Department.

Architectural Review Exemption

The proposed new house would not be visible from the scenic corridor of Skyline Boulevard due to the intervening vegetation and qualifies for an Architectural Exemption, which was confirmed by staff through a site visit.

Environmental Evaluation

An Initial Study and a Mitigated Negative Declaration (IS/MND) were prepared and circulated for this project. The IS/MND identified potential project impacts in the areas of Aesthetics, Cultural Resources, Geology/Soils and Tribal Cultural Resources. The public comment period commenced on March 3, 2023 and ended on March 23, 2023. Mitigation measures have been included as conditions of approval in Attachment A.

Staff received no public correspondence during the MND circulation period.

SAG:cmc – SAGHH0080_WCU.DOCX

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

DATE: April 26, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of the adoption of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), the approval of Resource Management Permit (RM), pursuant to Section 6313, and a Grading Permit, pursuant to Section 9283 of the County Building Regulations (Division VII, Chapter 5), to construct a new 7,534 sq. ft. three-story single-family residence on a legal 3.1-acre parcel at 12400 Skyline Boulevard in the unincorporated North Skyline area of San Mateo County. The site is located in the Skyline Boulevard State Scenic Corridor. The project involves no tree removal and 1,320 cubic yards (c.y.) of grading for the construction of a new residence and widening of an existing driveway to comply with the required fire truck turn-around radius. The project involves the conversion of the existing 1,099 sq. ft. residence into an Accessory Dwelling Unit (ADU). The ADU is not subject to Planning Commission review.

County File Number: PLN 2022-00109 (Gwise/ Zaheidi/ Payrovi)

PROPOSAL

The applicant seeks a Resource Management Permit and a Grading Permit to construct a new three-story 7,534 sq. ft. single-family house, including a 3,073 sq. ft. basement, on an already developed parcel in unincorporated Woodside. The site is already developed with a 1,099 sq. ft. single-family residence and an 824 sq. ft. attached three-car garage. The existing single-family structure would be converted into an ADU, and the existing three-car garage would be retained to serve as the primary parking for the new house. The existing driveway would be widened to meet the required 20-foot fire truck turnaround radius. The site is currently served by a 2,000-gallon septic tank that would be utilized to serve the new single-family and existing house. The access to the site is from Misty Ridge Road, a private road that runs at an angle from Skyline Boulevard. Due to the existing intervening vegetation and the location of the proposed new house, the new house would not be visible from Skyline Boulevard. The project involves 1,320 c.y. of grading, including 940 c.y. of cut and 380 c.y. of fill, for associated site work and landscaping.

An Initial Study/Mitigated Negative Declaration (MND) was prepared and circulated for review from March 3, 2023, to March 23, 2023. No comments were received during the review period. Mitigation Measures have been proposed and recommended as conditions of approval in Attachment A.

RECOMMENDATION

That the Planning Commission:

1. Adopt the Initial Study/Mitigated Negative Declaration; and
2. Approve the Resource Management District Development Review and Grading Permits, by making the required findings and adopting the conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Sonal Aggarwal, Project Planner, Saggarwal@smcgov.org.

Applicant: James Gwise, Architect

Owner: Omid Zaheidi and Susan Payrovi

Public Notification: Public notification was sent ten (10) days in advance of this meeting and was mailed to property owners within 300 feet of the project parcel on April 17, 2023. Notice of the hearing was posted in San Mateo Times on April 15, 2023, and Half Moon Bay Review on April 19, 2023, for the general public circulation.

Location: 12400 Skyline Boulevard, Woodside, unincorporated San Mateo County

APN: 067-250-030

Size: 3.1 Acres

Existing Zoning: Resource Management (RM)

General Plan Designation: Open Space (OS)

Williamson Act: This parcel is not under a Williamson Act Contract, and it was established as non-farming land when the original house was permitted in 1961.

Parcel Legality: The legality of the parcel was established in 1961 when the original house was built on this site and remodeled in 2012.

Sphere of Influence: None

Existing Land Use: Developed lot with a single-family home.

Water Supply: The existing single-family residence is served by California Water Service - Bear Gulch. The applicant will be required to obtain all necessary permits from California Water Service - Bear Gulch for serving the new single-family residence.

Sewage Disposal: The site contains an existing 2,000-gallon septic tank that could serve up to five (5) bedrooms, with the new house and conversion of existing house to ADU, the site will contain a total of four (4) bedrooms as reviewed and conditionally approved by Environmental Health Services.

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Area of Minimal Flooding, Community Map No. 06081C0280E, effective October 16, 2012.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for this project and was circulated from March 3 through March 23, 2023. Further discussion is provided in Section A of this report.

Setting: The subject parcel is a 3.1-acre parcel located on Skyline Boulevard in unincorporated Woodside. The site is developed with a 1,099 sq. ft. residence, an 824 sq. ft. attached three-car garage, and a septic system. It is accessed through Misty Ridge Road, a private road that connects to Skyline Boulevard. The subject parcel is surrounded by Skyline Boulevard to the east, Misty Ridge Road to the south and west, single-family homes to the north and southeast, and undeveloped lands to the west and south.



Figure 1 Location of Proposed New Home, Source: Google Maps.

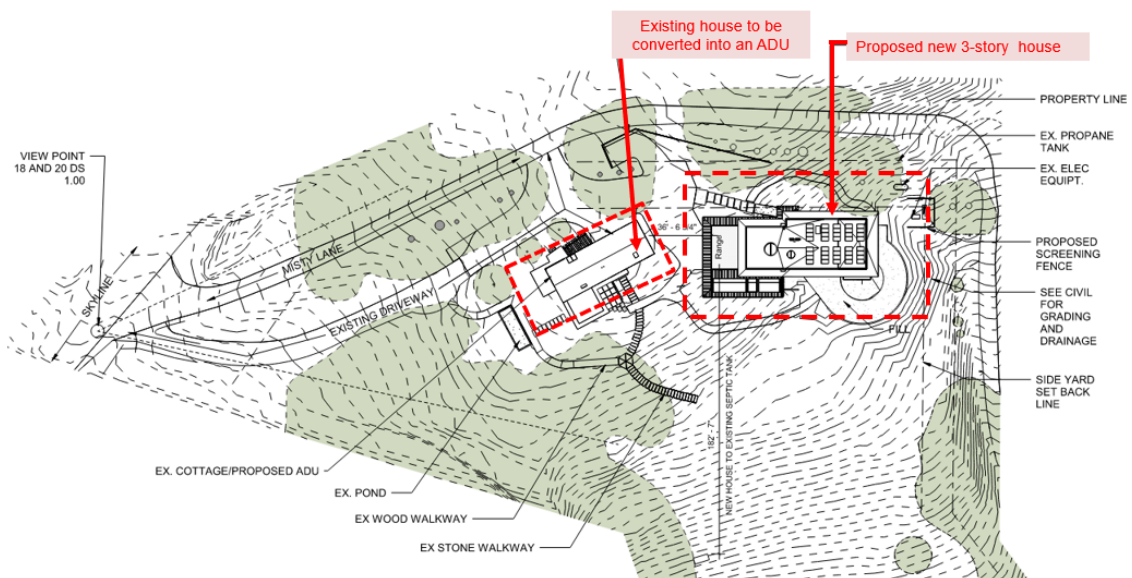


Figure 2 Partial Site Plan with Existing and Proposed House

Chronology:

<u>Date</u>	<u>Action</u>
April 4, 2022	- Application submitted
January 9, 2023	- Application was deemed complete.
March 3, 2023	- IS/MND is posted with the County Clerk and on the Planning and Building Department's website. The 20-day public review period begins.
March 23, 2023	- End of 20-day public review period for IS/MND
April 26, 2023	- Planning Commission public hearing

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with applicable General Plan Policies, including the following:

a. Soil Resources Policies

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) requires that development minimize soil erosion and sedimentation, including, but not limited to, measures which consider the effects of slope and the stabilization of disturbed areas. Staff worked with the applicant to substantially reduce project grading to 1,320 c.y. of cut and fill for construction of the proposed residence, pathways, and outdoor terrace play area. Total land disturbance is 0.70-acre. The project is exempt from coverage under a State General Construction Permit as land disturbance is less than 1 acre. Mitigation Measures 6, 7 and 8 provide for measures to minimize erosion and sedimentation during project construction activities.

b. Visual Quality Policies

Policy 4.15 (a) (*Appearance of New Development*) requires development to promote and enhance good design, site relationships, and other aesthetic considerations. The proposed new house uses

earth tone colors, grey body color and pigmented concrete, that would blend well with the surroundings and would be less visible due to existing vegetation and tall trees located in the front of the property. The appearance of mass and bulk has been reduced by façade enhancements and roof articulation. The average height of the structure is 32 feet, 10 1/4 inches which is below the maximum allowed of average height of structure which is 36 feet.

Policies 4.24 (*Rural Development Design Concept*), 4.25 (*Location of Structures*), and 4.29 (*Trees and Vegetation*) calls for the regulation of the location and siting of structures in rural areas to encourage positive visual quality in relation to the scenic character of the natural landscape, to carefully conform with the natural vegetation, landforms and topography, and to minimize the impacts of light and glare. Staff worked with the applicant to substantially reduce project grading to 1,320 c.y. of cut and fill for construction of the proposed residence, pathways, and outdoor terrace play area. As currently proposed, the project is compatible with the scenic character of the natural landscape. The structure would be adequately set back from Skyline Boulevard, proposes an earth-toned exterior color palette, and would be substantially screened by existing and proposed tall trees. Mitigation Measures 1 and 2 have been added to reduce any glare and visual impacts to the surroundings. See Figure 2 for the proposed exterior materials.

Policies 4.47 (*Regulation of Development in Scenic Corridor*) requires special controls to regulate both site and architectural design of structures located within rural scenic corridors in order to protect and enhance the visual quality of select rural landscapes. Policy 4.48 (*Topography and Vegetation*) requires the design of structures to conform with the natural topography and blend rather than conflict with the natural vegetation, 4.52 (*Colors and Materials*) requires using colors and materials which blend with the surrounding natural environment, do not dominate or overpower the site, compatible with the size and scale and architectural style of the structure and uses not highly reflective materials, and 4.59 (*Views*) requires developments in the scenic corridors to not obstruct views from scenic roads or disrupt the visual harmony of the natural landscape. Due to the existing intervening vegetation and the location of the proposed new house, the new house would not be visible from Skyline Boulevard. Additionally, the proposed house uses earth toned colors which blends well with the natural topography and surroundings. Grading and tree removal has been minimized during the plan review process.



Figure 3 View from southwest looking towards Skyline Boulevard

c. Wastewater Policies

Policies 11.10 (*Wastewater Management in Rural Areas*) and 11.12 (*Adequate Lot Sizes for Septic Tanks*) requires that septic systems be used where appropriate and that their installation meet the requirements of San Mateo County Environmental Health Services. The site has an existing 2,000-gallon septic tank which could serve up to five (5) bedrooms at the property, and as proposed the site would have a total of four (4) bedrooms (1 bedroom cottage and 3 bedroom new residence). There is therefore no need to expand the septic tank due to the proposed project as determined by Environmental Health Services.

d. Water Supply

Policies 10.15 (*Water Suppliers in Rural Areas*) and 10.25 (*Efficient Water Use*) consider water systems and wells as appropriate water supply in rural areas and encourage efficient use of water supplies through effective conservation methods such as water conservation devices. The current house is served by California Water Service - Bear Gulch and the proposed new house is required by Condition 32 to obtain all necessary permits from the water district before the issuance of the building permit.

e. Historical and Archaeological Resources

Policy 5.20 (*Site Survey*) and Policy 5.21 (*Site Treatment*) require that the applicant take appropriate precautions to avoid damage to historical and archaeological resources. The project was referred to the California Historical Resources Information System Northwest Information Center of Sonoma State University (CHRIS) to determine

the site's potential for cultural or historical resources and, per CHRIS recommendations, the applicant completed an Archeological study of the site. The results of the pedestrian survey conducted in the study came in negative, but results of the NWIC (Northwest Information Center) showed one archeological site within a quarter mile radius of the project site. Mitigation Measure 5 is included to ensure that in the unlikely case that cultural and/or Native American resources are discovered, they are treated appropriately and evaluated by the appropriate professionals.

f. Natural Hazards

The project complies with the applicable natural hazard policies to ensure safety and reduce hazardous conditions, as discussed below:

- (1) *Geotechnical Policies 15.20 (Review Criteria for Locating Development in Geotechnical Hazard Areas) and 15.21 (Requirement for Detailed Geotechnical Investigations)* discourages siting of structures in areas where they are jeopardized by geotechnical hazards; avoiding construction in steeply sloped areas (generally above 30%), unless appropriate structural design measures are incorporated to ensure safety and reduce hazardous conditions; and to require geotechnical investigation for development projects that may be located in an area of geotechnical hazard. According to a site-specific Engineering Geologic and Geotechnical Investigation Report (Report) prepared by C2 Earth Inc., dated May 27, 2022, the property is located on a bedrock ridge. The active San Andreas fault line is mapped approximately 2 miles northeast of the project site. C2 Earth, Inc. concluded that the earthquake-related distress to structures can be substantially mitigated by quality construction. Additionally, the project will be required to comply with all seismic design criteria of the current California Building Code. The plans and geotechnical report have been reviewed and conditionally approved by the County Geotechnical Section.

Fire Policies 15.27 (Appropriate Land Uses and Densities in Fire Hazard Areas), 15.28 (Review Criteria for Locating Development in Fire Hazard Areas), 15.30 (Standards for Water Supply and Fire Flow for New Development), 15.31 (Standards for Road Access for Fire Protection Vehicles to Serve New Development), and 15.34 (Vegetative Clearance Around Structures) require development in hazardous fire areas to be reviewed for adequate building materials, access, brush clearance from structures, fire flows, and water supplies. The

project parcel is within a Very High Fire Hazard Severity Zone, State Responsibility Area. The project plans have been reviewed by San Mateo County Fire Department and conditionally approved subject to compliance with California Building Code. The County Fire Department required a fire sprinkler system designed as per the NFPA 13 requirement and widening of the existing driveway to meet the 20-foot fire truck turnaround as part of the Alternate Means and Methods review process. Additional conditions from the County Fire Department are included in Attachment A.

g. Vegetative, Water, Fish and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*), Policy 1.24 (*Regulate Location, Density and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources*), Policy 1.25 (*Protect Vegetative Resources*), and Policy 1.27 (*Protect Fish and Wildlife Resources*) seek to regulate land uses and development activities to protect vegetative, water, fish and wildlife resources. The subject 3.1-acre parcel is located in an area where rural residential uses are present. The parcel consists of moderate to steep slopes and dense tree coverage that surrounds the existing single-family dwelling. According to a review of the California Natural Diversity Database (CNDDB), there are no special status plants or animal species identified on the project site.

A total of nineteen (19) significant trees were surveyed around the construction area. Out of these nineteen (19) trees, two (2) Monterey pines (Nos. 34 and 36) were removed from the site under the County's Emergency Hazardous Tree Exemption. The project does not include any tree removal. Condition 9 requires protection of existing trees.

2. Conformance with County Zoning Regulations

The subject parcel is located within the Resource Management (RM) Zoning District. A new single-family and associated improvements are allowed in the RM District subject to the issuance of RM permit and must comply with the applicable development standards and criteria contained in Chapter 20A and Chapter 20A.2, respectively, of the County Zoning Regulations, as discussed below.

a. RM Development Standards/Review Criteria (Chapter 20A)

The proposed development is in compliance with the minimum required standards of the RM District as illustrated in Table 1:

Table 1 RM District Standards		
	Required	Proposed
Maximum Floor Area	No Maximum	7,534 sq. ft.
Minimum Setbacks	50 ft. (Front) 20 ft. (Rear) 20 ft. (Right Side) 20 ft. (Left Side)	158 ft. (Front) 330 ft. (Rear) 37'-3 1/4" (Right Side) 156 ft. (Left Side)
Maximum Building Height	36 ft.	32 ft.- 10 1/4 in
Minimum Covered Parking Spaces	2	3

- (1) Section 6324.1 (*Environmental Quality Criteria*) seeks to conserve energy resources, comply with air pollution emission standards; minimize grading, landscape alterations, changes in vegetative cover; avoid the use or creation of noxious odors, and/or long-term noise levels. The project will be subject to compliance with the mandatory requirements of CalGreen, California Building Code, and California Energy Code. Additionally, grading operations will be limited to that necessary to implement the project. The Mitigated Negative Declaration (MND) includes mitigation measures for ensuring air pollution emissions standards set forth by the Bay Area Air Quality Management District are not exceeded throughout construction of the project, when the potential for air quality impacts will be the greatest. The project will generate short-term noise associated with grading and construction activities; however, such noises will be temporary and regulated by the County's Noise Ordinance. Long-term noise impacts generated by the project are expected to be minimal given the development is a single-family residence. Additionally, exterior activities associated with the single-family residential use (i.e., driveway/garage, patio/pool area) will be insulated from neighboring residences by existing trees, along with the design and orientation of the proposed buildings. Furthermore, as a single-family residential use, the project will not generate objectionable odors.

- (2) Section 6324.2 (*Site Design Criteria*) seeks to ensure development fits into the existing environment by minimizing light and glare, grading and tree removal; using colors and materials that blend with the existing landscape; ensuring development does not substantially detract from the scenic or visual quality of the County; and demonstrating that development will not contribute to the instability of the parcel or adjoining lands. Existing topography and trees will help screen and minimize any proposed development impacts on the rural character of the area. A majority of the project will be screened from surrounding views by existing topography, tree coverage, and distance of development to neighboring properties and roadways. Staff has included Mitigation Measure 1 from the MND as a condition of approval to ensure any proposed lighting is designed and located to confine rays to the subject property.

As discussed in Sections A.1.a. of this report, project grading has been reduced and is limited to that necessary to implement the proposed project in compliance with all applicable codes and standards set forth by the Planning Department, Building Inspection Section, Department of Public Works, Geotechnical Section, Environmental Health Services, and San Mateo County Fire Department.

The proposed project consists of a new single-family residence, and associated improvements. The residence will be 32 feet 10 1/4 inches in height. The proposed new house will use earth tone colors (grey body color and pigmented concrete) which will blend well with the surroundings. Additionally, Staff has added Mitigation Measure 2 as a condition of approval to require all exterior materials and/or color finishes be non-reflective.

- (3) Section 6324.3 (*Utilities*) requires an adequate local water supply and suitable septic system be available to serve the proposed development. See staff's discussion in Section A.1.c. and A.1.d. Furthermore, the project includes new electrical utility lines running parallel to Misty Ridge Road that would be required to be underground.
- (4) Section 6324.4 (*Water Resources Criteria*) seeks to ensure waste does not contaminate water resources, compliance with discharge requirements established by the Regional Water Quality Control Board, minimal impact on hydrologic processes, reduction in erosion to the maximum extent possible, and management of vegetative cover. The project is required to comply with the County's Drainage Policy requiring post-

construction stormflows to be at, or below, pre-construction flow rates. Additionally, the project must include Low Impact Development (LID) site design measures in compliance with Provision C.3.i of the County's Municipal Regional Stormwater Permit. To comply with these standards the project proposes to direct roof, driveway, and patio runoff to vegetated areas. The County Department of Public Works and the County Drainage Section have reviewed and conditionally approved the proposed project for drainage compliance.

- (5) Section 6324.5 (*Cultural Resources*) requires appropriate survey(s) by a qualified professional when there is a substantial indication that an archaeological or paleontological site exists within a project area. See staff's discussion in Section A.1.e. of this report for discussion on project compliance.
- (6) Section 6324.6 (*Hazards to Public Safety Criteria*) prohibits development in areas of hazard, including fire and landslide, unless determined it will not be harmful to the health, safety, or welfare of residents, property owners, or the community at large. See staff's discussion in Section A.1.f. of this report regarding slope stability/landslide and fire hazards relevant to the project.
- (7) Section 6325.1 (*Primary Scenic Resources Area Criteria*) requires development within scenic corridors and other scenic areas to minimize the number of access roads to a Scenic Corridor wherever possible. Development access roads shall be combined with the intent of minimizing intersections with scenic roads, prior to junction with a Scenic Corridor unless severely constrained by topography. Staff worked with the applicant to eliminate an initially proposed separate driveway from Misty Ridge Road for the new residence. As currently proposed, the new residence will use the existing driveway for the existing residence.

3. Conformance with the Grading Regulations

Any grading associated with construction of a building that exceeds 250 c.y. (25 c.y. in a State Scenic Corridor) requires a Grading Permit. The grading permit application has been submitted and reviewed by the County Department of Public Works and the County Geotechnical Section and deemed compliant with the applicable requirements. The site uses the existing driveway approach, and is not creating a new driveway, which further reduces the grading quantity and overall land disturbance. Further, the following findings are required and can be made:

- a. *That this project, as conditioned, will not have a significant adverse effect on the environment.*

The proposed grading is necessary to implement the project. An Initial Study and Mitigated Negative Declaration have been prepared and circulated for public review. Staff has concluded that the project, with the recommended mitigation measures, will not have a significant adverse impact on the environment. All mitigation measures from the Mitigated Negative Declaration have been included as recommended conditions of approval.

- b. *That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan.*

The project, as proposed and conditioned, conforms to standards in the Grading Ordinance, including those relative to an erosion and sediment control plan, dust control plan, fire safety, and the timing of grading activity. The project plans have been reviewed and recommended for approval, with conditions, by the Geotechnical Section, Drainage Section, and the Department of Public Works. Conditions of approval have been included in Attachment A to ensure compliance with the County's Grading Ordinance.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared and circulated for this project. The public comment period commenced on March 3, 2023 and ended on March 23, 2023. No comments were received as of the issuance of this report. Mitigation measures have been included as conditions of approval in Attachment A.

C. ARCHITECTURAL REVIEW EXEMPTION

Because the project is located within the Skyline Boulevard State Scenic Corridor, the project requires architectural review or architectural review exemption.

This project is found to be exempt from the Architectural Review requirement. A field inspection of this property found that the proposed project is located in an area that is screened by existing vegetation and topography and is not visible from Skyline Boulevard.

D. CONVERSION OF EXISTING HOME TO ADU

The existing house complies with the development standards of an accessory dwelling unit. The applicant will be required to obtain all necessary permits from the Building Department for the conversion of the existing house into an ADU.

E. REVIEWING AGENCIES

Department of Public Works
Building Inspection Section
Geotechnical Section
California Water Service - Bear Gulch
Environmental Health Services
County Fire Department

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location/Vicinity Map
- C. Project Plans
- D. Initial Study/Mitigated Negative Declaration

SAG:cmc – SAGHH0081_WCU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2022-00109

Hearing Date: April 26, 2023

Prepared By: Sonal Aggarwal
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the Planning Commission does hereby find that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Mateo County
2. That the Initial Study/Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the Mitigation Measures (numbered 1 through 9) in the Initial Study/Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

For the Resource Management District Development Review Permit, Find:

5. That the project conforms to the Development Standards and Development Review Criteria contained in Chapter 20A and Chapter 20A.2 of the San Mateo County Zoning Regulations. The project conforms to the minimum setbacks and maximum height limit allowed in the RM Zoning District. Additionally, the project conforms to Section 6324.1 (*Environmental Quality Criteria*), Section 6324.2 (*Site Design Criteria*), Section 6324.3 (*Utilities*), Section 6324.4 (*Water Resources Criteria*), Section 6324.5 (*Cultural Resources*), Section 6324.6 (*Hazards to Public Safety Criteria*), and Section 6325.1 (*Primary Scenic Resources Area Criteria*) of the RM Development Review Criteria. The project, as proposed and conditioned, will not introduce noxious odors, long-term increases in noise levels, or significant levels of air pollution emissions, and will incorporate low-impact development

measures to ensure the increase in impervious surfaces will not result in adverse drainage or water quality impacts. The project will minimize potential adverse impacts on the rural character of the area by limiting grading and tree removal to that necessary to implement the project, utilizing building materials and colors that blend into the natural surrounding rural area, installing new utilities underground, as well as minimizing the number of access roads to a scenic corridor. Additionally, the project will not compromise the stability of the project parcel or surrounding lands as a site-specific geotechnical report prepared for the project concluded that the site was suitable for the proposed development, with implementation of the recommendations covered under the Geotechnical Investigation Report. Finally, the project will comply with Chapter 7A of the California Building Code for ignition resistant construction and materials, acceptable emergency fire access, adequate fire flow and water supplies as reviewed and conditionally approved by the San Mateo County Department.

For the Grading Permit, Find:

6. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed by planning staff and the Department of Public Works, which found that the project can be completed without significant harm to the environment as conditioned. A negative declaration was prepared for the project and mitigation measures are attached as conditions to this staff report.
7. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. Planning staff and the Department of Public Works have reviewed the project and have determined its conformance to the criteria of Chapter 5 of the San Mateo County Building Regulations, including the standards referenced in Section 9296 and the San Mateo County General Plan.

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 Planning Commission on April 26, 2023. The Community Development 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 final approval of the subject permits shall be valid for two (2) years from the date of approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. Approval of permits may be extended by a 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include a copy of this letter on the top pages of the building plans.
4. Prior to the issuance of a building permit, the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to the San Mateo County Ordinance No. 4758.
5. The applicant shall obtain all necessary permits for converting the existing 1,099 sq. ft. single-family house to an ADU with the Building, Fire, and all other necessary departments.
6. No site disturbance shall occur, including any tree/vegetation trimming or grading, until a building permit has been issued. Removal of trees over 55 inches in circumference has not been authorized under this permit (as measured 4.5 feet above the ground).
7. The applicant is required to replace any vegetation removed during construction, including ground cover. Per Section 6324.2, vegetation for stabilization of graded areas or for replacement of existing vegetation shall be selected and located to be compatible with surrounding vegetation, recognizing climate, soil and ecological characteristics of the region.
8. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

- c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Skyline Boulevard or Misty Ridge Road. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Skyline Boulevard or Misty Ridge Road. There shall be no storage of construction vehicles in the public right-of-way.
9. At the building permit application stage, the applicant shall submit a tree protection plan which protects on-and off-site trees within the proximity of grading and/or construction activities, including the following:
- a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
 - b. Isolate tree protection zones using 5-foot-tall orange plastic fencing supported by poles pounded into the ground, located at the driplines.
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.
 - d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.
 - e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the project arborist's directs specific watering measures to protect trees.
 - f. Trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence, and 2 by 4 boards in concentric layers to a height of eight (8) feet.
 - g. Prior to issuance of building permit (BLD 2022-03018), the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.
10. The applicant shall implement the revised Erosion and Sediment Control Plan, as approved, during all stages of grading and construction. Grading and construction activities shall adhere to the San Mateo County Wide Storm Water Pollution Prevention Program "General Construction and Site Supervision Guidelines", including:

- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth-moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of 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.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

11. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday, Thanksgiving and Christmas.

Mitigation Measures from the Mitigated Negative Declaration

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

12. **Mitigation Measure 1**: All proposed exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for the exterior light fixtures shall be submitted for review and approval prior to the issuance of the building permit.
13. **Mitigation Measure 2**: Final finishes of all exterior materials and /or colors, including glass windows and/or panels, shall be non-reflective.
14. **Mitigation Measure 3**: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the

California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.

- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
 - i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).
- 15. **Mitigation Measure 4:** Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used.
- 16. **Mitigation Measure 5:** The following mitigation measures are recommended to ensure that impacts would not be significant should unique archaeological resources or significant historical resources be accidentally discovered during earth-moving-activities.
 - a. Prior to construction, all personnel directly involved in project-related ground disturbance shall be provided archaeological and cultural sensitivity training. The training shall be conducted by a qualified Archaeologist that meet the Secretary of the Interior's Standards for archaeology. The training shall take place at a day and time to be determined in conjunction with the project construction foreman, and prior to any scheduled ground disturbance. The training will include: a discussion of applicable laws and penalties; samples or visual aids of artifacts that could be encountered in the project vicinity, including what those artifacts and resources may look like partially buried, or wholly buried and freshly exposed; and instructions to halt work in the vicinity of any potential cultural resource discovery, and notify the archaeological or Native American monitor as necessary. If a handout is provided by the archaeologist, the foreman will keep a copy of it in his or her vehicle as a reference. Having reference material in the vehicle does not replace contacting an archaeologist or a Native American monitor should resources be uncovered.
 - b. In the event archaeological resources are encountered during ground disturbing activities, contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and

mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.

- c. Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant, a qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The archaeologist shall also perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation of the recovered resources. Recommendations for permanent curation of recovered resources will not be applicable to prehistoric cultural resources materials or tribal cultural resources as such resources will be returned to the tribes. All significant prehistoric cultural materials and or tribal cultural resources recovered shall be, returned to Native American tribes traditionally and culturally affiliated with the area. California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The San Mateo County Coroner shall be notified immediately. The coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant of any human remains.
- d. Further actions shall be determined, in part, by the desires of the Most Likely Descendant. The Most Likely Descendant has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the

owner does not accept the Most Likely Descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

- e. A Native American monitor of the Costanoan Rumsen Carmel Tribe should be contacted and present for any ground disturbing activities.

17. **Mitigation Measure 6:** At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet, or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
 - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 ft. of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
 - k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
 - l. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
 - m. Control fuels and other hazardous materials, spills, and litter during construction.
 - n. Preserve existing vegetation whenever feasible.
18. **Mitigation Measure 7:** No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
19. **Mitigation Measure 8:** An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.
20. **Mitigation Measure 9:** At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed EECAP Development Checklist (Attachment H) or equivalent measures, as well as Best Management Practices (BMPs) to reduce GHG emissions during construction, to the extent feasible, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction

vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. Such measures shall be shown on building plans.

Grading Permit

21. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
22. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
23. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
24. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
25. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within 30 days of the completion of grading at the project site: (a) The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (b) The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

Building Inspection Section

26. Project is subject to a building permit from San Mateo County Planning and Building Department.
27. Project shall be designed and constructed according to the latest California Building Standards. Current County of San Mateo Building Regulations shall be followed as well.
28. Project is located in a Very High Fire Hazard Severity Zone and shall be designed and constructed for Materials and Construction Methods for Exterior Wildfire Exposure.
29. 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 Drainage Section 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 Drainage Section for review and approval.
30. The applicant shall submit to the Drainage Section, for review, documentation of drainage and other utility easements for the applicant's use and the use of others.

Geotech Section

31. A Geotechnical Report shall be submitted at the building permit stage.

California Water Service - Bear Gulch

32. The applicant is required to obtain all necessary permits with the water district prior to the final of the building permit.

Department of Public Works

33. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

Environmental Health Services

34. The existing onsite wastewater treatment system (OWTS) is appropriate to serve the existing one (1) bedroom cottage (proposed ADU conversion) and new three (3) bedroom residence as confirmed by County Building Department.
35. At building permit stage, the existing septic tank will need to be evaluated/pumped and dispersal field water tested by a certified San Mateo septic tank pumper. The pump report/invoice will need to be supplied to Environmental Health Services. In addition, a deep hole test pit will be required in the designated reserve dispersal trench area by a registered professional and observed by Environmental Health Services to verify depth to groundwater and/or limiting soil conditions. A list of pumpers and registered professionals (listed as consultants) can be found on the web at <https://www.smchealth.org/landuse>.

San Mateo County Fire Department

36. *ADD Note to plans:* Smoke Detectors which are hard wired: As per the California Building Code and the State Fire Marshal regulations, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.
37. *ADD Note to plans:* Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 1030).
38. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
39. *ADD Note to plans:* New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke.
40. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the San Mateo County Fire

Protection District. 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. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

41. *ADD Note to plans:* The building is in a Very High Fire Hazard Severity Zone and will require a Class A roof.
42. Vegetation Management (SRA) - Add note to plans: The 2016 California Fire Code Chapter 49 and Public Resources Code 4291. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
43. *ADD Note to plans:* As per 2016 CFC, Appendix B and C, a Fire Department-approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.
44. *ADD Note to plans:* Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet. CFC503, D103, T-14 1273.
45. A plan and profile of the driveway/roadway shall be submitted.
46. *ADD Note to plans:* Dead end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D.
47. *ADD Note to plans:* Fire apparatus access roads shall have an approved all-weather surface. Grades 15% or greater to be surfaced with asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 ft. between the next section. For roads approved less than 20 feet, 20 feet wide turnouts shall be on each side of 15% or greater section. No grades over 20%. (Plan and profile required) CFC 503.

48. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506. For application and instructions please email smcfdfiremarshal@fire.ca.gov if you need further assistance, please contact the San Mateo County Fire Marshal's Office at 650/573-3846.
49. Show location of wet draft fire hydrant on site plans with pipe supplying hydrant. A wet draft hydrant with a 2 1/2-inch National Hose Thread outlet with a valve shall be mounted not less than two feet above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building, nor more than 150 feet from all buildings. Show piping layout on plans, include minimum depth of cover and thrust blocks as needed. The pipe shall be a minimum 4-inch inside diameter, underground fire service listed. Provide manufacturers cut sheets.
50. *ADD Note to plans:* Wharf Type Hydrant: As per Fire Department ordinance, the applicant shall install a wharf type hydrant located no further than 150 feet from the proposed residence along the driveway access.
51. The wharf hydrant must have a minimum flow of 250 gallons per minute at 20 pound per square inch for a minimum of 20 minutes and be supplied by a minimum 4-inch supply line. The plans for this system must be submitted to San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set of plans to the San Mateo County Fire Protection District for review and approval.
52. Utilize NFPA 1142 worksheet to determine required amount of water for fire protection.
53. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email smcfdfiremarshal@fire.ca.gov if you need further assistance, please contact the San Mateo County Fire Marshal's Office at 650/573-3846.
54. *ADD Note to plans:* Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations shall be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued

until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the San Mateo County Fire Protection District for review.

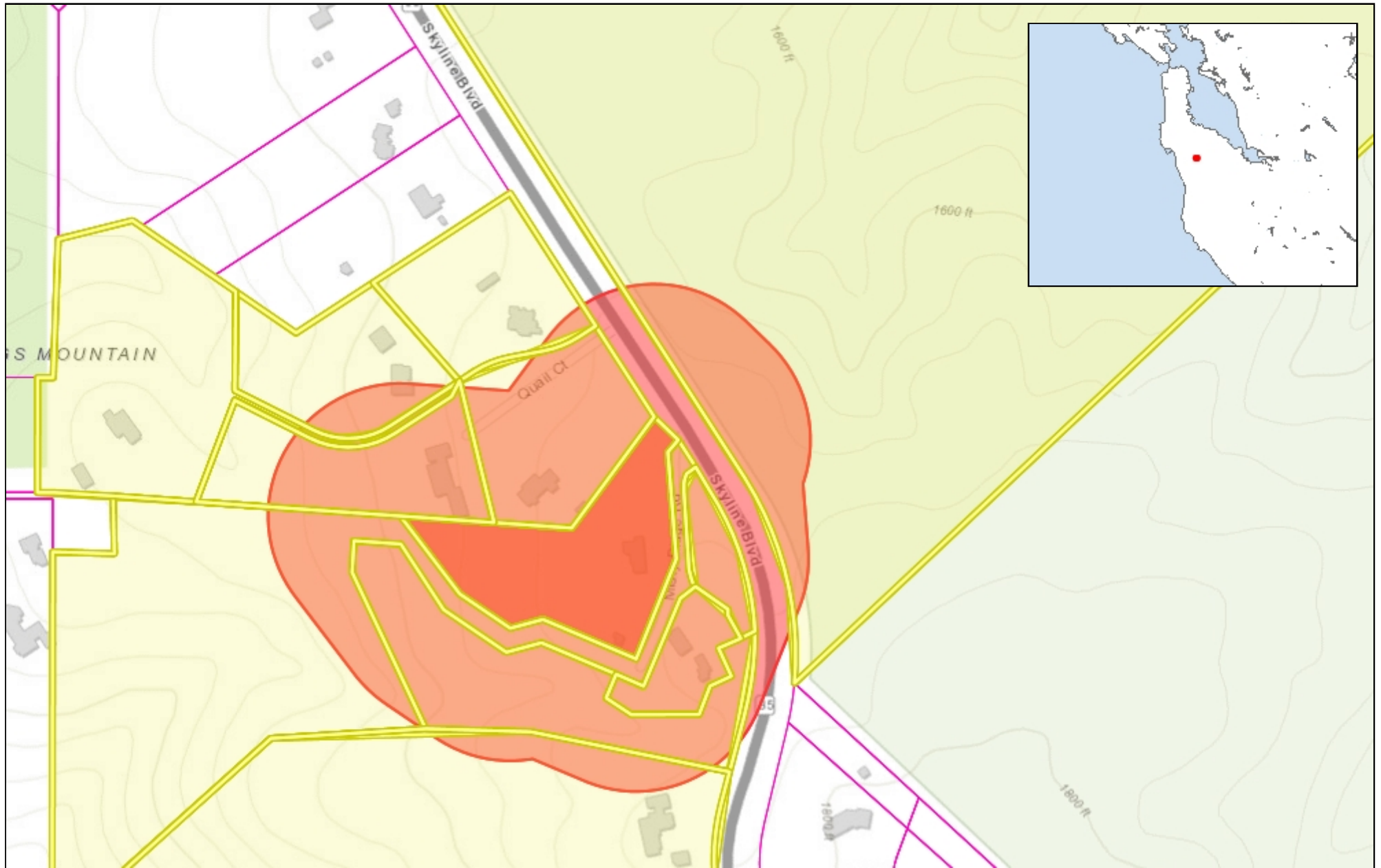
55. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call the San Mateo County Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
56. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
57. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
58. *ADD Note to plans:* Solar Photovoltaic Systems: These systems shall meet the requirements of the 2016 CFC Section 605.11
59. CRC 2016 Section R337: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2016 Section R337 requirements. You can visit the Office of the State Fire Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook. "
60. Copy R-337 Worksheet to a plan sized sheet and check appropriate boxes.
61. Provide window and door schedule showing it meets R-337 and add it to work sheet. All exterior doors including garage door must meet R-337.
62. Provide eave and gutter details that meet R-337 include all materials.
63. Add R-337 required vents to worksheet.

SAG:cmc – SAGHH0081_WCU.DOCX



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

MATERIALS AND FIRE PROTECTION FEATURES

THE BUILDING IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE AND WILL REQUIRE A CLASS A ROOF.

THIS PROJECT WILL COMPLY WITH ALL ASPECTS OF CHAPTER 7A OF THE 2019 CALIFORNIA BUILDING CODE.

- SECTION 704A - IGNITION RESISTANT MATERIALS
- SECTION 705A - ROOF COVERINGS SHALL COMPLY
- SECTION 706A ALL VENTS AND OTHER PENETRATIONS THROUGH THE BUILDING ENVELOPE SHALL BE COVERED WITH WIRE MESH OR OTHER MATERIALS COMPLYING WITH SECTION 706A
- SECTION 707A EXTERIOR COVER - EXTERIOR COVERINGS SHALL COMPLY WITH SECTION 707A.

EXTERIOR MATERIALS

ROOF

- CLASS 'A' ROOFING AND PREFORMED METAL FLASHING; SOFFITS SHALL BE METAL OR OTHER NON COMBUSTIBLE MATERIAL

WALLS:

- OPAQUE SURFACES OTHER THAN SPANDREL GLASS TO BE CAST IN PLACE CONCRETE, PRECAST CONCRETE OR
- ALUMINUM FRAMED WINDOWS AND SPANDREL GLASS TO BE GLAZED WITH DOUBLE OR TRIPLE PANE GLAZING UNITS WITH ONE PANE TEMPERED

SUSPENDED DECKS (1ST FLOOR, SECOND FLOOR AND ROOF

- COMPOSITE DECK CONSISTING OF CAST IN PLACE CONCRETE AND METAL PAN DECK

SECOND FLOOR EXTERIOR DECK

- COMPOSITE DECK CONSISTING OF CAST IN PLACE CONCRETE AND METAL PAN DECK COVERED WITH RIGID INSULATION, PROTECTION BOARD, WATERPROOFING, PEDESTALS AND CEMENTITIOUS PLAZA PAVING UNITS

SUN SHADES

- STEEL BRACKETS SUPPORTING SHEET METAL ROOFING

AUTOMATIC SPRINKLERS THROUGHOUT.

THE PROPOSED ADA UNIT IS EQUIPPED WITH FIRE SPRINKLERS

SMOKE DETECTORS WHICH ARE HARD WIRED: AS PER THE CALIFORNIA BUILDING CODE AND THE STATE FIRE MARSHAL REGULATIONS, THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHAL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARD WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW AND RECONDITION SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN EXISTING SLEEPING ROOMS, AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS. A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR. SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO THE BUILDING FINAL. DATE OF INSTALLATION MUST BE ADDED TO EXTERIOR OF THE SMOKE ALARM AND WILL BE CHECKED AT FINAL.

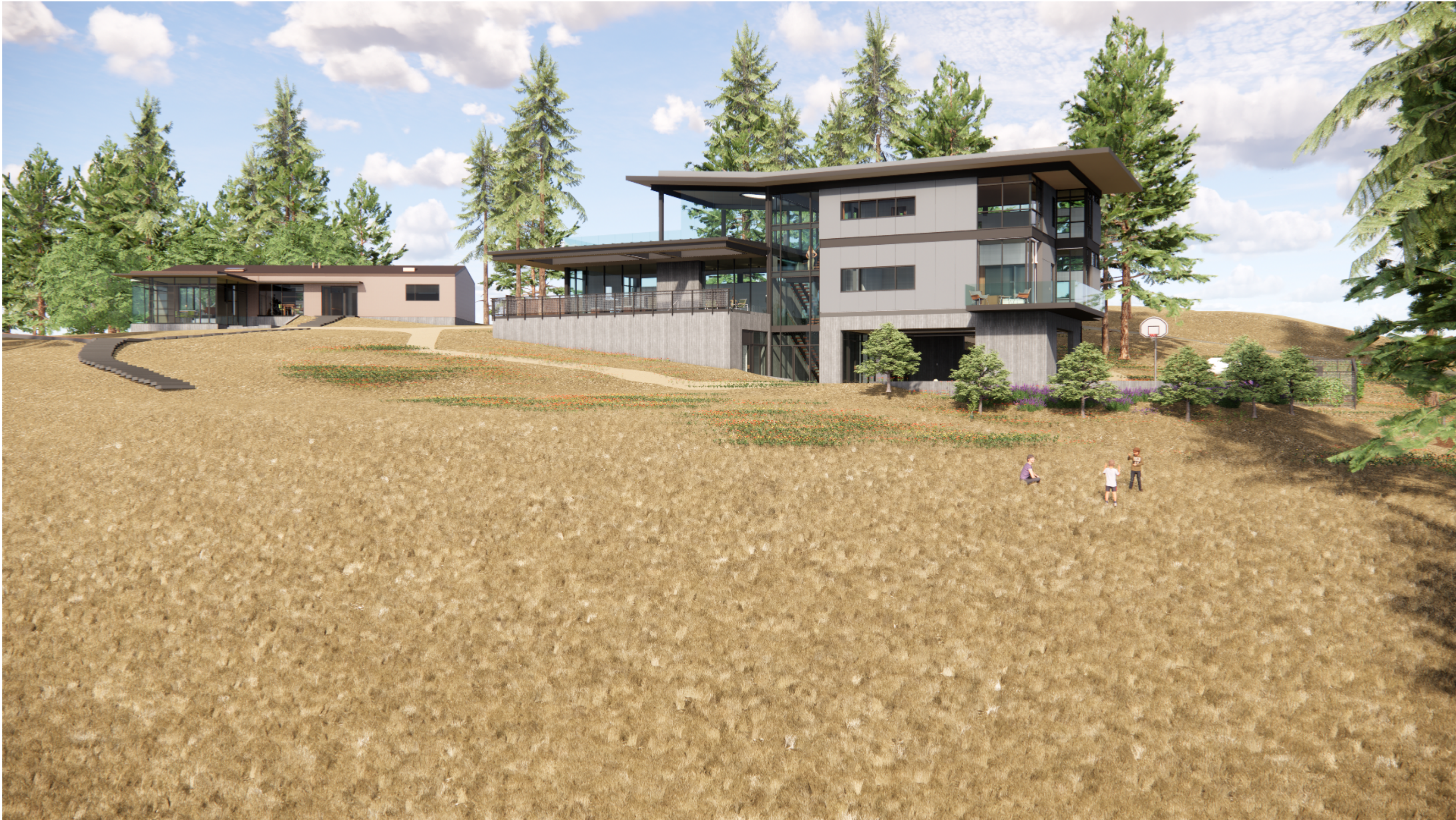
AUTOMATIC FIRE SPRINKLER SYSTEM: (FIRE SPRINKLER PLANS WILL REQUIRE A SEPARATE PERMIT). AS PER SAN MATEO COUNTY BUILDING STANDARDS, THE APPLICANT IS REQUIRED TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE PROPOSED OR IMPROVED DWELLING AND GARAGE. ALL ATTIC ACCESS LOCATIONS WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPRIGHT. SPRINKLER COVERAGE SHALL BE PROVIDED THROUGHOUT THE RESIDENCE TO INCLUDE ALL BATHROOMS, GARAGES, AND ANY AREA USED FOR STORAGE. THE ONLY EXCEPTION IS SMALL LINEN CLOSETS LESS THAN 24 SQUARE FEET WITH FULL DEPTH SHELVEING. THE PLANS FOR THIS SYSTEM MUST BE SUBMITTED TO THE SAN MATEO COUNTY PLANNING AND BUILDING DIVISION. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL PLANS ARE RECEIVED, REVIEWED AND APPROVED. UPON SUBMISSION OF PLANS, THE COUNTY OR CITY WILL FORWARD A COMPLETE SET TO THE SAN MATEO COUNTY FIRE DEPARTMENT FOR REVIEW.

INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DEPARTMENT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN. PLEASE CALL THE SAN MATEO COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION. FEES SHALL BE PAID PRIOR TO PLAN REVIEW.

EXTERIOR BELL AND INTERIOR HORN/STROBE: ARE REQUIRED TO BE WIRED INTO THE REQUIRED FLOW SWITCH ON YOUR FIRE SPRINKLER SYSTEM. THE BELL, HORN/STROBE AND FLOW SWITCH, ALONG WITH THE GARAGE DOOR OPENER ARE TO BE WIRED INTO A SEPARATE CIRCUIT BREAKER AT THE MAIN ELECTRICAL PANEL AND LABELED

SMOKE DETECTORS WHICH ARE HARD WIRED: AS PER THE CALIFORNIA BUILDING CODE AND THE STATE FIRE MARSHAL REGULATIONS, THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHAL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARD WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW AND RECONDITION SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN EXISTING SLEEPING ROOMS, AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS. A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR. SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO THE BUILDING FINAL. DATE OF INSTALLATION MUST BE ADDED TO EXTERIOR OF THE SMOKE ALARM AND WILL BE CHECKED AT FINAL.

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQ. FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. (CFC 1030).



VIEW FROM SOUTHWEST

PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO CONSTRUCT A NEW DWELLING WITH ATTACHED SHOP AND CONVERT THE EXISTING COTTAGE/DWELLING INTO AN ACCESSORY DWELLING UNIT.

THE PROJECT WILL COMPLY OR EXCEED CONSTRUCTION REQUIREMENTS OF CHAPTER 7A OF THE CBC WHICH GOVERNS CONSTRUCTION IN THE WUI.

ACCESSORY DWELLING UNIT CALCULATION PER SECTION

6429.2: THE FLOOR AREA OF A DETACHED ACCESSORY DWELLING UNIT SHALL NOT EXCEED EIGHT HUNDRED (800) SQ. FT. OR THIRTY-FIVE PERCENT (35%) OF THE LIVABLE FLOOR AREA OF THE EXISTING OR PROPOSED PRIMARY RESIDENCE, WHICHEVER IS LARGER, UP TO A MAXIMUM OF ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET.

PROPOSED NON HABITABLE SPACE: 3,073 SQ. FT.
PROPOSED DWELLING - LIVABLE AREA: 4,461 SQ. FT.
MAX . FLOOR AREA ADU IS 35% OF 4,461: 1,561 SQ. FT.
MAX. FLOOR AREA ALLOWED: 1,500 SQ. FT.

EX. COTTAGE LIVEABLE AREA/PROPOSED ADU: 1,099 SQ. FT.

LOT AREA: 3.1 ACRES

COVERAGE

PROPOSED HOUSE/SHOP 2,931 SQ. FT.
EXISTING COTTAGE+GARAGE 1,920 SQ. FT.
NEW DECK LEV 1 927 SQ. FT.
SHOP LEVEL TERRACE 2,347 SQ. FT.
TOTAL 8,125 SQ. FT

BUILDING AREA

EXISTING COTTAGE LIVEABLE AREA 1,099 SQ. FT.
EXISTING GARAGE 824 SQ. FT.

PROPOSED DWELLING LIVEABLE AREA 4,461 SQ. FT.
PROPOSED SHOP 1,241 SQ. FT.
EQUIPMENT ROOMS CONDITIONED 213 SQ. FT.
POOL EQUIPMENT (UNCONDITIONED) 144 SQ. FT.
UNFINISHED BASMENT 1,475 SQ. FT.
TOTAL BUILDINGS 9,457 SQ. FT.

PROJECT INFORMATION

OWNERS:
Omid Zahedi and Susan Payrovi
12400 Skyline Boulevard

ARCHITECT

James Gwise Architect, p.c./Studio Gwise

837 A Stannage Ave.
Albany Ca 94706

510 326 8342

Contact:

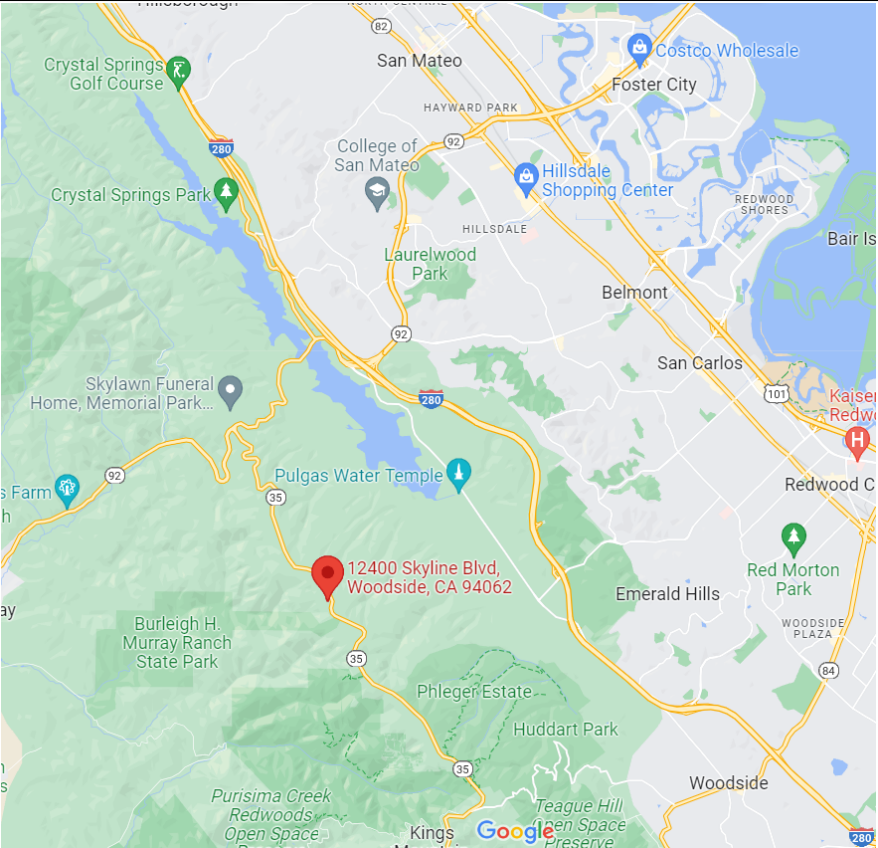
James Gwise/jgwise@jamesgwise.com

CIVIL ENGINEER:

BKF
255 Shoreline Drive
Suite 200
Redwood City, CA 94065

650 482 6300

Contact: Dale Leda



PROJECT LOCATION

Cycle 4 Sheet List

Sheet Number	Sheet Name
DS 0.00	COVER
C0.0	TITLE SHEET
C0.1	NOTES
C1.1	TOPO
C1.2	TOPO
C2.1	GRADING PLAN
C2.2	DRIVEWAY PROFILE/FIRE TURNAROUND
C3.1	UTILITY PLAN
C4.1	EROSION CONTROL PLAN
C4.2	BEST MANAGEMENT PRACTICES
C5.1	DETAILS
C5.2	DETAILS
DS 0.01	AREA PLANS
DS 0.02	PROPOSED ADU
DS 1.00	PLOT PLAN
DS 1.01	SITE PLAN
DS 1.02	SHOP/STORAGE LEVEL PLAN
DS 1.03	LEVEL 1
DS 1.04	LEVEL 2
DS 1.05	ROOF PLAN
DS 2.02	ELEVATIONS
DS 2.03	ELEVATIONS
DS 2.04	EXT EAST + WEST WINDOW SCHEDULE
DS 2.05	EXT. NORTH + SOUTH WINDOW SCHEDULE
DS 2.06	MATERIALS BOARD
DS 2.07	WUI MATERIALS
DS 2.08	EXTERIOR LIGHT FIXTURES
DS 3.01	SECTIONS
DS 3.02	ROOF EDGE SECTIONS
DS 3.03	ROOF EDGE SECTION
DS 4.01	AXONOMETRICS
DS 4.02	AXONOMETRIC
DS 4.03	KID'S COMMONS CASEWORK

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

COVER DS 0.00

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

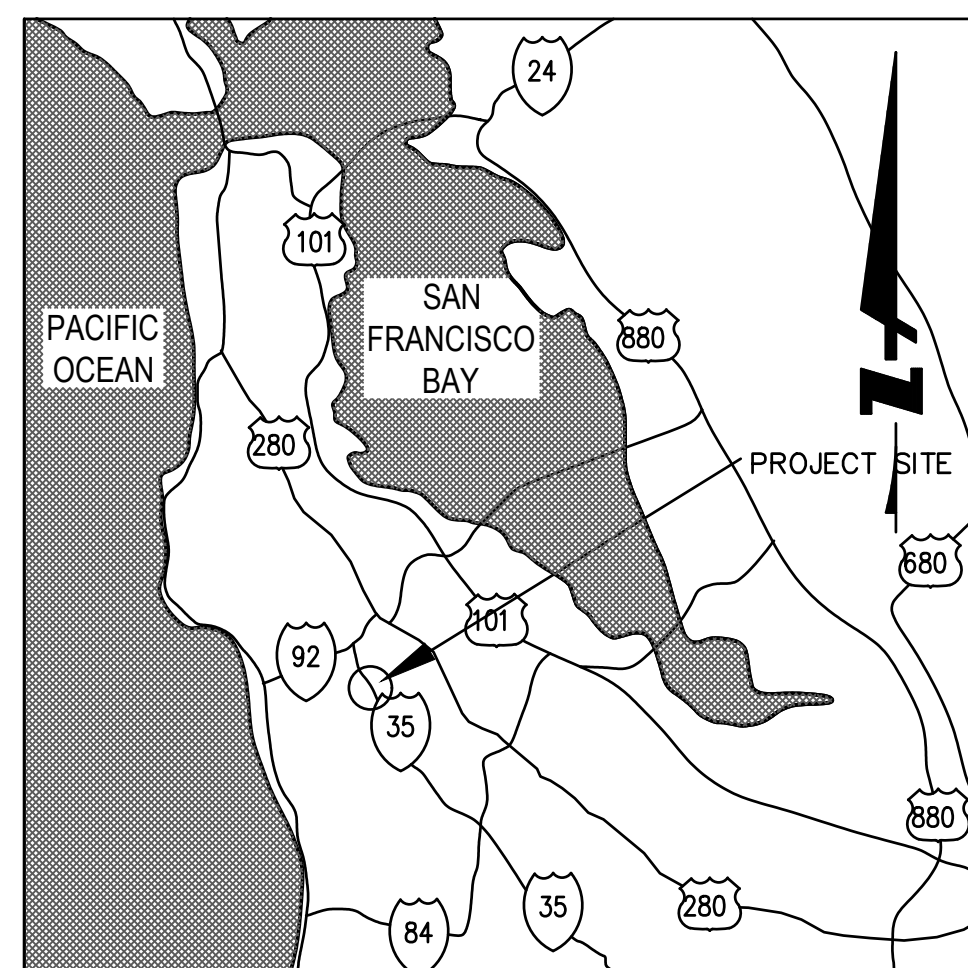
www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

Project number

2103



VICINITY MAP
N.T.S.

ABBREVIATIONS:

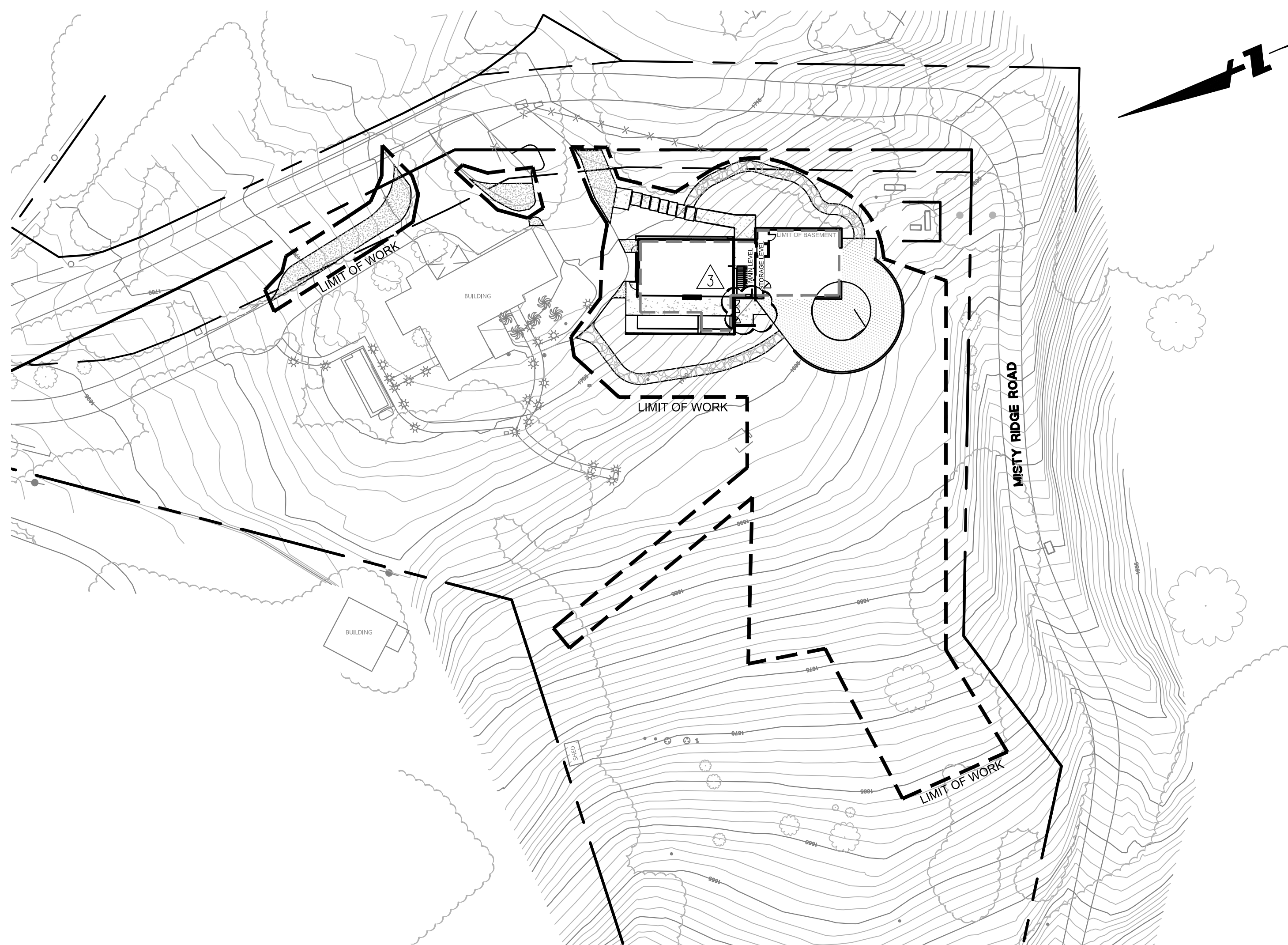
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFPD	BACK FLOW PREVENTION DEVICE
BOTD	BOTTOM OF TANK OR PIPE
BSTD	BRIKSLIGHT TRENCH DRAIN
BW	BOTTOM OF WALL ELEVATION
CBT	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DIP	DUCTILE IRON PIPE
DS	DOWN SPOUT
DW	DOMESTIC WATER LINE
DWL	DRYWELL CATCH BASIN
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
PARK	PARKING
PWC	POINT OF CONNECTION
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBD	STORM SUB DRAIN CLEANOUT
SDCO	SD DRAIN
SDC	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
STR	STRUCTURAL PLANS
TOP	TOP OF TANK OR PIPE
TP	TOP OF WALL ELEVATION
TP	TYPICAL
USD	UNDERSLAB DRAIN
VCC	VERTICAL CREST CURVE
VO	PIPE VERTICAL DROP
WSC	VERTICAL SAG CURVE
W	DOMESTIC WATER LINE
WM	WATER METER

IMPERVIOUS AREAS

TOTAL PROPERTY AREA	136,598 SF
DISTURBED AREA/LOW	38,380 SF
<u>IMPERVIOUS AREAS:</u>	
PRE-CONSTRUCTION	11,447 SF
POST-CONSTRUCTION	19,206 SF

12400 SKYLINE BOULEVARD
WOODSIDE, CA

APN: 067-250-030



ENGINEER'S STATEMENT

THIS SITE IMPROVEMENT PLAN SUBMITTAL HAS BEEN PREPARED UNDER MY DIRECTION.

Prison Scott

12/19/2022

BRIAN K. SCOTT
PRINCIPAL
P.E. #61034
BKF ENGINEERS



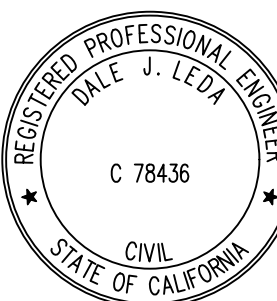
ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE CIVIL ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE STATE OF CALIFORNIA, BUSINESS PROFESSIONAL CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

Delin

12/19/2022

DALE LEDA
PROJECT MANAGER
P.E. #78436
BKF ENGINEERS



EARTHWORK QUANTITIES

QUANTITY BREAKDOWN

SITE WORK AND LANDSCAPING		BUILDINGS	
CUT	90 CUBIC YARDS	CUT	820 CUBIC YARDS
FILL	200 CUBIC YARDS	FILL	0 CUBIC YARDS
POOL/SPA		DRIVEWAY	
CUT	0 CUBIC YARDS	CUT	30 CUBIC YARDS
FILL	0 CUBIC YARDS	FILL	180 CUBIC YARDS

GROSS FIGURES

CUT	940 CUBIC YARDS
FILL	380 CUBIC YARDS
TOTAL	1,320 CUBIC YARDS
BALANCE	560 CUBIC YARDS OF IMPORT

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

FEMA FLOOD PLAIN NOTES:

1. THE PROJECT SITE IS LOCATED IN ZONE X, OUTSIDE OF SPECIAL FLOOD HAZARD AREA AND HIGHER THAN THE ELEVATION OF THE 0.2 PERCENT ANNUAL CHANCE OF FLOOD.
2. REFER TO FEMA PANEL 06081C0280E FOR MORE DETAIL.

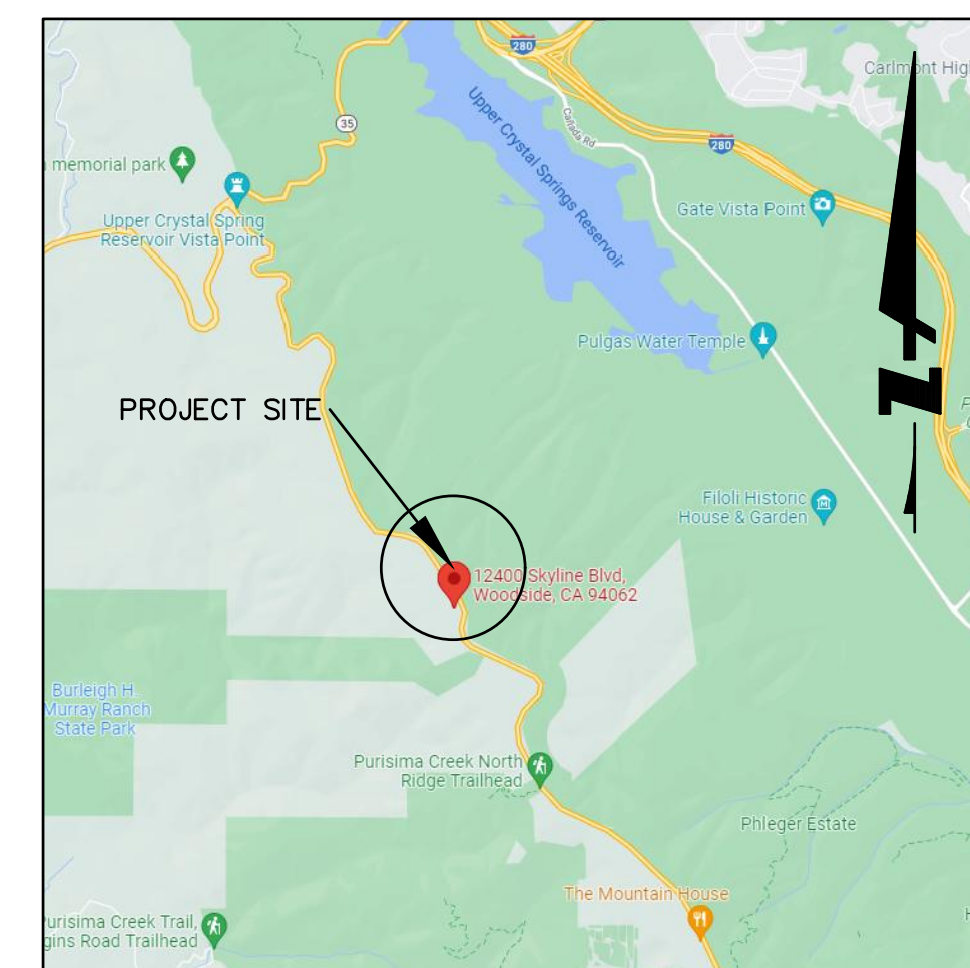
HAUL ROUTE:

CONTRACTOR SHALL UTILIZE THE FOLLOWING HAUL ROUTE FOR IMPORTING/EXPORTING SOILS AND OTHER CONSTRUCTION MATERIALS:

- FROM JOB SITE, HEAD NORTH ON MISTY RIDGE ROAD TOWARDS SKYLINE BLVD.
- TURN LEFT ONTO SKYLINE BLVD HEADING NORTHWEST TOWARDS SAN MATEO ROAD.
- TURN RIGHT ONTO SAN MATEO ROAD TOWARDS HIGHWAY 280.

SHEET INDEX

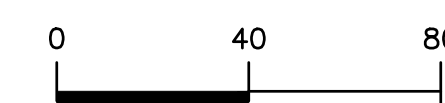
<u>SHEET NO.</u>	<u>DESCRIPTION</u>
C0.0	TITLE SHEET
C0.1	NOTES
C1.1	TOPOGRAPHIC SURVEY
C1.2	TOPOGRAPHIC SURVEY
C2.1	GRADING PLAN
C2.2	DRIVEWAY PROFILE/FIRE TURNAROUND
C3.1	UTILITY AND SEPTIC PLAN
C4.1	EROSION CONTROL PLAN
C4.2	BEST MANAGEMENT PRACTICES
C5.1	DETAIL SHEET
C5.2	DETAIL SHEET



LOCATION MAP
N.T.S.

LEGEND:

EXISTING	PROPOSED	
	---	BOUNDARY
6" SS	6" SS	LIMIT OF WORK
10" SD	10" SD	SANITARY SEWER
4" SBD	4" SBD	SOLID STORM DRAIN
FM	2" FM	PERFORATED SUB DRAIN
10" FW	10" FW	FORCE MAIN
2" W	2" W	FIRE SERVICE
IRR	2" IRR	DOMESTIC WATER SERVICE
G	G	IRRIGATION SERVICE
T	T	NATURAL GAS
TV	TV	TELEPHONE
E	E	TV/CABLE TV
JT	JT	ELECTRIC
O/H	O/H	JOINT TRENCH
X	X	OVERHEAD WIRES
o	o	FENCE
o	o	CLEAN OUT TO GRADE
o	o	FOUND MONUMENT
o	o	DOUBLE DETECTOR CHECK VALVE
o	o	VALVE
o	o	METER BOX
o	o	STREET LIGHT
o	o	DRAIN
o	o	ATRIUM DRAIN
o	o	CATCH BASIN
o	o	FIRE HYDRANT
o	o	FIRE DEPARTMENT CONNECTION
o	o	BENCHMARK
o	o	MANHOLE
o	o	SIGN
o	o	SPLASH BLOCK
o	o	2
o	o	CS. 1
o	o	DETAIL NUMBER
o	o	SHEET LOCATION



Know what's below.
Call before you dig.

CAUTION:

- 1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION – PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

GENERAL SITE NOTES:

- 1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING A BID.
- 2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
- 3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO PROJECT MANAGER.
- 4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN, SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- 5. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY/TOWN HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.
- 6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY GEOTECHNICAL ENGINEERS, INC. DATED MONTH DAY, YEAR.

DEMOLITION NOTES :

- 1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
- 2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
- 5. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- 6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- 7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
- 8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
- 9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- 10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE CLIENT. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.

RECORD DRAWINGS:

- 1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY/TOWN ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY/TOWN ENGINEER.

STORM DRAIN MAINTENANCE NOTES:

PLEASE NOTE THAT REGULAR MAINTENANCE ON GRADING AND DRAINAGE STRUCTURES IS REQUIRED TO ENSURE FUNCTIONALITY THROUGHOUT THE LIFE OF THE PROPERTY. MAINTENANCE SHOULD INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

- 1. THE CLEARING OF DEBRIS FROM THE DETENTION SYSTEM/SEDIMENTATION INLET AND STORM DRAIN LINES.
- 2. ROOF GUTTERS AND DOWNSPOUTS SHOULD BE CLEARED BEFORE THE BEGINNING OF EACH RAINY SEASON AND AS NEEDED THROUGHOUT THE WINTER MONTHS.
- 3. SURFACE GRADING MAY ALSO REQUIRE CONTINUED REFINEMENT, INCLUDING THE CLEARING AND RE-FINISHING OF VEGETATED SWALES AND SLOPES TO MINIMIZE PONDING, MAINTAIN POSITIVE DRAINAGE AWAY FROM IMPROVEMENTS AND PROTECT AGAINST EROSION.
- 4. GRADED SLOPES SHOULD BE MONITORED AND RE-VEGETATED AS NEEDED.
- 5. FINALLY, DRAINAGE SWALES AND CONCRETE VALLEY GUTTERS UPHILL OF THE SITE WALLS SHOULD BE CONTINUOUSLY MONITORED AND CLEARED OF LEAVES AND DIRT DEBRIS.

TREE/PLANT PROTECTION NOTES:

- 1. PRIOR TO BEGINNING CONSTRUCTION ON-SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
- 2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY/TOWN'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

HORIZONTAL CONTROL NOTES:

- 1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

PAVEMENT SECTION:

- 1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
- 2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.
- 3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY/TOWN ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.
- 4. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

SITE MAINTENANCE:

- 1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS POINTS FOR THE SITE AND PLACE STABILIZED CONSTRUCTION ENTRANCES AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
- 2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEEP MANUALLY.
- 3. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
- 4. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
- 5. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.

DUST CONTROL:

- 1. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT NPDES AT ALL TIMES. THE SITE SHALL BE WATERED (BY HAND OR TRUCK) AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
- 2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEEP ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY/TOWN'S DEPARTMENT OF PUBLIC WORKS.
- 3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPULAINS OR OTHER EFFECTIVE COVERS.
- 4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.

NPDES REQUIREMENTS:

- 1. ALL CONSTRUCTION ON OFF-SITE OR ON-SITE IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY/TOWN OR COUNTY STORM DRAIN SYSTEMS.
- 2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- 3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- 4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- 5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- 6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
- 7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- 8. ANY SLOPES WITH DISTURBED SOILS OR DENIED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- 9. CLEAN UP ALL SPILLS USING DRY METHODS.
- 10. SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION-SITE.
- 11. CALL 911 IN CASE OF A HAZARDOUS SPILL.
- 12. BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JANUARY 2015, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY/TOWN INSPECTORS).
- 13. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.

EROSION AND SEDIMENTATION CONTROL NOTES:

- 1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, IF PROVIDED, ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION-SITE.
- 2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING PERIODS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
- 3. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
- 4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER.
- 5. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THAT THE CLIENT HAS SUBMITTED TO THE STATE WATER RESOURCES CONTROL BOARD A NOTICE OF INTENT (NOI) FOR COVERAGE UNDER THE STATE CONSTRUCTION STORM WATER GENERAL PERMIT, IF REQUIRED BY THE STATE. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NOI ON THE CONSTRUCTION-SITE.
- 6. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- 7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
- 8. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY/TOWN INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE CITY/TOWN'S RIGHT-OF-WAY IS PERMITTED.
- 9. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
- 10. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.

SITE FENCE NOTES:

- 1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
- 2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
- 3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VSUAL CONFORMANCE OF THIS CONSTRUCTION-SITE TO THE CITY/TOWN STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

GENERAL UTILITY SYSTEM NOTES:

- 1. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
- 2. CLEAN OUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE).
- 3. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, SATELLITE DISH, TRANSFORMER, GAS METER, ETC.) AND MEET WITH CLIENT TO REVIEW LOCATION PRIOR TO INSTALLATION. PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.
- 4. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, THE UTILITIES SHOWN ON THE CIVIL DRAWINGS, AND THE SITE POWER, CONDUITS AND LIGHTING SHOWN ON THE ELECTRICAL PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INCLUDED AS DESIGNED BY THE DESIGN/BUILD UNDERGROUND FIRE SPRINKLER CONTRACTOR.
- 5. CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL. IF RECOMMENDED BY THE GEOTECHNICAL REPORT, CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH OWNER'S PROJECT MANAGER.
- 6. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
- 7. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
- 8. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTEAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
- 9. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
- 10. VERTICAL SEPARATION REQUIREMENTS:
 - A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.
 - WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
- 11. HORIZONTAL SEPARATION REQUIREMENTS:
 - A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED.
 - A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- 13. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.

FIRE PROTECTION NOTES:

- 1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND CITY/TOWN STANDARDS.
- 2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV's, FDC's, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.
- 3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
- 4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
- 5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.
- 6. ALL WORK MUST COMPLY WITH THE APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."
- 7. THE 2016 CALIFORNIA FIRE CODE CHAPTER 49 PUBLIC RESOURCES CODE 4291: A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP TO 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10' TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE, MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
- 8. AS PER 2016 CFC, APPENDIX B AND C, A FIRE DEPARTMENT APPROVED FIRE HYDRANT (GLOW 960) MUST BE LOCATED WITHIN 500 FEET OF THE PROPOSED SINGLE-FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVABLE ACCESS. AS PER 2016 CFC, APPENDIX B THE HYDRANT MUST PRODUCE A MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS. CONTACT THE LOCAL WATER PURVEYOR FOR WATER FLOW DETAILS.
- 9. FIRE APPARATUS ACCESS ROADS TO BE AN APPROVED ALL WEATHER SURFACE. GRADES 15% OR GREATER TO BE SURFACED W/ ASPHALT OR BRUSHED CONCRETE. GRADES 15% OR GREATER SHALL BE LIMITED TO 150 FT. IN LENGTH WITH A MINIMUM OF 500 FT. BETWEEN THE NEXT SECTION. FOR ROADS APPROVED LESS THAN 20 FT., 20 FT. WIDE TURNOUTS SHALL BE ON EACH SIDE OF 15% OR GREATER SECTION. NO GRADES OVER 20% (PLAN AND PROFILE REQUIRED) CFC 503.



255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 462-6800
www.bkf.com

CALIFORNIA

NOTES

12400 SKYLINE BOULEVARD

SAN MATEO COUNTY

WOODSIDE



Date	Revisions	No.	Date
09/02/2022	PLAN CHECK COMMENTS	1	04/04/2022
11/14/2022	PLAN CHECK COMMENTS	2	
12/19/2022	BUILDING PERMIT SET	3	

Date

Scale

Design

Drawn

Approved

Job No

04/04/2022

NO SCALE

CW

AHM

DLL

20211523-10

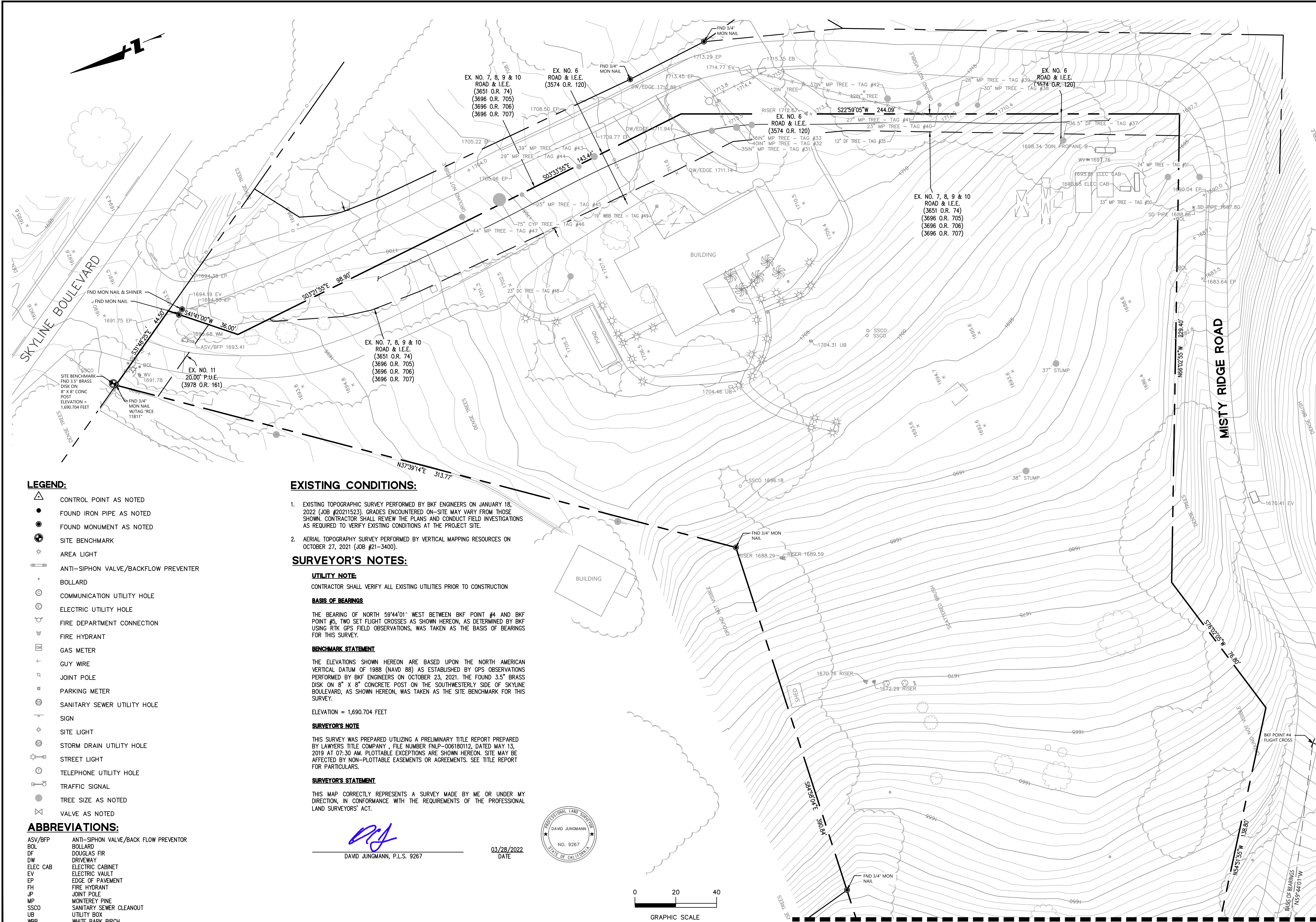
Drawing Number:

CO.1

OF

BOUNDARY & TOPOGRAPHIC SURVEY
12400 SKYLINE BOULEVARD

Date	Revisions	No.	Date
09/07/2022	PLAN CHECK COMMENTS	1	04/04/2022
11/14/2022	PLAN CHECK COMMENTS	2	
12/19/2022	BUILDING PERMIT SET	3	
	Approved D/L		
	Job No	20211523-10	



LEGEND:

- CONTROL POINT AS NOTED
- FOUND IRON PIPE AS NOTED
- FOUND MONUMENT AS NOTED
- SITE BENCHMARK
- AREA LIGHT
- ANTI-SIPHON VALVE/BACKFLOW PREVENTER
- BOLLARD
- COMMUNICATION UTILITY HOLE
- ELECTRIC UTILITY HOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- GUY WIRE
- JOINT POLE
- PARKING METER
- SANITARY SEWER UTILITY HOLE
- SIGN
- SITE LIGHT
- STORM DRAIN UTILITY HOLE
- STREET LIGHT
- TELEPHONE UTILITY HOLE
- TRAFFIC SIGNAL
- TREE SIZE AS NOTED
- VALVE AS NOTED

ABBREVIATIONS:

- | | |
|----------|---------------------------------------|
| ASV/BFP | ANTI-SIPHON VALVE/BACK FLOW PREVENTOR |
| BOL | BOLLARD |
| DF | DOUGLAS FIR |
| DW | DRIVEWAY |
| ELEC CAB | ELECTRIC CABINET |
| EV | ELECTRIC VAULT |
| EP | EDGE OF PAVEMENT |
| PH | FIRE HYDRANT |
| JP | JOINT POLE |
| MP | MONTEREY PINE |
| SSCO | SANITARY SEWER CLEANOUT |
| UB | UTILITY BOX |
| WBB | WHITE BARK BIRCH |
| WV | WATER VALVE |
| WM | WATER METER |

EXISTING CONDITIONS:

- EXISTING TOPOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS ON JANUARY 18, 2022 (JOB #20211523). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
- AERIAL TOPOGRAPHY SURVEY PERFORMED BY VERTICAL MAPPING RESOURCES ON OCTOBER 27, 2021 (JOB #21-3400).

SURVEYOR'S NOTES:

UTILITY NOTE:

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

BASIS OF BEARINGS

THE BEARING OF NORTH 59°44'01" WEST BETWEEN BKF POINT #4 AND BKF POINT #5, TWO SET FLIGHT CROSSES AS SHOWN HEREON, AS DETERMINED BY BKF USING RTK GPS FIELD OBSERVATIONS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK STATEMENT

THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS ESTABLISHED BY GPS OBSERVATIONS PERFORMED BY BKF ENGINEERS ON OCTOBER 23, 2021. THE FOUND 3.5" BRASS DISK ON 8" X 8" CONCRETE POST ON THE SOUTHWESTERLY SIDE OF SKYLINE BOULEVARD, AS SHOWN HEREON, WAS TAKEN AS THE SITE BENCHMARK FOR THIS SURVEY.

ELEVATION = 1,690.704 FEET

SURVEYOR'S NOTE

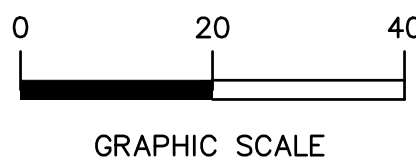
THIS SURVEY WAS PREPARED UTILIZING A PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, FILE NUMBER FNL-006180112, DATED MAY 13, 2019 AT 07:30 AM. PLOTTABLE EXCEPTIONS ARE SHOWN HEREON. SITE MAY BE AFFECTED BY NON-PLOTTABLE EASEMENTS OR AGREEMENTS. SEE TITLE REPORT FOR PARTICULARS.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

DAVID JUNGMAN, P.L.S. 9267

03/28/2022
DATE



SEE C1.2 FOR CONTINUATION

CALIFORNIA

SAN MATEO COUNTY

WOODSIDE

Date	04/04/2022	No.	Revisions	Date
Scale	1" = 20'	A	PLAN CHECK COMMENTS	09/02/2022
Design	CW	A	PLAN CHECK COMMENTS	11/14/2022
Drawn	AHM	A	BUILDING PERMIT SET	12/19/2022
Approved	DJL			
Job No	20211523-10			

Drawing Number:

C1.2
OF





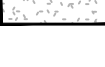
Date	04/04/2022	No.	Revisions	Date
Scale	1" = 20'	1	PLAN CHECK COMMENTS	09/02/2022
Design	CW	2	PLAN CHECK COMMENTS	11/14/2022
Drawn	AHM	3	BUILDING PERMIT SET	12/19/2022
Approved	DJL			
Job No	20211523-10			

GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT 5% FOR A DISTANCE OF 10', WHERE POSSIBLE, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASECOURSE OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
7. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
8. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
11. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE OUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
13. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
14. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

PAVEMENT/HATCH LEGEND:

SEE GEOTECHNICAL REPORT FOR EXACT RECOMMENDATION FOR GRADING OPERATIONS AND OVEREXCAVATION ON-SITE.

	CONCRETE COURT	SEE ARCHITECTURAL PLANS
	WALKWAY CONCRETE	SEE ARCHITECTURAL PLANS
	GRAVEL DRIVEWAY	3" CRUSHED GRAVEL OVER 6" CALTRANS CLASS 2 AGGREGATE COMPACTED TO 95% RELATIVE COMPACTION WITH STEEL HEADER
	DECOMPOSED GRANITE PATH	DECOMPOSED GRANITE WITH STEEL HEADER

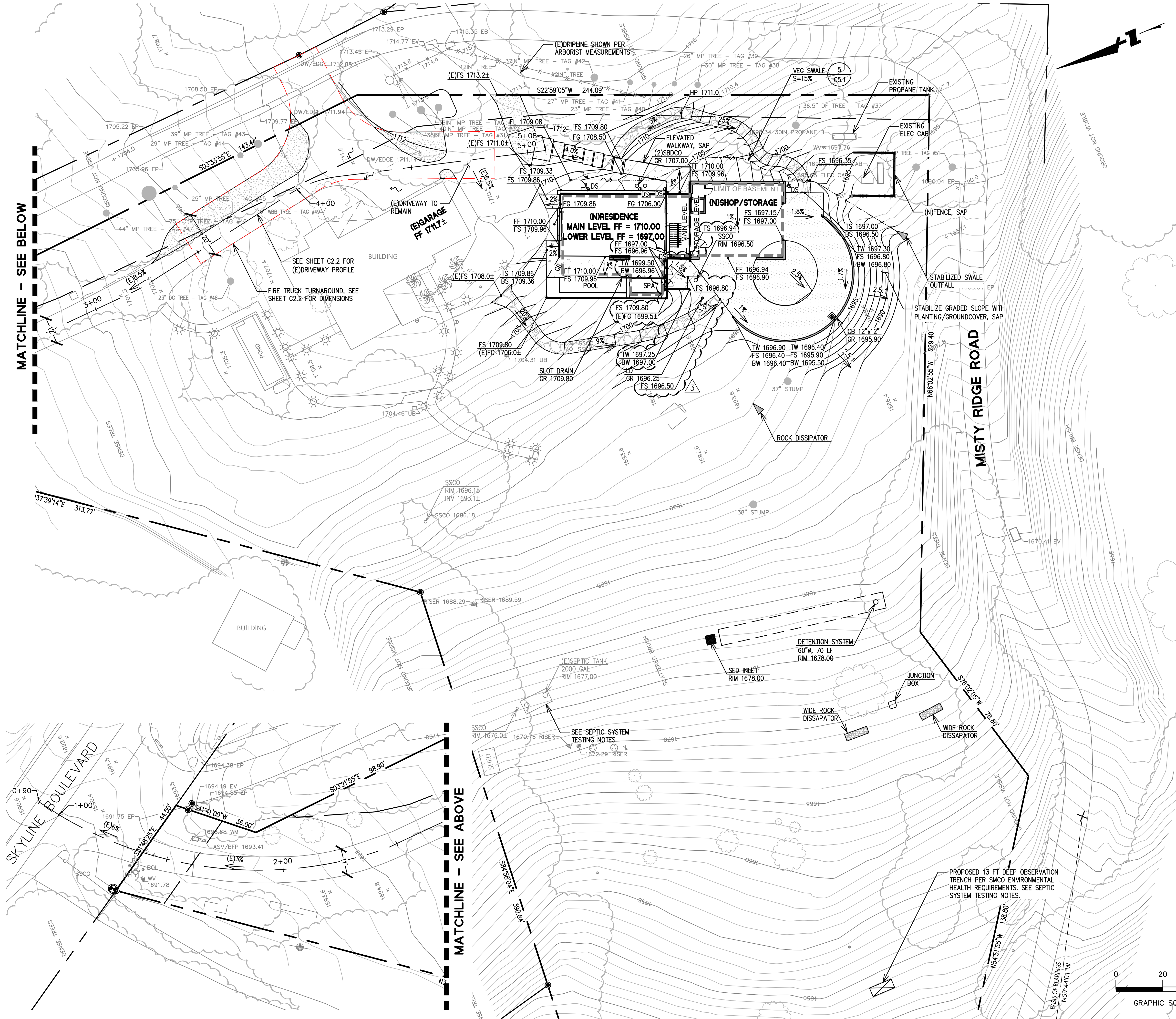
PAVEMENT NOTES:

1. PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER
2. COLOR AND FINISH OF CONCRETE TO BE SPECIFIED BY ARCHITECT.
3. SEE LANDSCAPE PLANS FOR ALL WALKWAY FINISHES AND MATERIALS

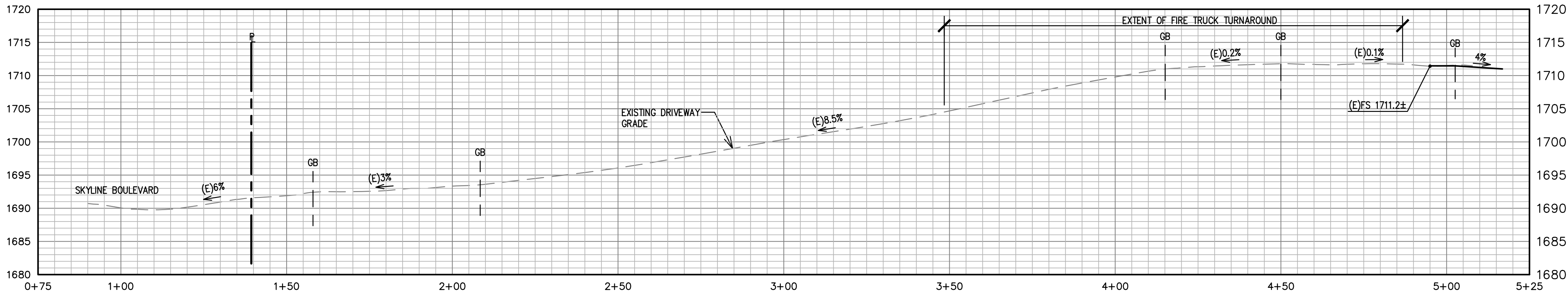
SEE SHEETS CO.0
AND CO.1 FOR
NOTES AND
LEGENDS



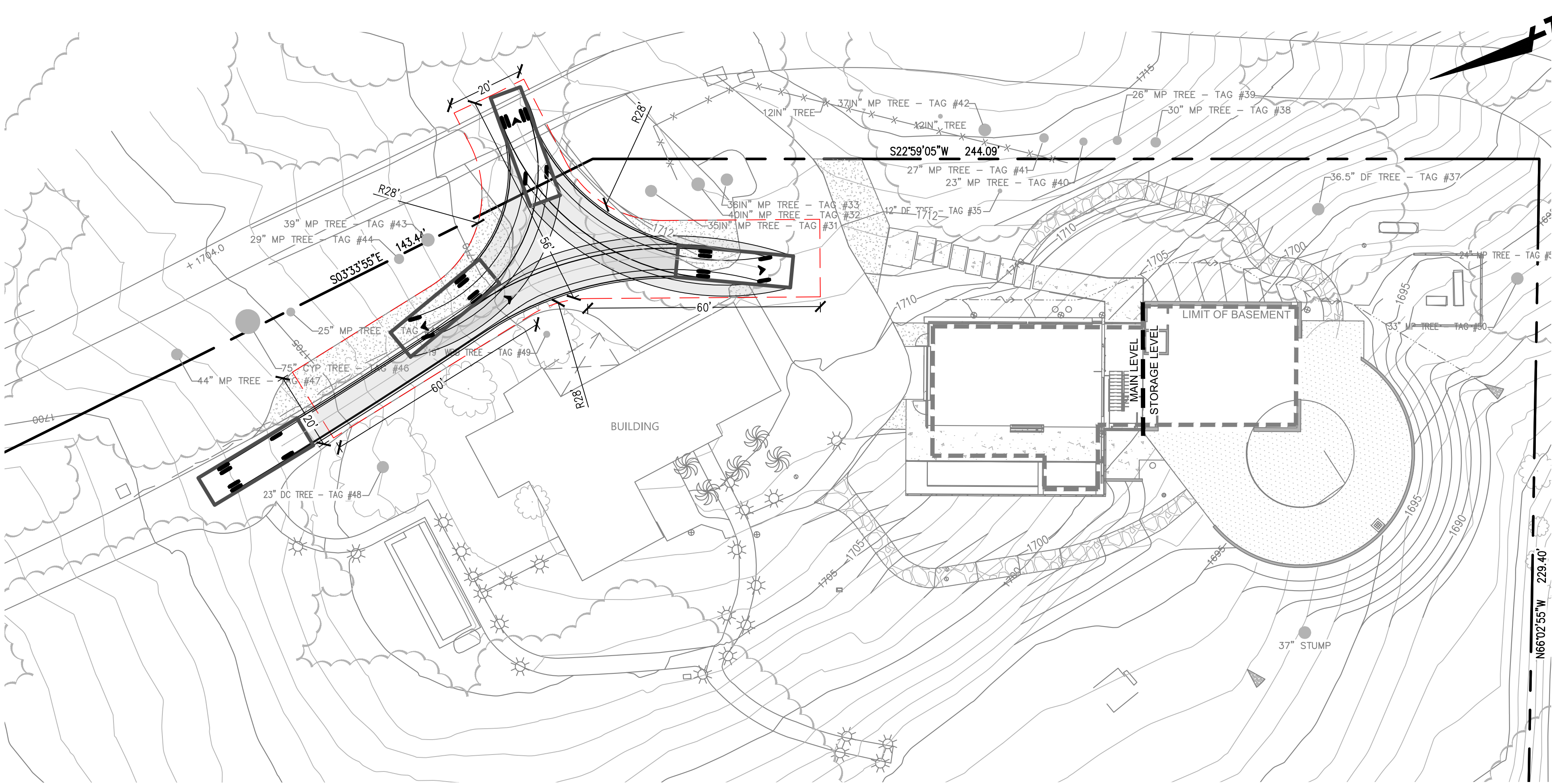
Know what's **below**.
Call before you dig.



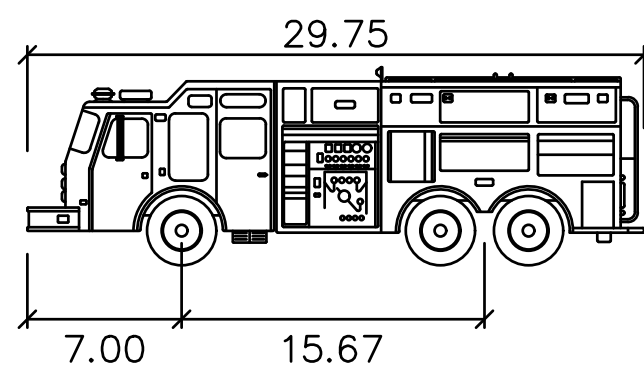
DRAWING NAME: K:\2021\211523_12400_Skyline_Bldg\ENG\skysheets.dwg
PLOT DATE: 12-19-22 PLOTTED BY: hemo



CL DRIVEWAY PROFILE
HORZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'
SEE SHEET C2.1 FOR STATIONING

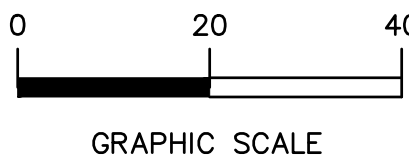


FIRE TRUCK TURNAROUND
SCALE: 1" = 20'



RWCFD Engine

Width	: 8.17
Track	: 7.25
Lock to Lock Time	: 6.0
Steering Angle	: 35.2



**SEE SHEETS C.O.0
AND C.O.1 FOR
NOTES AND
LEGENDS**



Date	Revisions	No.	Date
04/04/2022	PLAN CHECK COMMENTS	1	09/02/2022
	PLAN CHECK COMMENTS	2	11/14/2022
	BUILDING PERMIT SET	3	12/19/2022

Drawing Number: **C2.2**

DRIVEWAY PROFILE/FIRE TURNAROUND
12400 SKYLINE BOULEVARD
WOODSIDE
SAN MATEO COUNTY
CALIFORNIA



Date	Revisions	No.
09/02/2022	PLAN CHECK COMMENTS	1
11/14/2022	PLAN CHECK COMMENTS	2
12/19/2022	BUILDING PERMIT SET	3
04/04/2022	PLAN CHECK COMMENTS	4
09/02/2022	PLAN CHECK COMMENTS	5
11/14/2022	PLAN CHECK COMMENTS	6
12/19/2022	BUILDING PERMIT SET	7
04/04/2022	PLAN CHECK COMMENTS	8
09/02/2022	PLAN CHECK COMMENTS	9
11/14/2022	PLAN CHECK COMMENTS	10
12/19/2022	BUILDING PERMIT SET	11
04/04/2022	PLAN CHECK COMMENTS	12
09/02/2022	PLAN CHECK COMMENTS	13
11/14/2022	PLAN CHECK COMMENTS	14
12/19/2022	BUILDING PERMIT SET	15
04/04/2022	PLAN CHECK COMMENTS	16
09/02/2022	PLAN CHECK COMMENTS	17
11/14/2022	PLAN CHECK COMMENTS	18
12/19/2022	BUILDING PERMIT SET	19
04/04/2022	PLAN CHECK COMMENTS	20
09/02/2022	PLAN CHECK COMMENTS	21
11/14/2022	PLAN CHECK COMMENTS	22
12/19/2022	BUILDING PERMIT SET	23
04/04/2022	PLAN CHECK COMMENTS	24
09/02/2022	PLAN CHECK COMMENTS	25
11/14/2022	PLAN CHECK COMMENTS	26
12/19/2022	BUILDING PERMIT SET	27
04/04/2022	PLAN CHECK COMMENTS	28
09/02/2022	PLAN CHECK COMMENTS	29
11/14/2022	PLAN CHECK COMMENTS	30
12/19/2022	BUILDING PERMIT SET	31
04/04/2022	PLAN CHECK COMMENTS	32
09/02/2022	PLAN CHECK COMMENTS	33
11/14/2022	PLAN CHECK COMMENTS	34
12/19/2022	BUILDING PERMIT SET	35
04/04/2022	PLAN CHECK COMMENTS	36
09/02/2022	PLAN CHECK COMMENTS	37
11/14/2022	PLAN CHECK COMMENTS	38
12/19/2022	BUILDING PERMIT SET	39
04/04/2022	PLAN CHECK COMMENTS	40
09/02/2022	PLAN CHECK COMMENTS	41
11/14/2022	PLAN CHECK COMMENTS	42
12/19/2022	BUILDING PERMIT SET	43
04/04/2022	PLAN CHECK COMMENTS	44
09/02/2022	PLAN CHECK COMMENTS	45
11/14/2022	PLAN CHECK COMMENTS	46
12/19/2022	BUILDING PERMIT SET	47
04/04/2022	PLAN CHECK COMMENTS	48
09/02/2022	PLAN CHECK COMMENTS	49
11/14/2022	PLAN CHECK COMMENTS	50
12/19/2022	BUILDING PERMIT SET	51
04/04/2022	PLAN CHECK COMMENTS	52
09/02/2022	PLAN CHECK COMMENTS	53
11/14/2022	PLAN CHECK COMMENTS	54
12/19/2022	BUILDING PERMIT SET	55
04/04/2022	PLAN CHECK COMMENTS	56
09/02/2022	PLAN CHECK COMMENTS	57
11/14/2022	PLAN CHECK COMMENTS	58
12/19/2022	BUILDING PERMIT SET	59
04/04/2022	PLAN CHECK COMMENTS	60
09/02/2022	PLAN CHECK COMMENTS	61
11/14/2022	PLAN CHECK COMMENTS	62
12/19/2022	BUILDING PERMIT SET	63
04/04/2022	PLAN CHECK COMMENTS	64
09/02/2022	PLAN CHECK COMMENTS	65
11/14/2022	PLAN CHECK COMMENTS	66
12/19/2022	BUILDING PERMIT SET	67
04/04/2022	PLAN CHECK COMMENTS	68
09/02/2022	PLAN CHECK COMMENTS	69
11/14/2022	PLAN CHECK COMMENTS	70
12/19/2022	BUILDING PERMIT SET	71
04/04/2022	PLAN CHECK COMMENTS	72
09/02/2022	PLAN CHECK COMMENTS	73
11/14/2022	PLAN CHECK COMMENTS	74
12/19/2022	BUILDING PERMIT SET	75
04/04/2022	PLAN CHECK COMMENTS	76
09/02/2022	PLAN CHECK COMMENTS	77
11/14/2022	PLAN CHECK COMMENTS	78
12/19/2022	BUILDING PERMIT SET	79
04/04/2022	PLAN CHECK COMMENTS	80
09/02/2022	PLAN CHECK COMMENTS	81
11/14/2022	PLAN CHECK COMMENTS	82
12/19/2022	BUILDING PERMIT SET	83
04/04/2022	PLAN CHECK COMMENTS	84
09/02/2022	PLAN CHECK COMMENTS	85
11/14/2022	PLAN CHECK COMMENTS	86
12/19/2022	BUILDING PERMIT SET	87
04/04/2022	PLAN CHECK COMMENTS	88
09/02/2022	PLAN CHECK COMMENTS	89
11/14/2022	PLAN CHECK COMMENTS	90
12/19/2022	BUILDING PERMIT SET	91
04/04/2022	PLAN CHECK COMMENTS	92
09/02/2022	PLAN CHECK COMMENTS	93
11/14/2022	PLAN CHECK COMMENTS	94
12/19/2022	BUILDING PERMIT SET	95
04/04/2022	PLAN CHECK COMMENTS	96
09/02/2022	PLAN CHECK COMMENTS	97
11/14/2022	PLAN CHECK COMMENTS	98
12/19/2022	BUILDING PERMIT SET	99
04/04/2022	PLAN CHECK COMMENTS	100

STORM DRAIN NOTES:

- PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH CITY/TOWN STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
- ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
- FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
- DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
- ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

WATER SYSTEM NOTES:

- MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
- WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
- WATER LINES ARE SHOWN SCHEMATICALLY, CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
- ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/TOWN OR APPLICABLE WATER DISTRICT STANDARDS.
- CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY/TOWN. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY/TOWN WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
- CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY/TOWN'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
- CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY/TOWN STANDARD, AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
- ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
- INSTALL CITY/TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

SEPTIC SYSTEM TESTING NOTES:

- IN ACCORDANCE WITH SAN MATEO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REQUIREMENTS THE EXISTING 2,000 GALLON SEPTIC TANK SHALL BE PUMPED AND EVALUATED BY A COUNTY CERTIFIED PUMPER.
- THE EXISTING DISPERSAL/DRAINFIELD SHALL ALSO BE WATER TESTED PER COUNTY STANDARDS.
- RESULTS OF ABOVE TESTING SHALL BE SUBMITTED TO SAN MATEO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO PERMIT ISSUANCE.
- ADDITIONALLY, A DEEP HOLE TEST PIT IS REQUIRED IN THE AREA OF DESIGNATED RESERVE DRAINFIELD AS SHOWN ON PLANS TO EVALUATE POTENTIAL FOR HIGH GROUNDWATER.
- DEEP TEST PIT SHALL BE OBSERVED BY A REGISTERED PROFESSIONAL AND REVIEWED ONSITE BY ENVIRONMENTAL HEALTH DEPARTMENT STAFF.

STORM DRAIN PIPE LEGEND

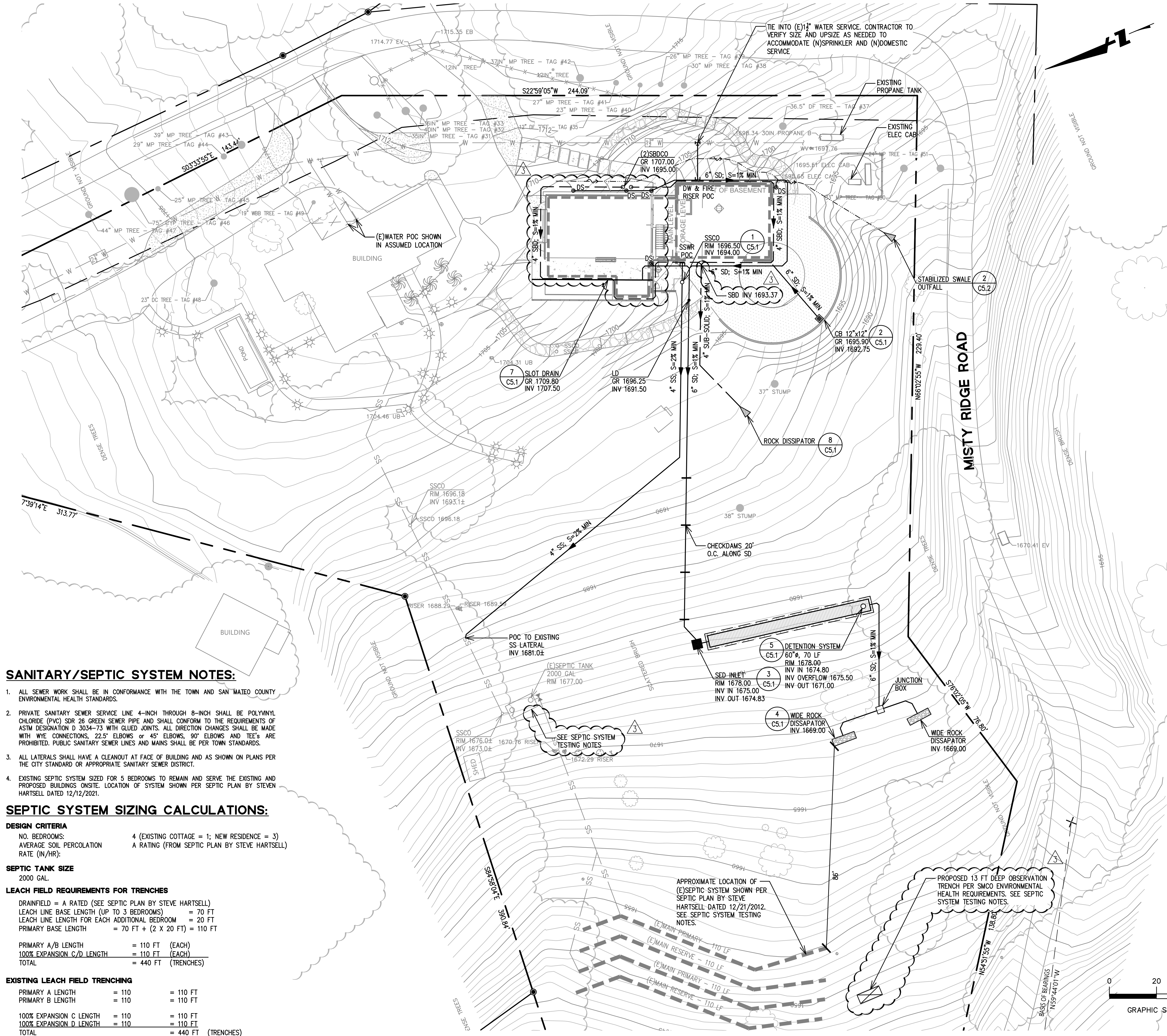
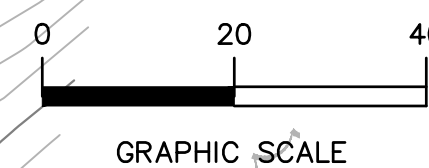
NOTE: KEEP SURFACE AND CRAWLSPACE STORM DRAIN SYSTEM SEPARATE FROM PERFORATED AND SOLID SUBSURFACE SYSTEMS

6" SD	SURFACE STORM DRAIN LANDSCAPE, AREA DRAINS, ETC. (S=1% UNLESS OTHERWISE INDICATED)
4" SBD	PERFORATED SUB-SURFACE BASEMENT, RETAINING WALL (S=1% MIN AT WALLS AND BUILDING PERIMETER)
4" SUB-SOLID	SOLID SUB-SURFACE RETAINING WALL, BASEMENT (S=1% MIN)

SEE SHEETS C0.0
AND C0.1 FOR
NOTES AND
LEGENDS



Know what's below.
Call before you dig.



SANITARY/SEPTIC SYSTEM NOTES:

- ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE TOWN AND SAN MATEO COUNTY ENVIRONMENTAL HEALTH STANDARDS.
- PRIVATE SANITARY SEWER SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED. PUBLIC SANITARY SEWER LINES AND MAINS SHALL BE PER TOWN STANDARDS.
- ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
- EXISTING SEPTIC SYSTEM SIZED FOR 5 BEDROOMS TO REMAIN AND SERVE THE EXISTING AND PROPOSED BUILDINGS ONSITE. LOCATION OF SYSTEM SHOWN PER SEPTIC PLAN BY STEVEN HARTSELL DATED 12/12/2021.

SEPTIC SYSTEM SIZING CALCULATIONS:

DESIGN CRITERIA
NO. BEDROOMS: 4 (EXISTING COTTAGE = 1; NEW RESIDENCE = 3)
AVERAGE SOIL PERCOLATION RATE (IN/HR): A RATING (FROM SEPTIC PLAN BY STEVE HARTSELL)

SEPTIC TANK SIZE
2000 GAL.

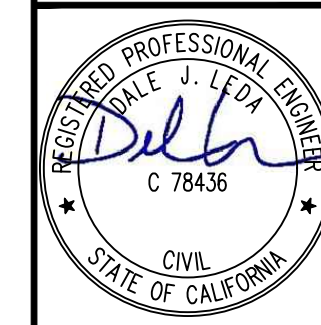
LEACH FIELD REQUIREMENTS FOR TRENCHES

DRAINFIELD = A RATED (SEE SEPTIC PLAN BY STEVE HARTSELL)
LEACH LINE BASE LENGTH (UP TO 3 BEDROOMS) = 70 FT
LEACH LINE LENGTH FOR EACH ADDITIONAL BEDROOM = 20 FT
PRIMARY BASE LENGTH = 70 FT + (2 X 20 FT) = 110 FT

PRIMARY A/B LENGTH	= 110 FT (EACH)
100% EXPANSION C/D LENGTH	= 110 FT (EACH)
TOTAL	= 440 FT (TRENCHES)

EXISTING LEACH FIELD TRENCHING

PRIMARY A LENGTH	= 110	= 110 FT
PRIMARY B LENGTH	= 110	= 110 FT
100% EXPANSION C LENGTH	= 110	= 110 FT
100% EXPANSION D LENGTH	= 110	= 110 FT
TOTAL	= 440	= 440 FT (TRENCHES)



Date	Revisions	No.	Date
09/02/2022	PLAN CHECK COMMENTS	1	04/04/2022
11/14/2022	PLAN CHECK COMMENTS	2	
12/19/2022	BUILDING PERMIT SET	3	
		4	
		5	
		6	
		7	
		8	
		9	
		10	

Drawing Number:

C4.2

OF

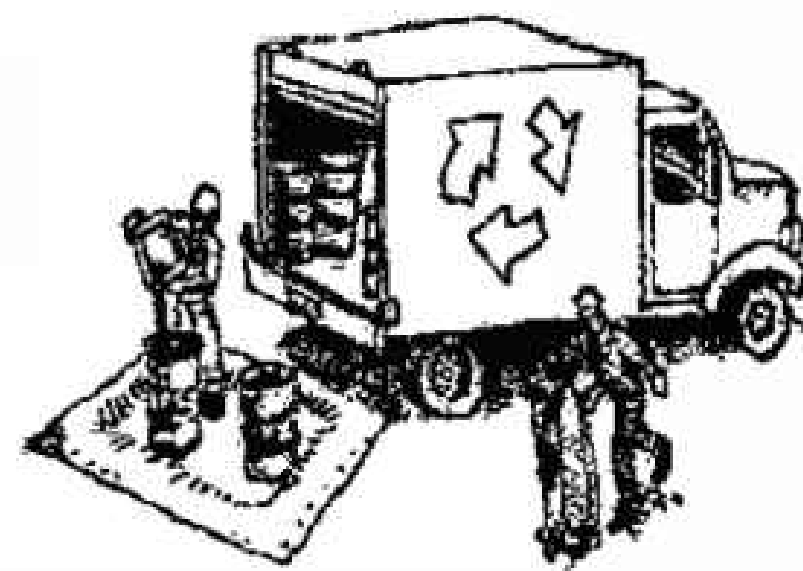


SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**
Clean Water. Healthy Community.

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



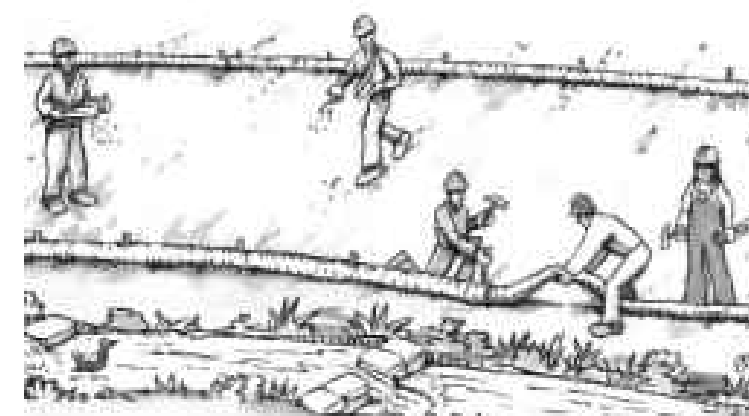
Maintenance and Parking

- ❑ 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



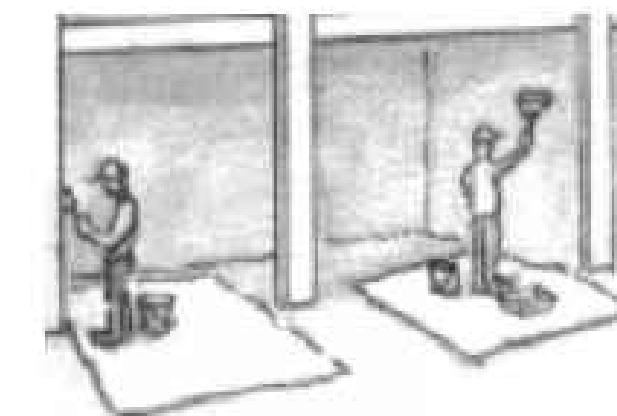
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

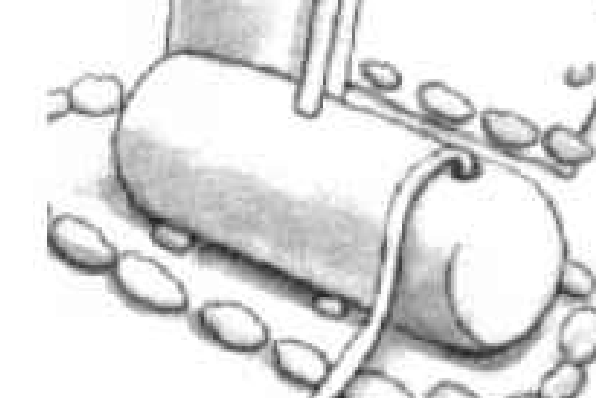
Painting & Paint Removal



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

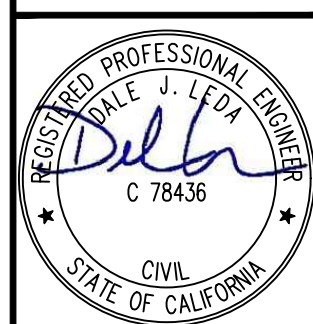


- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from 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.

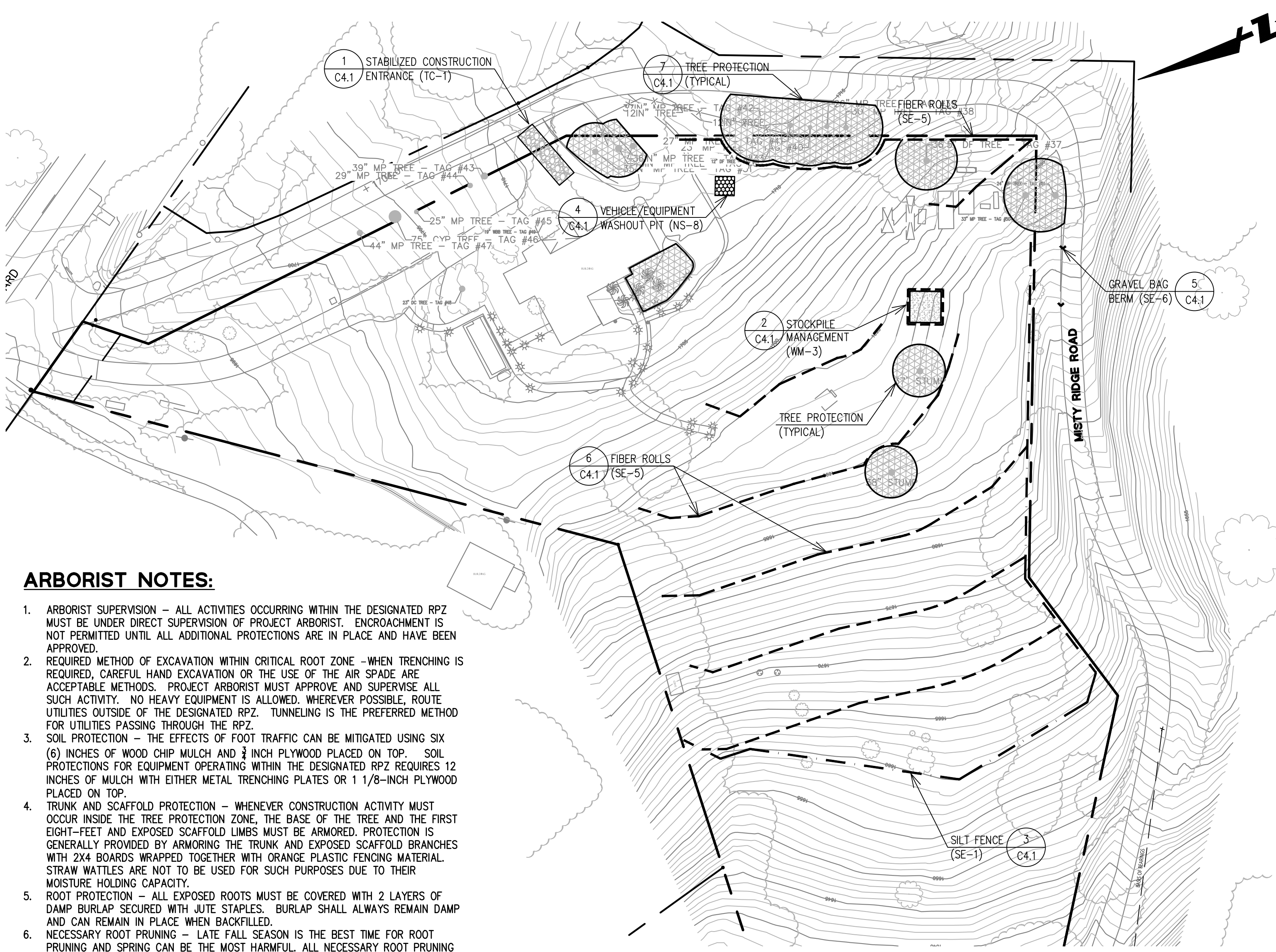
Storm drain polluters may be liable for fines of up to \$10,000 per day!



EROSION CONTROL PLAN
12400 SKYLINE BOULEVARD



No.	Revisions	Date
1	PLAN CHECK COMMENTS	09/02/2022
2	PLAN CHECK COMMENTS	11/14/2022
3	BUILDING PERMIT SET	12/19/2022
4		
5		
6		
7		
8		
9		
10		



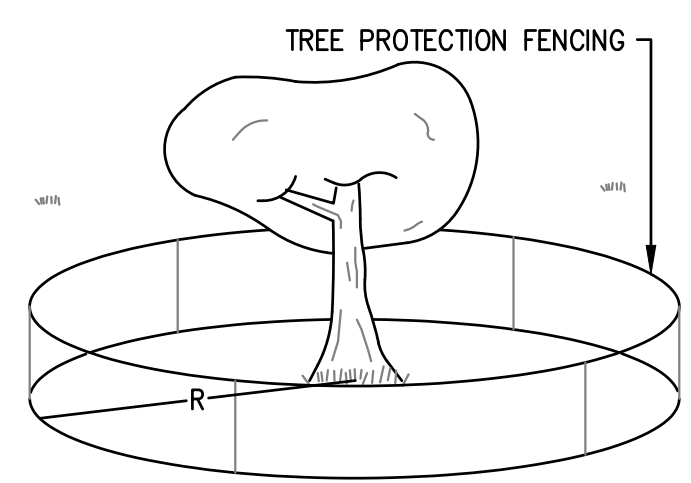
ARBORIST NOTES:

- ARBORIST SUPERVISION - ALL ACTIVITIES OCCURRING WITHIN THE DESIGNATED RPZ MUST BE UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. ENCROACHMENT IS NOT PERMITTED UNTIL ALL ADDITIONAL PROTECTIONS ARE IN PLACE AND HAVE BEEN APPROVED.
- REQUIRED METHOD OF EXCAVATION WITHIN CRITICAL ROOT ZONE -WHEN TRENCHING IS REQUIRED, CAREFUL HAND EXCAVATION OR THE USE OF THE AIR SPADE ARE ACCEPTABLE METHODS. PROJECT ARBORIST MUST APPROVE AND SUPERVISE ALL SUCH ACTIVITY. NO HEAVY EQUIPMENT IS ALLOWED. WHEREVER POSSIBLE, ROUTE UTILITIES OUTSIDE OF THE DESIGNATED RPZ. TUNNELING IS THE PREFERRED METHOD FOR UTILITIES PASSING THROUGH THE RPZ.
- SOIL PROTECTION - THE EFFECTS OF FOOT TRAFFIC CAN BE MITIGATED USING SIX (6) INCHES OF WOOD CHIP MULCH AND 3/4 INCH PLYWOOD PLACED ON TOP. SOIL PROTECTIONS FOR EQUIPMENT OPERATING WITHIN THE DESIGNATED RPZ REQUIRES 12 INCHES OF MULCH WITH EITHER METAL TRENCHING PLATES OR 1 1/8-INCH PLYWOOD PLACED ON TOP.
- TRUNK AND SCAFFOLD PROTECTION - WHENEVER CONSTRUCTION ACTIVITY MUST OCCUR INSIDE THE TREE PROTECTION ZONE, THE BASE OF THE TREE AND THE FIRST EIGHT-FEET AND EXPOSED SCAFFOLD LIMBS MUST BE ARMORED. PROTECTION IS GENERALLY PROVIDED BY ARMORING THE TRUNK AND EXPOSED SCAFFOLD BRANCHES WITH 2X4 BOARDS WRAPPED TOGETHER WITH ORANGE PLASTIC FENCING MATERIAL. STRAW WATTLES ARE NOT TO BE USED FOR SUCH PURPOSES DUE TO THEIR MOISTURE HOLDING CAPACITY.
- ROOT PROTECTION - ALL EXPOSED ROOTS MUST BE COVERED WITH 2 LAYERS OF DAMP BURLAP SECURED WITH JUTE STAPLES. BURLAP SHALL ALWAYS REMAIN DAMP AND CAN REMAIN IN PLACE WHEN BACKFILLED.
- NECESSARY ROOT PRUNING - LATE FALL SEASON IS THE BEST TIME FOR ROOT PRUNING AND SPRING CAN BE THE MOST HARMFUL. ALL NECESSARY ROOT PRUNING AND SHAVING IS CONDUCTED BY PROJECT ARBORIST AFTER THE ROOTS HAVE BEEN EXPOSED WITHOUT DAMAGE.

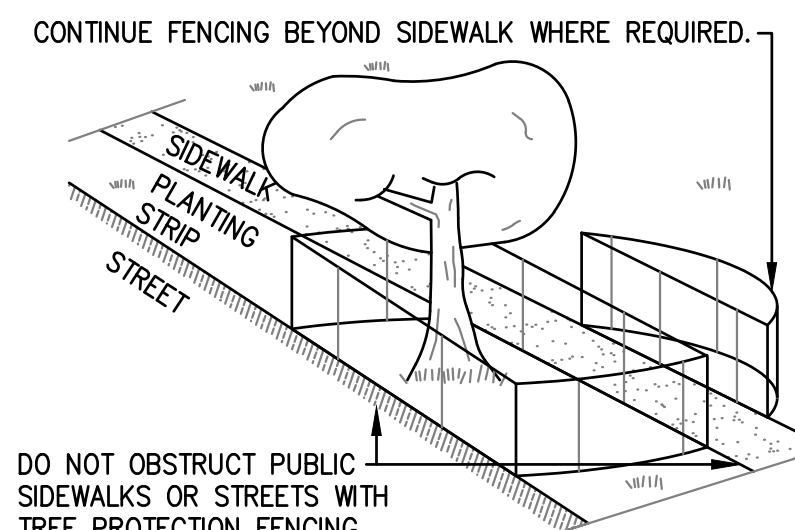
NOTES:

- TREE PROTECTION FENCING (TPF) SHALL BE SET A RADIAL DISTANCE (R) AT THE BASE OF THE TREE, OR EXTENDING TO THE LIMITS OF THE TREE DRIPLINE, WHICHEVER IS GREATER. WHERE FENCING IS NOT POSSIBLE AND CONSTRUCTION ACTIVITIES ENCROACH INTO THE PROTECTED AREA AN ALTERNATIVE PROTECTION SHALL BE IMPLEMENTED, REFER TO ARBORIST REPORT.
- FENCING SHALL CONSIST OF 6 FT MIN. HEIGHT CHAIN LINK FENCE SET ON STEEL POSTS DRIVEN 2 FT INTO GROUND. SPACE FENCE POSTS 10 FT MIN. O.C.
- FENCING MUST BE INSTALLED PRIOR TO ARRIVAL OF MATERIALS, VEHICLES, OR CONSTRUCTION EQUIPMENT.
- ONCE INSTALLED, TPF MUST NOT BE MOVED, EVEN TEMPORARILY, UNLESS APPROVED BY A CERTIFIED ARBORIST, OR WHEN CONSTRUCTION IS COMPLETE.
- NO STOCKPILING OF CONSTRUCTION MATERIALS OR SOIL IS ALLOWED WITHIN TPF.
- NO GRADING, TRENCHING OR SURFACE SCRAPING IS ALLOWED INSIDE THE TPF OF PROTECTED TREES UNLESS SPECIFIED BY A CERTIFIED ARBORIST.
- TRENCHING FOR UNDERGROUND UTILITIES WITHIN THE TPF MUST BE APPROVED BY A CERTIFIED ARBORIST AND BE COMPLETED BY HAND. NO ROOTS ENCOUNTERED SHALL BE CUT WITHOUT APPROVAL OF A CERTIFIED ARBORIST.
- COVER ALL BARE SOILS WITHIN THE TPF. THIS MATERIAL MUST BE 6 TO 8 INCHES IN DEPTH AFTER SPREADING, WHICH MUST BE DONE BY HAND. COURSE WOOD CHIPS ARE PREFERRED.

MIN. RADIAL DISTANCE (R):
 $R = (12) \times \text{TRUNK DIAMETER}$



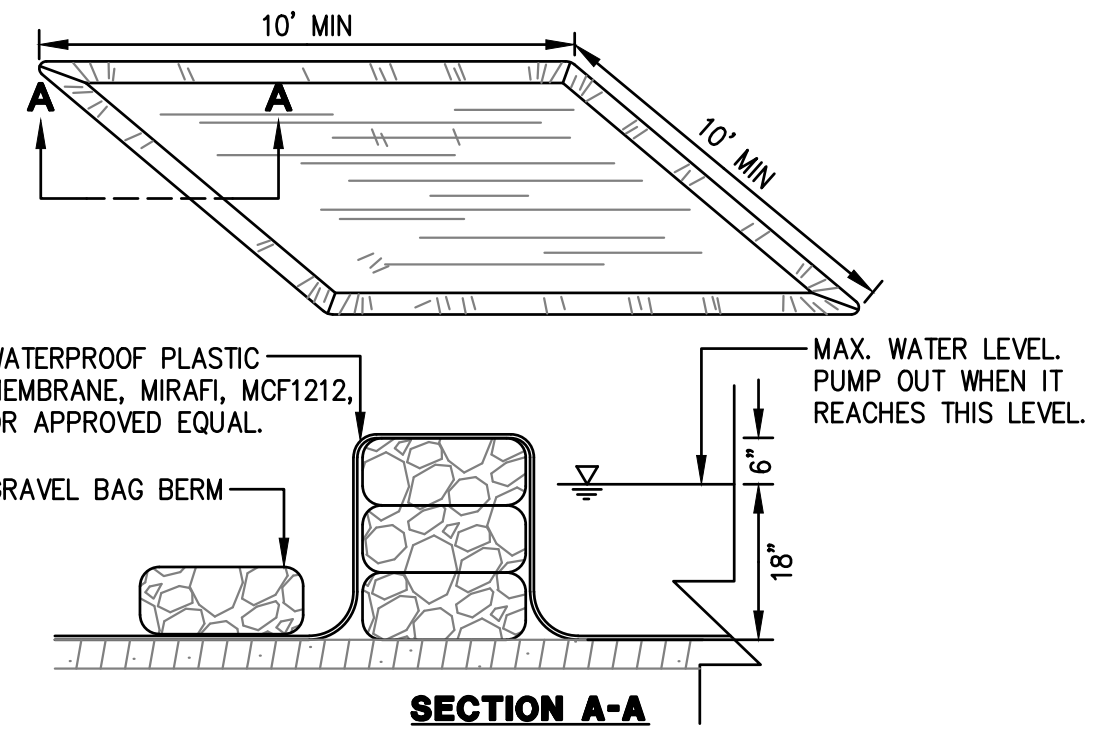
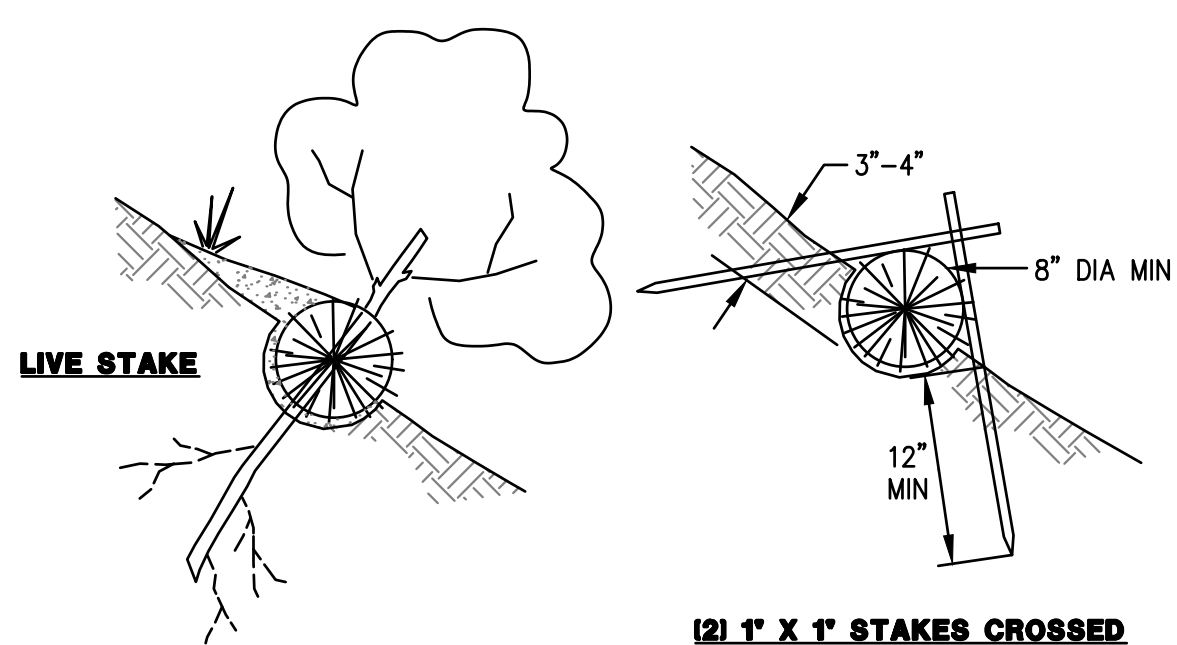
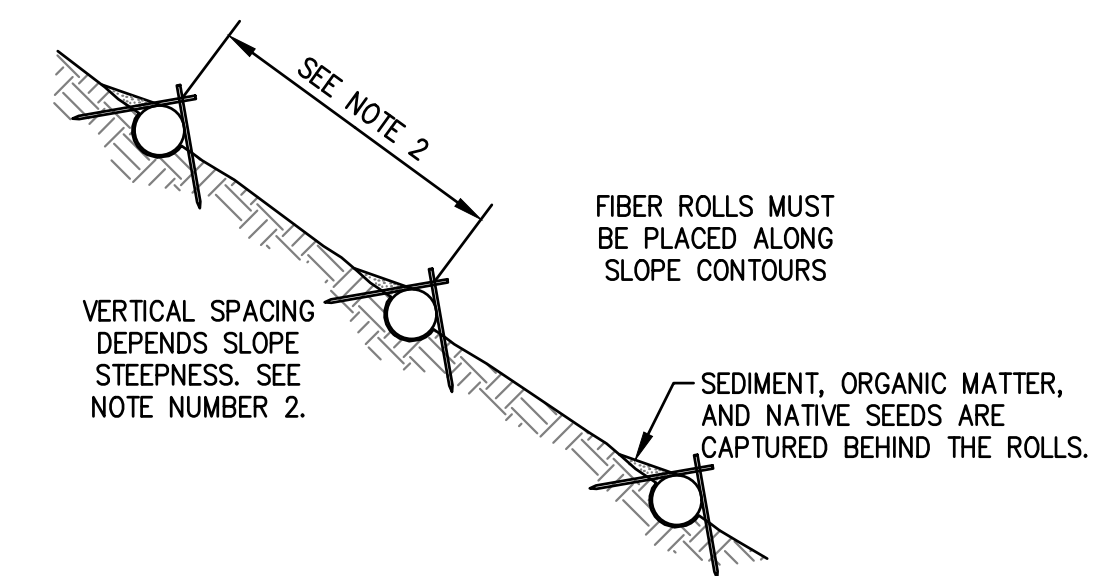
TYPE I - LANDSCAPE ONLY



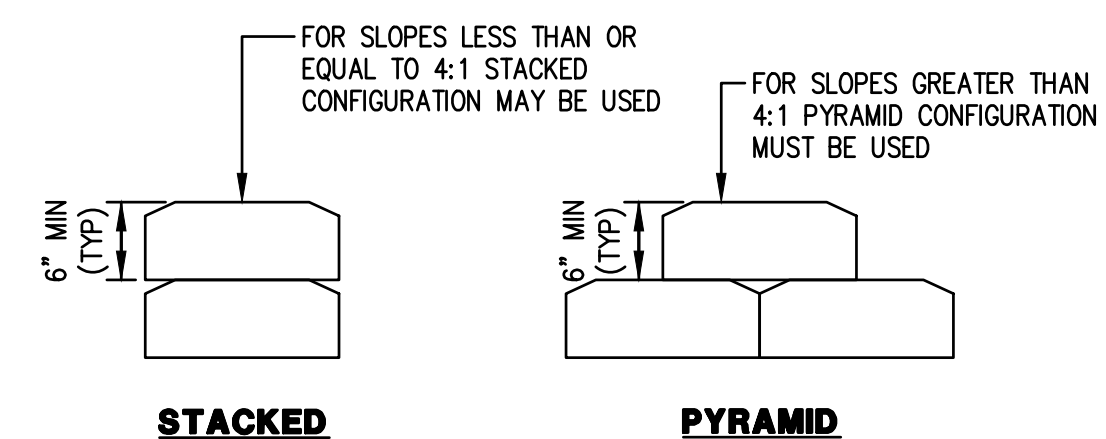
TYPE II - NEAR PUBLIC ROW

7 TREE PROTECTION FENCING
NTS

6 FIBER ROLL
NTS

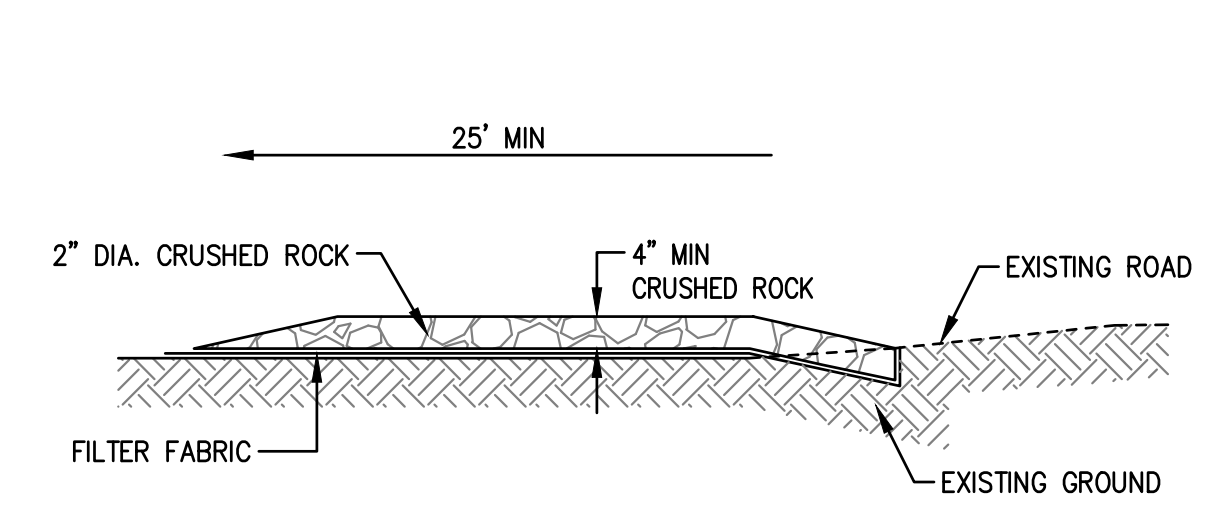


4 VEHICLE/EQUIPMENT WASHOUT PIT
NTS



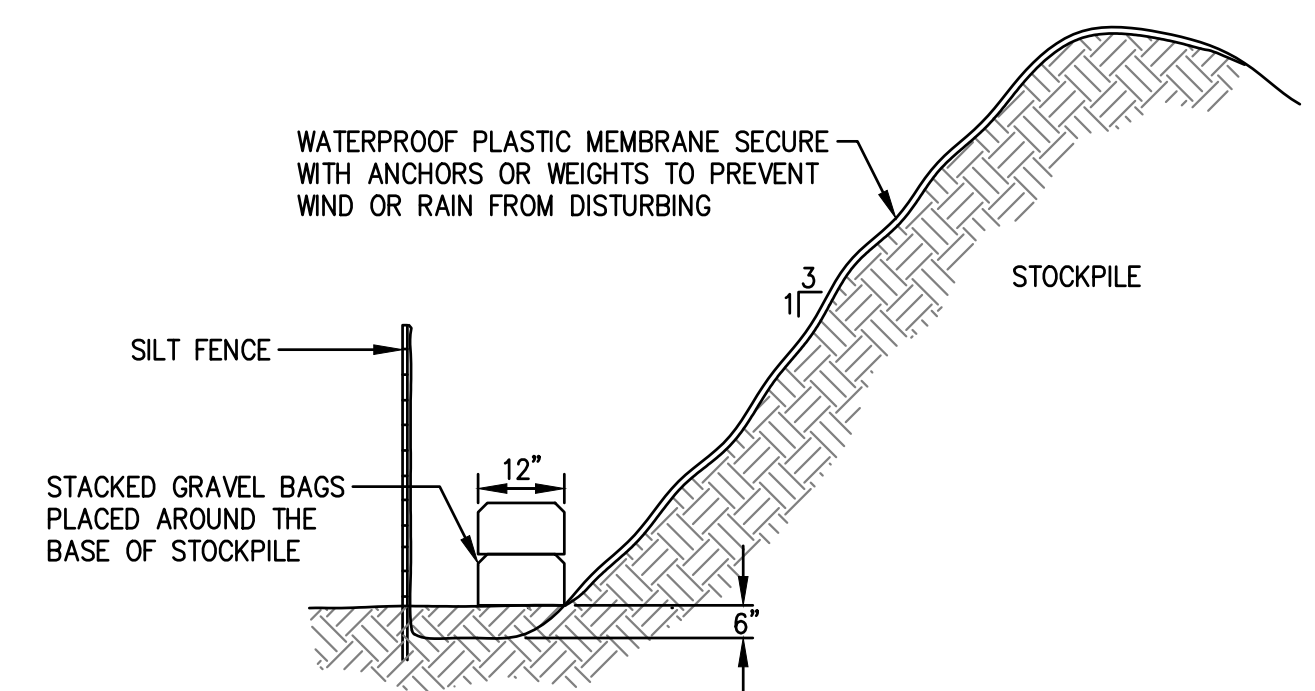
- NOTES:
- INSTALL AT LOCATIONS AS SHOWN ON EROSION CONTROL PLAN, AND IN ADDITION, PROTECT ALL EXISTING AND PROPOSED STORM DRAIN STRUCTURES WITH GRAVEL BAGS.

5 GRAVEL BAG BERM
NTS

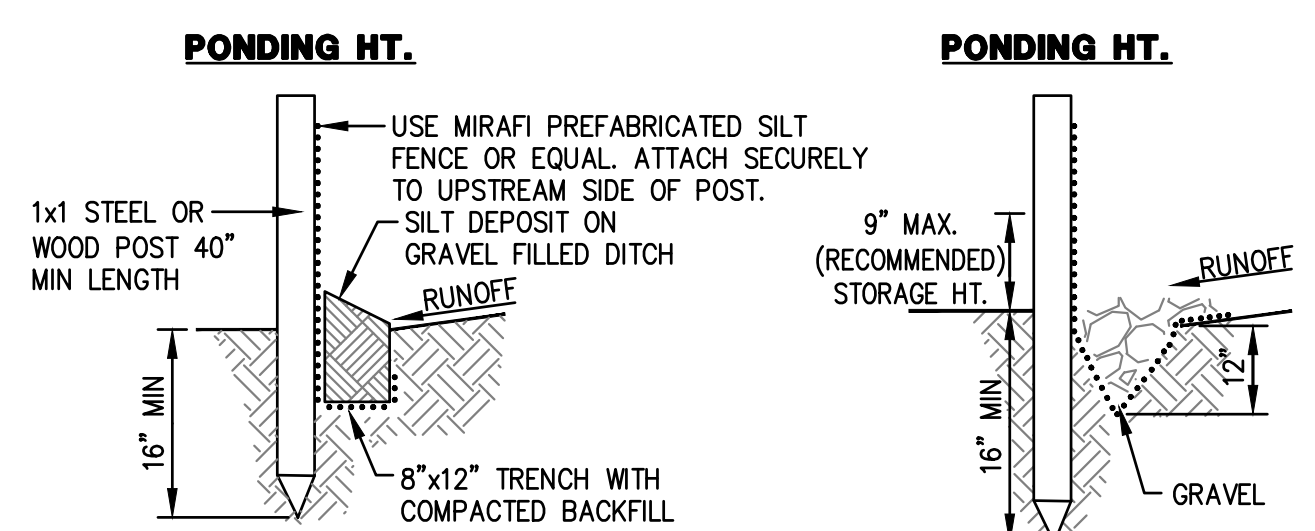


- NOTES:
- PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.
 - INSTALL ALONG NEW DWY CORRIDOR FOR THE FULL PROPOSED WTD.

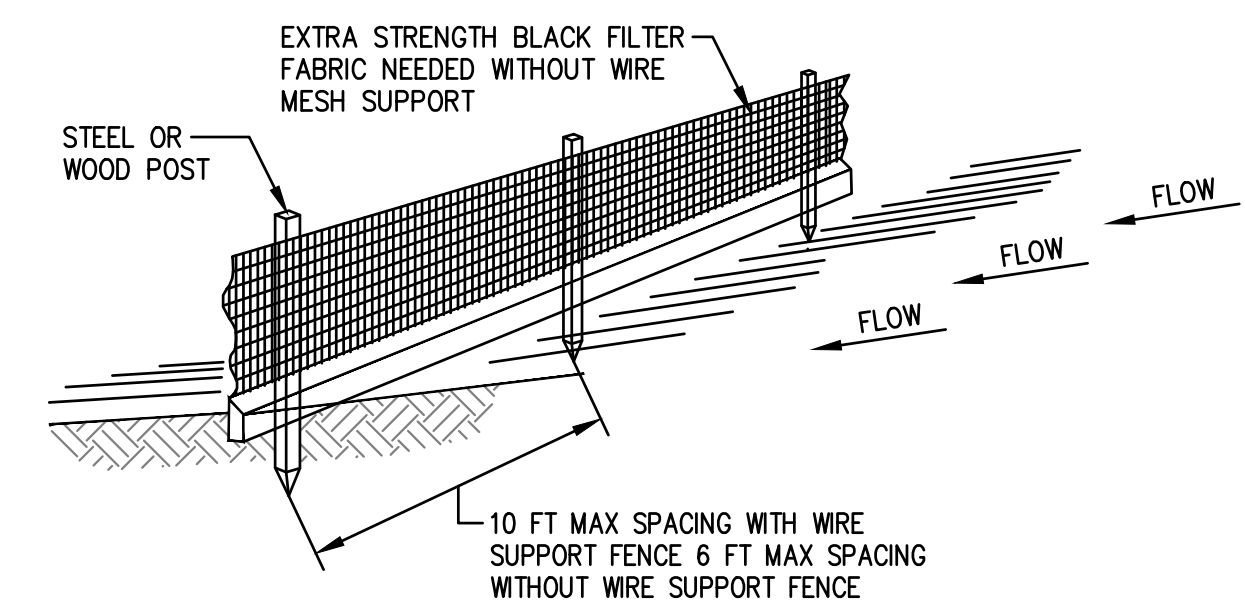
1 STABILIZED CONSTRUCTION ENTRANCE
NTS



2 STOCKPILE COVERING
NTS



STANDARD DETAIL TRENCH WITH NATIVE BACKFILL
ALTERNATE DETAIL TRENCH WITH GRAVEL

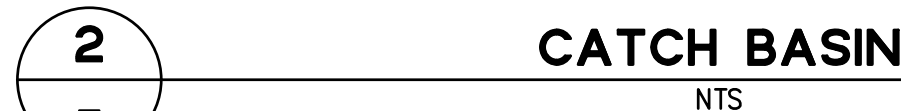


- NOTES:
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

3 SILT FENCE
NTS

SEE SHEETS C.O.0
AND C.O.1 FOR
NOTES AND
LEGENDS



Drawing Number:

DRAWING NAME: K:\2021\12-19-22

DRAWING NAME: K:\2021\211523_12400_Skyline_Blv\ENG\skysheets.dwg
PLOT DATE: 12-19-22 PLOTTED BY: hemo

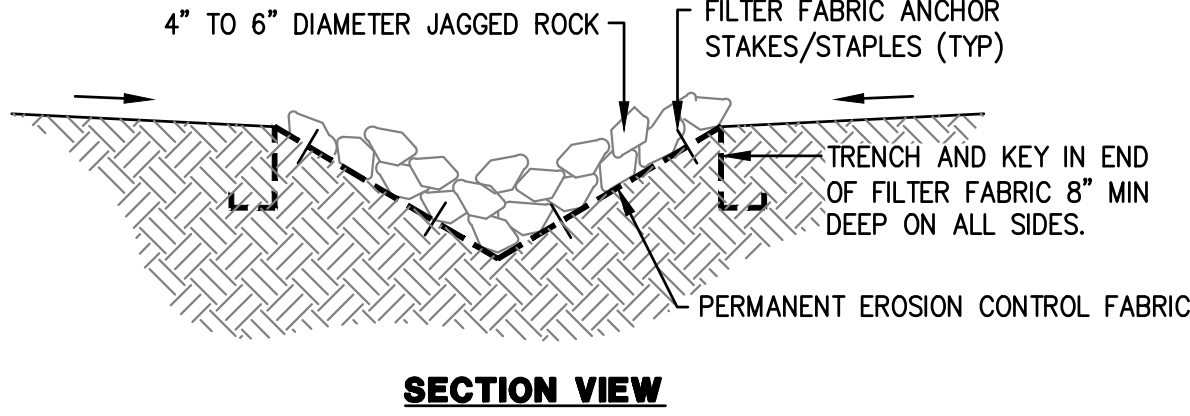
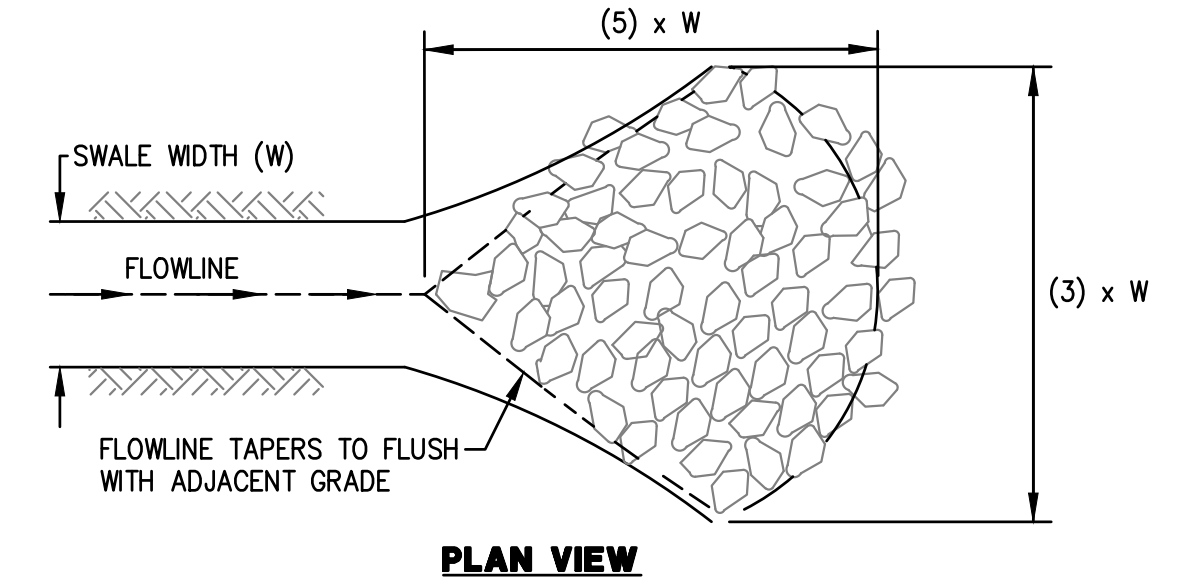


- NOTES:**
1. SELECT BACKFILL MATERIAL – MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3" IN GREATEST DIMENSION, VEGETABLE MATTER, OR UNSATISFACTORY MATERIAL.

1

UTILITY TRENCH WITH CHECKDAMS

NTS



- NOTES:**
1. ROCK OUTFALL SHALL BE LINED WITH A PERMANENT EROSION CONTROL FABRIC SUCH AS VMAX 350 REINFORCING MAT (BY NORTH AMERICAN GREEN).
 2. THE CONTRACTOR SHALL HANDLE, STORE, PLACE AND INSTALL/ANCHOR THE PERMANENT EROSION CONTROL FABRIC IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION SPECIFICATIONS AND DETAILS.
 3. PLANTING MAY BE DONE DIRECTLY WITHIN SWALE, OUTFALL, OR IMMEDIATELY DOWNSTREAM OF OUTFALL.

2

STABILIZED SWALE OUTFALL

NTS



255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 422-6800
www.bkf.com

DETAIL SHEET

12400 SKYLINE BOULEVARD

WOODSIDE

SAN MATEO COUNTY

CALIFORNIA

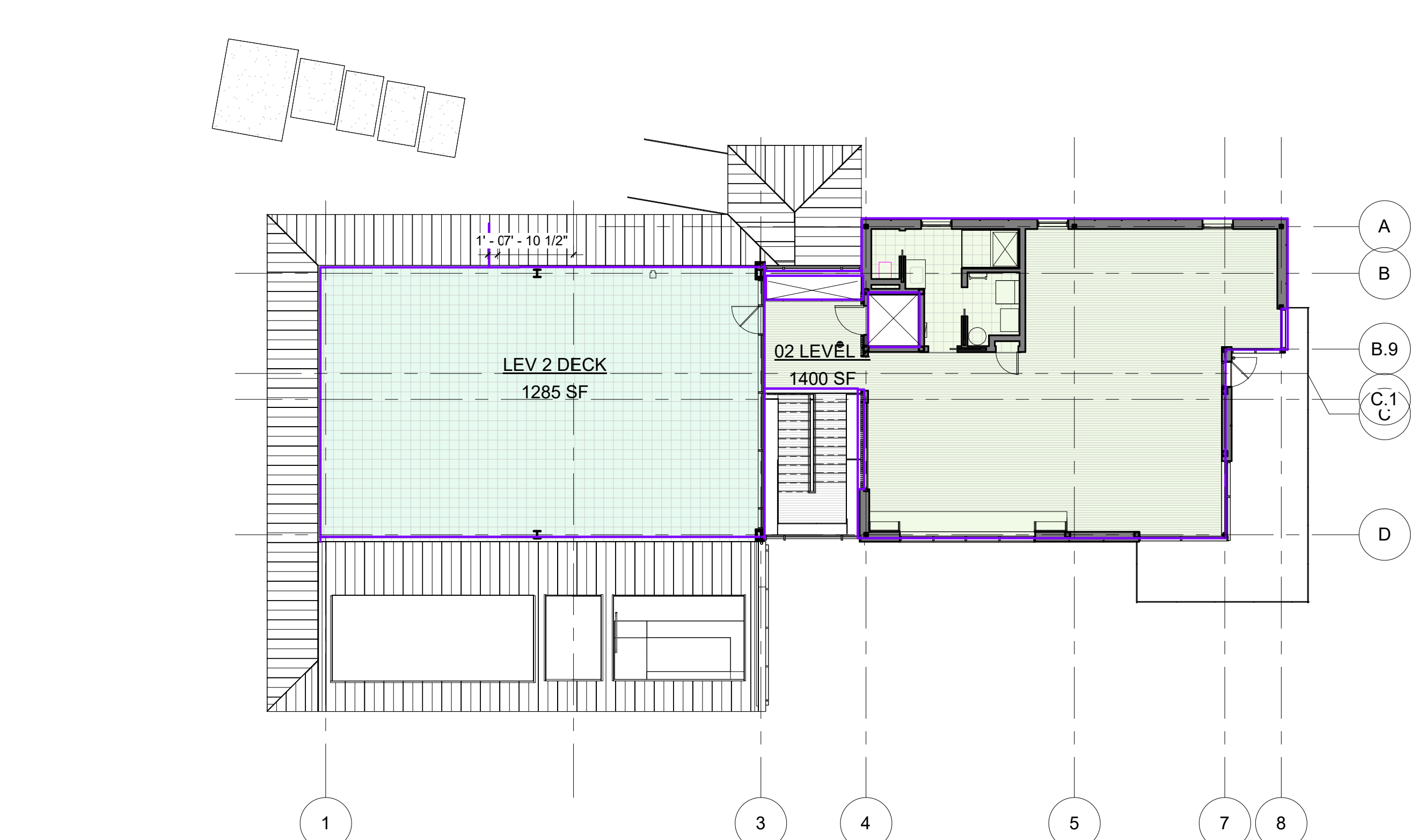


Date	No.	Revisions	Date
04/04/2022	AS SHOWN	PLAN CHECK COMMENTS	09/02/2022
CW		PLAN CHECK COMMENTS	11/14/2022
AHM		BUILDING PERMIT SET	12/19/2022
DLL			
Job No	20211523-10		

Drawing Number:

C5.2

OF



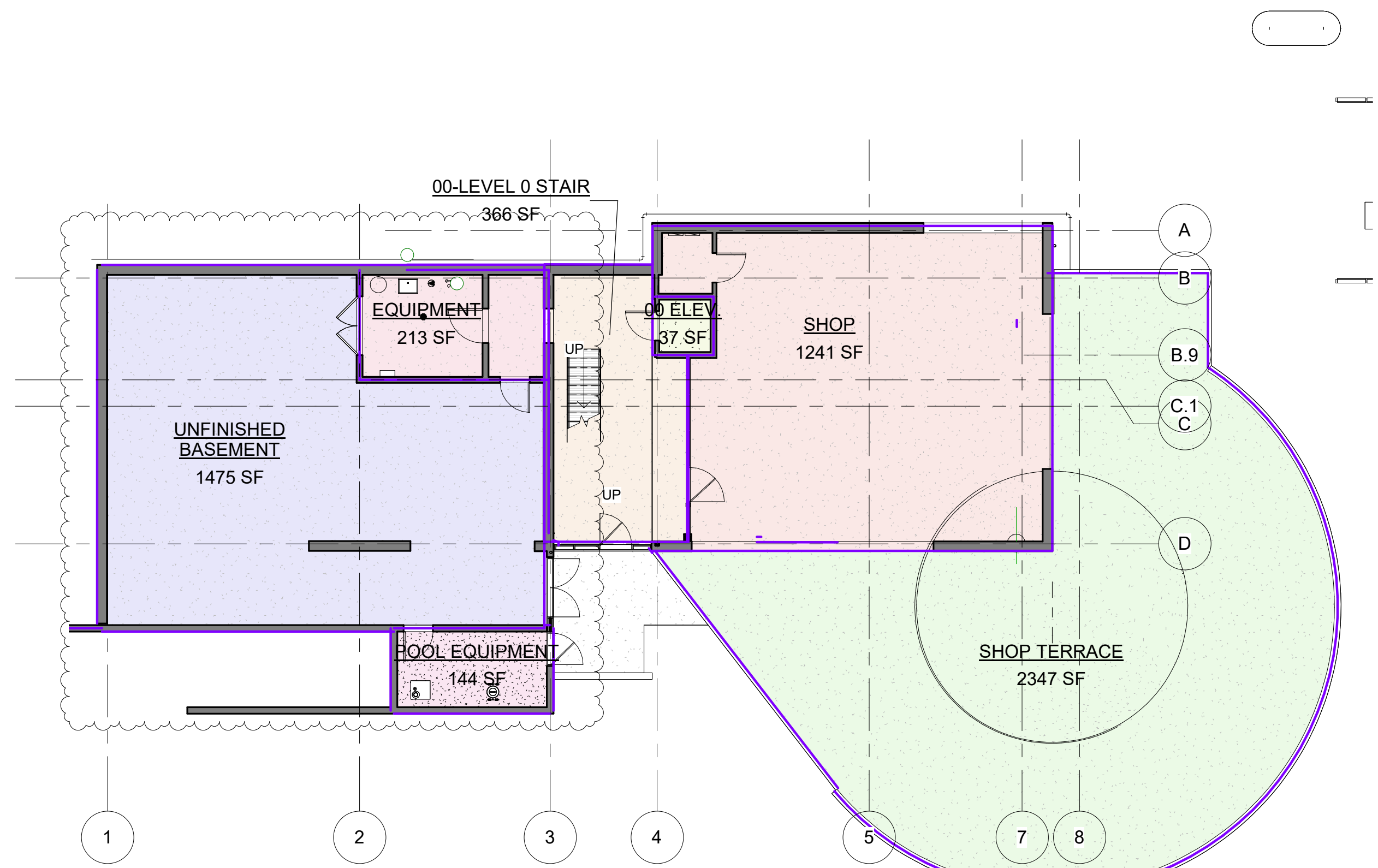
Area Schedule Non Habitable Space			
Name	Area	Level	Comments
EQUIPMENT	213 SF	00 SHOP LEVEL	
POOL EQUIPMENT	144 SF	00 SHOP LEVEL	
SHOP	1241 SF	00 SHOP LEVEL	EXTERIOR SHOP SPACE
UNFINISHED BASEMENT	1475 SF	00 SHOP LEVEL	NON-HABITABLE SPACE
	3074 SF		

Area Schedule (Habitable Space)			
Name	Area	Level	Comments
00-LEVEL 0 STAIR	366 SF	00 SHOP LEVEL	HABITABLE SPACE EXCLUDES ELEV SHAFT
01-LEVEL 1	2695 SF	01 LEVEL 1	HABITABLE SPACE EXCLUDES ELEV SHAFT
02 LEVEL 2	1400 SF	02 DECK SLAB	HABITABLE SPACE EXCLUDES ELEV SHAFT
CONDITIONED SPACE	4461 SF		

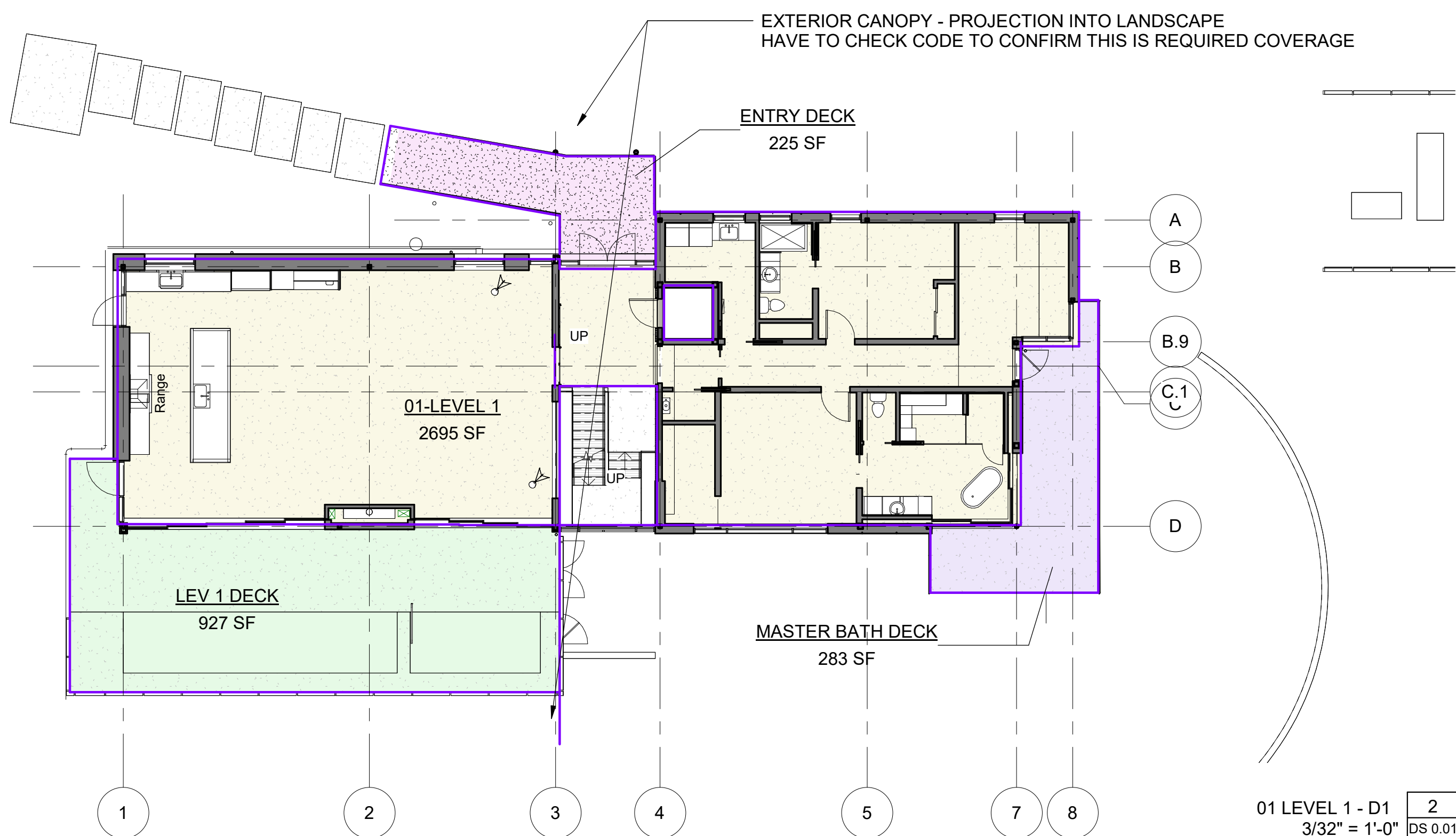
Area Schedule (Decks)			
Name	Area	Level	Comments
ENTRY DECK	225 SF	01 LEVEL 1	EXTERIOR DECK
LEV 1 DECK	927 SF	01 LEVEL 1	EXTERIOR DECK
LEV 2 DECK	1285 SF	02 DECK SLAB	EXTERIOR DECK
MASTER BATH DECK	283 SF	01 LEVEL 1	EXTERIOR DECK
	2720 SF		
TOTAL DECK AREA	2720 SF		

Area Schedule (Coverage New Construction)			
Name	Area	Level	Comments
01-LEVEL 1	2695 SF	01 LEVEL 1	HABITABLE SPACE EXCLUDES ELEV SHAFT
	2695 SF		
ENTRY DECK	225 SF	01 LEVEL 1	EXTERIOR DECK
LEV 1 DECK	927 SF	01 LEVEL 1	EXTERIOR DECK
MASTER BATH DECK	283 SF	01 LEVEL 1	EXTERIOR DECK
	1435 SF		
TOTAL COVERAGE	4130 SF		

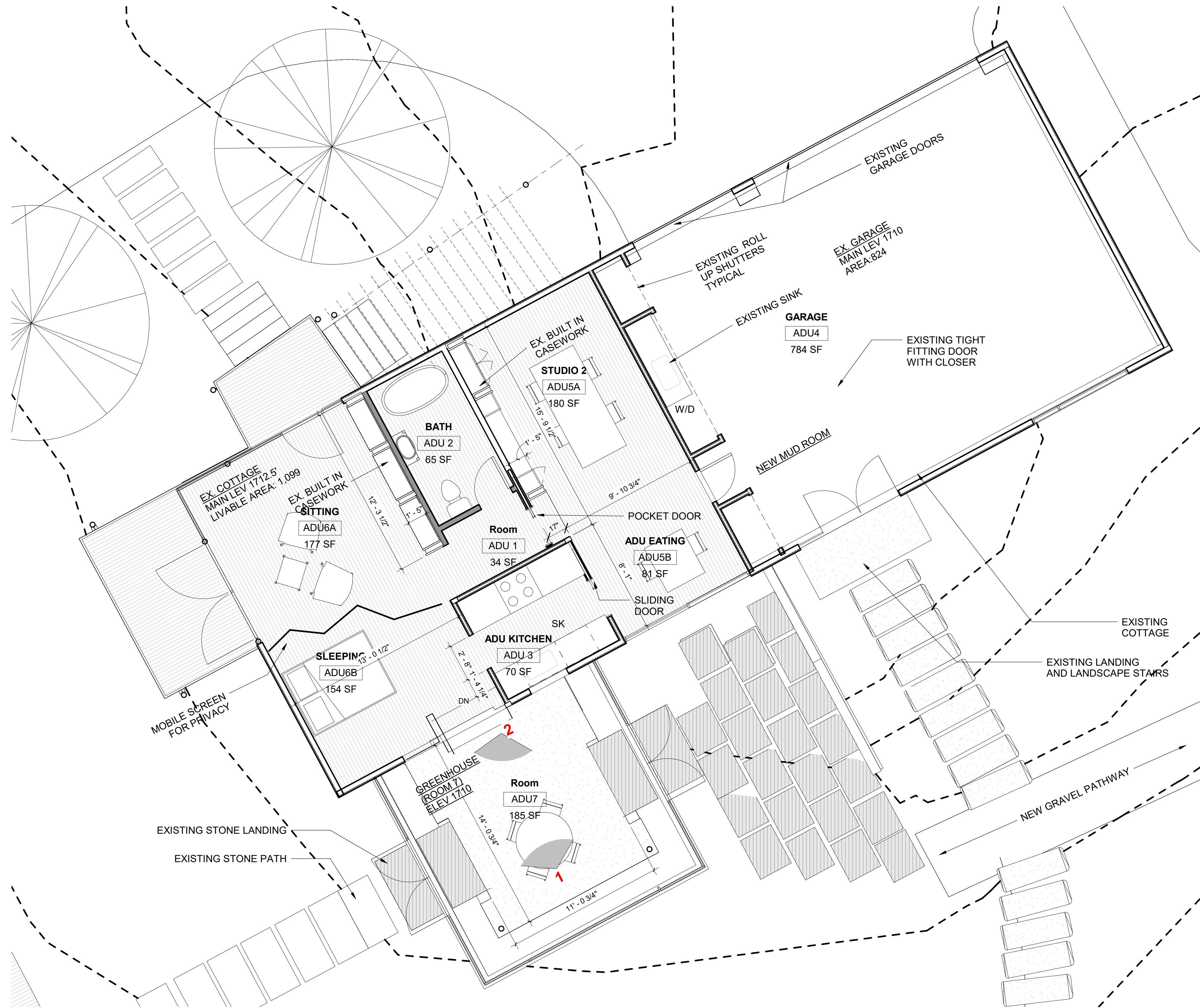
02 LEVEL 2- D1
3/32" = 1'-0" 3
DS 0.01



00 SHOP LEVEL - D1
3/32" = 1'-0" 1
DS 0.01



01 LEVEL 1 - D1
3/32" = 1'-0" 2
DS 0.01



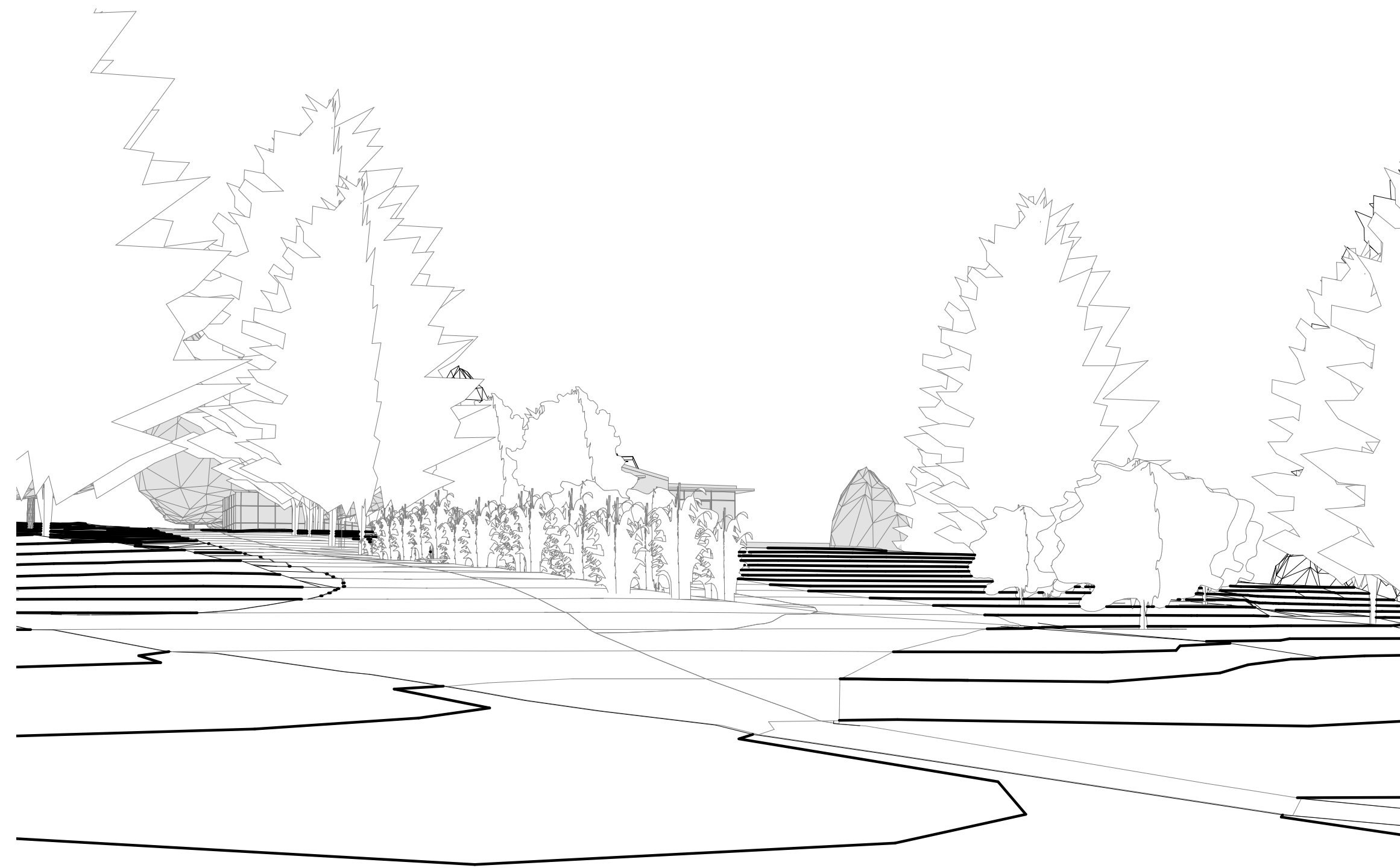
PROPOSED ADU SCHEDULE OF USES			
Number	NAME	Area	USE
ADU.1	HALL	34 SF	HALL
ADU.2	BATH	65 SF	BATHROOM
ADU.3	KITCHEN	69 SF	KITCHEN
ADU.4	GARAGE	784 SF	GARAGE
ADU.5A	STUDIO 2	180 SF	FORMERLY STUDIO 2; TO BE USED FOR WORKING AND MEETINGS
ADU.5B	EATING	81 SF	FORMERLY STUDIO; 2 TO BE USED FOR EATING
ADU.6A	SITTING	183 SF	FORMERLY STUDIO 1: TO BE USED FOR SITTING AND MEETING
ADU.6B	SLEEPING	154 SF	FORMERLY STUDIO 1: TO BE USED FOR SLEEPING; TO BE EQUIPPED WITH PORTABLE SCREENS AND SMOKE DETECTOR
ADU.7	GREEN HOUSE	283 SF	FORMERL STUDY; TO BE USED FOR PLANTING AND CIRCULATION TO EXTERIOR, TO BE USED AS STUDY AND MEETING ROOM
		1833 SF	
		1833 SF	



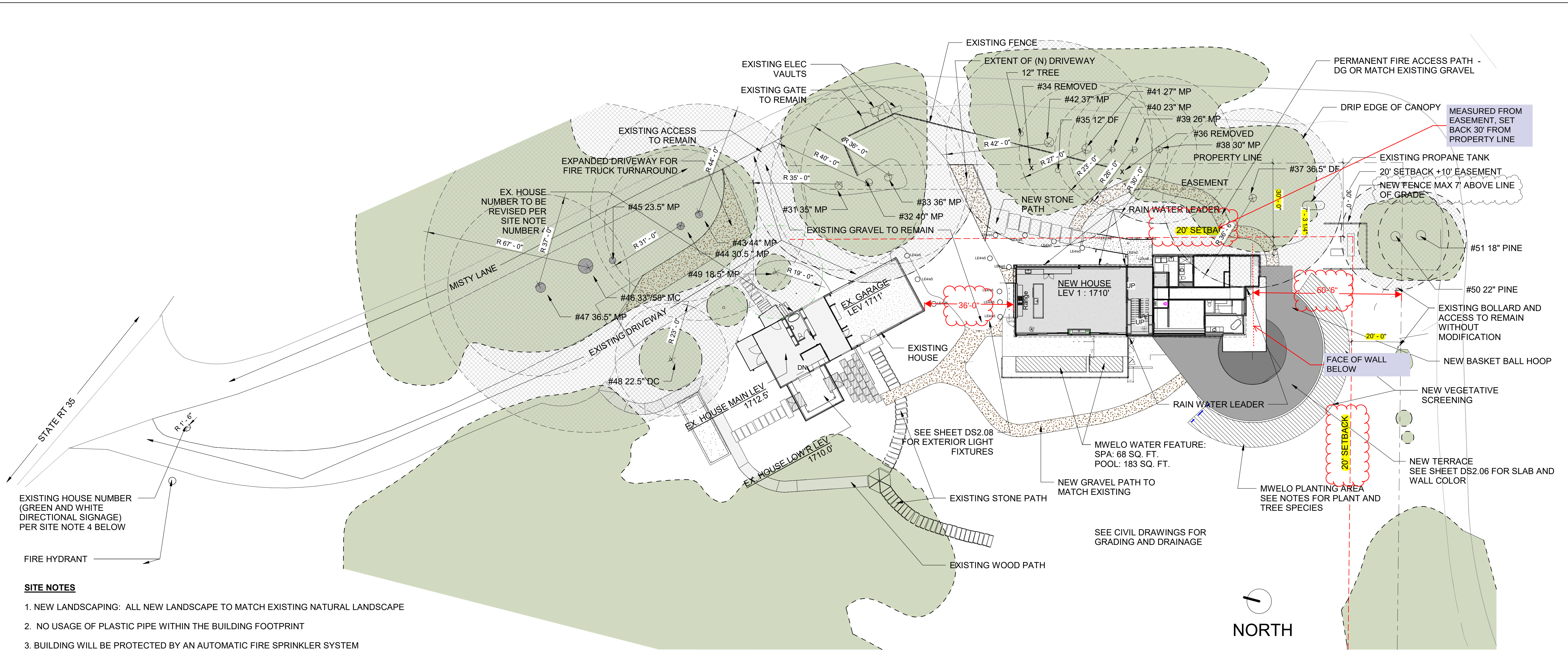
1. GREEN HOUSE ROOM LOOKING EAST



2. GREEN HOUSE ROOM LOOKING WEST



SITE PHOTO FROM SKYLINE BOULEVARD - EXISTING CONDITION



SITE NOTES

1. NEW LANDSCAPING: ALL NEW LANDSCAPE TO MATCH EXISTING NATURAL LANDSCAPE
2. NO USAGE OF PLASTIC PIPE WITHIN THE BUILDING FOOTPRINT
3. BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM
4. NEW RESIDENTIAL BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE BUILDINGS ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE SAN MATEO COUNTY FIRE DEPARTMENT. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6"x18" GREEN REFLECTIVE METAL SIGN WITH 3" REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT.
- 4.A ADU USING THE SAME STREET ADDRESS NUMBERS, SHALL HAVE SUITE OR UNIT IDENTIFICATION POSTED AS REQUIRED BY THE SAN MATEO COUNTY FIRE DEPARTMENT
- 4.B ADU FOR REAR ADDRESSING – WHEN REQUIRED BY THE CHIEF, APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE FIRE APPARATUS ROAD AT THE BACK OF THE PROPERTY
5. A FUEL BREAK OR DEFENSIBLE SPACE SHALL BE PROVIDED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE NOT LESS THAN 30'
6. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED TO 6' ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10' TO ADJACENT TREES WHEN FULLY GORWN OR AT MATURITY.
7. PORTIONS OF ANY EXISTING TREES WHICH EXTENDS WITHIN 10' OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE SHALL BE REMOVED. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.

MWELo NOTES:

- PLANT MATERIAL (TITLE 23, CHAPTER 2.7, APPENDIC D (B) (3))
1. 75 % OF LANDSCAPE, EXCLUDING EDIBLES, AND AREAS USING RECYCLED WATER, SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOL'S PLANT FACTOR OF 0.3
 2. POOLS AND WATER FEATURES ARE INCLUDED IN LANDSCAPE SQUIRE FOOTAGE FOR ONE AND TWO FAMILY DWELLINGS
 3. WUCOL'S PLANT FACTORS FOR THIS PROJECT ARE 0.5 OR LOWER.
 4. LANDSCAPE AREA:
 - A. NEW LANDSCAPE
1,102 SF - PLANTING BELOW NEW TERRACE
68 SF SPA
183 SF POOL
1,353 SF TOTAL NEW LANDSCAPE AREA
 - B. REHABILITATED LANDSCAPE - NONE
- | | | | |
|----------------------------------|-------------------|-----------------|--------------------------|
| 1. PLANT LIST | | | |
| A. OLEA EUROPAEA (OLIVE TREES) - | WUCOL'S FACTOR .1 | SUNSET ZONE: 15 | QTY: 8 |
| B. LAVANDULA SPP (LAVENDER) | WUCOL'S FACTOR .3 | SUNSET ZONE: 15 | QTY 20 (SPACED 3' APART) |
| C. SANTOLINA | WUCOL'S FACTOR .3 | SUNSET ZONE: 15 | QTY 20 (SPACED 3' APART) |

AVERAGE WUCOLS CALCULATION: (.1X9)+ (.3 X 20) + (.3 X 20)/ 44 = .29

TURF:

1. TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS
2. NO TURF PERMITTED IN NON-RESIDENTIAL AREAS
3. TURF NOT PERMITTED ON SLOPES GREATER THAN 25%
4. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE

IRRIGATION: THE PROJECT DOES NOT PLAN TO INSTALL AN IRRIGATION SYSTEM AND WILL MANUALLY WATER PLANTS INSTALLED AS PART OF THIS PROJECT'S SCOPE. NOTES INCLUDED FOR INFORMATION.

1. AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ONTHE IRRIGATION SYSTEM
2. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE
3. MANUAL-SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY
4. AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY
5. "FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQ.FT. OR MORE, PRIVATE SUBMETER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.
6. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE
7. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

DS 0.1 SITE PLAN 1
1" = 20'-0" DS 1.01

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

SITE PLAN DS 1.01

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

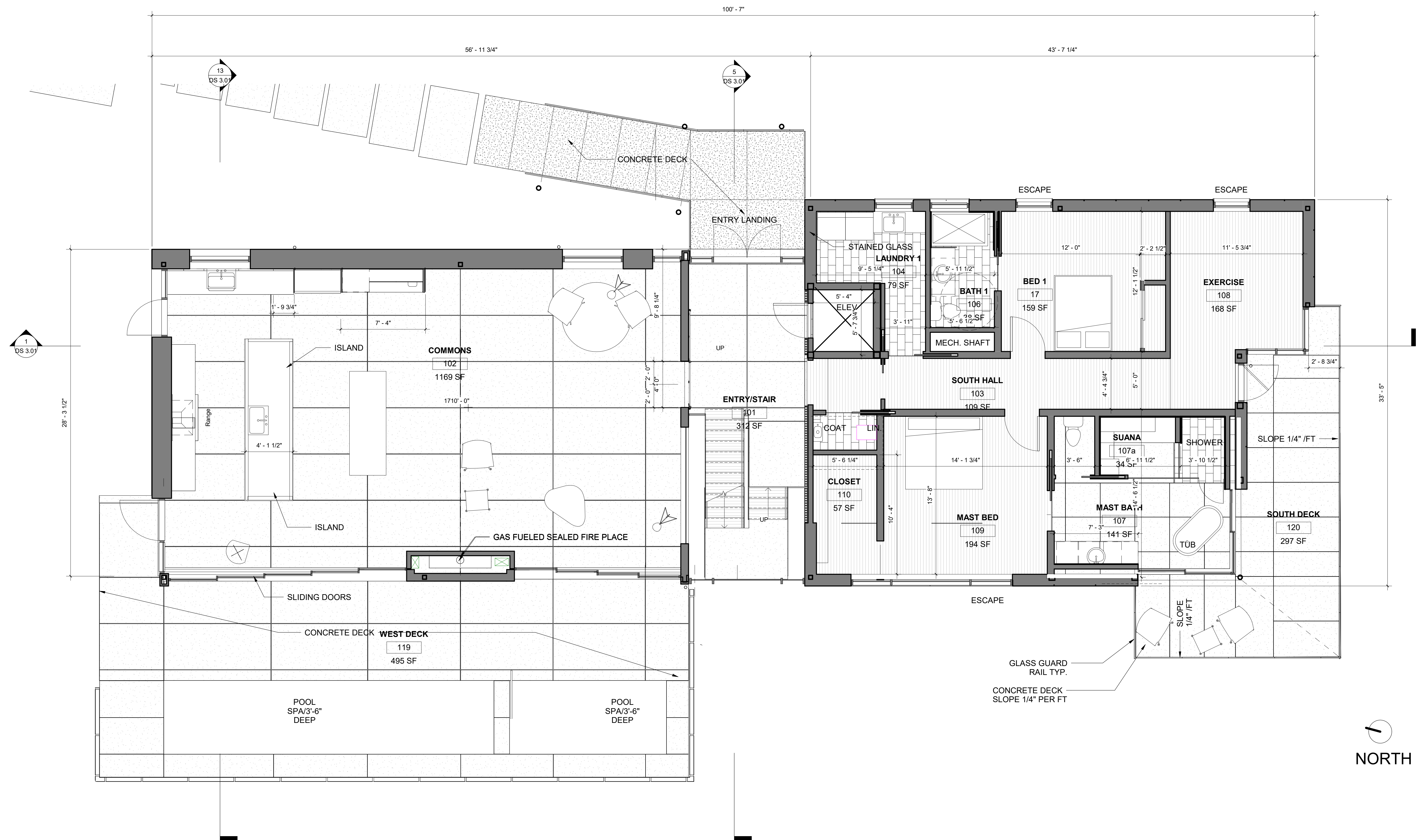
www.jamesgwise.com

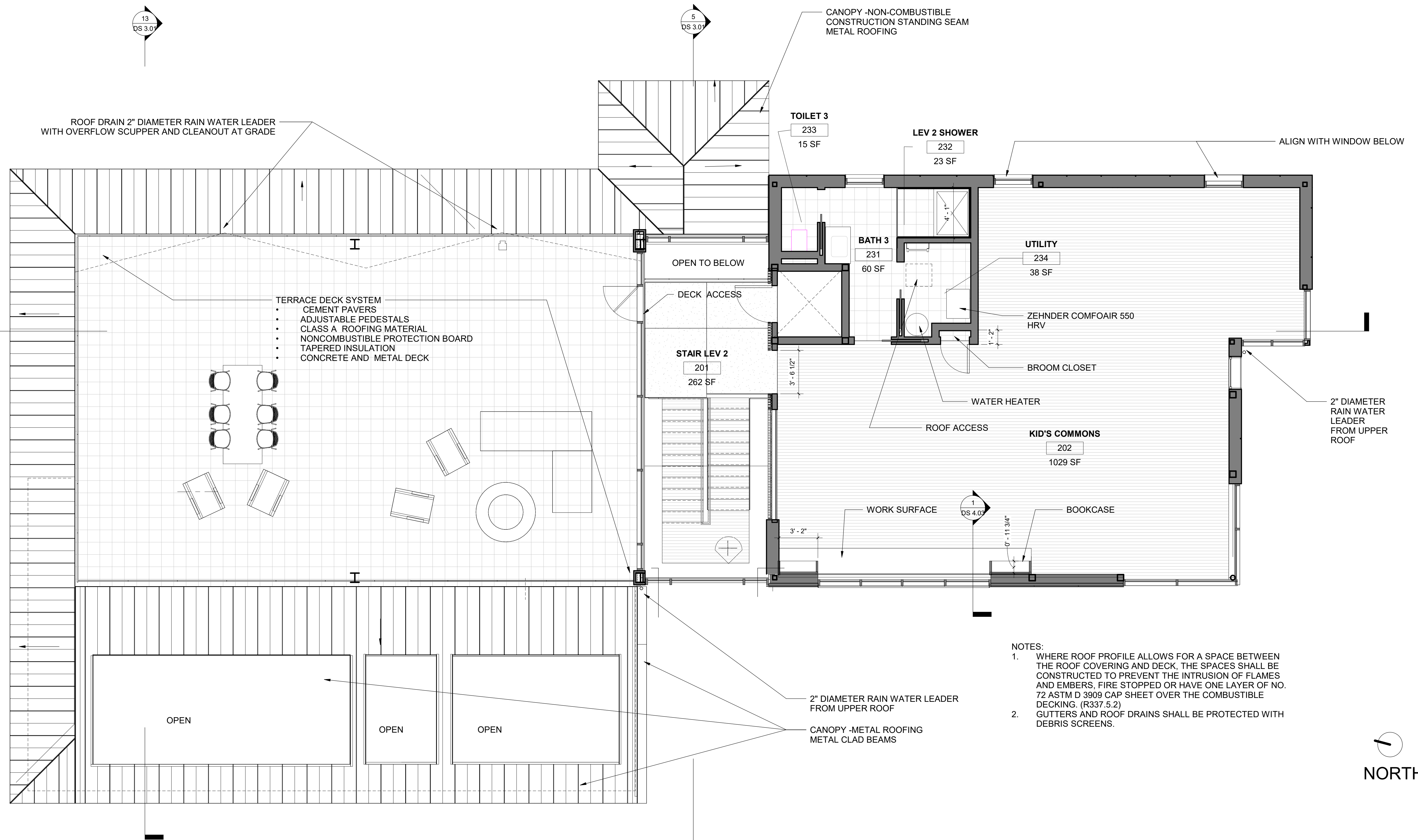
Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

Project number

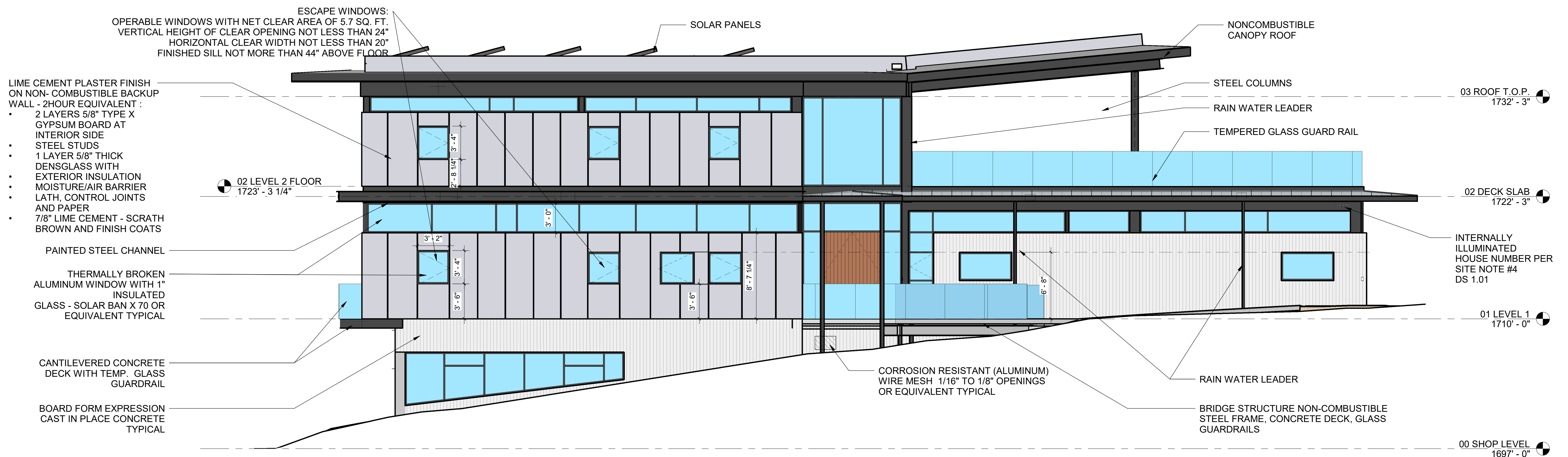
2103







DS WEST ELEVATION 2
3/16" = 1'-0" DS 2.02



DS EAST ELEVATION2 4
3/16" = 1'-0" DS 2.02

12400 SKYLINE BOULEVARD OMID ZAHEDI +

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

ELEVATIONS DS 2.02

Studio Gwise

PAYROVI
837_A Stannage Ave. Albany, Ca

510 326 8342

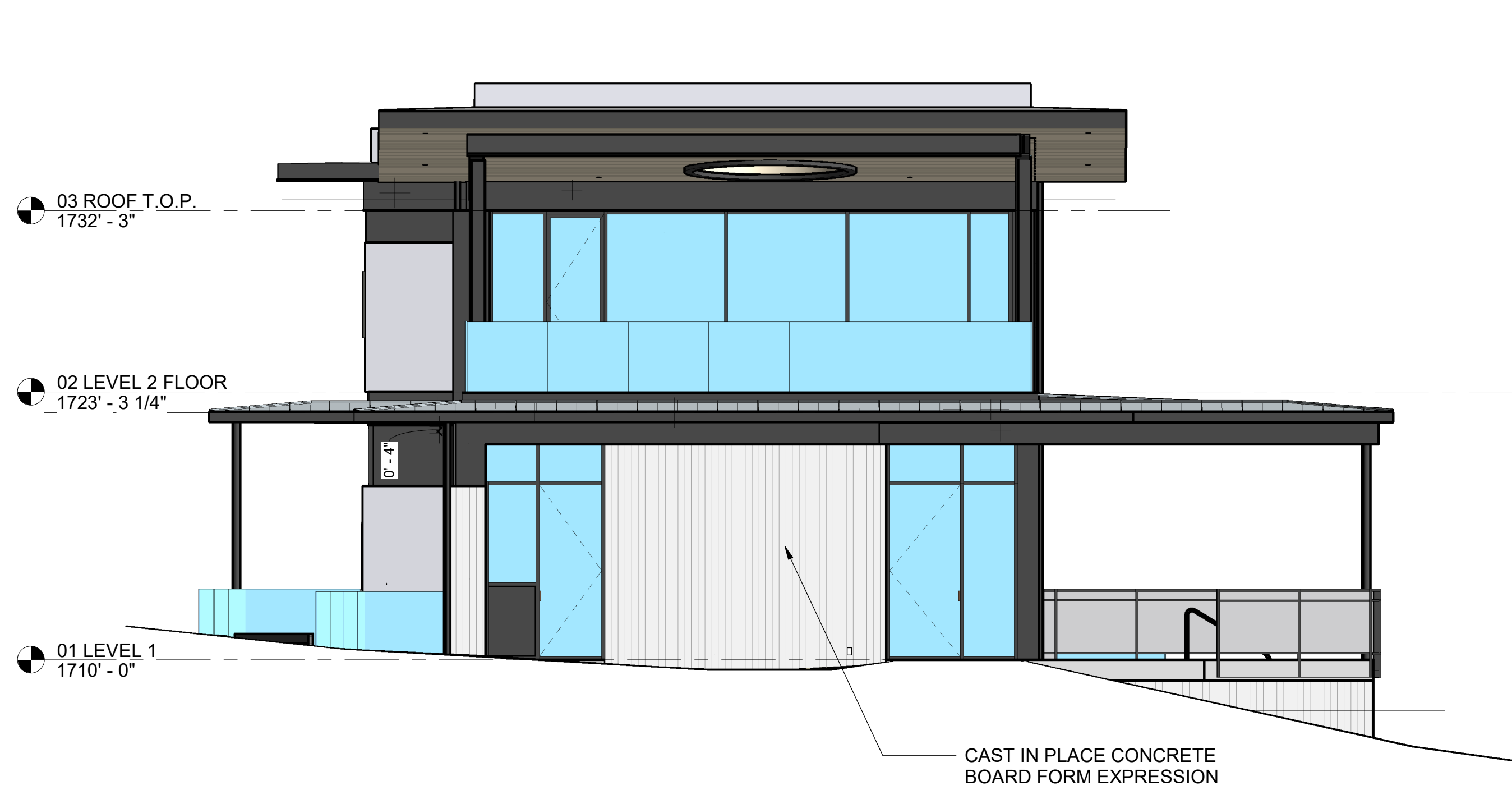
www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2203-0405

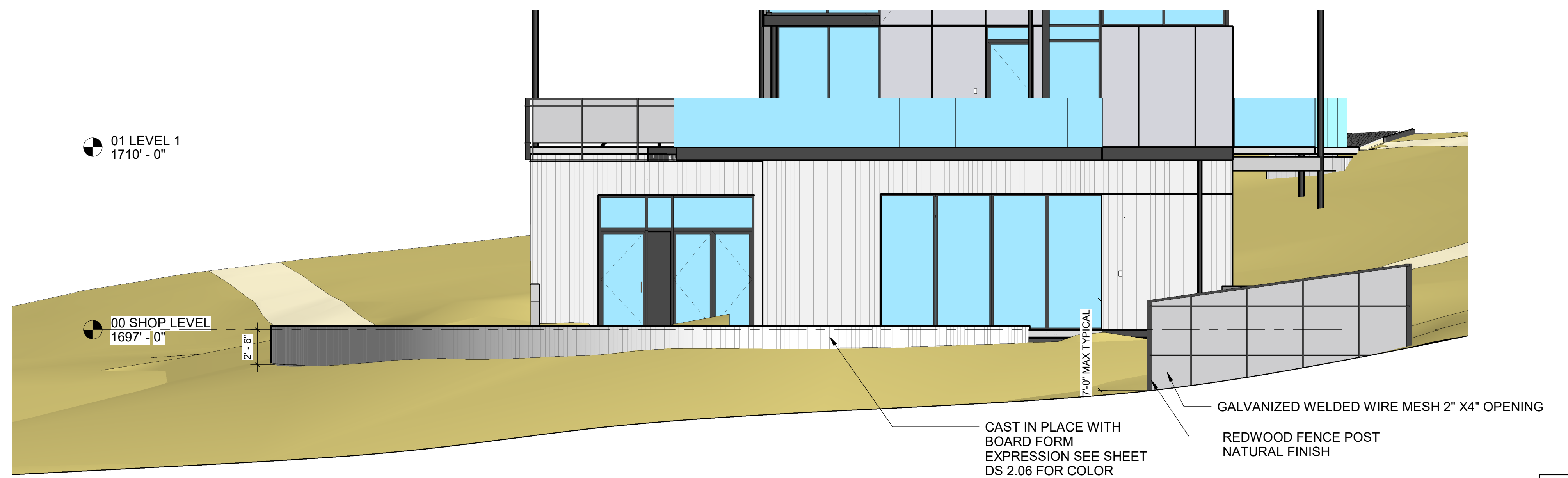
Project number

2103



DS NORTH ELEVATION 12
3/16" = 1'-0" DS 2.03

DS SOUTH ELEVATION 2
3/16" = 1'-0" DS 2.03



DS SOUTH ELEVATION- TERRACE WALL D1 1
3/16" = 1'-0"

12400 SKYLINE BOULEVARD OMID ZAHEDI +

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

ELEVATIONS DS 2.03

Studio Gwise

PAYROVI
837_A Stannage Ave. Albany, Ca

510 326 8342

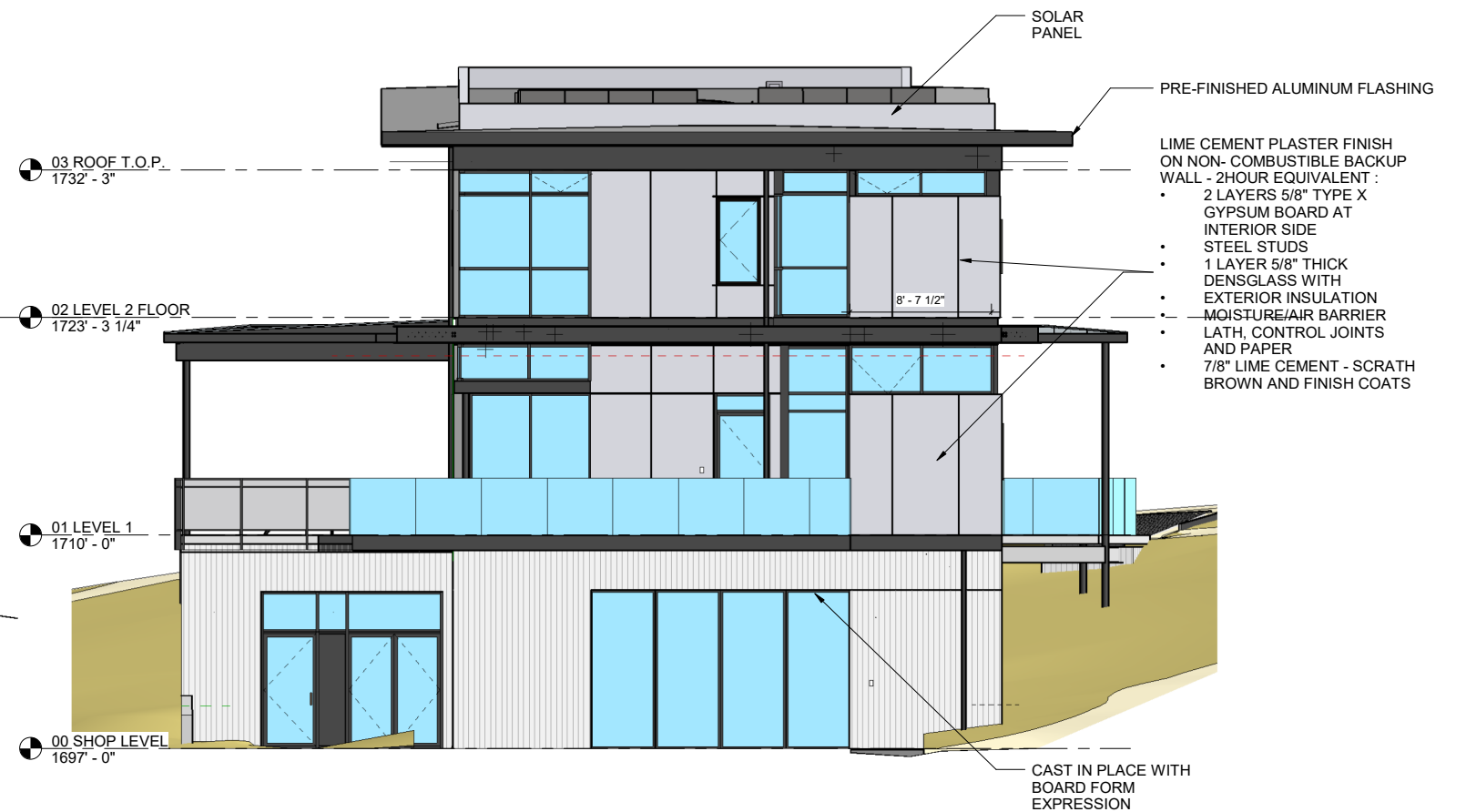
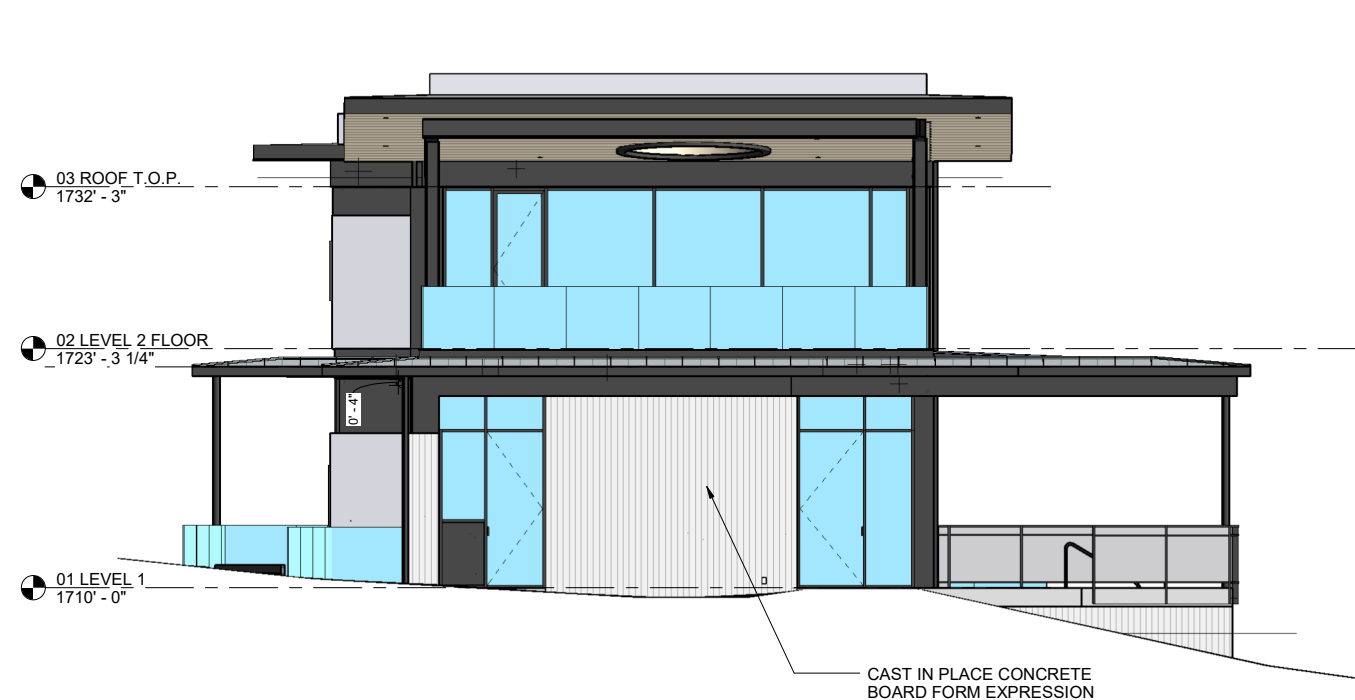
www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2203-0405

Project number

2103

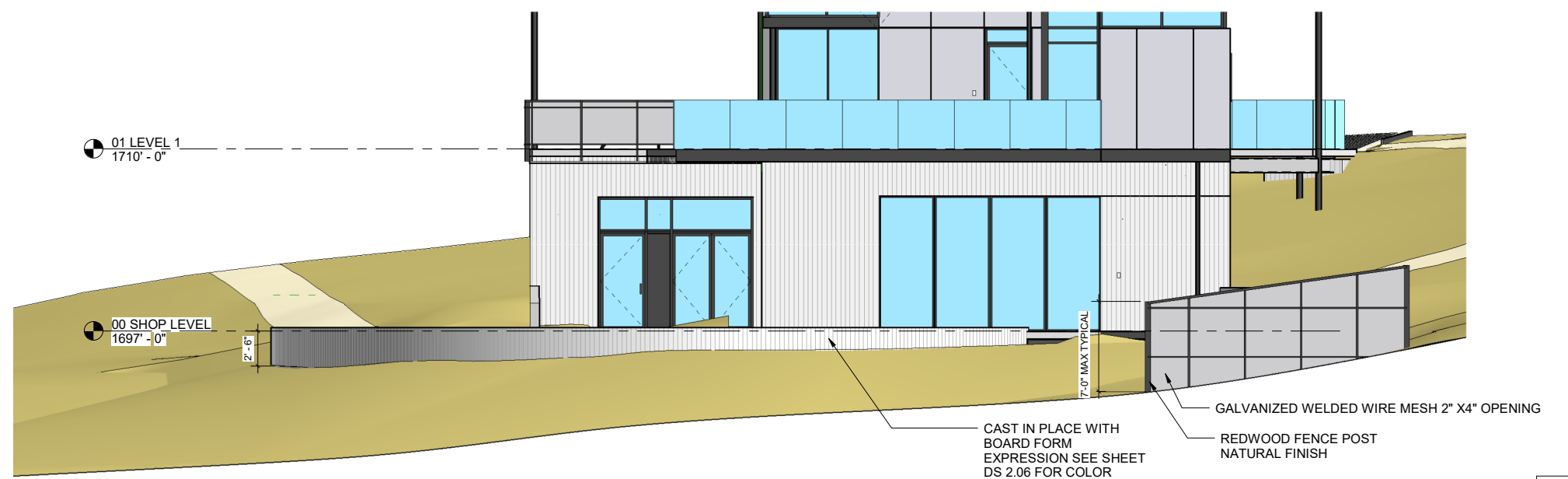


DS NORTH ELEVATION
3/16" = 1'-0"

12
DS 2.03

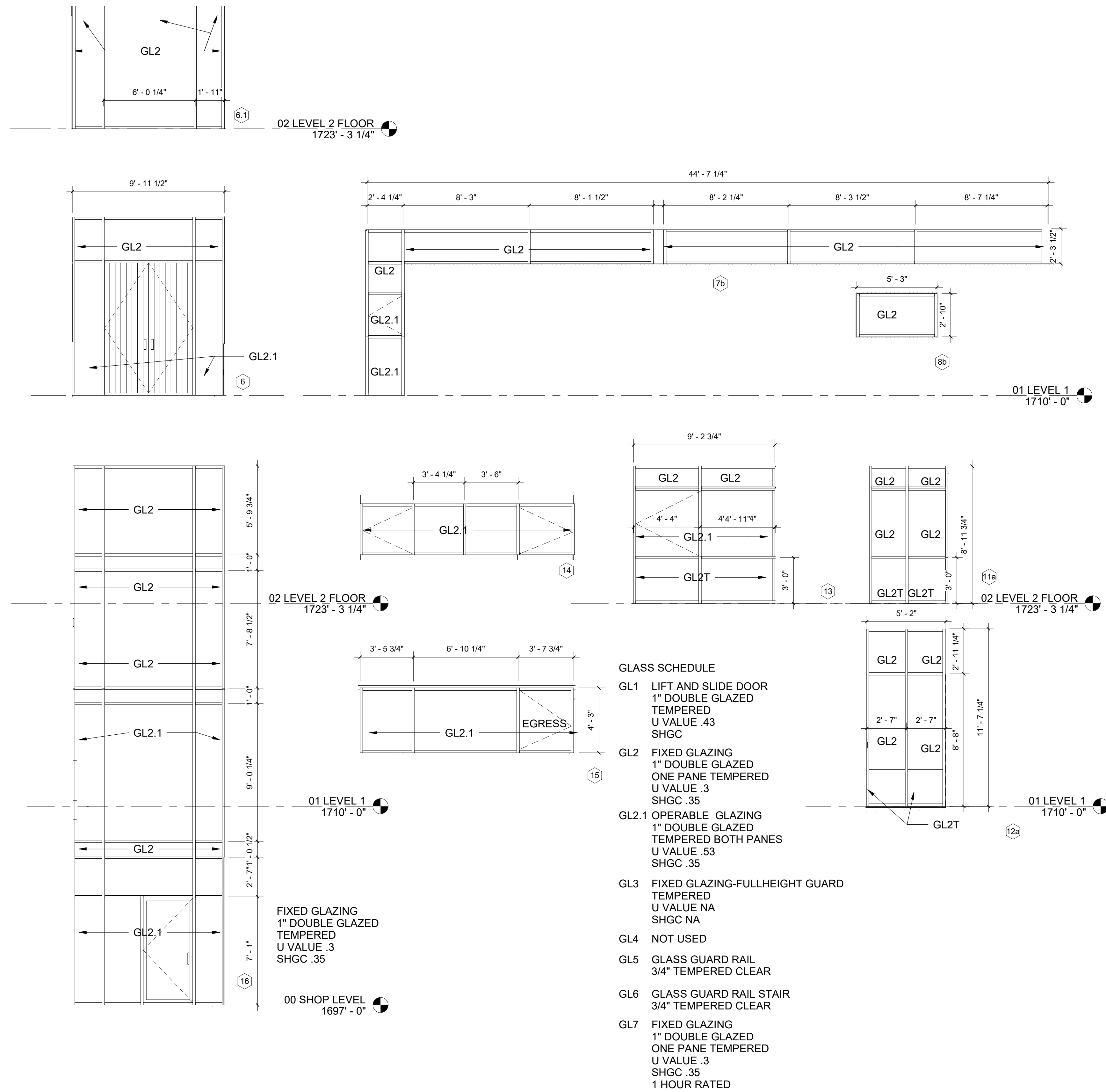
DS SOUTH ELEVATION
3/16" = 1'-0"

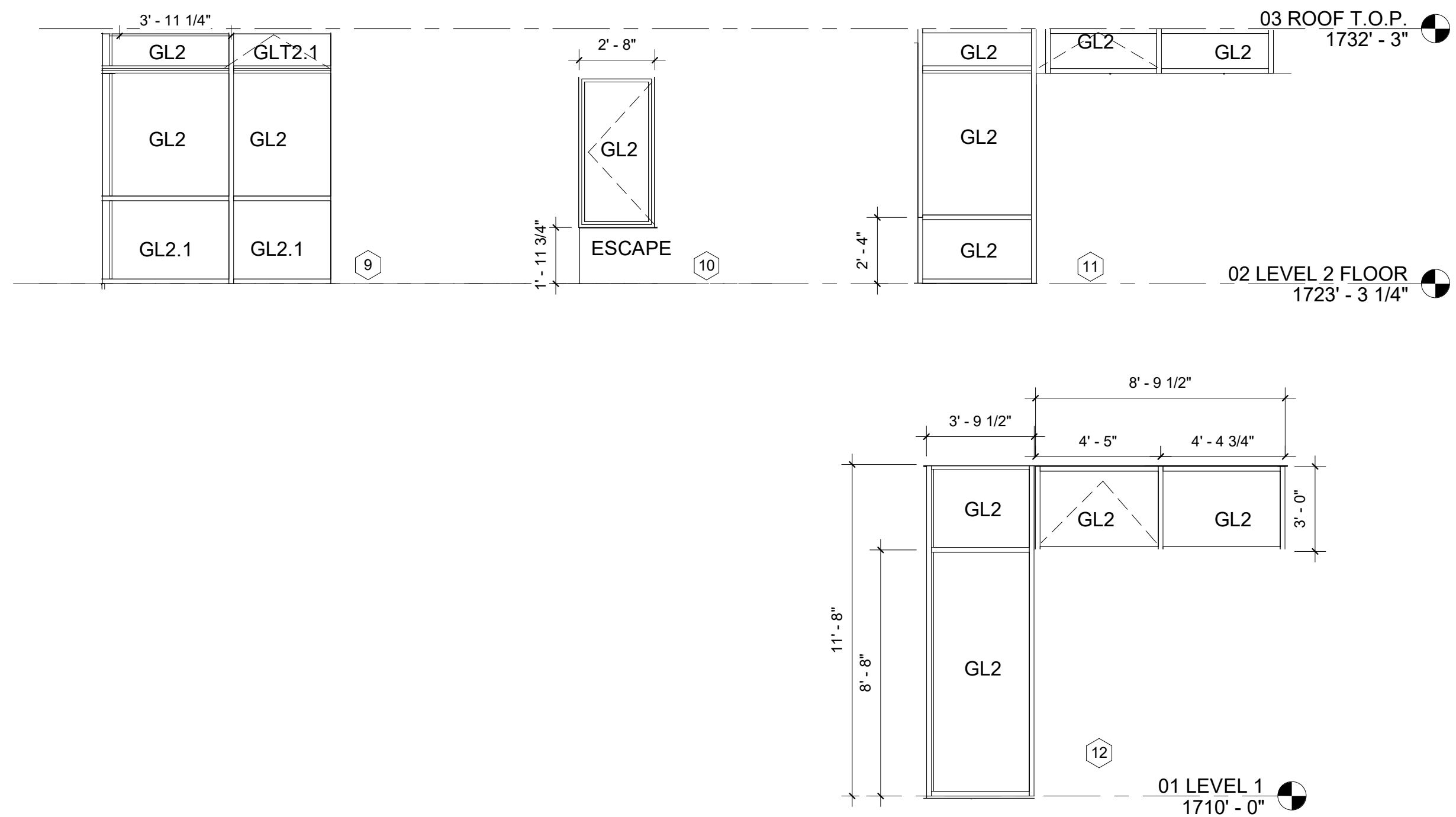
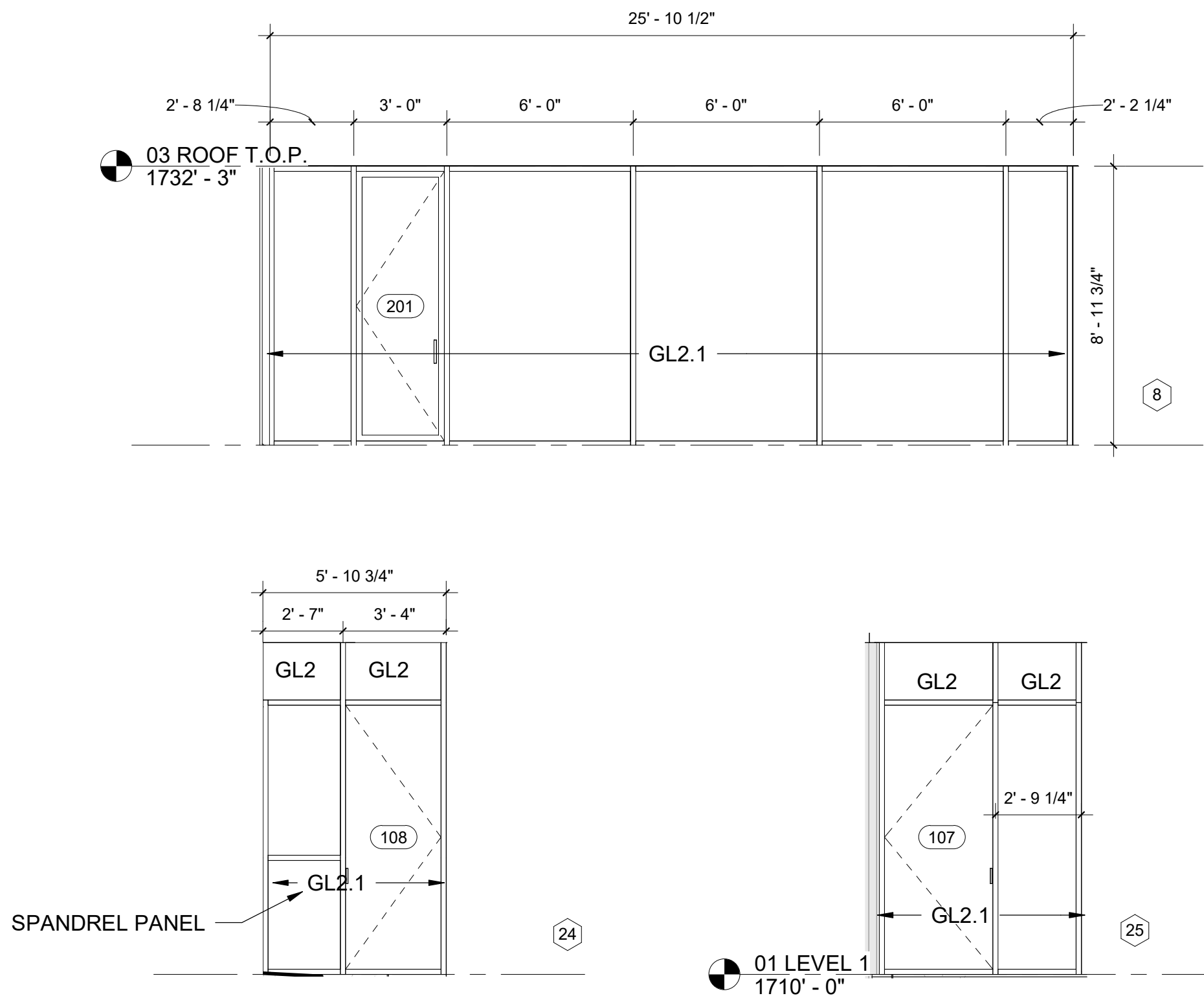
2
DS 2.03



DS SOUTH ELEVATION- TERRACE WALL D1

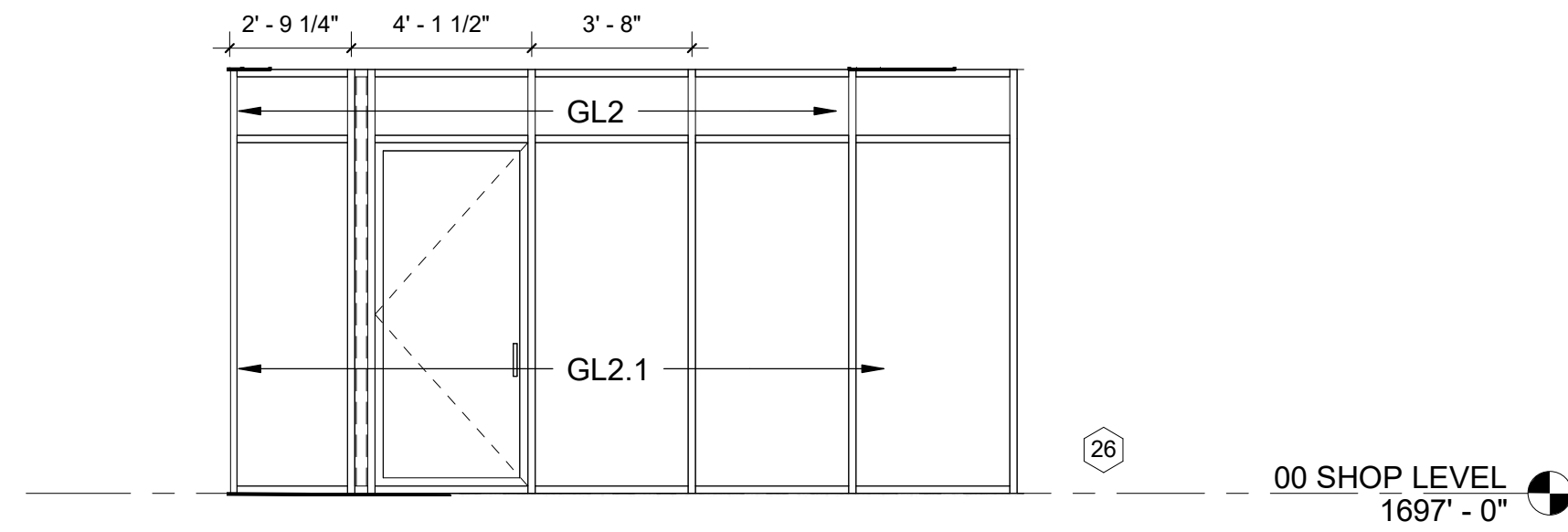
3/16" = 1'-0"
1





Glazing Takeoff			
Type Mark		Area	Comments
G1	LIFT AND SLIDE DOORS	59 SF	LIFT AND SLIDE DOOR - LA CANTINA OR SIM.
G2	TYPICAL STOREFRONT	1578 SF	<varies>
G3	WIND GUARD	187 SF	HEAD/SILL CAPTURE BUTT GLAZED
G4	STOREFRONT 1 HOUR	174 SF	
G5	GLASS GUARD RAIL - 42"	779 SF	<varies>
G6	GLASS GUARD RAIL-STAIR - 42"	444 SF	<varies>
		3220 SF	

Exterior Door Schedule						
	Width	Height	Level	Frame Material	Comments	Function
001	3' - 6"	7' - 10"	00 SHOP LEVEL			Exterior
002	3' - 3"	6' - 10"	01 LEVEL 1			Exterior
008	5' - 11"	6' - 11"	00 SHOP LEVEL			Exterior
009	3' - 2 1/4"	6' - 11"	00 SHOP LEVEL			Exterior
101	5' - 9 1/4"	8' - 6"	01 LEVEL 1	ALUMINUM	SOLID CORE WOOD WITH STILE AND RAIL MIN 1 3/8" THICK AND PANEL THICKNESS NO LESS THAN 1 1/4" THICK	Exterior
102	3' - 0 3/4"	8' - 4"	01 LEVEL 1	ALUMINUM	SEE GLASS TYPES GL2.1	Exterior
103	3' - 9"	11' - 7 1/2"	01 LEVEL 1	ALUMINUM		Exterior
104	4' - 1 3/4"	11' - 7 1/2"	01 LEVEL 1	ALUMINUM		Exterior
105	3' - 8 1/4"	10' - 9"	01 LEVEL 1	ALUMINUM		Exterior
106	4' - 2 3/4"	10' - 10"	01 LEVEL 1	ALUMINUM		Exterior
107	3' - 5 3/4"	8' - 6"	01 LEVEL 1	ALUMINUM	SEE GLASS TYPES GL2.1	Exterior
108	3' - 1"	8' - 6"	01 LEVEL 1	ALUMINUM	SEE GLASS TYPES GL2.1	Exterior
201	2' - 10"	8' - 8 1/4"	02 DECK SLAB	ALUMINUM	SEE GLASS TYPES GL2.1	Exterior



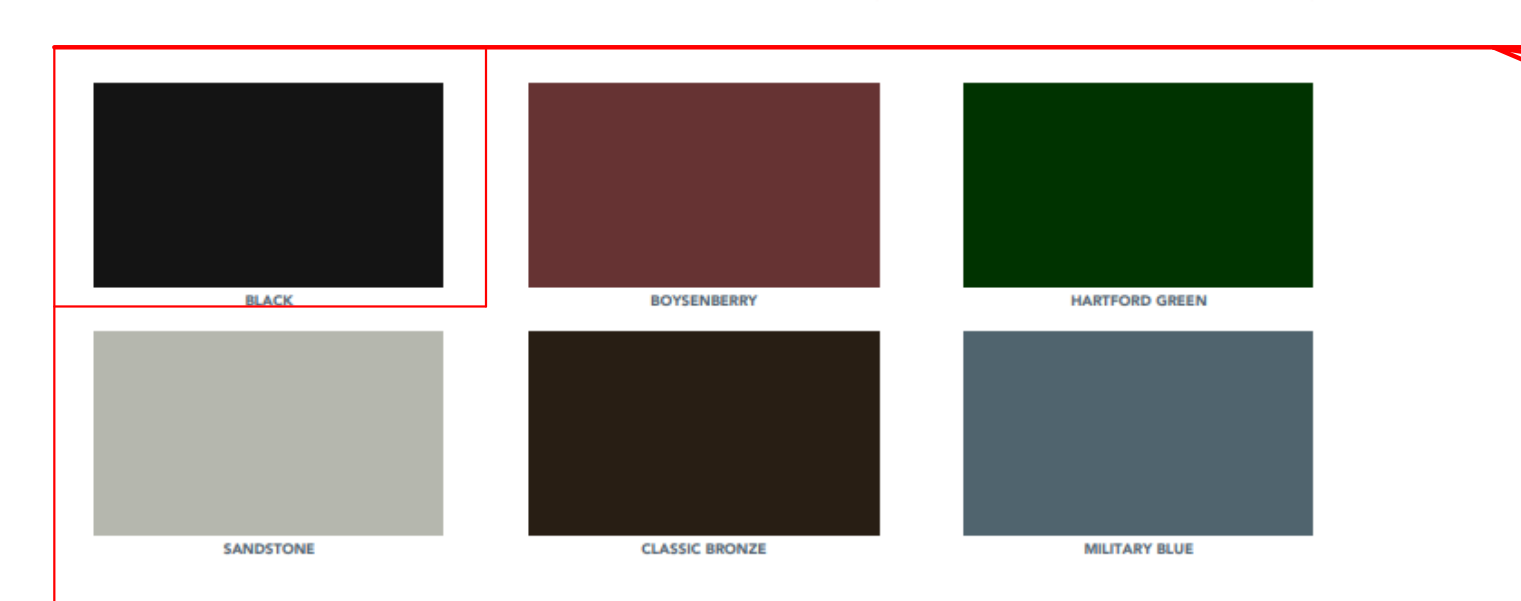
ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQ. FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. (CFC 1030).

- GLASS SCHEDULE
- GL1 LIFT AND SLIDE DOOR
1" DOUBLE GLAZED
TEMPERED
U VALUE .43
SHGC
- GL2 FIXED GLAZING
1" DOUBLE GLAZED
ONE PANE TEMPERED
U VALUE .3
SHGC .35
- GL2.1 OPERABLE GLAZING
1" DOUBLE GLAZED
TEMPERED BOTH PANES
U VALUE .53
SHGC .35
- GL3 FIXED GLAZING-FULLHEIGHT GUARD
TEMPERED
U VALUE NA
SHGC NA
- GL4 NOT USED
- GL5 GLASS GUARD RAIL
3/4" TEMPERED CLEAR
- GL6 GLASS GUARD RAIL STAIR
3/4" TEMPERED CLEAR
- GL7 FIXED GLAZING
1" DOUBLE GLAZED
ONE PANE TEMPERED
U VALUE .3
SHGC .35
1 HOUR RATED

PERMAFLUOR™ ARCHITECTURAL FINISHES

High-Performing Paints
That Let You Design In
Vibrant Living Color

KAWNEER



BASE COLOR MATCH WINDOWS ON EXISTING COTTAGE/FUTURE ADU

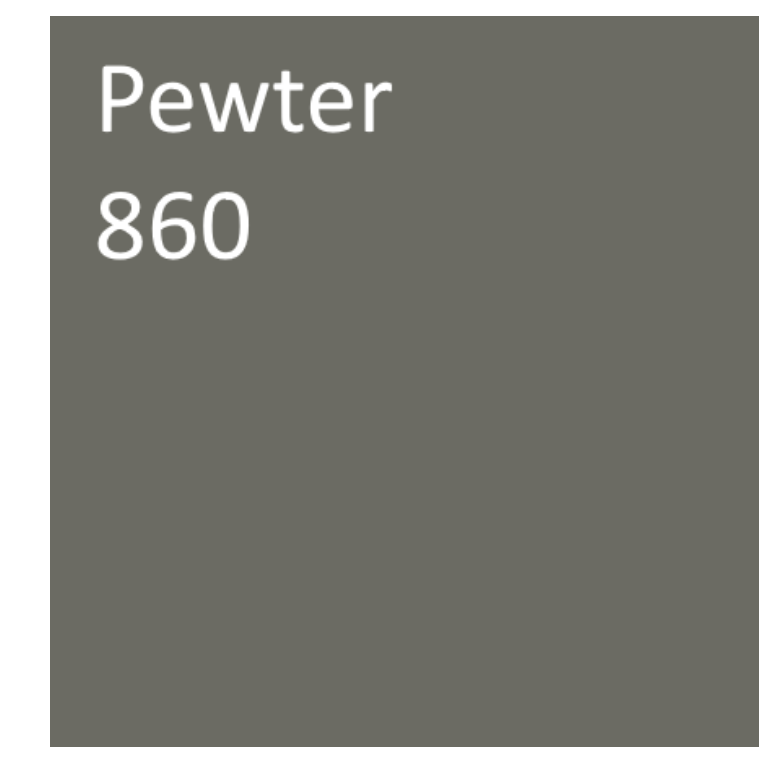
SAME COLOR WILL BE USED FOR EXTERIOR METAL TRIM, FLASHING AND EXPOSED STEEL STRUCTURE



EXISTING COTTAGE/FUTURE ADU



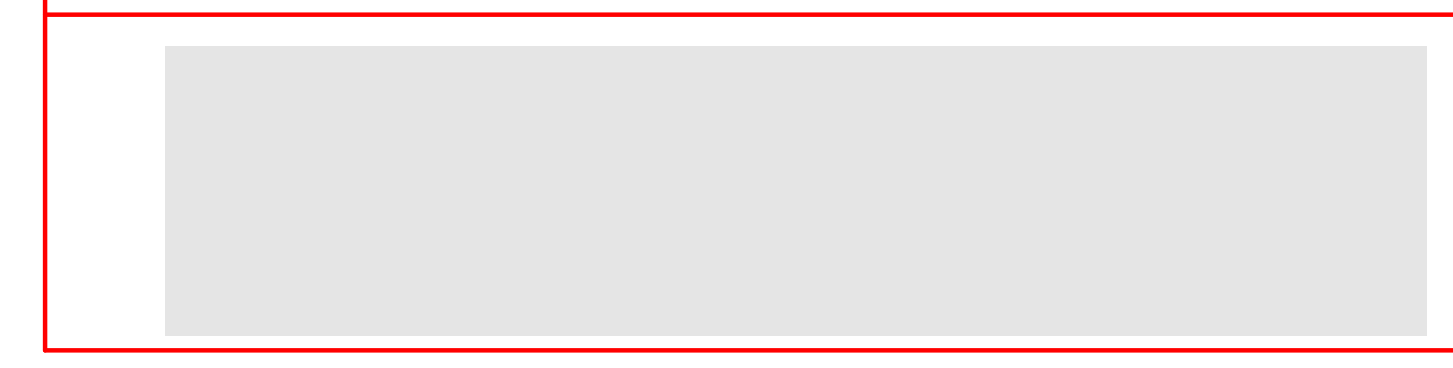
CONCRETE DETAIL AT EXISTING COTTAGE



DAVIS CONCRETE COLOR PEWTER INTEGRAL
CONCRETE COLOR TO MATCH EXISTING
COTTAGE/FUTURE ADU
USED AT BUILDING AND SLABS ON GRADE
AND TERRACE RETAINING WALL

AMOUNT OF COLOR ADMIX IN CONCRETE ADJUSTS
CONCRETE COLOR VALUE

WALLS AND MAJOR PORTION OF SLAB 25% LOADING
CENTER CIRCLE OF TERRACE SLAB 50% LOADING



BIOLIME INTEGRAL COLOR CEMENT PLASTER -SMOOTH FINISH WITH CONTROL JOINTS



COLOR FOR ALUMINUM COMPOSITE METAL PANELS, INSTALLED
AT UNDERSIDE OF CANOPIES AND SOFFITS

MATERIALS
12" = 1'-0"

FIRE JURISDICTION:

☐ COASTSIDE FIRE

☐ SM COUNTY FIRE

☐

☐

San Mateo County Building Dept.

2019 CRC –R337 Development Worksheet

Materials and Construction Methods for Exterior Wildfire Exposure

Project is located in State Responsibility Area (SRA): ☒ Yes ☐ No
If in SRA, is project in a Very High Fire Hazard Severity Zone (VHFHSZ): ☒ Yes ☐ No

Project is located in Local Responsibility Area (LRA): ☐ Yes ☐ No
If in LRA, is project in a Very High Fire Hazard Severity Zone (VHFHSZ): ☐ Yes ☐ No

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
Roofing				
Class B minimum (2019 CRC R902.1.2) Roof coverings with SRA				
Class A in SRA and LRA VHFHSZ (2019 CRC R902.1.1)				DS 0.00 + DS 1.05
Where roof profile allows for a space between the roof covering and deck, the spaces shall be constructed to prevent the intrusion of flames and embers, fire stopped or have one layer of No. 72 ASTM D 3909 cap sheet over the combustible decking. (R337.5.2)			CLASS A ROOFING UNDERNEATH CEMENTITUOUS PAVERS	DS3.02
Valley flashings min. 0.019-inch (No 26 galv.) corrosion resistant metal over 36 inch wide underlayment of No. 72 lb mineral-surfaced nonperforated ASTM D 3909 cap sheet. (R337.5.3)			NO VALLEY FLASHING MEMBRANE ROOF	
Roof gutters shall be provided with the means to prevent the accumulation of debris. (R337.5.4)			NO GUTTER DRAINS PROTECTED WITH GRATES; RWL EQUIPPED WITH WUI COMPLIANT MESH	DS 3.02 and 3.03

1

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
Exterior Coverings (continued)				
The exposed underside of enclosed roof eaves and roof eave soffits shall be protected by one of the 1 through 4 items as for exterior walls or have boxed in soffits meeting SFM 7A-3 (R337.7.5). Ex: Fascia and other architectural trim boards.			UNDERSIDE OF OVERHANGS AND CANOPIES SHALL BE NON COMBUSTIBLE MATERIAL - METAL DECKING OF SHEET METAL APPLIED TO METAL FURRING	1/DS3.02 AND 1/DS 3.03
Exterior porch ceilings shall be protected by one of the 1 through 4 items as for exterior walls or have porch ceiling assemblies meeting SFM 7A-3 (R337.7.6). Ex: Architectural trim boards.			PORCH AND CANOPY CEILINGS CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS	1/DS3.02 AND 1/DS 3.03
Exposed underside of floor projections shall be protected by one of the 1 through 4 items as for exterior walls or have an underside assembly meeting SFM 7A-3 (R337.7.7). Ex: Architectural trim boards.			EXPOSED UNDERSIDE OF FLOORS CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS	1/DS3.02 AND 1/DS 3.03;
The underfloor area of overhangs, or elevated buildings; and underside of appendages shall be enclosed to grade or the underside shall be protected by one of the 1 through 4 items as for exterior walls or have an assembly meeting SFM 7A-3 (R337.7.8 & R337.7.9). Ex: Sawn lumber or glue-lam wood with the smallest minimum nominal dimension of 4"			EXPOSED UNDERSIDE OF OVERHANGS AND APPENDAGES CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS	4/DS2.02 1/DS3.02 AND 1/DS 3.03;

Exterior Glazing				
Exterior windows, glazed doors, glazed openings within exterior doors and structural glass veneer shall be constructed of one of the following: Note - Provide on window schedule and call out on floor plan. (R337.8.2) 1. Multipane glass units with a minimum of one tempered pane meeting Sec R308 Safety Glazing. 2. Glass block units. 3. 20 minute minimum Fire Rated Window. 4. Meet SFM 12-7A-2.			EXTERIOR GLAZING CONSISTS OF MULTIPANE UNITS WITH ON PANE OF SAFETY GLAZING.	DS 2.04 DS 2.05;

3

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
Vents Ventilation openings for attics, enclosed eave soffits, enclosed rafter spaces and underfloor areas shall be non-combustible, corrosion resistant, and have wire mesh with 1/16 th to 1/8 th inch (1.6-3.2 mm) openings or its equivalent. (R337.6.2)			PROJECT DOES NOT INCLUDE VOID SPACES IN ROOF ASSEMBLY. UNDERFLOOR VENT OPENINGS TO SCREENED WITH ALUMINUM MESH IN ALUMINUM FRAME 1/16" TO 1/8" OPENINGS	4/DS2.02

Eave Vents Vents shall not be installed in eaves and cornices. Exceptions: 1. Approved flame and ember resistant vents. 2.1 Attic is fully protected by an automatic fire sprinkler system, and 2.2 Exterior wall and underside of eave is non-combustible, and is more than 12 ft from ground, patio, porch, deck or similar surface. (R337.6.3)			PROJECT DOES NOT HAVE EAVE VENTS	1/DS3.02 AND 1/DS 3.03
---	--	--	----------------------------------	------------------------

Exterior Coverings Exterior walls shall comply with one of the following (R337.7.3): 1. Noncombustible material 2. Ignition-resistant material 3. One layer of 5/8" type X gypsum sheathing behind exterior covering. 4. 1-hour fire resistant exterior assembly. 5. Sawn lumber or glue lam min dimension of 4" 6. Log wall construction. 7. Wall assemblies meeting SFM 12-7A-1 Open Roof Eaves: The exposed roof deck on the underside of the roof eave shall comply with one of 1 through 4 as for exterior walls above (R337.7.4). Ex: 1. 2" nominal solid wood rafter tails. 2. 2" nominal solid wood blocking between rafter tails. 3. Fascia and other architectural trim boards.			EXTERIOR WALL COVERINGS SHALL BE NON-COMBUSTIBLE: LIME CEMENT PLASTER FINISH ON NON-COMBUSTIBLE BACKUP WALL - 2-HOUR EQUIVALENT : -2 LAYERS 5/8" TYPE X GYPSUM BOARD AT INTERIOR SIDE -1 LAYER 5/8" THICK DENSGLASS WITH -EXTERIOR INSULATION (ROCKWOOL) -MOISTURE/AIR BARRIER -METAL LATH, CONTROL JOINTS AND PAPER -7/8" LIME CEMENT - SCRATH BROWN AND FINISH COATS PROJECT DOES NOT HAVE OPEN ROOF EAVES	DS2.02 + DS 2.03
--	--	--	---	------------------

2

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
Doors				
Exterior door assemblies, including garage doors, shall comply with one of the following (R337.8.3): 1. Surface or cladding be of non-combustible, or ignition-resistant material. 2. Constructed of solid core wood having stiles and rails not less than 1-3/8" with interior field panel thickness no less than 1-1/4" thick. 3. Have a fire resistance rating of not less than 20 minutes. 4. Meet SFM 12-7A-1			EXTERIOR DOORS SHALL BE: 1 ALUMINUM STOREFRONT WITH MULTIPANE GLASS 2.ENTRY AND SHOP DOOR ALUMINUM OR STEEL FRAME CLAD WITH STEEL PANELS 3. DOOR 101 SHALL BE CONSTRUCTED OF SOLID CORE WOOD WITH STILE AND RAIL MIN 1 3/8" THICK AND PANEL THICKNESS NO LESS THAN 1 1/4" THICK	DS 2.04 DS 2.05;

Decking The walking surface material of decks, porches, balconies and stairs shall be constructed of one of the following where any portion of such surface is within 10 ft. of the structure (R337.9.3): 1. Ignition-resistant materials that complies with SFM 12-7A-4 and 12-7A-5. 2. Exterior fire-retardant-treated wood. 3. Noncombustible material. 4. Material complying with SFM 12-7A-4A when attached to a noncombustible or ignition resistant wall covering. Ex: When decking surface material meets ASTM E 84, Class B flame spread, the wall material can of any that other wise complies with R337.7.3.			EXTERIOR DECKING SURFACES: LEVEL 1 ENTRY BRIDGE CONCRETE ON STEEL FRAME LEVEL 1 EXTERIOR SOUTH DECK MONOLITHIC REINFORCED CONCRETE LEVEL 1 EXTERIOR WEST DECK CAST IN PLACE CONCRETE ON METAL DECK LEVEL 2 EXTERIOR DECK - CEMENTITIOUS PAVERS ON PEDESTALS OVER CLASS A ROOFING MEMBRANE	DS 1.03 DS1.04 DS 3.03
---	--	--	---	------------------------

Accessory Structure Trellises, arbors, patio covers, gazebos and similar structures attached to applicable buildings and detached buildings within 50 ft shall be constructed of noncombustible or ignition resistant material. (R337.10)			EXISTING ARBOR ATTACHED TO EXISTING COTTAGE/FUTURE ADU IS CONSTRUCTED OF STEEL AND TIMBERS OF NOMINAL 6X6 DIMENSIONS	DS 1.00
---	--	--	--	---------

Office of the State Fire Marshal – Building Materials Listing: http://osfm.fire.ca.gov/licensinglistings/licenselistings.html_searchcoteest.php
8110-Decking Materials, 8120-Exterior Windows, 8140-Exterior Siding & Sheathings, 8150-Exterior Doors, 8160-Under Eave, 8180-Non Wood Roof Coverings / Assemblies

4

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

WUI MATERIALS DS 2.07

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

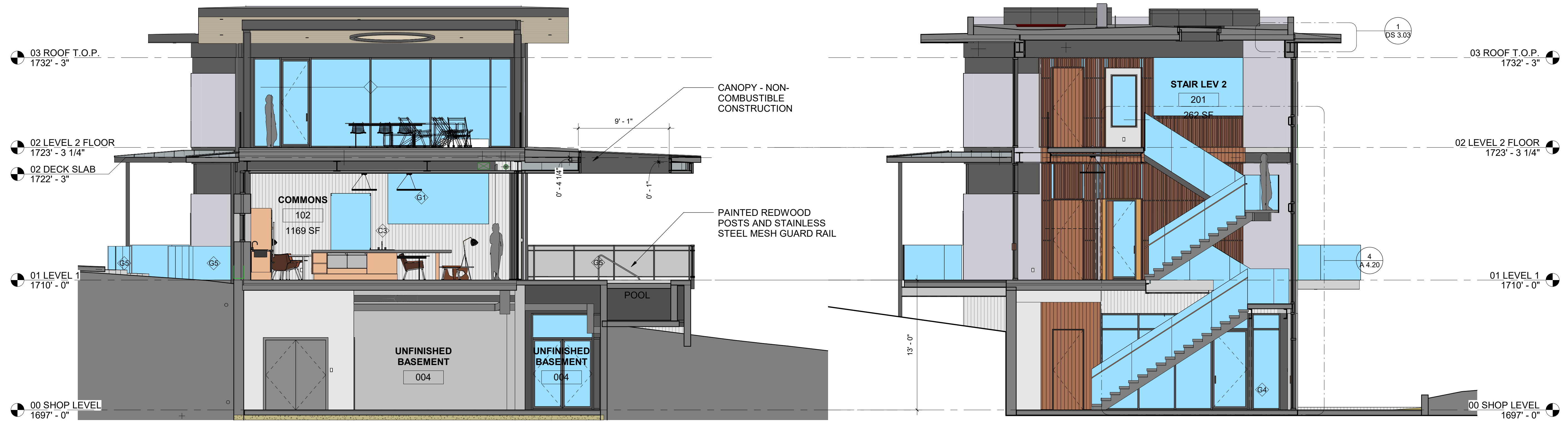
www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

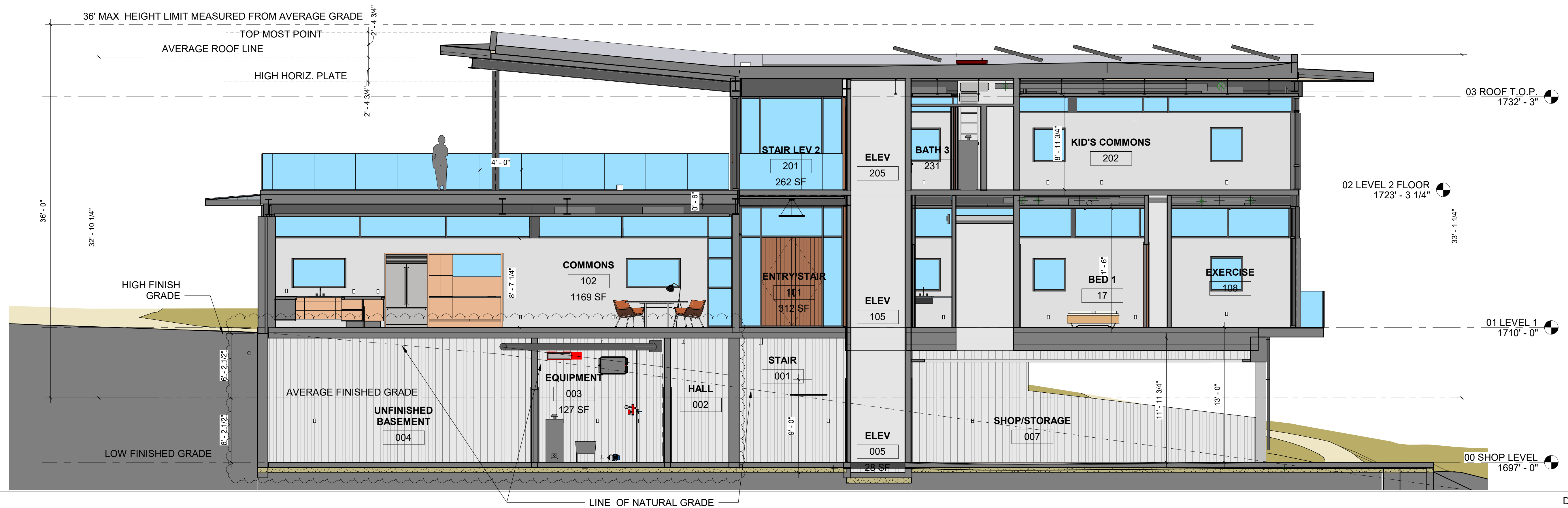
Project number

2103



DS Section 2 Copy 2 13
3/16" = 1'-0" DS 3.01

DS Section 3 Copy 1 5
3/16" = 1'-0" DS 3.01



DS Section 1 1
3/16" = 1'-0" DS 3.01

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

SECTIONS DS 3.01

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

Project number

2103

Architectural section drawing showing the intersection of a roof and a floor. The drawing includes various materials and components labeled with callouts. Key features include:

- TEMPERED GLASS GUARD RAIL
- COLUMN BEYOND
- SCUPPER
- PEDESTAL
- CLASS A MEMBRANE ROOF
- PORCELAIN TILE
- 02 LEVEL 2 FLOOR
- 1723' - 3 1/4"
- 0'-6"
- 0'-4"
- 0' - 0 1/2" / 1' - 0"
- 0' - 1 1/2"
- 0' - 1"
- 0' - 2 1/4"
- 0' - 2"
- 0' - 6"
- 0' - 3"
- 1720' - 8 1/4"
- 4' - 10 3/4"
- SPRINKLER HEAD
- RIGID INSULATION
- PAINTED METAL CLOSURE
- PAINTED METAL CLOSURE
- RAIN WATER LEADER
- COVERED BOARD
- AIR BARRIER
- STANDING SEAM ROOF
- PRE-FINISHED ALUMINUM FLASHING

Diagram illustrating the cross-section of a building exterior wall and roof assembly, showing various components and dimensions.

Components and Dimensions:

- STOREFRONT SYSTEM
- BRAKE SHAPE METAL
- REDWOOD SILL
- RAIN WATER LEADER WHERE OCCURS
- AIR SPACE
- RIGID INSULATION
- STEEL STUDS
- VAPOR RETARDER
- STRUCTURAL DECK
- ROCKWOOL COMFORT BOARD 80
- LINEAR LIGHT FIXTURE DIMS TO BE CONFIRME
- TOP OF SILL - 7'-9"
- SUB-SILL
- MINERAL WOOL INSULATION
- GYP BOARD/INTERIOR FINISH
- J BOX
- REVEAL BASE
- CONCRETE ON METAL DECK
- RADIANT HEATING IN SLAB

Dimensions:

- 0' - 6 3/4"
- 0' - 6"
- 0' - 3"
- 0' - 4 1/2"
- 0' - 2 3/4"
- 0' - 3 1/4"
- 0' - 0 1/2"
- 0' - 8"
- 1' - 8 1/4"
- 0' - 4"
- 0' - 6 1/4"
- 0' - 4"
- 1' - 8 1/4"
- 0' - 2"

CAST IN PLACE WALL TYP.	1
1 1/2" = 1'-0"	DS 3.02



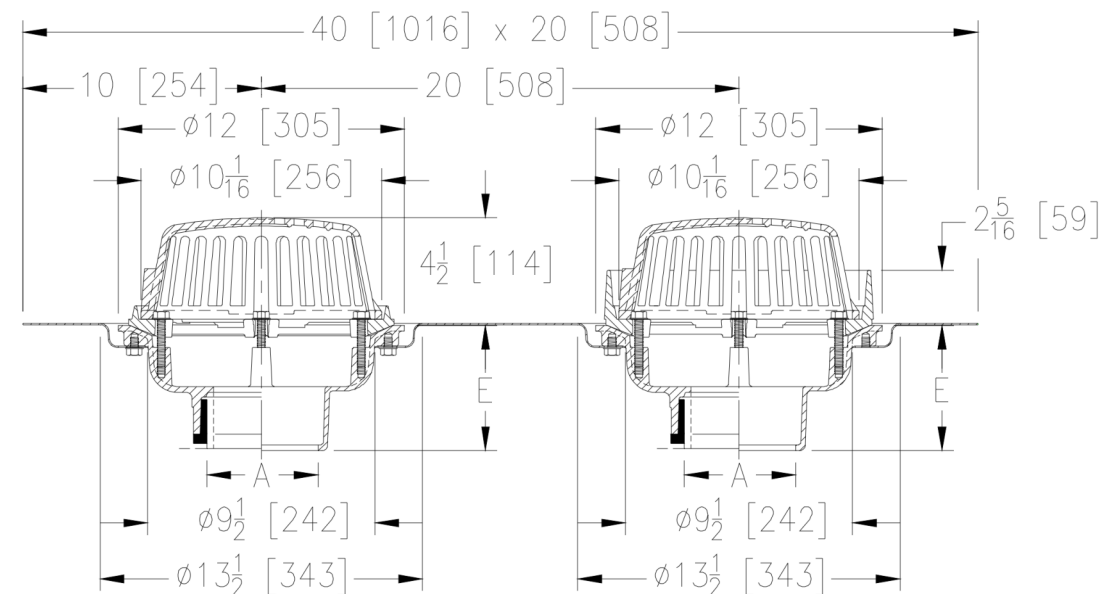
Z164

12 [305] DIAMETER COMBINATION MAIN ROOF
AND OVERFLOW DRAIN WITH LOW SILHOUETTE DOMES
AND DOUBLE TOP-SET® DECK PLATE

SPECIFICATION SHEET

TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



A	Approx.	Dome Open
Pipe Size In. [mm]	Wt. Lbs. [kg]	Area Sq. In. [cm²]
2, 3, 4, 6 [51, 76, 102, 152]	66 [30]	78 [503]

OPTIONS (Check/specify appropriate options)

PIPE SIZE

2, 3, 4, 6 [51, 76, 102, 152]
2, 3, 4, 6 [51, 76, 102, 152]
2, 3, 4, 6 [51, 76, 102, 152]
2, 3, 4 [51, 76, 102]

(Specify size/type) **OUTLET**

IC Inside Caulk
IP Threaded
NH No-Hub
NL Neo-Loc

E BODY HT. DIM.

5-1/4 [133]
3-3/4 [95]
5-1/4 [133]
4-5/8 [117]

PREFIXES

Z D.C.C.I. Body with Dome (4-1/4 [108] Dome Height)*
ZA D.C.C.I. Body with Aluminum Dome (6-9/16 [167] Dome Height)

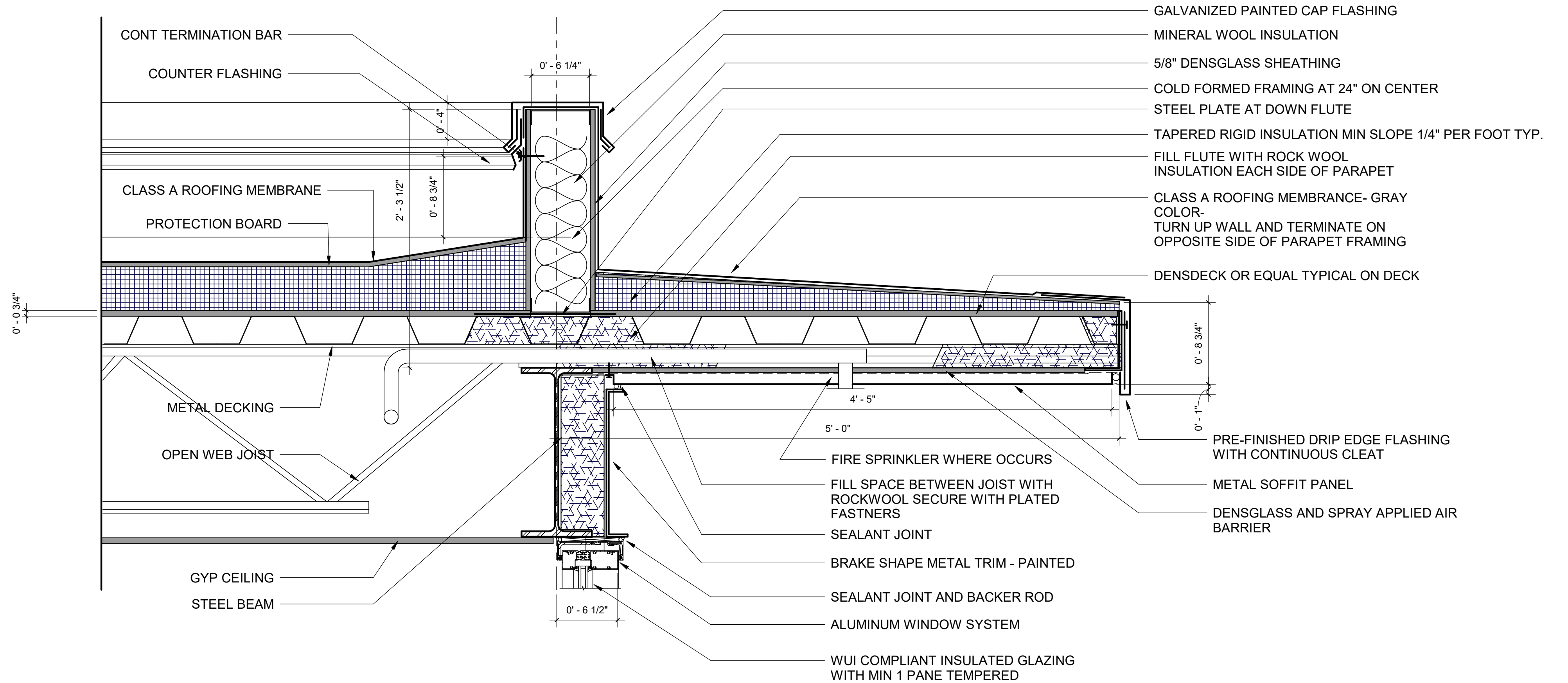
SUFFIXES

-AR Acid Resistant Epoxy Coated Finish
-E Static Extension 1 thru 4 [25 thru 102] (Specify Ht.)
-G Galvanized Cast Iron
-SC Secondary Clamping Collar
-SS Stainless Steel Mesh Screen Over Dome
-TC Neo-Loc Test Cap Gasket (2, 3, 4 [51, 76, 102] NL Bottom Outlet Only)
-VP Vandal-Proof Secured Top
-XJ Vertical Expansion Joint
-84 Stainless Steel Perforated Gravel Guard
-85 Stainless Steel Perforated Extension

* Regularly furnished unless otherwise specified.

Zurn Industries, LLC | Specification Drainage Operation
1901 Pittsburgh Avenue, Erie, PA U.S.A. 16502 | Ph: 814-454-7829
In Canada | Zurn Industries Limited
3544 Nether Drive, Mississauga, Ontario L4V 1L2 | Ph: 905-405-8272, Fax 905-405-1292
www.zurn.com

ROOF - COMBINATION DRAIN 17
1 1/2" = 1'-0" DS 3.03



ROOF -TYPICAL EDGE - HIGH ROOF 1
1 1/2" = 1'-0" DS 3.03

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

ROOF EDGE SECTION DS 3.03

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

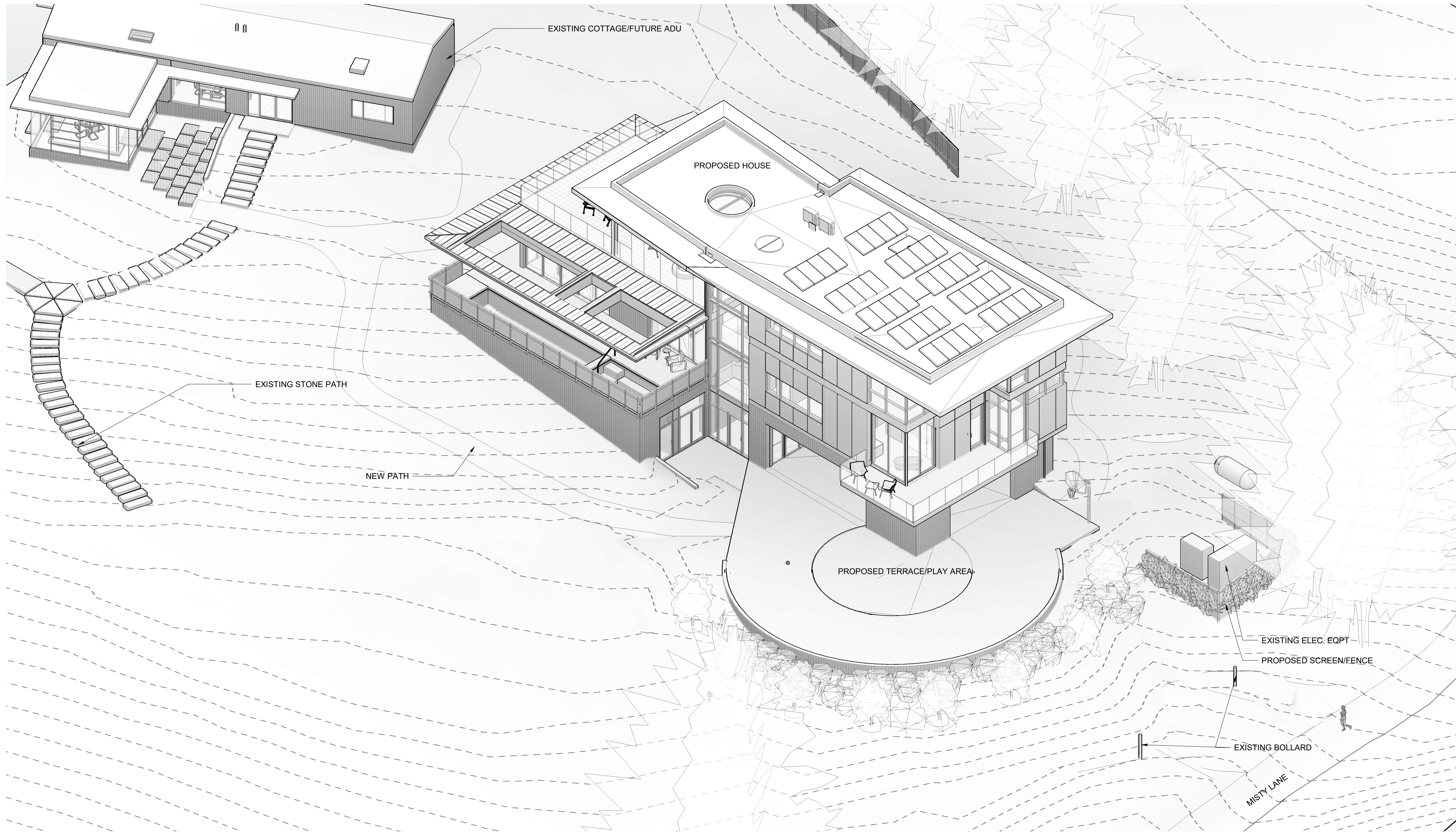
www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

Project number

2103



DS EXT 90 AERIAL LOOKING NORTH EAST

1

DS 4.01

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

AXONOMETRICS DS 4.01

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

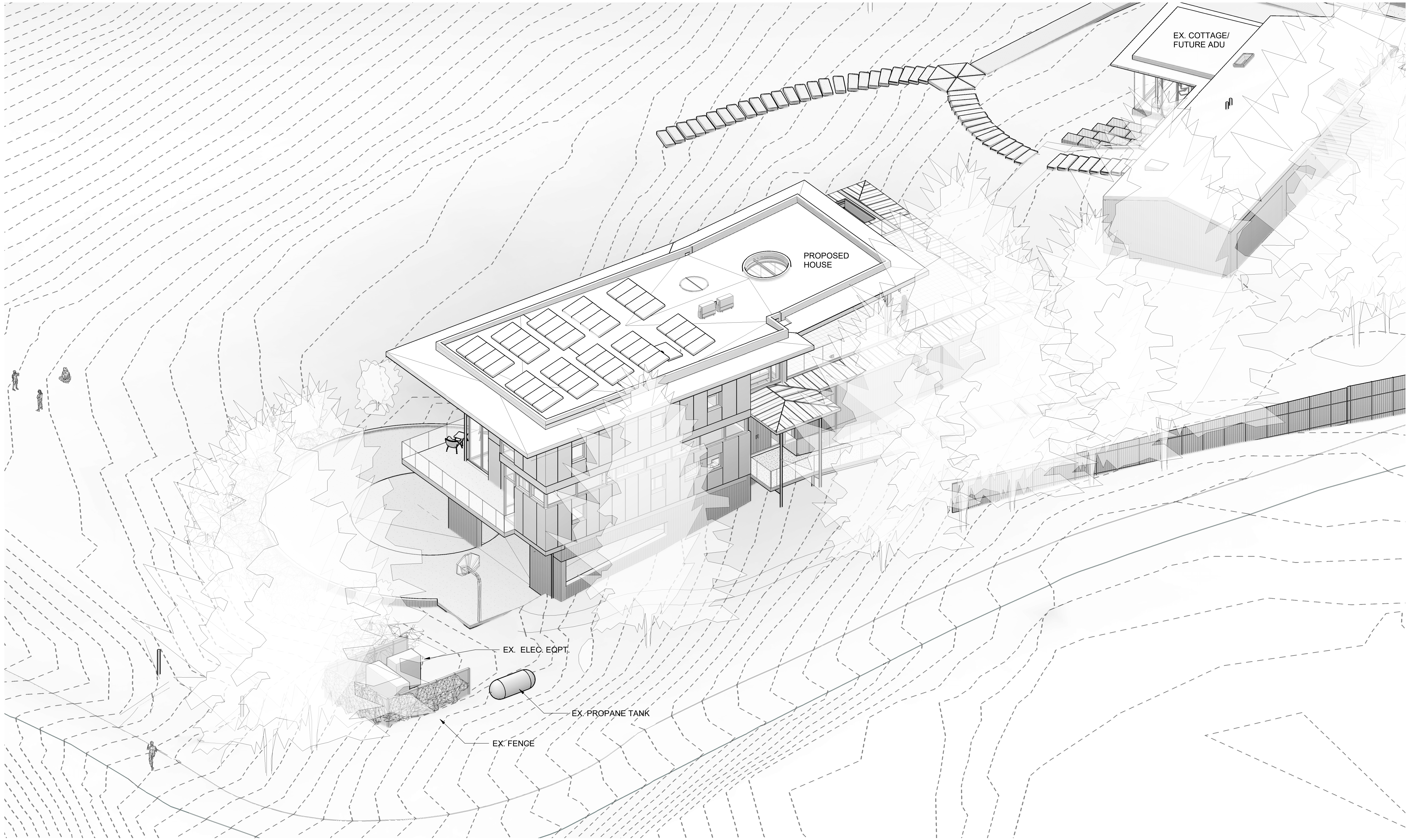
www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

Project number

2103



DS EXT 91 AERIAL LOOKING NORTHWEST

1
DS 4.02

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

AXONOMETRIC DS 4.02

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

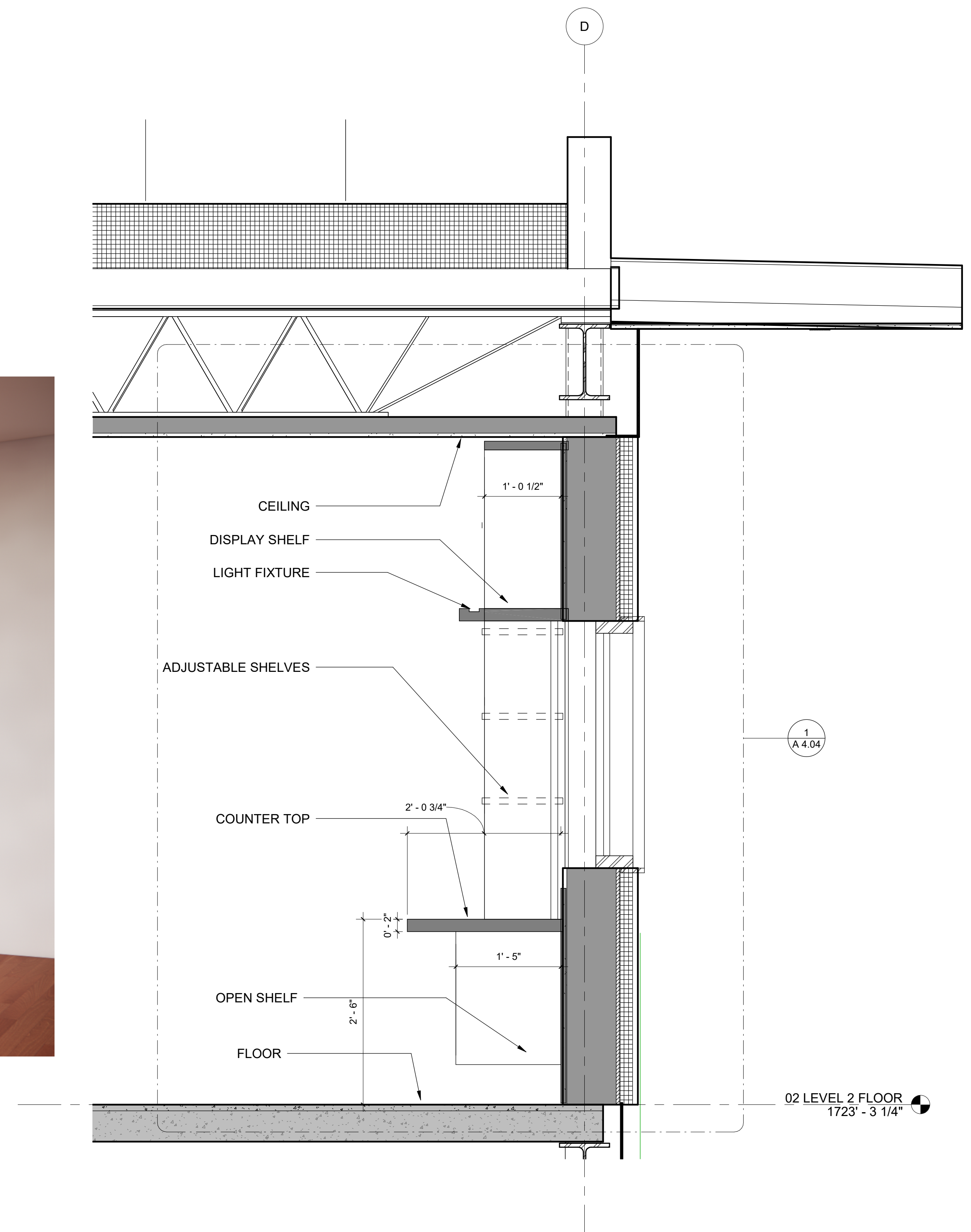
www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

Project number

2103



LEVEL 2 BOOKCASE AND WORK COUNTER 1
1" = 1'-0" DS 4.03

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

KID'S COMMONS CASEWORK DS 4.03

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

Project number

2103



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

County of San Mateo
Planning and Building Department

**INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST**

1. **Project Title:** Zaheidi/ Payrovi Single-Family Residence (Skyline Boulevard, Woodside).
2. **County File Number:** PLN2022-00109
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Sonal Aggarwal, Project Planner, 650-363/1860, SAggarwal@smcgov.org.
5. **Project Location:** 12400 Skyline Boulevard, Woodside CA 94062
6. **Assessor's Parcel Number and Size of Parcel:** 067-250-030, 3.1 Acres
7. **Project Sponsor's Name and Address:** Omid Zaheidi and Susan Payrovi, 12400 Skyline Boulevard, Woodside, CA 94062.
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** James Gwise, 837 A Stannage Avenue, Albany, CA 94706
9. **General Plan Designation:** Open Space
10. **Zoning:** Resource Management (RM)
11. **Description of the Project:** The proposed project (PLN2022-00109), includes a Resource Management Permit, Grading Permit, and Architectural Review Exemption for a new 7,534 sq. ft. three-story single-family residence including 4,463 sq. ft. of living space and 3,073 sq. ft. of basement and non-habitable space. Grading work involves 1,320-cu. yd. of cut and fill for the proposed new house, site work, and landscaping. The existing 824 sq. ft. three-car garage would be retained, the existing driveway would be widened to meet the fire truck turn-around radius, and the existing 1,099 sq. ft. residence would be converted into an Accessory Dwelling Unit (ADU). The site is located in the Skyline Boulevard State Scenic Corridor.
12. **Surrounding Land Uses and Setting:** The subject parcel is a 3.1-acre lot located on Skyline Boulevard in Woodside, Unincorporated County of San Mateo. The site is developed with a 1,099 sq. ft. residence, an 824 sq. ft. attached three-car garage, and a septic system. It is accessed through a private road, Misty Ridge Road that connects to Skyline Boulevard. The subject parcel is surrounded by Skyline Boulevard to the east, Misty Ridge Road to the south and west, single-family homes to the north and southeast, and undeveloped lands to the west and south.
13. **Other Public Agencies Whose Approval is Required:** None

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

This project is subject to Assembly Bill 52. The County of San Mateo has received a request for formal notification from the Tamien Nation of the greater Santa Clara County. Additionally, a list of local tribes was obtained from the Native American Heritage Commission (NAHC). A request for consultation was sent to the Tamien Nation and all tribes on the list provided by NAHC on October 17, 2022. As of the date of this report, no tribes have contacted the County requesting formal consultation on this project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

X	Aesthetics		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
	Air Quality		Hydrology/Water Quality		Transportation
	Biological Resources		Land Use/Planning	X	Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
X	Cultural Resources		Noise		Wildfire
X	Geology/Soils		Population/Housing	X	Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than

significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.

4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: The project site is an irregular shaped lot located in the Unincorporated Woodside, County of San Mateo. The site is located in Skyline Boulevard State Scenic Corridor and is already developed with a 1,099 sq. ft. residence and an 824 sq. ft. attached three-car garage. The existing residence would be retained and converted into an Accessory Dwelling Unit (ADU). The proposed				

project includes building a new 7,534 sq. ft. single-family residence including 4,463 sq. ft. of living space, 3,073 sq. ft. of basement and non-habitable space; and 2,347 sq. ft. uncovered circular terrace on the ground floor. The existing three-car garage would be retained, and the existing driveway would be widened to 20 feet to meet the required fire truck turnaround. The site is accessible from a private road Misty Ridge Road that runs at an angle from Skyline Boulevard. Due to the irregular shape of the lot, and the location of the new building behind the existing residence, the proposed new house would not be visible from Skyline Boulevard. The house may be visible to adjacent neighbors and from Misty Ridge Road in a few places, but most of the views would be blocked due to tall trees and vegetation in between. The proposed new residence may be visible from the private road, Cypress Ridge Road running through the State Park to the South (Burleigh H. Murray State Park, APN 067-300-010), but given the subdued grey color of the exterior façade, distance from this road, and existing vegetation in between, the house would be less visible and would blend well with the surroundings. The site is also not located near any water body; hence, the project would have less than significant impact, and would not adversely impact views from a scenic vista.

Source: County GIS Maps, Site Visit, Project Plans.

1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

X

Discussion: The site is shielded by tall trees in the front, which helps in reducing view impacts from Skyline Boulevard. These trees are either Monterey Pines or Douglas Firs. A total of nineteen (19) significant trees were surveyed around the construction area. Out of these nineteen trees, two (2) Monterey Pines (#34 and #36) were removed from the site under the County's Hazardous Tree Exemption that is effective until July 1, 2023. As these trees were removed under the Hazardous Tree Exemption they were not required to be replanted on the site. Due to the presence of several existing trees and angular location of the site from Misty Ridge Road, the proposed single-family home would not be visible from Skyline Boulevard. The project parcel does not contain and is not located in close proximity to any rock outcroppings or any historic buildings. Additionally, due to the location of the proposed residence behind the existing house and heavy vegetation in between the proposed project would have less than significant impact on any scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

Source: Project Plans, Project Location, Permit Exemptions for Hazardous Trees- Extended to July 1, 2013, Arborist Report by SBCA Tree Consulting, dated November 14, 2022.

1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

X

Discussion: The project is located in a non-urbanized area and zoned as RM (Resource Management). It is surrounded by single-family residences, open spaces, and lands owned by state and regional agencies. The site is covered by tall trees and vegetation which further shields the views from Skyline Boulevard. The existing house is not visible from Skyline Boulevard, and the proposed new house would also not be visible due to its angular location and tall trees and vegetation in between. The proposed house may be visible from the private road Cypress Ridge Road running through the State Park to the South (Burleigh H. Murray State Park, APN 067-300-010), but the views would be substantially shielded due to the distance and existing vegetation in between. Moreover, this private road is not open to the public, and given the earth-tone colors of the house, the proposed house would blend well with the surroundings. The project would also not create significant change in topography or ground relief features and is not on a ridgeline. The project complies with the applicable zoning and other development regulations governing the scenic quality of the site, and hence for these reasons, the project will have less than a significant impact.

Source: Project Plans, San Mateo County Zoning Regulations, San Mateo County General Plan.

1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		X		
------	---	--	---	--	--

Discussion: The proposed project uses non-reflective materials such as lime cement plaster finish on the exterior walls, standing seam metal roof, and glass windows and doors. The roof and walls will be painted in natural shades of grey. Due to the natural color and tone of the proposed house, the house would blend well with the surroundings. Low-lying exterior pathway lights are proposed along the internal gravel pathways. These lights will have no substantial glare or light impact in the surrounding area. Any potential exterior light on the building will be required to obtain building permits as per California Uniform Building Code. The following mitigation measures are recommended to minimize any adverse daytime or nighttime view impacts from light or glare that the project may introduce to the area.

Mitigation Measure 1:

All proposed exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for the exterior light fixtures shall be submitted for review and approval prior to the issuance of the building permit.

Mitigation Measure 2:

Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

Source: Project Plans.

1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
------	---	--	--	---	--

Discussion: See discussion in 1.a. above.

Source: County GIS, Site Visit, Project Plans.

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The project site is not part of a Design Review District or does not conflict with any applicable General Plan or Zoning Ordinance provisions. Source: San Mateo County General Plan, San Mateo County Zoning Regulations, County GIS Maps, Project Location.					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
Discussion: The views from Skyline Boulevard towards the project site are shielded due to the existing vegetation and trees in between. Additionally, the new house would be located behind the existing house so the proposed project would not block any scenic views from Skyline Boulevard. See staff's discussion in Section 1.a. to 1.c. above. Source: Project Plans, Project Location.					

2.	AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
Discussion: The subject property is outside of the coastal zone, zoned as RM (Resource Management). RM zoning district allows single-family residences, and the proposed project will convert the existing residence (house) into an ADU and build a new three-story single-family residence. The site is not farmed, and it was established as a non-agricultural site when the original house was permitted in 2012 through BLD 2012-01282 and PLN 2012-00048. It does not contain any prime soils or would convert any Prime Farmland, or Farmland of Statewide Importance.					

Source: County GIS Maps.				
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X
Discussion: The project site is zoned as RM (Resource Management), which permits residential uses. The parcel does not have an existing open space easement nor is it part of a Williamson Act contract. Source: County GIS Maps.				
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?			X
Discussion: The project site is a developed site with no prime soils. The site is not located in area identified as farmland or suitable for agricultural activities, hence no new impact would be created with the proposed project. Source: County GIS Maps.				
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?			X
Discussion: The site is not located in the Coastal Zone. See discussion in 2.a. above. Source: Project Location.				
2.e.	Result in damage to soil capability or loss of agricultural land?			X
Discussion: See discussion in 2.a. to 2.d. above. Source: Project Location.				
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>			X

Discussion: The property does not contain forestland or timberland and is zoned Resource Management (RM). Residential uses are allowed in the RM Zoning District subject to an RM Permit, which the applicant is seeking as part of the subject project. No zoning changes are included as part of this project.

Source: County GIS Maps, San Mateo County Zoning Regulations, Project Plans.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?			X	

Discussion: The Bay Area 2017 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the current regulating air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and the climate.

The project would not conflict with or obstruct the implementation of the BAAQMD's 2017 Clean Air Plan. During project implementation, air emissions would be generated from site grading, equipment, and work vehicles; however, any such grading-related emissions would be temporary and localized. Once constructed, use of the development as a single-family residence would have minimal impacts to the air quality standards set forth for the region by the BAAQMD.

The BAAQMD has established thresholds of significance for construction emissions and operational emissions. As defined in the BAAQMD's 2017 CEQA Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These standard control measures have been included in Mitigation Measure 3 below:

Mitigation Measure 3:

The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power

- vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
 - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
 - i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

Source: Project Plans, Bay Area Air Quality Management District.

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			X	
---	--	--	---	--

Discussion: As of December 2012, San Mateo County is a non-attainment area for PM-2.5. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attains the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BMQMD submits a "re-designation request" and a "maintenance plan" to EPA and the proposed redesignation is approved by the Environmental Protection Agency. A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduce the potential effects to a less than significant impact. Implementation of Mitigation Measure 3 in Section 3.a. would minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

Source: Project Plans, Bay Area Air Quality Management District.

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?			X	
--	--	--	---	--

Discussion: Any pollutant emissions generated from the proposed project would primarily be temporary in nature. The project site is in a very low-density residential area with few sensitive receptors (i.e., single-family residences) located within the immediate project vicinity. Additionally, the surrounding tree canopy and vegetation on the project site would help to insulate the project area from nearby sensitive receptors. Implementation of Mitigation Measure 3 would also help in

minimizing any potentially significant exposure to nearby sensitive receptors to a less than significant level.

Source: Project Plans, Project Location.

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

X

Discussion: The proposed project includes construction of a new single-family residence on an already developed parcel in RM Zoning District. Once constructed, the daily use of the residence would not change from the existing conditions and would not create objectionable odors. The proposed project has the potential to generate odors associated with construction activities. However, any such odors would be temporary and are expected to be minimal.

Source: Project Plans.

4. BIOLOGICAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?			X	

Discussion: The project site is already developed with a 1,099 sq. ft. residence, 824 sq. ft. three car garage, landscape and paved areas. The proposed new single-family house would be located around the already disturbed area and would be approximately 36 feet from the existing garage. Species of concern or critical habitat are not expected to be present. Additionally, the project site does not contain any vegetation or biological habitat suitable to provide habitat for sensitive or special status species. Therefore, adverse effects to any species identified as a candidate, sensitive, or special status species would not be expected. Based on California Natural Diversity Database (CNDDB), there are no special status plant or animal species identified on the project site or within the immediate vicinity. Staff has added the following mitigation measures, which are standard protection measures:

Mitigation Measure 4:

Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used.

Source: Project Plans, Project Location, County GIS Maps, California Natural Diversity Database, Standard Biological Mitigation Measures.

4.b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?			X	
Discussion: The project site does not contain any perennial or intermittent stream. The site is within Pilarcitos Creek Watershed Area. The California Natural Diversity Database has no records of any sensitive terrestrial natural community or habitat type occurring within 2,000 feet of the site. Therefore, the proposed project will not have any substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service. Source: Project Plans, Project Location, County GIS Maps, California Natural Diversity Database, United States Department of the Interior, Fish and Wildlife Service, accessed October 31, 2022.					
4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
Discussion: See discussion in 4 a. and b. above. Source: Project Plans, Project Location. County GIS Maps					
4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
Discussion: The project site is a developed site, and the proposed new single-family home would be located in an already disturbed area of the site. The site contains tall trees and no wetlands; therefore, the project would not have any substantial adverse effect in the movement of any native resident or migratory fish or wildlife species. The site is not within any established native resident migratory wildlife corridors or impede the use of native wildlife nursery sites. Source: Project Plans, Project Location, County GIS Maps, California Natural Diversity Database, United States Department of the Interior, Fish and Wildlife Service, accessed October 31, 2022.					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X

Discussion: The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinances. The project would be required to comply with County's Heritage and Significant Tree Regulations to provide a detailed tree protection plan at the building permit stage to ensure that trees are protected during construction. A total of nineteen (19) significant trees were surveyed around the construction area. Out of these nineteen trees, two (2) Monterey Pines (#34 and #36) were removed from the site under the County's Hazardous Tree Exemption that is effective until July 1, 2023. As these trees are removed under the Hazardous Tree Exemption they are not required to be replanted on the site.

Source: Project Plans, Project Location, County GIS Maps, County Zoning Regulations, County Tree Ordinances.

4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
------	--	--	--	--	---

Discussion: The site is not located in an area with an adopted Habitat Conservation Plan or Natural Conservation Community Plan, or other approved regional or state habitat conservation plan.

Source: Project Plans, Project Location, County GIS Maps, San Mateo County General Plan, adopted 1986, California Natural Communities Conservation Plan Map, Accessed February 14, 2023

4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
------	---	--	--	--	---

Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve

Source: Project Plans, Project Location, County GIS Maps, National Wildlife Refuge System Locator.

4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
------	--	--	--	--	---

Discussion: No oak woodlands or other timber woodlands would be affected by the proposed project.

Source: Project Plans, Project Location.

5. CULTURAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		

Discussion: The project was routed to the California Historical Resources Information System (CHRIS), and in a letter dated May 2, 2022, CHRIS recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of San Mateo County conduct a formal CEQA evaluation. The formal archeological evaluation was conducted by EMC Planning Group, Inc, dated July 27, 2022, where an archival database search at the Northwest Information Center (NWIC), Sacred Lands Records search from California Native American Heritage Commission (NAHC) was conducted. The site was also analyzed through a pedestrian survey and its soil type was also studied. The results of the Sacred Land File came back positive. The Amah Mutsun Tribal Band of Mission San Juan Bautista was listed as the tribe to be specifically contacted. In addition, the California Native American Heritage Commission also provided a list of tribes who may also have knowledge of the cultural resources in the project area and these tribes were contacted as well. Staff contacted Amah Mutsum Tribal Band of Mission San Juan Bautista and the following listed tribes on October 17, 2022. None of the tribes requested for formal consultation.

1. Amah Mutsun Tribal Band of Mission San Juan Bautista
2. Costanoan Rumsen Carmel Tribe
3. Indian Canyon Mutsun Band of Costanoan
4. Indian Canyon Mutsun Band of Costanoan
5. Muwekma Ohlone Indian Tribe of the SF Bay Area
6. The Ohlone Indian Tribe
7. Wuksache Indian Tribe/Eshom Valley Band
8. Tamien Nation

The significance of a cultural resource is determined by whether it qualifies as eligible for listing in the California Register, the National Register, or a local register. One or more the criteria for determination of eligibility must be met.

The California Register criteria are the following:

1. **Criterion 1:** Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. **Criterion 2:** Associated with the lives of persons important to local, California or national history.
3. **Criterion 3:** Embodies the distinctive characteristics or a type, period, region or method of construction or represents the work of a master or possesses high artistic values; and
4. **Criterion 4:** Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The National Register of Historic Places Evaluation Criteria are the following:

1. The property must be associated with events that have made a significant contribution to the broad patterns of our history.
2. The property must be associated with the lives of persons significant in our past.
3. The property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity who components may lack individual distinction.
4. The property must show, or may be likely to yield, information important to history or prehistory.

Archival Database Search Results

There are two reports within the project area S-3082 and S-33511. There are five reports within a quarter mile radius of the project area: S-3029, 16776, 25563, 24406, and 46397. The prehistoric

and historic archaeological sites that are discussed in reports S-3082 and S-33511 will not be impacted by the home construction at the project site. The report S-16776 did record an archaeological site within a quarter mile of the project site. The archaeological site recorded was a single bedrock mortar cup with two Francisca chert flakes. This archaeological site will not be impacted by the project.

Sacred Lands Records Search Results

A Sacred Land File and Native American Contacts List was requested from the California Native Heritage Commission via email on June 7, 2022 by the Project Archeologist. The Sacred Land File Search came back positive. The Project Archeologist contacted the tribes on July 11, 2022, and staff contacted the tribes separately on October 17, 2022. Please see Appendix B in Attachment C for communication by the Project Archeologist with the tribes.

USDA Soil Survey Results

According to the USDA Web Soil Survey (2022), the soils within the project area consist of 99.9 percent Gazos loam, moderately steep, eroded and 0.1 percent of Candlestick- Barnabe Complex, 20 to 50 percent slopes.

Pedestrian Survey Results

The survey results were negative. There was no surface evidence of cultural resources such as ground stone, debitage (flake rock from toolmaking), or charring from hearths. There was no surface evidence of historic archaeological resources.

CONCLUSIONS

The results of the pedestrian survey were negative. The results of the NWIC show that there is one archaeological site within a quarter mile radius of the project site. The California Native American Heritage Commission Sacred Land File Request search was positive. The Costanoan Rumsen Carmel Tribe contacted the Project Archeologist and recommended that a Native American monitor and an archaeologist be present for any ground disturbing activities.

The following mitigation measures are recommended to ensure that impacts would not be significant should unique archaeological resources or significant historical resources be accidentally discovered during earth-moving-activities.

Mitigation Measure 5:

1. Prior to construction, all personnel directly involved in project-related ground disturbance shall be provided archaeological and cultural sensitivity training. The training shall be conducted by a qualified Archaeologist that meet the Secretary of the Interior's Standards for archaeology. The training shall take place at a day and time to be determined in conjunction with the project construction foreman, and prior to any scheduled ground disturbance. The training will include: a discussion of applicable laws and penalties; samples or visual aids of artifacts that could be encountered in the project vicinity, including what those artifacts and resources may look like partially buried, or wholly buried and freshly exposed; and instructions to halt work in the vicinity of any potential cultural resource discovery, and notify the archaeological or Native American monitor as necessary. If a handout is provided by the

archaeologist, the foreman will keep a copy of it in his or her vehicle as a reference. Having reference material in the vehicle does not replace contacting an archaeologist or a Native American monitor should resources be uncovered.

2. In the event cultural, paleontological, or archeological resources are encountered during ground disturbing activities, contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).
3. Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant, a qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The archaeologist shall also perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation of the recovered resources. Recommendations for permanent curation of recovered resources will not be applicable to prehistoric cultural resources materials or tribal cultural resources as such resources will be returned to the tribes. All significant prehistoric cultural materials and or tribal cultural resources recovered shall be, returned to Native American tribes traditionally and culturally affiliated with the area.

California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The San Mateo County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant of any human remains.

4. Further actions shall be determined, in part, by the desires of the Most Likely Descendant. The Most Likely Descendant has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the Most Likely Descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission. 5. A Native American monitor of the Costanoan Rumsen Carmel Tribe should be contacted and present for any ground disturbing activities. Source: Project Location, County GIS Maps, California Register of Historic Resources, California Historical Resources Information System Reviewed Letter (dated May 2, 2022), Archeological Investigation Report, EMC Planning Group, dated July 27, 2022.				
5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
Discussion: See discussion in 5.a. above. Source: Project Location, County GIS Maps, California Register of Historic Resources, California Historical Resources Information System Reviewed Letter (dated May 2, 2022), Archeological Investigation Report, EMC Planning Group, dated July 27, 2022.				
5.c. Disturb any human remains, including those interred outside of formal cemeteries?			X	
Discussion: See discussion in 5.a. above. Source: Project Location, County GIS Maps, California Register of Historic Resources, California Historical Resources Information System Reviewed Letter (dated May 2, 2022), Archeological Investigation Report, EMC Planning Group, dated July 27, 2022.				

6. ENERGY. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
Discussion: Energy conservation standards for new residential and non-residential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the				

California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. Building permit applications are subject to the most current standards. The project would also be required adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

Construction

The construction of the project would require the consumption of nonrenewable energy resources, primarily in the form of fossil fuels (e.g., fuel oil, natural gas, and gasoline) for automobiles (transportation) and construction equipment. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment during demolition and grading would be gas-powered or diesel powered, and the later construction phases would require electricity-powered equipment.

Operation

During operations, project energy consumption would be associated with resident and visitor vehicle trips and delivery trucks. The project is a residential development project served by existing road infrastructure. Pacific Gas and Electric (PG&E) provides electricity to the project area. Due to the proposed construction of a single-family residence, project implementation would result in a permanent increase in electricity over existing conditions. However, such an increase to serve a single-family residence would represent an insignificant percent increase compared to overall demand in PG&E's service area. The nominal increased demand is expected to be adequately served by the existing PG&E electrical facilities and the projected electrical demand would not significantly impact PG&E's level of service. It is expected that nonrenewable energy resources would be used efficiently during operation and construction of the project given the financial implication of the inefficient use of such resources. As such, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is required.

Source: California Building Code, California Energy Commission, Project Plans.

6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
---	--	--	--	---

Discussion: The project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Therefore, the project does not conflict with or obstruct state or local renewable energy plans and would not have a significant impact. Furthermore, the development would not cause inefficient, wasteful and unnecessary energy consumption.

Source: Project Plans.

7. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>			X	
Discussion: The property is not mapped with current state of California Seismic Hazard zones for earthquake fault rupture. The active San Andreas fault line is mapped approximately 2 miles northeast of the project site. The project is required to comply with all seismic design criteria of the current California Building Code which sets forth the minimum load requirements for the seismic design of structures. Therefore, no mitigation is necessary beyond current Building Code compliance. Source: State of California, Division of Mines and Geology, Special Studies Zones Map, Woodside Quadrangle, July 1, 1974.				
ii. Strong seismic ground shaking?			X	
Discussion: According to the geotechnical study prepared for the project by C2 Earth Inc., dated May 27, 2022, the property is located on a bedrock ridge. The property is not mapped with current state of California Seismic Hazard zones for earthquake fault rupture or earthquake-included land sliding. The active San Andreas fault line is mapped approximately 2 miles northeast of the project site. C2 Earth Consultant concluded that the earthquake-related distress to structures can be substantially mitigated by quality construction. The project is required to comply with all seismic design criteria of the current California Building Code which sets forth the minimum load requirements for the seismic design of structures. Therefore, no mitigation is necessary beyond current Building Code compliance. Source: Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022.				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
Discussion: See discussion in 7 a. (i. and ii.) above. The project site is not located in a liquefaction zone. Therefore, any potential impacts would be less than significant.				

Source: Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022.				
iv. Landslides?			X	
Discussion: The study conducted by C2 Earth Inc., showed no evidence of recent landslides on the property or in the vicinity of the proposed dwelling. However, because of the moderately steep slopes in the area of the proposed structure that are mantled up to about 4 feet of the colluvium, the occurrence of new shallow landslide within or adjacent to the subject property cannot be excluded. The County GIS Maps shows traces to landslides on the south and north side parcels. A new shallow landslide (approximately less than 5 feet deep) in this area could be triggered by excessive precipitation or strong ground shaking associated with an earthquake. A landslide of this nature should not be considered as an immediate threat to the integrity of the proposed dwelling and associated improvements, provided they are designed and constructed in accordance with the Geotech consultant's recommendations. Based on Geotech consultant's review and analysis, the site has negligible chances of any deep-seated landslides. Source: Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022.				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
Discussion: The project site is located approximately 5 miles from the coastline. Therefore, there would be no impact on coastal cliff or bluff instability or erosion. Source: County GIS Maps, Project Location.				
7.b. Result in substantial soil erosion or the loss of topsoil?		X		
Discussion: The construction of the residence involves 940 cu. yd. of cut and 380 cu. yd. of fill. The following mitigation measures are included to control erosion during construction of proposed project. With these mitigation measures, the potential impact would be less-than-significant. <u>Mitigation Measure 6:</u> At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including: a) Sequence construction to install sediment-capturing devices first, followed by runoff				

control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

- b) Minimize the area of bare soil exposed at one time (phased grading).
- c) Clear only areas essential for construction.
- d) Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e) Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f) Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g) Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 ft., or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h) Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i) Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j) Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 ft. of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
- k) Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l) Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- m) Control fuels and other hazardous materials, spills, and litter during construction.
- n) Preserve existing vegetation whenever feasible.

Mitigation Measure 7:

No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

Mitigation Measure 8:

An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Source: Project Plans, Project Location, County GIS Maps, Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022.				
7.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?			X
Discussion: Pursuant to the discussions in Sections 7.a and 7.b, the associated Mitigation Measures would minimize the potential for an on-site or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse. Therefore, the mitigation measures would minimize impacts to a less-than-significant level. Source: Project Plans, Project Location, County GIS Maps, Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022.				
7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?			X
Discussion: The project geotechnical consultant did not document any expansive soils on the site. Source: Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022.				
7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X
Discussion: The existing site contains a 2,000-gallon septic tank and associated leach fields that would not be expanded due to the proposed new development. The existing septic tank and leach field could support up to 5 bedrooms, and with the proposed new development, the site would have a total of 4 bedrooms. Hence, the existing soil is capable of adequately supporting the use of septic tanks or alternate wastewater disposal systems where sewers are not available for the disposal of wastewater. Source: Project Plans.				
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X
Discussion: Based on the project parcel's existing surrounding land uses, it is not likely that the project parcel and surrounding area would host any paleontological resource or site or unique geologic feature. However, Mitigation Measure 5 above is included to minimize impacts to a less than significant level if any resources are encountered. Source: Project Location, County GIS Maps.				

8. CLIMATE CHANGE. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	

Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO₂) air emissions from vehicles and machines that are fueled by gasoline. Project-related grading and construction of the proposed residence will result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Although the project scope for the project is not likely to generate significant amounts of greenhouse gases, the mitigation measure provided in Section 3.a would ensure that any impacts are less than significant. Construction of the proposed house would include approximately 1,320 cubic yards of grading to prepare the site. There is insufficient evidence to suggest that this activity will exceed the screening threshold for GHG emission established by the Bay Area Air Quality Management District. The District's CEQA Threshold of Significance Guidance states that any stationary source that generates more than 10,000 Metric Tons of GHG emissions per year is considered a significant impact. The average U.S. Household is estimated to generate 7.5 tons of GHG emissions per year. To ensure new development projects are compliant with the County's Energy Efficiency Climate Action Plan (EECAP), the County provides the EECAP Development Checklist. According to the applicant-completed EECAP Development Checklist (Attachment E), the project incorporates several EECAP measures, including use of "cool" exterior surfaces, installing solar roof, providing trash, recycling and composting collection enclosures, use of grey, rain and recycled water for landscape purposes, compliance of construction equipment with BAAQMD guidance for idling, and electrification of outdoor household equipment. The project would be required to comply with the California Green Building Standards Code (CALGreen). While the above described measures would reduce GHG emissions associated with project construction and operation, the BAAQMD encourages lead agencies to incorporate Best Management Practices (BMPs) to reduce GHG emissions during construction, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. These Best Management Practices have been included in Mitigation Measure 9 below in order to further reduce project related GHG emissions. Compliance with and/or consideration of EECAP and BAAQMD measures is required in order to reduce project related GHG emissions.

Compliance with and/or consideration of EECAP and BAAQMD measures is required in order to reduce project related GHG emissions.

Mitigation Measure 9:

At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed EECAP Development Checklist (Attachment E) or equivalent measures, as well as Best Management Practices (BMPs) to reduce GHG emissions

during construction, to the extent feasible, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. Such measures shall be shown on building plans. Source: BAAQMD CEQA Thresholds of Significance Guidelines, 2017, CCFPD Fact Sheet.				
8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
Discussion: As discussed above, the BAAQMD has determined that a project that generates GHG emissions above the 1,100 metric ton threshold would be in violation of the District's Clean Air Plan. Given that the proposed use is a single-family dwelling (which generate on average 7.5 tons of GHG emissions per year), there is insufficient evidence to support a conclusion that future development of this parcel will conflict with applicable climate action plans. Source: BAAQMD CEQA Thresholds of Significance Guidelines, 2017, Bay Area Clean Air Plan, Project Plans.				
8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion: The project parcel and surrounding area are not considered forest land. Therefore, the project poses no impact. Source: Project Plans, Project Location, County GIS Maps.				
8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The project site is located about 5 miles from the coastline. Therefore, the project would not be impacted by coastal cliff/bluff erosion due to rising sea levels. Source: Project Location				
8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: As discussed in Section 8.d, the project site is located about 5 miles from the coastline. Therefore, the project would not be impacted by rising sea levels. Source: Project Location.				
8.f. Place structures within an anticipated 100-year flood hazard area as mapped				X

on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
Discussion: The project site is not located in an anticipated 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA). The project parcel is located in FEMA Flood Zone X, which is considered a minimal flood hazard (Panel No.06081C0280E, effective October 16, 2012). FEMA Flood Zone X areas have a 0.2 percent annual chance of flooding, with areas with one percent annual chance of flooding with average depths of less than 1-foot. Therefore, the proposed project poses no impact. Source: Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0280E, effective October 16, 2012.				
8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project site is not located in an anticipated 100-year flood hazard area as mapped by FEMA. Therefore, the proposed project poses no impact. Source: Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0280E, effective October 16, 2012.				

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: The proposed project does not involve the routine use, transport, or disposal of hazardous materials. The proposed project involves the construction of a new single-family residence and widening of the existing driveway to meet the fire turnaround radius. Source: Project Plans.				
9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: See discussion in 9. a. above.				

Source: Project Plans.				
9.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
Discussion: The proposed project is not located within one-quarter mile of an existing or proposed school. The emission or handling of hazardous materials, substances, or waste is not proposed with this project. Source: Project Plans, Project Location.				
9.d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
Discussion: The project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and therefore would not result in the creation of a significant hazard to the public or the environment. Source: Project Location, California Department of Toxic Substances Control.				
9.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?			X
Discussion: The project site is not within 2-miles of a public airport or land use airport. Source: Project Location.				
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
Discussion: The proposed single-family residence would be located on a privately-owned parcel. This parcel is accessed through a private road Misty Ridge Road which connects to Skyline Boulevard. There is no evidence to suggest that the project would interfere with any emergency response plan. All work in the public right-of-way, including temporary traffic control plans, will be reviewed and approved by the County Department of Public Works through their requirement for an encroachment permit prior to the start of work. Therefore, the project poses no impact. Source: Project Plans, Project Location, County GIS Maps.				

9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
Discussion: The project site is located within a Very High fire risk, state responsibility area. The project was reviewed by County Fire and received conditional approval subject to compliance with the California Building Code. The private road access from Skyline Boulevard did not meet California Fire Code Standards and would have delayed the response time. As the result, the County Fire Department required a fire sprinkler system designed as per the NFPA 13 requirement and widening of the existing driveway to meet the 20 feet fire truck turnaround. No further mitigation, beyond compliance with these standards, is necessary. Source: Project Location, California State Fire Severity Zones Maps, County of San Mateo Fire Department's Review letter, dated April 14, 2022, Alternate Materials and Methods Request, dated March 22, 2017.					
9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is not located in such area. See discussion in 8.f. above. Source: Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0280E, effective October 16, 2012.					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion in 8. f. and 9.h. above. Source: Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0280E, effective October 16, 2012.					
9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: As discussed in Section 8.f, 9.h. and i. above, the project site and immediately adjacent parcels are located in Flood Zone X, an area of minimal flood hazard. There is no levee or dam in the near vicinity of the site, hence, the proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Source: Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.					
9.k.	Inundation by seiche, tsunami, or mudflow?				X

Discussion: The project site is not located within a San Mateo County General Plan mapped tsunami and seiche inundation area.

Source: Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.

10. HYDROLOGY AND WATER QUALITY. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?			X	

Discussion: The proposed site disturbance is less than 1-acre, where 0.7 acre would be disturbed with the proposed project. The proposed project has the potential to generate polluted stormwater runoff during site grading and construction-related activities. The project would be required to comply with the County's Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. A Drainage Report was prepared by BKF Engineers, dated March 2022, detailing the proposed drainage system. The drainage calculations show that post-development runoff would be greater than pre-development runoff. However, with the mitigation measures listed under Mitigation Measures 6 to 8, would reduce any potential impact to less-than-significant.

Source: Project Plans, Project Location, County GIS Maps, BKF Engineers Drainage Report (dated March 2022, Revised December 2022), Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022, County Drainage Section, Submitted C3-C6 Development Checklist.

10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
--	--	--	---	--

Discussion: The project is not expected to deplete any groundwater supplies or interfere with groundwater recharge. The existing septic system will be retained and not expanded for the proposed new house. Water service for the project will be served by California Water Service-Bear Gulch. Furthermore, the geotechnical investigation conducted by C2 Earth concluded that no water was found in the soil borings.

Source: Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022,

10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on-or-off-site;			X	
Discussion: The project involves the creation of approximately 8,318 sq. ft. of new impervious surface associated with construction of the single-family residence, widening of the existing driveway and for other on-site improvements. The proposed development on the project parcel will include drainage features that have been conditionally approved by the Building Inspection Section's Civil Section. With Mitigation Measures 6 to 8 to address potential impacts during construction activities, the project will not substantially alter the existing drainage patterns of the site or result in substantial erosion or siltation. Upon mitigation, the project will have a less-than-significant impact. Source: Project Plans, Project Location, BKF Engineers Drainage Report (dated March 2022, Revised December 2022).				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
Discussion: The project was reviewed by County's Drainage Section and conditionally approved. The mitigation measures included in Mitigation Measures 6 to 8 would reduce the impact to less than significant. Source: Project Plans, Project Location, BKF Engineers Drainage Report (dated March 2022).				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
Discussion: Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Permit is mandatory and would prevent the creation of Significant additional sources of polluted runoff. Source: Project Plans, Project Location, BKF Engineers Drainage Report (dated March 2022).				
iv. Impede or redirect flood flows?				X
Discussion: The project site is not located in a flood zone, and hence will not impede or redirect flood flows. Source: Project Plans, Project Location, BKF Engineers Drainage Report (dated March 2022).				

10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
Discussion: The project site is not located in an area mapped for flood hazard, tsunami, or seiche. Source: Project Location, County GIS Maps.				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
Discussion: The Sustainable Groundwater Management Act (SGMA) of 2015 requires local regions to create groundwater sustainability agencies (GSA's) and to adopt groundwater management plans for identified medium and high priority groundwater basins. San Mateo County has nine identified water basins. These basins have been identified as low priority, are not subject to the SGMA, and there is no current groundwater management agency or plan that oversees these basins. Also, see discussion in Section 10.b. Source: Project Plans, San Mateo County Office of Sustainability, Groundwater Website https://www.smcsustainability.org/energy-water/groundwater/ .				
10.f. Significantly degrade surface or groundwater quality?			X	
Discussion: As discussed in Section 10.b, the proposed project does not involve expansion of the existing septic system and would be served by California Water Service - Bear Gulch. Thus, the proposed project would pose a less than significant impact. Source: Project Plans.				
10.g. Result in increased impervious surfaces and associated increased runoff?			X	
Discussion: The proposed project would increase impervious surfaces. Pursuant to the discussion in Section 10.a, post-development runoff would be greater than pre-development runoff. With implementation of Mitigation Measures 6 to 8, the proposed project impact would be less-than-significant Source: Project Plans, Project Location, BKF Engineers Drainage Report (dated March 2022).				

11. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X
Discussion: The proposed project doesn't involve subdividing the parcel. There is no development proposed that would result in the division of an established community. The proposed project is located on a developed parcel and is surrounded by properties with rural residential development. Thus, the project would not result in the division of an established community. Source: Project Plans, Project Location.				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: The proposed project complies with the land use and zoning of the site and complies with the RM Zoning District developments standards and criteria such as site development criteria, water resource criteria, utilities, etc. The project will have no significant environmental impact or conflict with the adopted land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Source: Project Plans, San Mateo County Zoning Regulations.				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?			X	
Discussion: The existing site is developed with a residence that would be converted into an ADU. The site is served by California Water Service Company- Bear Gulch for water, PG&E for electricity and has a 2,000-gallon septic system that would not be expanded due to the proposed new development. The project is served by existing public and private roads. The intensity of development in the RM Zoning is governed by the availability of density credits. Any further expansion on the site would have to go through a separate density analysis process with the San Mateo County Planning Department. Therefore, the site will have less than significant impact on the existing utilities and would not encourage or increase any off-site development such as new or expanded public utilities, new industry, commercial facilities or recreational activities. Source: Project Plans.				

12. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: The proposed project neither involves nor results in any extraction or loss of known mineral resources. Therefore, the project poses no impact. Source: Project Plans, Project Location.				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: There are no known mineral resources on the project parcel; therefore, the proposed project would not result in the loss of availability of a locally important mineral resource recovery site as delineated on a local general plan, specific plan or other land use plan. Source: Project Plans, Project Location, San Mateo County General Plan, adopted 1986.				

13. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
Discussion: The residential nature of the project would not produce any long-term significant noise source. However, the project would generate short-term noise associated with grading and construction activities. The short-term noise during grading and construction activities would be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the San Mateo County Ordinance Code for Noise Control. Source: Project Plans, Project Location, San Mateo County Ordinance.				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	

Discussion: The proposed house will require pile foundation that will create temporary noise during the grading and construction activities. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code. Implementation of Mitigation Measure 3 above would ensure that the impact during construction is reduced to less than significant.

Source: Project Plans, Project Location.

13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?

X

Discussion: The project site is not within 2 miles of a public airport or public use airport.

Source: Project Plans, Project Location.

14. POPULATION AND HOUSING. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X

Discussion: As discussed in Section 11.c, the intensity of development in this area of San Mateo County is controlled through the allocation of density credits and is parcel specific. The proposed project would not require the expansion of any public road. The existing site is already developed with a residence that would be converted into an ADU. ADUs are exempt from density credits as per Section 6429.1. 3. of the San Mateo County Zoning Regulations. With the proposed project, the density credit utilization would remain unchanged for this site. Therefore, the project will have no impact and will not induce substantial unplanned growth in the area, either directly or indirectly.

Source: Project Plans, Project Location, San Mateo County Zoning regulations.

14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

X

Discussion: As stated above, the proposed project would construct a new single-family residence and convert the existing residence into an ADU. The site doesn't have any existing tenants and with

the proposed ADU the project would help in providing more affordable housing options in the County. Hence, the project will have a less than significant impact.

Source: Project Plans.

15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: The site is already developed with a residence and served by public utilities like water, energy, fire, etc. The project was reviewed by County Fire and conditionally approved. The existing driveway would be widened to meet the fire truck turnaround radius and would serve both the ADU and new house. The proposed new house would pay any additional development impact fees, school fee, etc. associated with the development; hence, the proposed project would not create any new impact on the public services.

Source: Project Plans, Project Location.

16. RECREATION. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X

Discussion: The existing site is already developed with a 1,099 sq. ft. residence, and 824 sq. ft. attached three car garage. The existing residence would be converted into an ADU, and the

proposal involves building a new 7,534 sq. ft. single family residence. The site is already developed, and hence the project would not increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated.

Source: Project Plans, Project Location.

16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

X

Discussion: The project does not include any recreational facilities as proposed development is limited to constructing a new single-family residence.

Source: Project Plans. Project Location.

17. TRANSPORTATION. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	

Discussion: The traffic trips (comprised of both owners of and guests/visitors to) generated by the new residence would not introduce any significant increase in vehicles on Skyline Boulevard, and thus will pose no significant safety impact to other vehicles, pedestrians or bicycles. The adequacy of access to and from the site has been reviewed by the County Department of Public Works, who have conditionally approved the project. The existing driveway would be widened to meet the fire truck turnaround radius. The County Fire Protection District conditionally approved the project through their Alternative Materials and Methods Request (Attachment I)

Per the Screening Thresholds for Land Use Projects section of the Technical Advisory on Evaluating Transportation Impacts in CEQA document published by the Governor's Office of Planning and Research, the proposed project "may be assumed to cause a less-than significant transportation impact" because it generates or attracts fewer than 110 trips per day. Due to the low number of traffic trips anticipated with a single-family residential use, the proposed project would remain well under the threshold. Therefore, project would result in a less-than-significant impact.

Source: Project Plans, Project Location, Screening Thresholds for Land Use Projects Section of the Technical Advisory on Evaluating Transportation Impacts in CEQA, County Fire Alternate Materials or Methods Request Letter.

17.b. Would the project conflict or be inconsistent with CEQA Guidelines

X

Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts?</i> <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>				
Discussion: Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. A project's effect on automobile delay does not constitute a significant environmental impact under CEQA. Per Section 15064.3, an analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Per Section 15064.3(b)(3), a lead agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, etc. Given that the project includes one single-family residence and ADU, traffic generated by the project would not have a substantial effect on the operation of local roadways and intersections, nor does the project include any modifications to the existing circulation system in the project vicinity that would result in a traffic safety hazard. The proposed residential use of the parcel would be compatible with the existing rural residential development in the project area. In addition, as discussed in Section 17.a., the project can be assumed to cause a less-than-significant transportation impact because it would generate or attract fewer than 110 trips per day per the Technical Advisory on Evaluating Transportation Impacts in CEQA document published by the Governor's Office of Planning and Research. Therefore, the project would result in a less-than-significant impact. Source: Project Location, CEQA Guidelines Section 15064.3, Subdivision (c) Applicability, Screening Thresholds for Land Use Projects Section of the Technical Advisory on Evaluating Transportation Impacts in CEQA.				
17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
Discussion: The project would be served by an existing driveway off from a private road Misty Ridge Road. The project would not require the construction of a new road, nor does it propose to alter any existing roadway in a way that would create a hazard due to sharp turns or dangerous intersections. The project does include repaving and some minor widening of existing driveway to meet fire access standards, which will improve access to the project site. Additionally, the construction and operation/habitation of the project does not propose the permanent utilization of equipment that would be incompatible with the existing vehicular traffic on Skyline Boulevard and any other connecting roads. Also, see discussion in Section 17.a. above. Source: Project Plans, Project Location.				
17.d. Result in inadequate emergency access?			X	
Discussion: The project proposes to widen the existing driveway to 20 feet to meet the fire truck turnaround radius. Upon review of the proposed project, County Fire conditionally approved the project. Additionally, all work in the public right-of-way, including temporary traffic control plans, will				

be reviewed, and approved by the County Department of Public Works through their requirement for an encroachment permit prior to the start of work. Thus, the project would have a less-than-significant impact.

Source: Project Plans, Project Location, County Fire Protection District's review Letter dated April 14, 2022, County Fire Alternate Materials or Methods Request Letter.

18. TRIBAL CULTURAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)		X		

Discussion: See discussion under question 5.a. above.

Source: Project Location, County GIS Maps, California Historical Resources Information Systems Review Letter (dated May 2, 2022), Archeological Investigation Report, EMC Planning Group, dated July 27, 2022.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		
--	--	---	--	--

Discussion: See discussion under question 5.a. and b. above.

Source: Project Location, County GIS Maps, California Historical Resources Information Systems Review Letter (dated May 2, 2022), Archeological Investigation Report, EMC Planning Group, dated July 27, 2022.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
Discussion: The proposed project would rely on the existing private septic system of 2,000 gallons which would not require expansion due to the proposed new development. Environmental Health Services reviewed the project and found it in compliance with the applicable standards and regulations, and conditionally approved the project. The existing water line running parallel to Misty Ridge Road would be expanded to serve the new house. The applicant will be required to obtain all necessary permits from California Water Service-Bear Gulch for water service, and PG&E for electricity. The proposed project does not involve or require any water or wastewater treatment facilities that would exceed any requirements of the Regional Water Quality Control Board. Therefore, the project would result in a less-than-significant impact. Source: Project Plans, San Mateo County Environmental Health Services, California Water Service- Bear Gulch.				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
Discussion: The existing house is served by California Water Service Company – Bear Gulch. With the main line extension running parallel to Misty Ridge Road in front of the property and appropriately sized water meter for the new house, the project would have adequate water service connections. Therefore, the project would result in less-than-significant impact. Source: Project Plans, California Water Service Company – Bear Gulch.				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	

Discussion: The existing site contains a 2,000-gallon septic system that was reviewed by the County's Environmental Health Services and conditionally approved. The existing septic system is good for 5 bedrooms. With the proposed new house, the site would consist of a total of 4 bedrooms as determined by the San Mateo County Building Official. Hence, the project would have less than significant impact.

Source: Project Plans, Project Location, County GIS Maps.

19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

X

Discussion: The project involves the construction of a new three-story single-family residence and would result in a negligible increase in solid waste disposal needs.

Source: Project Plans.

19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?

X

Discussion: The proposed single-family residence would comply with the Federal, State and local management and reduction statutes and regulations related to solid waste. Therefore, the project will have no impact.

Source: Project Plans.

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

*Potentially
Significant
Impacts*

*Significant
Unless
Mitigated*

*Less Than
Significant
Impact*

*No
Impact*

20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

X

Discussion: The project is located within a Very High Fire Hazard, State Responsibility Area as identified by the County's GIS maps. The site is developed with an existing residence and is surrounded by residential uses to the north and south. The proposed new house would be required to have an automatic fire-sprinkler system as required by San Mateo County Fire Department. No revisions to the adopted Emergency Operations Plan would be required as a result of the project. The nearest public service is at Kings Mountain Fire Brigade located approximately 2.8 miles south of the site at 13889 Skyline Boulevard, Woodside, and San Mateo County Fire Department- Station 17 located 7.5 miles north of the site at 320 Paul Scannell Drive, San Mateo. The primary access to the fire stations and all major roads would be maintained during construction. As discussed in Section 9 (Hazards and Hazardous Materials), the proposed project would not impair or physically interfere with an adopted emergency response or

evacuation plan. Therefore, impacts would be less-than-significant, and no mitigation is required. Source: Google Maps, Project Plans, County GIS Maps.				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
Discussion: Pursuant to the discussion in Section 20.a, the proposed project would not exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Source: Project Location, County GIS Maps.				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
Discussion: The project does not involve a new road, fuel break, emergency water source, or other associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Source: Project Plans, Project Location.				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
Discussion: While downslope landslides associated with post-fire slope instability are a possibility, the proposed project does not exacerbate this situation. The majority of the adjacent parcels are developed. The site is already developed with a residence and the proposed new single-family home would be located in an already disturbed area, thus not creating additional risks associated with landslides. Source: Project Location, Project Plans.				

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
Discussion: Project implementation, as proposed with all the recommended mitigation measures discussed on the previous sections, would reduce potential impacts to a less-than-significant level. Source: Subject Document.				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
Discussion: The proposed project involves construction of a new single-family residence and associated site improvements. The site is already developed and has a small residence which would be converted into an ADU. The site would be served by on-site septic system and water from the water service provider. No new road would be required to serve the property. Therefore, the project would not likely result in a cumulatively considerable impact when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects. Source: Subject Document.				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
Discussion: As discussed in this document, the project could result in environmental impacts that could both directly and indirectly cause impacts on human beings. However, implementation of				

mitigation measures included in this document would adequately reduce project impacts to less than significant levels.

Source: Subject Document.

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans		X	
City		X	
California Coastal Commission		X	
County Airport Land Use Commission (ALUC)		X	
Other: County and City of San Francisco Water District	X		San Francisco Public Utilities Commission- Hetch Hetchy Regional Water System
National Marine Fisheries Service		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:	X		California Water Service Company- Bear Gulch
State Department of Fish and Wildlife		X	
State Department of Public Health		X	
State Water Resources Control Board		X	
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

MITIGATION MEASURES

	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1:

All proposed exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for the exterior light fixtures shall be submitted for review and approval prior to the issuance of the building permit.

Mitigation Measure 2:

Final finishes of all exterior materials and /or colors, including glass windows and/or panels, shall be non-reflective.

Mitigation Measure 3:

The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

- 1) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- 2) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- 3) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- 4) All vehicle speeds on unpaved roads shall be limited to 15 mph.
- 5) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- 6) All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- 7) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
- 8) Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- 9) Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

Mitigation Measure 4:

Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used.

Mitigation Measure 5:

The following mitigation measures are recommended to ensure that impacts would not be significant should unique archaeological resources or significant historical resources be accidentally discovered during earth-moving activities.

- 1) Prior to construction, all personnel directly involved in project-related ground disturbance shall be provided archaeological and cultural sensitivity training. The training shall be conducted by a qualified Archaeologist that meet the Secretary of the Interior's Standards for archaeology. The training shall take place at a day and time to be determined in conjunction with the project construction foreman, and prior to any scheduled ground disturbance. The training will include: a discussion of applicable laws and penalties; samples or visual aids of artifacts that could be encountered in the project vicinity, including what those artifacts and resources may look like partially buried, or wholly buried and freshly exposed; and instructions to halt work in the vicinity of any potential cultural resource discovery, and notify the archaeological or Native American monitor as necessary. If a handout is provided by the archaeologist, the foreman will keep a copy of it in his or her vehicle as a reference. Having reference material in the vehicle does not replace contacting an archaeologist or a Native American monitor should resources be uncovered.
- 2) In the event archaeological resources are encountered during ground disturbing activities, contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.
- 3) Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant, a qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The archaeologist shall also perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation of the recovered resources. Recommendations for permanent curation of recovered resources will not be applicable to prehistoric cultural resources materials or tribal cultural resources as such resources will be returned to the tribes. All significant prehistoric cultural materials and or tribal

cultural resources recovered shall be, returned to Native American tribes traditionally and culturally affiliated with the area.

California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The San Mateo County Coroner shall be notified immediately. The coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant of any human remains.

- 4) Further actions shall be determined, in part, by the desires of the Most Likely Descendant. The Most Likely Descendant has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the Most Likely Descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- 5) A Native American monitor of the Costanoan Rumsen Carmel Tribe should be contacted and present for any ground disturbing activities.

Mitigation Measure 6:

At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- A) Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- B) Minimize the area of bare soil exposed at one time (phased grading).
- C) Clear only areas essential for construction.
- D) Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- E) Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.

- F) Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- G) Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 ft., or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- H) Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- I) Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- J) Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 ft. of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
- K) Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- L) Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- M) Control fuels and other hazardous materials, spills, and litter during construction.
- N) Preserve existing vegetation whenever feasible.

Mitigation Measure 7:

No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

Mitigation Measure 8:

An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Mitigation Measure 9:

At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed EECAP Development Checklist (Attachment H) or equivalent measures, as well as Best Management Practices (BMPs) to reduce GHG emissions during construction, to the extent feasible, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. Such measures shall be shown on building plans.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

X

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



(Signature)

February 27, 2023

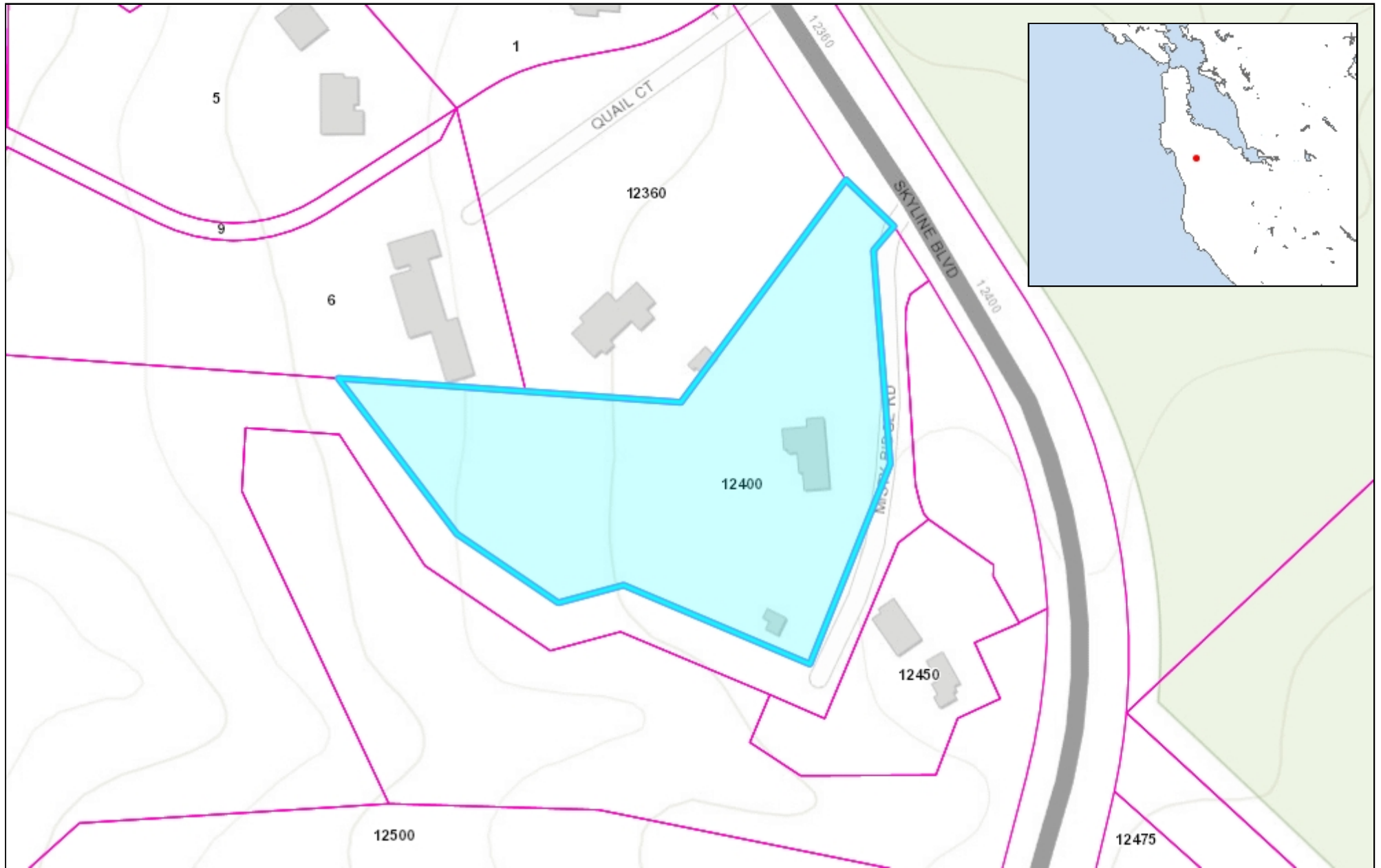
Sonal Aggarwal, Project Planner

Date

(Title)

ATTACHMENTS:

- A. Vicinity Map
- B. Project Plans
- C. Archeological Investigation Report, EMC Planning Group, dated July 27, 2022.
- D. Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022
- E. County's Energy Efficiency Climate Action Plan (EECAP) Checklist filled by the applicant, Received December 10, 2022
- F. Arborist Report and Attachments by SBCA Tree Consultant, dated November 14, 2022
- G. County of San Mateo Fire's Review Letter, dated April 14, 2022
- H. Alternate Materials and Methods Request dated March 22, 2017
- I. NAHC Review Letter, dated May 2, 2022
- J. Drainage Report prepared by BKF Engineers, dated March 2022 and revised December 2022



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,257



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

MATERIALS AND FIRE PROTECTION FEATURES

THE BUILDING IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE AND WILL REQUIRE A CLASS A ROOF.

THIS PROJECT WILL COMPLY WITH ALL ASPECTS OF CHAPTER 7A OF THE 2019 CALIFORNIA BUILDING CODE.

- SECTION 704A - IGNITION RESISTANT MATERIALS
- SECTION 705A - ROOF COVERINGS SHALL COMPLY
- SECTION 706A ALL VENTS AND OTHER PENETRATIONS THROUGH THE BUILDING ENVELOPE SHALL BE COVERED WITH WIRE MESH OR OTHER MATERIALS COMPLYING WITH SECTION 706A
- SECTION 707A EXTERIOR COVER - EXTERIOR COVERINGS SHALL COMPLY WITH SECTION 707A.

EXTERIOR MATERIALS

ROOF

- CLASS 'A' ROOFING AND PREFORMED METAL FLASHING; SOFFITS SHALL BE METAL OR OTHER NON COMBUSTIBLE MATERIAL

WALLS:

- OPAQUE SURFACES OTHER THAN SPANDREL GLASS TO BE CAST IN PLACE CONCRETE, PRECAST CONCRETE OR
- ALUMINUM FRAMED WINDOWS AND SPANDREL GLASS TO BE GLAZED WITH DOUBLE OR TRIPLE PANE GLAZING UNITS WITH ONE PANE TEMPERED

SUSPENDED DECKS (1ST FLOOR, SECOND FLOOR AND ROOF

- COMPOSITE DECK CONSISTING OF CAST IN PLACE CONCRETE AND METAL PAN DECK

SECOND FLOOR EXTERIOR DECK

- COMPOSITE DECK CONSISTING OF CAST IN PLACE CONCRETE AND METAL PAN DECK COVERED WITH RIGID INSULATION, PROTECTION BOARD, WATERPROOFING, PEDESTALS AND CEMENTITIOUS PLAZA PAVING UNITS

SUN SHADES

- STEEL BRACKETS SUPPORTING SHEET METAL ROOFING

AUTOMATIC SPRINKLERS THROUGHOUT.

THE PROPOSED ADA UNIT IS EQUIPPED WITH FIRE SPRINKLERS

SMOKE DETECTORS WHICH ARE HARD WIRED: AS PER THE CALIFORNIA BUILDING CODE AND THE STATE FIRE MARSHAL REGULATIONS, THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHAL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARD WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW AND RECONDITION SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN EXISTING SLEEPING ROOMS, AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS. A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR. SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO THE BUILDING FINAL. DATE OF INSTALLATION MUST BE ADDED TO EXTERIOR OF THE SMOKE ALARM AND WILL BE CHECKED AT FINAL.

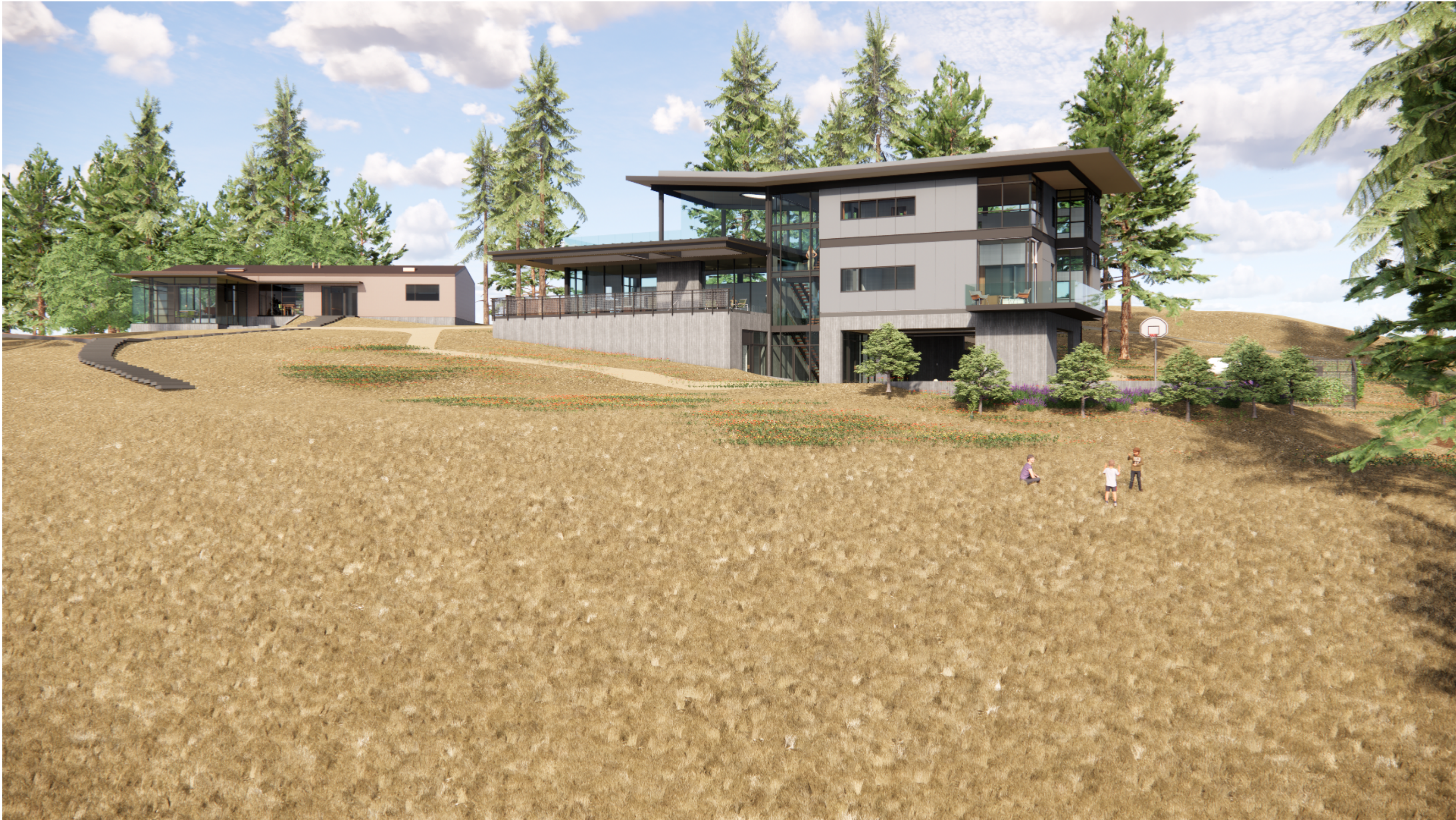
AUTOMATIC FIRE SPRINKLER SYSTEM: (FIRE SPRINKLER PLANS WILL REQUIRE A SEPARATE PERMIT). AS PER SAN MATEO COUNTY BUILDING STANDARDS, THE APPLICANT IS REQUIRED TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE PROPOSED OR IMPROVED DWELLING AND GARAGE. ALL ATTIC ACCESS LOCATIONS WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPRIGHT. SPRINKLER COVERAGE SHALL BE PROVIDED THROUGHOUT THE RESIDENCE TO INCLUDE ALL BATHROOMS, GARAGES, AND ANY AREA USED FOR STORAGE. THE ONLY EXCEPTION IS SMALL LINEN CLOSETS LESS THAN 24 SQUARE FEET WITH FULL DEPTH SHELVEING. THE PLANS FOR THIS SYSTEM MUST BE SUBMITTED TO THE SAN MATEO COUNTY PLANNING AND BUILDING DIVISION. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL PLANS ARE RECEIVED, REVIEWED AND APPROVED. UPON SUBMISSION OF PLANS, THE COUNTY OR CITY WILL FORWARD A COMPLETE SET TO THE SAN MATEO COUNTY FIRE DEPARTMENT FOR REVIEW.

INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DEPARTMENT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN. PLEASE CALL THE SAN MATEO COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION. FEES SHALL BE PAID PRIOR TO PLAN REVIEW.

EXTERIOR BELL AND INTERIOR HORN/STROBE: ARE REQUIRED TO BE WIRED INTO THE REQUIRED FLOW SWITCH ON YOUR FIRE SPRINKLER SYSTEM. THE BELL, HORN/STROBE AND FLOW SWITCH, ALONG WITH THE GARAGE DOOR OPENER ARE TO BE WIRED INTO A SEPARATE CIRCUIT BREAKER AT THE MAIN ELECTRICAL PANEL AND LABELED

SMOKE DETECTORS WHICH ARE HARD WIRED: AS PER THE CALIFORNIA BUILDING CODE AND THE STATE FIRE MARSHAL REGULATIONS, THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHAL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARD WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW AND RECONDITION SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN EXISTING SLEEPING ROOMS, AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS. A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR. SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO THE BUILDING FINAL. DATE OF INSTALLATION MUST BE ADDED TO EXTERIOR OF THE SMOKE ALARM AND WILL BE CHECKED AT FINAL.

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQ. FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. (CFC 1030).



VIEW FROM SOUTHWEST

PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO CONSTRUCT A NEW DWELLING WITH ATTACHED SHOP AND CONVERT THE EXISTING COTTAGE/DWELLING INTO AN ACCESSORY DWELLING UNIT.

THE PROJECT WILL COMPLY OR EXCEED CONSTRUCTION REQUIREMENTS OF CHAPTER 7A OF THE CBC WHICH GOVERNS CONSTRUCTION IN THE WUI.

ACCESSORY DWELLING UNIT CALCULATION PER SECTION

6429.2: THE FLOOR AREA OF A DETACHED ACCESSORY DWELLING UNIT SHALL NOT EXCEED EIGHT HUNDRED (800) SQ. FT. OR THIRTY-FIVE PERCENT (35%) OF THE LIVABLE FLOOR AREA OF THE EXISTING OR PROPOSED PRIMARY RESIDENCE, WHICHEVER IS LARGER, UP TO A MAXIMUM OF ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET.

PROPOSED NON HABITABLE SPACE: 3,073 SQ. FT.
PROPOSED DWELLING - LIVABLE AREA: 4,461 SQ. FT.
MAX . FLOOR AREA ADU IS 35% OF 4,461: 1,561 SQ. FT.
MAX. FLOOR AREA ALLOWED: 1,500 SQ. FT.

EX. COTTAGE LIVEABLE AREA/PROPOSED ADU: 1,099 SQ. FT.

LOT AREA: 3.1 ACRES

COVERAGE

PROPOSED HOUSE/SHOP 2,931 SQ. FT.
EXISTING COTTAGE+GARAGE 1,920 SQ. FT.
NEW DECK LEV 1 927 SQ. FT.
SHOP LEVEL TERRACE 2,347 SQ. FT.
TOTAL 8,125 SQ. FT

BUILDING AREA

EXISTING COTTAGE LIVEABLE AREA 1,099 SQ. FT.
EXISTING GARAGE 824 SQ. FT.

PROPOSED DWELLING LIVEABLE AREA 4,461 SQ. FT.
PROPOSED SHOP 1,241 SQ. FT.
EQUIPMENT ROOMS CONDITIONED 213 SQ. FT.
POOL EQUIPMENT (UNCONDITIONED) 144 SQ. FT.
UNFINISHED BASMENT 1,475 SQ. FT.
TOTAL BUILDINGS 9,457 SQ. FT.

PROJECT INFORMATION

OWNERS:
Omid Zahedi and Susan Payrovi
12400 Skyline Boulevard

ARCHITECT

James Gwise Architect, p.c./Studio Gwise

837 A Stannage Ave.
Albany Ca 94706

510 326 8342

Contact:

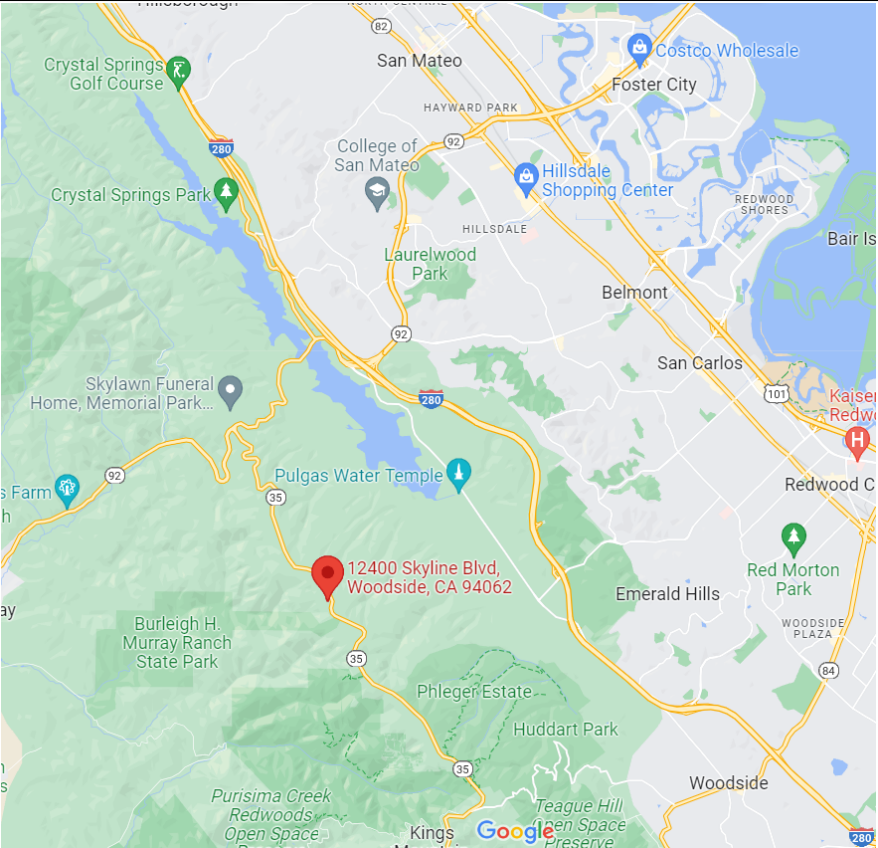
James Gwise/jgwise@jamesgwise.com

CIVIL ENGINEER:

BKF
255 Shoreline Drive
Suite 200
Redwood City, CA 94065

650 482 6300

Contact: Dale Leda



PROJECT LOCATION

Cycle 4 Sheet List

Sheet Number	Sheet Name
DS 0.00	COVER
C0.0	TITLE SHEET
C0.1	NOTES
C1.1	TOPO
C1.2	TOPO
C2.1	GRADING PLAN
C2.2	DRIVEWAY PROFILE/FIRE TURNAROUND
C3.1	UTILITY PLAN
C4.1	EROSION CONTROL PLAN
C4.2	BEST MANAGEMENT PRACTICES
C5.1	DETAILS
C5.2	DETAILS
DS 0.01	AREA PLANS
DS 0.02	PROPOSED ADU
DS 1.00	PLOT PLAN
DS 1.01	SITE PLAN
DS 1.02	SHOP/STORAGE LEVEL PLAN
DS 1.03	LEVEL 1
DS 1.04	LEVEL 2
DS 1.05	ROOF PLAN
DS 2.02	ELEVATIONS
DS 2.03	ELEVATIONS
DS 2.04	EXT EAST + WEST WINDOW SCHEDULE
DS 2.05	EXT. NORTH + SOUTH WINDOW SCHEDULE
DS 2.06	MATERIALS BOARD
DS 2.07	WUI MATERIALS
DS 2.08	EXTERIOR LIGHT FIXTURES
DS 3.01	SECTIONS
DS 3.02	ROOF EDGE SECTIONS
DS 3.03	ROOF EDGE SECTION
DS 4.01	AXONOMETRICS
DS 4.02	AXONOMETRIC
DS 4.03	KID'S COMMONS CASEWORK

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

COVER DS 0.00

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

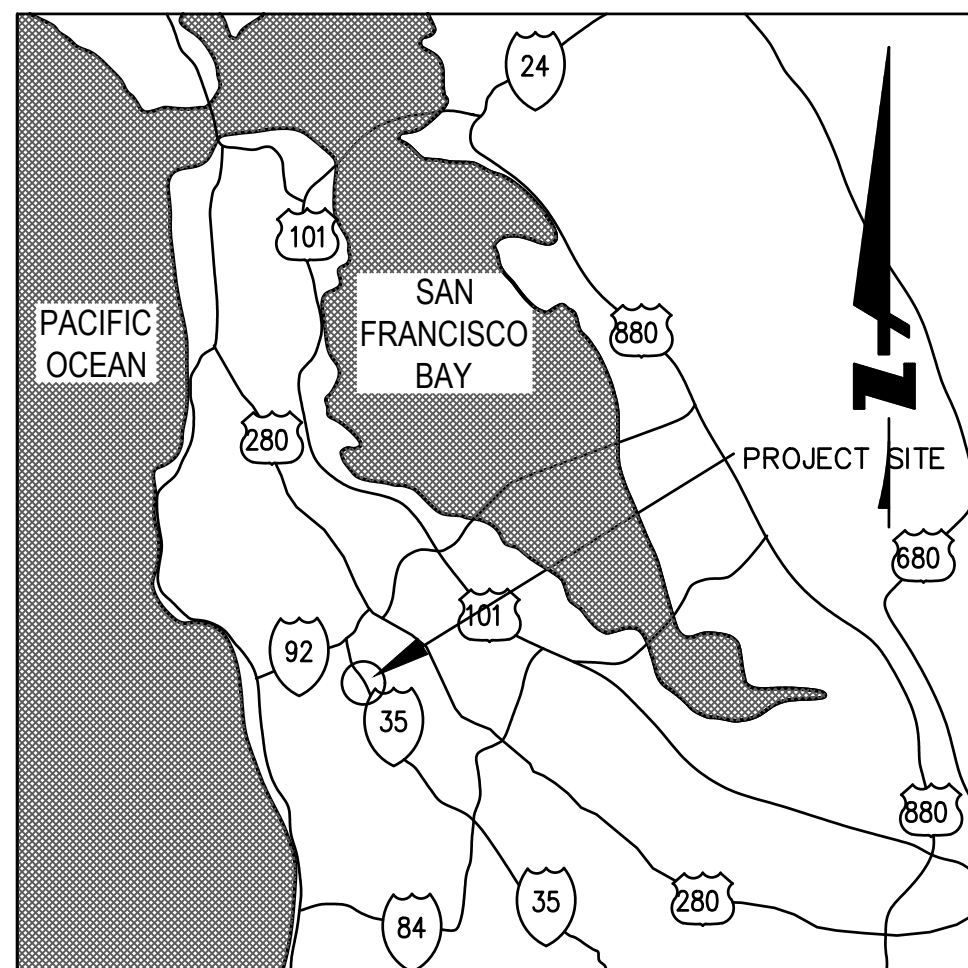
www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

Project number

2103



VICINITY MAP
N.T.S.

ABBREVIATIONS:

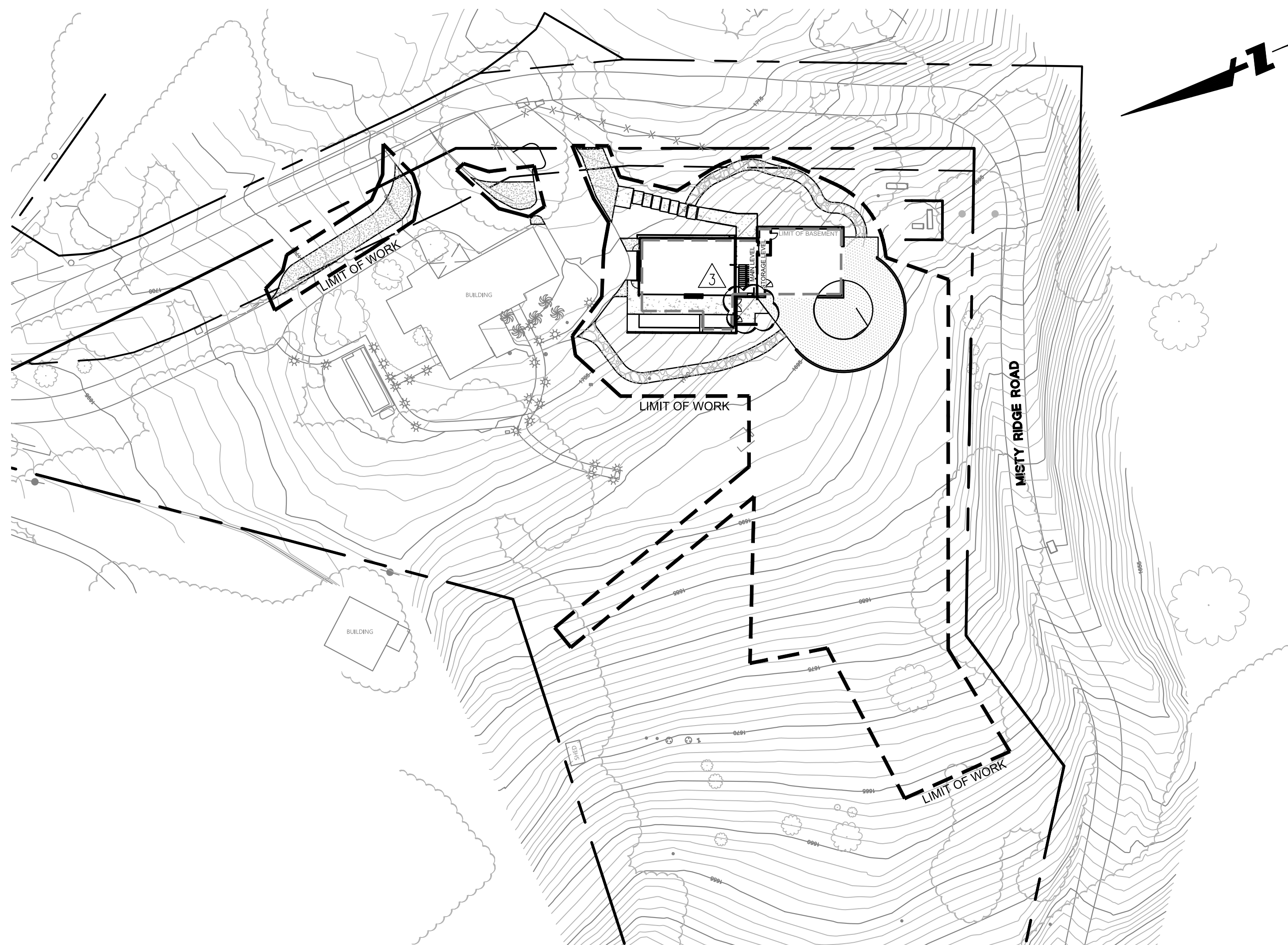
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFPD	BACK FLOW PREVENTION DEVICE
BOT	BOTTOM OF TANK OR PIPE
BSTD	BRICKSLOT TRENCH DRAIN
BW	BOTTOM OF WALL ELEVATION
BS	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DDCV	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DM	DOWEL IRON PIPE
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWL	DRYWELL CATCH BASIN
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FW	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
IN	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PV	POST INDICATOR VALVE
PKG	PARKING
POC	POINT OF CONNECTION
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SAB	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SDCO	SEWER SEWER CLEANOUT
SP	SEE STRUCTURAL PLANS
TOP	TOP OF TANK OR PIPE
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
USD	UNDERSLAB DRAIN
VCC	VERTICAL CREST CURVE
VCD	PIPE VERTICAL DROP
VSC	VERTICAL SAG CURVE
W	DOMESTIC WATER LINE
WM	WATER METER

IMPERVIOUS AREAS

TOTAL PROPERTY AREA	136,598 SF
DISTURBED AREA/LOW	38,380 SF
<u>IMPERVIOUS AREAS:</u>	
PRE-CONSTRUCTION	11,447 SF
POST-CONSTRUCTION	19,206 SF

12400 SKYLINE BOULEVARD
WOODSIDE, CA

APN: 067-250-030



ENGINEER'S STATEMENT

THIS SITE IMPROVEMENT PLAN SUBMITTAL HAS BEEN PREPARED UNDER MY DIRECTION.

Prison Scott

12/19/2022

BRIAN K. SCOTT
PRINCIPAL
P.E. #61034
BKF ENGINEERS



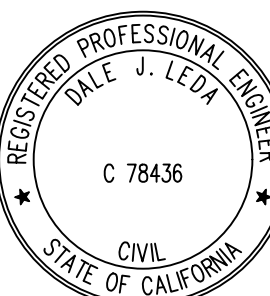
ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE CIVIL ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE STATE OF CALIFORNIA, BUSINESS PROFESSIONAL CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

Dulbe

12/19/2022

DALE LEDA
PROJECT MANAGER
P.E. #78436
BKF ENGINEERS



EARTHWORK QUANTITIES

QUANTITY BREAKDOWN

SITE WORK AND LANDSCAPING		BUILDINGS	
CUT	90 CUBIC YARDS	CUT	820 CUBIC YARDS
FILL	200 CUBIC YARDS	FILL	0 CUBIC YARDS
POOL/SPA		DRIVEWAY	
CUT	0 CUBIC YARDS	CUT	30 CUBIC YARDS
FILL	0 CUBIC YARDS	FILL	180 CUBIC YARDS

GROSS FIGURES

CUT	940 CUBIC YARDS
FILL	380 CUBIC YARDS
TOTAL	1,320 CUBIC YARDS
BALANCE	560 CUBIC YARDS OF IMPORT

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

FEMA FLOOD PLAIN NOTES:

1. THE PROJECT SITE IS LOCATED IN ZONE X, OUTSIDE OF SPECIAL FLOOD HAZARD AREA AND HIGHER THAN THE ELEVATION OF THE 0.2 PERCENT ANNUAL CHANCE OF FLOOD.
2. REFER TO FEMA PANEL 06081C0280E FOR MORE DETAIL.

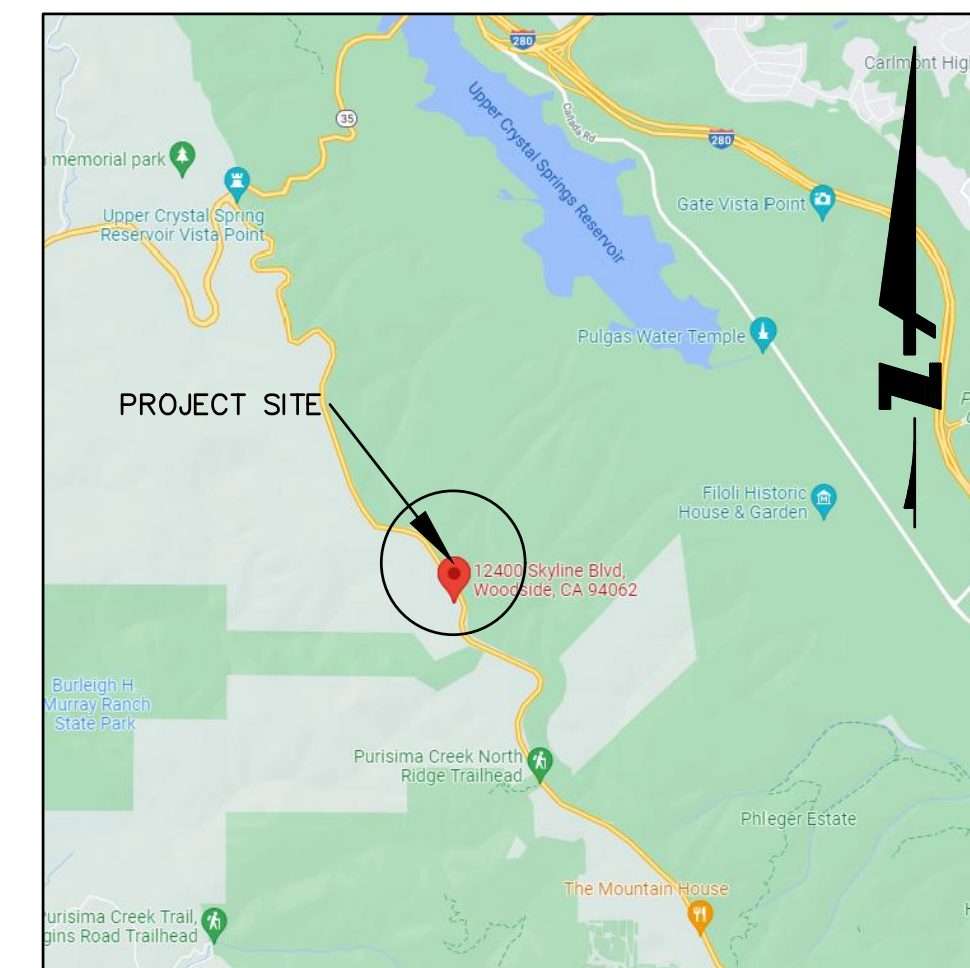
HAUL ROUTE:

CONTRACTOR SHALL UTILIZE THE FOLLOWING HAUL ROUTE FOR IMPORTING/EXPORTING SOILS AND OTHER CONSTRUCTION MATERIALS:

- FROM JOB SITE, HEAD NORTH ON MISTY RIDGE ROAD TOWARDS SKYLINE BLVD.
- TURN LEFT ONTO SKYLINE BLVD HEADING NORTHWEST TOWARDS SAN MATEO ROAD.
- TURN RIGHT ONTO SAN MATEO ROAD TOWARDS HIGHWAY 280.

SHEET INDEX

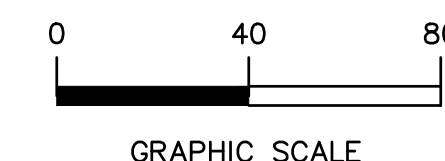
<u>SHEET NO.</u>	<u>DESCRIPTION</u>
C0.0	TITLE SHEET
C0.1	NOTES
C1.1	TOPOGRAPHIC SURVEY
C1.2	TOPOGRAPHIC SURVEY
C2.1	GRADING PLAN
C2.2	DRIVEWAY PROFILE/FIRE TURNAROUND
C3.1	UTILITY AND SEPTIC PLAN
C4.1	EROSION CONTROL PLAN
C4.2	BEST MANAGEMENT PRACTICES
C5.1	DETAIL SHEET
C5.2	DETAIL SHEET



LOCATION MAP
N.T.S.

LEGEND:

EXISTING	PROPOSED	
---	---	BOUNDARY
---	---	LIMIT OF WORK
6" SS	6" SS	SANITARY SEWER
10" SD	10" SD	SOLID STORM DRAIN
4" SBD	4" SBD	PERFORATED SUB DRAIN
FM	2" FM	FORCE MAIN
10" FW	10" FW	FIRE SERVICE
2" W	2" W	DOMESTIC WATER SERVICE
IRR	2" IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
T	T	TELEPHONE
TV	TV	TV/CABLE TV
E	E	ELECTRIC
JT	JT	JOINT TRENCH
O/H	O/H	OVERHEAD WIRES
X	X	FENCE
○	○	CLEAN OUT TO GRADE
⊙	⊙	FOUND MONUMENT
⊙ ⊗ ⊙	⊙ ⊗ ⊙	DOUBLE DETECTOR CHECK VALVE
⊗	⊗	VALVE
⊗	⊗	METER BOX
⊗	⊗	STREET LIGHT
●	●	DRAIN
■	■	ATRIUM DRAIN
■	■	CATCH BASIN
⊗	⊗	FIRE HYDRANT
⊗	⊗	FIRE DEPARTMENT CONNECTION
⊗	⊗	BENCHMARK
⊗	⊗	MANHOLE
⊗	⊗	SIGN
⊗	⊗	SPLASH BLOCK
⊗	⊗	2 C5.1 DETAIL NUMBER SHEET LOCATION



811
Know what's below.
Call before you dig.

DRAWING NAME: K:\2021\211523_12400_Skyline.B1vd\ENG\sksheets.dwg
PLOT DATE: 12-19-22
PLOTTED BY: hemo

CAUTION:

- 1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION – PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

GENERAL SITE NOTES:

- 1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING A BID.
- 2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
- 3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO PROJECT MANAGER.
- 4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN, SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- 5. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY/TOWN HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.
- 6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY GEOTECHNICAL ENGINEERS, INC. DATED MONTH DAY, YEAR.

DEMOLITION NOTES :

- 1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
- 2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
- 5. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- 6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- 7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
- 8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
- 9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- 10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE CLIENT. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.

RECORD DRAWINGS:

- 1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY/TOWN ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY/TOWN ENGINEER.

STORM DRAIN MAINTENANCE NOTES:

PLEASE NOTE THAT REGULAR MAINTENANCE ON GRADING AND DRAINAGE STRUCTURES IS REQUIRED TO ENSURE FUNCTIONALITY THROUGHOUT THE LIFE OF THE PROPERTY. MAINTENANCE SHOULD INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

- 1. THE CLEARING OF DEBRIS FROM THE DETENTION SYSTEM/SEDIMENTATION INLET AND STORM DRAIN LINES.
- 2. ROOF GUTTERS AND DOWNSPOUTS SHOULD BE CLEARED BEFORE THE BEGINNING OF EACH RAINY SEASON AND AS NEEDED THROUGHOUT THE WINTER MONTHS.
- 3. SURFACE GRADING MAY ALSO REQUIRE CONTINUED REFINEMENT, INCLUDING THE CLEARING AND RE-FINISHING OF VEGETATED SWALES AND SLOPES TO MINIMIZE PONDING, MAINTAIN POSITIVE DRAINAGE AWAY FROM IMPROVEMENTS AND PROTECT AGAINST EROSION.
- 4. GRADED SLOPES SHOULD BE MONITORED AND RE-VEGETATED AS NEEDED.
- 5. FINALLY, DRAINAGE SWALES AND CONCRETE VALLEY GUTTERS UPHILL OF THE SITE WALLS SHOULD BE CONTINUOUSLY MONITORED AND CLEARED OF LEAVES AND DIRT DEBRIS.

TREE/PLANT PROTECTION NOTES:

- 1. PRIOR TO BEGINNING CONSTRUCTION ON-SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
- 2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY/TOWN'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

HORIZONTAL CONTROL NOTES:

- 1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

PAVEMENT SECTION:

- 1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
- 2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.
- 3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY/TOWN ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.
- 4. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

SITE MAINTENANCE:

- 1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS POINTS FOR THE SITE AND PLACE STABILIZED CONSTRUCTION ENTRANCES AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
- 2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEEP MANUALLY.
- 3. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
- 4. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
- 5. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.

DUST CONTROL:

- 1. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT NPDES AT ALL TIMES. THE SITE SHALL BE WATERED (BY HAND OR TRUCK) AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
- 2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEEP ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY/TOWN'S DEPARTMENT OF PUBLIC WORKS.
- 3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPULAINS OR OTHER EFFECTIVE COVERS.
- 4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.

NPDES REQUIREMENTS:

- 1. ALL CONSTRUCTION ON OFF-SITE OR ON-SITE IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY/TOWN OR COUNTY STORM DRAIN SYSTEMS.
- 2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- 3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- 4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- 5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- 6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
- 7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- 8. ANY SLOPES WITH DISTURBED SOILS OR DENIED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- 9. CLEAN UP ALL SPILLS USING DRY METHODS.
- 10. SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION-SITE.
- 11. CALL 911 IN CASE OF A HAZARDOUS SPILL.
- 12. BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JANUARY 2015, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY/TOWN INSPECTORS).
- 13. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.

EROSION AND SEDIMENTATION CONTROL NOTES:

- 1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, IF PROVIDED, ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION-SITE.
- 2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING PERIODS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
- 3. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
- 4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER.
- 5. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THAT THE CLIENT HAS SUBMITTED TO THE STATE WATER RESOURCES CONTROL BOARD A NOTICE OF INTENT (NOI) FOR COVERAGE UNDER THE STATE CONSTRUCTION STORM WATER GENERAL PERMIT, IF REQUIRED BY THE STATE. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NOI ON THE CONSTRUCTION-SITE.
- 6. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- 7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
- 8. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY/TOWN INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE CITY/TOWN'S RIGHT-OF-WAY IS PERMITTED.
- 9. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
- 10. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.

SITE FENCE NOTES:

- 1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
- 2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
- 3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VSUAL CONFORMANCE OF THIS CONSTRUCTION-SITE TO THE CITY/TOWN STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

GENERAL UTILITY SYSTEM NOTES:

- 1. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
- 2. CLEAN OUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE).
- 3. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, SATELLITE DISH, TRANSFORMER, GAS METER, ETC.) AND MEET WITH CLIENT TO REVIEW LOCATION PRIOR TO INSTALLATION. PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.
- 4. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, THE UTILITIES SHOWN ON THE CIVIL DRAWINGS, AND THE SITE POWER, CONDUITS AND LIGHTING SHOWN ON THE ELECTRICAL PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INCLUDED AS DESIGNED BY THE DESIGN/BUILD UNDERGROUND FIRE SPRINKLER CONTRACTOR.
- 5. CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL. IF RECOMMENDED BY THE GEOTECHNICAL REPORT, CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH OWNER'S PROJECT MANAGER.
- 6. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
- 7. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
- 8. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTEAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTEAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
- 9. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
- 10. VERTICAL SEPARATION REQUIREMENTS:
 - A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.
 - WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
- 11. HORIZONTAL SEPARATION REQUIREMENTS:
 - A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED.
 - A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- 13. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.

FIRE PROTECTION NOTES:

- 1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND CITY/TOWN STANDARDS.
- 2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV's, FDC's, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.
- 3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
- 4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
- 5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.
- 6. ALL WORK MUST COMPLY WITH THE APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."
- 7. THE 2016 CALIFORNIA FIRE CODE CHAPTER 49 PUBLIC RESOURCES CODE 4291: A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP TO 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10' TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE, MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
- 8. AS PER 2016 CFC, APPENDIX B AND C, A FIRE DEPARTMENT APPROVED FIRE HYDRANT (GLOW 960) MUST BE LOCATED WITHIN 500 FEET OF THE PROPOSED SINGLE-FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVABLE ACCESS. AS PER 2016 CFC, APPENDIX B THE HYDRANT MUST PRODUCE A MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS. CONTACT THE LOCAL WATER PURVEYOR FOR WATER FLOW DETAILS.
- 9. FIRE APPARATUS ACCESS ROADS TO BE AN APPROVED ALL WEATHER SURFACE. GRADES 15% OR GREATER TO BE SURFACED W/ ASPHALT OR BRUSHED CONCRETE. GRADES 15% OR GREATER SHALL BE LIMITED TO 150 FT. IN LENGTH WITH A MINIMUM OF 500 FT. BETWEEN THE NEXT SECTION. FOR ROADS APPROVED LESS THAN 20 FT., 20 FT. WIDE TURNOUTS SHALL BE ON EACH SIDE OF 15% OR GREATER SECTION. NO GRADES OVER 20% (PLAN AND PROFILE REQUIRED) CFC 503.

255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 462-6800
www.bkf.com



CALIFORNIA

NOTES

12400 SKYLINE BOULEVARD

SAN MATEO COUNTY

WOODSIDE

REGISTERED PROFESSIONAL ENGINEER
DATE: J. LEPA
C 78436
CIVIL
STATE OF CALIFORNIA

Date	Revisions	No.	Date
09/02/2022	PLAN CHECK COMMENTS	1	04/04/2022
11/14/2022	PLAN CHECK COMMENTS	2	
12/19/2022	BUILDING PERMIT SET	3	

Scale NO SCALE

Design CW

Drawn AHM

Approved DdL

Job No 20211523-10

Drawing Number:

CO.1

OF

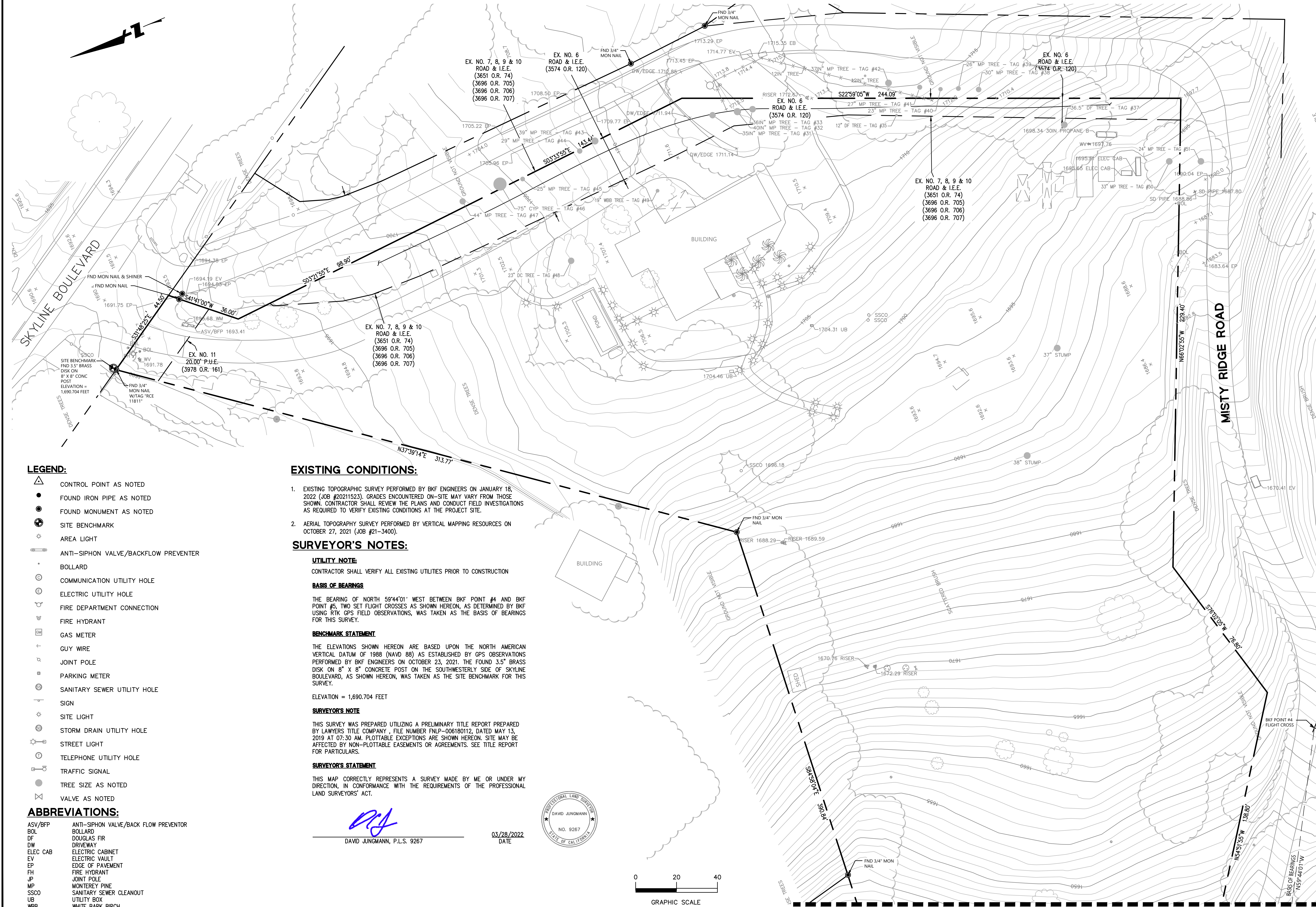
© BKF Engineers



BOUNDARY & TOPOGRAPHIC SURVEY
12400 SKYLINE BOULEVARD

Date	Revisions	No.	Date
09/07/2022	PLAN CHECK COMMENTS	1	04/04/2022
11/14/2022	PLAN CHECK COMMENTS	2	
12/19/2022	BUILDING PERMIT SET	3	
	Approved D/L		
	Job No	20211523-10	

DRAWING NAME: K:\2021\1523_12400_Skyline_Bldg\ENG\skysheets.dwg
PLOT DATE: 12-19-22
PLOTTED BY: hemo



LEGEND:

- CONTROL POINT AS NOTED
- FOUND IRON PIPE AS NOTED
- FOUND MONUMENT AS NOTED
- SITE BENCHMARK
- AREA LIGHT
- ANTI-SIPHON VALVE/BACKFLOW PREVENTER
- BOLLARD
- COMMUNICATION UTILITY HOLE
- ELECTRIC UTILITY HOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- GUY WIRE
- JOINT POLE
- PARKING METER
- SANITARY SEWER UTILITY HOLE
- SIGN
- SITE LIGHT
- STORM DRAIN UTILITY HOLE
- STREET LIGHT
- TELEPHONE UTILITY HOLE
- TRAFFIC SIGNAL
- TREE SIZE AS NOTED
- VALVE AS NOTED

ABBREVIATIONS:

- ASV/BFP ANTI-SIPHON VALVE/BACK FLOW PREVENTOR
- BOL BOLLARD
- DF DOUGLAS FIR
- DW DRIVEWAY
- ELEC CAB ELECTRIC CABINET
- EV ELECTRIC VAULT
- EP EDGE OF PAVEMENT
- PH FIRE HYDRANT
- JP JOINT POLE
- MP MONTEREY PINE
- SSCO SANITARY SEWER CLEANOUT
- UB UTILITY BOX
- WBB WHITE BARK BIRCH
- WY WATER VALVE
- WM WATER METER

EXISTING CONDITIONS:

- EXISTING TOPOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS ON JANUARY 18, 2022 (JOB #20211523). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
- AERIAL TOPOGRAPHY SURVEY PERFORMED BY VERTICAL MAPPING RESOURCES ON OCTOBER 27, 2021 (JOB #21-3400).

SURVEYOR'S NOTES:

UTILITY NOTE:

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

BASIS OF BEARINGS

THE BEARING OF NORTH 59°44'01" WEST BETWEEN BKF POINT #4 AND BKF POINT #5, TWO SET FLIGHT CROSSES AS SHOWN HEREON, AS DETERMINED BY BKF USING RTK GPS FIELD OBSERVATIONS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK STATEMENT

THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS ESTABLISHED BY GPS OBSERVATIONS PERFORMED BY BKF ENGINEERS ON OCTOBER 23, 2021. THE FOUND 3.5" BRASS DISK ON 8" X 8" CONCRETE POST ON THE SOUTHWESTERLY SIDE OF SKYLINE BOULEVARD, AS SHOWN HEREON, WAS TAKEN AS THE SITE BENCHMARK FOR THIS SURVEY.

ELEVATION = 1,690.704 FEET

SURVEYOR'S NOTE

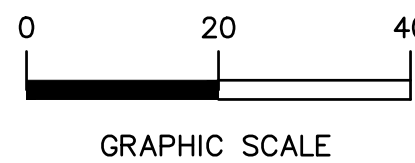
THIS SURVEY WAS PREPARED UTILIZING A PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, FILE NUMBER FNL-006180112, DATED MAY 13, 2019 AT 07:30 AM. PLOTTABLE EXCEPTIONS ARE SHOWN HEREON. SITE MAY BE AFFECTED BY NON-PLOTTABLE EASEMENTS OR AGREEMENTS. SEE TITLE REPORT FOR PARTICULARS.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

DAVID JUNGMAN, P.L.S. 9267

03/28/2022
DATE



SEE C1.2 FOR CONTINUATION

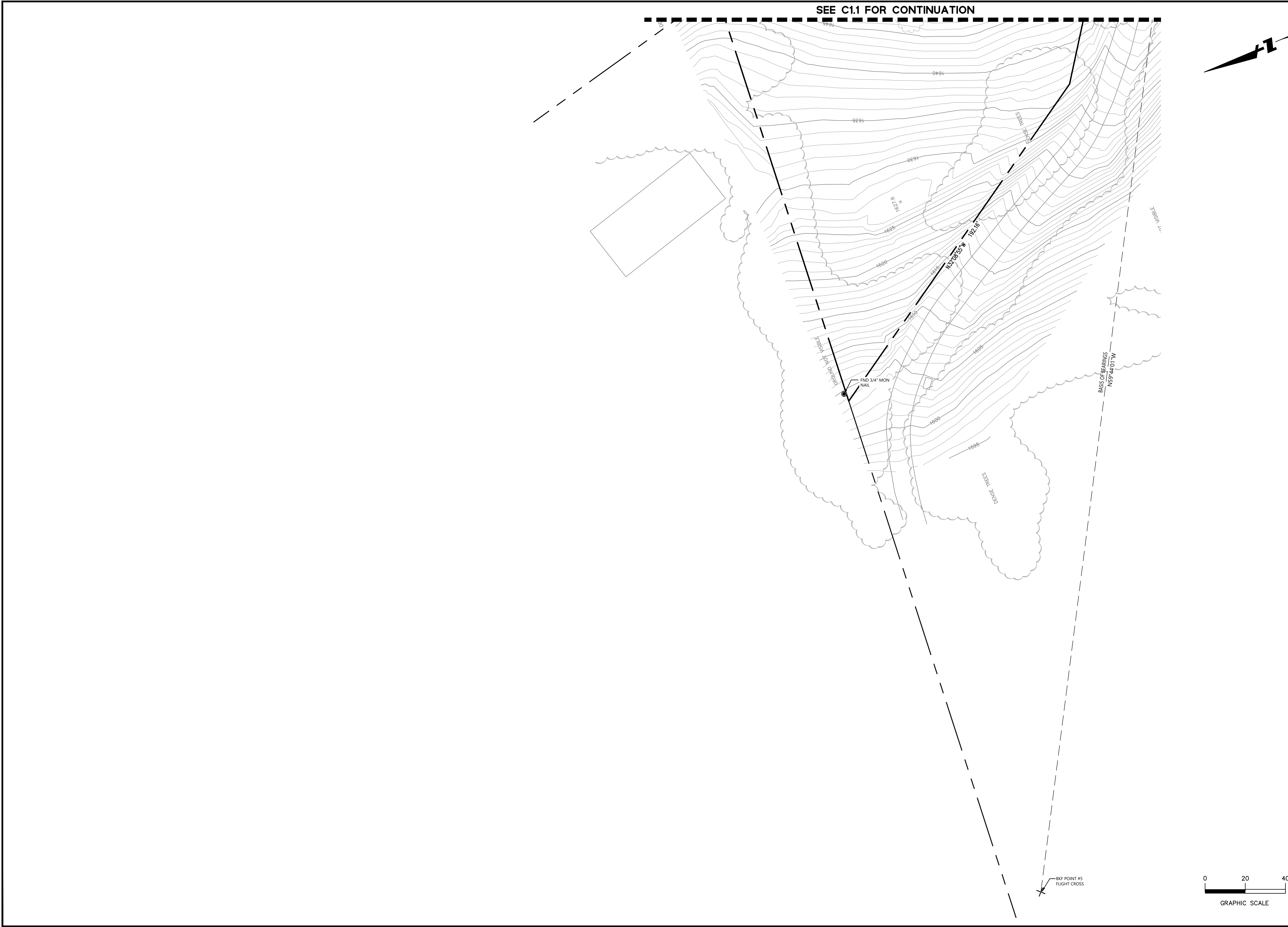
CALIFORNIA

SAN MATEO COUNTY

WOODSIDE

Date	04/04/2022	No.	Revisions	Date
Scale	1" = 20'	1	PLAN CHECK COMMENTS	09/02/2022
Design	CW	2	PLAN CHECK COMMENTS	11/14/2022
Drawn	AHM	3	BUILDING PERMIT SET	12/19/2022
Approved	DUL			
Job No.	20211523-10			

Drawing Number:
C1.2
OF





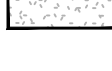
Date	04/04/2022	No.	Revisions	Date
Scale	1" = 20'	1	PLAN CHECK COMMENTS	09/02/2022
Design	CW	2	PLAN CHECK COMMENTS	11/14/2022
Drawn	AHM	3	BUILDING PERMIT SET	12/19/2022
Approved	DJL			
Job No.	20211523-10			

GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT 5% FOR A DISTANCE OF 10', WHERE POSSIBLE, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASECOURSE OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
7. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
8. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
11. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE OUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
13. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
14. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

PAVEMENT/HATCH LEGEND:

SEE GEOTECHNICAL REPORT FOR EXACT RECOMMENDATION FOR GRADING OPERATIONS AND OVEREXCAVATION ON-SITE.

	CONCRETE COURT	SEE ARCHITECTURAL PLANS
	WALKWAY CONCRETE	SEE ARCHITECTURAL PLANS
	GRAVEL DRIVEWAY	3" CRUSHED GRAVEL OVER 6" CALTRANS CLASS 2 AGGREGATE COMPACTED TO 95% RELATIVE COMPACTION WITH STEEL HEADER
	DECOMPOSED GRANITE PATH	DECOMPOSED GRANITE WITH STEEL HEADER

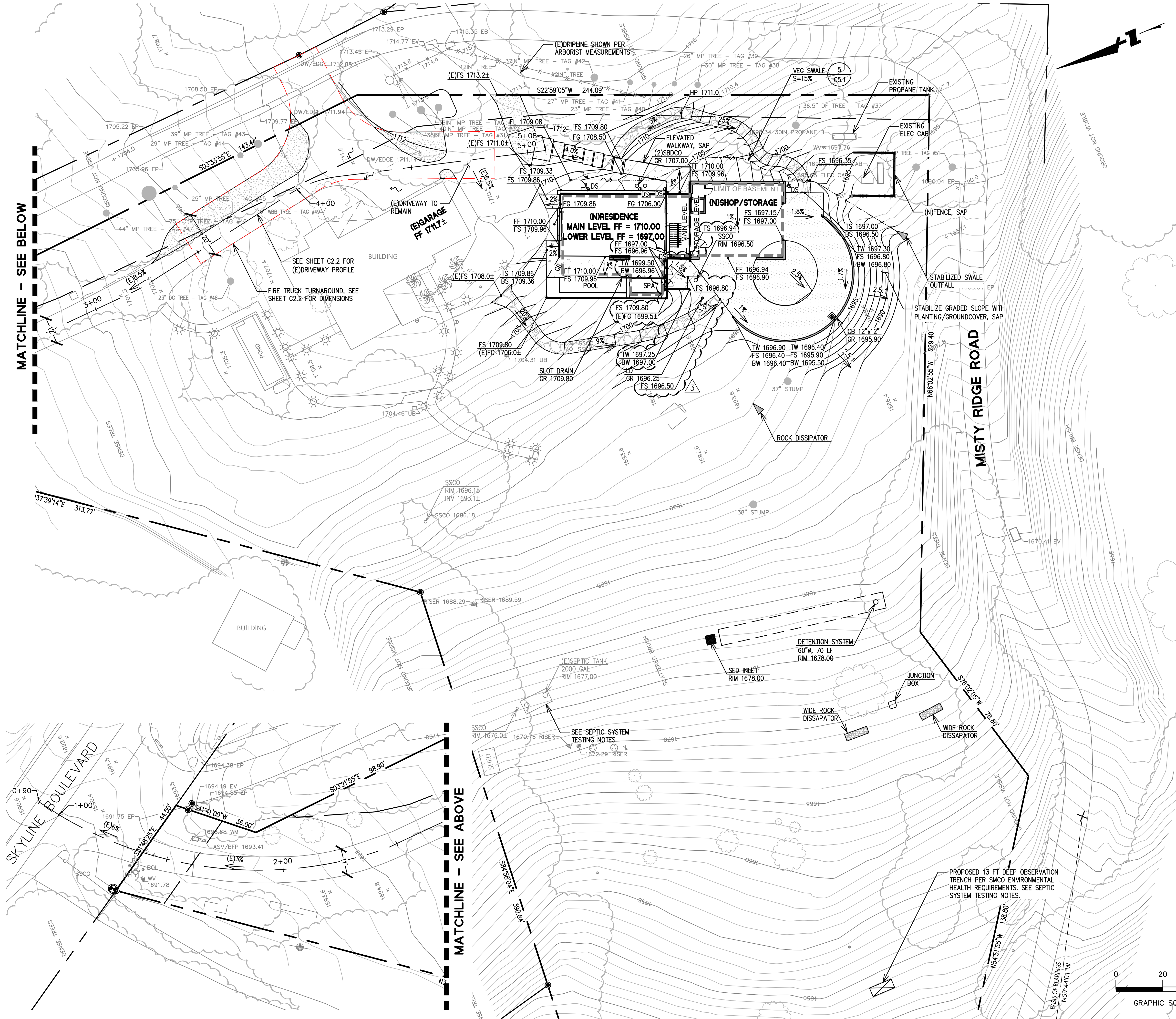
PAVEMENT NOTES:

1. PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER
2. COLOR AND FINISH OF CONCRETE TO BE SPECIFIED BY ARCHITECT.
3. SEE LANDSCAPE PLANS FOR ALL WALKWAY FINISHES AND MATERIALS

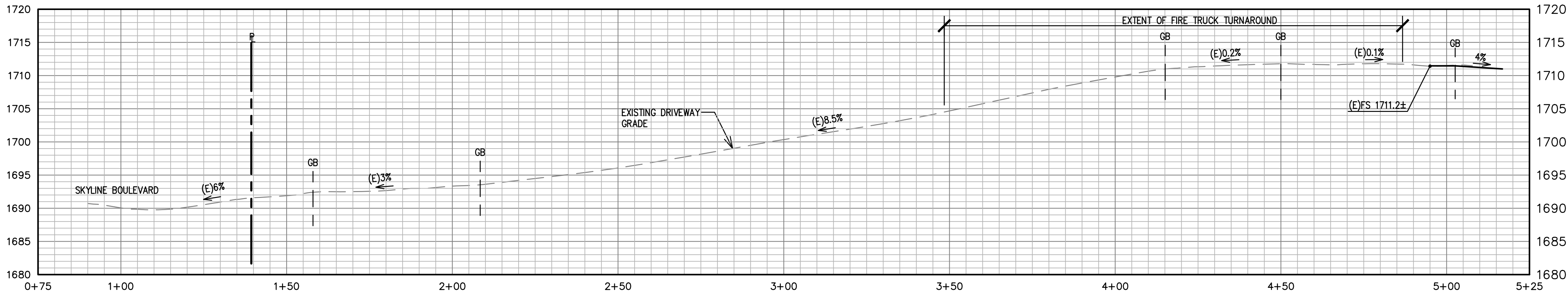
SEE SHEETS CO.0
AND CO.1 FOR
NOTES AND
LEGENDS



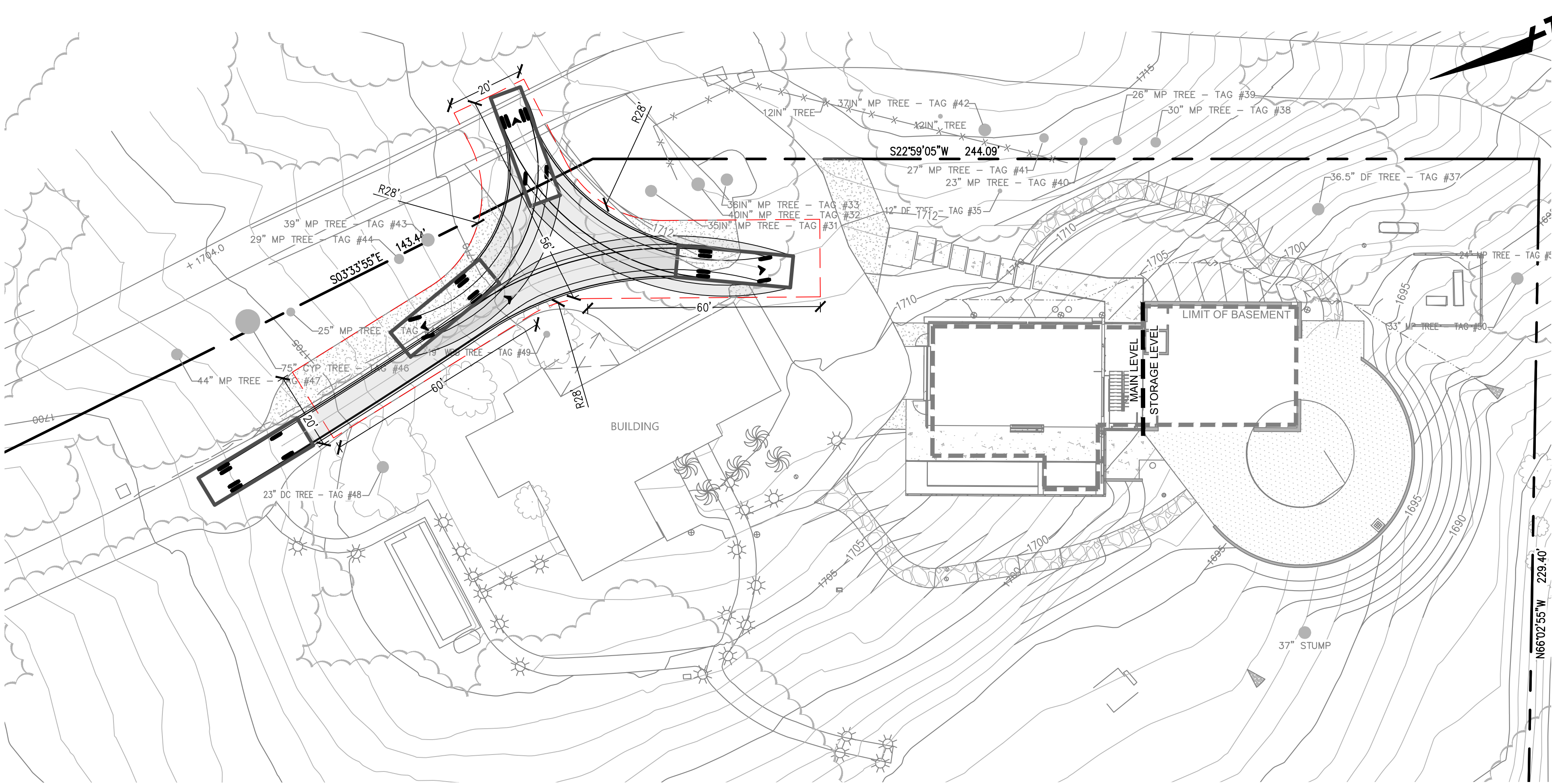
Know what's **below**.
Call before you dig.



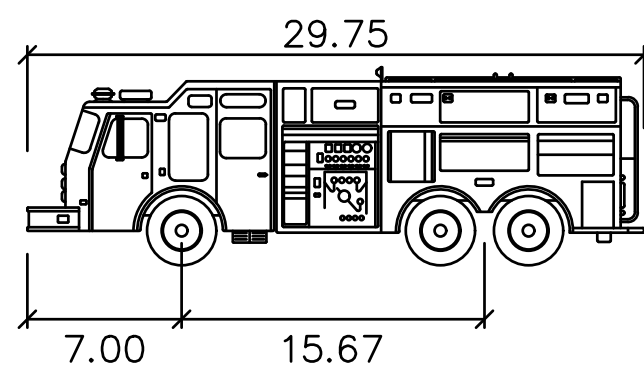
DRAWING NAME: K:\2021\211523_12400_Skyline_Bldg\ENG\skysheets.dwg
PLOT DATE: 12-19-22 PLOTTED BY: hemo



CL DRIVEWAY PROFILE
HORZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'
SEE SHEET C2.1 FOR STATIONING

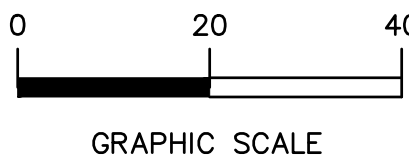


FIRE TRUCK TURNAROUND
SCALE: 1" = 20'



RWCFD Engine

Width	: 8.17
Track	: 7.25
Lock to Lock Time	: 6.0
Steering Angle	: 35.2



**SEE SHEETS C0.0
AND C0.1 FOR
NOTES AND
LEGENDS**



Date	Revisions	No.	Date
09/02/2022	PLAN CHECK COMMENTS	1	04/04/2022
11/14/2022	PLAN CHECK COMMENTS	2	
12/19/2022	BUILDING PERMIT SET	3	

Drawing Number: **C2.2**

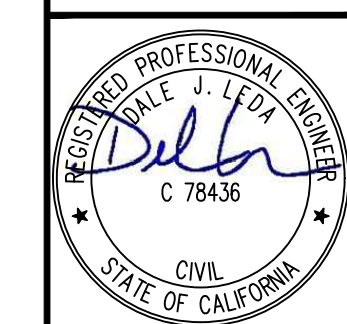
OF

DRIVEWAY PROFILE/FIRE TURNAROUND
12400 SKYLINE BOULEVARD

WOODSIDE
SAN MATEO COUNTY
CALIFORNIA



© BKF Engineers
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 422-6300
www.bkf.com



Date	Revisions	No.
09/02/2022	PLAN CHECK COMMENTS	1
11/14/2022	PLAN CHECK COMMENTS	2
12/19/2022	BUILDING PERMIT SET	3
04/04/2022	PLAN CHECK COMMENTS	4
09/02/2022	PLAN CHECK COMMENTS	5
11/14/2022	PLAN CHECK COMMENTS	6
12/19/2022	BUILDING PERMIT SET	7
04/04/2022	PLAN CHECK COMMENTS	8
09/02/2022	PLAN CHECK COMMENTS	9
11/14/2022	PLAN CHECK COMMENTS	10
12/19/2022	BUILDING PERMIT SET	11
04/04/2022	PLAN CHECK COMMENTS	12
09/02/2022	PLAN CHECK COMMENTS	13
11/14/2022	PLAN CHECK COMMENTS	14
12/19/2022	BUILDING PERMIT SET	15
04/04/2022	PLAN CHECK COMMENTS	16
09/02/2022	PLAN CHECK COMMENTS	17
11/14/2022	PLAN CHECK COMMENTS	18
12/19/2022	BUILDING PERMIT SET	19
04/04/2022	PLAN CHECK COMMENTS	20
09/02/2022	PLAN CHECK COMMENTS	21
11/14/2022	PLAN CHECK COMMENTS	22
12/19/2022	BUILDING PERMIT SET	23
04/04/2022	PLAN CHECK COMMENTS	24
09/02/2022	PLAN CHECK COMMENTS	25
11/14/2022	PLAN CHECK COMMENTS	26
12/19/2022	BUILDING PERMIT SET	27
04/04/2022	PLAN CHECK COMMENTS	28
09/02/2022	PLAN CHECK COMMENTS	29
11/14/2022	PLAN CHECK COMMENTS	30
12/19/2022	BUILDING PERMIT SET	31
04/04/2022	PLAN CHECK COMMENTS	32
09/02/2022	PLAN CHECK COMMENTS	33
11/14/2022	PLAN CHECK COMMENTS	34
12/19/2022	BUILDING PERMIT SET	35
04/04/2022	PLAN CHECK COMMENTS	36
09/02/2022	PLAN CHECK COMMENTS	37
11/14/2022	PLAN CHECK COMMENTS	38
12/19/2022	BUILDING PERMIT SET	39
04/04/2022	PLAN CHECK COMMENTS	40
09/02/2022	PLAN CHECK COMMENTS	41
11/14/2022	PLAN CHECK COMMENTS	42
12/19/2022	BUILDING PERMIT SET	43
04/04/2022	PLAN CHECK COMMENTS	44
09/02/2022	PLAN CHECK COMMENTS	45
11/14/2022	PLAN CHECK COMMENTS	46
12/19/2022	BUILDING PERMIT SET	47
04/04/2022	PLAN CHECK COMMENTS	48
09/02/2022	PLAN CHECK COMMENTS	49
11/14/2022	PLAN CHECK COMMENTS	50
12/19/2022	BUILDING PERMIT SET	51
04/04/2022	PLAN CHECK COMMENTS	52
09/02/2022	PLAN CHECK COMMENTS	53
11/14/2022	PLAN CHECK COMMENTS	54
12/19/2022	BUILDING PERMIT SET	55
04/04/2022	PLAN CHECK COMMENTS	56
09/02/2022	PLAN CHECK COMMENTS	57
11/14/2022	PLAN CHECK COMMENTS	58
12/19/2022	BUILDING PERMIT SET	59
04/04/2022	PLAN CHECK COMMENTS	60
09/02/2022	PLAN CHECK COMMENTS	61
11/14/2022	PLAN CHECK COMMENTS	62
12/19/2022	BUILDING PERMIT SET	63
04/04/2022	PLAN CHECK COMMENTS	64
09/02/2022	PLAN CHECK COMMENTS	65
11/14/2022	PLAN CHECK COMMENTS	66
12/19/2022	BUILDING PERMIT SET	67
04/04/2022	PLAN CHECK COMMENTS	68
09/02/2022	PLAN CHECK COMMENTS	69
11/14/2022	PLAN CHECK COMMENTS	70
12/19/2022	BUILDING PERMIT SET	71
04/04/2022	PLAN CHECK COMMENTS	72
09/02/2022	PLAN CHECK COMMENTS	73
11/14/2022	PLAN CHECK COMMENTS	74
12/19/2022	BUILDING PERMIT SET	75
04/04/2022	PLAN CHECK COMMENTS	76
09/02/2022	PLAN CHECK COMMENTS	77
11/14/2022	PLAN CHECK COMMENTS	78
12/19/2022	BUILDING PERMIT SET	79
04/04/2022	PLAN CHECK COMMENTS	80
09/02/2022	PLAN CHECK COMMENTS	81
11/14/2022	PLAN CHECK COMMENTS	82
12/19/2022	BUILDING PERMIT SET	83
04/04/2022	PLAN CHECK COMMENTS	84
09/02/2022	PLAN CHECK COMMENTS	85
11/14/2022	PLAN CHECK COMMENTS	86
12/19/2022	BUILDING PERMIT SET	87
04/04/2022	PLAN CHECK COMMENTS	88
09/02/2022	PLAN CHECK COMMENTS	89
11/14/2022	PLAN CHECK COMMENTS	90
12/19/2022	BUILDING PERMIT SET	91
04/04/2022	PLAN CHECK COMMENTS	92
09/02/2022	PLAN CHECK COMMENTS	93
11/14/2022	PLAN CHECK COMMENTS	94
12/19/2022	BUILDING PERMIT SET	95
04/04/2022	PLAN CHECK COMMENTS	96
09/02/2022	PLAN CHECK COMMENTS	97
11/14/2022	PLAN CHECK COMMENTS	98
12/19/2022	BUILDING PERMIT SET	99
04/04/2022	PLAN CHECK COMMENTS	100

STORM DRAIN NOTES:

- PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH CITY/TOWN STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
- ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
- FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
- DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
- ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

WATER SYSTEM NOTES:

- MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
- WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
- WATER LINES ARE SHOWN SCHEMATICALLY, CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
- ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/TOWN OR APPLICABLE WATER DISTRICT STANDARDS.
- CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY/TOWN. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY/TOWN WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
- CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY/TOWN'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
- CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY/TOWN STANDARD, AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
- ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
- INSTALL CITY/TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

SEPTIC SYSTEM TESTING NOTES:

- IN ACCORDANCE WITH SAN MATEO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REQUIREMENTS THE EXISTING 2,000 GALLON SEPTIC TANK SHALL BE PUMPED AND EVALUATED BY A COUNTY CERTIFIED PUMPER.
- THE EXISTING DISPERSAL/DRAINFIELD SHALL ALSO BE WATER TESTED PER COUNTY STANDARDS.
- RESULTS OF ABOVE TESTING SHALL BE SUBMITTED TO SAN MATEO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO PERMIT ISSUANCE.
- ADDITIONALLY, A DEEP HOLE TEST PIT IS REQUIRED IN THE AREA OF DESIGNATED RESERVE DRAINFIELD AS SHOWN ON PLANS TO EVALUATE POTENTIAL FOR HIGH GROUNDWATER.
- DEEP TEST PIT SHALL BE OBSERVED BY A REGISTERED PROFESSIONAL AND REVIEWED ONSITE BY ENVIRONMENTAL HEALTH DEPARTMENT STAFF.

STORM DRAIN PIPE LEGEND

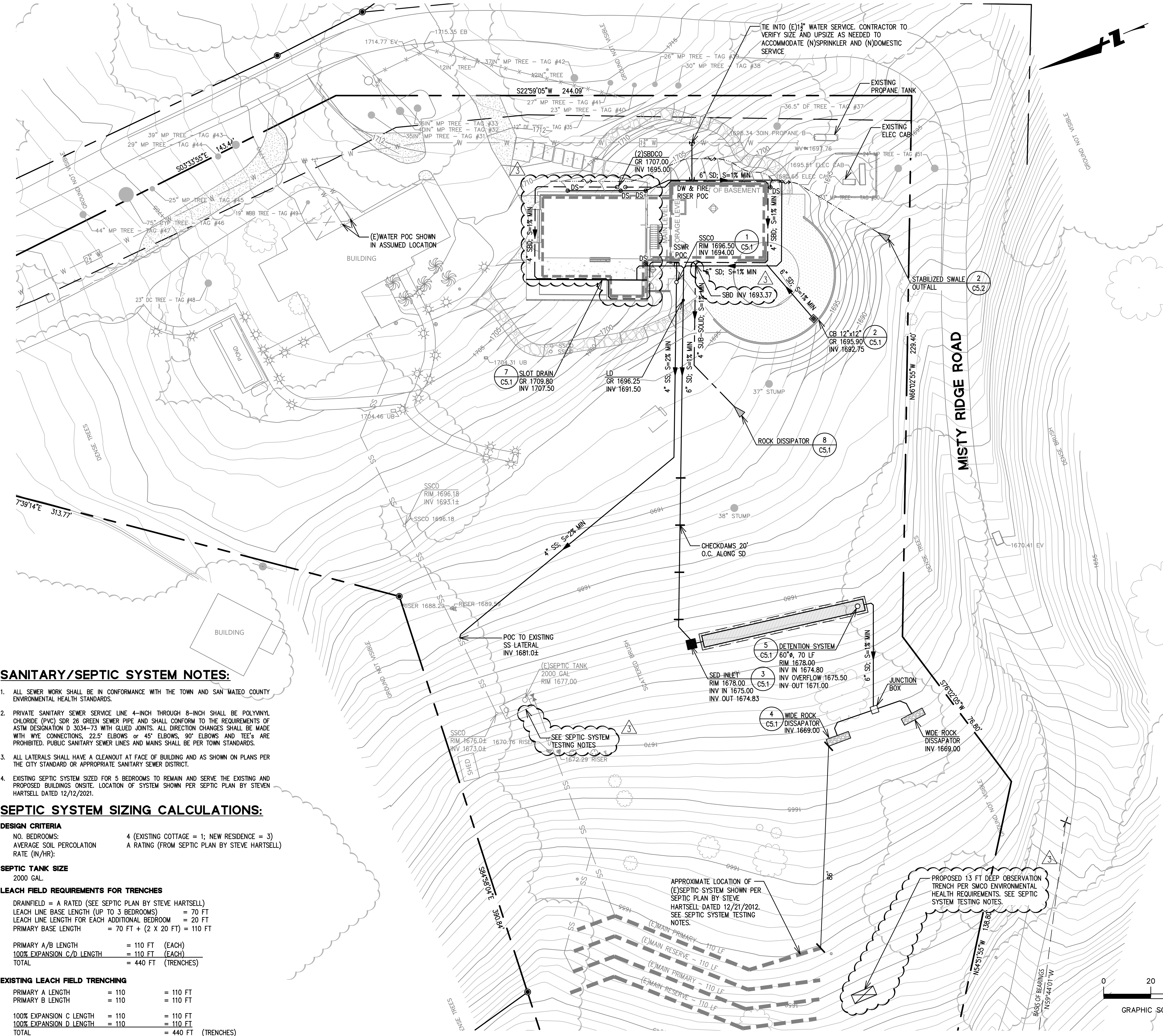
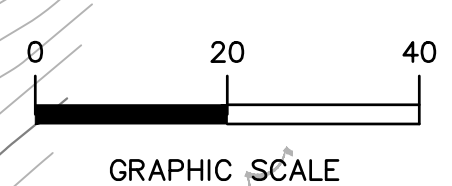
NOTE: KEEP SURFACE AND CRAWLSPACE STORM DRAIN SYSTEM SEPARATE FROM PERFORATED AND SOLID SUBSURFACE SYSTEMS

6" SD	SURFACE STORM DRAIN LANDSCAPE, AREA DRAINS, ETC. (S=1% UNLESS OTHERWISE INDICATED)
4" SBD	PERFORATED SUB-SURFACE BASEMENT, RETAINING WALL (S=1% MIN AT WALLS AND BUILDING PERIMETER)
4" SUB-SOLID	SOLID SUB-SURFACE RETAINING WALL, BASEMENT (S=1% MIN)

SEE SHEETS C0.0
AND C0.1 FOR
NOTES AND
LEGENDS



Know what's below.
Call before you dig.



SANITARY/SEPTIC SYSTEM NOTES:

- ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE TOWN AND SAN MATEO COUNTY ENVIRONMENTAL HEALTH STANDARDS.
- PRIVATE SANITARY SEWER SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED. PUBLIC SANITARY SEWER LINES AND MAINS SHALL BE PER TOWN STANDARDS.
- ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
- EXISTING SEPTIC SYSTEM SIZED FOR 5 BEDROOMS TO REMAIN AND SERVE THE EXISTING AND PROPOSED BUILDINGS ONSITE. LOCATION OF SYSTEM SHOWN PER SEPTIC PLAN BY STEVEN HARTSELL DATED 12/12/2021.

SEPTIC SYSTEM SIZING CALCULATIONS:

DESIGN CRITERIA	
NO. BEDROOMS:	4 (EXISTING COTTAGE = 1; NEW RESIDENCE = 3)
AVERAGE SOIL PERCOLATION RATE (IN/HR):	A RATING (FROM SEPTIC PLAN BY STEVE HARTSELL)
SEPTIC TANK SIZE	
2000 GAL.	
LEACH FIELD REQUIREMENTS FOR TRENCHES	
DRAINFIELD = A RATED (SEE SEPTIC PLAN BY STEVE HARTSELL)	
LEACH LINE BASE LENGTH (UP TO 3 BEDROOMS)	= 70 FT
LEACH LINE LENGTH FOR EACH ADDITIONAL BEDROOM	= 20 FT
PRIMARY BASE LENGTH	= 70 FT + (2 X 20 FT) = 110 FT
PRIMARY A/B LENGTH	= 110 FT (EACH)
100% EXPANSION C/D LENGTH	= 110 FT (EACH)
TOTAL	= 440 FT (TRENCHES)
EXISTING LEACH FIELD TRENCHING	
PRIMARY A LENGTH	= 110 FT
PRIMARY B LENGTH	= 110 FT
100% EXPANSION C LENGTH	= 110 FT
100% EXPANSION D LENGTH	= 110 FT
TOTAL	= 440 FT (TRENCHES)

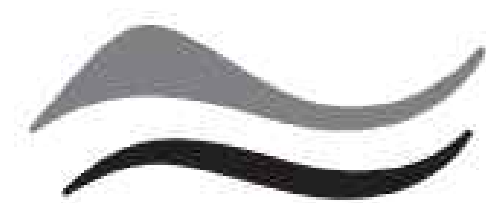


Date	Revisions	No.	Date
09/02/2022	PLAN CHECK COMMENTS	1	04/04/2022
11/14/2022	PLAN CHECK COMMENTS	2	
12/19/2022	BUILDING PERMIT SET	3	
		4	
		5	

Drawing Number:

C4.2

OF

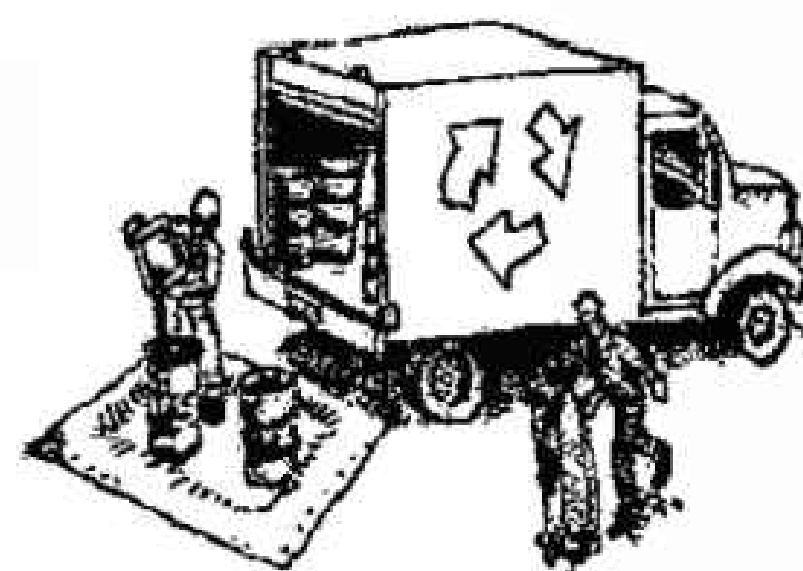


SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**
Clean Water. Healthy Community.

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



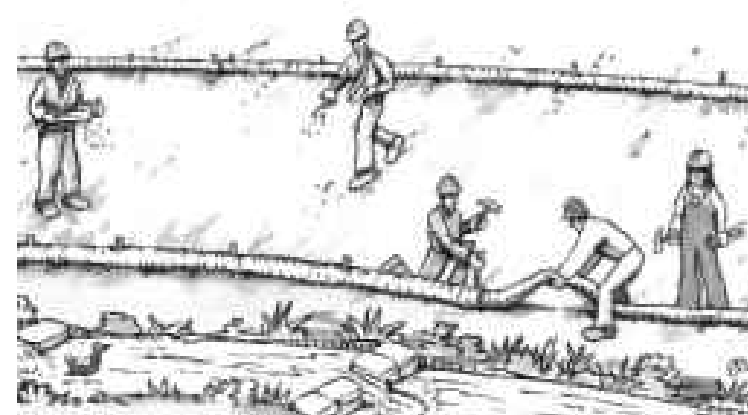
Maintenance and Parking

- ❑ 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

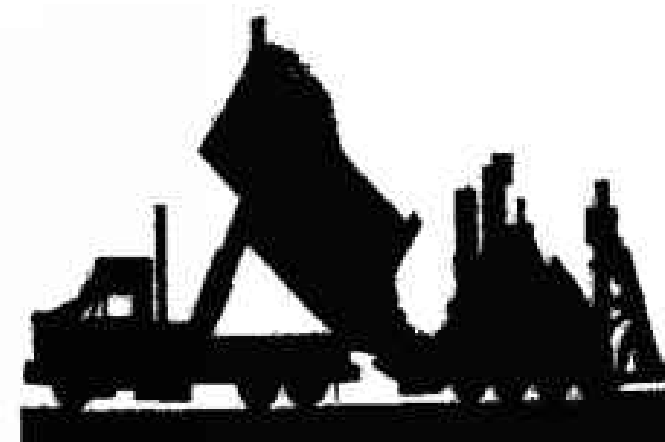


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed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



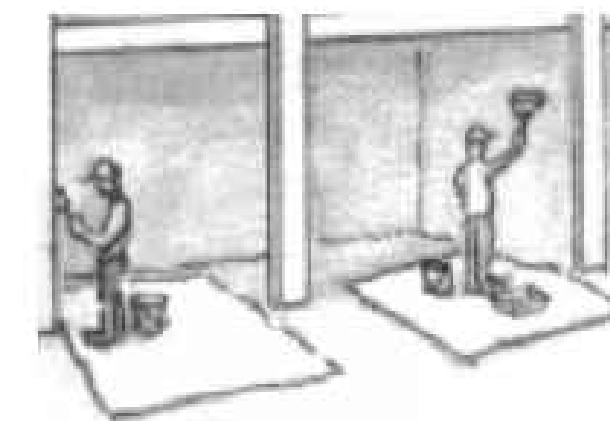
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

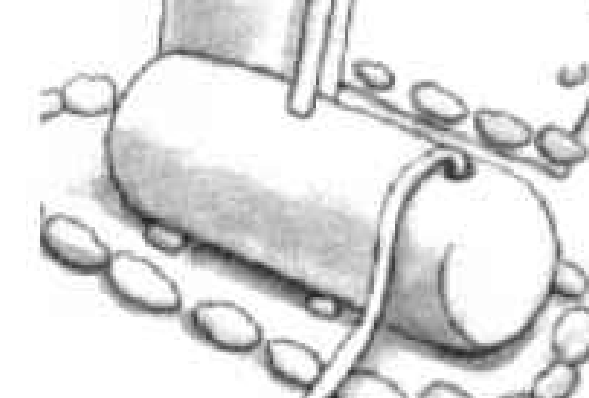
Painting & Paint Removal



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

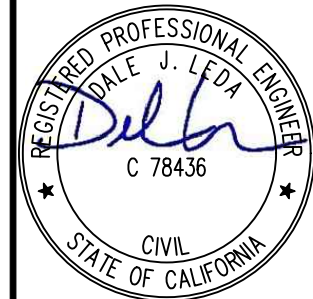


- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from 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.

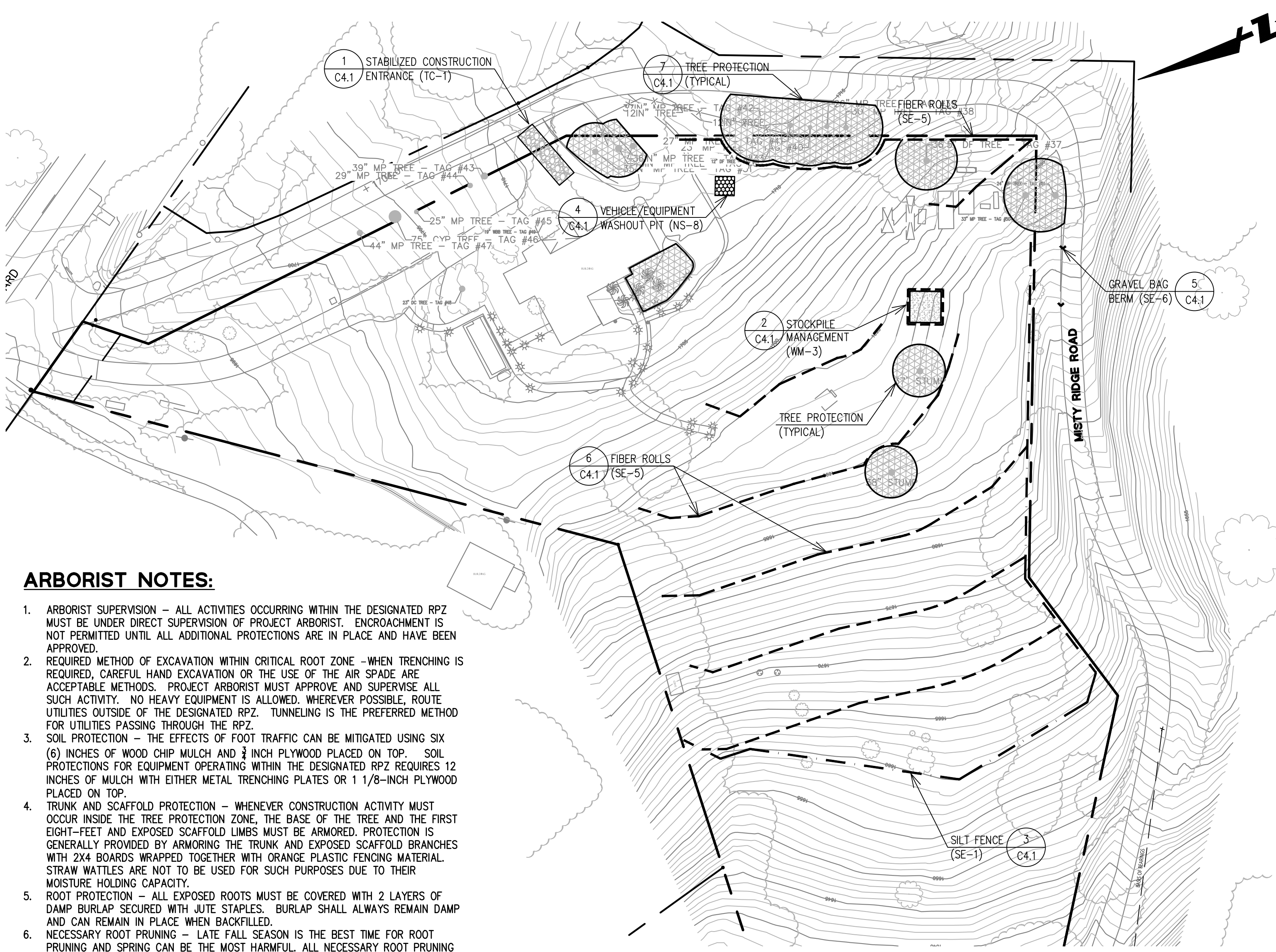
Storm drain polluters may be liable for fines of up to \$10,000 per day!



EROSION CONTROL PLAN
12400 SKYLINE BOULEVARD



No.	Revisions	Date
1	PLAN CHECK COMMENTS	09/02/2022
2	PLAN CHECK COMMENTS	11/14/2022
3	BUILDING PERMIT SET	12/19/2022
4	AS SHOWN	04/04/2023
5	Design	CW
6	Drawn	AHM
7	Approved	DJL
8	Job No	20211523-10



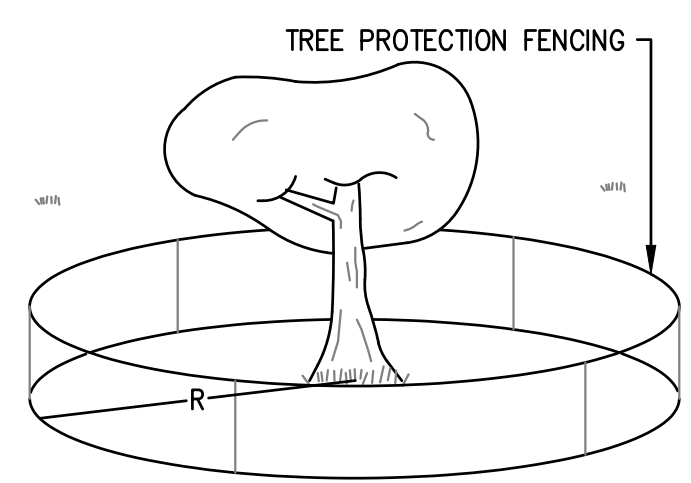
ARBORIST NOTES:

- ARBORIST SUPERVISION – ALL ACTIVITIES OCCURRING WITHIN THE DESIGNATED RPZ MUST BE UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. ENCROACHMENT IS NOT PERMITTED UNTIL ALL ADDITIONAL PROTECTIONS ARE IN PLACE AND HAVE BEEN APPROVED.
- REQUIRED METHOD OF EXCAVATION WITHIN CRITICAL ROOT ZONE –WHEN TRENCHING IS REQUIRED, CAREFUL HAND EXCAVATION OR THE USE OF THE AIR SPADE ARE ACCEPTABLE METHODS. PROJECT ARBORIST MUST APPROVE AND SUPERVISE ALL SUCH ACTIVITY. NO HEAVY EQUIPMENT IS ALLOWED. WHEREVER POSSIBLE, ROUTE UTILITIES OUTSIDE OF THE DESIGNATED RPZ. TUNNELING IS THE PREFERRED METHOD FOR UTILITIES PASSING THROUGH THE RPZ.
- SOIL PROTECTION – THE EFFECTS OF FOOT TRAFFIC CAN BE MITIGATED USING SIX (6) INCHES OF WOOD CHIP MULCH AND 3/4 INCH PLYWOOD PLACED ON TOP. SOIL PROTECTIONS FOR EQUIPMENT OPERATING WITHIN THE DESIGNATED RPZ REQUIRES 12 INCHES OF MULCH WITH EITHER METAL TRENCHING PLATES OR 1 1/8-INCH PLYWOOD PLACED ON TOP.
- TRUNK AND SCAFFOLD PROTECTION – WHENEVER CONSTRUCTION ACTIVITY MUST OCCUR INSIDE THE TREE PROTECTION ZONE, THE BASE OF THE TREE AND THE FIRST EIGHT-FEET AND EXPOSED SCAFFOLD LIMBS MUST BE ARMORED. PROTECTION IS GENERALLY PROVIDED BY ARMORING THE TRUNK AND EXPOSED SCAFFOLD BRANCHES WITH 2X4 BOARDS WRAPPED TOGETHER WITH ORANGE PLASTIC FENCING MATERIAL. STRAW WATTLES ARE NOT TO BE USED FOR SUCH PURPOSES DUE TO THEIR MOISTURE HOLDING CAPACITY.
- ROOT PROTECTION – ALL EXPOSED ROOTS MUST BE COVERED WITH 2 LAYERS OF DAMP BURLAP SECURED WITH JUTE STAPLES. BURLAP SHALL ALWAYS REMAIN DAMP AND CAN REMAIN IN PLACE WHEN BACKFILLED.
- NECESSARY ROOT PRUNING – LATE FALL SEASON IS THE BEST TIME FOR ROOT PRUNING AND SPRING CAN BE THE MOST HARMFUL. ALL NECESSARY ROOT PRUNING AND SHAVING IS CONDUCTED BY PROJECT ARBORIST AFTER THE ROOTS HAVE BEEN EXPOSED WITHOUT DAMAGE.

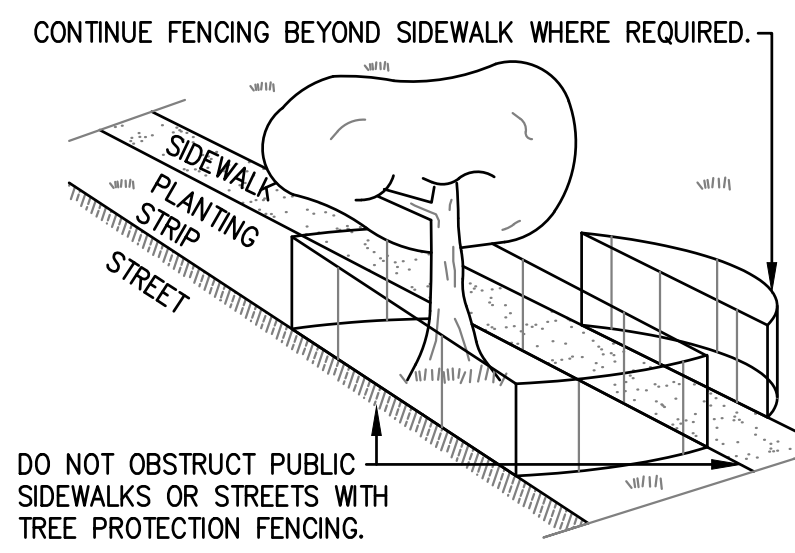
NOTES:

- TREE PROTECTION FENCING (TPF) SHALL BE SET A RADIAL DISTANCE (R) AT THE BASE OF THE TREE, OR EXTENDING TO THE LIMITS OF THE TREE DRIPLINE, WHICHEVER IS GREATER. WHERE FENCING IS NOT POSSIBLE AND CONSTRUCTION ACTIVITIES ENCROACH INTO THE PROTECTED AREA AN ALTERNATIVE PROTECTION SHALL BE IMPLEMENTED, REFER TO ARBORIST REPORT.
- FENCING SHALL CONSIST OF 6 FT MIN. HEIGHT CHAIN LINK FENCE SET ON STEEL POSTS DRIVEN 2 FT INTO GROUND. SPACE FENCE POSTS 10 FT MIN. O.C.
- FENCING MUST BE INSTALLED PRIOR TO ARRIVAL OF MATERIALS, VEHICLES, OR CONSTRUCTION EQUIPMENT.
- ONCE INSTALLED, TPF MUST NOT BE MOVED, EVEN TEMPORARILY, UNLESS APPROVED BY A CERTIFIED ARBORIST, OR WHEN CONSTRUCTION IS COMPLETE.
- NO STOCKPILING OF CONSTRUCTION MATERIALS OR SOIL IS ALLOWED WITHIN TPF.
- NO GRADING, TRENCHING OR SURFACE SCRAPING IS ALLOWED INSIDE THE TPF OF PROTECTED TREES UNLESS SPECIFIED BY A CERTIFIED ARBORIST.
- TRENCHING FOR UNDERGROUND UTILITIES WITHIN THE TPF MUST BE APPROVED BY A CERTIFIED ARBORIST AND BE COMPLETED BY HAND. NO ROOTS ENCOUNTERED SHALL BE CUT WITHOUT APPROVAL OF A CERTIFIED ARBORIST.
- COVER ALL BARE SOILS WITHIN THE TPF. THIS MATERIAL MUST BE 6 TO 8 INCHES IN DEPTH AFTER SPREADING, WHICH MUST BE DONE BY HAND. COURSE WOOD CHIPS ARE PREFERRED.

MIN. RADIAL DISTANCE (R):
 $R = (12) \times \text{TRUNK DIAMETER}$



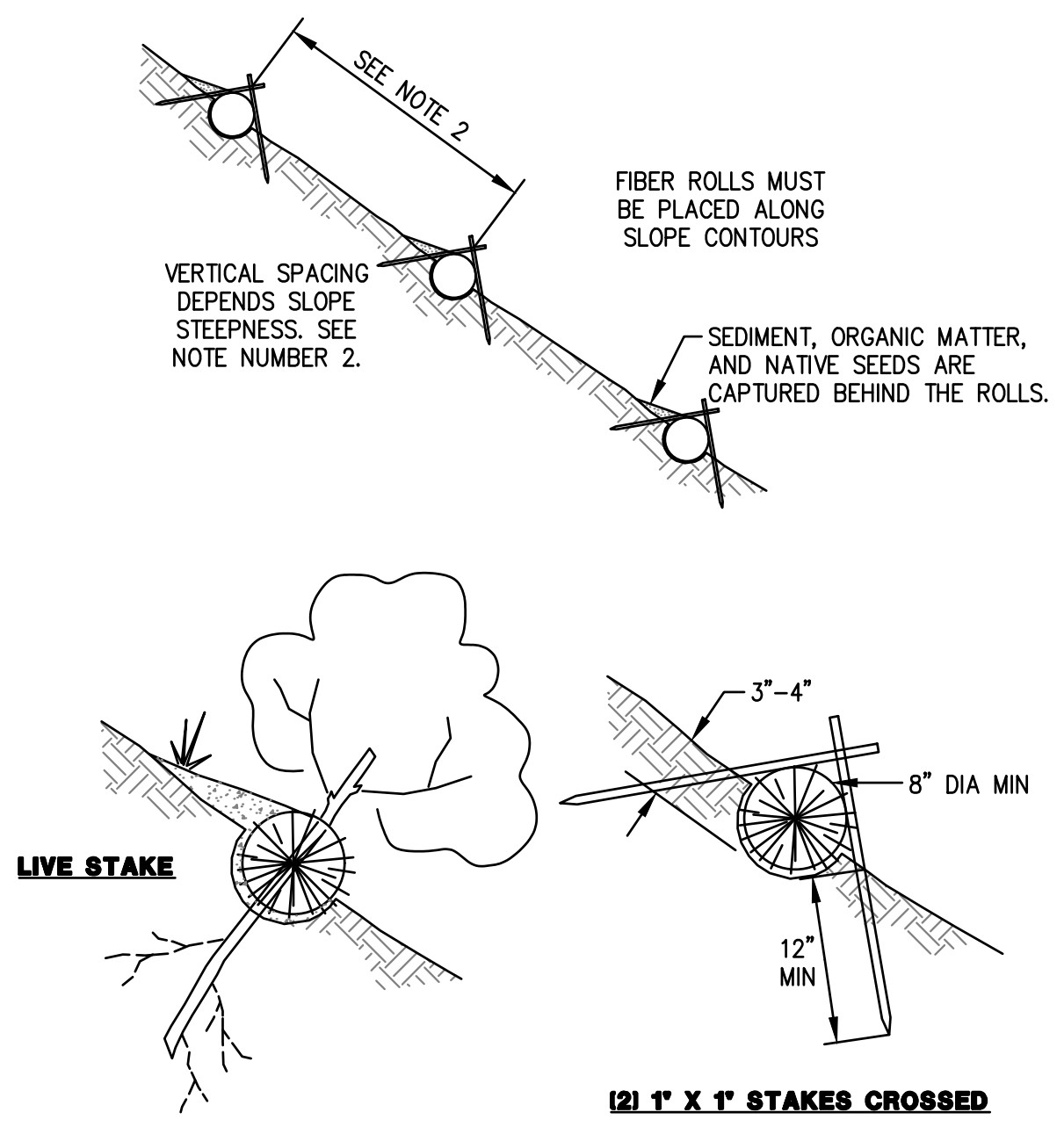
TYPE I - LANDSCAPE ONLY



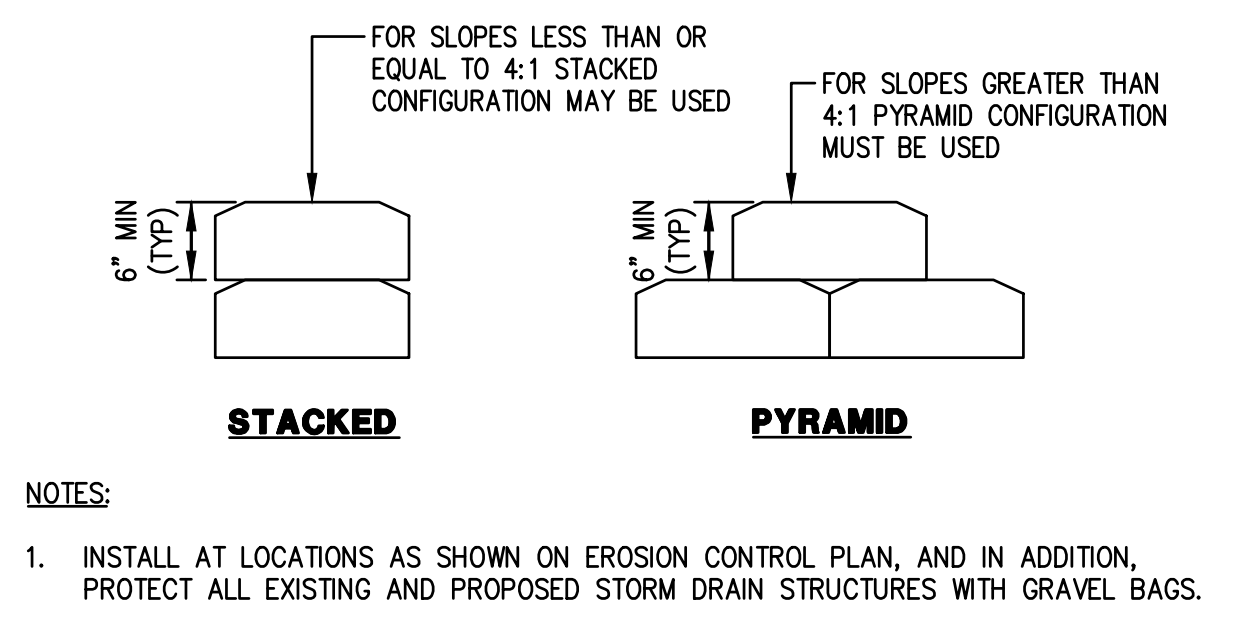
TYPE II - NEAR PUBLIC ROW

7 TREE PROTECTION FENCING
NTS

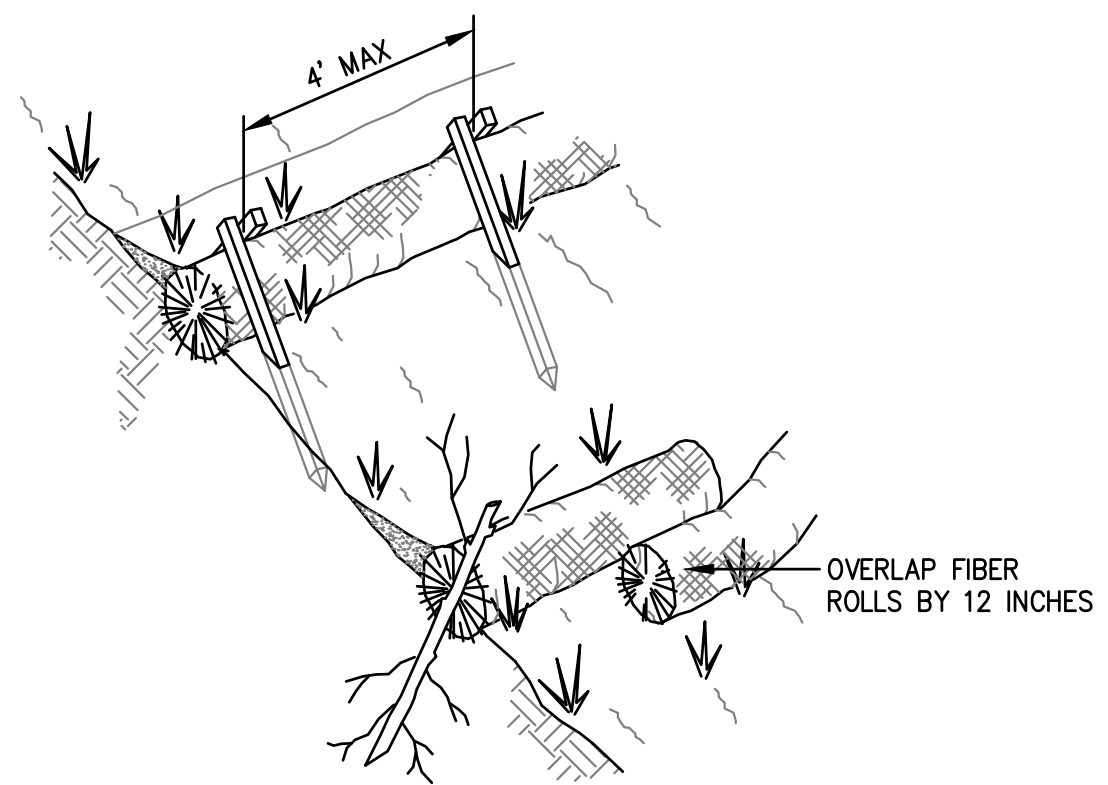
6 FIBER ROLL
NTS



4 VEHICLE/EQUIPMENT WASHOUT PIT
NTS

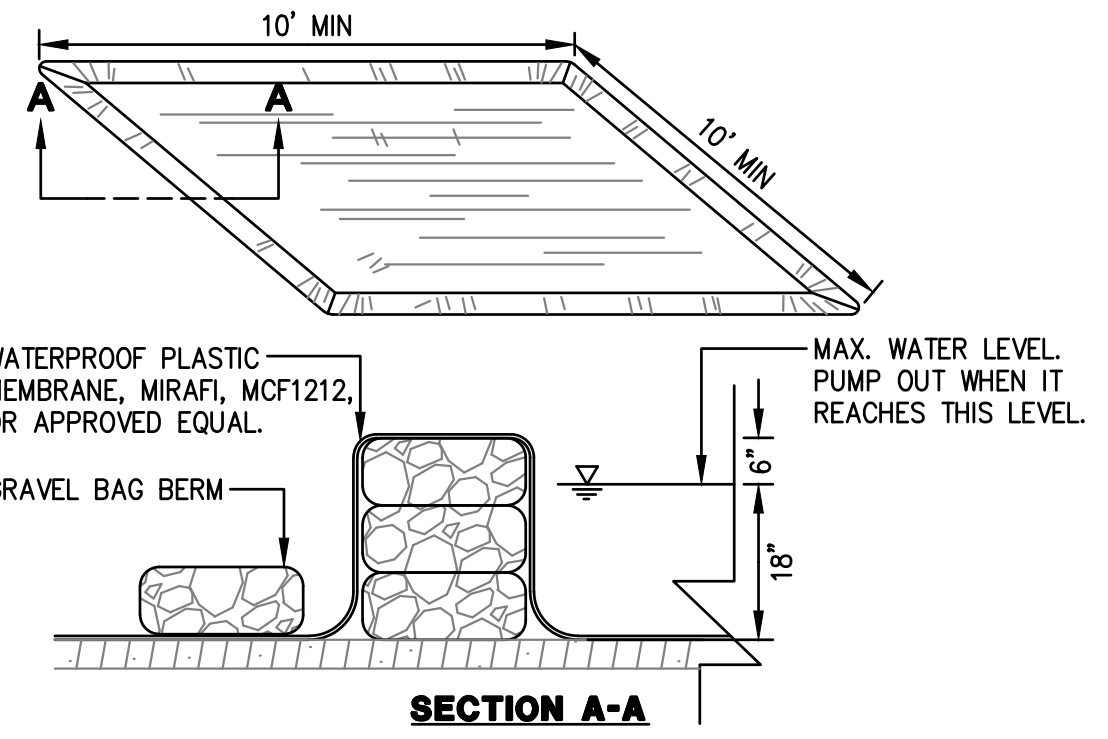


5 GRAVEL BAG BERM
NTS

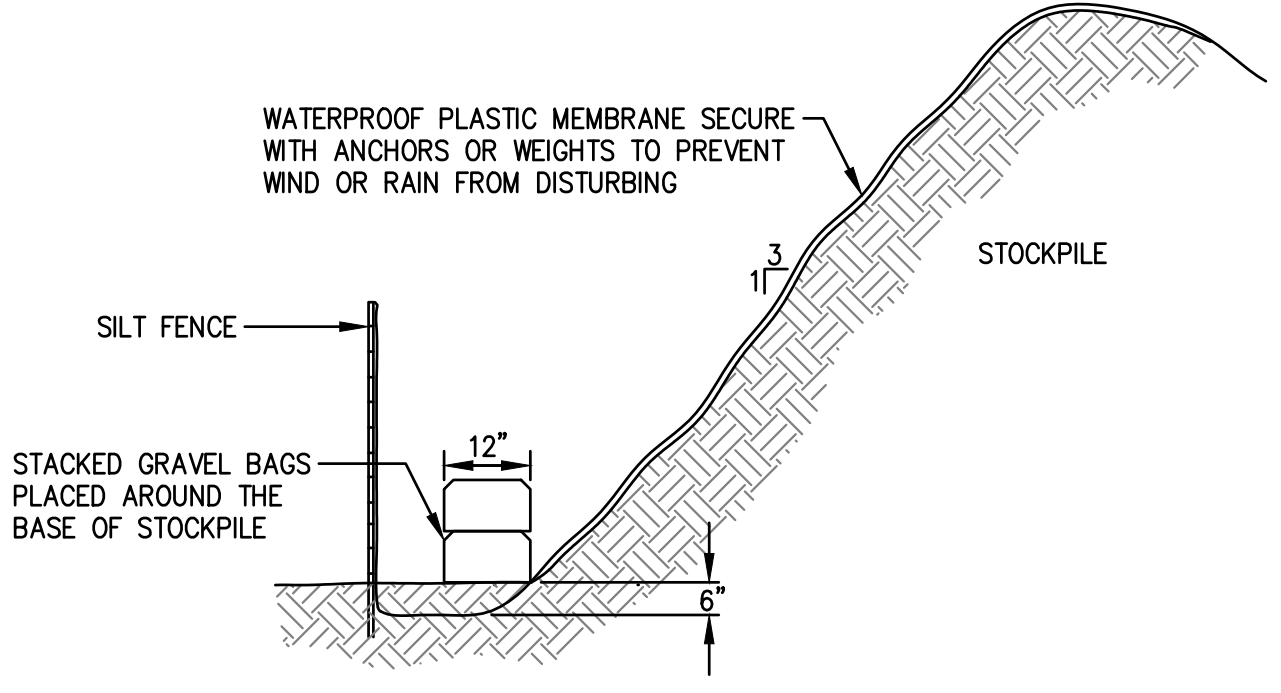


- NOTES:
- FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
 - VERTICAL SPACING FOR SLOPE INSTALLATIONS:
SLOPE OF 2:1 OR GREATER = 10 FEET APART
SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
SLOPE OF 4:1 OR FLATTER = 20 FEET APART
 - INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

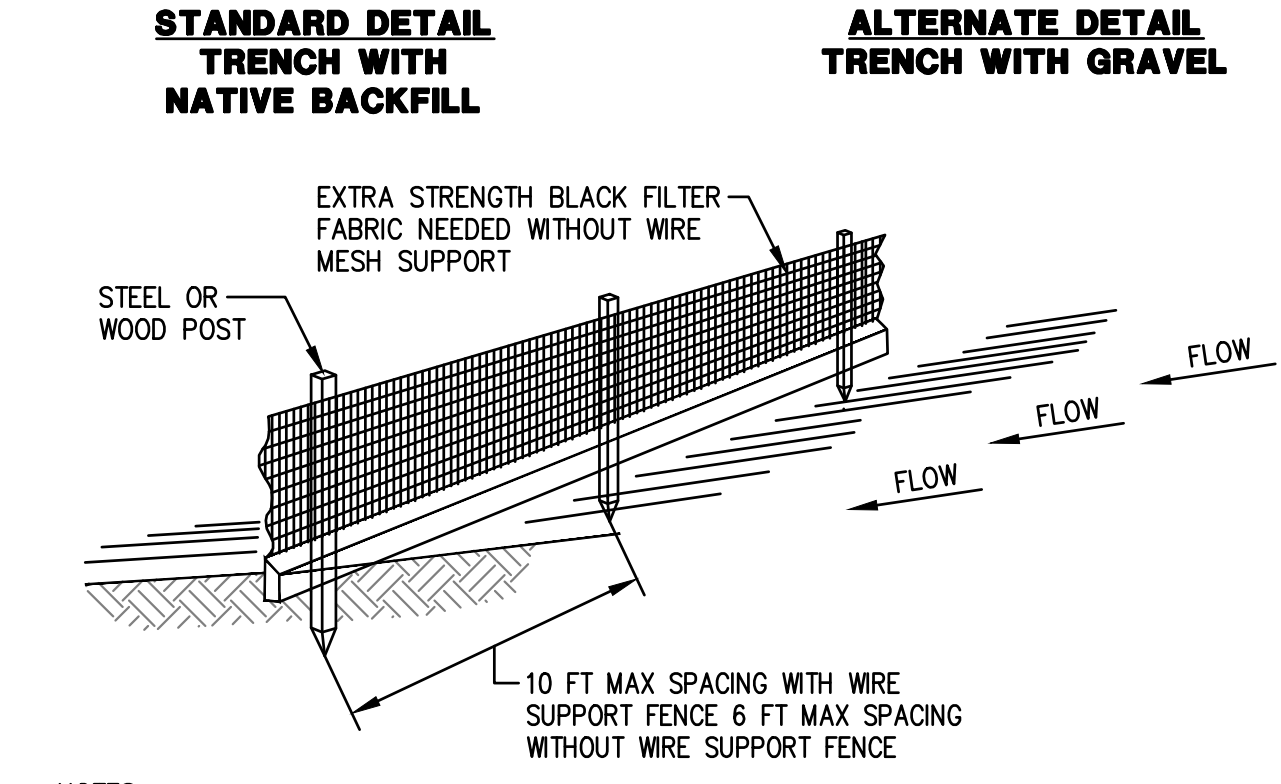
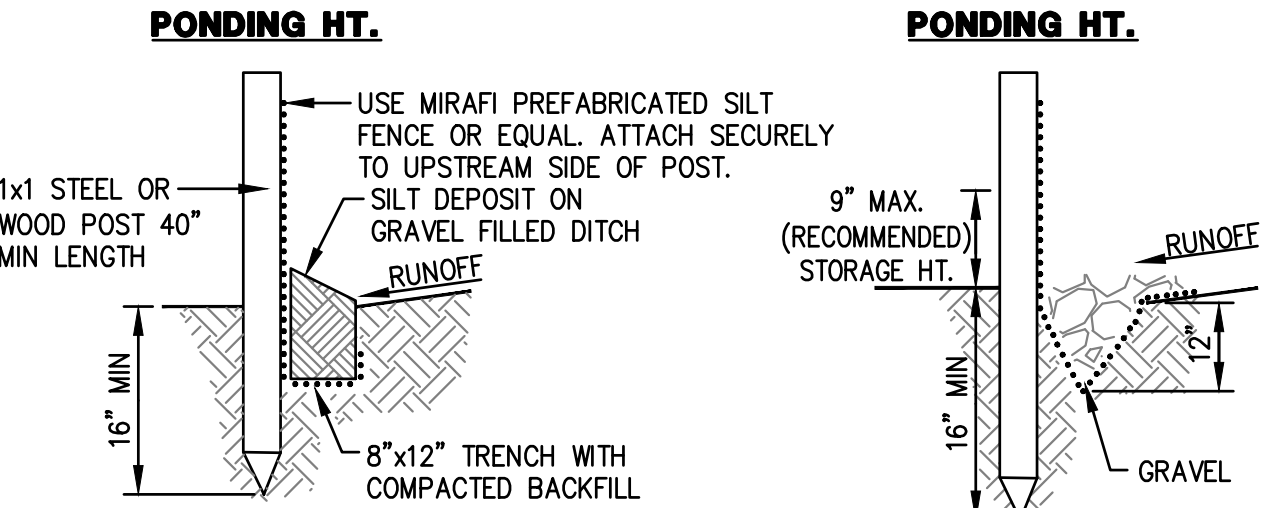
6 FIBER ROLL
NTS



1 STABILIZED CONSTRUCTION ENTRANCE
NTS



2 STOCKPILE COVERING
NTS



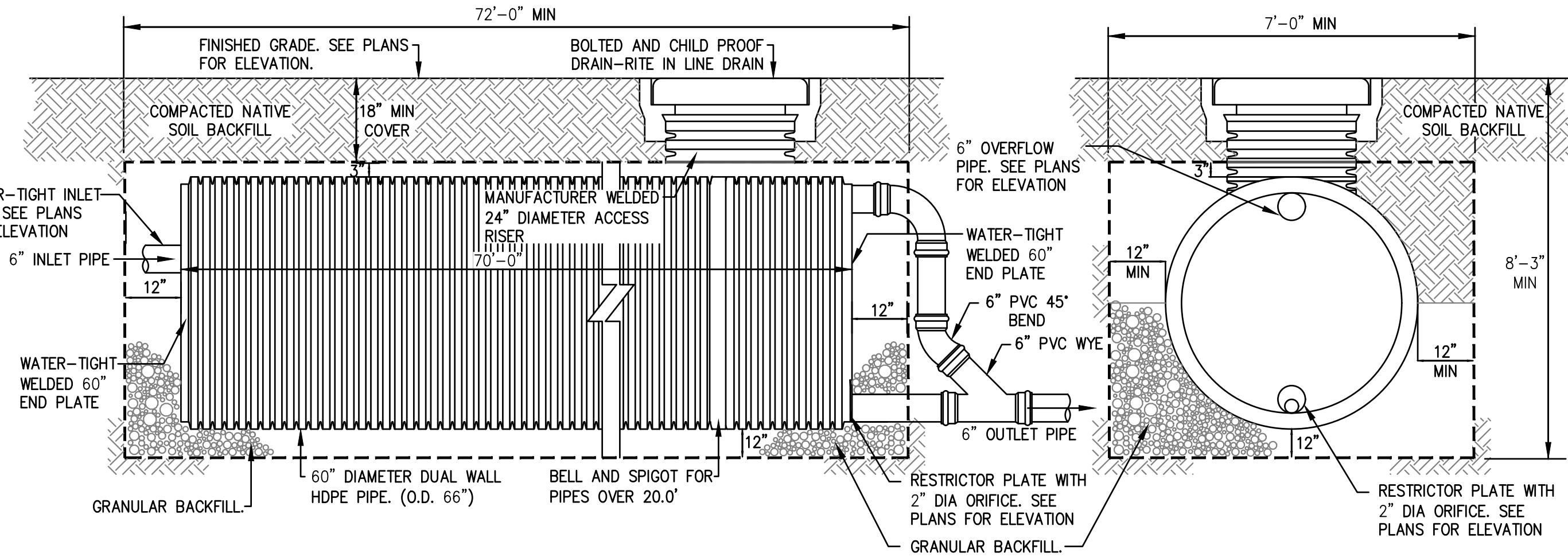
- NOTES:
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

3 SILT FENCE
NTS

SEE SHEETS C.O.0
AND C.O.1 FOR
NOTES AND
LEGENDS

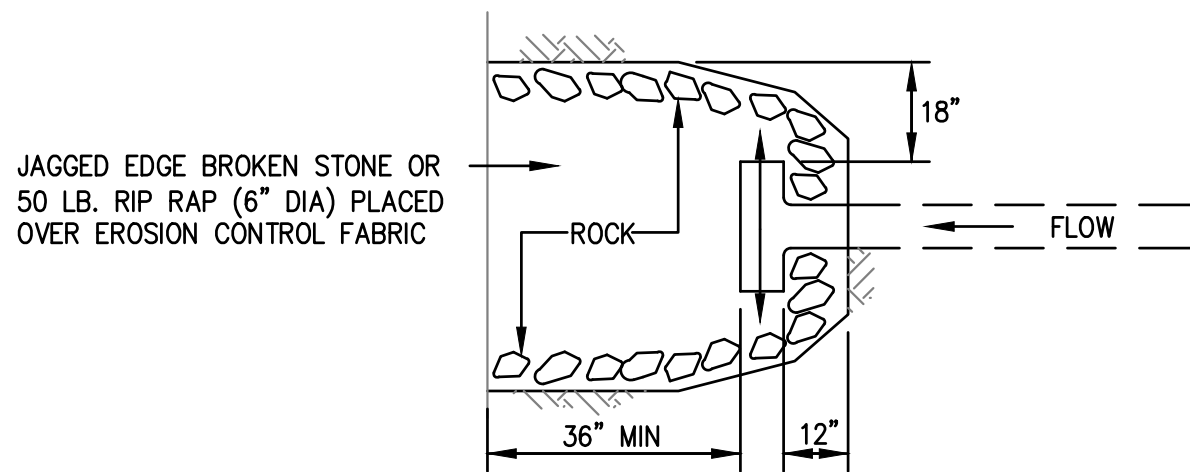


DRAWING NAME: K:\2021\211523_12400_Skyline.Bld\ENG\skysheets.dwg
PLOT DATE: 12-19-22
PLOT BY: hemo

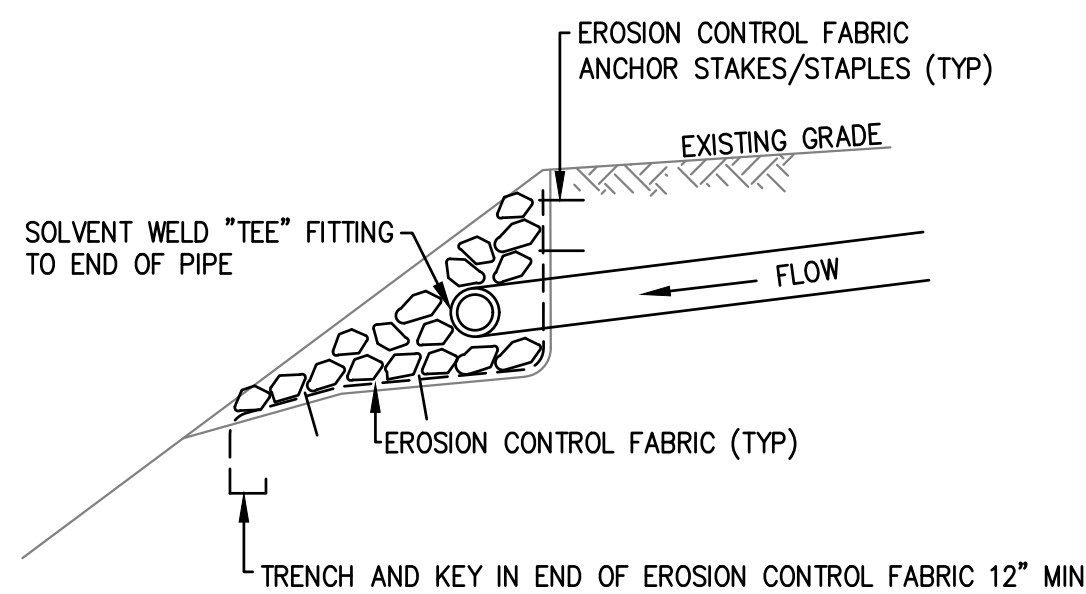


6 DETENTION SYSTEM

NTS



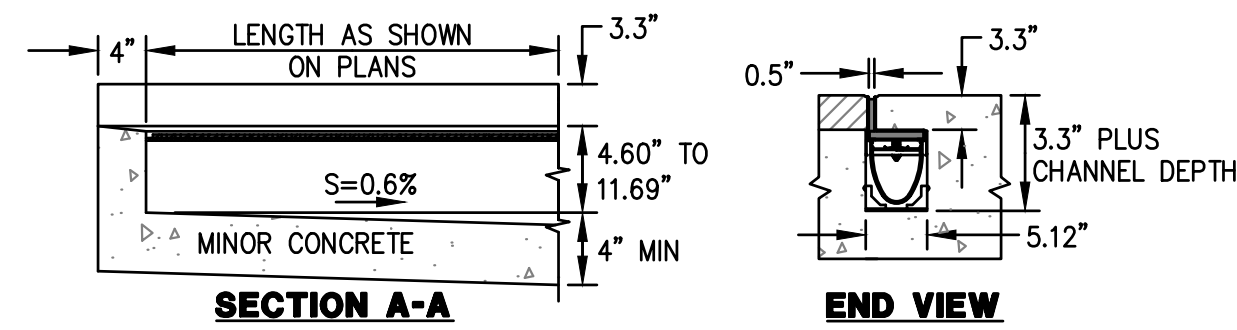
PLAN



SECTION

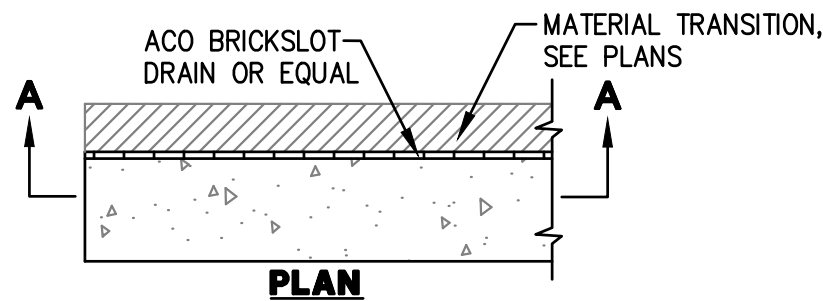
8 ROCK DISSIPATOR

NTS



SECTION A-A

END VIEW



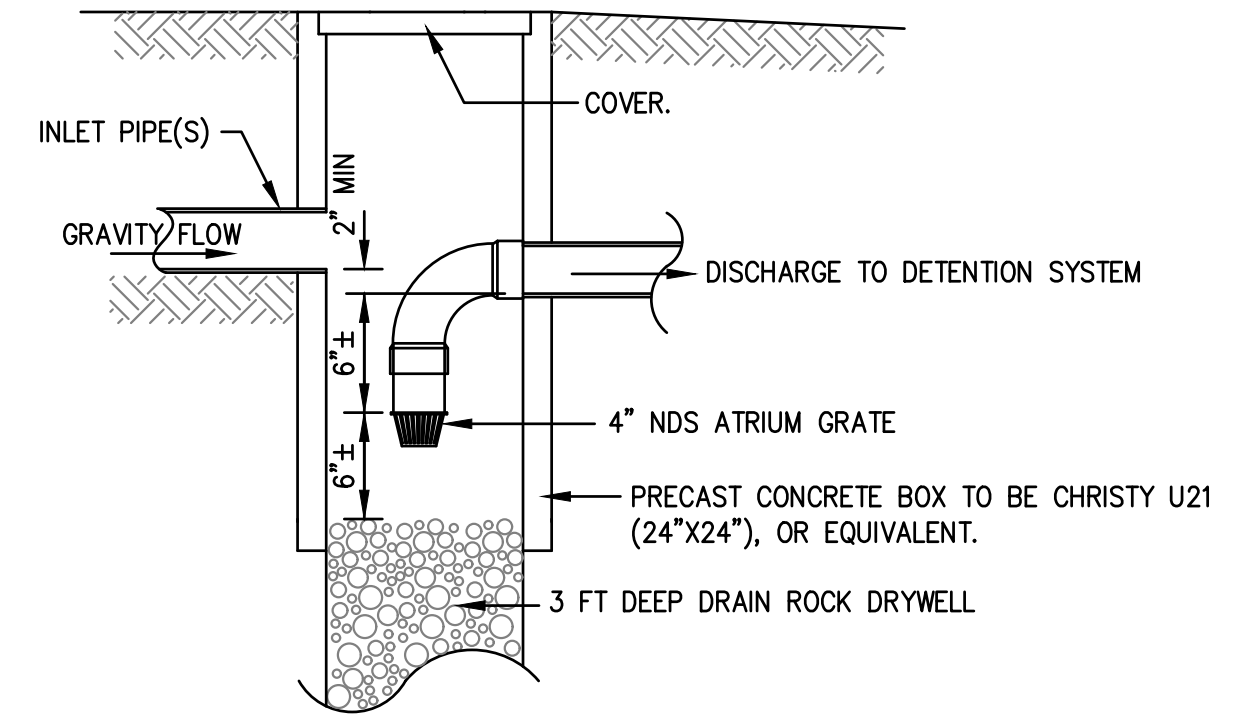
PLAN

7 ACO BRICKSLOT DRAIN

NTS

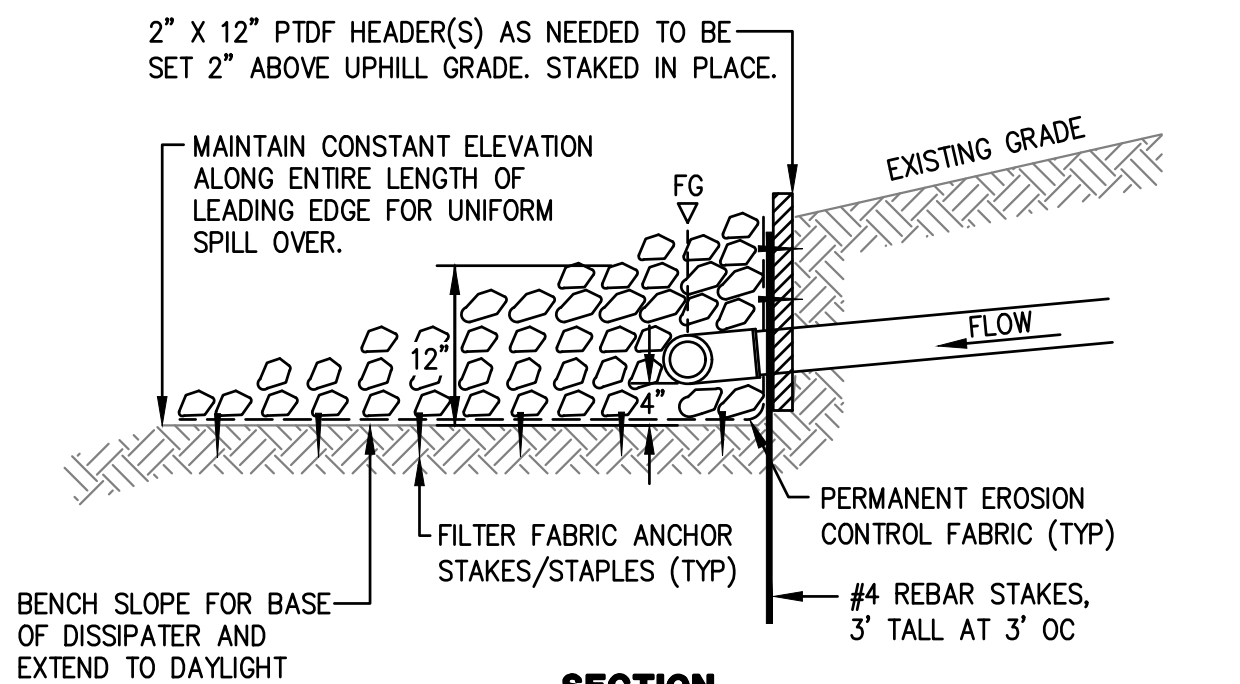
NOTES:

1. ACO BRICKSLOT 0.6% SLOPED CHANNELS IN METER LENGTHS AND 30 DEPTHS WHICH CONNECT TO CREATE CONTINUOUSLY SLOPING RUN. HALF METER CHANNELS AND NEUTRAL SLOPING CHANNELS ARE ALSO AVAILABLE. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

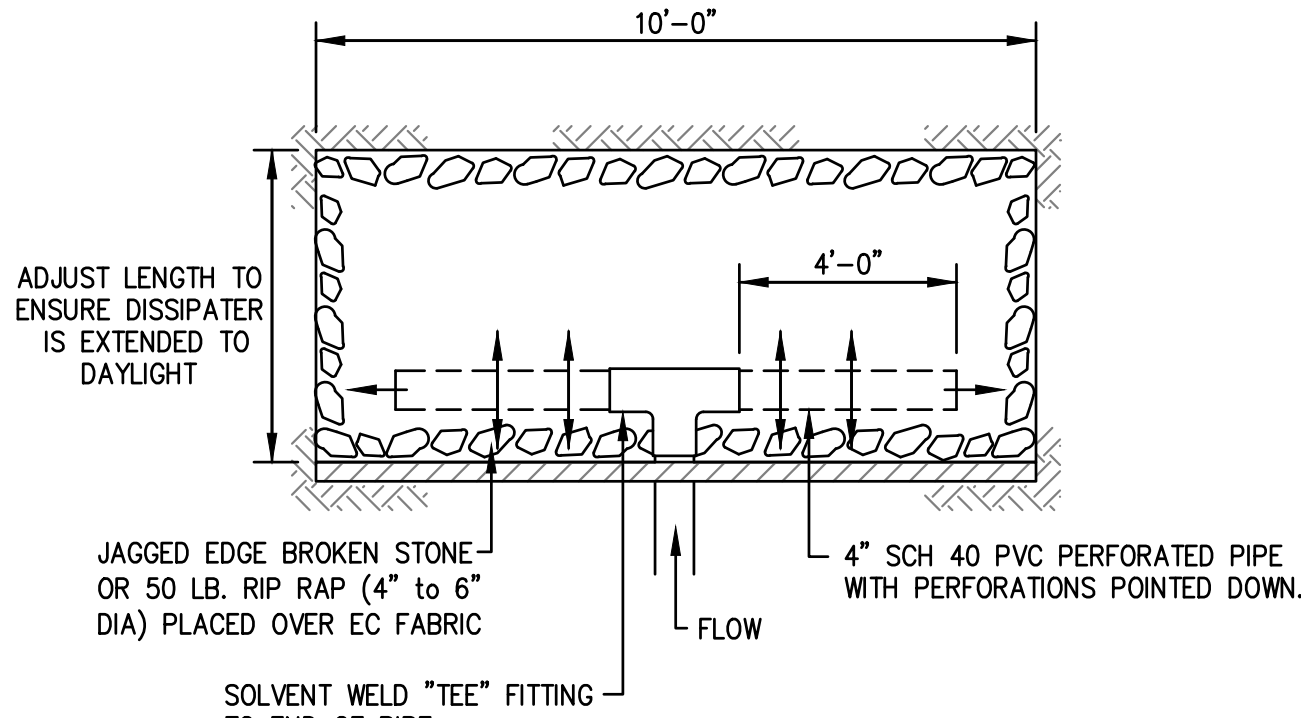


3 SEDIMENTATION INLET

NTS



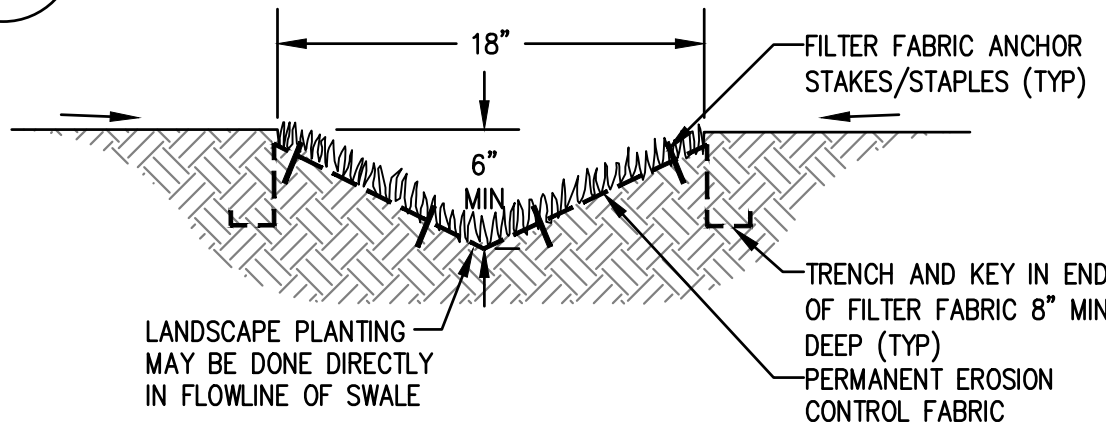
SECTION



PLAN

4 WIDE ROCK DISSIPATOR 1

NTS

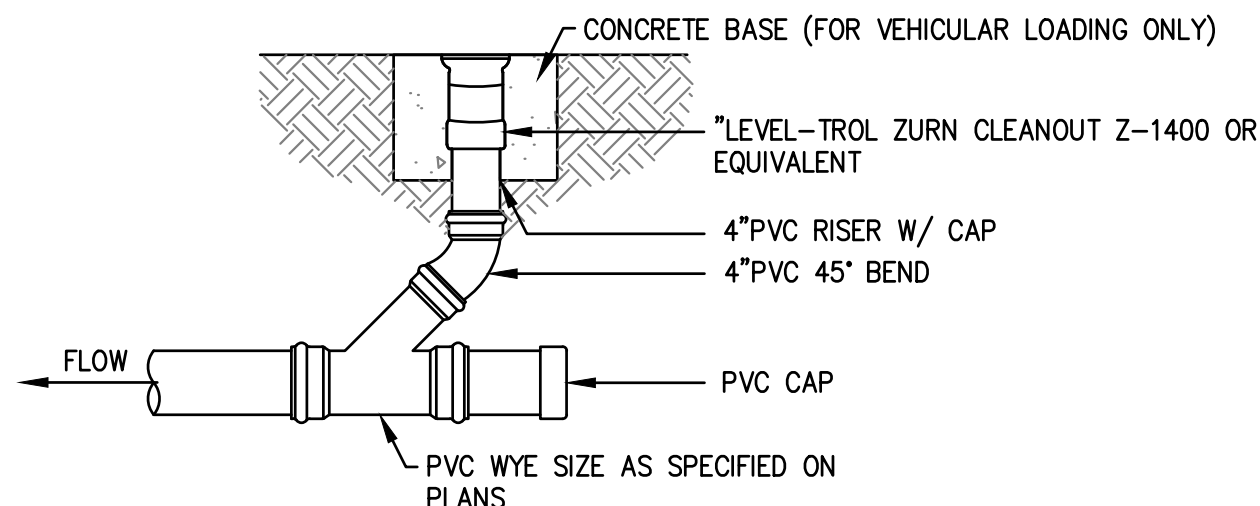


NOTES:

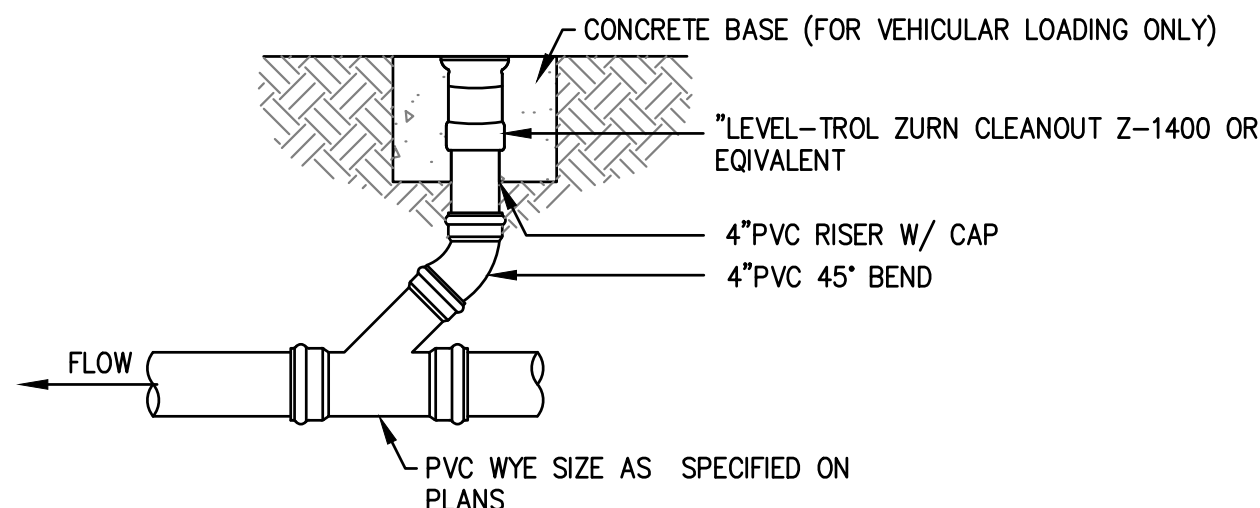
1. ALL GRASS SWALES SHALL BE LINED WITH A PERMANENT EROSION CONTROL FABRIC SUCH AS VMAX SC250 OR EQUIVALENT.
2. THE CONTRACTOR SHALL HANDLE, STORE, PLACE AND INSTALL/ANCHOR THE PERMANENT EROSION CONTROL FABRIC IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION SPECIFICATIONS AND DETAILS.
3. THE CONTRACTOR AND/OR HOME OWNER SHALL INSPECT, MAINTAIN AND REPAIR VEGETATED SWALE DIMENSIONS, SLOPE AND EROSION CONTROL FABRIC IN ACCORDANCE WITH THE EROSION CONTROL PLAN NOTES AND RECOMMENDATIONS.

5 VEGETATED SWALE

NTS



END OF LINE



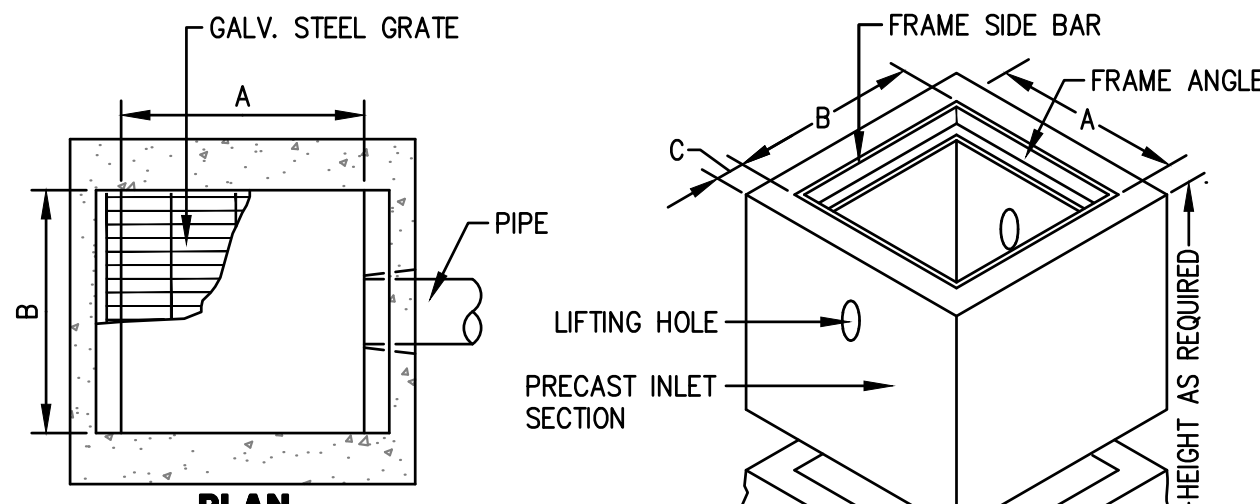
IN-LINE

NOTES:

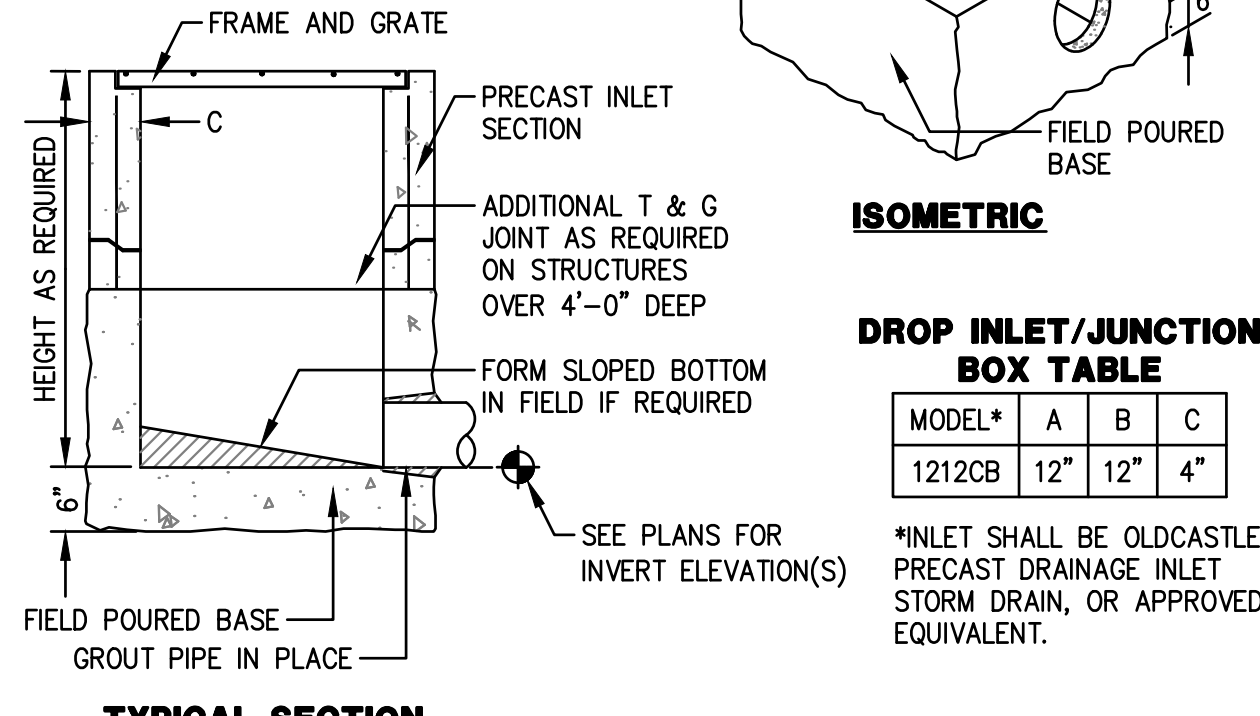
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

1 SEWER CLEANOUT

NTS



PLAN



TYPICAL SECTION

DROP INLET/JUNCTION BOX TABLE

MODEL*	A	B	C
1212CB	12"	12"	4"

*INLET SHALL BE OLDCASTLE PRECAST DRAINAGE INLET STORM DRAIN, OR APPROVED EQUIVALENT.

NOTES:

1. USE ADA COMPLIANT GRATE IN ADA ACCESSIBLE AREAS.

2 CATCH BASIN

NTS

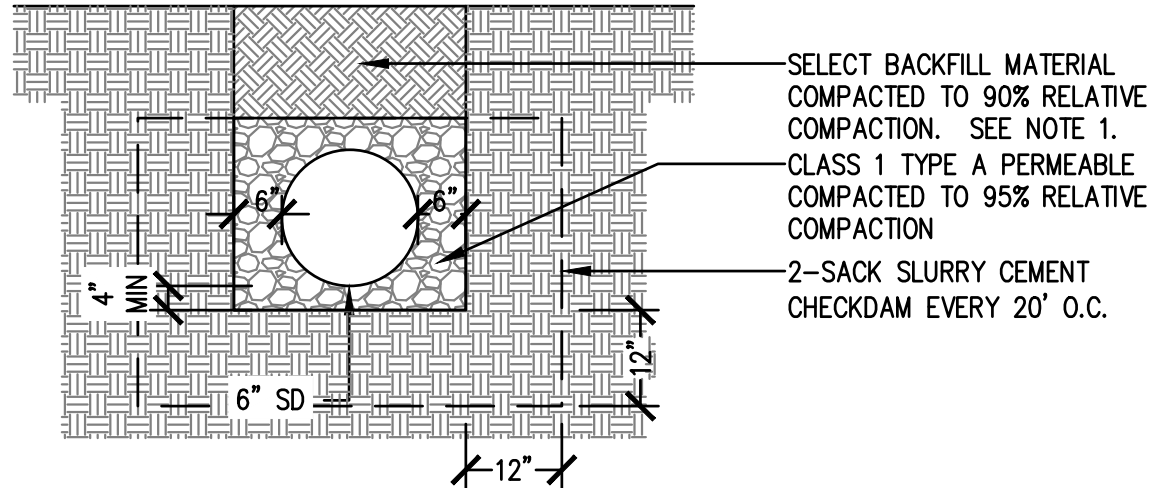
Date	Revisions	No.	Date
09/02/2022	PLAN CHECK COMMENTS	1	04/04/2022
11/14/2022	PLAN CHECK COMMENTS	2	
12/19/2022	BUILDING PERMIT SET	3	
	Approved D/L		
	Job No		

Drawing Number:

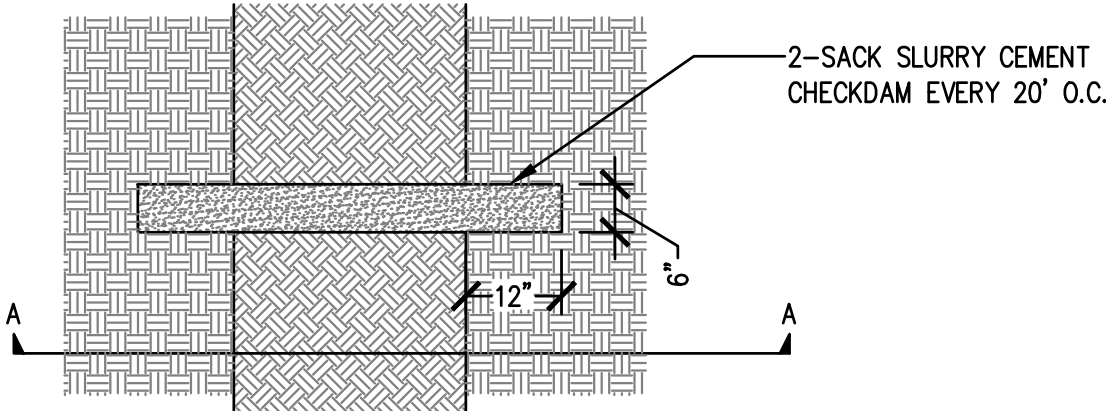
DRAWING NAME: K:\2021\211523_12400_Skyline_Blv\ENG\skysheets.dwg
PLOT DATE: 12-19-22 PLOTTED BY: hemo



Date	No.	Revisions	Date
04/04/2022	AS SHOWN	PLAN CHECK COMMENTS	09/02/2022
CW		PLAN CHECK COMMENTS	11/14/2022
AHM		BUILDING PERMIT SET	12/19/2022
DLL			
Job No	20211523-10		



SECTION A-A



PLAN

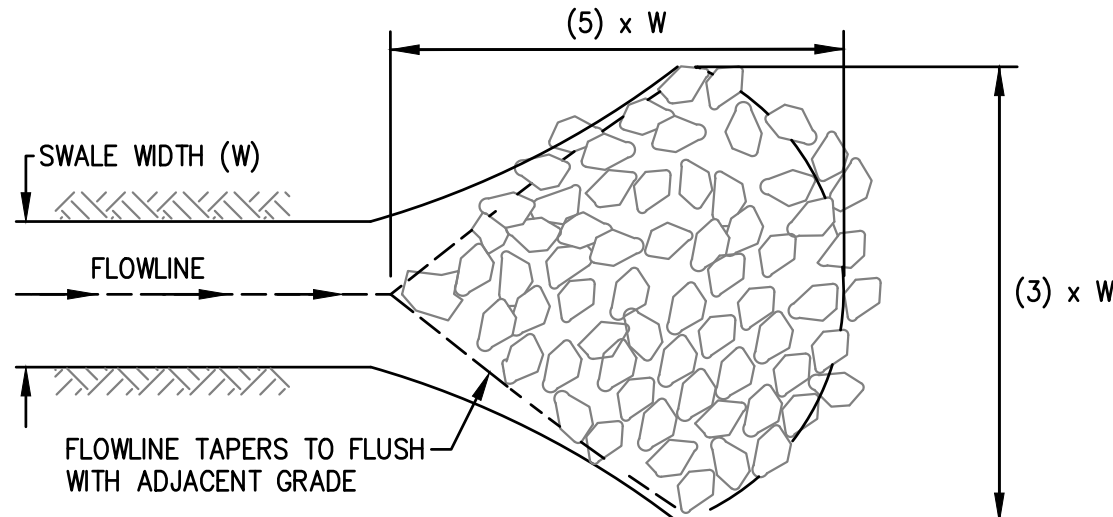
NOTES:

1. SELECT BACKFILL MATERIAL – MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3" IN GREATEST DIMENSION, VEGETABLE MATTER, OR UNSATISFACTORY MATERIAL.

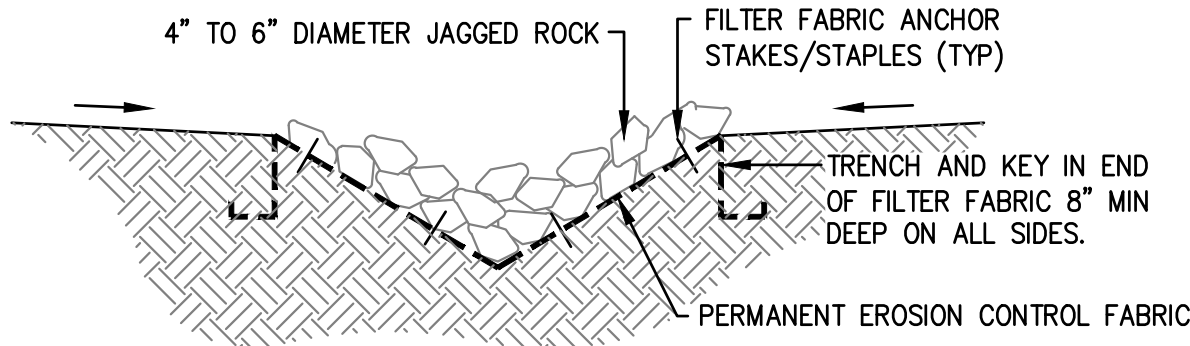
1

UTILITY TRENCH WITH CHECKDAMS

NTS



PLAN VIEW



SECTION VIEW

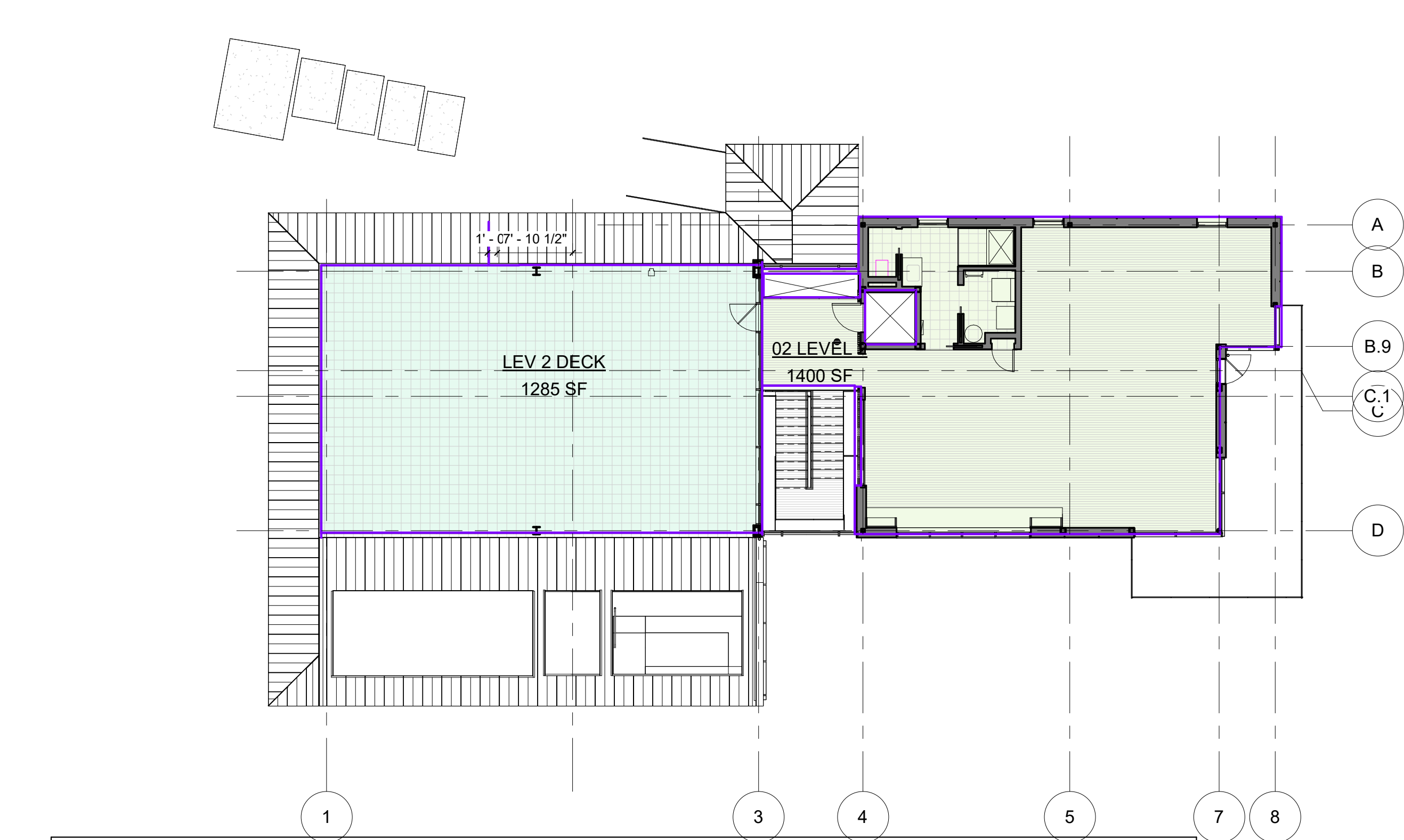
NOTES:

1. ROCK OUTFALL SHALL BE LINED WITH A PERMANENT EROSION CONTROL FABRIC SUCH AS VMAX 350 REINFORCING MAT (BY NORTH AMERICAN GREEN).
2. THE CONTRACTOR SHALL HANDLE, STORE, PLACE AND INSTALL/ANCHOR THE PERMANENT EROSION CONTROL FABRIC IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION SPECIFICATIONS AND DETAILS.
3. PLANTING MAY BE DONE DIRECTLY WITHIN SWALE, OUTFALL, OR IMMEDIATELY DOWNSTREAM OF OUTFALL.

2

STABILIZED SWALE OUTFALL

NTS



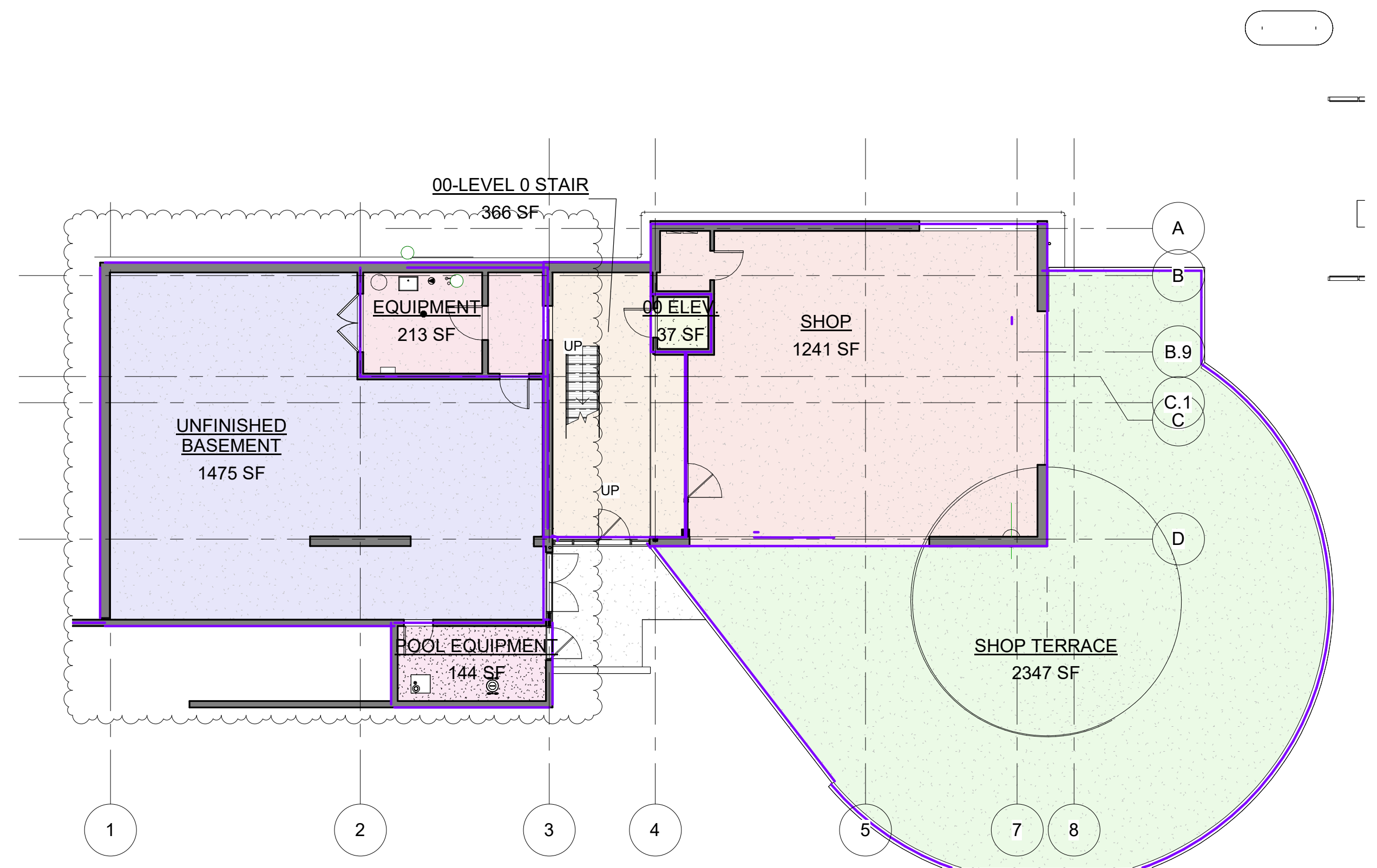
Area Schedule Non Habitable Space			
Name	Area	Level	Comments
EQUIPMENT	213 SF	00 SHOP LEVEL	
POOL EQUIPMENT	144 SF	00 SHOP LEVEL	
SHOP	1241 SF	00 SHOP LEVEL	EXTERIOR SHOP SPACE
UNFINISHED BASEMENT	1475 SF	00 SHOP LEVEL	NON-HABITABLE SPACE
	3074 SF		

Area Schedule (Habitable Space)			
Name	Area	Level	Comments
00-LEVEL 0 STAIR	366 SF	00 SHOP LEVEL	HABITABLE SPACE EXCLUDES ELEV SHAFT
01-LEVEL 1	2695 SF	01 LEVEL 1	HABITABLE SPACE EXCLUDES ELEV SHAFT
02 LEVEL 2	1400 SF	02 DECK SLAB	HABITABLE SPACE EXCLUDES ELEV SHAFT
CONDITIONED SPACE	4461 SF		

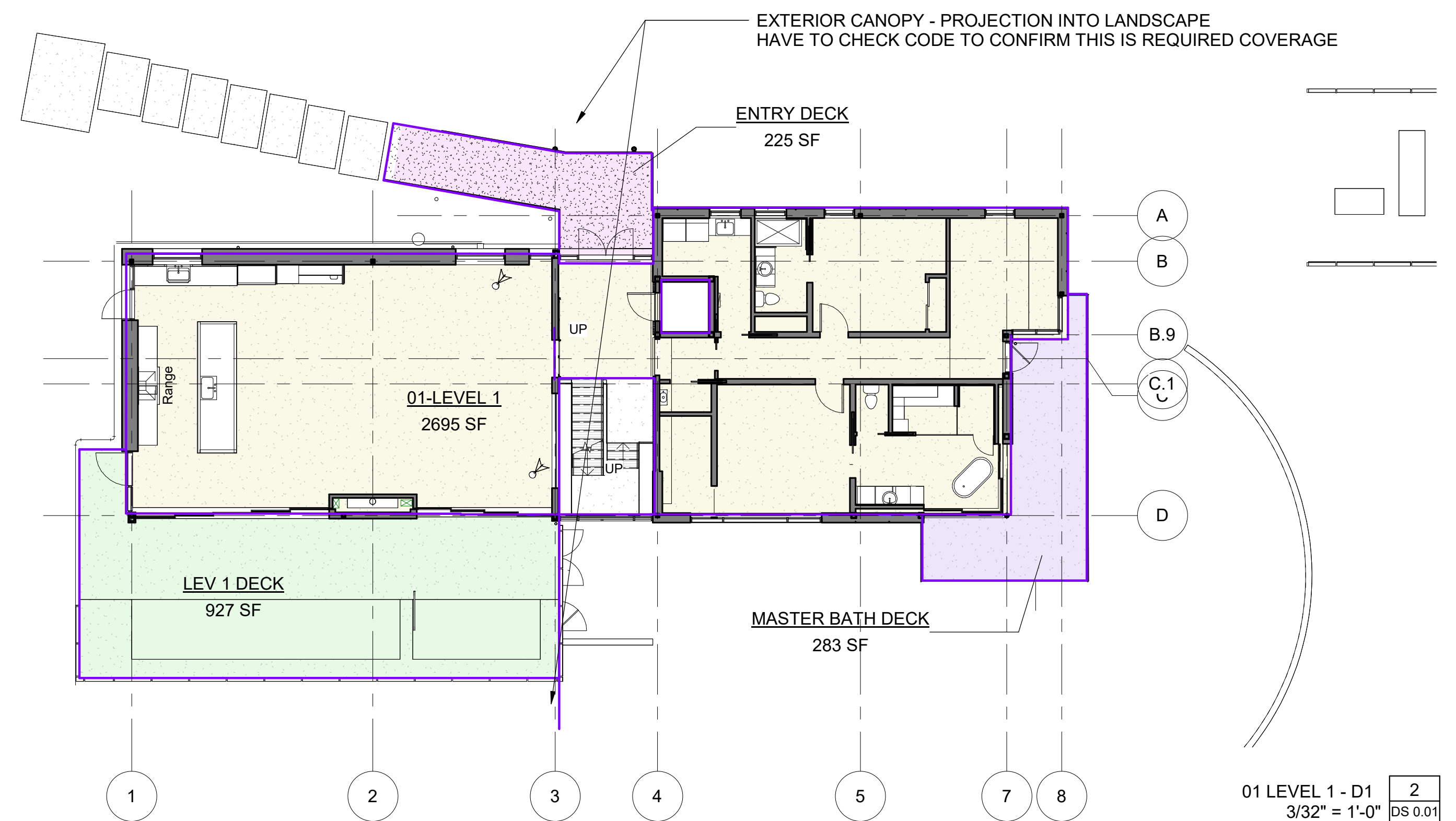
Area Schedule (Decks)			
Name	Area	Level	Comments
ENTRY DECK	225 SF	01 LEVEL 1	EXTERIOR DECK
LEV 1 DECK	927 SF	01 LEVEL 1	EXTERIOR DECK
LEV 2 DECK	1285 SF	02 DECK SLAB	EXTERIOR DECK
MASTER BATH DECK	283 SF	01 LEVEL 1	EXTERIOR DECK
	2720 SF		
TOTAL DECK AREA	2720 SF		

Area Schedule (Coverage New Construction)			
Name	Area	Level	Comments
01-LEVEL 1	2695 SF	01 LEVEL 1	HABITABLE SPACE EXCLUDES ELEV SHAFT
	2695 SF		
ENTRY DECK	225 SF	01 LEVEL 1	EXTERIOR DECK
LEV 1 DECK	927 SF	01 LEVEL 1	EXTERIOR DECK
MASTER BATH DECK	283 SF	01 LEVEL 1	EXTERIOR DECK
	1435 SF		
TOTAL COVERAGE	4130 SF		

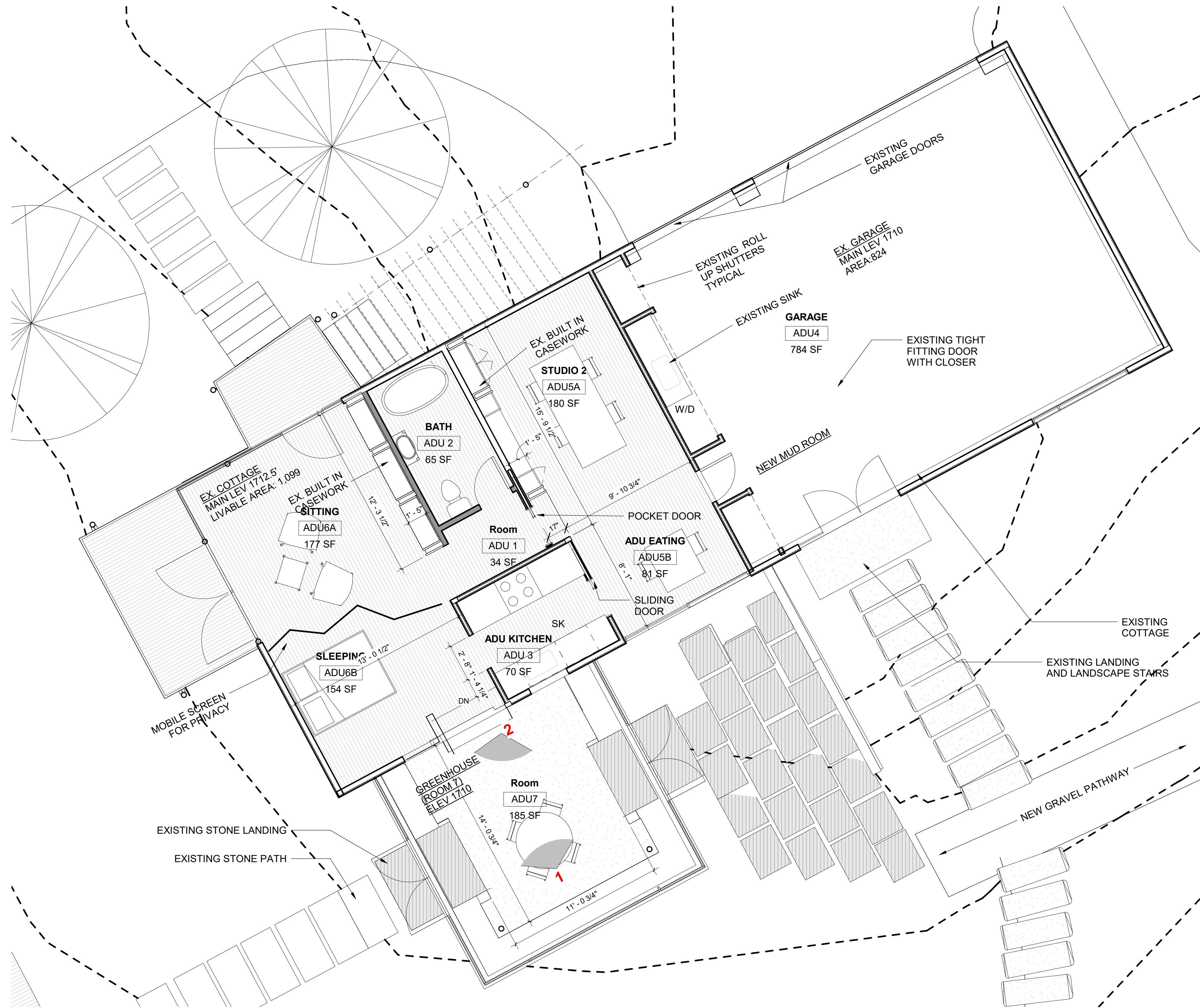
02 LEVEL 2- D1
3/32" = 1'-0" DS 0.01



00 SHOP LEVEL - D1
3/32" = 1'-0" DS 0.01



01 LEVEL 1 - D1
3/32" = 1'-0" DS 0.01



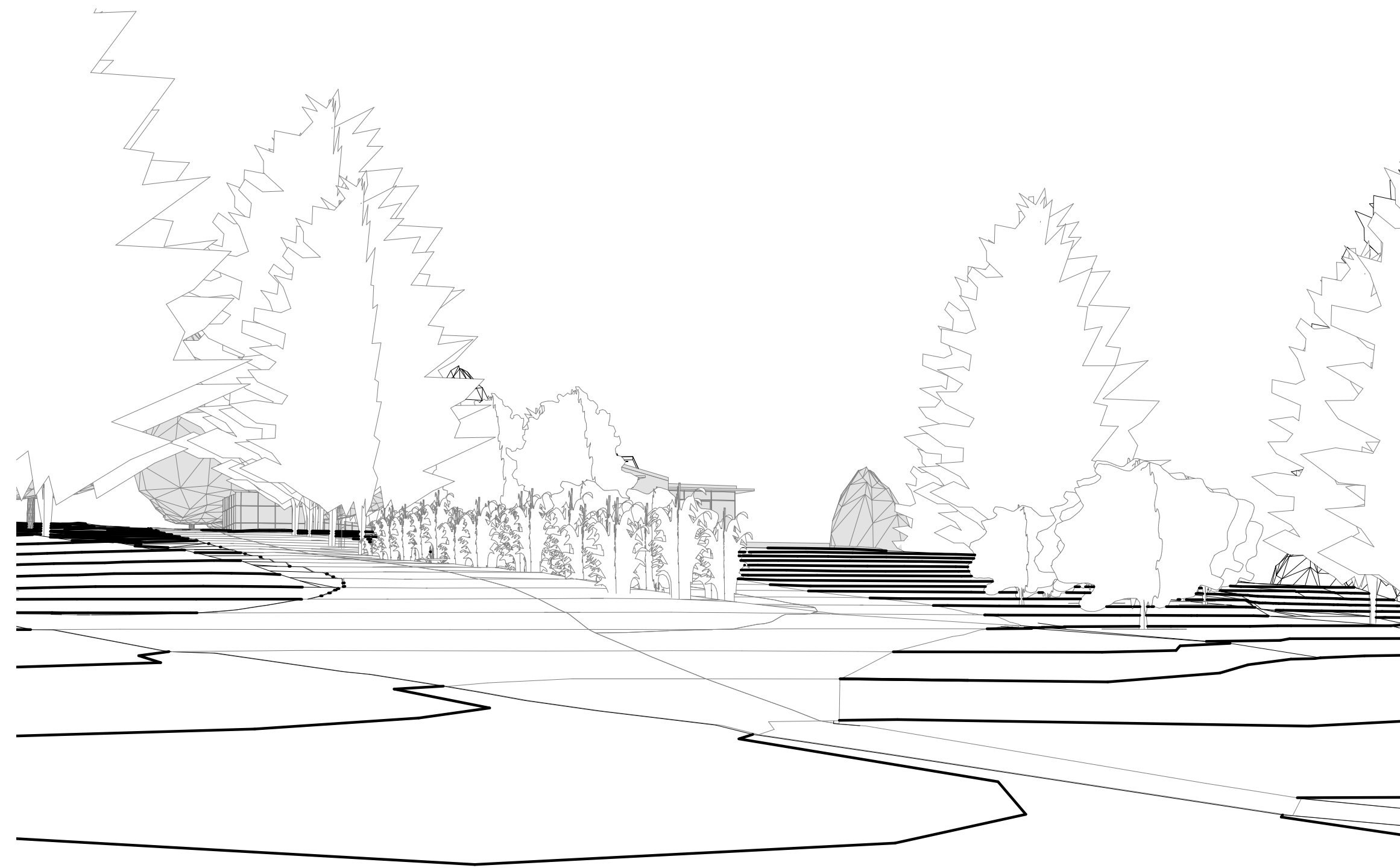
PROPOSED ADU SCHEDULE OF USES			
Number	NAME	Area	USE
ADU.1	HALL	34 SF	HALL
ADU.2	BATH	65 SF	BATHROOM
ADU.3	KITCHEN	69 SF	KITCHEN
ADU.4	GARAGE	784 SF	GARAGE
ADU.5A	STUDIO 2	180 SF	FORMERLY STUDIO 2; TO BE USED FOR WORKING AND MEETINGS
ADU.5B	EATING	81 SF	FORMERLY STUDIO; 2 TO BE USED FOR EATING
ADU.6A	SITTING	183 SF	FORMERLY STUDIO 1: TO BE USED FOR SITTING AND MEETING
ADU.6B	SLEEPING	154 SF	FORMERLY STUDIO 1: TO BE USED FOR SLEEPING; TO BE EQUIPPED WITH PORTABLE SCREENS AND SMOKE DETECTOR
ADU.7	GREEN HOUSE	283 SF	FORMERL STUDY; TO BE USED FOR PLANTING AND CIRCULATION TO EXTERIOR, TO BE USED AS STUDY AND MEETING ROOM
		1833 SF	
		1833 SF	



1. GREEN HOUSE ROOM LOOKING EAST



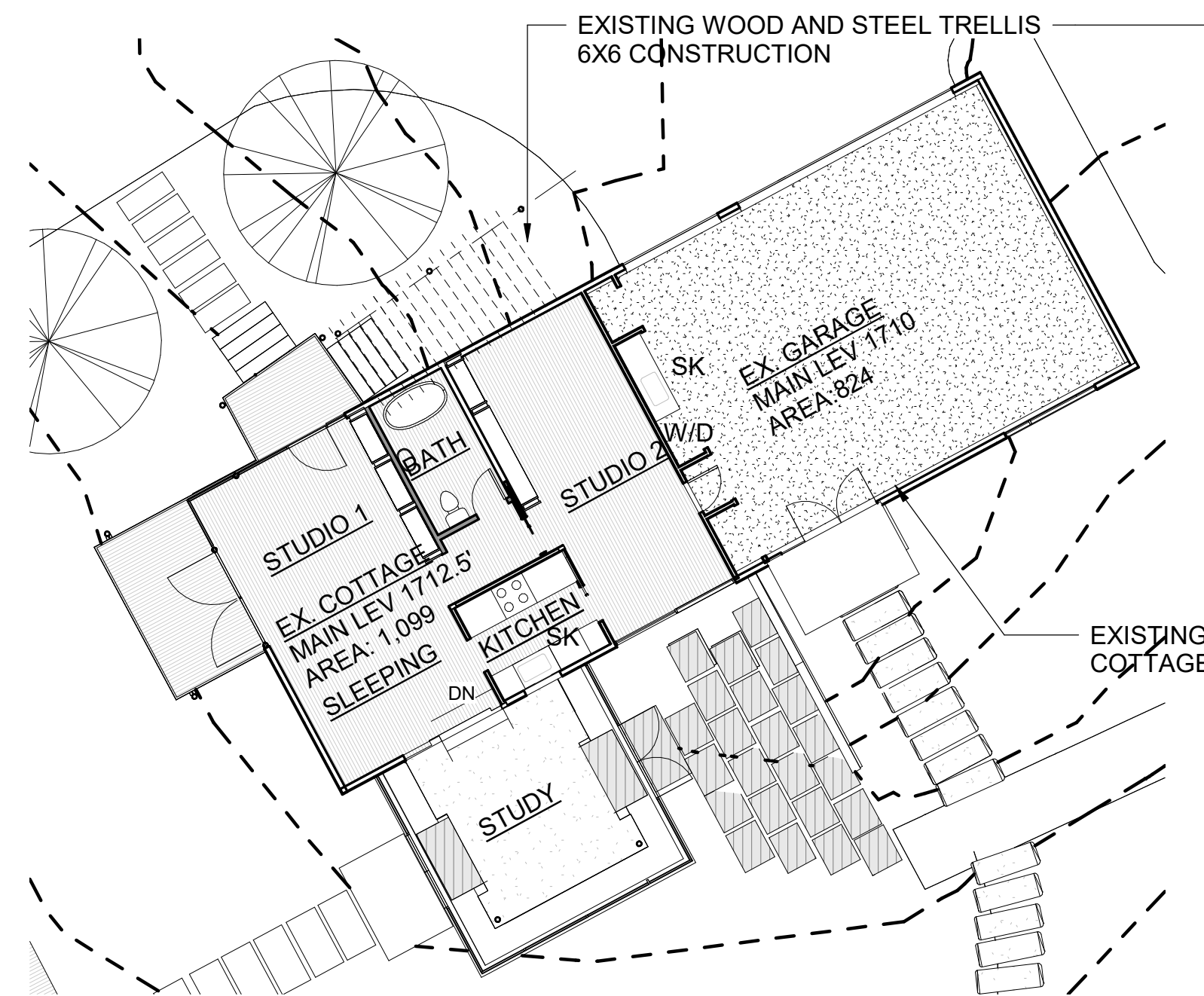
2. GREEN HOUSE ROOM LOOKING WEST



VIEW POINT
18 AND 20 DS
1.00



SITE PHOTO FROM SKYLINE BOULEVARD - EXISTING CONDITION

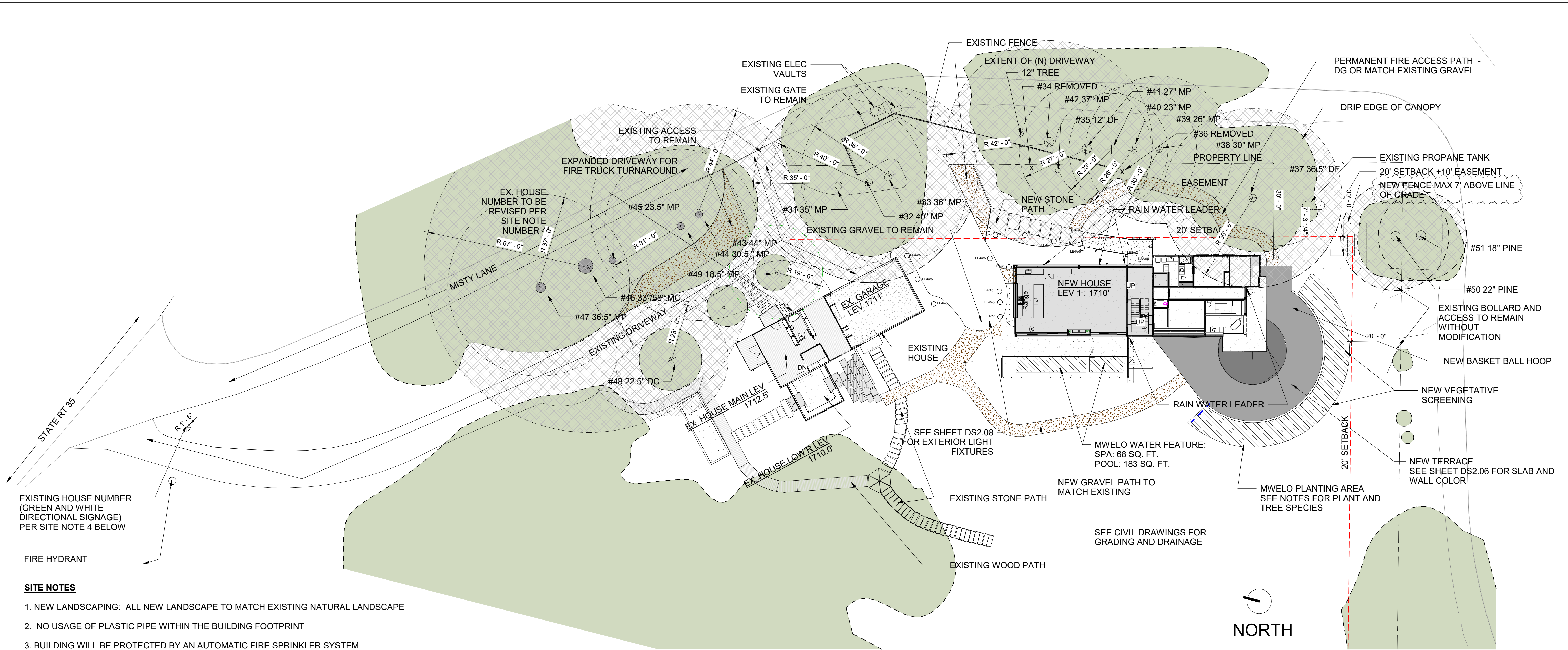


DS EXISTING COTTAGE - FLOOR PLAN Copy 1
3/32" = 1'-0" 12
DS 1.00

- EXISTING COTTAGE TYPICAL EXT. WALL
CONSTRUCTION:
- 1 3/8" THICK T+G REDWOOD SIDING
 - 1" AIR SPACE
 - AIR BARRIER
 - 1" XPS INSULATION
 - 5/8" DENSGLOSS
 - 2X6 FRAMING AT 16" ON CENTER
 - 1/2" GYPSUM BOARD OR PLYWOOD



TRELLIS AT EXISTING COTTAGE 8
3/8" = 1'-0" DS 1.00



SITE NOTES

1. NEW LANDSCAPING: ALL NEW LANDSCAPE TO MATCH EXISTING NATURAL LANDSCAPE
2. NO USAGE OF PLASTIC PIPE WITHIN THE BUILDING FOOTPRINT
3. BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM
4. NEW RESIDENTIAL BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE BUILDINGS ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE SAN MATEO COUNTY FIRE DEPARTMENT. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6"x18" GREEN REFLECTIVE METAL SIGN WITH 3" REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT.
- 4.A ADU USING THE SAME STREET ADDRESS NUMBERS, SHALL HAVE SUITE OR UNIT IDENTIFICATION POSTED AS REQUIRED BY THE SAN MATEO COUNTY FIRE DEPARTMENT
- 4.B ADU FOR REAR ADDRESSING – WHEN REQUIRED BY THE CHIEF, APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE FIRE APPARATUS ROAD AT THE BACK OF THE PROPERTY
5. A FUEL BREAK OR DEFENSIBLE SPACE SHALL BE PROVIDED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE NOT LESS THAN 30'
6. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED TO 6' ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10' TO ADJACENT TREES WHEN FULLY GORWN OR AT MATURITY.
7. PORTIONS OF ANY EXISTING TREES WHICH EXTENDS WITHIN 10' OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE SHALL BE REMOVED. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.

MWEO NOTES:

- PLANT MATERIAL (TITLE 23, CHAPTER 2.7, APPENDIX D (B) (3))
1. 75 % OF LANDSCAPE, EXCLUDING EDIBLES, AND AREAS USING RECYCLED WATER, SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF 0.3
 2. POOLS AND WATER FEATURES ARE INCLUDED IN LANDSCAPE SQUARE FOOTAGE FOR ONE AND TWO FAMILY DWELLINGS
 3. WUCOLS PLANT FACTORS FOR THIS PROJECT ARE 0.5 OR LOWER.
 4. LANDSCAPE AREA:
 - A. NEW LANDSCAPE
1,102 SF - PLANTING BELOW NEW TERRACE
68 SF SPA
183 SF POOL
1,353 SF TOTAL NEW LANDSCAPE AREA
 - B. REHABILITATED LANDSCAPE - NONE
1. PLANT LIST
- | | | | |
|----------------------------------|-------------------|-----------------|--------------------------|
| A. OLEA EUROPAEA (OLIVE TREES) - | WUCOL'S FACTOR .1 | SUNSET ZONE: 15 | QTY: 8 |
| B. LAVANDULA SPP (LAVENDER) | WUCOL'S FACTOR .3 | SUNSET ZONE: 15 | QTY 20 (SPACED 3' APART) |
| C. SANTOLINA | WUCOL'S FACTOR .3 | SUNSET ZONE: 15 | QTY 20 (SPACED 3' APART) |

AVERAGE WUCOLS CALCULATION: (.1X9)+ (.3 X 20) + (.3 X 20)/ 44 = .29

TURF:

1. TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS
2. NO TURF PERMITTED IN NON-RESIDENTIAL AREAS
3. TURF NOT PERMITTED ON SLOPES GREATER THAN 25%
4. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE

IRRIGATION: THE PROJECT DOES NOT PLAN TO INSTALL AN IRRIGATION SYSTEM AND WILL MANUALLY WATER PLANTS INSTALLED AS PART OF THIS PROJECT'S SCOPE. NOTES INCLUDED FOR INFORMATION.

1. AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM
2. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE
3. MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY
4. AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY
5. "FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQ. FT. OR MORE, PRIVATE SUBMETER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.
6. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE
7. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

DS 0.1 SITE PLAN
1" = 20'-0" DS 1.01

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

SITE PLAN DS 1.01

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

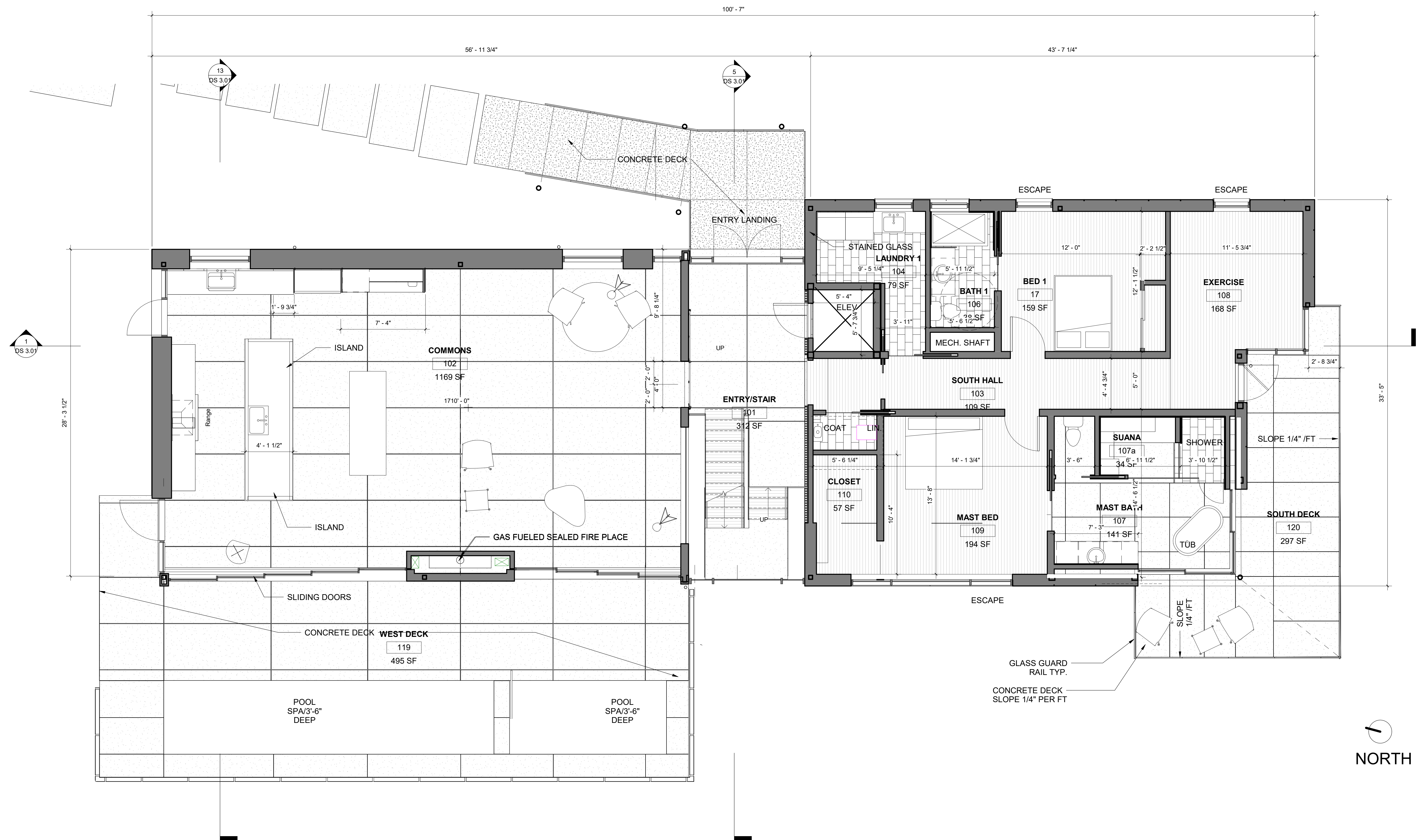
www.jamesgwise.com

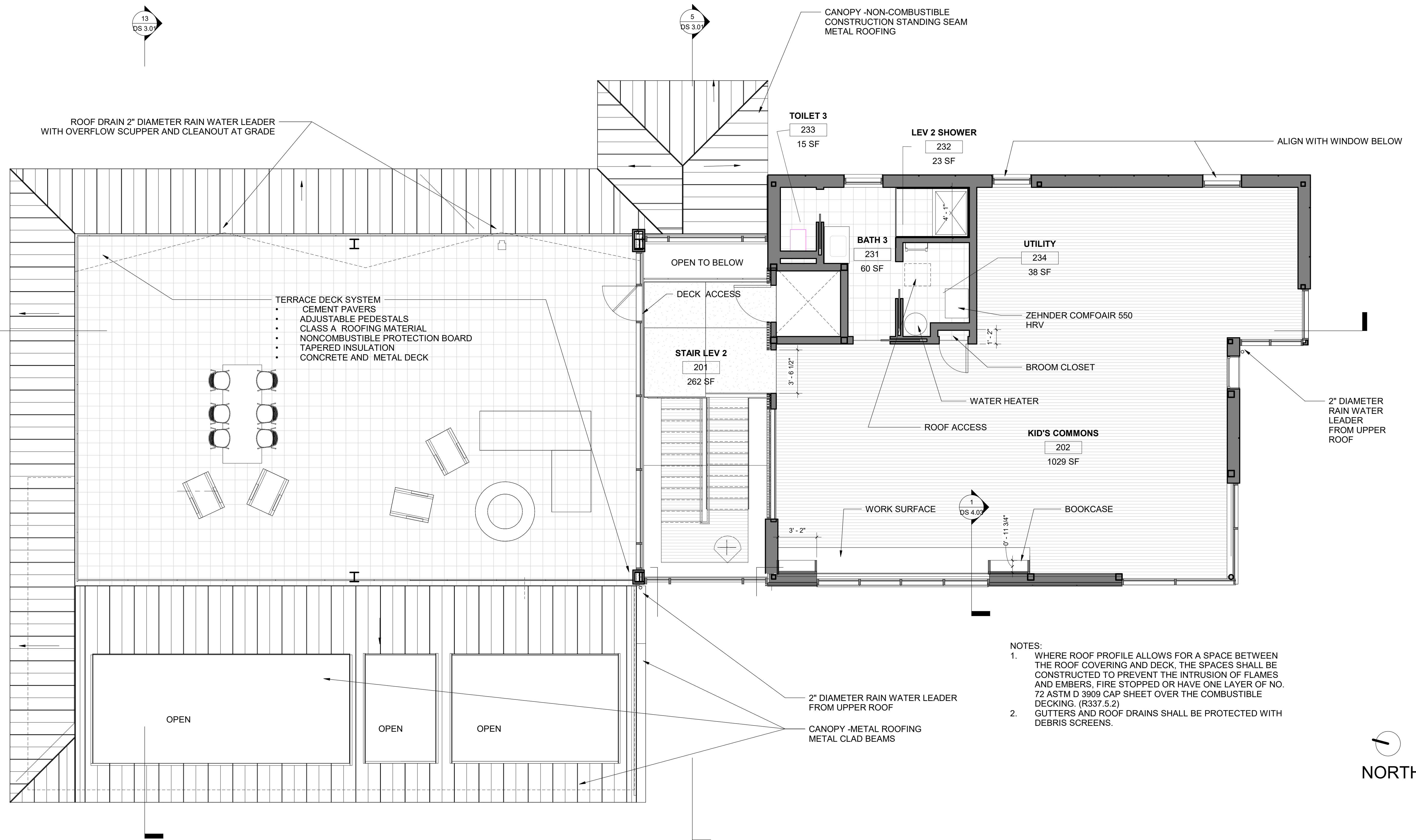
Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

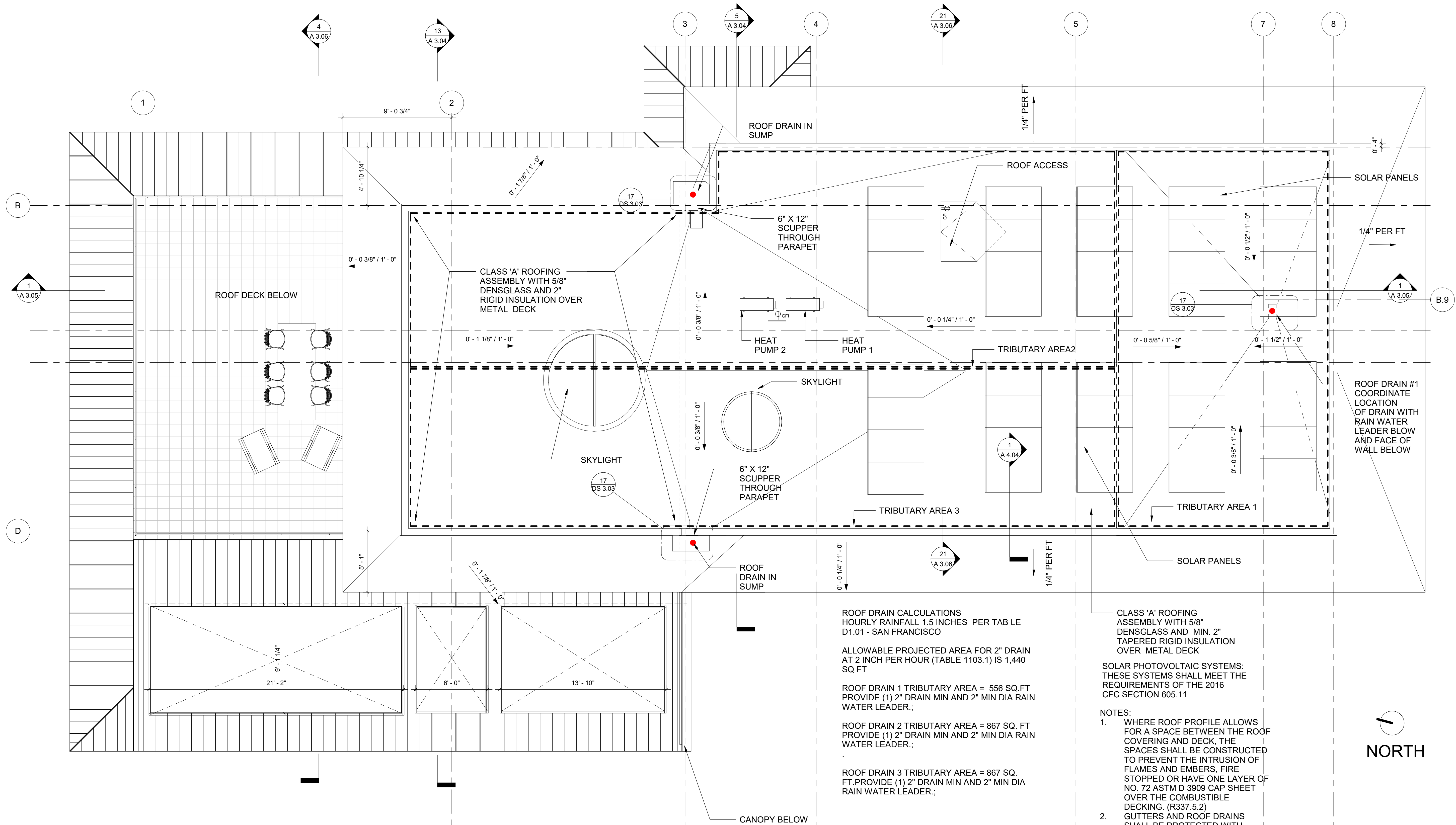
2022-1223

Project number

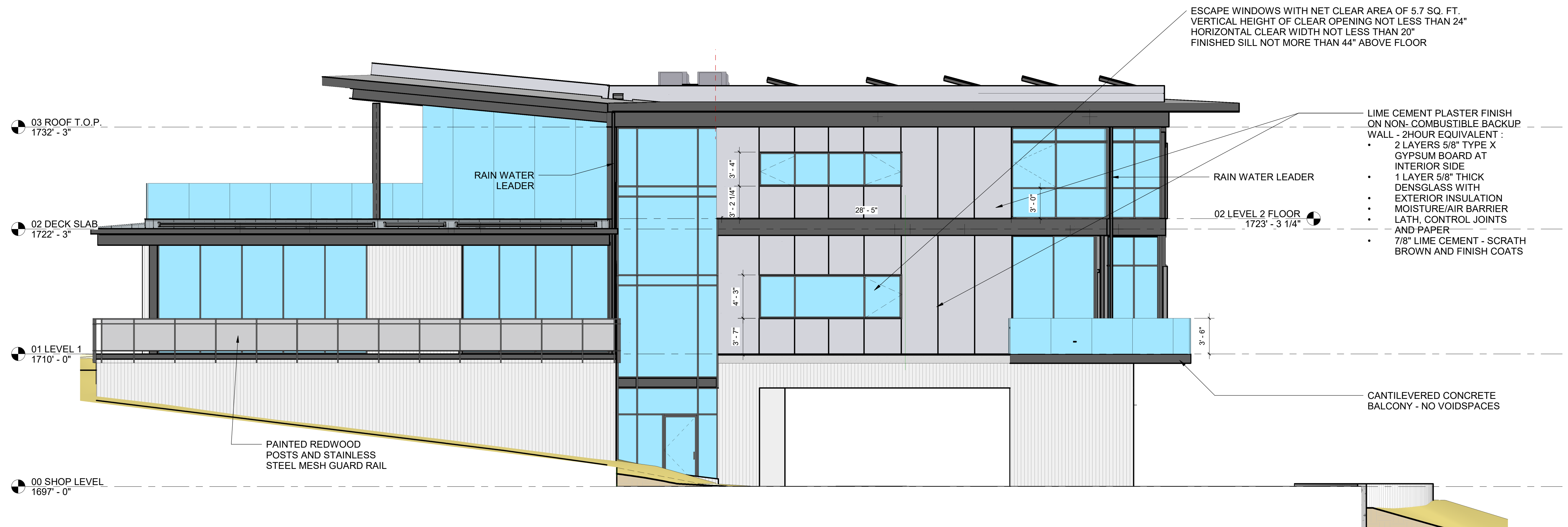
2103



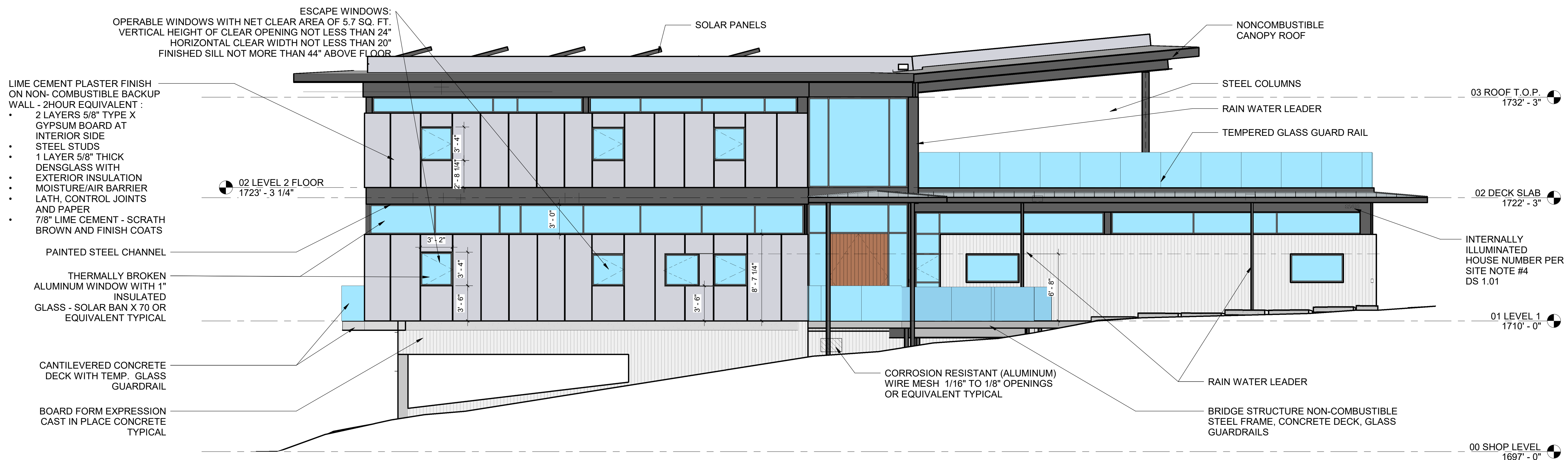




12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062 ROOF PLAN DS 1.05



DS WEST ELEVATION 2
3/16" = 1'-0" DS 2.02



DS EAST ELEVATION2 4
3/16" = 1'-0" DS 2.02

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

ELEVATIONS DS 2.02

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

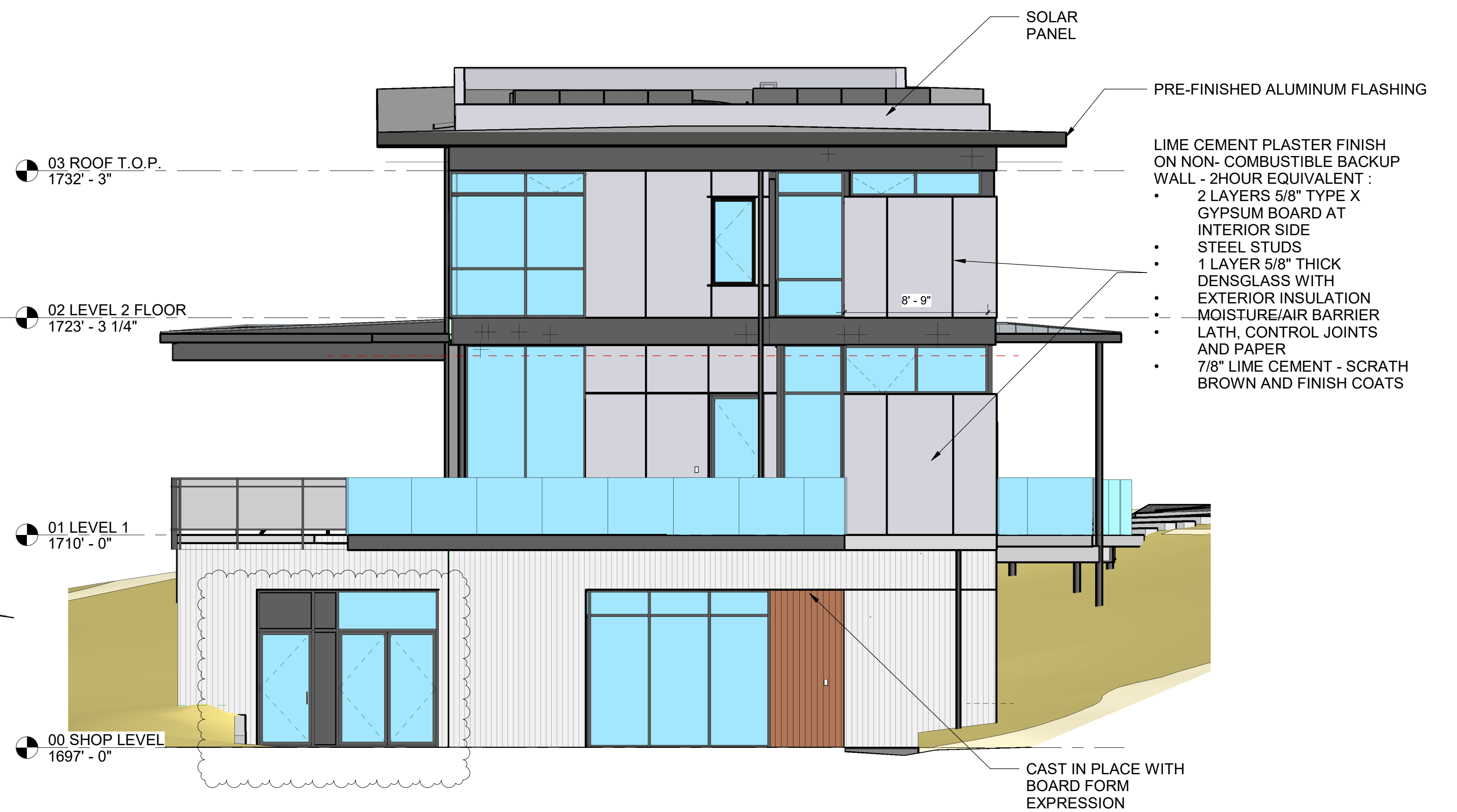
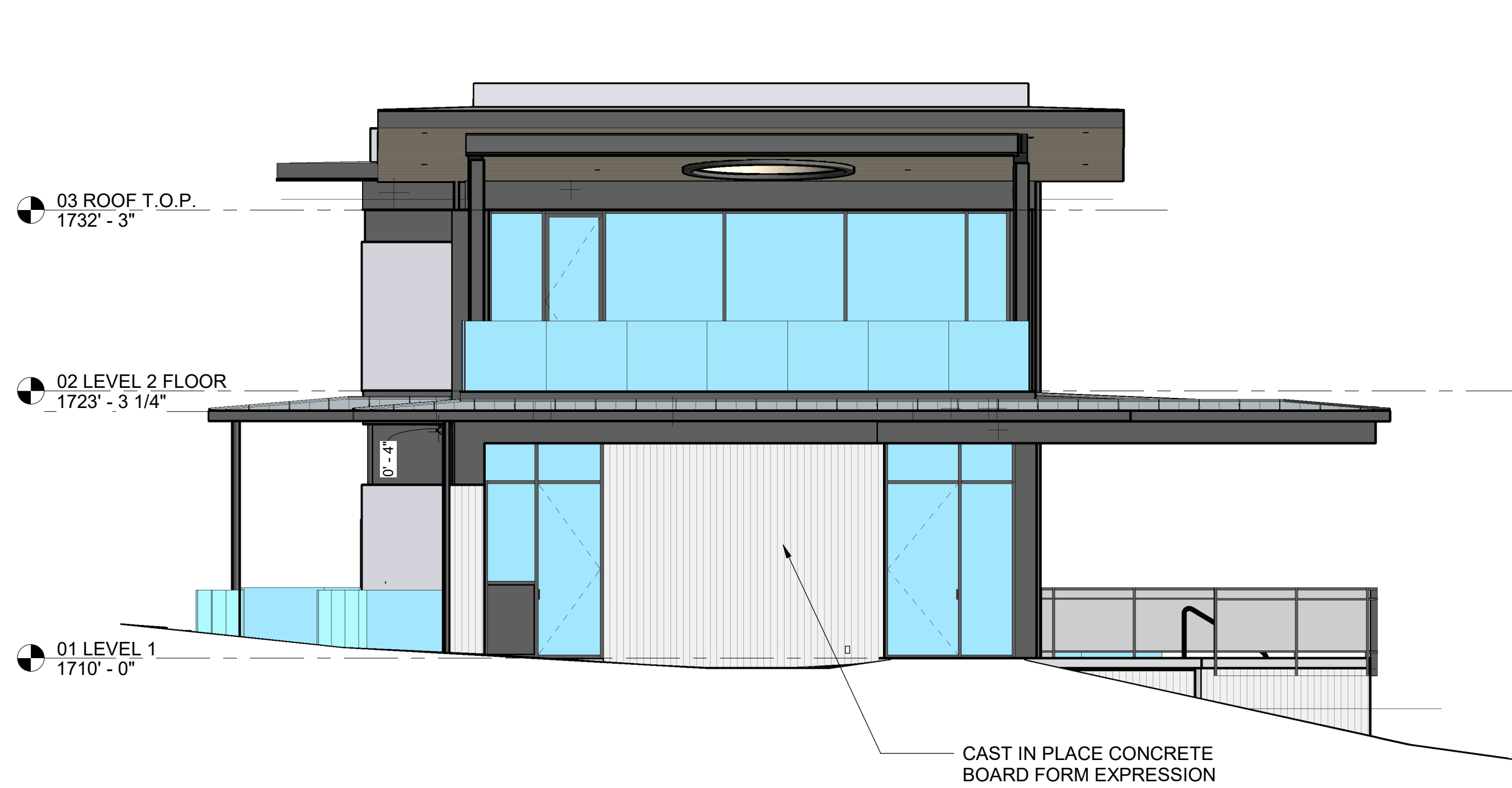
www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

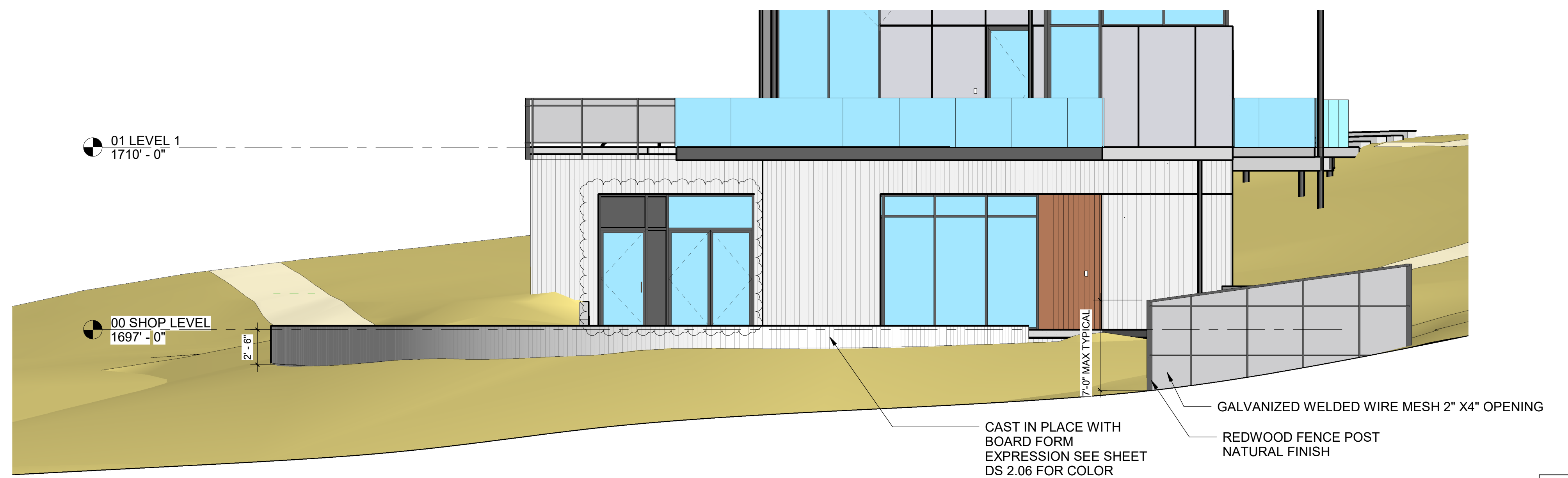
Project number

2103



DS NORTH ELEVATION 12
3/16" = 1'-0" DS 2.03

DS SOUTH ELEVATION 2
3/16" = 1'-0" DS 2.03



DS SOUTH ELEVATION- TERRACE WALL D1 1
3/16" = 1'-0"

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

ELEVATIONS DS 2.03

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

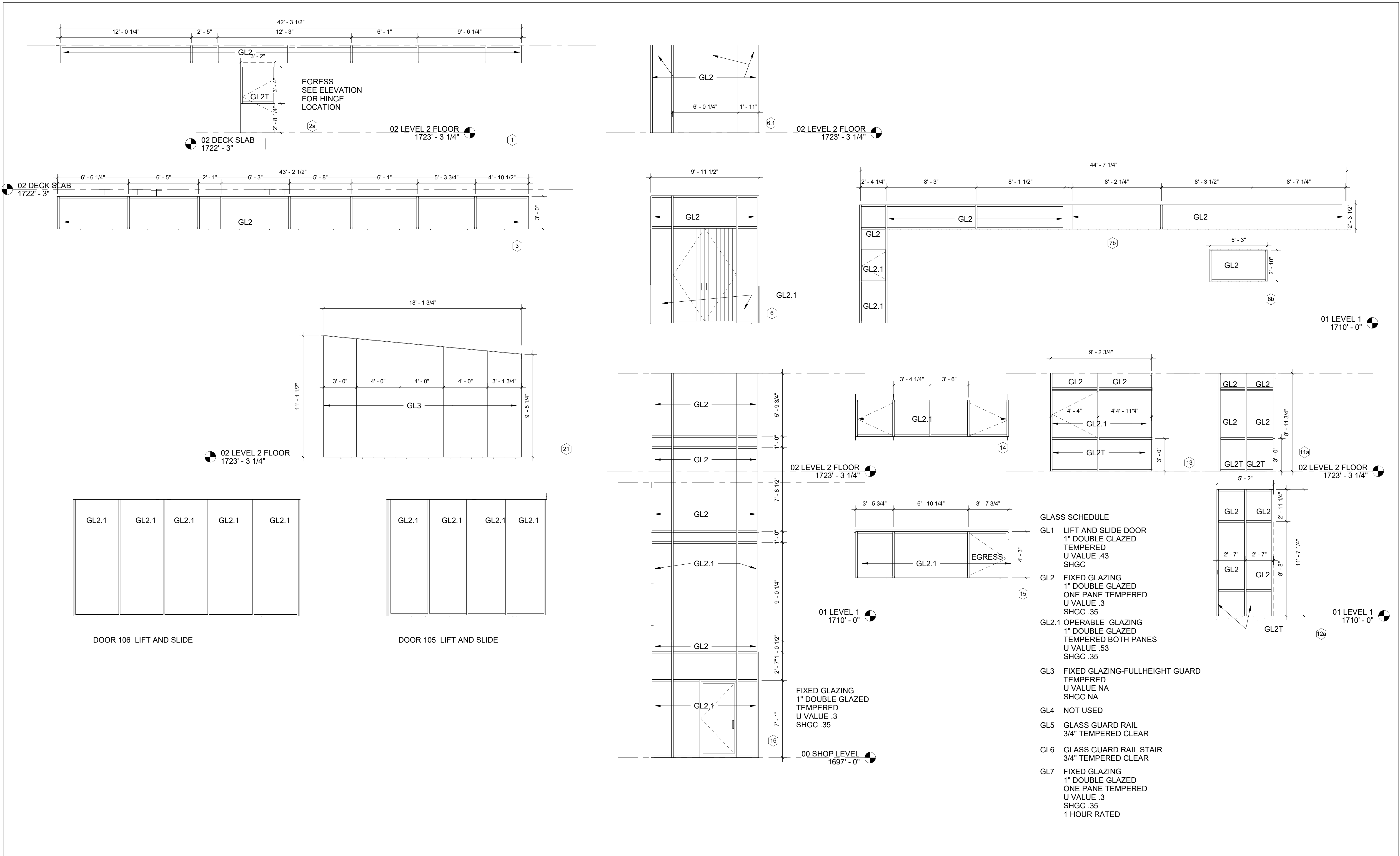
www.jamesgwise.com

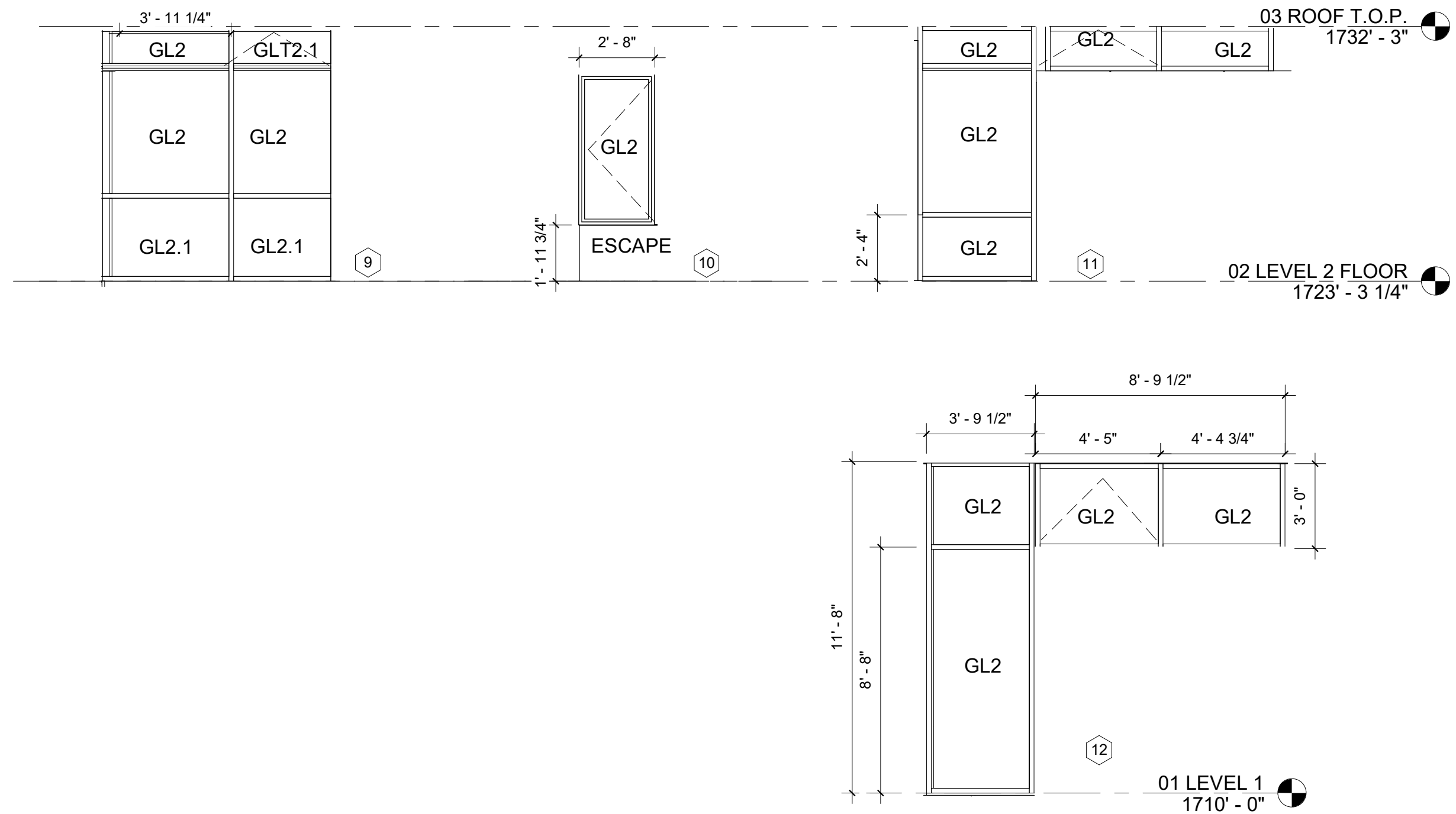
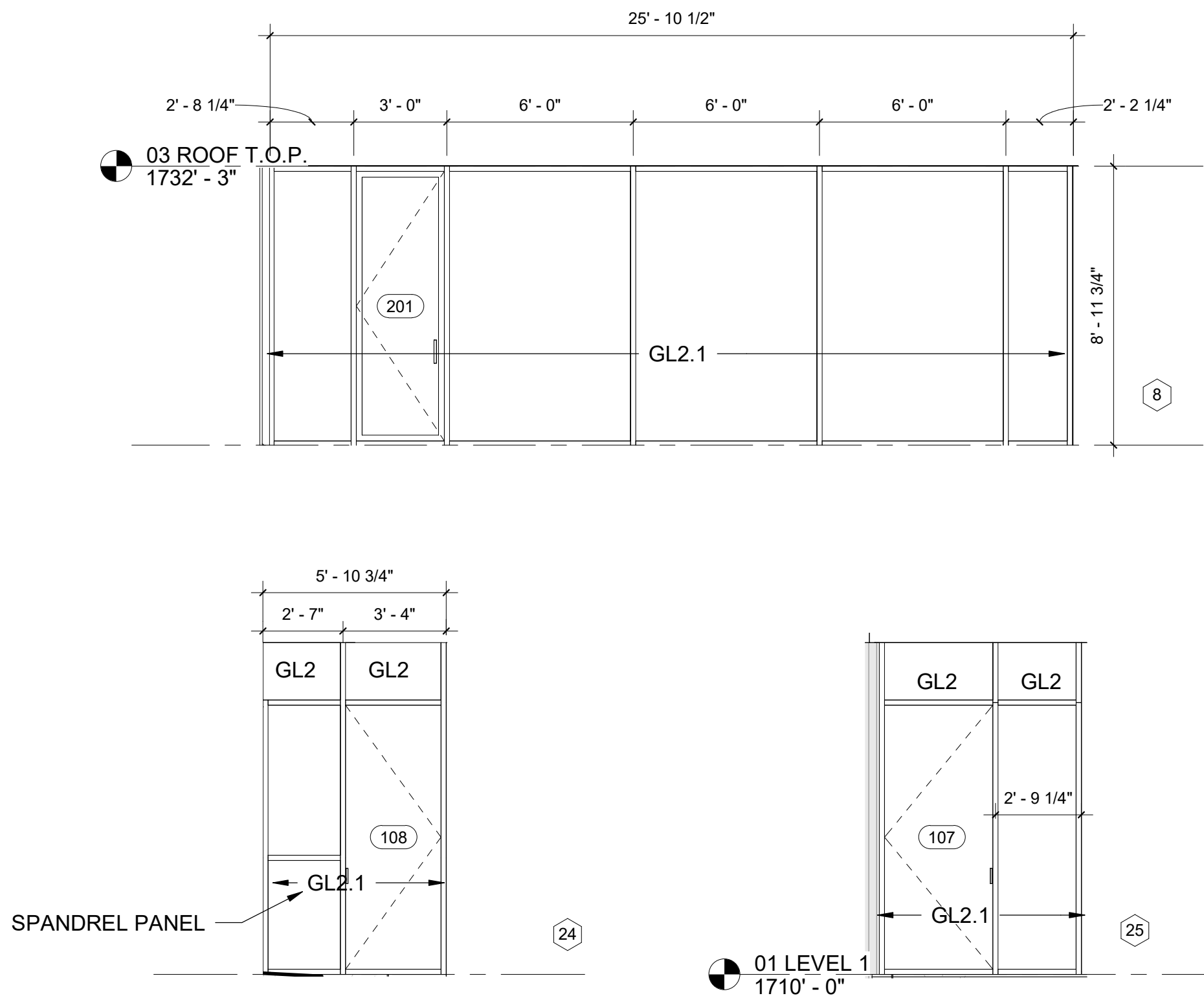
Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

Project number

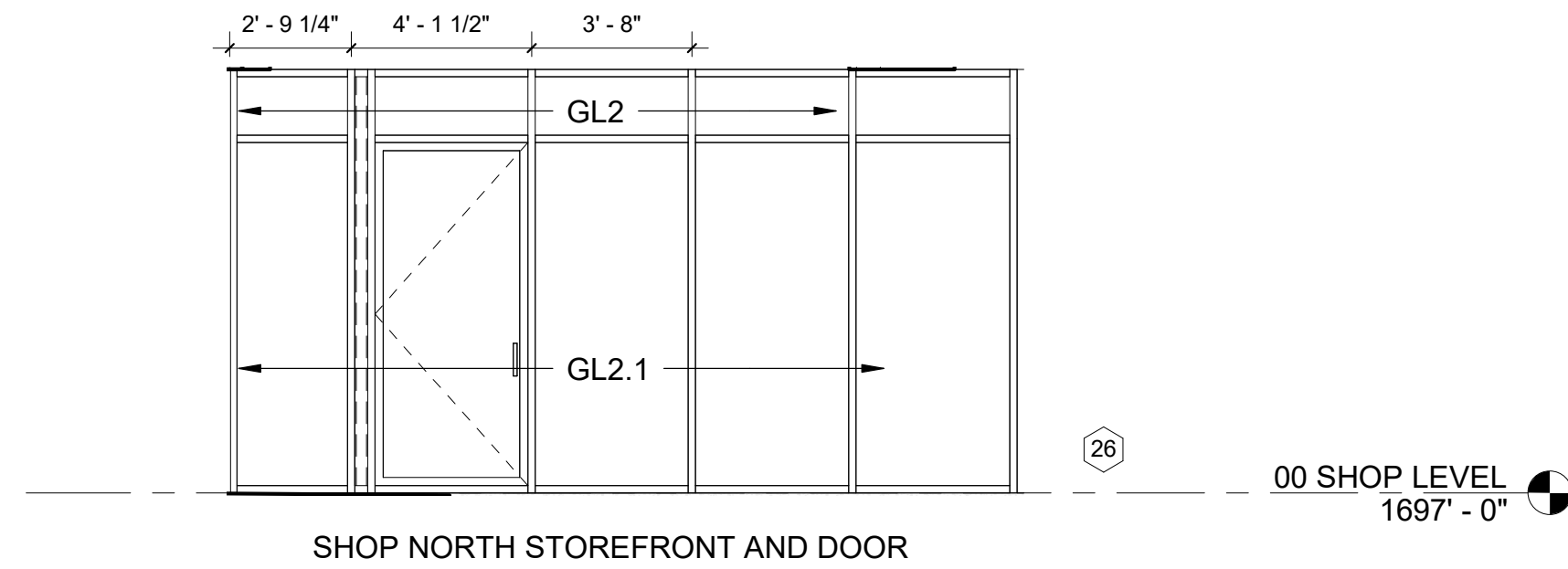
2103





Glazing Takeoff			
Type Mark		Area	Comments
G1	LIFT AND SLIDE DOORS	59 SF	LIFT AND SLIDE DOOR - LA CANTINA OR SIM.
G2	TYPICAL STOREFRONT	1578 SF	<varies>
G3	WIND GUARD	187 SF	HEAD/SILL CAPTURE BUTT GLAZED
G4	STOREFRONT 1 HOUR	174 SF	
G5	GLASS GUARD RAIL - 42"	779 SF	<varies>
G6	GLASS GUARD RAIL-STAIR - 42"	444 SF	<varies>
		3220 SF	

Exterior Door Schedule						
	Width	Height	Level	Frame Material	Comments	Function
001	3' - 6"	7' - 10"	00 SHOP LEVEL			Exterior
002	3' - 3"	6' - 10"	01 LEVEL 1			Exterior
008	5' - 11"	6' - 11"	00 SHOP LEVEL			Exterior
009	3' - 2 1/4"	6' - 11"	00 SHOP LEVEL			Exterior
101	5' - 9 1/4"	8' - 6"	01 LEVEL 1	ALUMINUM	SOLID CORE WOOD WITH STILE AND RAIL MIN 1 3/8" THICK AND PANEL THICKNESS NO LESS THAN 1 1/4" THICK	Exterior
102	3' - 0 3/4"	8' - 4"	01 LEVEL 1	ALUMINUM	SEE GLASS TYPES GL2.1	Exterior
103	3' - 9"	11' - 7 1/2"	01 LEVEL 1	ALUMINUM		Exterior
104	4' - 1 3/4"	11' - 7 1/2"	01 LEVEL 1	ALUMINUM		Exterior
105	3' - 8 1/4"	10' - 9"	01 LEVEL 1	ALUMINUM		Exterior
106	4' - 2 3/4"	10' - 10"	01 LEVEL 1	ALUMINUM		Exterior
107	3' - 5 3/4"	8' - 6"	01 LEVEL 1	ALUMINUM	SEE GLASS TYPES GL2.1	Exterior
108	3' - 1"	8' - 6"	01 LEVEL 1	ALUMINUM	SEE GLASS TYPES GL2.1	Exterior
201	2' - 10"	8' - 8 1/4"	02 DECK SLAB	ALUMINUM	SEE GLASS TYPES GL2.1	Exterior



ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQ. FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. (CFC 1030).

- GLASS SCHEDULE
- GL1 LIFT AND SLIDE DOOR
1" DOUBLE GLAZED
TEMPERED
U VALUE .43
SHGC
- GL2 FIXED GLAZING
1" DOUBLE GLAZED
ONE PANE TEMPERED
U VALUE .3
SHGC .35
- GL2.1 OPERABLE GLAZING
1" DOUBLE GLAZED
TEMPERED BOTH PANES
U VALUE .53
SHGC .35
- GL3 FIXED GLAZING-FULLHEIGHT GUARD
TEMPERED
U VALUE NA
SHGC NA
- GL4 NOT USED
- GL5 GLASS GUARD RAIL
3/4" TEMPERED CLEAR
- GL6 GLASS GUARD RAIL STAIR
3/4" TEMPERED CLEAR
- GL7 FIXED GLAZING
1" DOUBLE GLAZED
ONE PANE TEMPERED
U VALUE .3
SHGC .35
1 HOUR RATED

PERMAFLUOR™ ARCHITECTURAL FINISHES
High-Performing Paints
That Let You Design In
Vibrant Living Color

KAWNEER



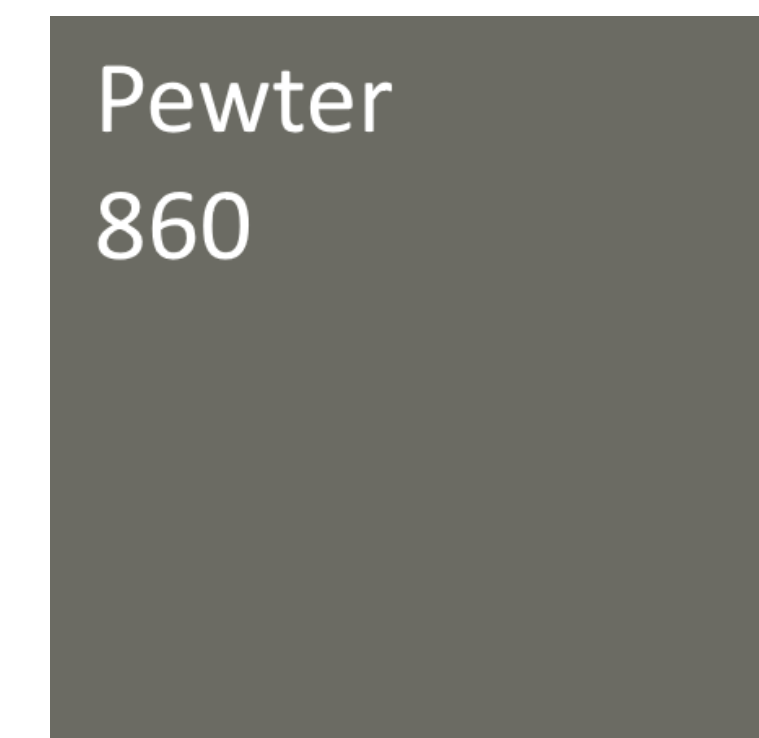
BASE COLOR MATCH WINDOWS ON EXISTING COTTAGE/FUTURE ADU
SAME COLOR WILL BE USED FOR EXTERIOR METAL TRIM, FLASHING AND EXPOSED STEEL STRUCTURE



EXISTING COTTAGE/FUTURE ADU

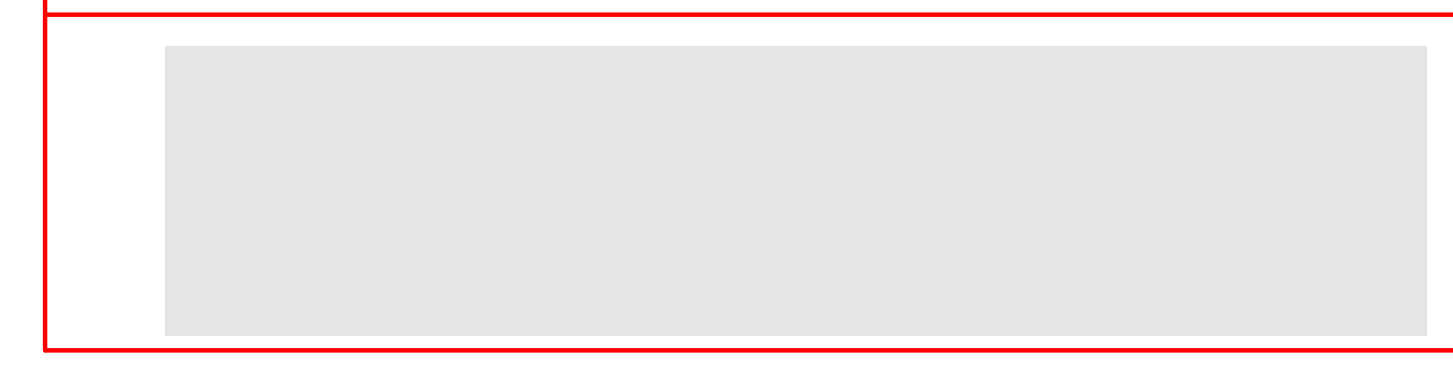


CONCRETE DETAIL AT EXISTING COTTAGE

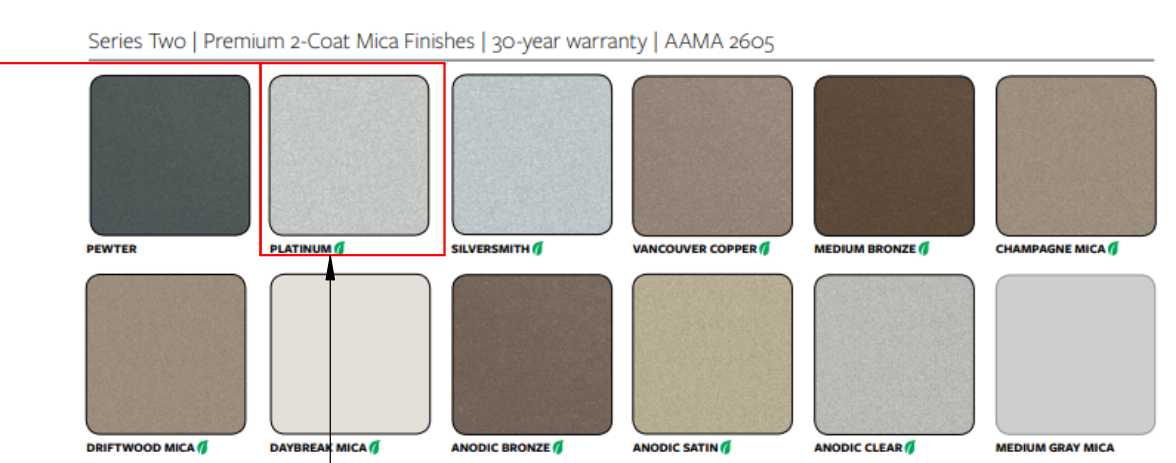


DAVIS CONCRETE COLOR PEWTER INTEGRAL
CONCRETE COLOR TO MATCH EXISTING
COTTAGE/FUTURE ADU
USED AT BUILDING AND SLABS ON GRADE
AND TERRACE RETAINING WALL

AMOUNT OF COLOR ADMIX IN CONCRETE ADJUSTS
CONCRETE COLOR VALUE
WALLS AND MAJOR PORTION OF SLAB 25% LOADING
CENTER CIRCLE OF TERRACE SLAB 50% LOADING



BIOLIME INTEGRAL COLOR CEMENT PLASTER -SMOOTH FINISH WITH CONTROL JOINTS



COLOR FOR ALUMINUM COMPOSITE METAL PANELS, INSTALLED
AT UNDERSIDE OF CANOPIES AND SOFFITS

MATERIALS
12" = 1'-0"

FIRE JURISDICTION:

☐ COASTSIDE FIRE

☐ SM COUNTY FIRE

☐

☐

San Mateo County Building Dept.

2019 CRC –R337 Development Worksheet

Materials and Construction Methods for Exterior Wildfire Exposure

Project is located in State Responsibility Area (SRA): ☒ Yes ☐ No
If in SRA, is project in a Very High Fire Hazard Severity Zone (VHFHSZ): ☒ Yes ☐ No

Project is located in Local Responsibility Area (LRA): ☐ Yes ☐ No
If in LRA, is project in a Very High Fire Hazard Severity Zone (VHFHSZ): ☐ Yes ☐ No

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
Roofing				
Class B minimum (2019 CRC R902.1.2) Roof coverings with SRA				
Class A in SRA and LRA VHFHSZ (2019 CRC R902.1.1)				DS 0.00 + DS 1.05
Where roof profile allows for a space between the roof covering and deck, the spaces shall be constructed to prevent the intrusion of flames and embers, fire stopped or have one layer of No. 72 ASTM D 3909 cap sheet over the combustible decking. (R337.5.2)			CLASS A ROOFING UNDERNEATH CEMENTITUOUS PAVERS	DS3.02
Valley flashings min. 0.019-inch (No 26 galv.) corrosion resistant metal over 36 inch wide underlayment of No. 72 lb mineral-surfaced nonperforated ASTM D 3909 cap sheet. (R337.5.3)			NO VALLEY FLASHING MEMBRANE ROOF	
Roof gutters shall be provided with the means to prevent the accumulation of debris. (R337.5.4)			NO GUTTER DRAINS PROTECTED WITH GRATES; RWL EQUIPPED WITH WUI COMPLIANT MESH	DS 3.02 and 3.03

1

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
Exterior Coverings (continued)				
The exposed underside of enclosed roof eaves and roof eave soffits shall be protected by one of the 1 through 4 items as for exterior walls or have boxed in soffits meeting SFM 7A-3 (R337.7.5). Ex: Fascia and other architectural trim boards.			UNDERSIDE OF OVERHANGS AND CANOPIES SHALL BE NON COMBUSTIBLE MATERIAL - METAL DECKING OF SHEET METAL APPLIED TO METAL FURRING	1/DS3.02 AND 1/DS 3.03
Exterior porch ceilings shall be protected by one of the 1 through 4 items as for exterior walls or have porch ceiling assemblies meeting SFM 7A-3 (R337.7.6). Ex: Architectural trim boards.			PORCH AND CANOPY CEILINGS CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS	1/DS3.02 AND 1/DS 3.03
Exposed underside of floor projections shall be protected by one of the 1 through 4 items as for exterior walls or have an underside assembly meeting SFM 7A-3 (R337.7.7). Ex: Architectural trim boards.			EXPOSED UNDERSIDE OF FLOORS CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS	1/DS3.02 AND 1/DS 3.03;
The underfloor area of overhangs, or elevated buildings; and underside of appendages shall be enclosed to grade or the underside shall be protected by one of the 1 through 4 items as for exterior walls or have an assembly meeting SFM 7A-3 (R337.7.8 & R337.7.9). Ex: Sawn lumber or glue-lam wood with the smallest minimum nominal dimension of 4"			EXPOSED UNDERSIDE OF OVERHANGS AND APPENDAGES CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS	4/DS2.02 1/DS3.02 AND 1/DS 3.03;

Exterior Glazing				
Exterior windows, glazed doors, glazed openings within exterior doors and structural glass veneer shall be constructed of one of the following: Note - Provide on window schedule and call out on floor plan. (R337.8.2) 1. Multipane glass units with a minimum of one tempered pane meeting Sec R308 Safety Glazing. 2. Glass block units. 3. 20 minute minimum Fire Rated Window. 4. Meet SFM 12-7A-2.			EXTERIOR GLAZING CONSISTS OF MULTIPANE UNITS WITH ON PANE OF SAFETY GLAZING.	DS 2.04 DS 2.05;

3

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
Vents Ventilation openings for attics, enclosed eave soffits, enclosed rafter spaces and underfloor areas shall be non-combustible, corrosion resistant, and have wire mesh with 1/16 th to 1/8 th inch (1.6-3.2 mm) openings or its equivalent. (R337.6.2)			PROJECT DOES NOT INCLUDE VOID SPACES IN ROOF ASSEMBLY. UNDERFLOOR VENT OPENINGS TO SCREENED WITH ALUMINUM MESH IN ALUMINUM FRAME 1/16" TO 1/8" OPENINGS	4/DS2.02

Eave Vents Vents shall not be installed in eaves and cornices. Exceptions: 1. Approved flame and ember resistant vents. 2.1 Attic is fully protected by an automatic fire sprinkler system, and 2.2 Exterior wall and underside of eave is non-combustible, and is more than 12 ft from ground, patio, porch, deck or similar surface. (R337.6.3)				
			PROJECT DOES NOT HAVE EAVE VENTS	1/DS3.02 AND 1/DS 3.03

Exterior Coverings Exterior walls shall comply with one of the following (R337.7.3): 1. Noncombustible material 2. Ignition-resistant material 3. One layer of 5/8" type X gypsum sheathing behind exterior covering. 4. 1-hour fire resistant exterior assembly. 5. Sawn lumber or glue lam min dimension of 4" 6. Log wall construction. 7. Wall assemblies meeting SFM 12-7A-1 Open Roof Eaves: The exposed roof deck on the underside of the roof eave shall comply with one of 1 through 4 as for exterior walls above (R337.7.4). Ex: 1. 2" nominal solid wood rafter tails. 2. 2" nominal solid wood blocking between rafter tails. 3. Fascia and other architectural trim boards.				
			EXTERIOR WALL COVERINGS SHALL BE NON-COMBUSTIBLE: LIME CEMENT PLASTER FINISH ON NON-COMBUSTIBLE BACKUP WALL - 2-HOUR EQUIVALENT : -2 LAYERS 5/8" TYPE X GYPSUM BOARD AT INTERIOR SIDE -1 LAYER 5/8" THICK DENSGLASS WITH -EXTERIOR INSULATION (ROCKWOOL) -MOISTURE/AIR BARRIER -METAL LATH, CONTROL JOINTS AND PAPER -7/8" LIME CEMENT - SCRATH BROWN AND FINISH COATS	DS2.02 + DS 2.03
			PROJECT DOES NOT HAVE OPEN ROOF EAVES	

2

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
Doors Exterior door assemblies, including garage doors, shall comply with one of the following (R337.8.3): 1. Surface or cladding be of non-combustible, or ignition-resistant material. 2. Constructed of solid core wood having stiles and rails not less than 1-3/8" with interior field panel thickness no less than 1-1/4" thick. 3. Have a fire resistance rating of not less than 20 minutes. 4. Meet SFM 12-7A-1				
			EXTERIOR DOORS SHALL BE: 1 ALUMINUM STOREFRONT WITH MULTIPANE GLASS 2.ENTRY AND SHOP DOOR ALUMINUM OR STEEL FRAME CLAD WITH STEEL PANELS 3. DOOR 101 SHALL BE CONSTRUCTED OF SOLID CORE WOOD WITH STILE AND RAIL MIN 1 3/8" THICK AND PANEL THICKNESS NO LESS THAN 1 1/4" THICK	DS 2.04 DS 2.05;

Decking The walking surface material of decks, porches, balconies and stairs shall be constructed of one of the following where any portion of such surface is within 10 ft. of the structure (R337.9.3): 1. Ignition-resistant materials that complies with SFM 12-7A-4 and 12-7A-5. 2. Exterior fire-retardant-treated wood. 3. Noncombustible material. 4. Material complying with SFM 12-7A-4A when attached to a noncombustible or ignition resistant wall covering. Ex: When decking surface material meets ASTM E 84, Class B flame spread, the wall material can of any that other wise complies with R337.7.3.				
			EXTERIOR DECKING SURFACES: LEVEL 1 ENTRY BRIDGE CONCRETE ON STEEL FRAME LEVEL 1 EXTERIOR SOUTH DECK MONOLITHIC REINFORCED CONCRETE LEVEL 1 EXTERIOR WEST DECK CAST IN PLACE CONCRETE ON METAL DECK LEVEL 2 EXTERIOR DECK - CEMENTITIOUS PAVERS ON PEDESTALS OVER CLASS A ROOFING MEMBRANE	DS 1.03 DS1.04 DS 3.03

Accessory Structure Trellises, arbors, patio covers, gazebos and similar structures attached to applicable buildings and detached buildings within 50 ft shall be constructed of noncombustible or ignition resistant material. (R337.10)				
			EXISTING ARBOR ATTACHED TO EXISTING COTTAGE/FUTURE ADU IS CONSTRUCTED OF STEEL AND TIMBERS OF NOMINAL 6X6 DIMENSIONS	DS 1.00

Office of the State Fire Marshal – Building Materials Listing: http://osfm.fire.ca.gov/licensinglistings/licensedlisting.html_searchcodelist.php
8110-Decking Materials, 8120-Exterior Windows, 8140-Exterior Siding & Sheathings, 8150-Exterior Doors, 8160-Under Eave, 8180-Non Wood Roof Coverings / Assemblies

4

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

WUI MATERIALS DS 2.07

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

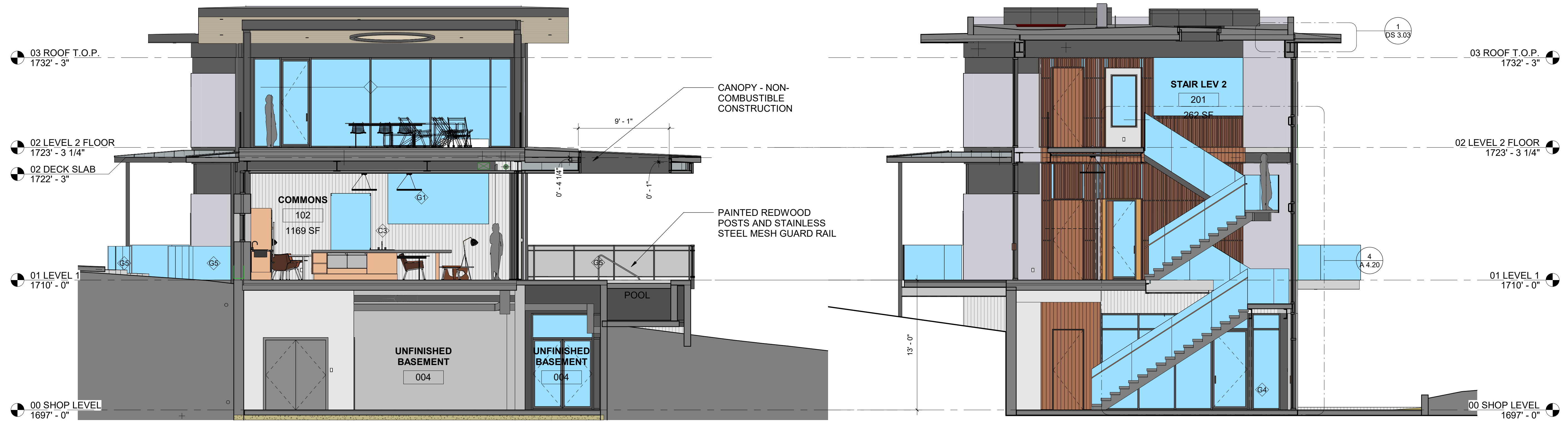
www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

Project number

2103

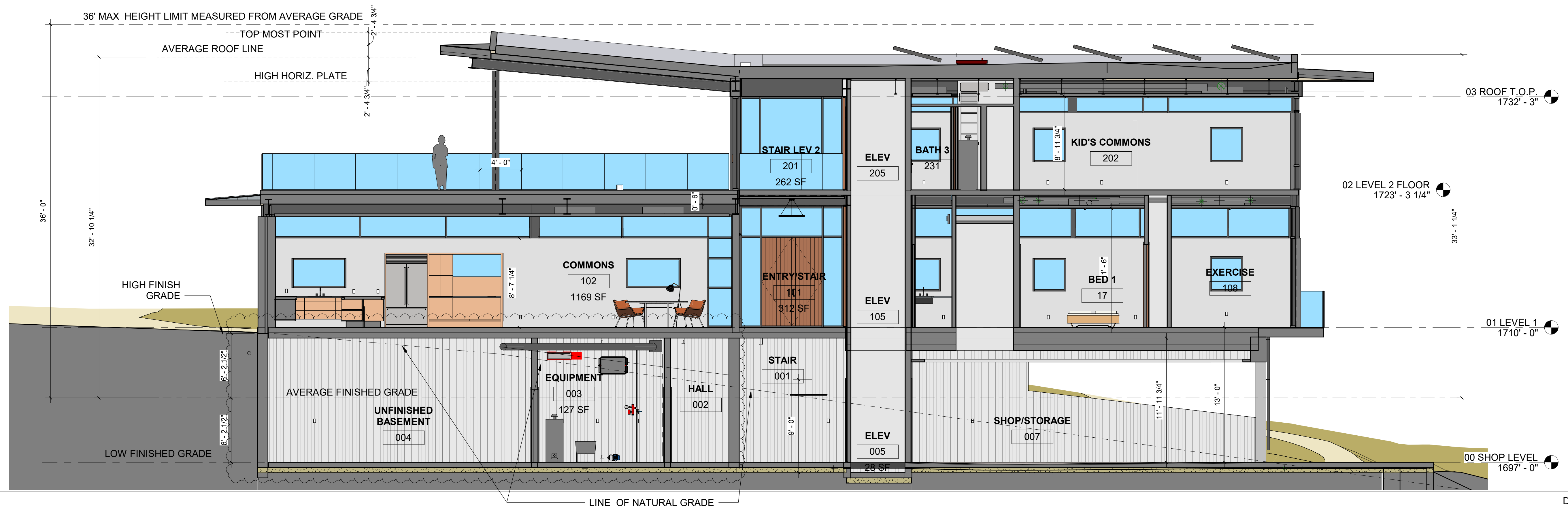


DS Section 2 Copy 2
3/16" = 1'-0"

13
DS 3.01

DS Section 3 Copy 1
3/16" = 1'-0"

5
DS 3.01



DS Section 1
3/16" = 1'-0"

1
DS 3.01

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

SECTIONS DS 3.01

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

Project number

2103

marathondrains.com | 800.828.8424

RD-27 SCUPPER DRAINS

FEATURES:

- Designed for sidewall/through wall roof installation.
- Durable cast iron.
- Hub connection is reversible to accommodate 45° or 90° installation.
- Angled grate is standard. Flat grate is optional.
- Epoxy paint is standard. Nickel bronze finish is optional.

SPECIFICATIONS:

RD-27 Parapet (Scupper) Drain with oven cured epoxy coated cast iron body, flashing clamp and secured epoxy coated angled grate.

MODEL RD-27

A well constructed, heavy duty, versatile roof drain combining horizontal and vertical drainage with an interchangeable hub for flexible installation

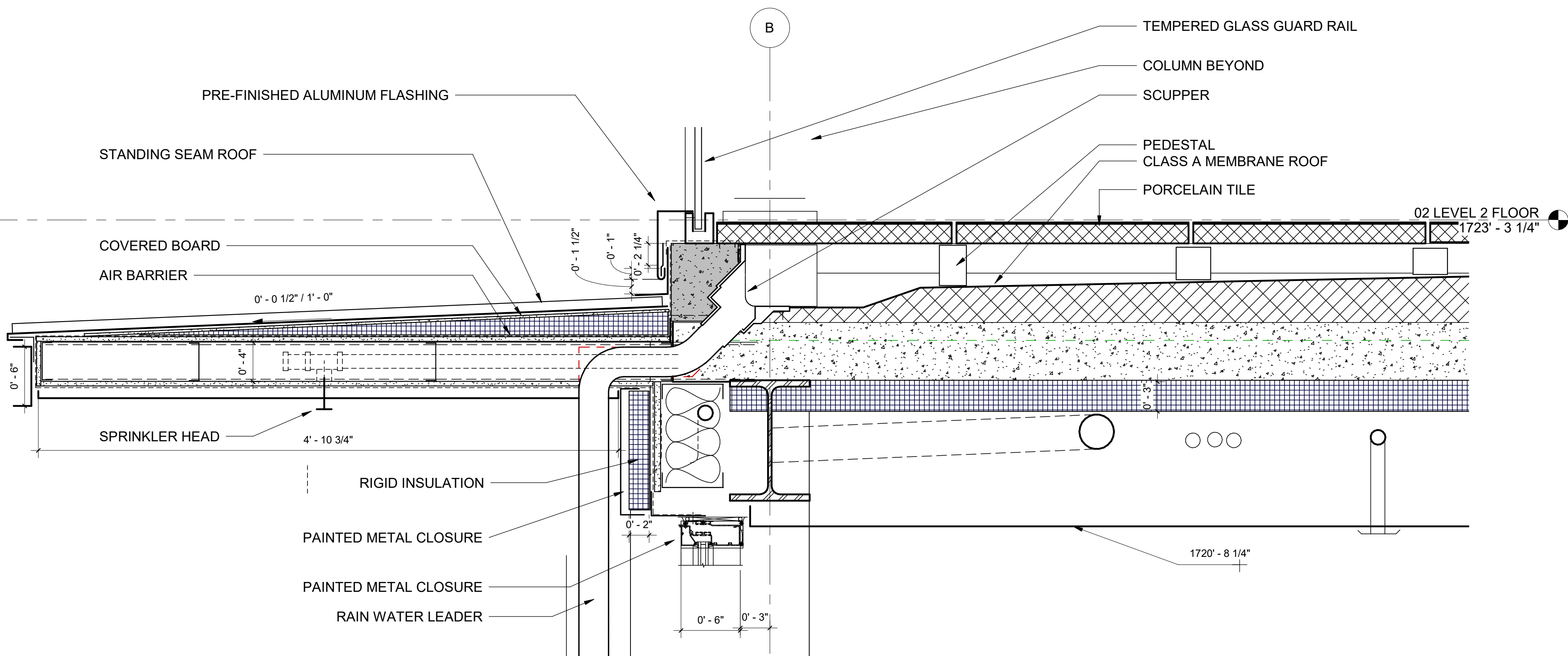
RD-27-45

Outlet may be used at 45° or 90° by removing two bolts and changing outlet position one half rotation.

RD-27

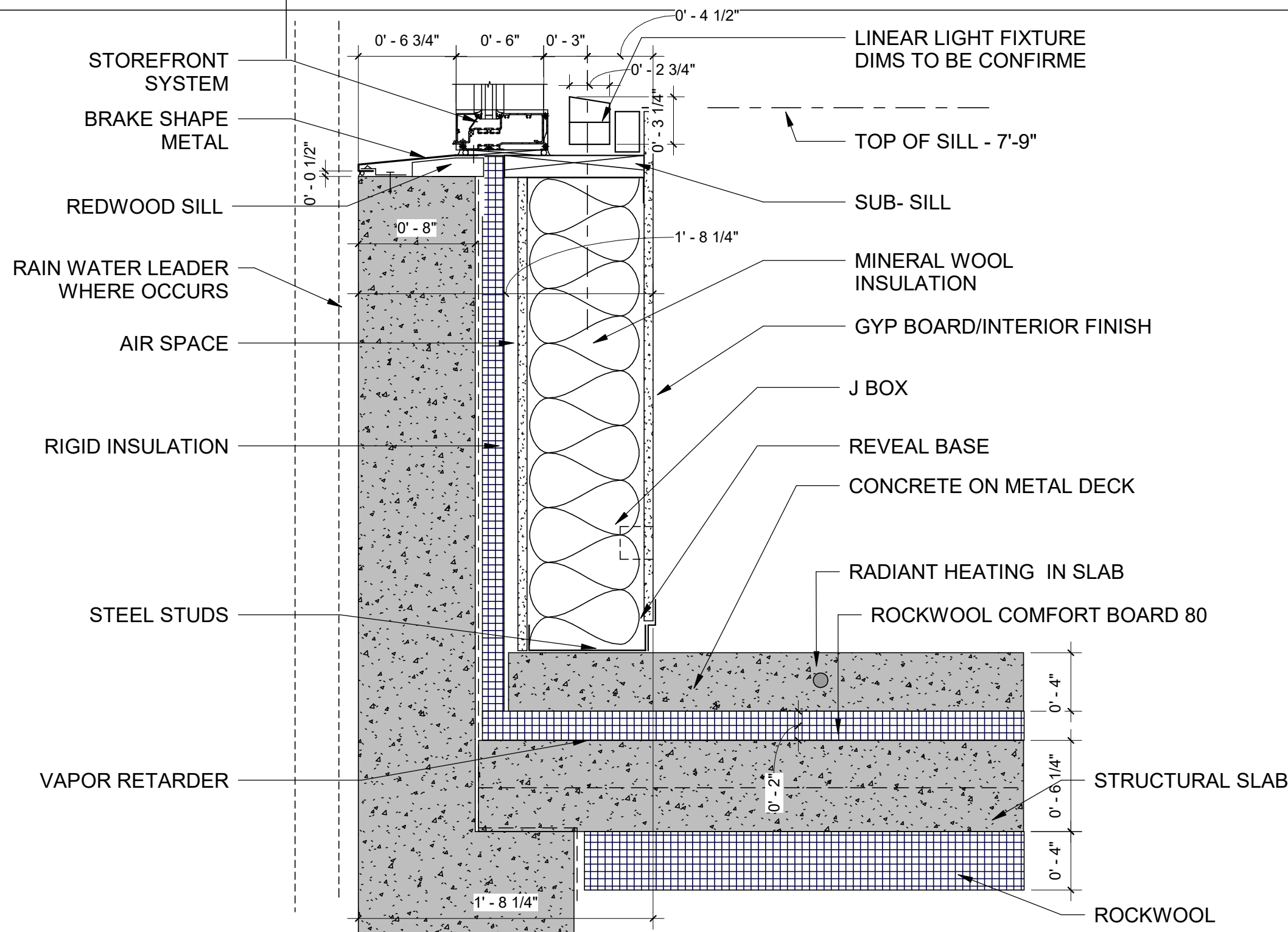
Standard Angled Grate

Optional Flat Grate



DS Section Canopy
1 1/2" = 1'-0"

2
DS 3.02



CAST IN PLACE WALL TYP.
1 1/2" = 1'-0"

1
DS 3.02

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062 ROOF EDGE SECTIONS DS 3.02

Studio Gwise 837_A Stannage Ave. Albany, Ca 510 326 8342 www.jamesgwise.com Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c. 2022-1223 Project number 2103



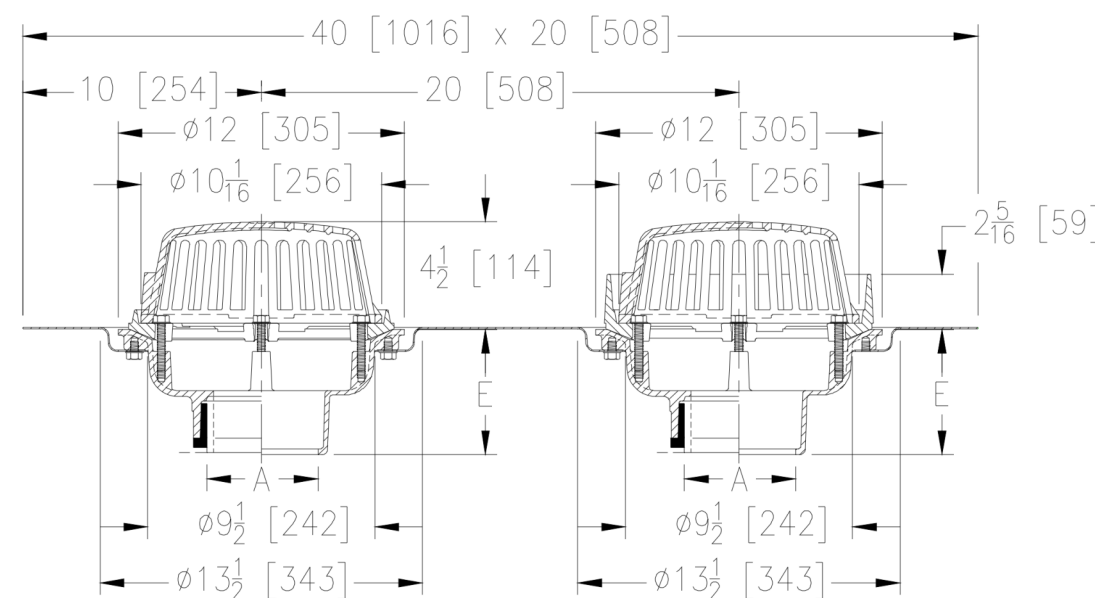
Z164

12 [305] DIAMETER COMBINATION MAIN ROOF
AND OVERFLOW DRAIN WITH LOW SILHOUETTE DOMES
AND DOUBLE TOP-SET® DECK PLATE

SPECIFICATION SHEET

TAG

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



A	Approx.	Dome Open
Pipe Size In. [mm]	Wt. Lbs. [kg]	Area Sq. In. [cm²]
2, 3, 4, 6 [51, 76, 102, 152]	66 [30]	78 [503]

OPTIONS (Check/specify appropriate options)

PIPE SIZE

2, 3, 4, 6 [51, 76, 102, 152]
2, 3, 4, 6 [51, 76, 102, 152]
2, 3, 4, 6 [51, 76, 102, 152]
2, 3, 4 [51, 76, 102]

OUTLET

IC Inside Caulk
IP Threaded
NH No-Hub
NL Neo-Loc

E BODY HT. DIM.

5-1/4 [133]
3-3/4 [95]
5-1/4 [133]
4-5/8 [117]

PREFIXES

Z D.C.C.I. Body with Dome (4-1/4 [108] Dome Height)*
ZA D.C.C.I. Body with Aluminum Dome (6-9/16 [167] Dome Height)

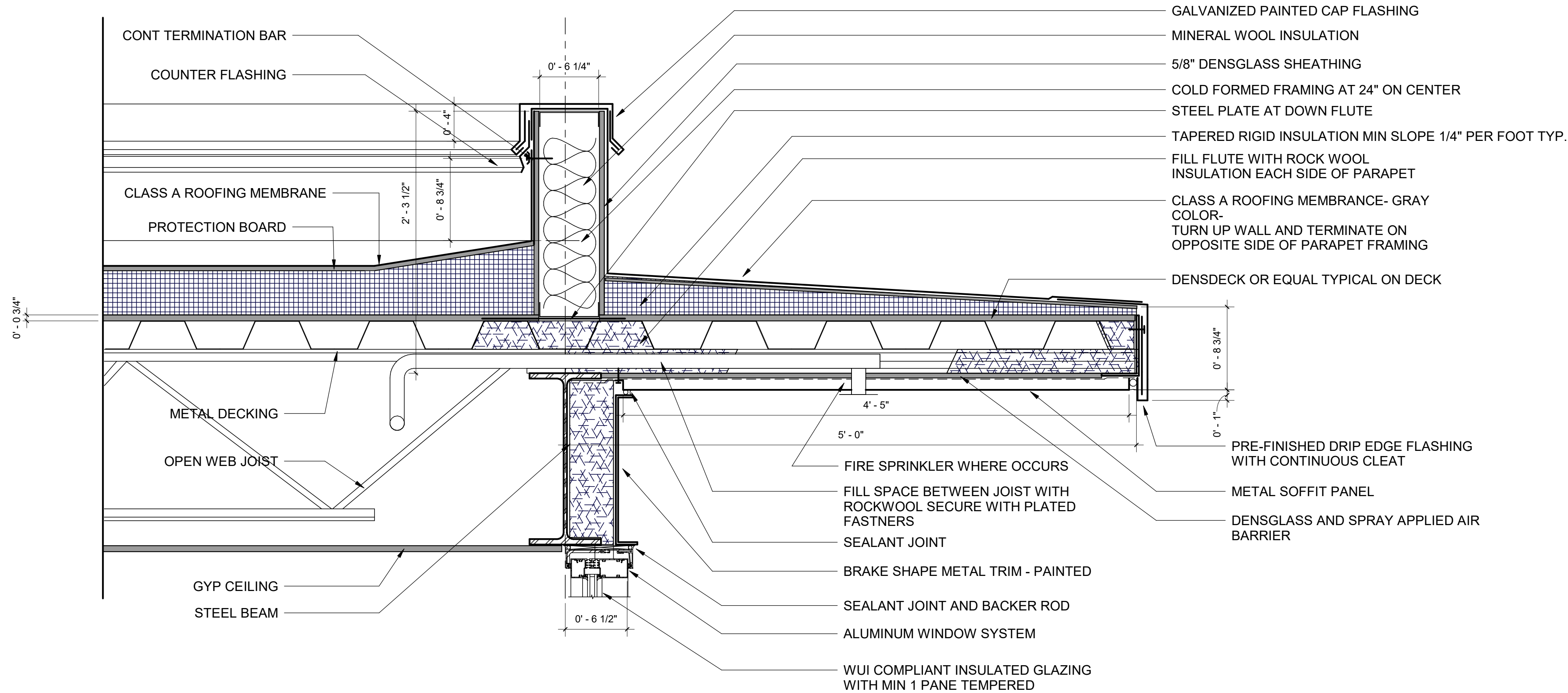
SUFFIXES

-AR Acid Resistant Epoxy Coated Finish
-E Static Extension 1 thru 4 [25 thru 102] (Specify Ht.)
-G Galvanized Cast Iron
-SC Secondary Clamping Collar
-SS Stainless Steel Mesh Screen Over Dome
-TC Neo-Loc Test Cap Gasket (2, 3, 4 [51, 76, 102] NL Bottom Outlet Only)
-VP Vandal-Proof Secured Top
-XJ Vertical Expansion Joint
-84 Stainless Steel Perforated Gravel Guard
-85 Stainless Steel Perforated Extension

* Regularly furnished unless otherwise specified.

Zurn Industries, LLC | Specification Drainage Operation
1901 Pittsburgh Avenue, Erie, PA U.S.A. 16502 | Ph: 814-454-7829
In Canada | Zurn Industries Limited
3544 Nashua Drive, Mississauga, Ontario L4V 1L2 | Ph: 905-405-8272, Fax 905-405-1292
www.zurn.com

ROOF - COMBINATION DRAIN 17
1 1/2" = 1'-0" DS 3.03



ROOF -TYPICAL EDGE - HIGH ROOF 1
1 1/2" = 1'-0" DS 3.03

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

ROOF EDGE SECTION DS 3.03

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

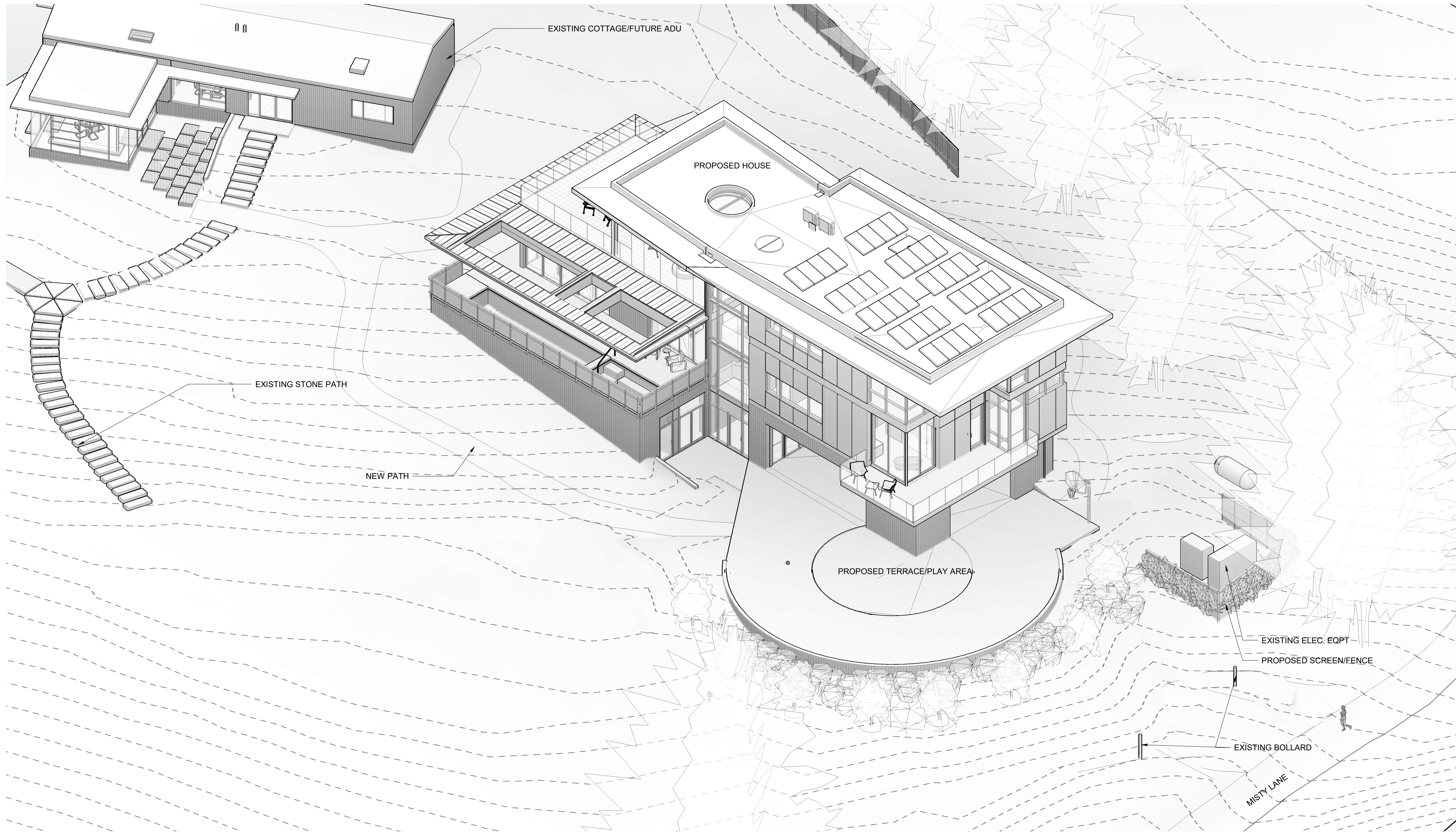
www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

Project number

2103



DS EXT 90 AERIAL LOOKING NORTH EAST

1
DS 4.01

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

AXONOMETRICS DS 4.01

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

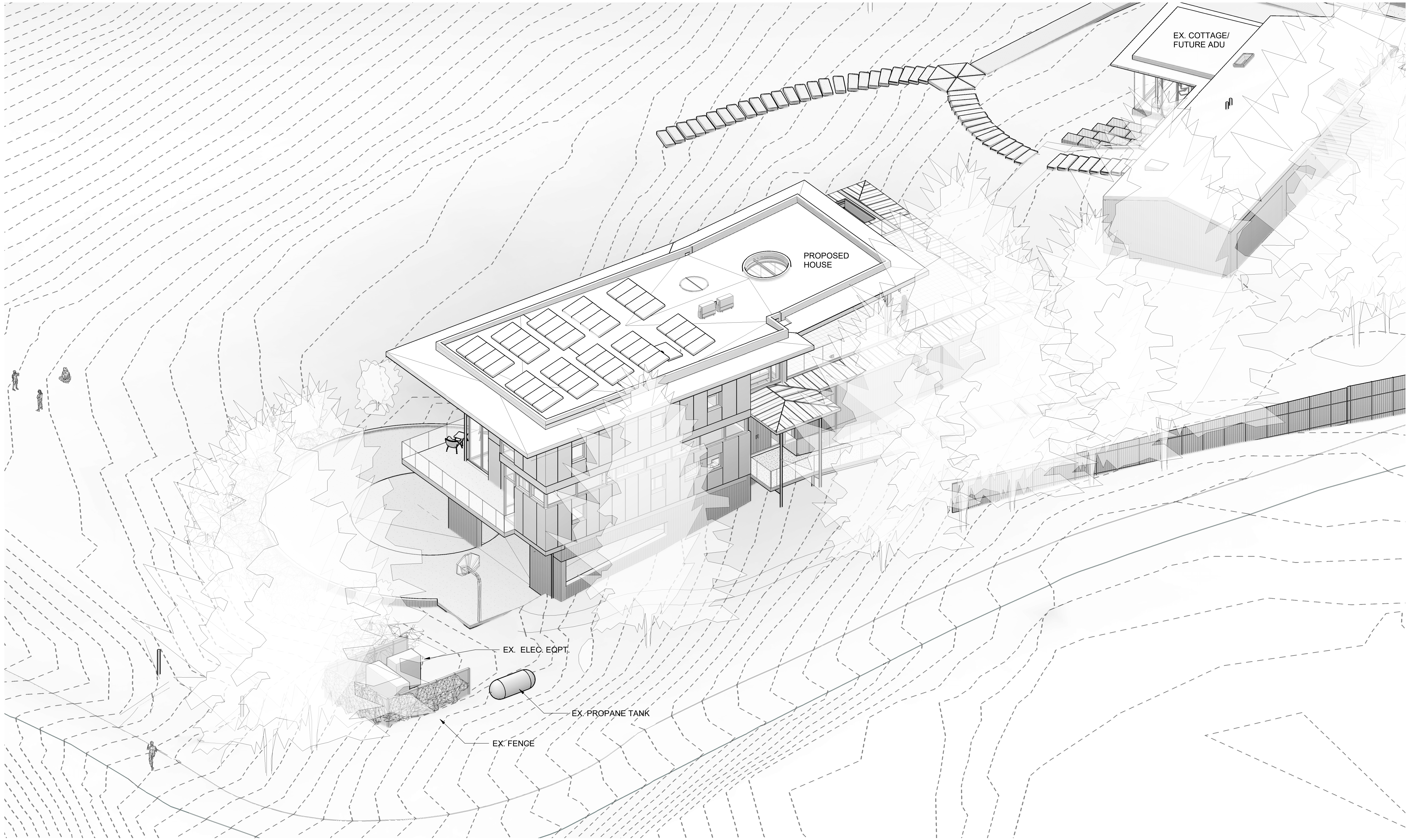
www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

Project number

2103



DS EXT 91 AERIAL LOOKING NORTHWEST

1
DS 4.02

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

AXONOMETRIC DS 4.02

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

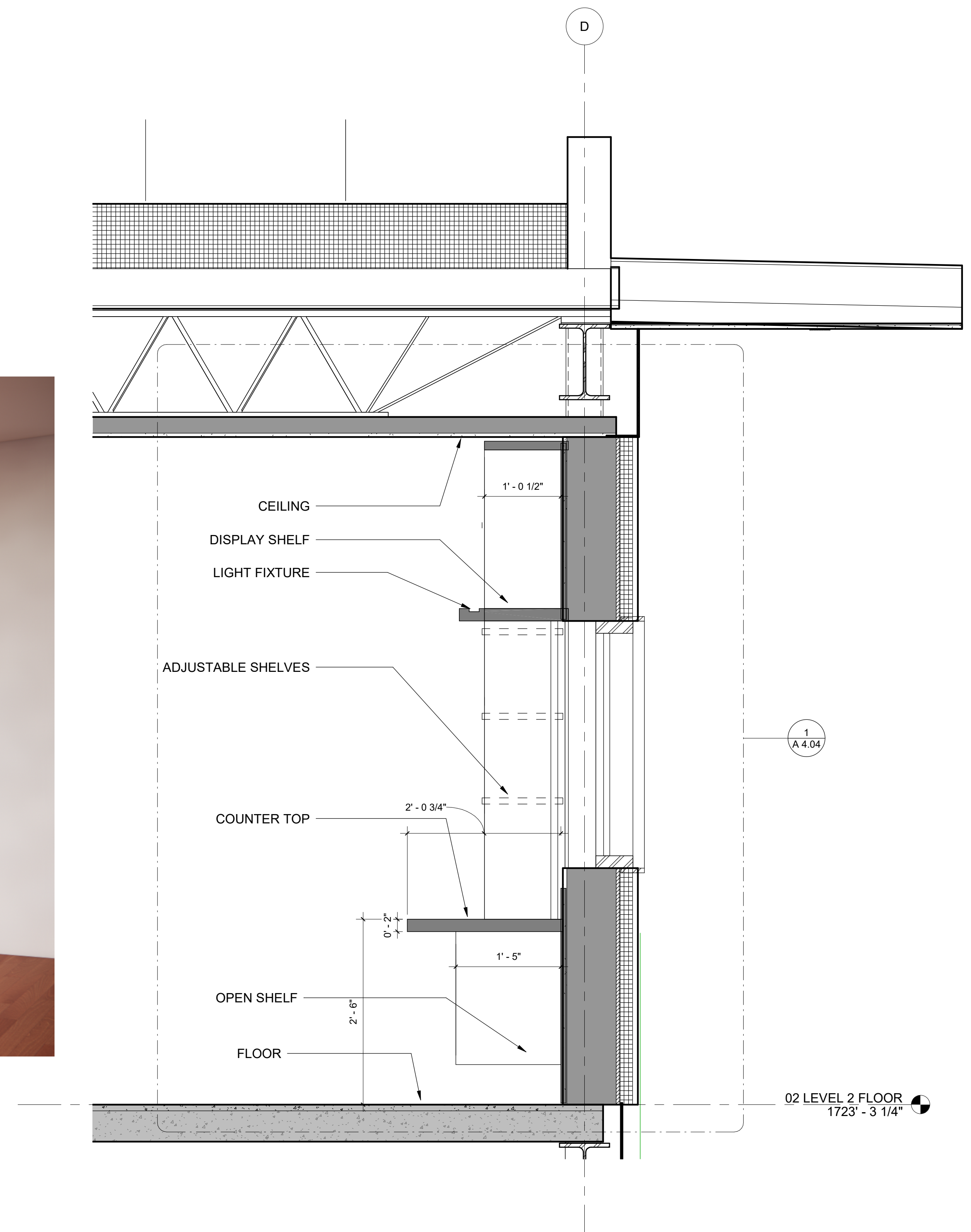
www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

Project number

2103



LEVEL 2 BOOKCASE AND WORK COUNTER 1
1" = 1'-0" DS 4.03

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

KID'S COMMONS CASEWORK DS 4.03

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

www.jamesgwise.com

Copyright 2021/2022 all rights reserved, instrument of service James Gwise Architect, p.c.

2022-1223

Project number

2103



Planning for Success.

July 27, 2022

James Gwise
Architect
Studio Gwise
837 A. Stannage Ave.
Albany, CA 94706
jgwise@jameswise.com

Re: 12400 Skyline Blvd. Home Construction Archaeological Investigation

Dear Mr. Gwise,

This report documents the results from the archaeological survey on July 6, 2022 of the project site, construction of a new house on a three-acre site, at 12400 Skyline Blvd. The project site is located in Woodside, San Mateo County, California, on the Woodside USGS Quadrangle 7.5, UTM 557759.94 easting and UTM 4146557.66 northing. The township is 6S and range is 4W. Figure 1, Location Map presents the location of the project site with the Town of Woodside. Figure 2, Site Photographs, presents an aerial photograph of the project site and site photographs.

METHODOLOGY

This archaeological report includes the results from an archival database search at the Northwest Information Center (NWIC), a request for a Sacred Lands Records search from California Native American Heritage Commission (NAHC), a review of the project site soil types, and a pedestrian survey.

Archival Database Search

The archival database search was conducted through the NWIC, NWIC file number 21-2063, of the California Historical Resources Information Center (CHRIS) affiliated with

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

301 Lighthouse Avenue Suite C Monterey California 93940 Tel 831-649-1799 Fax 831-649-8399
www.emcplanning.com

the State of California Office of Historic Preservation in Sacramento. The NWIC was provided with a location map and coordinates of the project area, with a request of the archaeological and non-archaeological resources within ¼ mile radius of the project site boundary.

Sacred Lands Records Search

A Sacred Land File and Native American Contacts List was requested from the California Native American Heritage Commission via email on June 7, 2022. The results of the Sacred Land File came back positive. The Amah Mutsun Tribal Band of Mission San Juan Bautista was listed as the tribe to specifically contact. In addition, the California Native American Heritage Commission also provided a list of tribes who may also have knowledge of the cultural resources in the project area and these tribes were contacted as well. Please see Appendix A for the tribal letters. Please see Appendix B for the responses from the tribes.

Pedestrian Survey

EMC Planning Group archaeologist Kaitlin Ruppert, a Registered Professional Archaeologist who meets the Secretary of the Interior's Standards for Qualifications for Professional Archaeologist, conducted a pedestrian survey at the three-acres project site on July 6, 2022. The pedestrian survey was performed to determine if there were surface traces of historic or prehistoric materials on the site. Ms. Ruppert's resume is included as Appendix C.

Transects had to be adjusted due to the presence of two shipping containers, a Tesla power charger, solar chargers, and a wood pizza oven. Transects were from five-meters apart and walked in an east to west pattern. Ground visibility was poor throughout the survey due to wood chips, foliage, and stems of dead plants. In the eastern section, flowers, weeds, pine leaves, broken branches covered the ground. A broken modern glass tumbler was observed.

SIGNIFICANCE CRITERIA

The significance of a cultural resource is determined by whether it qualifies as eligible for listing in the California Register, the National Register, or a local register. One or more the criteria for determination of eligibility must be met. The California Register criteria are:

- Criterion 1: Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
- Criterion 2: Associated with the lives of persons important to local, California or national history;
- Criterion 3: Embodies the distinctive characteristics or a type, period, region or method of construction or represents the work of a master or possesses high artistic values; and
- Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The National Register of Historic Places Evaluation Criteria are the following:

- The property must be associated with events that have made a significant contribution to the broad patterns of our history.
- The property must be associated with the lives of persons significant in our past.
- The property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.
- The property must show, or may be likely to yield, information important to history or prehistory.

ETHNOGRAPHIC BACKGROUND

The Costanoan Rumsen Carmel Tribe's ancestral territory spanned from the San Francisco Bay to the Big Sur and at least 15,000 lived in this territory before European contact (Costanoan Rumsen Carmel Tribe Copy History 2022). The Costanoan Rumsen Carmel tribe constructed tule boats that were used for fishing, trading, and transporting goods (Costanoan Rumsen Carmel Tribe Copy Tule Boats 2022). Tule was not only used for boats, tule was also used for the construction of homes, mats, baskets, duck decoys, toys, and ropes (Tule Boats 2022). After the Mission Era the tribe went into exile to, "avoid violent persecution by settlers and California State sponsored racist policies

toward Native Americans” (History 2022). The tribe moved to Southern California where they found work on the ranchos in 1864 (History 2022).

“The Monterey Bay Aquarium Research Institute’s located in Moss Landing acknowledges that the land was home to the Hueñeren and Guacharron people (MBARI 2021). The website goes on to state that, “The native peoples of this area were taken to Mission San Juan Bautista and Mission San Carlos Borromeo de Carmelo. Native people taken to Mission San Juan Bautista are represented today by the Amah Mutsun Tribal Band” (MBARI2021). Before the Spanish arrived, the Amah Mutsun Tribe lived in twenty to thirty neighboring villages throughout the Pajaro River Basin and encompassing region (amahmutsen.org2021). The Amah Mutsun language, Mutsun, was unique because it was only spoken by the Amah Mutsun tribe (amahmutsen.org 2021). The tribe were effective cultural resource managers (Valentin Lopez, personal communication December 12, 2021) who managed the California landscape and resources before the Spanish arrived. Tule, grass, or ferns were used to thatch the dome structures that the Amah Mutusn lived in while, “dance enclosures were constructed in the middle of the village and were circular or oval in shape and consisted of a woven fence of brush or laurel branches about four and one-half feet high” (amahmutsen.org 2021). When the Spanish arrived the Amah Mutsun tribe were sent to the Missions Santa Cruz or San Juan Bautista (Amah Mutsun | History 2021).” The Amah Mutsun’s website states that the San Juan Bautista mission priest were, “excellent record-keepers” and it is because of these records we know that by 1833 there had been a total of 19,421 deaths at Mission San Juan Bautista (Amah Mutsun | History 2021).

The Muwekma Ohlone Tribe of the San Francisco Bay Area’s website states that, “the present-day Muwekma Ohlone Tribe is comprised of all of the known surviving American Indian lineages aboriginal to the San Francisco Bay Region who trace their ancestry through the Missions Dolores, Santa Clara, and San Jose; and who were also members of the historic Federally Recognized Verona Band of Alameda County” (Muwekma Ohlone Tribe: Historical Overview 2021). Before Europeans arrived, the Muwekma Ohlone were hunter-gatherers who harvested shellfish, practiced land management techniques, and lived in permanent villages (Jrbp.stanford.edu. 2021). The tribe has a tradition of dancing. Dance houses called túupentak, were built and during some of the dances feathered ceremonial regalia was worn (Muwekma Ohlone Tribe: Customs and Traditions 2021).

In April 1850, only a few months before California was adopted into the United States, California legislation passed discriminatory laws against Native Californians (Johnston-Dodd 2002). These laws allowed for Native Californian children to be forced into indentured servitude and Native Californian men and women to be sold as slaves (Johnston-Dodd 2002; Native American Slave Market - Gold Chains: The Hidden History of Slavery in California 2019; Rosa: Kidnapped, Sold, and Killed 2019). The policy of indentured servitude did not end in California until 1937 (Valentin Lopez, personal communication December 12, 2021). The first governor of California Peter H. Burnett's January 1851 State of the State Address expressed, "that a war of extermination will continue to be waged between the races until the Indian race becomes extinct must be expected..." (Peter Burnett's State of the State Address 2019). The state of California initially paid twenty-five cents for every Native American scalp that price increased to five dollars (amahmutsen.org 2021; Jeff 2021). From 1850-1852 the state of California spent a total of \$843,573.48 on military expeditions against Californian Native Americans (Johnston-Dodds 2002). Such expeditions continued in the state of California until 1859 (amahmutsen.org 2021).

Lafayette A. Dorrington was the Sacramento Agency Superintendent from 1918-1930. In 1927 Dorrington was tasked by Assistant Commissioner of Indian Affairs E.B. Meritt to investigate and then write a report regarding the status of land purchases for California Native American tribes (Lavery 2003). In 1927 Dorrington was tasked by Assistant Commissioner of Indian Affairs E.B. Meritt to investigate and then write a report regarding the status of land purchases for California Native American tribes (Lavery 2003). Dorrington's failed to reply to two of Meritt's letters. When Dorrington did submit his report to Meritt, Dorrington had decided without on-site visitation that majority of Native Americans in his jurisdiction did not need land to establish their homesite. Dorrington wrote this of the Muwekma Ohlone Tribe, "there is one band in Alameda County commonly known as the Verona Band, ... located near the town of Verona; these Indians were formerly those that resided in close proximity of the Mission San Jose. It does not appear at the present time there is need for the purchase of land for the establishment of their homes" (Muwekma Ohlone Tribe: Missions, Land, Rancheria 2021). Dorrington wrote the following of the Amah Mutsun tribe, whom he identifies as the San Juan Baptista Band, "In San Benito County, we find the San Juan Baptista Band, which reside in the vicinity of the Mission San Juan Baptista, which is located near the town of Hollister. These Indians have been well cared for by Catholic priests and no

land is required” (amahmutsen.org). The result of Dorrington’s report was that one hundred and thirty-five California Native American tribes, including the Amah Mutsun and the Muwekma Ohlone Tribe of the San Francisco Bay, were removed from the list of recognized tribes (Ohlone Costanoan Esselen Nation 2021).

Paleoindian Period 12,000-10, 00 Before Common Era (BCE)

During this timeframe there was a migration of peoples from the Asian continent to North America. The people at this time were nomadic hunter-gathers that lived in groups of 100 to 150 people (Locks et al. 2020). During the Paleoindian Period megafauna such as the mammoth and mastodon were hunted and the atlatl, a new type of weapon technology, was invented (Locks et al. 2020).

Early Archaic / Milling Stone Era 10,000- 4,000 BCE

During the Milling Era slabs, cobble tools, and hand stones were developed to process foods such as seeds and nuts (Waugh and Basgall 2008; The Origins of California’s California Indian Tribes 2021). The decline of megafauna hunting during this period resulted in fewer projectile points being seen in the archaeological record.

3,500-600 BCE-Early Period in Central California

The technology being used during the Early Period in Central California was the mortar and pestle (Jones 1996). The mortar and pestle were used for the processing not only food items such as acorns, which was a staple food item in the Californian Native American diet, but also nonfood items (Jones 1996). In addition, “the mortar and pestle have been correlated with high population density, storage sedentism, and complex sociopolitical organization” (Jones 1996 243).

1250-1769 CE- Late Period in Central California

Trade was disrupted during this period which is indicated by the lack of obsidian seen in the archaeological deposits. Shell bead production increased and there was a shift from a nomadic lifestyle to a more sedentary lifestyle. This lifestyle shift is seen at an archaeological site in which, “growth increment of mussel shells indicate that site inhabitants collected mussels during all seasons (Jones and Schwitalla 2008 referring to referring to Kennett and Bottman 2006).

HISTORIC BACKGROUND

Regional History

While the Spanish laid claim to California they deemed the land too far north to colonize (Paddison 2005). It was when rumors of British and Russian interest in California that motivated the Spanish to begin a “sacred expedition” up the coast of California in 1769 (Paddison 2005). The expedition included three ships and two overland parties led by Captain Gaspar de Portolá and Franciscan Father Junípero Serra (Paddison 2005). Later in 1769, Portolá’s overland expedition to Alta California resulted in the explorers becoming the first Europeans to see San Francisco Bay (Spanish Period: 1776 to 1882- Presidio of San Francisco 2021). Although, it was not until 1776 when 194 individuals, a mixture of civilians and soldiers, led by Juan Bautista de Anza established the presidio at the bay’s entrance (Spanish Period: 1776 to 1882- Presidio of San Francisco 2021). The Mission San Francisco de Asís, known as Mission Dolores was established in 1776 (Mission San Francisco de Asis 2021). The mission was built from 1782-1791 with Native American labor (Mission Dolores- Early History of the California Coast- A National Register of Historic Places Travel Itinerary 2021). At the mission cemetery approximately 5,000 Native Americans from the Ohlone and Miwok tribes are buried within its grounds (Black 2021; Mission Dolores 2021).

Woodside History

When Mexico gained independence from Spain in 1822, the Spanish Land Grants were passed to private individuals. For example, the Governor of Mexico Juan Alvarado granted John Coppinger the Rancho Cañada de Raymundo grant (The History of Woodside | Town of Woodside California 2022). In 1841, Mr. Coppinger built the first wooden house in Woodside. Four years later Mr. Coppinger sold one thousand acres to Mr. Dennis Martin, who then built a house and two sawmills (The History of Woodside | Town of Woodside California 2022). By 1849, lumbar businessmen Dr. Robert Orville Tripp and M.A. Parkhurst established a direct road that led from the redwood forests and went to the head of the tidewater in Redwood Creek (The History of Woodside | Town of Woodside California 2022). The operation would be oxen dragging the lumbar over the road and then floating it up the creek by raft to San Francisco. There were eight sawmills and a shingle mill in Woodside, by 1855. When the lower hills of Woodside were timbered out the mills moved into the canyons and over the hills. Eventually, the

sawmills were replaced by farms, small cattle ranches, and vineyards (The History of Woodside | Town of Woodside California 2022). The town became incorporated in 1956 (The History of Woodside | Town of Woodside California 2022).

RESULTS

Archival Database Search Results

There are two reports within the project area S-3082 and S-33511. There are five reports within a quarter mile radius of the project area: S-3029, 16776, 25563, 24406, and 46397. The prehistoric and historic archaeological sites that are discussed in reports S-3082 and S-33511 will not be impacted by the home construction at the project site., The report S-16776 did record an archaeological site within a quarter mile of the project site. The archaeological site recorded was a single bedrock mortar cup with two Francisca chert flakes. This archaeological site will not be impacted by the project.

Sacred Lands Records Search Results

A Sacred Land File and Native American Contacts List was requested from the California Native Heritage Commission via email on June 7, 2022. The Sacred Land File Search came back positive. The letters were sent out on July 11, 2022. Please see Appendix B for replies from the tribes.

USDA Soil Survey Results

According to the USDA Web Soil Survey (2022), the soils within the project area consist of 99.9 percent Gazos loam, moderately steep, eroded and 0.1 percent of Candlestick-Barnabe Complex, 20 to 50 percent slopes.

Pedestrian Survey Results

The survey results were negative. There was no surface evidence of cultural resources such as ground stone, debitage (flake rock from toolmaking), or charring from hearths. There was no surface evidence of historic archaeological resources.

CONCLUSIONS

The results of the pedestrian survey were negative. The results of the NWIC show that there is one archaeological site within a quarter mile radius of the project site. The California Native American Heritage Commission Sacred Land File Request search was

positive. The Costanoan Rumsen Carmel Tribe recommends that a Native American monitor and an archaeologist be present for any ground disturbing activities.

RECOMMENDATIONS

The follow conditions of project approval are recommended to ensure that impacts would not be significant should unique archaeological resources or significant historical resources be accidentally discovered during earth -moving- activities.

1. Prior to construction, all personnel directly involved in project-related ground disturbance shall be provided archaeological and cultural sensitivity training. The training shall be conducted by a qualified Archaeologist that meet the Secretary of the Interior's Standards for archaeology. The training shall take place at a day and time to be determined in conjunction with the project construction foreman, and prior to any scheduled ground disturbance. The training will include: a discussion of applicable laws and penalties; samples or visual aids of artifacts that could be encountered in the project vicinity, including what those artifacts and resources may look like partially buried, or wholly buried and freshly exposed; and instructions to halt work in the vicinity of any potential cultural resource discovery, and notify the archaeological or Native American monitor as necessary. If a handout is provided by the archaeologist, the foreman will keep a copy of it in his or her vehicle as a reference. Having reference material in the vehicle does not replace contacting an archaeologist or a Native American monitor should resources be uncovered.
2. In the event archaeological resources are encountered during ground disturbing activities, contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by

standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.

Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant, a qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The archaeologist shall also perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation of the recovered resources. Recommendations for permanent curation of recovered resources will not be applicable to prehistoric cultural resources materials or tribal cultural resources as such resources will be returned to the tribes. All significant prehistoric cultural materials and or tribal cultural resources recovered shall be, returned to Native American tribes traditionally and culturally affiliated with the area.

3. California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The San Mateo County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant of any human remains.

Further actions shall be determined, in part, by the desires of the Most Likely Descendant. The Most Likely Descendant has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the Most Likely Descendant's recommendations, the owner or the descendant may request mediation by the Native American Heritage Commission.

Sincerely,

A handwritten signature in cursive script that reads "Kaitlin Ruppert". The ink is dark and the signature is fluid.

Kaitlin Ruppert MSc., RPA
Registered Professional Archaeologist

REFERENCES

- ACLU of Northern CA. 2019. Native American Slave Market - Gold Chains: The Hidden History of Slavery in California | ACLU NorCal. [online] Available at: <<https://www.aclunc.org/sites/goldchains/explore/native-american-slave-market.html>> [Accessed 10 September 2021].
- ACLU of Northern CA. 2019 Rosa: Kidnapped, Sold, and Killed. Accessed 9/10/21. <https://www.aclunc.org/sites/goldchains/explore/rosa.html>
- Amahmutsun.org. 2021. Amah Mutsun | History. [online] Available at: <<http://amahmutsun.org/history>> [Accessed 6 December 2021].
- Black, A., 2021. Mission Dolores Cemetery. [online] Atlas Obscura. Accessed 10/26/21. <https://www.atlasobscura.com/places/mission-dolores-cemetery>
- COSTANOAN RUMSEN CARMEL TRIBE COPY. 2022. *History*. [online] Available at: <<http://www.costanoanrumsen.org/history.html>> [Accessed 8 June 2022].
- COSTANOAN RUMSEN CARMEL TRIBE COPY. 2022. *Tule Boats*. [online] Available at: <<http://www.costanoanrumsen.org/-tule-boats.html>> [Accessed 8 June 2022].
- Governors.library.ca.gov. 2019. Peter Burnett's State of the State Address. Accessed 9/20/2021 https://governors.library.ca.gov/addresses/s_01-Burnett2.html
- Jeff, R., 2021. Tachi Yokut Tribe. [online] Tachi Yokut Tribe. Available at: <<https://www.tachi-yokut-nsn.gov/history>> [Accessed 6 December 2021].
- Johnston-Dodds, K. 2002 Early California Laws and Policies Related to California Indians. Accessed 9/20/21. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/34/
- Jones, T., 1996. Mortars, Pestles, and Division of Labor in Prehistoric California: A View from Big Sur. *American Antiquity*, 61(2), pp.243-264.
- Jones, T. and Schwitalla, A., 2008. Archaeological perspectives on the effects of medieval drought in prehistoric California. *Quaternary International*, 88(1), pp.41-58. Accessed 10/11/21. https://digitalcommons.calpoly.edu/cgi/viewcontent.cgi?article=1014&context=ssci_fac

Jrbp.stanford.edu. 2021. History | Jasper Ridge Biological Preserve. [online] Available at:
<<https://jrbp.stanford.edu/about/history>> [Accessed 2 November 2021].

Lavery, P. (2003). The Ohlone/Costanoan-Esselen Nation of Monterey, California: Dispossession, Federal Neglect, and the Bitter Irony of the Federal Acknowledgment Process. *Wicazo Sa Review*, 18(2), 41–77. Accessed 10/14/21.
<http://www.jstor.org/stable/1409537>

Locks, C., S. Mergel, P. Roseman, T. Spike, and M. Lassester. 2020. The Paleo-Indian Era Through the Agricultural Revolution. Accessed 10/14/21.
<https://human.libretexts.org/@go/page/7865>

Kennett, D.J., Bottman, T.C., 2006. Oxygen isotope analysis of California Mussel Shells (*Mytilus californianus*) from CA-SLO-9. In: The Middle Late Transition on the Central California Coast: Archaeological Salvage at CA-SLO-9, Montana de Oro State Park, San Luis Obispo County, California. Department of Social Sciences, California Polytechnic State University, San Luis Obispo. Prepared for California Department of Parks and Recreation, San Simeon

MBARI. 2021. Land acknowledgement. [online] Available at:
<https://www.mbari.org/about/land_acknowledgement/> [Accessed 6 December 2021].

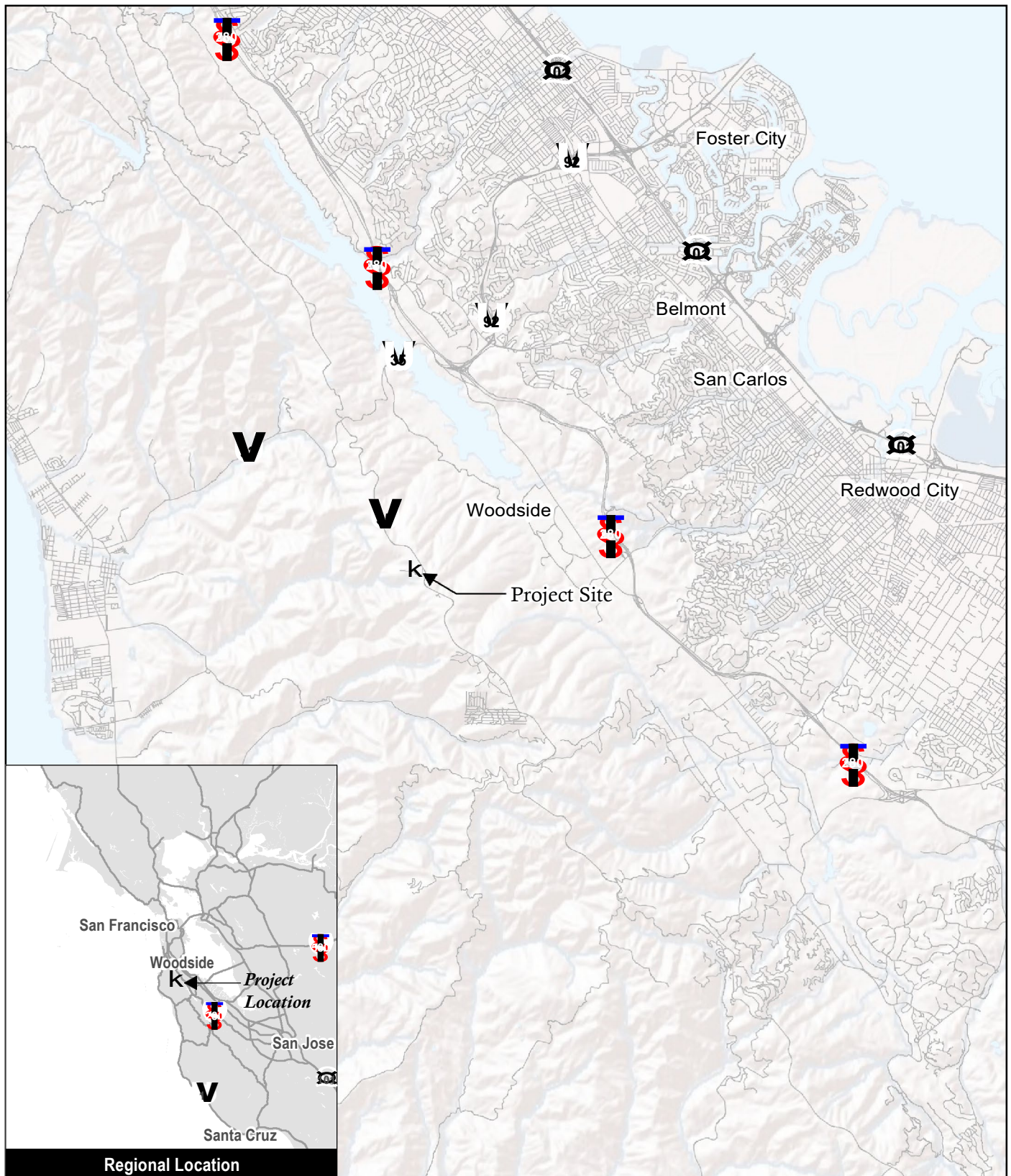
Mission Dolores Basilica. 2021. Mission San Francisco de Asis. Accessed 10/26/21.
<https://www.missiondolores.org/64>

Mojavedesert.net. 2021. The Origins of California's Indian Tribes: California Indian History. Accessed 10/11/21. <http://mojavedesert.net/california-indian-history/01.html>

Muwekma.org. 2021. Muwekma Ohlone Tribe, Muwekma Ohlone Tribe San Jose, CA Historical Overview. [online] Available at:
<<http://www.muwekma.org/tribalhistory/historicaloverview.html>>
[Accessed 2 November 2021].

Muwekma.org. 2021. Muwekma Ohlone Tribe, Muwekma Ohlone Tribe San Jose, CA Customs & Traditions. [online] Available at:
<<http://www.muwekma.org/culture/customstraditions.html>>
[Accessed 2 November 2021].

- Muwerkma.org. 2021. Muwerkma Ohlone Tribe, Muwerkma Ohlone Tribe San Jose, CA Missions, Land, Rancheria. [online] Available at:
<http://www.muwerkma.org/missions-land-rancheria.html>
- Nps.gov. 2021. Mission Dolores--Early History of the California Coast--A National Register of Historic Places Travel Itinerary. Accessed 10/26/21.
<https://www.nps.gov/nr/travel/ca/ca36.htm>
- Nps.gov. 2021. Spanish Period: 1776 to 1822 - Presidio of San Francisco (U.S. National Park Service). Accessed 11/03/21.
<https://www.nps.gov/prsf/learn/historyculture/spanish-period.htm>
- Ohlonecostanoanesselenation.org. 2021. Ohlone Costanoan Esselen Nation. [online] Available at: <<http://www.ohlonecostanoanesselenation.org/>> [Accessed 10 December 2021].
- Paddison, J., 2005. 1768-1820s: Exploration and Colonial California. Calisphere. Accessed 10/11/21.
<https://calisphere.org/exhibitions/essay/2/exploration-and-colonial/>
- Valentin Lopez, personal communication, December 12, 2021
- Waugh, G. ed., Basgall, M.ed. 2008. Avocados to Millingstones: Papers in Honor of D.L. True. Accessed 10/11/21. <https://core.ac.uk/download/pdf/19138335.pdf>
- Woodsidetown.org. 2022. The History of Woodside | Town of Woodside California. [online] Available at: <<https://www.woodsidetown.org/community/history-woodside>> [Accessed 9 June 2022].



Source: ESRI 2014

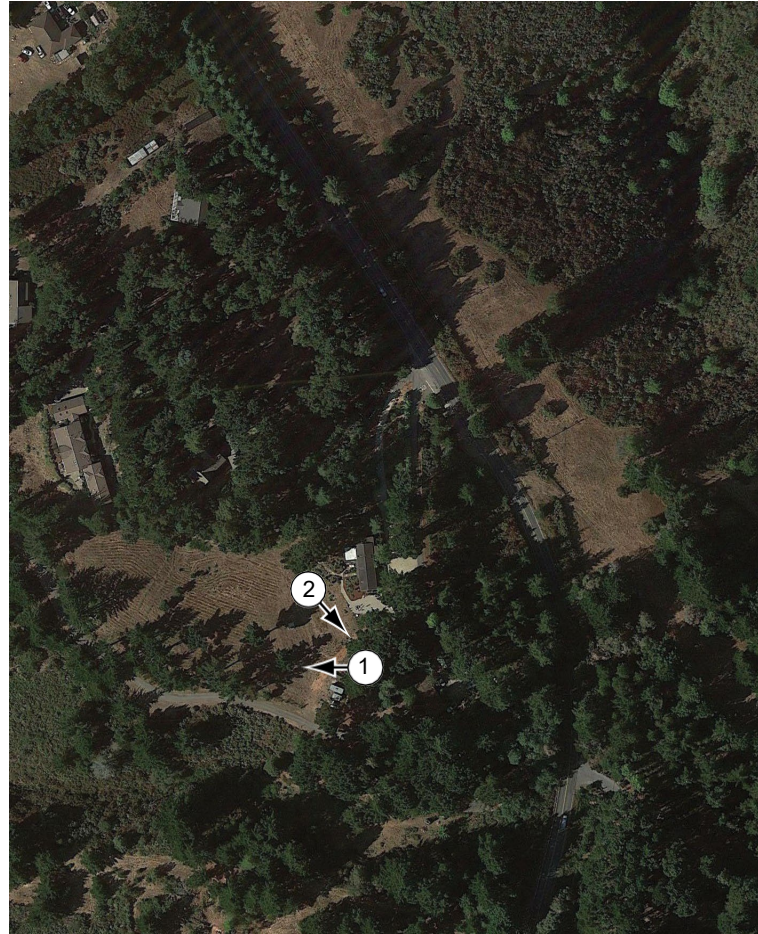
Figure 1
Location Map



12400 Skyline Blvd. Home Construction Archaeological Investigation



① Site Overview to the west.



Source: Google Earth 2022
Photographs: EMC Planning Group 2022



② Site Overview to the southeast.

APPENDIX A

TRIBAL LETTERS SENT OUT



Planning for Success.

July 11, 2022

Tony Cerda
Chairperson
244 E. 1st Street
Pomona, California 91766
rumsen@aol.com

Re: Native American Heritage Commission Sacred Lands File for construction at 12400 Skyline Boulevard Woodside, California.

Dear Chairperson Cerda

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the construction of a new house at 12400 Skyline Boulevard Woodside, California.

According to the Native American Heritage Commission, the file search results were positive and the Amah Mutsun Tribal Band of Mission San Juan Bautista was listed as the tribe to contact regarding this positive result. In addition, we are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

If you could provide your comments in writing to the email provided below or by phone call, we will make sure the comments are incorporated into our report. We would appreciate a response at your earliest convenience, should you have information relative to this request. I can be reached at email at ruppert@emcplanning.com or phone at 831-649-1799 ext. 214

Sincerely,

Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

601 Abrego Street, Monterey, CA 93940 Tel 831-649-1799 Fax 831-649-8399
www.emcplanning.com



Planning for Success.

July 11, 2022

via mail.

Ann Marie Sayers
Chairperson
P.O. Box 28
Hollister, California 95024
ams@indiancanyons.org

Re: Native American Heritage Commission Sacred Lands File for construction at 12400 Skyline Boulevard Woodside, California.

Dear Chairperson Sayers,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the construction of a new house at 12400 Skyline Boulevard Woodside, California.

According to the Native American Heritage Commission, the file search results were positive and the Amah Mutsun Tribal Band of Mission San Juan Bautista was listed as the tribe to contact regarding this positive result. In addition, we are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

If you could provide your comments in writing to the email provided below or by phone call, we will make sure the comments are incorporated into our report. We would appreciate a response at your earliest convenience, should you have information relative to this request. I can be reached at email at ruppert@emcplanning.com or phone at 831-649-1799 ext. 214

Sincerely,

Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

601 Abrego Street, Monterey, CA 93940 Tel 831-649-1799 Fax 831-649-8399
www.emcplanning.com



Planning for Success.

July 11, 2022

Kenneth Woodrow
Chairperson
1179 Rock Haven Ct.
Salinas, California 93906
Kwood8934@aol.com

Re: Native American Heritage Commission Sacred Lands File for construction at 12400 Skyline Boulevard Woodside, California.

Dear Chairperson Woodrow,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the construction of a new house at 12400 Skyline Boulevard Woodside, California.

According to the Native American Heritage Commission, the file search results were positive and the Amah Mutsun Tribal Band of Mission San Juan Bautista was listed as the tribe to contact regarding this positive result. In addition, we are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

If you could provide your comments in writing to the email provided below or by phone call, we will make sure the comments are incorporated into our report. We would appreciate a response at your earliest convenience, should you have information relative to this request. I can be reached at email at ruppert@emcplanning.com or phone at 831-649-1799 ext. 214

Sincerely,

Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

601 Abrego Street, Monterey, CA 93940 Tel 831-649-1799 Fax 831-649-8399
www.emcplanning.com



Planning for Success.

July 11, 2022

via mail.

Irene Zwierlein
Chairperson
Amah Mutsun Tribal Band of Mission San Juan Bautista
3030 Soda Bay Road
Lakeport, California 95453
amahmutsuntribal@gmail.com

Re: Native American Heritage Commission Sacred Lands File for construction at 12400 Skyline Boulevard Woodside, California.

Dear Chairperson Zwierlein,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the construction of a new house at 12400 Skyline Boulevard Woodside, California.

According to the Native American Heritage Commission, the file search results were positive and the Amah Mutsun Tribal Band of Mission San Juan Bautista was listed as the tribe to contact regarding this positive result. In addition, we are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

If you could provide your comments in writing to the email provided below or by phone call, we will make sure the comments are incorporated into our report. We would appreciate a response at your earliest convenience, should you have information relative to this request. I can be reached at email at ruppert@emcplanning.com or phone at 831-649-1799 ext. 214

Sincerely,

Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

601 Abrego Street, Monterey, CA 93940 Tel 831-649-1799 Fax 831-649-8399
www.emcplanning.com



Planning for Success.

July 11, 2022

via mail.

Andrew Galvan
The Ohlone Indian Tribe
P.O. Box 3388
Fremont, California 94539
chochenyo@aol.com

Re: Native American Heritage Commission Sacred Lands File for construction at 12400 Skyline Boulevard Woodside, California.

Dear Mr. Galvan,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the construction of a new house at 12400 Skyline Boulevard Woodside, California.

According to the Native American Heritage Commission, the file search results were positive and the Amah Mutsun Tribal Band of Mission San Juan Bautista was listed as the tribe to contact regarding this positive result. In addition, we are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

If you could provide your comments in writing to the email provided below or by phone call, we will make sure the comments are incorporated into our report. We would appreciate a response at your earliest convenience, should you have information relative to this request. I can be reached at email at ruppert@emcplanning.com or phone at 831-649-1799 ext. 214

Sincerely,

Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

601 Abrego Street, Monterey, CA 93940 Tel 831-649-1799 Fax 831-649-8399
www.emcplanning.com



Planning for Success.

July 11, 2022

Kanyon Sayers-Roods
MLD
Indian Canyon Mutsun Band of Costanoan
1615 Pearson Court
San Jose, California 95122
kanyon@kanyonkonsulting.com

Re: Native American Heritage Commission Sacred Lands File for construction at 12400 Skyline Boulevard Woodside, California.

Dear Ms. Sayers-Roods

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the construction of a new house at 12400 Skyline Boulevard Woodside, California.

According to the Native American Heritage Commission, the file search results were positive and the Amah Mutsun Tribal Band of Mission San Juan Bautista was listed as the tribe to contact regarding this positive result. In addition, we are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

If you could provide your comments in writing to the email provided below or by phone call, we will make sure the comments are incorporated into our report. We would appreciate a response at your earliest convenience, should you have information relative to this request. I can be reached at email at ruppert@emcplanning.com or phone at 831-649-1799 ext. 214

Sincerely,

Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

601 Abrego Street, Monterey, CA 93940 Tel 831-649-1799 Fax 831-649-8399
www.emcplanning.com



Planning for Success.

July 11, 2022

via mail.

Monica Arellano
Vice Chairwoman
Muwekma Ohlone Indian Tribe of SF Bay Area
20885 Redwood Road, Suite 232
Castro Valley, California 94546
marellano@muwekma.org

Re: Native American Heritage Commission Sacred Lands File for construction at 12400 Skyline Boulevard Woodside, California.

Dear Vice Chairwoman Arellano,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the construction of a new house at 12400 Skyline Boulevard Woodside, California.

According to the Native American Heritage Commission, the file search results were positive and the Amah Mutsun Tribal Band of Mission San Juan Bautista was listed as the tribe to contact regarding this positive result. In addition, we are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

If you could provide your comments in writing to the email provided below or by phone call, we will make sure the comments are incorporated into our report. We would appreciate a response at your earliest convenience, should you have information relative to this request. I can be reached at email at ruppert@emcplanning.com or phone at 831-649-1799 ext. 214

Sincerely,

Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

601 Abrego Street, Monterey, CA 93940 Tel 831-649-1799 Fax 831-649-8399
www.emcplanning.com

APPENDIX B

RESULTS OF FOLLOW UP PHONE CALLS WITH TRIBES

Amah Mutsun Tribal Band of Mission San Juan Bautista, Chairperson Irene Zwierlein. I left a left voicemail.

Costanoan Rumsen Carmel Tribe, Desiree Cerda. Ms. Cerda recommends that an MLD and an archaeologist be present to monitor any ground disturbing activity. Ms. Cerda also requests a formal consultation on the project.

Indian Canyon Mutsun Band of Costanoan, MLD Canyon Sayers-Roods. I left a voicemail.

Indian Canyon Mutsun Band of Costanoan, Chairperson Ann Marie Sayers. The phone number is disconnected.

Muwekma Ohlone Indian Tribe of the San Francisco Area, Vice Chairwoman Monica Arellano. Her voicemail box is full.

The Ohlone Indian Tribe, Mr. Andrew Galvan. I left a voicemail.

Wuksache Indian Tribe/ Eshom Valley Band, Chairperson Kenneth Woodrow. I left a voicemail.

APPENDIX C

KAITLIN RUPPERT'S RESUME



Kaitlin Ruppert, MS, RPA

REGISTERED PROFESSIONAL
ARCHAEOLOGIST

PROFESSIONAL EXPERIENCE

Ms. Ruppert joined the firm in 2021 and has been working in the field of archaeology since 2015. She is responsible for conducting archaeological surveys, conducting database inquiries and Sacred Lands records searches, Native American consultation, archaeological testing, recommendations for listing through the California Register of Historical Resources and the National Register of Historic Places, and report preparation. She also prepares cultural resources sections of environmental documentation in compliance with the California Environmental Quality Act and the National Environmental Policy Act.

Her experience includes conducting numerous intensive-level archaeological surveys, conducting construction monitoring, preparing field reports, constructing test pits, screening and excavating artifacts, and data entry for artifacts. In addition, Ms. Ruppert has had the honor and privilege of working with human skeletal remains. Having experience not only in an academic setting but also in the field. When recording human skeletal remains Ms. Ruppert follows the "Standards for Data Collection from Human Skeletal Remains" Volume Editors: Jane E. Buikstra and Douglas H. Ubelaker 1994 and "Guidelines to the Standards for Recording Human Remains IFA Paper No. 7" editors Megan Brickley and Jacqueline I. McKinley. One instance of identifying cremated human skeletal remains in the field lead to the protection of the site and the reburial of the individual lead by local Native American tribes.

EDUCATION

M.S. University of Durham, United Kingdom;
Palaeopathology, 2018

B.A. California State University,
Sacramento;
Anthropology, 2011

REGISTRATIONS

- The Register of Professional Archaeologists (RPA)

MEMBERSHIP

- Society for American Archaeology
- British Association for Biological Anthropology and Osteoarchaeology

CERTIFICATES AND TRAINING

Curating Human Remains in Museums
Human Remains Subject Specialist
Network, Manchester Museum,
Manchester, England, 2017,

The University of Sheffield Human Osteology
Field School, The University of Sheffield,
Sheffield, England, June 2011

*Laboratory Methods in the Identification of
Human Skeletal Remains*, Mercyhurst
College, Erie, Pennsylvania, 2010

PROFESSIONAL AND ACADEMIC ASSOCIATIONS

- IRLAB Moudle # 2 Theory and Ethical Practice of Bioarchaeology- Ohio, October 2018.
- Digging Anthropology in the Sanisera Necropolis- Spain, August-September 2018
- San Bernardino County Museum, 2014-2015
- Peace Corps – Republic of Georgia, Village Shroma, 2012-2014
- Montpelier Archaeological Expedition – Virginia, April-May, 2015
- Sheffield Manor Lodge Field School – England, July 2011

**GEOTECHNICAL STUDY
PROPOSED DWELLING WITH ATTACHED GARAGE**

**ZAHEDI PROPERTY
12400 SKYLINE BOULEVARD
SAN MATEO COUNTY, CALIFORNIA**

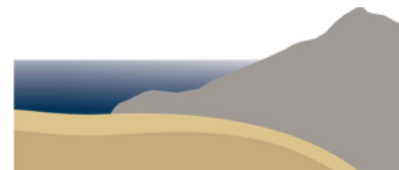
Prepared For:

**Mr. Omid Zahedi
12400 Skyline Boulevard
Woodside, California**

27 May 2022
Document Id. 22033C-01R1

This document is protected under Federal Copyright Laws. Unauthorized use or copying of this document by anyone other than the client(s) is strictly prohibited. If use or copying is desired by anyone other than the client, complete the "APPLICATION TO USE" attached to this document and return it to C2Earth, Inc.





27 May 2022
Document Id. 22033C-01R1
Serial No. 19880

Mr. Omid Zahedi
12400 Skyline Boulevard
Woodside, CA 94062

SUBJECT: GEOTECHNICAL STUDY
PROPOSED DWELLING WITH ATTACHED GARAGE
ZAHEDI PROPERTY
12400 SKYLINE BOULEVARD
SAN MATEO COUNTY, CALIFORNIA

Dear Mr. Zahedi:

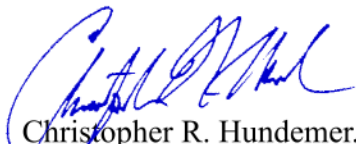
As requested, we have performed a geotechnical study for the design and construction of a new dwelling with an attached garage on your property at 12400 Skyline Boulevard in the Woodside area of unincorporated San Mateo County, California. The accompanying report presents the results of our study and testing, and our conclusions and recommendations concerning the geotechnical engineering aspects of the project. The findings and recommendations presented in this report are contingent upon our review of the final grading, foundation, and drainage control plans; our observation of the grading; and the installation of the foundation and drainage control systems.

This report includes information that is vital to the success of your project. We strongly urge you to thoroughly read and understand its contents. Please refer to the text of the report for detailed findings and recommendations.

Sincerely,
C2Earth, Inc.


Kirby G. Kiefer
Project Geologist

THIS DOCUMENT HAS
BEEN DIGITALLY SIGNED


Christopher R. Hundemer, Principal
Certified Engineering Geologist 2314
Certified Hydrogeologist 882
Registered Civil Engineer 87149



Distribution: Addressee (1 hard copy via mail and via e-mail to omid@risepizzeria.com)
Mr. James Gwise (via e-mail to jgwise@jamesgwise.com)

TABLE OF CONTENTS

1. INTRODUCTION.....	2
2. SCOPE OF SERVICES.....	2
3. SITE CHARACTERIZATION.....	3
3.1. Regional Setting.....	3
3.2. Site Description.....	3
3.3. Subsurface.....	4
3.4. Groundwater.....	4
3.5. Laboratory Testing.....	4
4. FINDINGS.....	5
4.1. Proposed Building Site.....	5
4.2. Slope Stability.....	5
4.3. Seismicity.....	6
5. RECOMMENDATIONS.....	6
5.1. Location of Proposed Improvements.....	6
5.2. Seismic Design Criteria.....	6
5.3. Earthwork.....	7
5.4. Foundations.....	10
5.5. Drainage.....	17
6. PLAN REVIEW AND CONSTRUCTION OBSERVATION.....	18
BIBLIOGRAPHY	
LIST OF AERIAL PHOTOGRAPHS	
FIGURES	
APPENDIX: ASCE 7 HAZARDS REPORTS	
APPLICATION TO USE	

1. INTRODUCTION

This report presents the results of our geotechnical study for the design and construction of a proposed dwelling with an attached garage on your property at 12400 Skyline Boulevard in the Woodside area of unincorporated San Mateo County, California (see Figure 1, Site Location Map). The purpose of our study was to explore the geotechnical conditions on the subject property in the area of the proposed improvements and to develop findings and recommendations for the earthwork and foundation engineering aspects of the proposed development. Our study was limited to the general vicinity of the subject residence and associated improvements.

We understand that you are planning to construct a new, approximately 2,500 square-foot, multi-story dwelling in the southeast portion of your property. An attached garage will comprise a portion of the structure's lower level. The dwelling will be accessed by a new driveway alignment. Site grading and site retaining walls are planned as part of the project. We anticipate that the structure will be serviced by an existing, on-site wastewater treatment system (leachfield) located downslope and west of the building. We anticipate that an existing, smaller cottage structure, northeast of the proposed dwelling, will remain and be converted to use as an accessory dwelling.

We issue this report with the understanding that it is the responsibility of the owner or the owner's representative to ensure that the information and recommendations contained in this report are brought to the attention of the project architect and engineer and are incorporated into the plans and specifications of the development. You must also ensure that the contractor and sub-contractors follow the recommendations during construction.

2. SCOPE OF SERVICES

We conducted this study in accordance with the scope and conditions presented in our proposal dated 14 March 2022 (Document Id. 22033C-01P1). The methodology of our evaluation is discussed in the body of this report. We make no other warranty, either expressed or implied. Our scope of services for this study included:

- Reviewing selected geologic literature, aerial photographs, and previous consultants' reports of the area, to evaluate the prevailing geotechnical conditions;
- performing an engineering reconnaissance and mapping of the site in the area of the proposed improvements;
- preparing a partial site plan and slope profiles;
- conducting subsurface exploration;
- performing field and laboratory testing;
- analyzing geotechnical engineering properties from collected data; and
- preparing this report.

We have prepared this report as a product of our service for your exclusive use in designing and constructing the proposed improvements. Other parties may not use this report, nor may the report be used for other purposes, without prior written authorization from C2Earth, Inc (C2).

Because of possible future changes in site conditions or the standards of practice for geotechnical engineering, the findings and recommendations of this report may not be considered valid beyond three years from the report date, without review by C2. In addition, in the event that any changes in the nature or location of the proposed improvements are planned, the conclusions and recommendations of this report may not be considered valid unless we review such changes, and modify or affirm in writing the conclusions and recommendations presented in this report remain valid with respect to the changes.

A detailed evaluation of the engineering geologic site conditions or geologic hazards that could affect the property was beyond the scope of services performed as part of this study. In addition, our study excluded an evaluation of hazardous or toxic substances, corrosion potential, chemical properties, and other environmental assessments of the soil, subsurface water, surface water, and air on or around the subject property. The lack of comments in this report regarding the above does not indicate an absence of such associated hazards or risks.

3. SITE CHARACTERIZATION

3.1. Regional Setting

We reviewed the aerial photographs and topographic maps for the site and vicinity. The irregularly shaped, approximately 3.2-acre site is situated along the crest of the northwest-trending Skyline ridge. The northern portion of the property is bounded by private, developed properties. The remaining sides are bounded by Misty Ridge Road. The property is situated on a bedrock ridge. Based on our review, the site is not mapped within current State of California Seismic Hazard zones for earthquake fault rupture or earthquake-induced landsliding (see Figure 2, Regional Seismic Hazard Zones Map).

3.2. Site Description

On 26 April 2022, our principal geologist/engineer performed a site reconnaissance and marked the locations for our test borings on-site for utility clearance. On 2 May 2022, our project geologist visited the site to perform our subsurface exploration program and site mapping. The partial site plan we developed is based upon a topographic survey by BKF Engineers dated 24 March 2022, supplemented by tape and compass mapping techniques (see Figure 3, Partial Site Plan). We generated two slope profiles from topographic data on the survey and utilized the profiles to develop Cross-Sections A-A' and B-B', as depicted on Figure 4. The partial site plan and profiles are only as accurate as implied by the mapping techniques used. The following is a summary of the surficial site characteristics.

The proposed improvements are planned within the southeastern corner of the property. This area of the site is dominated by moderately-steep, approximately 3:1 (horizontal to vertical) or flatter slopes that descend to the southwest. The slope is mantled with grasses, and low brush. Temporary storage containers occupy a portion of the pad. Minor grading appears to have been performed to create a roughly level area where the containers sit. Misty Ridge Road continues around the southern portion of the site, south of the proposed dwelling area. Localized over-



steepened cut slopes are present along portions of the uphill side of the road, southwest of the proposed dwelling area. Drainage across this portion of the site is generally characterized as uncontrolled sheet flow to the southwest.

3.3. Subsurface

On 2 May 2022, our project geologist visited the site to observe the subsurface conditions at discrete locations in the vicinity of the proposed improvements. Our geologist logged three test borings, drilled to depths of approximately 16½ feet or less using a truck-mounted Mobile B-24 drilling rig. Samples were collected with conventional split-spoon samplers advanced using a rope and cathead driven 140-pound hammer.

The approximate locations of the test borings are shown on Figure 3. We determined these locations by measuring distance and bearing from known points on the supplied site plan; these locations are only as accurate as implied by the mapping technique used.

We logged the borings in general accordance with the Unified Soil Classification System and our Rock Classification System described on Figures 5 and 6, Key to Logs and Rock Classification System, respectively. A Summary of Field Sampling Procedures is presented on Figure 7. The boring logs are presented on Figures 8 through 10, Logs of Borings 1 through 3, respectively. The logs show our interpretation of the subsurface conditions at the locations and on the date indicated and we do not warrant that they are representative of the subsurface conditions at other locations and times.

In general, all three of the borings encountered a similar sequence of subsurface materials, including colluvium (a soil material that is deposited on or at the base of a slope from sheet flow runoff) underlain by sandstone bedrock.

The colluvium consists of medium stiff to stiff, very dark grayish brown to grayish brown sandy silt. The colluvium is approximately 4 feet thick or less and is underlain by weathered sandstone bedrock. The bedrock persisted to the bottom of all three borings. In general, the bedrock is comprised of moderate to deeply weathered, brownish yellow, medium to coarse-grained sandstone. Detailed descriptions of the subsurface materials encountered are presented on the boring logs.

3.4. Groundwater

We did not encounter groundwater in any of the borings. Fluctuations in the level of subsurface water could occur due to variations in rainfall, temperature, and other factors not evident at the time our observations were made.

3.5. Laboratory Testing

We developed our laboratory testing program to supplement our evaluation of the geotechnical engineering properties of the soil and bedrock at the site. We retained soil samples from the borings for laboratory classification and testing. The results of moisture content and dry density tests are presented on the logs.

4. FINDINGS

Based upon the results of our study, it is our opinion from a geotechnical engineering perspective that the proposed dwelling project may be developed as planned, provided that the recommendations presented in this report are incorporated into the design and construction of the proposed improvements. In our opinion, the primary constraints to the proposed development are: the moderately steep slopes around the proposed dwelling which are mantled by soil and colluvium; the potential for creep or shallow landsliding; and the site's seismic setting.

4.1. Proposed Building Site

Our subsurface study showed that the proposed dwelling site is underlain at depth by sandstone bedrock. The supportive bedrock is blanketed by about 4 feet or less of non-supportive colluvium. Where located on moderate to steep slopes, this non-supportive material can experience imperceptibly slow downhill creep under the force of gravity. In our opinion, the sandstone bedrock should provide adequate support for the foundations of the proposed dwelling and associated improvements.

Standard penetration test results suggest that the sandstone at the site has variable consistency and can be very hard locally. We recommend that a high-powered, well-maintained drill rig equipped with rock teeth be used to drill the pier excavations. The contractor should plan for this condition in choosing the appropriate means and methods of drilling.

4.2. Slope Stability

Our study showed no evidence of recent landsliding on the property in the vicinity of the proposed dwelling. However, because of the moderately steep slopes in the area of the proposed structure that are mantled by up to about 4 feet of colluvium, the occurrence of a new shallow landslide within or adjacent to the subject property cannot be excluded. A new shallow landslide (approximately less than 5 feet deep) in this area could be triggered by excessive precipitation or strong ground shaking associated with an earthquake. In our opinion, a landslide of this nature should not constitute an immediate threat to the integrity of the proposed dwelling and associated improvements, provided that they are designed and constructed in accordance with the recommendations of this report. Based upon our observations of the subsurface conditions and geologic setting of the site vicinity, it is our opinion that the potential for deep-seated landsliding that could affect the dwelling is negligible.

The long-term stability of many hillside areas is difficult to predict. A hillside will remain stable only as long as the existing slope equilibrium is not disturbed by natural processes or by the acts of Man. Landslides can be activated by a number of natural processes, such as the loss of support at the bottom of a slope by stream erosion or the reduction of soil strength by an increase in groundwater level from excessive precipitation. Artificial processes caused by Man include improper grading activities, the introduction of excess water through excessive irrigation, improperly designed or constructed leachfields, and poorly controlled surface runoff.

Although our knowledge of the causes and mechanisms of landslides has greatly increased in recent years, it is not yet possible to predict with certainty exactly when and where all landslides will occur. At some time over the span of thousands of years, most hillsides will experience landslide movement as mountains are reduced to plains. Therefore, a small but unknown level of risk is always present to structures located in hilly terrain. Owners of property located in these areas must be aware of, and willing to accept, this unknown level of risk.

4.3. Seismicity

Given the regional seismic setting, it is reasonable to assume that the site will be subjected to violent ground shaking from a major earthquake on at least one of the nearby active faults during the design life of future improvements (Association of Bay Area Governments, 2021). Improvements designed and constructed in accordance with the following recommendations and current building standards should maintain their structural integrity during the design level earthquake. It should be noted that following a large seismic event, cosmetic damage or sympathetic movement caused by ground shaking may occur and may have to be repaired.

5. RECOMMENDATIONS

Because the proposed project is still in a relatively early phase of development, it is conceivable that changes and additions will be made to the proposed improvement/development concept following submission of this report. We recommend that as various changes and additions are made, you contact us to evaluate the geotechnical aspects of these modifications.

As currently planned, a new multi-level dwelling will be constructed within a moderately steep sloping area south of the current cottage building on the site. The building will be partially set into the hillside, utilizing retaining walls on its northern and eastern sides. The southern portion of the lower level will be comprised of an attached garage. The structure will be accessed by a new graded driveway that will lead from Misty Ridge Road to the garage. Site grading and retaining walls are anticipated to facilitate the proposed driveway alignment. The following recommendations must be incorporated into all aspects of future development.

5.1. Location of Proposed Improvements

The proposed improvements must be confined to the approximate building area shown on Figure 3. Do not construct improvements outside of this generalized area without written approval from C2. If other structures are planned in the future, we must evaluate their location to provide appropriate geotechnical engineering design criteria.

5.2. Seismic Design Criteria

We recommend that the project structural design engineer provide appropriate seismic design criteria for proposed foundations and associated improvements. The following information is intended to aid the project structural design engineer to this end and is based on criteria set forth in the 2019 California Building Code (CBC). The mapped spectral accelerations and site coefficients have been computed using the ASCE/SEI 7-16 and 7-22 design standards, and the



ASCE 7-16 and 7-22 Hazard Reports are presented in the Appendix of this report. The structural designer should select the applicable standard for use, and confirm the Seismic Risk Category, and make revisions as they deem appropriate.

Experience has shown that earthquake-related distress to structures can be substantially mitigated by quality construction. We recommend that a qualified and reputable contractor and skilled craftsmen build the associated improvements. We also recommend that the project structural design engineer and project architect monitor the construction to make sure that their designs and recommendations are properly interpreted and constructed.

5.3. Earthwork

At the time of this study, the full extent of any proposed earthwork had not been finalized. We anticipate that a moderate amount of grading will be required to construct the proposed improvements and will consist of: grading for the driveway, excavations for the building pad, excavating and backfilling utility trenches, and preparations of subgrade areas for flatwork. Any proposed earthwork should be performed in accordance with the recommendations provided below.

5.3.1. Clearing and Site Preparation

- Clear all obstructions, including brush, trees not designated to remain, and debris on any areas to be graded.
- Clear and backfill any holes or depressions resulting from the removal of underground obstructions below proposed finished subgrade levels with suitable material compacted to the requirements for engineered fill given below.
- After clearing, strip the site to a sufficient depth to remove all surface vegetation and organic-laden topsoil. At the time of our field study, we estimated that a stripping depth of approximately 3 inches would be required on natural slope areas. This material must not be used as engineered fill; however, it may be used for landscaping purposes.

5.3.2. Fill Material

Based on our study, it is our opinion that the materials encountered in the borings should be suitable for use as fill. On-site or imported materials must meet the requirements specified below to be used as engineered fill:

- Materials used for engineered fill must meet the following requirements:
 - 1) Have an organic content less than 3% by volume;
 - 2) no rocks or lumps greater than 6 inches in maximum dimension;
 - 3) no more than 15% of the fill may be greater than 2½ inches in maximum dimension; and
 - 4) have a plasticity index (PI) of 15 or less.

- If on-site materials do not meet the requirements given above, they may be off-hauled or used for landscaping purposes only.
- **Contact C2 with samples of proposed fill materials at least four days prior to fill placement for laboratory testing and evaluation.**

5.3.3. Keyways and Benches

- Unretained fill placed on slopes in excess of 5:1 must be keyed and benched into the underlying supportive bedrock to provide a firm, stable surface for support of the fill.
- A keyway, located at the toe of proposed fill, must be excavated a minimum of 3 feet into the supportive bedrock, as measured on the downhill side of the keyway.
- Keyways and benches generally must be a minimum of 8 feet wide and must be excavated entirely into the supportive material.
- Temporary back slopes may be vertically excavated provided they are constructed in the dry season and meet Cal OSHA requirements.
- Both the keyway and any required benches must be excavated near level in the direction parallel to the natural slope and must be provided with an approximately 2% gradient sloping into the hillside to provide resistance to lateral movement and to facilitate proper subdrainage.
- **Contact C2 to evaluate the actual location, size, and depth of the required keyway and benches at the time of construction.**

5.3.4. Subdrains

- C2 must determine the need for subdrains at the time of construction.
- **In** general, fill exceeding 5 feet deep should be provided with subdrains.
- Subdrains must consist of a 4-inch diameter, rigid, heavy-duty, perforated pipe (Schedule 40 or equivalent), approved by C2, embedded in drainrock (crushed rock or gravel).
- Flexible corrugated pipe must not be used.
- The pipe must be placed with the perforations down on a 2- to 3-inch bed of drainrock. The drainrock must be separated from the fill and the native material by a geotextile filter fabric, approved by C2 (see Figure 11, Conceptual Engineered Fill Subdrain Diagram).
- Subdrain pipes must be provided with cleanout risers at their up-gradient ends and at all sharp changes in direction.



- Changes in pipe direction must be made with "sweep" elbows to facilitate future inspection and cleanout.
- Subdrain systems must be provided with a minimum 1% gradient and must discharge onto an energy dissipater at an appropriate downhill location approved by C2.

5.3.5. Compaction Procedures

- Prior to fill placement, scarify the surface to receive the fill to a depth of 6 inches.
- Moisture condition the imported fill to the materials' approximate optimum moisture content.
- Spread and compact the fill in lifts not exceeding 8 inches in loose thickness.
- Compact the fill to at least 90% relative compaction by the Modified Proctor Test method, in general accordance with the ASTM Test Designation D1557 (latest revision).
- **Contact C2 to observe the placement and test the compaction of engineered fill.** Provide at least two working days notice prior to placing fill.

5.3.6. Permanent Slopes

- Construct the gradients of permanent cut or fill slopes no steeper than 2:1.
- Re-vegetate all graded surfaces or areas of disturbed ground prior to the onset of the rainy season following construction to control soil erosion.
- Install other erosion control provisions if vegetation is not established by the rainy season.
- Maintain ground cover vegetation once it is established to provide long-term erosion control.

5.3.7. Trench Backfill

- Backfill all utility trenches with compacted engineered fill.
- Place suitable on-site soil into the trenches in lifts not exceeding 8 inches in uncompacted thickness, and compact it to at least 90% relative compaction by mechanical means only.
- If imported sand is used, compact it to at least 90% relative compaction. Do not use water jetting to obtain the minimum degree of compaction in imported sand backfill. If the trench is greater than 50 feet long, located on sloping ground greater than 5:1 (horizontal to vertical), and is backfilled with sand, check dams should be installed to reduce the potential of the sand washing out.
- Compact the upper 6 inches of trench backfill to at least 95% relative compaction in all pavement areas.
- **Contact C2 to observe and test compaction of the fill.**

5.3.8. Temporary Excavations

- Perform temporary excavations using an OSHA approved benching or sloping cut configuration selected by an OSHA “Competent Person”. The Competent Person must be capable of identifying hazards during construction, such as slope instability, and take prompt corrective measures to mitigate any potential hazard.
- To aid the Competent Person in their selection of construction means and methods, consider the on-site soil and upper portion of the bedrock to be an OSHA Soil Type B. The Competent Person must evaluate the excavation during construction and confirm the suggested OSHA soil classification type.
- As an alternative to benching and sloping, shoring may be used to support temporary cuts. Consult with a shoring specialist for the design and installation of temporary shoring.
- We recommend documenting the condition of the adjacent roadway and any other nearby facilities prior to excavating and/or installing shoring.
- The contractor is solely responsible for means and methods of construction and should designate appropriate personnel to act as the Competent Person.
- **Contact C2 to observe the subsurface conditions** exposed within the excavations to assess whether they are consistent with expected subsurface conditions.

5.4. Foundations

Because the proposed building site is underlain by up to about 4 feet of non-supportive colluvium, and because one or more portions of the proposed garage floor may be at an elevation above current site grades and require fill, we recommend the dwelling be supported on drilled, cast-in-place, straight-shaft concrete friction piers gaining support in the underlying bedrock. The garage slab should be designed and constructed as a structural slab supported by piers. Site retaining walls may be designed and constructed as soldier-beam and lagging walls, poured concrete walls supported by drilled piers, or as flexible, segmental retaining walls.

We recommend that your engineer design and your contractor construct the proposed foundation elements in accordance with the following recommendations.

5.4.1. Drilled Piers

- Drill piers with a minimum diameter of 16 inches and embed them a minimum of 8 feet or the depth of overburden (which ever is greater) into the underlying bedrock below the plane at which there is a minimum of 5 feet horizontal separation between the downhill face of the pier and the surface of the bedrock.
- Design and construct drilled piers no closer than 3 pier diameters apart (measured center of pier to center of pier).

- Neglect the upper 2 feet of bedrock for lateral support and consider active and passive pressure loading to be negligible within the upper 2 feet of the bedrock (to achieve the recommended 5 feet of horizontal separation between the downhill face of the pier and the surface of the bedrock).
- Total pier depth will vary across the building site depending on the depth of the non-supportive soil and the extent of prior grading.
- Design the portion of the piers in the bedrock using a skin friction value of 500 psf for dead plus live loads, with a 1/3 increase for transient loads, including wind and seismic.
- Neglect any portion of the piers in fill and non-supportive colluvium and any point-bearing resistance for support.
- Figure active loads on the upper portion of the piers in the colluvium (and in any future fill around the garage area) on the basis of an equivalent fluid weight of 45 pcf taken over **2 times** the pier diameter. The depth of the active loads will vary across the building site depending on the depth of prior grading. Where the colluvium is removed by grading, active loads will be negligible. Where proposed structures are built at existing grades, active loads may extend to depths of approximately 4 feet. To facilitate construction, it may be appropriate for the structural engineer to prepare a table that provides pier depths and design based on various wall heights and an active zone that could vary from 0 to 6 feet.
- Design for resistance to lateral loads using a passive pressure equal to an equivalent fluid weight of 450 pcf to a maximum of 4,000 psf taken over **1½ times** the pier diameter for the length of the piers in the bedrock below the plane at which there is a minimum of 5 feet horizontal separation between the downhill face of the pier and the surface of the bedrock (see Figure 12, Conceptual Pier Pressure Diagram).
- Anticipate differential and total settlement for piers founded in supportive material to be less than 1 inch.
- Because the bedrock has variable consistency and can be locally very hard, it may be difficult to drill. The contractor should plan for this conditions and choose the appropriate means and methods of drilling.
- Clear the bottoms of the pier excavations of loose cuttings and soil fall-in prior to the installation of the reinforcing steel and the placement of concrete.
- Remove any accumulated water in the excavations prior to the placement of the steel and concrete.
- Reinforce the piers with a full-length cage containing a minimum of four No. 5 steel reinforcing bars.

- The structural engineer must determine the actual number, size, location, depth, spacing, and reinforcement of the piers, based on the anticipated building loads and the soil engineering design parameters provided above.
- **Contact C2 to observe the piers as they are being drilled** to assess whether the piers are founded in material of sufficient supporting capacity.

5.4.2. Grade Beams

- Design any grade beam retaining more than 2 feet of soil for an active pressure of 45 pcf.
- Reinforce grade beams with top and bottom reinforcement to provide structural continuity and to permit the spanning of local irregularities.
- Provide good structural continuity between the grade beam and the piers.
- The structural design engineer must determine the actual size and reinforcement of the grade beams.
- Remove any concrete overpour before the concrete has achieved its design strength.

5.4.3. Retaining Walls

We anticipate that retaining walls will be used on the site. The following recommendations are for cantilever type walls. Contact us to provide appropriate recommendations if you consider other types of walls.

- Support retaining walls that are part of the structure, poured concrete site retaining walls, and soldier-beam and wood lagging retaining walls on drilled pier foundations designed in accordance with the recommendations given above for the support of the proposed residence.
- Design retaining walls to resist both lateral earth pressures and any additional lateral loads caused by surcharge loads on the adjoining ground surface.
- Deflection of cantilever retaining walls will occur in response to lateral loading. Anticipate horizontal deflections at the top of the wall to be 2% of the wall height or less.
- Design unrestrained (active condition) walls to resist an equivalent fluid pressure of 45 pcf. Design walls that are restrained from movement at the top or sides (at-rest condition) to resist an equivalent fluid pressure of 67 pcf (see Figure 13, Conceptual Retaining Wall Pressure Diagram).



- Add an additional equivalent fluid pressure increment to the active and at-rest condition for backfill steeper than 4:1 (horizontal to vertical), in accordance with the following:
 - + 8 pcf for slopes between 3:1 and 4:1
 - + 12 pcf for slopes between 2:1 and 3:1
 - + Contact us for slopes steeper than 2:1
- Design for seismic-loading as the structural engineer deems appropriate. In our opinion, the requirements for seismic design of retaining walls are not clearly defined. Site walls are not subject to additional earthquake loading requirements.
- If the structural engineer considers seismic loading, based upon the procedures presented by Sitar, et. al. (2012), design unrestrained (active condition) residential retaining walls to resist an additional earthquake equivalent fluid pressure (seismic increment) of 41 pcf. If seismic loading is considered, design building retaining walls to resist the appropriate loading condition: either the at-rest condition if the walls are restrained, or the active condition plus the seismic increment if the walls are unrestrained.
- Wherever the walls will be subjected to surcharge loads, they must be designed for an additional uniform lateral pressure equal to 1/2 or 1/3 the anticipated surcharge load for restrained or unrestrained walls, respectively.
- The preceding pressures require that sufficient drainage be provided behind the walls to prevent the buildup of hydrostatic pressures from surface or subsurface water infiltration.
- Provide a backdrain system consisting of an approximately 1 foot thick curtain of drainrock (crushed rock or gravel) behind the wall.
- Separate the drainrock from the backfill by a geotextile filter fabric, such as Mirafi 140 or an alternative, approved by C2.
- For poured concrete walls, a 4-inch diameter heavy-duty rigid perforated subdrain pipe (Schedule 40 or equivalent), approved by C2, must be placed with the perforations down on a 2- to 3-inch layer of drainrock at the base of the drain. **Do not use flexible corrugated pipe.** As an alternative, backdrainage may consist of an approved drainage mat placed directly against the wall. The bottom of the drainage mat must be in contact with the rigid 4-inch perforated drainpipe embedded in gravel. The gravel must be fully encased in filter fabric.
- For soldier-beam and lagging walls, provide ½-inch spacers between lagging boards to promote weeping and allow dissipation of hydrostatic pressure, and do not use a perforated collection pipe.
- The backdrains should extend up the height of the back of the retaining walls to within 1 foot of the height of the retained soil, and then be covered with a compacted clay soil cap.

- Details of backdrain options are presented on Figure 14, Conceptual Retaining Wall Backdrain Diagram.
- Perforated retaining wall subdrain pipes must be dedicated pipes and must not connect to the surface drain system. Install the subdrain pipes with a positive gradient of at least 1% and provide them with cleanout risers at their up-gradient ends and at all sharp changes in direction. Changes in pipe direction must be made with "sweep" elbows to facilitate future inspection and cleanout. The perforated pipes must be connected to buried solid pipes to convey collected runoff to discharge onto an energy dissipater at an appropriate downhill location, approved by C2.
- Compact the backfill placed behind the walls to at least 90% relative compaction, using light compaction equipment, in accordance with the compaction procedures given above. If heavy compaction equipment is used, the walls should be appropriately temporarily braced, as the situation requires. If backfill consists entirely of drainrock, it should be placed in approximately 2-foot lifts and must be compacted with several passes of a vibratory plate compactor.
- Perform annual maintenance of retaining wall backdrain systems, which must include inspection and flushing to make sure that subdrain pipes are free of debris and are in good working order. This maintenance must also include inspection of subdrain outfall locations to verify that introduced water flows freely through the discharge pipes and that no excessive erosion has occurred.
- If erosion is detected, C2 must be contacted to evaluate its extent and to provide mitigation recommendations, if needed.
- Damp proof retaining walls that are adjacent to living spaces and/or site walls with decorative facing. We are not qualified to recommend specific damp proofing materials or their applications. Any damp proofing product must be applied in **strict** compliance with the manufacturer's and/or architect's specifications.
- If you select an alternative retaining wall type, you should contact C2 to provide additional recommendations.

5.4.4. Segmental Block Retaining Walls

- We recommend that the SRWs be designed and constructed in general accordance with the manufacturer's recommendations, including being provided with geogrid reinforcement, if necessary.
- The following material parameters may be used for the SRW design. For the underlying sandstone bedrock (foundation materials), use a unit weight of 127 pcf, an internal angle of friction of 32 degrees, and negligible cohesion with an allowable bearing capacity of 2,000 psf. For on-site colluvium and for engineered backfill derived from onsite materials (retained soils), use a unit weight of 116 pcf, an internal angle of friction of 25 degrees, and negligible cohesion. Flexible site walls are not subject to additional earthquake loading requirements.



- Construct the SRWs so that a minimum of one layer of blocks is keyed into the bedrock below any fill or colluvium.
- Calculate the wall height from the bottom of the lowest block to the top of the upper block.
- Apply appropriate surcharge loading for sloping ground at the top of the retaining wall in accordance with the manufacturer's recommendations.
- **Contact C2 to observe the excavation prior to placement of the SRW blocks** to evaluate if the blocks are founded in material of sufficient supporting capacity.
- **Contact C2 to observe the placement of geogrid and test the compaction of backfill.**
- Provide drainage provisions to prevent the build up of hydrostatic pressure in accordance with the manufacturer's recommendations.

5.4.5. Flatwork

We anticipate that a concrete slab-on-grade will be used for the garage floor, and other flatwork may be used for the driveway, patio, and walkways. Where located on colluvium and/or differential thicknesses of fill, the overlaying flatwork will be subject to downslope migration and differential movement. We believe this condition will result in minor ongoing cosmetic damage to the flatwork. To mitigate the risk of differential movement of the flatwork, we recommend the following options:

- Option 1: Construct flatwork using a flexible pavement system that can accommodate differential movement, such as pavers.
- Option 2: Construct flatwork areas on a uniform thickness of engineered fill that is keyed and benched into the supportive bedrock in accordance with the recommendation provided above.
- Option 3: Construct slabs as structural, pier-supported slabs.

For flexible pavement we recommend the following minimum requirements, which are based upon an anticipated Traffic Index (TI) of 3. If a greater TI is required for the project, contact C2 for appropriate recommendations.

- Scarify and re-compact the upper of 6 inches of the sub-base to the requirements for engineered fill given above.
- Use a minimum pavement section of 2 inches of asphalt over 6 inches of CalTrans Class II baserock compacted to at least 95% relative compaction in accordance with the requirements for engineered fill given above.
- **Contact C2 to observe and test compaction of the sub-base re-compaction and baserock compaction.**

For concrete flexible pavers we recommend the following minimum requirements:

- Support pavers on a minimum of 6 inches of non-expansive fill compacted to the requirements for compacted fill given above.
- Proof-roll the surface of the non-expansive fill to provide a smooth, firm surface, then place pavers on a leveling course per manufacturer's recommendations.
- Periodically repair cracked pavers or re-level pavers that experience differential movement.

For concrete slabs-on-grade we recommend the following minimum requirements:

- Support concrete slabs-on-grade on a minimum of 6 inches of non-expansive fill compacted to the requirements for compacted fill given above.
- Proof-roll the surface of the non-expansive fill to provide a smooth, firm surface for slab support prior to placement of reinforcing steel.
- Design slab reinforcement in accordance with anticipated use and loading, but at a minimum, reinforce slabs with No. 3 rebar on 18-inch centers each way, placed mid-height in the slab.
- Support the reinforcing steel from below on concrete blocks (or similar) during concrete pouring to make sure that it remains mid-height in the slab.
- Place grooves in the concrete slabs at 10-foot intervals or in accordance with the structural design engineer's recommendations to help control cracking.
- The structural designer must evaluate moisture conditions related to concrete slab curing and performance. The builder must provide appropriate drying time as determined by the designer.

Where floor wetness is undesirable:

The following recommendations are typical moisture barrier standards. We do not guarantee that these measures will prevent all future moisture intrusion. If necessary, you should consult a qualified waterproofing consultant to provide waterproofing design.

- The building designer or qualified waterproofing consultant must provide moisture barrier requirements.
- We recommend as a minimum using a puncture resistant, heavy-duty membrane (such as a minimum of 15 mil Stego Wrap, or equivalent) in direct contact with the floor slab and underlain by 6 inches of free-draining gravel.
- Use the gravel and heavy-duty membrane in lieu of the 6 inches of recommended non-expansive fill.

5.5. Drainage

Control of surface drainage is critical to the successful performance of the proposed improvements. The results of improperly controlled runoff may include foundation heave and/or settlement, erosion, gullying, ponding, and potential slope instability. To mitigate the risks associated with improperly controlled runoff, we recommend that you implement the following:

- Prevent surface water from ponding in areas adjacent to the foundation of the proposed dwelling and associated improvements by grading adjacent areas to create proper drainage by sloping them away from the structures.
- As an alternative, install area drains to collect surface runoff.
- Provide roof gutters with downspouts on the structure. Provide downspouts with slip-joint connectors or cleanouts, where they are connected to buried pipes, to facilitate maintenance (see Figure 15, Conceptual Downspout Cleanout Diagram).
- Do not allow water collected in the gutters to discharge freely onto the ground surface adjacent to the foundation.
- Convey water from downspouts and/or area drains away from the dwelling via buried, closed conduits or lined surfaces. Use buried conduits consisting of rigid, smooth-walled pipes (PVC). **Do not use flex-pipes.**
- Discharge collected water in an appropriate manner and at an appropriate location approved by C2.
- Energy dissipaters may consist of an approximately 6-foot long "T" fitting of perforated rigid pipe placed in a shallow bench and covered with a mound of cobbles (see Figure 16, Conceptual Energy Dissipater Diagram). The discharge must not be located on, or adjacent to, steep, potentially unstable terrain or where runoff will adversely impact adjacent parcels.
- Perform annual maintenance of the surface drainage systems, including:
 - 1) Inspecting and testing roof gutters and downspouts to make sure that they are in good working order and do not leak;
 - 2) inspecting and flushing area drains to make sure that they are free of debris and are in good working order; and
 - 3) inspecting surface drainage outfall locations to verify that introduced water flows freely through the discharge pipes and that no excessive erosion has occurred.
- Contact C2 if erosion is detected so that we may evaluate its extent and provide mitigation recommendations, if needed.

6. PLAN REVIEW AND CONSTRUCTION OBSERVATION

We must be retained to review the final grading, foundation, and drainage control plans in order to assess whether our recommendations have been properly incorporated into the proposed project. **WE MUST BE GIVEN AT LEAST TWO WEEKS TO REVIEW THE PLANS AND PREPARE A PLAN REVIEW LETTER.**

We must also be retained to observe the grading and the installation of foundations and drainage systems in order to:

- assess whether the actual soil conditions are similar to those encountered in our study;
- provide us with the opportunity to modify the foundation design, if variations in conditions are encountered; and
- observe whether the recommendations of our report are followed during construction.

Sufficient notification prior to the start of construction is essential, in order to allow for the scheduling of personnel to ensure proper monitoring.

WE MUST BE NOTIFIED AT LEAST TWO WEEKS PRIOR TO THE ANTICIPATED START-UP DATE. IN ADDITION, WE MUST BE GIVEN AT LEAST TWO WORKING DAYS NOTICE PRIOR TO THE START OF ANY ASPECTS OF CONSTRUCTION THAT WE MUST OBSERVE.

The phases of construction that we must observe include, but are not necessarily limited to, the following.

1. **EARTHWORK:** During construction to observe keyway and bench excavations, evaluate the need for subdrainage, and to test compaction of engineered fill
2. **DRILLED PIER EXCAVATION:** During drilling to evaluate depth to supportive material and final pier depths
3. **RETAINING WALL BACKDRAIN:** During installation
4. **RETAINING WALL BACKFILL:** During backfill to observe and test compaction
5. **SEGMENTAL BLOCK RETAINING RETAINING WALL:** Prior to placement of the blocks to evaluate if the blocks are founded in material of sufficient supporting capacity and during placement of geogrid and/or fill
6. **FLATWORK AND FLEXIBLE PAVEMENT:** Prior to and during placement of non-expansive fill to observe the subgrade preparation and to test compaction of non-expansive fill
7. **SURFACE DRAINAGE SYSTEMS:** Near completion to evaluate installation and discharge locations

* * * * *

A Bibliography, a List of Aerial Photographs, and the following Figures and Appendix are attached and complete this report.

BIBLIOGRAPHY

AMERICAN SOCIETY OF CIVIL ENGINEERS, 2022, ASCE 7 Hazard Tool, available at www.asce7hazardtool.online.

AMERICAN SOCIETY OF CIVIL ENGINEERS, 2016, Minimum Design Loads and Associated Criteria for Buildings and Other Structures (ASCE/SEI 7-16).

AMERICAN SOCIETY OF CIVIL ENGINEERS, 2021, Minimum Design Loads and Associated Criteria for Buildings and Other Structures (ASCE/SEI 7-22).

ASSOCIATION OF BAY AREA GOVERNMENTS, 2021, Probabilistic Earthquake Shaking Hazard Assessment within the ABAG Hazard Viewer Map online tool located at <http://mtc.maps.arcgis.com/apps/webappviewer/index.html?id=4a6f3f1259df42eab29b35dfcd086fc8> (updated data set 31 March 2021).

CALIFORNIA BUILDING STANDARDS COMMISSION, 2019 California Building Code, California Code of Regulations, Title 24, Part 2, Volume 2 of 2.

CALIFORNIA GEOLOGICAL SURVEY, 2019, Earthquake Zones of Required Investigation, Woodside Quadrangle, Seismic Hazards Zones, Official Map Released: 4 April 2019, Earthquake Fault Zones, Official Map Released 1 July 1974.

HUNT, R.E., 2005, Geotechnical Engineering Investigation Handbook, CRC Press, Boca Raton, Florida.

SITAR, NICHOLAS, MIKOLA, ROOZBEH GERAILI, and CANDIA, GABRIEL, 2012, Seismically Induced Lateral Earth Pressures on Retaining Structures and Basement Walls, Geotechnical Engineering State of the Art and Practice, Keynote Lectures from GeoCongress 2012, Geotechnical Special Publication No. 226, ASCE

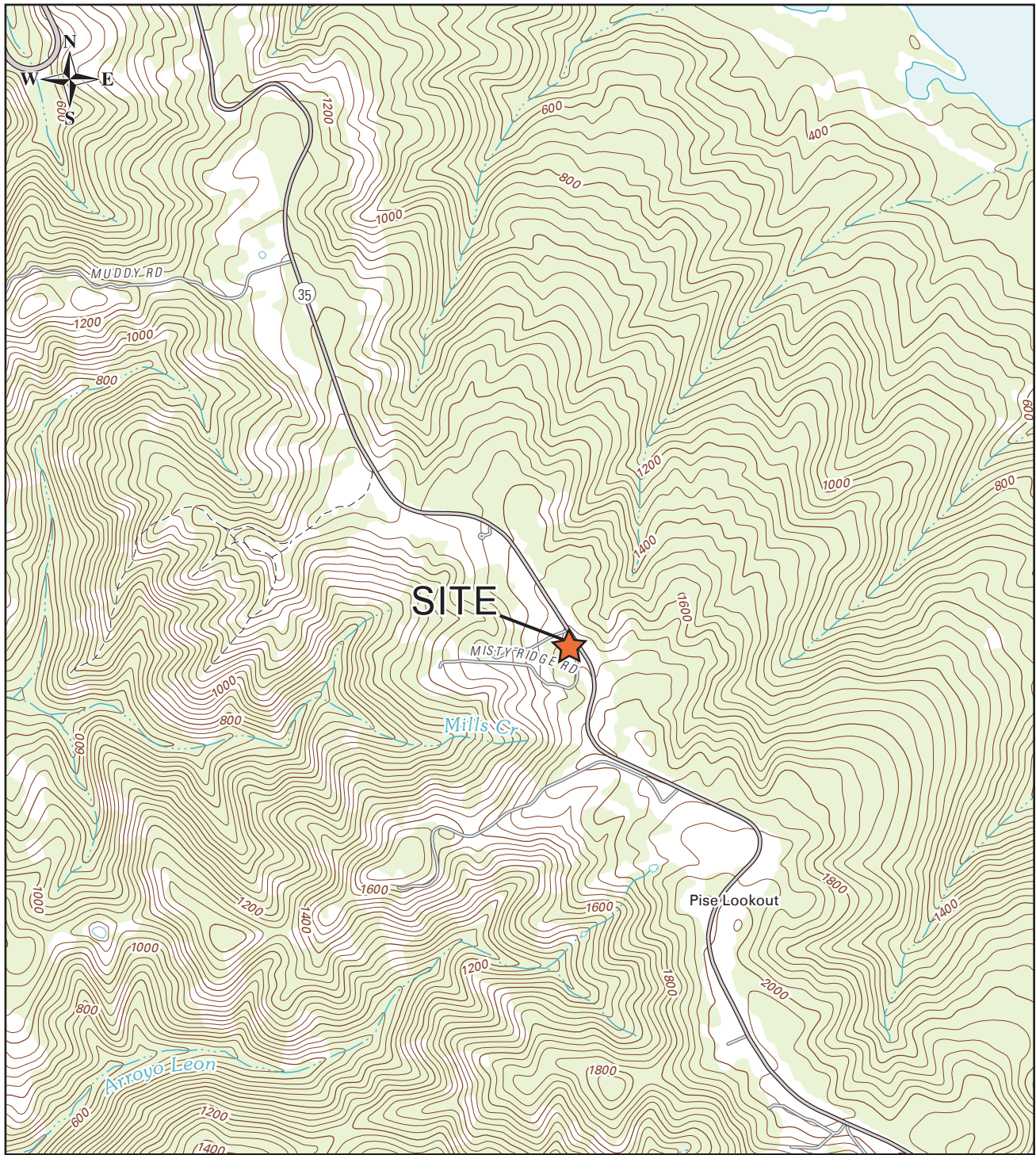
LIST OF AERIAL PHOTOGRAPHS

"BAY AREA TRANSPORTATION STUDY", black and white, dated May 16, 1965, at a scale of 1" = 1,000', Aerial Survey Contract No. 67615, Serial Nos. SM 10-88 and SM 10-89, State of California Highway Transportation Agency, Division of Highways.

FIGURES

FIGURE NO.

SITE LOCATION MAP.....	1
REGIONAL SEISMIC HAZARD ZONES MAP.....	2
PARTIAL SITE PLAN.....	3
CROSS-SECTIONS A-A' AND B-B'.....	4
KEY TO LOGS.....	5
ROCK CLASSIFICATION SYSTEM.....	6
SUMMARY OF FIELD SAMPLING PROCEDURES.....	7
LOGS OF BORINGS 1 THROUGH 3.....	8-10
CONCEPTUAL ENGINEERED FILL AND SUBDRAIN DIAGRAM.....	11
CONCEPTUAL PIER PRESSURE DIAGRAM.....	12
CONCEPTUAL RETAINING WALL PRESSURE DIAGRAM.....	13
CONCEPTUAL RETAINING WALL BACKDRAIN DIAGRAM.....	14
CONCEPTUAL DOWNSPOUT CLEANOUT DIAGRAM.....	15
CONCEPTUAL ENERGY DISSIPATER DIAGRAM.....	16



BASE: The National Map US Topo; UNITED STATES GEOLOGICAL SURVEY; 2012

SITE LOCATION MAP



ZAHEDI PROPERTY
12400 Skyline Boulevard
San Mateo County, California

DRAFTED/REVIEWED

SCALE

DOCUMENT ID.

DATE

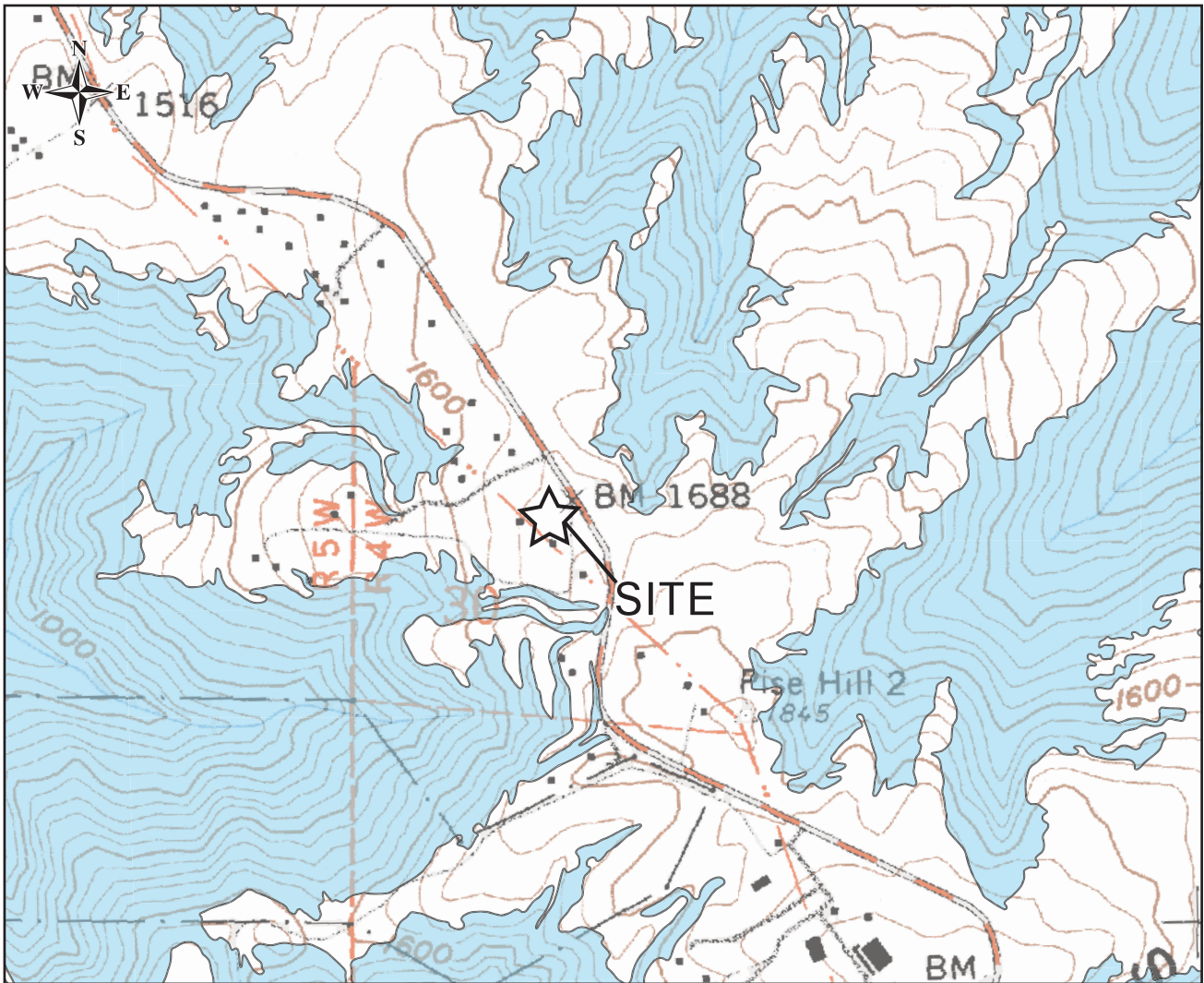
MP/CH

1" = 2,000'

22033C-01R1

May 2022

Figure 1



EXPLANATION



- **Earthquake-Induced Landslide Hazard Zones;** Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements.

BASE: Earthquake Zones of Required Investigation, Woodside Quadrangle; California Geological Survey; 1 July 1974 and 4 April 2019

REGIONAL SEISMIC HAZARD ZONES MAP



ZAHEDI PROPERTY
12400 Skyline Boulevard
San Mateo County, California

DRAFTED/REVIEWED

SCALE

DOCUMENT ID.

DATE

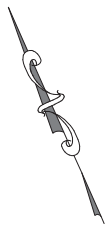
MP/CH

1" = 1,000'

22033C-01R1

May 2022

Figure 2



EXPLANATION

- Cut Slope

- Test Boring Location and Number

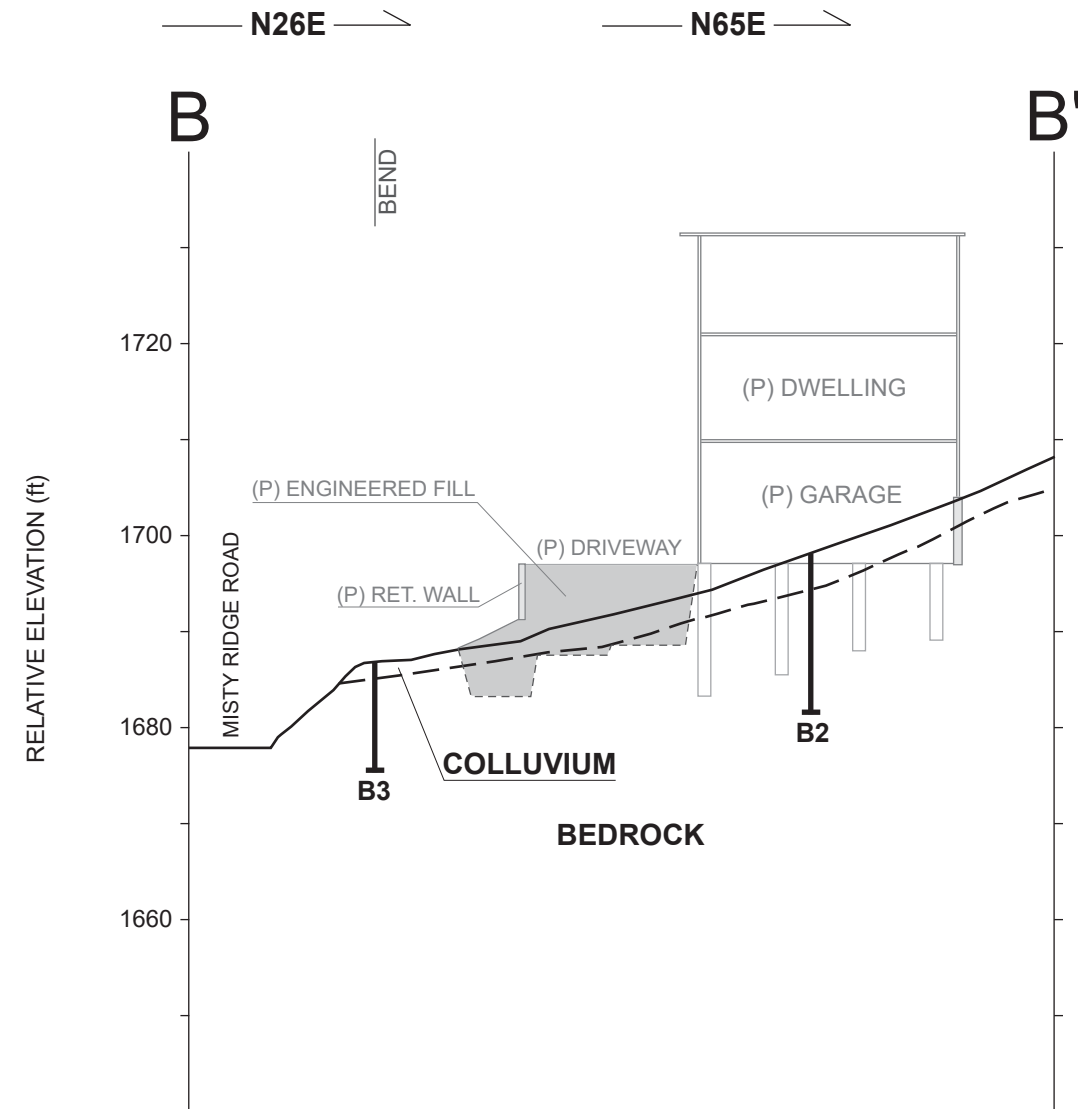
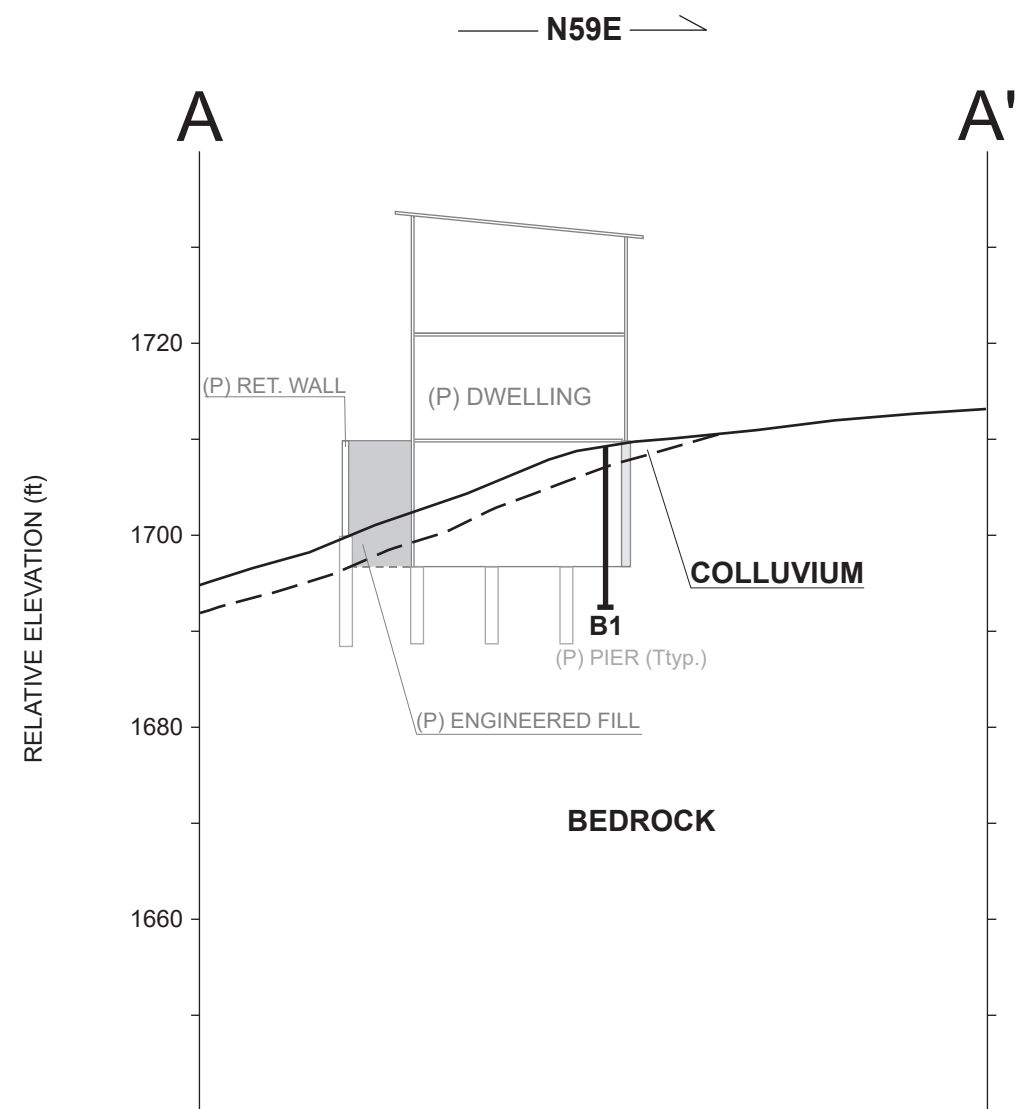
- Cross-Section Location

- Proposed Dwelling with Attached Garage



BASE: Topographic Survey; Sheet C1.1; BKF ENGINEERS; 24 March 2022

PARTIAL SITE PLAN				
C2EARTH		ZAHEDI PROPERTY 12400 Skyline Boulevard San Mateo County, California		
DRAFTED/REVIEWED	SCALE	DOCUMENT ID.	DATE	Figure 3
KK/CH	AS SHOWN	22033C-01R1	May 2022	



NOTE: This cross-section is a conceptual illustration of general subsurface relationships and should not be used for any other purpose.

BASE: Topographic Survey; Sheet C1.1 and Grading Plan; Sheet C2.1; BKF ENGINEERS; 24 March 2022

CROSS-SECTIONS A-A' AND B-B'				
		ZAHEDI PROPERTY 12400 Skyline Boulevard San Mateo County, California		
		DRAFTED/REVIEWED	SCALE	DOCUMENT ID.
KK/CH		1" = 20'	22033C-01R1	DATE
			May 2022	Figure 4

UNIFIED SOIL CLASSIFICATION SYSTEM

PRIMARY DIVISIONS		GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW Well graded gravels; gravel-sand mixtures, little or no fines.
		GRAVEL WITH FINES	GP Poorly graded gravels or gravel-sand mixtures, little or no fines.
			GM Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
			GC Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS (LESS THAN 5% FINES)	SW Well graded sands, gravelly sands, little or no fines.
		SANDS WITH FINES	SP Poorly graded sands or gravelly sands, little or no fines.
			SM Silty sands, sand-silt mixtures, non-plastic fines.
			SC Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT IS LESS THAN 50%		ML Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
			CL Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
			OL Organic silts and organic silty clays of low plasticity.
	SILTS AND CLAYS LIQUID LIMIT IS GREATER THAN 50%		MH Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
			CH Inorganic clays of high plasticity, fat clays.
			OH Organic clays of medium to high plasticity, organic silts.
	HIGHLY ORGANIC SOILS		Pt Peat and other highly organic soils.

GRAIN SIZES

U.S. STANDARD SERIES SIEVE	200	40	10	4	¾"	3"	12"	SIEVE OPENINGS
SILTS AND CLAYS	SAND			GRAVEL		COBBLES	BOULDERS	
	FINE	MEDIUM	COARSE	FINE	COARSE			

CONSISTENCY AND RELATIVE DENSITY

CONSISTENCY	SILTS AND CLAYS	STRENGTH ²	BLOWS/FOOT ¹	RELATIVE DENSITY	SANDS AND GRAVELS	BLOWS/FOOT ¹
	VERY SOFT	0 - ¼	0 - 2		VERY LOOSE	0 - 4
	SOFT	¼ - ½	2 - 4		LOOSE	4 - 10
	MEDIUM STIFF	½ - 1	4 - 8		MEDIUM DENSE	10 - 30
	STIFF	1 - 2	8 - 16		DENSE	30 - 50
	VERY STIFF	2 - 4	16 - 32		VERY DENSE	OVER 50
	HARD	OVER 4	OVER 32			

¹ Number of blows of 140-pound hammer falling 30 inches to drive a 2-inch O.D (1 3/8-inch I.D) split spoon

² Unconfined compressive strength in tons/sq. ft. as determined by laboratory testing or approximated in general conformance with the standard penetration test (ASTM D-1586), pocket penetrometer, torvane, or visual observation

KEY TO LOGS



ZAHEDI PROPERTY
12400 Skyline Boulevard
San Mateo County, California

DOCUMENT ID.

22033C-01R1

DATE

May 2022

Figure 5

FRACTURING

INTENSITY	SIZE OF PIECES (FEET)
VERY LITTLE FRACTURED	Greater than 4.0
OCCASIONALLY FRACTURED	1 - 4
MODERATELY FRACTURED	0.5 - 1
CLOSELY FRACTURED	0.1 - 0.5
INTENSELY FRACTURED	0.05 - 0.1
CRUSHED	Less than 0.05

HARDNESS

SOFT	Reserved for plastic material alone
LOW	Can be gouged deeply or carved easily with a knife blade
MODERATELY	Can be readily scratched by a knife blade; scratch leaves a heavy trace of dust and is readily visible after the powder has been blown away.
HARD	Can be scratched with difficulty; scratch produced a little powder and is often faintly visible.
VERY HARD	Cannot be scratched with knife blade; leaves a metallic streak.

STRENGTH

LOW	Plastic or very low strength.
FRIABLE	Crumbles easily by rubbing with fingers.
WEAK	An unfractured specimen of such material will crumble under light hammer blows.
MODERATELY	Specimen will withstand a few heavy hammer blows before breaking.
STRONG	Specimen will withstand a few heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.
VERY STRONG	Specimen will resist heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.

WEATHERING¹

DEEP	Moderate to complete mineral decomposition; extensive disintegration; deep and thorough discoloration; many fractures, all extensively coated or filled with oxides, carbonates and/or clay or silt.
MODERATE	Slight change or partial decomposition of minerals; little disintegration; cementation little to unaffected. Moderate to occasionally intense discoloration. Moderately coated fractures.
SLIGHT	No megascopic decomposition of minerals; little to no effect on normal cementation. Slight and intermittent, or localized discoloration. Few stains on fracture Surface.
FRESH	Unaffected by weathering agents. No disintegration or discoloration. Fractures usually less numerous than joints.

¹ The physical and chemical disintegration and decomposition of rocks and minerals by natural processes such as oxidation, reduction, hydration, solution, carbonation, and freezing and thawing.

BEDDING OF SEDIMENTARY ROCKS

SPLITTING PROPERTY	THICKNESS (FEET)
MASSIVE	Greater than 4.0
BLOCKY	2.0 - 4.0
SLABBY	0.2 - 2.0
FLAGGY	0.05 - 0.2
SHALY OR PLATY	0.01 - 0.05
PAPERY	Less than 0.01

STRATIFICATION	THICKNESS (FEET)
VERY THICK-BEDDED	Greater than 4.0
THICK-BEDDED	2.0 - 4.0
THIN-BEDDED	0.2 - 2.0
VERY THIN-BEDDED	0.05 - 0.2
LAMINATED	0.01 - 0.05
THINLY LAMINATED	Less than 0.01

ROCK CLASSIFICATION SYSTEM

C2EARTH



ZAHEDI PROPERTY
12400 Skyline Boulevard
San Mateo County, California

DOCUMENT ID.

22033C-01R1

DATE

May 2022

Figure 6

The standard penetration resistance (SPT) blow counts are obtained in general accordance with ASTM Test Designation D1586. The drive weight assembly consists of a 70 or 140-pound hammer dropped through a 30-inch free fall. A blow count is defined as the number of hammer blows per six inches of penetration, or 50 blows for 6 inches or less of penetration. The driving of samplers was discontinued if the observed blow count was 50 for 6 inches or less of penetration.

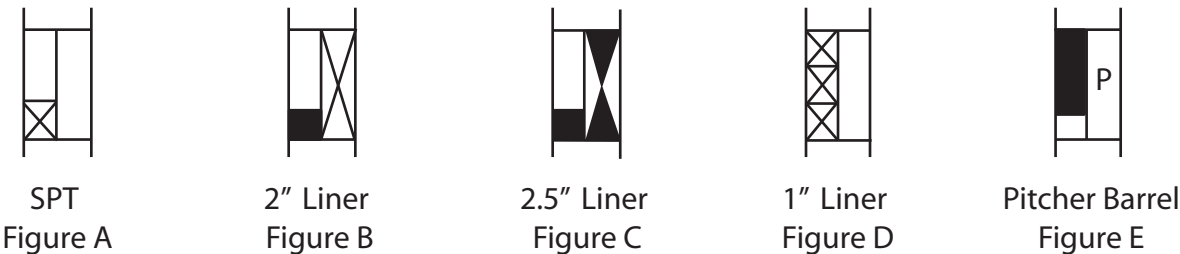
SPT samples are collected in a standard, 2-inch outer diameter, split-barrel sampler without liners (see Figure A below). Samplers holding 2-inch diameter liners (see Figure B below) and 2½-inch diameter liners (see Figure C below) are used to obtain “undisturbed” samples. Occasionally a portable power driven sampler holding 1-inch diameter liners is used for field sampling (see Figure D below). Resistance is measured in seconds per foot and does not correlate with the ASTM SPT. Undisturbed samples may also be collected using a Pitcher Barrel sampler (see Figure E below). Material recovered over the length of the sampler is shaded. A measure of resistance is not collected with this technique.

Blow counts are converted to SPT counts which are shown on the boring logs by the following relation:

$$B = \frac{NWH}{(140)(30)} \left(\frac{D_o^{SPT^2} - D_i^{SPT^2}}{D_o^2 - D_i^2} \right)$$

- B = Equivalent number of blows per foot with a SPT
- N = Number of blows per foot actually recorded
- W = Weight of hammer (lb)
- H = Height of hammer drop (in)
- D_o = Outside Diameter (in)
- D_i = Inside Diameter (in)

The blow counts used for these conversions were taken over the last two sample intervals if the sampler was driven 12 inches or more. If the sampler is driven less than 12 inches, the blow counts of the last sample were converted to SPT counts of 50 blows over an equivalent SPT run length.



= Undisturbed Sample

= Disturbed Sample

Where obtained, the shear strength of the soil samples is shown on the boring logs in far right-hand column.

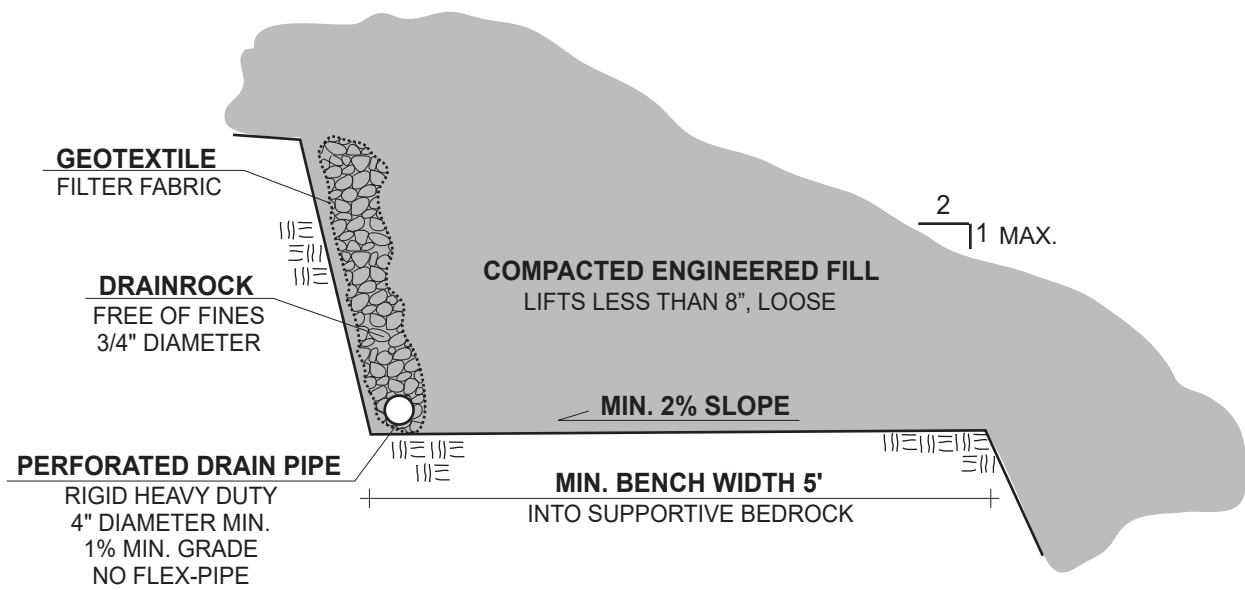
SUMMARY OF FIELD SAMPLING PROCEDURES			
C2EARTH	ZAHEDI PROPERTY 12400 Skyline Boulevard San Mateo County, California		
	DOCUMENT ID.	DATE	Figure 7
	22033C-01R1	May 2022	

EQUIPMENT	Truck-Mounted Mobile B-24	RELATIVE ELEVATION	1710 feet	LOGGED BY	K. Kiefer				
DEPTH TO GROUNDWATER	Not Encountered	DEPTH TO BEDROCK	2 feet	DATE DRILLED	5-2-2022				
DESCRIPTION AND CLASSIFICATION			DEPTH (FEET)	SAMPLE	PENETRATION RESISTANCE (BLOWS / FT.)	WATER CONTENT (%)	DRY DENSITY (PCF)	SHEAR STRENGTH (KSF)	
DESCRIPTION AND REMARKS		CONSIST.							SOIL TYPE
SANDY SILT ; very dark grayish brown (10YR 3/2); homogeneous; trace fine-grained sand; subangular sandstone fragments; low plasticity; scattered rootlets; moist (Colluvium)		Stiff	ML	-		12	18	98	
				- 1 -					
				-					
SANDSTONE ; brownish yellow (10YR 6/6); moderate to closely fractured; low to moderate hardness; friable to moderate strength; moderate to deeply weathered; medium to coarse-grained sand; indistinct bedding; moist (Bedrock)			(Rock)	- 2 -		13			
				-					
				- 3 -					
				- 4 -		16			
				-					
				- 5 -					
				- 6 -					
				-					
				- 7 -					
				- 8 -					
				-					
				- 9 -					
				- 10 -					
				-					
				- 11 -					
				- 12 -	23	26	101		
				-					
				- 13 -					
				- 14 -					
				-					
				- 15 -					
				- 16 -		84			
				-					
				- 17 -					
				- 18 -					
				-					
				- 19 -					
				- 20 -					
				-					
				-					
LOG OF BORING 1									
				ZAHEDI PROPERTY 12400 Skyline Boulevard San Mateo County, California					
				DOCUMENT ID.		DATE		Figure 8	
				22033C-01R1		May 2022			

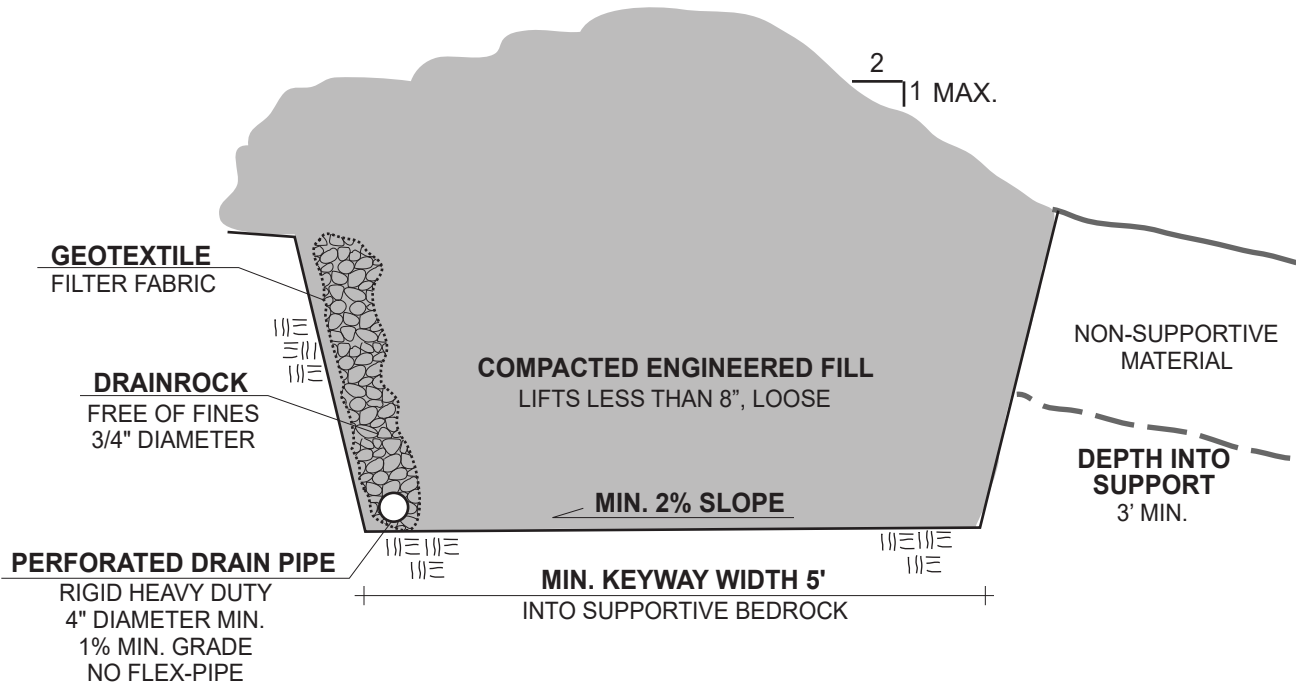
EQUIPMENT	Truck-Mounted Mobile B-24	RELATIVE ELEVATION	1698 feet	LOGGED BY	K. Kiefer				
DEPTH TO GROUNDWATER	Not Encountered	DEPTH TO BEDROCK	4 feet	DATE DRILLED	5-2-2022				
DESCRIPTION AND CLASSIFICATION			DEPTH (FEET)	SAMPLE	PENETRATION RESISTANCE (BLOWS / FT.)	WATER CONTENT (%)	DRY DENSITY (PCF)	SHEAR STRENGTH (KSF)	
DESCRIPTION AND REMARKS	CONSIST.	SOIL TYPE							
SANDY SILT ; very dark grayish brown (10YR 3/2) to grayish brown (10YR 5/2); homogeneous; trace fine-grained sand; subangular sandstone fragments; low plasticity; scattered rootlets; moist (Colluvium) ----- SANDSTONE ; brownish yellow (10YR 6/6); moderate to closely fractured; low to moderate hardness; friable to moderate strength; moderate to deeply weathered; medium to coarse-grained sand; indistinct bedding; moist (Bedrock)	Stiff to Medium Stiff	ML	-		10	19	98		
			- 1 -						
			- 2 -						
			- 3 -						
	- 4 -		(Rock)			30	15	109	
	- 5 -								
	- 6 -								
	- 7 -								
	- 8 -								
	- 9 -								
	- 10 -								
	- 11 -								
	- 12 -								
	- 13 -								
	- 14 -								
	- 15 -								
	- 16 -		16						
Bottom of Boring =16½ feet			- 17 -						
			- 18 -						
			- 19 -						
			- 20 -						
LOG OF BORING 2									
			ZAHEDI PROPERTY 12400 Skyline Boulevard San Mateo County, California						
			DOCUMENT ID.		DATE		Figure 9		
			22033C-01R1		May 2022				

EQUIPMENT	Truck-Mounted Mobile B-24		RELATIVE ELEVATION	1687 feet		LOGGED BY	K. Kiefer		
DEPTH TO GROUNDWATER	Not Encountered		DEPTH TO BEDROCK	1¼ feet		DATE DRILLED	5-2-2022		
DESCRIPTION AND CLASSIFICATION				DEPTH (FEET)	SAMPLE	PENETRATION RESISTANCE (BLOWS / FT.)	WATER CONTENT (%)	DRY DENSITY (PCF)	SHEAR STRENGTH (KSF)
DESCRIPTION AND REMARKS		CONSIST.	SOIL TYPE						
SANDY SILT ; very dark grayish brown (10YR 3/2); homogeneous; trace fine-grained sand; subangular sandstone fragments; low plasticity; trace roots and scattered rootlets; moist (Colluvium)		Medium Stiff	ML (Rock)	-		10			
				- 1 -					
				-		46			
				- 2 -					
				-		46			
				- 3 -					
				-		18			
				- 4 -					
				-		18			
				- 5 -					
				-		18			
				- 6 -					
				-		18			
				- 7 -					
				-		18			
				- 8 -					
				-		18			
				- 9 -					
				-		18			
				- 10 -					
				-		18			
				- 11 -					
				-		12	17	106	
				- 12 -					
				-		12	17	106	
				- 13 -					
				-		12	17	106	
				- 14 -					
				-		12	17	106	
				- 15 -					
				-		12	17	106	
				- 16 -					
				-		12	17	106	
				- 17 -					
				-		12	17	106	
				- 18 -					
				-		12	17	106	
				- 19 -					
				-		12	17	106	
				- 20 -					
LOG OF BORING 3									
				ZAHEDI PROPERTY 12400 Skyline Boulevard San Mateo County, California					
				DOCUMENT ID.		DATE		Figure 10	
				22033C-01R1		May 2022			

BENCH DIAGRAM



KEYWAY DIAGRAM



CONCEPTUAL ENGINEERED FILL AND SUBDRAIN DIAGRAM



ZAHEDI PROPERTY
12400 Skyline Boulevard
San Mateo County, California

DRAFTED/REVIEWED

SCALE

DOCUMENT ID.

DATE

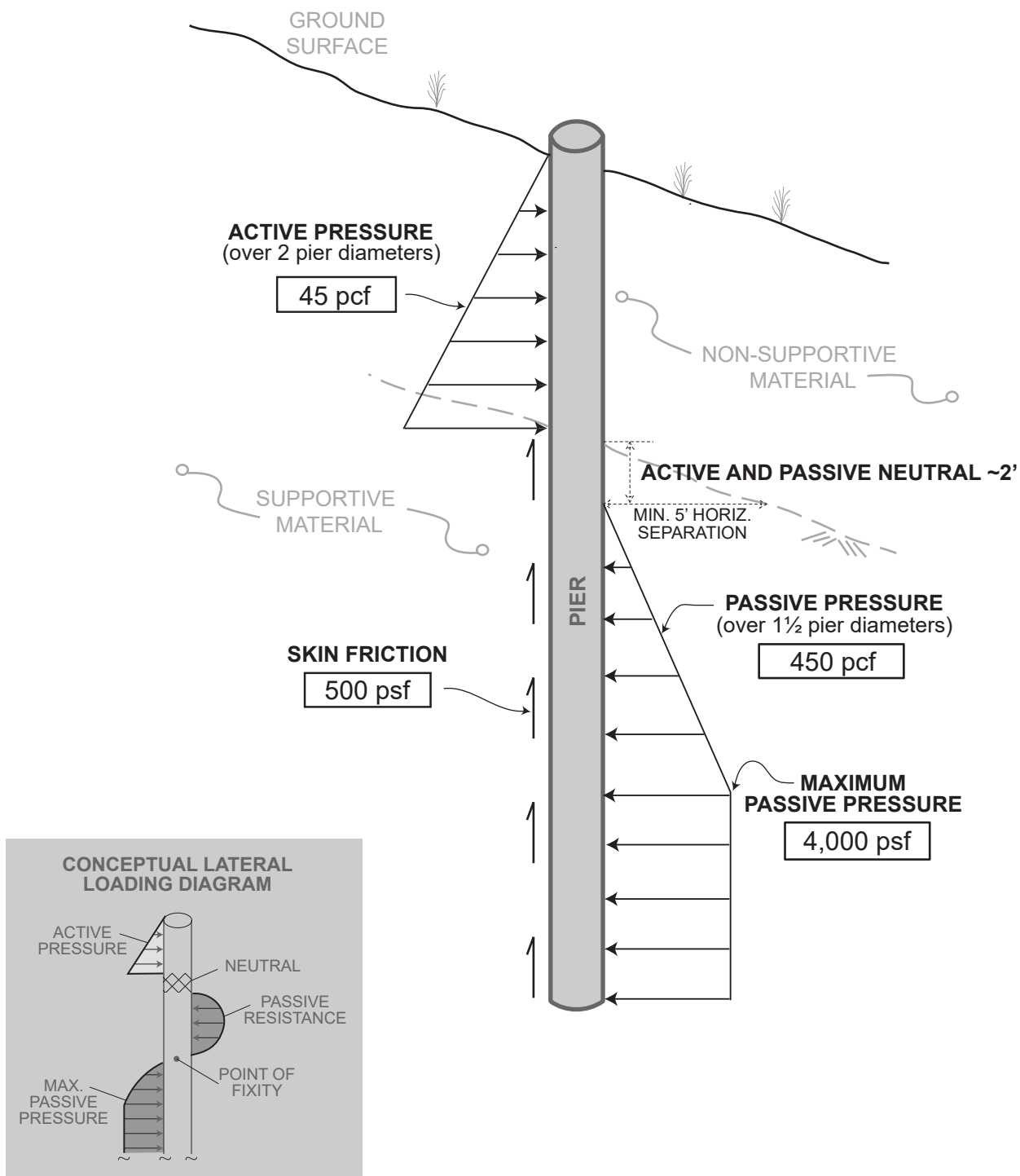
KK/CH

Not Applicable

22033C-01R1

May 2022

Figure 11



CONCEPTUAL PIER PRESSURE DIAGRAM



ZAHEDI PROPERTY
12400 Skyline Boulevard
San Mateo County, California

DRAFTED/REVIEWED

SCALE

DOCUMENT ID.

DATE

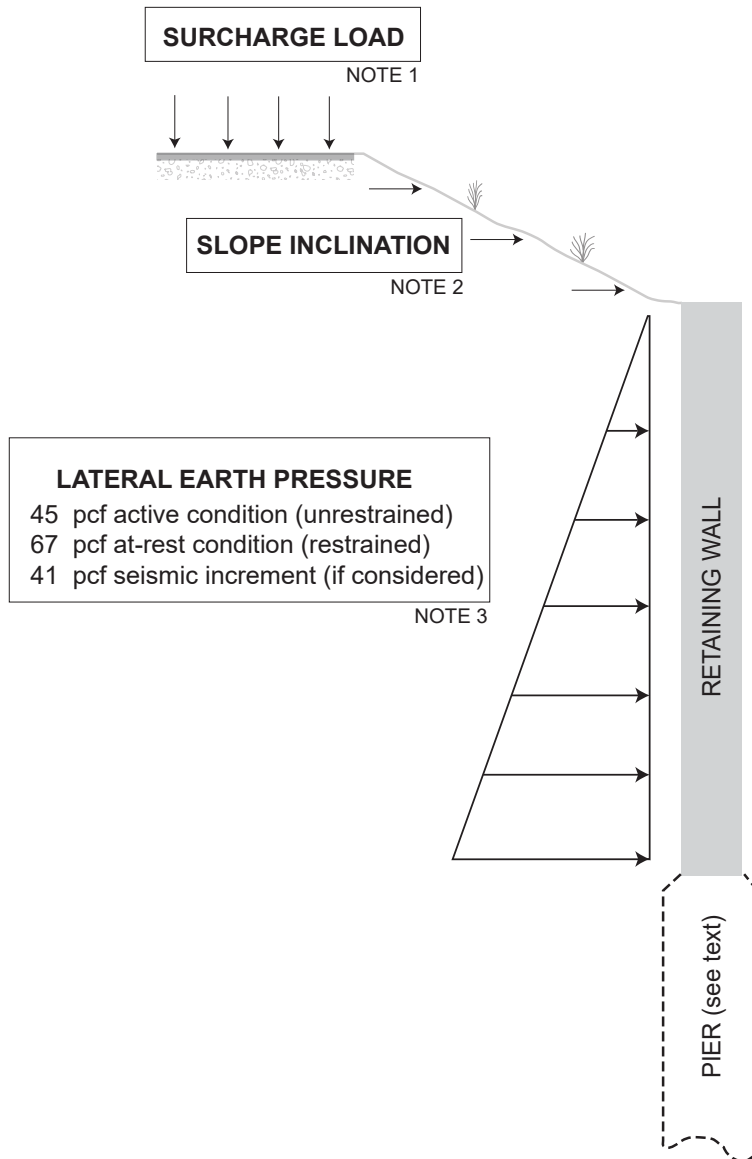
KK/CH

Not Applicable

22033C-01R1

May 2022

Figure 12



NOTE 1: Additional lateral load equal to 1/3 (unrestrained) or 1/2 (restrained) the anticipated surcharge load.

NOTE 2: Add an additional equivalent fluid pressure increment to the active and at-rest condition for sloping backfill above the wall where inclinations are greater than 4:1 (horizontal to vertical), as follows:

+8 pcf for slope inclinations between 3:1 and 4:1
+12 pcf for slope inclinations between 2:1 and 3:1

NOTE 3: Lateral earth pressures are shown for drained retaining walls. Contact us to provide additional recommendations if undrained walls are planned.

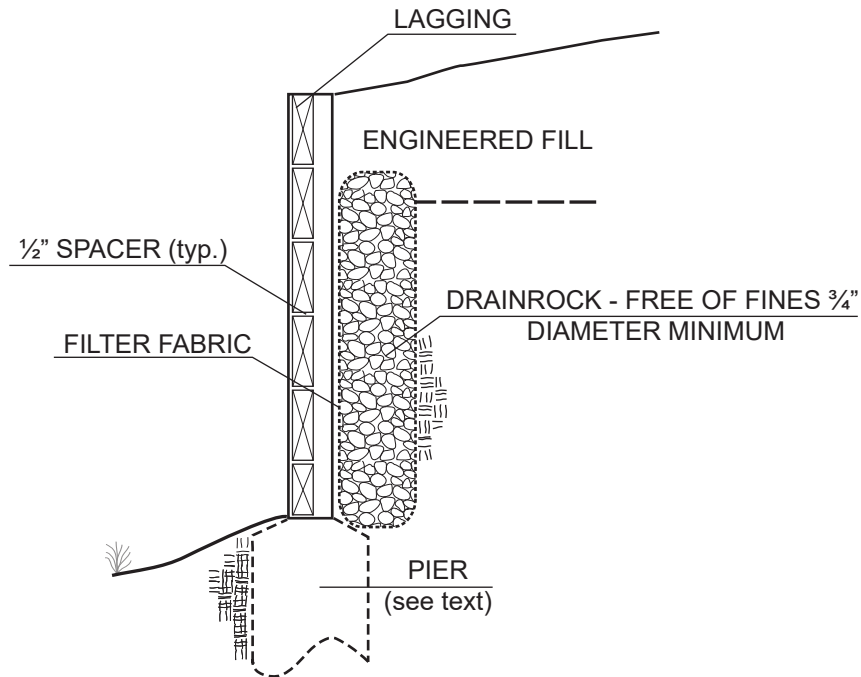
CONCEPTUAL RETAINING WALL PRESSURE DIAGRAM



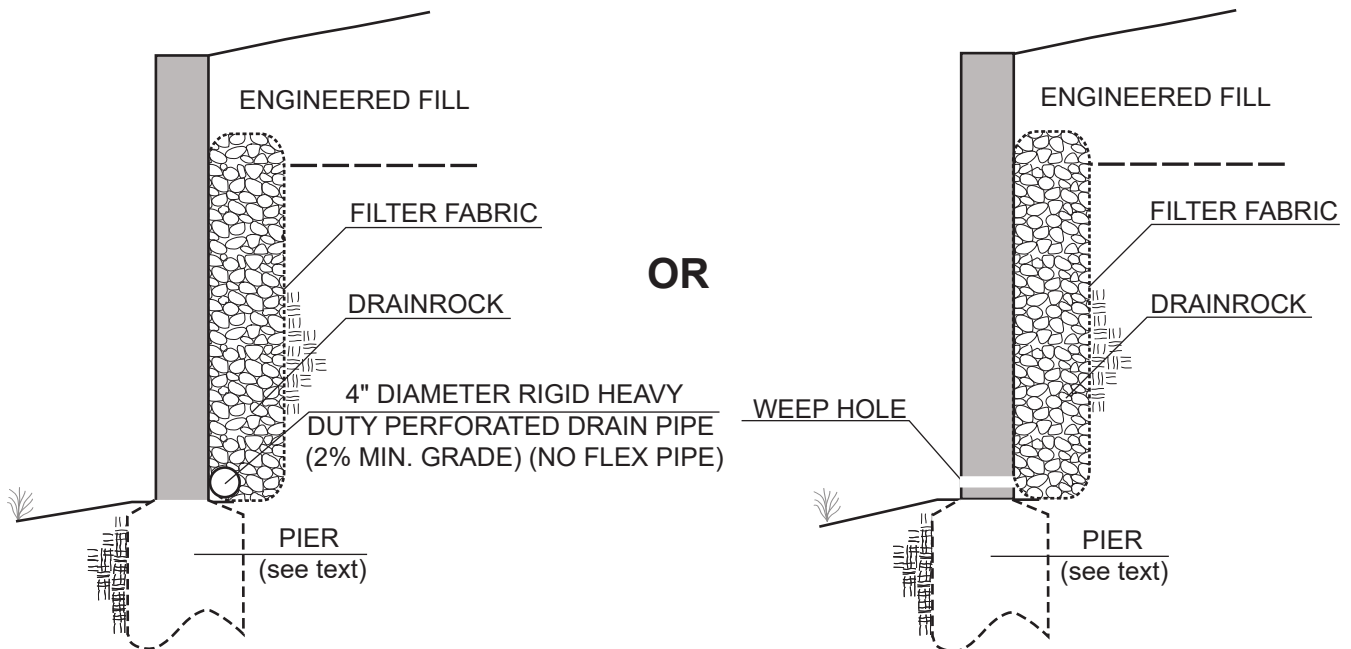
ZAHEDI PROPERTY
12400 Skyline Boulevard
San Mateo County, California

DRAFTED/REVIEWED	SCALE	DOCUMENT ID.	DATE	Figure 13
KK/CH	Not Applicable	22033C-01R1	May 2022	

FOR LAGGING WALLS



FOR CONCRETE WALLS



CONCEPTUAL RETAINING WALL BACKDRAIN DIAGRAM



ZAHEDI PROPERTY
12400 Skyline Boulevard
San Mateo County, California

DRAFTED/REVIEWED

SCALE

DOCUMENT ID.

DATE

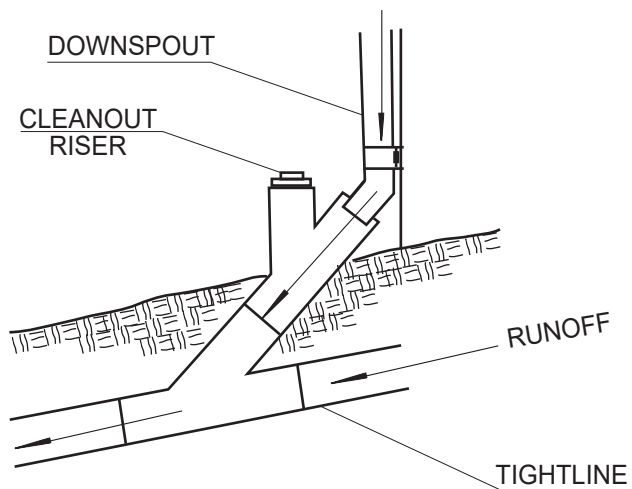
KK/CH

Not Applicable

22033C-01R1

May 2022

Figure 14



CONCEPTUAL DOWNSPOUT CLEANOUT DIAGRAM



ZAHEDI PROPERTY
12400 Skyline Boulevard
San Mateo County, California

DRAFTED/REVIEWED

SCALE

DOCUMENT ID.

DATE

KK/CH

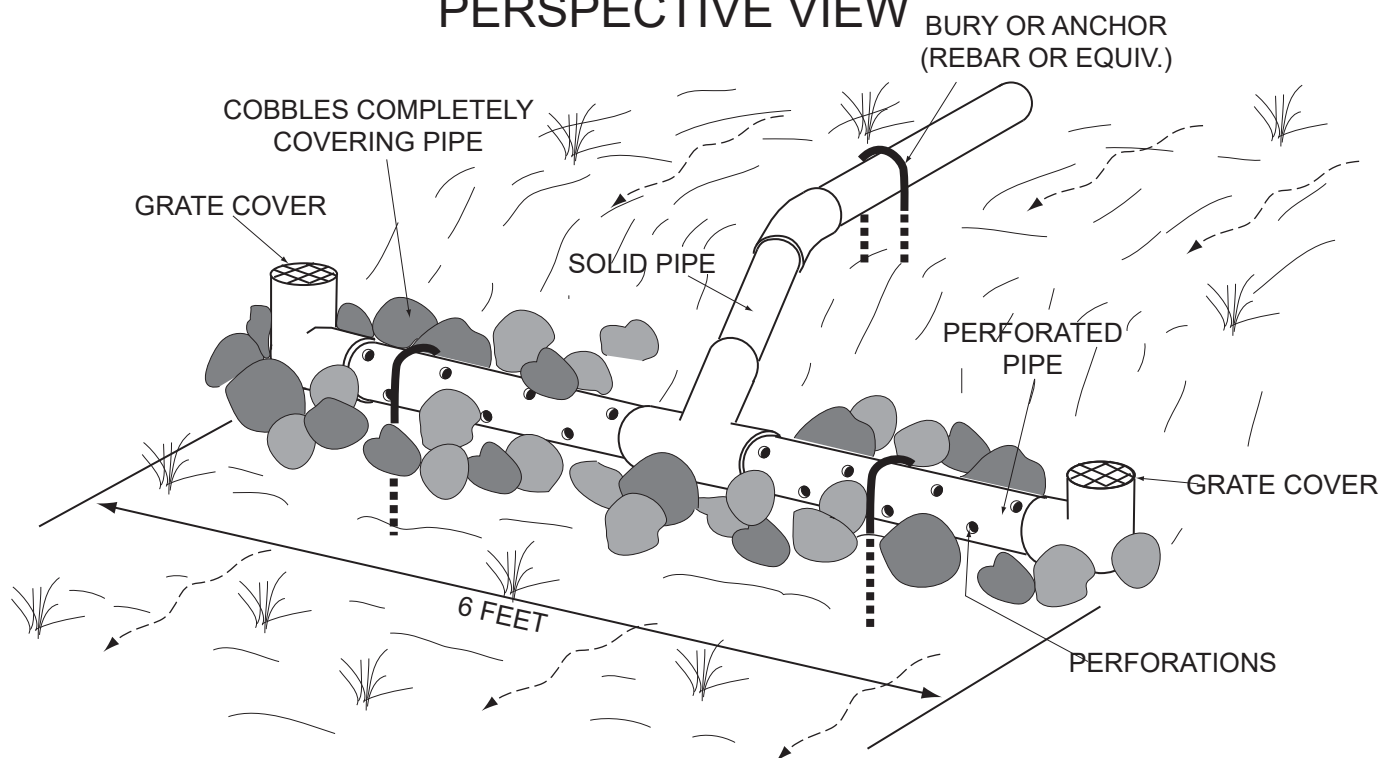
Not Applicable

22033C-01R1

May 2022

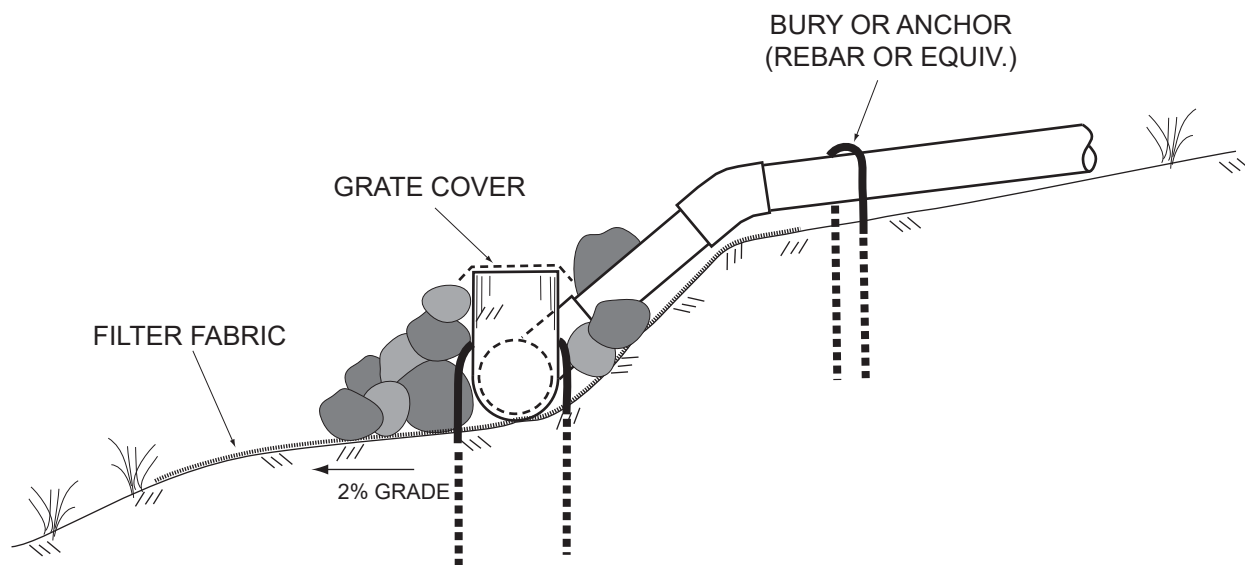
Figure 15

PERSPECTIVE VIEW



NOTE: PERFORATED PIPE MUST BE LEVEL
(PERFORATIONS FACING DOWNSLOPE)

SECTION VIEW



CONCEPTUAL ENERGY DISSIPATER DIAGRAM



ZAHEDI PROPERTY
12400 Skyline Boulevard
San Mateo County, California

DRAFTED/REVIEWED

SCALE

DOCUMENT ID.

DATE

KK/CH

Not Applicable

22033C-01R1

May 2022

Figure 16

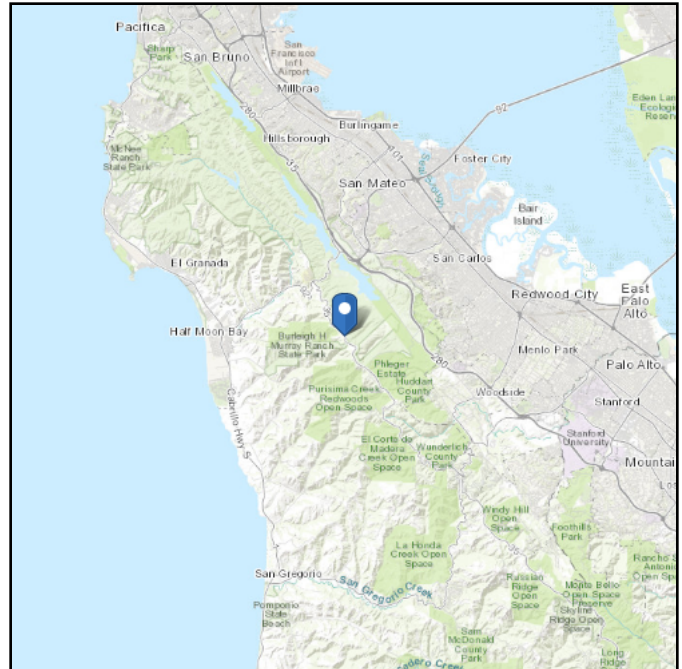
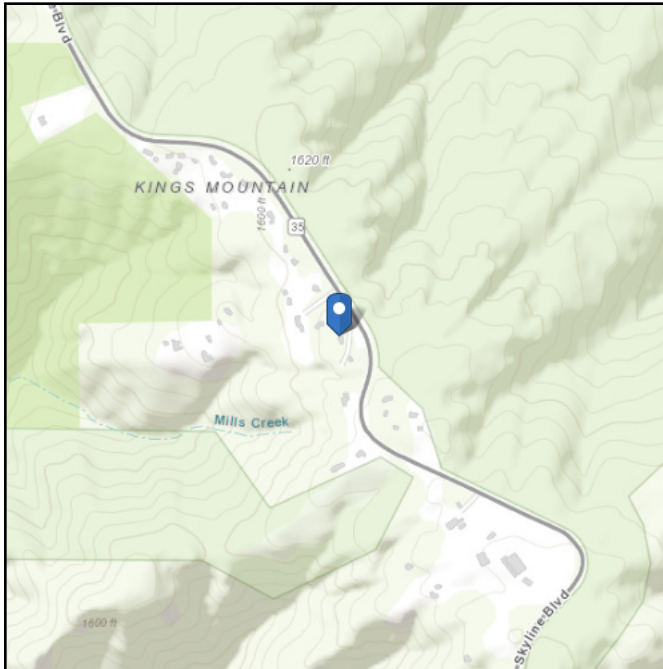
APPENDIX: ASCE 7 HAZARDS REPORTS

ASCE 7 Hazards Report

Address:
12400 Skyline Blvd
Redwood City, California
94062

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: C - Very Dense
Soil and Soft Rock

Elevation: 1705.11 ft (NAVD 88)
Latitude: 37.464175
Longitude: -122.34697

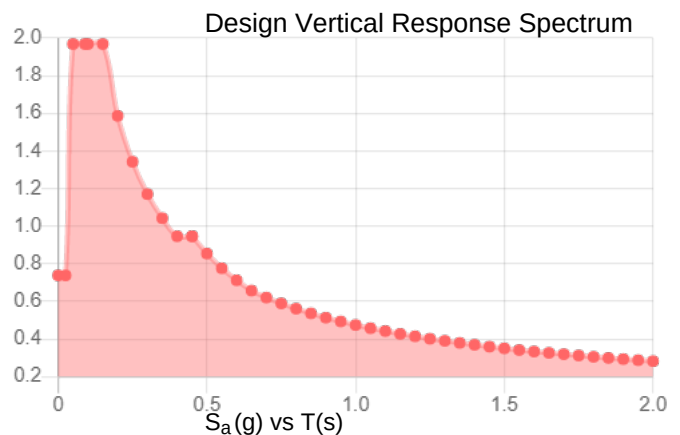
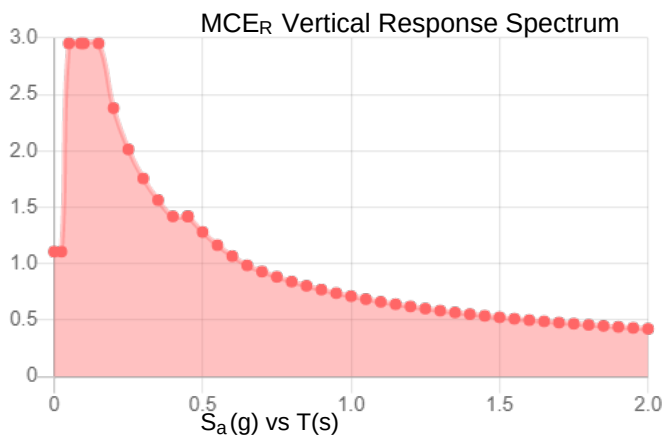
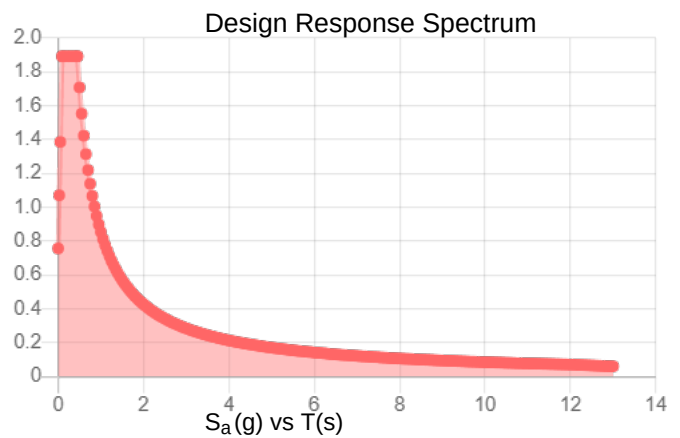
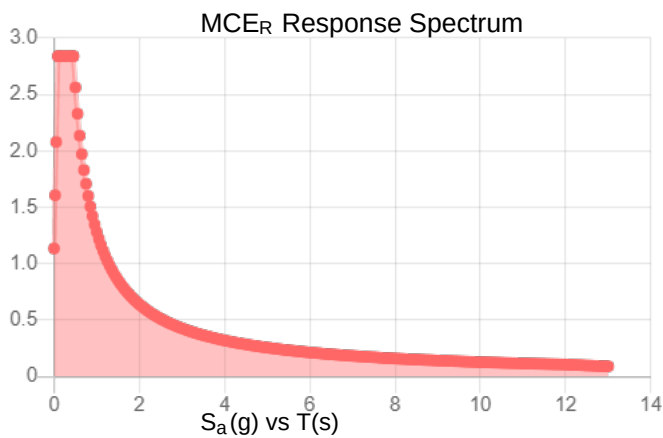


Site Soil Class: C - Very Dense Soil and Soft Rock

Results:

S_S :	2.365	S_{D1} :	0.854
S_1 :	0.915	T_L :	12
F_a :	1.2	PGA :	0.977
F_v :	1.4	PGA _M :	1.172
S_{MS} :	2.839	F_{PGA} :	1.2
S_{M1} :	1.281	I_e :	1
S_{DS} :	1.892	C_v :	1.3

Seismic Design Category E



Data Accessed: Thu May 26 2022

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.

The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE 7 standard.

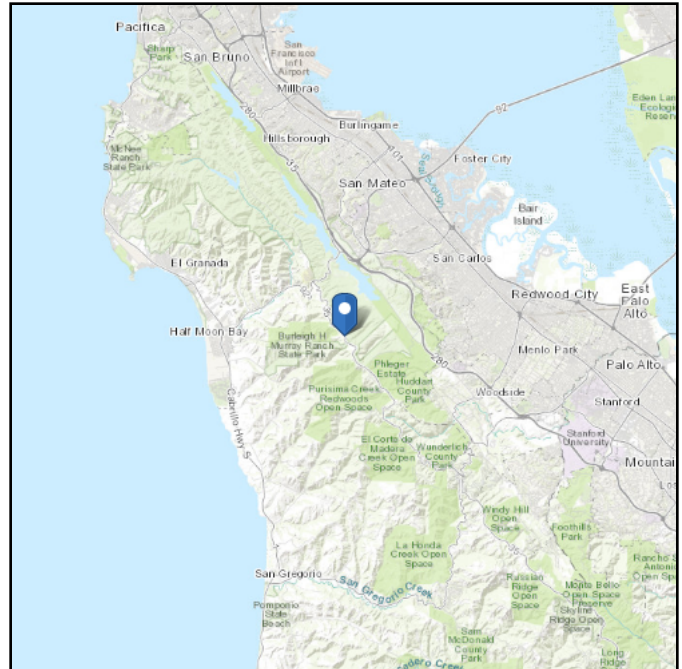
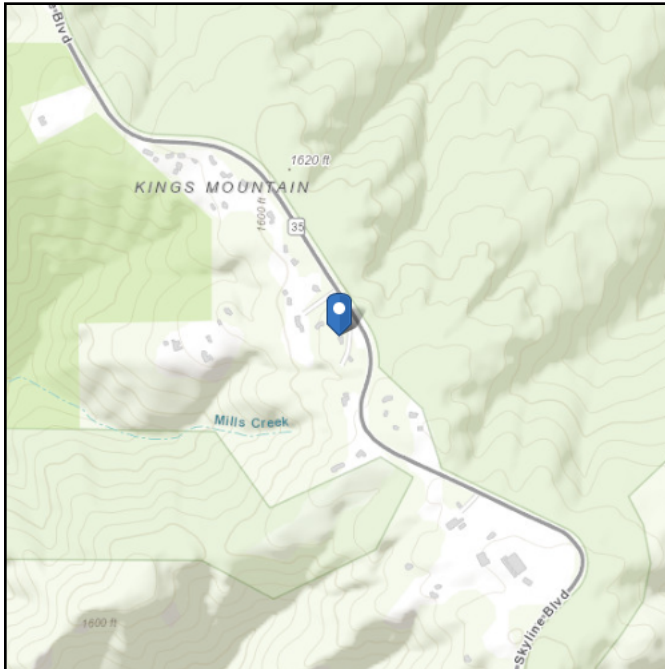
In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE 7 Hazard Tool.

ASCE 7 Hazards Report

Address:
12400 Skyline Blvd
Redwood City, California
94062

Standard: ASCE/SEI 7-22
Risk Category: II
Soil Class: BC

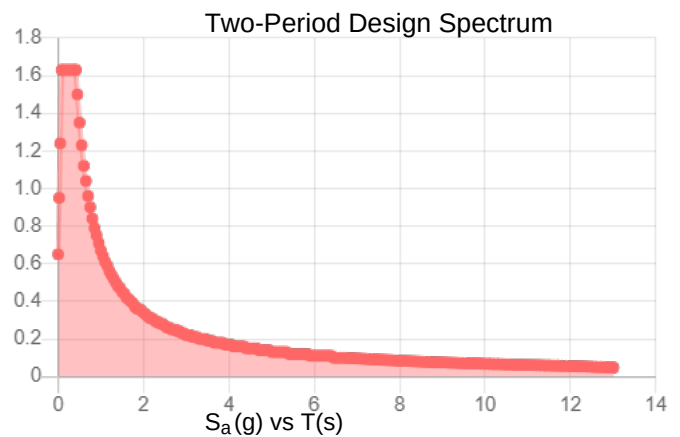
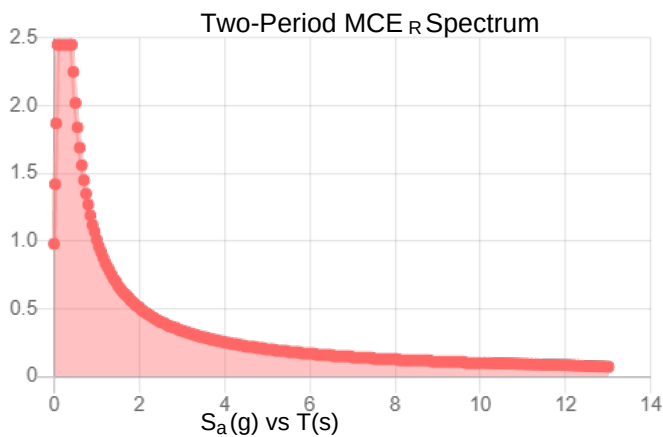
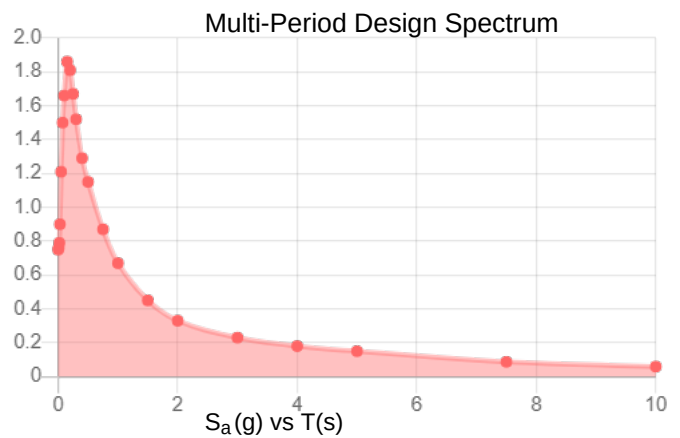
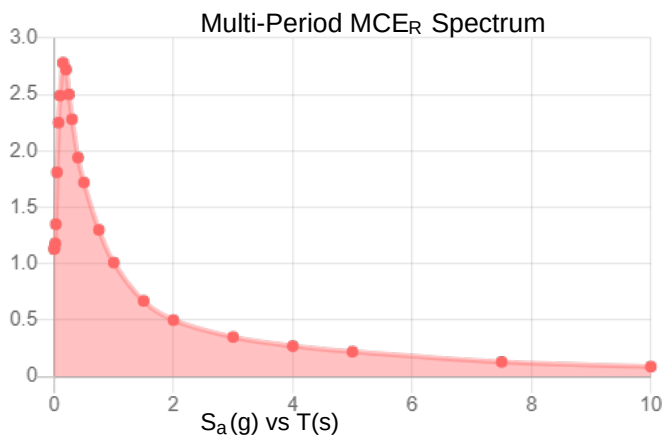
Elevation: 1705.11 ft (NAVD 88)
Latitude: 37.464175
Longitude: -122.34697



Site Soil Class:

Results:

PGA _M :	0.95	T _L :	12
S _{MS} :	2.45	S _S :	2.72
S _{M1} :	1.01	S ₁ :	1.01
S _{DS} :	1.63	S _{DC} :	
S _{D1} :	0.67	V _{S30} :	760



MCE_R Vertical Response Spectrum
Vertical ground motion data has not yet been made available by USGS.

Design Vertical Response Spectrum
Vertical ground motion data has not yet been made available by USGS.

Data Accessed: Thu May 26 2022

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-22 and ASCE/SEI 7-22 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-22 Ch. 21 are available from USGS.

The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE 7 standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE 7 Hazard Tool.



APPLICATION TO USE

NOTE: THIS APPLICATION FOR AUTHORIZATION TO USE THIS COPYRIGHTED DOCUMENT MUST BE COMPLETED FOR USE OR COPYING OF THE FOLLOWING DOCUMENT BY ANYONE OTHER THAN THE CLIENT.

GEOTECHNICAL STUDY
PROPOSED DWELLING WITH ATTACHED GARAGE

ZAHEDI PROPERTY
12400 SKYLINE BOULEVARD
SAN MATEO COUNTY, CALIFORNIA

DOCUMENT ID. 22033C-01R1
DATED 27 May 2022

TO: C2Earth, Inc.
750 Camden Avenue, Suite A
Campbell, CA 95008

FROM: _____

Please clearly identify name
and address of person/entity
applying to use or copy this
document.

APPLICANT: _____ hereby applies for permission to
use the above referenced document for the following purpose(s):

Applicant understands and agrees that the document listed above is a copyrighted document, that C2Earth, Inc. is the copyright owner and that unauthorized use or copying of the document is strictly prohibited without the express written permission of C2Earth, Inc. Applicant understands that C2Earth, Inc. may withhold such permission at its sole discretion, or grant such permission upon such terms and conditions as it deems acceptable, such as the execution of a Hold Harmless Agreement or the payment of a re-use fee.

Signature: _____

Date: _____

APPENDIX F: EECAP DEVELOPMENT CHECKLIST

APPENDIX F



To ensure new development projects are compliant with the County's Energy Efficiency Climate Action Plan (EECAP), the following checklist has been developed. This checklist should be filled out for each new project, addition, or remodel that is subject to discretionary review to allow projects to identify consistency with the EECAP. Demonstrating consistency with the EECAP shows project eligibility for CEQA tiering, as provided for by the California Environmental Quality Act (CEQA). Tiering from the environmental analysis prepared for this EECAP may allow projects to streamline project review, with the potential to use the EECAP to determine the project would have less than significant impact on greenhouse gas emissions.

The EECAP provides both mandatory and voluntary greenhouse gas reduction measures with varying applicability for different types of future projects. If a project desires to use the EECAP for CEQA streamlining provisions, the County will be responsible for applying voluntary and/or mandatory measures as mitigation measures, as appropriate. The County will work with applicants on a project-by-project basis to determine the appropriate use of the CEQA benefits of the EECAP, identifying appropriate mandatory and voluntary measures to integrate into project design or mitigation. For developments wishing to benefit from CEQA streamlining provisions, the County may require voluntary measures in this EECAP as mandatory conditions of approval or as mitigation in a mitigated negative declaration or an environmental impact report, as appropriate, on a project-by-project basis. This approach allows the County to ensure that new development can benefit from CEQA streamlining provisions while also ensuring that the County is on target to achieve the reduction targets outlined in this Plan. The checklist does not preclude the County's discretion to determine if substantial evidence indicates that a project complying with EECAP measures may still yield cumulatively considerable impacts on the environment. If the County finds that a project may still yield cumulatively considerable impacts despite compliance with the EECAP, an environmental impact report (EIR) must be prepared for the project.

Note that this checklist excludes supportive and non-quantifiable measures identified in the EECAP, or measures that are not universally applicable to all projects. In addition, the checklist provides the quantitative

criteria as it would be applicable to a single project. This criteria is intended to provide clarity for implementation of the EECAP, in some instances providing additional information that is consistent with the assumptions identified in **Appendix C** of the EECAP. The actions identified in the checklist below show the level of project performance that would demonstrate consistency with the EECAP and support consistency with the findings of the EECAP's CEQA analysis. For projects that may comply with the intent of an EECAP action but not meet all identified performance criteria below, County staff has the flexibility to determine on a case-by-case basis when projects nonetheless demonstrate consistency with the overall intent of the EECAP.

Specifically, the checklist excludes the following:

- Measures that describe County efforts supportive of other measures, that will not be implemented project-by-project, including Measure 3.4 (Expedited Permitting), Measure 5.2 (County Impact Fees), Measure 10.2 (Alternative Fuel Outreach) and Measure 4.8 (Community Choice Aggregation). These measures describe the County's efforts to create an enabling framework for projects, and which projects will implement through the other actions described in the following checklist.
- Measures that are supportive, whose impacts on GHG emissions were not quantified and did not contribute to the environmental determination of the EECAP's EIR. These measures will be implemented through broad public-private partnerships and not on a project-by-project basis, including Measure 2.4 (Green Business Program), Measure 2.5 (Implement AB 1103), and Measure 11.1 (Energy-Efficient Agriculture).
- Large-scale measures that are specific to unique types of large projects, including Measure 4.6 (Commercial Wind Power) and Measure 4.10 (Waste to Energy). These measures describe large-scale projects not eligible for CEQA streamlining, whose impacts will be dependent upon project specifics that could not be anticipated through the EECAP's EIR. These projects cannot benefit from the CEQA streamlining provisions of this EECAP, and will require separate environmental analysis pursuant to CEQA.

EECAP DEVELOPMENT CHECKLIST

Measure		Description & Performance Criteria	Compliance			
			Complies	Does Not Comply	N/A	See Discussion
1.1	Energy Upgrade California	Participate in an energy retrofit rebate program, to achieve a minimum of 30% energy savings.		NA		V for ex. building
1.2	Residential Energy Efficiency Financing	Participate in a residential energy efficiency financing program, to achieve 30% energy savings.		NA		V for ex. building
1.3	Low-Income Weatherization	Complete weatherization, to achieve average energy savings of 25%.		NA		V for ex. building
1.4	Tree Planting	Tree plantings to shade new or existing homes.		NA		V for ex. building
1.5	Propane Switch	Switch from propane heater to more energy-efficient options, such as Energy Star furnaces or electric air-source pumps.		NA		V for ex. building
2.1	Commercial and Industrial Efficiency	Complete energy efficiency upgrades through third-party programs.		NA		V for ex. building
2.2	Commercial Financing	Participate in commercial energy efficiency financing programs, to achieve a minimum of 30% energy savings.		NA		V for ex. building
2.3	Institutional Energy Efficiency	Complete energy efficiency retrofits at large institutional facilities.		NA		V for ex. building
3.1	Green Building Ordinance	Comply with the Green Building Ordinance and achieve CALGreen Tier 1 energy efficiency standards, for all construction projects subject to the Green Building Ordinance.		NA		tier 1 applies to multifamily

APPENDIX F: EECAP DEVELOPMENT CHECKLIST

Measure		Description & Performance Criteria	Compliance			
			Complies	Does Not Comply	N/A	See Discussion
3.2	Green Building Incentives	Comply with the Green Building Ordinance and achieve CALGreen Tier 1 energy efficiency standards, regardless of applicability of the Green Building Ordinance.			V	tier 1 applies to multifamily
3.3	Urban Heat Island	Install shading, "cool" surfaces design, and/or open-grid paving to reduce hardscape through strategies such as interlocking concrete pavement, stones, or blocks.	COMPLIES - SHADING ELEMENTS PROVIDED			M
3.6	Regional Energy Efficiency Efforts	Procure and install energy-efficient equipment, through programs such as bulk-purchasing, to achieve a minimum of 8% energy savings.		NA		V
4.1	Solar PV Incentives	Install a solar photovoltaic system, using private resources and/or local or state incentives, including County incentives, and state rebates through the California Solar Initiative.	COMPLIES			V
4.2	Solar Water Heater Incentives	Install solar water heaters, using private resources and/or local or state incentives, including County incentives and state rebates through the California Solar Initiative.		NA		V
4.3	Pre-Wired Solar Homes	Pre-wire and pre-plumb for solar thermal or PV systems.	COMPLIES-PV SYSTEM IN PLANS			M
4.4	Pilot Solar Program	Install a solar photovoltaic system through a development project program.		NA		V
4.5	Renewable Financing	Install a solar photovoltaic system or solar water heater using financing programs such as power purchase agreements or Property Assessed Clean Energy.		NA		V

APPENDIX F: EECAP DEVELOPMENT CHECKLIST

APPENDIX F

Measure		Description & Performance Criteria	Compliance			
			Complies	Does Not Comply	N/A	See Discussion
4.7	Incentivize Wind Energy	Install small distributed generation wind power systems on existing development.			NA	V
4.9	Emissions Offset Programs	Participate in an energy offset program to purchase electricity generated from renewable sources off site.			NA	V
5.1	General Plan and Zoning Updates	Provide transit-oriented, mixed-use developments.				M EXCEEDS SCOPE OF PROJECT
5.3	Pedestrian Design	Incorporate pedestrian design elements to enhance walkability and connectivity, while balancing impacts on vehicle congestion.			NA	EXCEEDS SCOPE OF PROJECT
6.1	Neighborhood Retail	Provide neighborhood retail, daily service and commercial amenities in residential communities.			NA	EXCEEDS SCOPE OF PROJECT
6.2	Traffic Calming in New Construction	Incorporate appropriate traffic-calming features, such as marked crosswalks, countdown signal timers, planter strips with street trees, and curb extensions.			NA	EXCEEDS SCOPE OF PROJECT
6.4	Expand Transit	Enhance bus and safety shelter amenities to support public transit ridership.			NA	EXCEEDS SCOPE OF PROJECT
7.1	Parking Ordinance	Provide staggered parking demand, reduced parking, or parking based on demand levels that is lower than required in the code, if supported by parking study findings or proximity to mixed-use and public transit services.			NA	EXCEEDS SCOPE OF PROJECT
7.3	Unbundled Parking	Price parking separately from rentals or leases, using strategies such as metered parking or parking permits.			NA	EXCEEDS SCOPE OF PROJECT

Measure		Description & Performance Criteria	Compliance			
			Complies	Does Not Comply	N/A	See Discussion
8.1	Employee Commute	Provide a Commute Trip Reduction program to discourage single-occupancy vehicle trips and encourage other modes of alternative transportation.			NA	
8.2	Workplace Parking	Implement workplace parking pricing programs.			NA	
8.3	Employer Transit Subsidies	Provide transit subsidies or transit passes to employees.			NA	
8.4	Work Shuttles	Expand worker shuttle programs.			NA	
10.1	Low Carbon Fuel Infrastructure	Install electric vehicle charging stations or provide neighborhood electric vehicle networks.			NA	V
13.1	Use of Recycled Materials	Incorporate a minimum of 15% recycled materials into construction.			NA	Calgreen Non Residential Tier 2 requirement
13.2	Zero Waste	Provide trash, recycling, and composting collection enclosures.	COMPLIES			KITCHEN BINS
14.1	Smart Water Meters	Install smart water meters.				V
14.2	Water Reuse	Use grey, rain, and recycled water for landscaping or agricultural purposes.	COMPLIES			
15.1	Construction Idling	Construction equipment for new development to comply with best management practices from Bay Area Air Quality Management District guidance.	COMPLIES			
15.2	Electrification in New Homes	Provide outdoor electrical outlets for charging outdoor household equipment.	COMPLIES			

APPENDIX F: EECAP DEVELOPMENT CHECKLIST

APPENDIX F

Discussion (please list policy #)



SBCA TREE CONSULTING

1534 Rose Street, Crockett, CA 94525

Phone: (510) 787-3075

Fax: (510) 787-3065

Website: www.sbcatree.com

Steve Batchelder, Consulting Arborist

WC ISA Certified Arborist #228

CUFC Certified Urban Forester #134

CA Contractor License #(C-27) 53367

E-mail: steve@sbcatree.com

Molly Batchelder, Consulting Arborist

WC ISA Certified Arborist #9613A

ISA Tree Risk Assessment Qualified

E-mail: molly@sbcatree.com

Date: November 14, 2022

To: James Gwise AIA
837 A Stannage Ave
Albany CA, 94706

Project: 12400 Skyline Blvd.

Assignment Arborist was requested to survey nine additional trees and prepare Tree Preservation Specifications for 19 trees to be protected during construction.

Additional material: Arborist Report, 12400 Skyline Tree Survey, 11-5-21

Appendices:

1. *Tree Survey Data*
2. *Tree Location Map: Includes designated Root Protection Zones (RPZ)¹*

<https://www.dropbox.com/s/qkyqk7aswsocvvp/Appendix%201%2C%2012400%20Skyline%20Tree%20Location%20Map.pdf?dl=0>

County of San Mateo Ordinance

SECTION 12.012. "SIGNIFICANT TREE" shall mean any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (38") or more measured at four and one half feet (4 1/2') vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes.

Survey Procedure

Data recorded – Total number of trees surveyed is 19. Arborist recorded data on nine additional trees since the first survey report was submitted, dated 11-5-21. Data collected includes scientific name,

¹ **Tree Root Protection Zone (RPZ)** – The tree protection zone designates an area surrounding a tree or grouping of trees that is under strict control of project arborist. The RPZ is commonly defined as one (1) foot radial distance for every one (1) inch in tree diameter (DBH). Example: A single stem tree measuring 30 inches in diameter (measured at 54 inches or 4.5 feet above grade) would have a critical root zone with a radius of 30 feet.



common name, DBH², spread, health and structural conditions. The RPZs were provided for preservation purposes and can be seen in *Appendix 2, Tree Location Map*.

Trees numbers –Each tree was assigned a number which correlates to the tree survey data in *Appendix 1* and Tree Location Map *Appendix 2*. Trees Tag Numbers: 31-33, 35, 36-52. Trees #s 34 and 36 have been removed.

Summary

The proposed design calls for the construction of a new building and fence. The driveway will also be expanded. All 19 trees qualify as Significant under County ordinance and will be protected in place. Construction is proposed within the designated Root Protection Zones (RPZ) of all 19 trees.

Careful hand excavation methods will be required for work conducted within the RPZs. The use of crushed rock placed around existing roots can be utilized for the driveway expansion to provide better cultural conditions for tree roots. Soil protections and trunk and scaffold protections will be required when fencing off the RPZ is not possible.

Since the original survey was conducted, two Monterey Pines (*Pinus radiata*) #s 34 and 36 were removed for safety reasons. According to the San Mateo County permit exemption notice, both trees met all four criteria to be considered “Hazardous”.³

TREE PROTECTION SPECIFICATIONS

These protection guidelines apply to ALL 19 trees that will be protected in place during the proposed construction project. The project will construct a building, fence, and expand the drive. The tree protection guidelines are expected to remain in place for the duration of the project. It is recommended that the following guidelines be printed on construction plans. Contractor will inform arborist of all work occurring within the RPZ at least 2 weeks prior.

Tree Protection Treatments – These include soil, trunk, and scaffold protections. Fencing is the easiest method for protecting trees. When fencing is not possible and construction activities will encroach into the RPZ, soil and trunk/scaffold protections will apply. Treatments shall be installed and reviewed by arborist prior to beginning of construction activities.

Encroachments

There are three different types of encroachments into the RPZs of trees to be preserved. Each encroachment has been assigned specific instructions:

Utility trenching – It appears trenching for utility equipment will occur in the RPZ of ten trees: #s 35, 37-42. All trenching is to be conducted using hand tools. The air-spade is considered a hand tool. Tunnelling under roots to lay utilities is preferable to root severance. Once trenching is carefully

² DBH – Diameter measured at Breast Height or 4.5 feet above soil grade.

³ [Permit Exemption for Hazardous Trees – Extended to July 1, 2023 | County of San Mateo, CA \(smcgov.org\)](#)



executed, arborist will consult on necessary root pruning to accommodate utilities. All exposed roots are covered with two layers of burlap to be always kept moist until backfill.

Driveway expansion – Expansion of the driveway will impact seven trees: #s 43-49. If rock can be added to the existing grade without excavation to achieve the necessary driveway width and compaction, this would be preferable. Otherwise, the soil can be excavated around roots and replaced with crushed rock.

- **Soil removal** – Soil is removed with hand tools or the air-spade down to the desired grade. Any roots encountered are left to remain.
- **Root pruning** – Project arborist will make decisions on root pruning. All root pruning or shaving to be conducted by arborist or under direct arborist supervision.
- **Water jet** – If desired, a water jet can be used to create holes in the soil to improve air and water movement. Arborist will provide additional instructions.
- **Crushed rock⁴** – It is recommended 6-12" of clean crushed rock be utilized for base material. Rock shall be quarry rock with no fines. Rock can be installed around existing roots.

Pier hole excavation – Fence construction will occur within the RPZ of two trees: #s 50 and 51. Holes are excavated with hand tools the first 2' or below root depth. Best if the design can be modified to relocated fence posts 1' in either direction to avoid large roots.

Definitions

Protected tree – Any tree that has been designated to be retained and is located within the scope of a construction project.

Project arborist – A certified arborist appointed to oversee tree protection. Project arborist shall have the authority to halt all construction activities if tree protection guidelines are not being adhered to.

DBH –Diameter at Breast Height: Tree diameter measured at 54 inches above average soil grade.

Root Protection Zone (RPZ) – A radial distance from the base of the tree designated by project arborist. Sometimes equal the crown spread but is generally a distance of one-foot from the base of the tree for every one-inch in tree (DBH). No heavy machinery is allowed within the RPZ.

Soil compaction – Soil compaction is excessive when planting soil is compacted (generally) over 80% ASTM from a standard Proctor compaction test. Soil compaction must be avoided and mitigated when identified within the designated RPZ.

Mechanical damage – Damage to tree trunk, branches, or roots that causes loss of bark and cambial damage.

⁴http://users.neo.registeredsite.com/0/9/2/13664290/assets/Comparison_of_Methods_to_Reduce_Sidewalk_Damage_from_Tree_Roots__S39983.pdf



Crown pruning – Shortening or removal of branches in accordance with guidelines presented in ANSI A300 PRUNING STANDARDS. All pruning must be approved of and conducted by qualified personnel.

Root pruning – Pruning of tree roots must be approved of and conducted by project arborist.

Water Jet/Air Spade – Soil aeration tools used to mitigate soil compaction using water and air, respectively.

Rootable Soil – Rootable soil is a soil medium that is compacted less than 80% ASTM, has oxygen levels between 6-16% and has sufficient available moisture and nutrients with no toxic substances.

Pre-construction activities

These activities should be undertaken prior to initiation of construction activity.

Mulching – Use of good quality organic mulch (fresh wood chips are best) on soil surface helps to reduce soil compaction and retain soil moisture. Recommended material is wood chips generated from tree trimming. Fresh palm generated mulch is not acceptable.

Crown pruning – Pruning must comply with ANSI A300 Pruning Standards. Pruning prior to construction should include: Necessary Clearance Pruning, Deadwood Removal and Safety Pruning.

Construction documents to show protected trees and tree protection requirements – Project plans to show tree protection fencing layout, areas of encroachment, and list procedures for working around protected trees.

Designation of tree Root Protection Zone (RPZ) – The tree Root Protection Zone designates an area surrounding a tree or grouping of trees that is to be fenced off from all access. The RPZ is commonly defined as a distance of one (1) foot radial distance from the base of the tree for every one (1) inch in tree diameter (DBH). A tree with a 10-inch diameter would have a RPZ equal to 10 feet out from the tree. Project arborist can modify the RPZ distance based upon physical evidence of root presence or absence.

Tree Root Protection Zone fencing – Fencing is to be chain-link type metal fencing or snow fencing. Signs shall be attached to tree protection fencing every 20' which read "TREE PROTECTION ZONE: DO NOT ENTER".

Procedures and treatments for work activities that must occur inside of the designated RPZ – All such activities and relocation of fencing must be overseen by project arborist. Special trunk, scaffold and soil protection measures are required. When encroachment is anticipated prior to the beginning of construction activities, the protections must be in place prior to beginning work activities.

Arborist review and approval of tree protection measures – Project arborist to review tree protection guidelines and modify as deemed necessary.

Tree protections installation and inspected – Project arborist must certify that all tree protection measures have been properly installed.



Pre-construction meeting – Prior to the beginning of construction activities. Project arborist shall meet with supervisor and work crew to review requirements of the tree protection. **All personnel working on site must be provided an orientation to the tree preservation requirements.**

Work activities that encroach into the designated RPZ

Arborist supervision – All activities occurring within the designated RPZ must be under direct supervision of project arborist. Encroachment is not permitted until all additional protections are in place and have been approved.

Required method of excavation within critical root zone – When trenching is required, carefully **hand** excavation or the use of the Air Spade are acceptable methods. Project arborist must approve and supervise all such activity. No heavy equipment is allowed.

Wherever possible, route utilities outside of the designated RPZ. Tunneling is the preferred method for utilities passing through the RPZ.

Soil protection – The effects of foot traffic can be mitigated using six (6) inches of wood chip mulch and ¾ inch plywood placed on top.

Soil protections for equipment operating within the designated RPZ requires 12 inches of mulch with either metal trenching plates or 1 1/8-inch plywood placed on top.

Trunk and scaffold protection – Whenever construction activity must occur inside the tree protection zone, the base of the tree and the **first eight-feet and exposed scaffold limbs** must be armored. Protection is generally provided by armoring the trunk and exposed scaffold branches with 2x4 boards wrapped together with orange plastic fencing material. Straw wattles are not to be used for such purposes due to their moisture holding capacity.

Root protection – All exposed roots must be covered with 2 layers of damp burlap secured with jute staples. Burlap shall always remain damp and can remain in place when backfilled.

Necessary root pruning – Late fall season is the best time for root pruning and spring can be the most harmful. All necessary root pruning and shaving is conducted by project arborist after the roots have been exposed without damage.

Post construction mitigation

Arborist Designation of Health Mitigation Activities – Project arborist will designate tree health mitigation activities based upon the level of root loss and adverse impacts that have occurred.

Monitoring Tree Health – Trees that have been adversely impacted by construction activities are noted for regular visual inspection. Project arborist will direct further mitigation. Insects and fungal pathogens are a sign of poor tree health (low energy reserves) and indicate the need for health mitigation.



Monitoring of Soil Moisture –Moisture should be monitored using a soil probe. Project arborist will designate supplemental irrigation. When root loss occurs, supplemental irrigation may be required for several years.

Mitigation of Soil Compaction – The level and depth of soil compaction must be assessed and mitigated, as necessary. Tools that are most suitable for mitigation of compacted soil are the water jet or air spade.

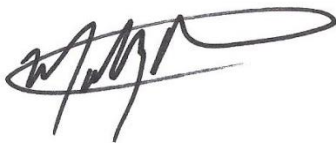
Landscaping – All landscaping planning must take precautions when planting within the designated RPZ. All plant materials should be selected for compatibility with the favored moisture regime (hydrazone) of the tree species and soil texture.

Continued Mulching – Mulch is extremely beneficial in creating a healthy root environment. A regular program of mulch application is recommended to help retain soil moisture, provide a source of nutrients, help with control weed control and reduce soil compaction.

Fertilization –Trees should be fertilized only when the nutritional limitations have been identified through laboratory analysis of soil or plant tissue. Excessive nitrogen fertilization is known to draw sucking insects (aphid, scale, etc.) to the plants and provide nutrition to fungal pathogens in the soil.

Pest Management Program – Healthy trees do not generally have serious pest problems. Stressed trees are attractive hosts to pathogens, which can contribute to further decline. Pest management is prescribed when monitoring indicates a need.

Submitted by:



Molly Batchelder, Consulting Arborist
WC ISA Certified Arborist #9613A
Tree Risk Assessment Qualified (TRAQ)



COLUMN HEADING DESCRIPTIONS

Tag# - Indicates the number tag attached to tree

Species - Scientific name

Common Name - Vernacular name

DBH - Diameter measured in inches at 4.5 feet above soil grade, unless otherwise indicated

Spread - In feet

Health -Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying

Structure- Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous

Suitability for Retention - Based on Tree Condition: G is Good, F is Fair, P is Poor: 1 is yes

Protected - Trees that qualify as "Significant" under Country of San Mateo tree ordinance

RPZ- Root Protection Zone: The radial distance in feet from base of tree that is to be fenced off from all construction access until designated by a certified arborist

Notes - See below

ABBREVIATIONS AND DEFINITIONS

Notes

Included Bark (EB) AKA Embedded Bark, This is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.

Codominant (CD) - A situation where a tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems, which are of unequal diameter and size.

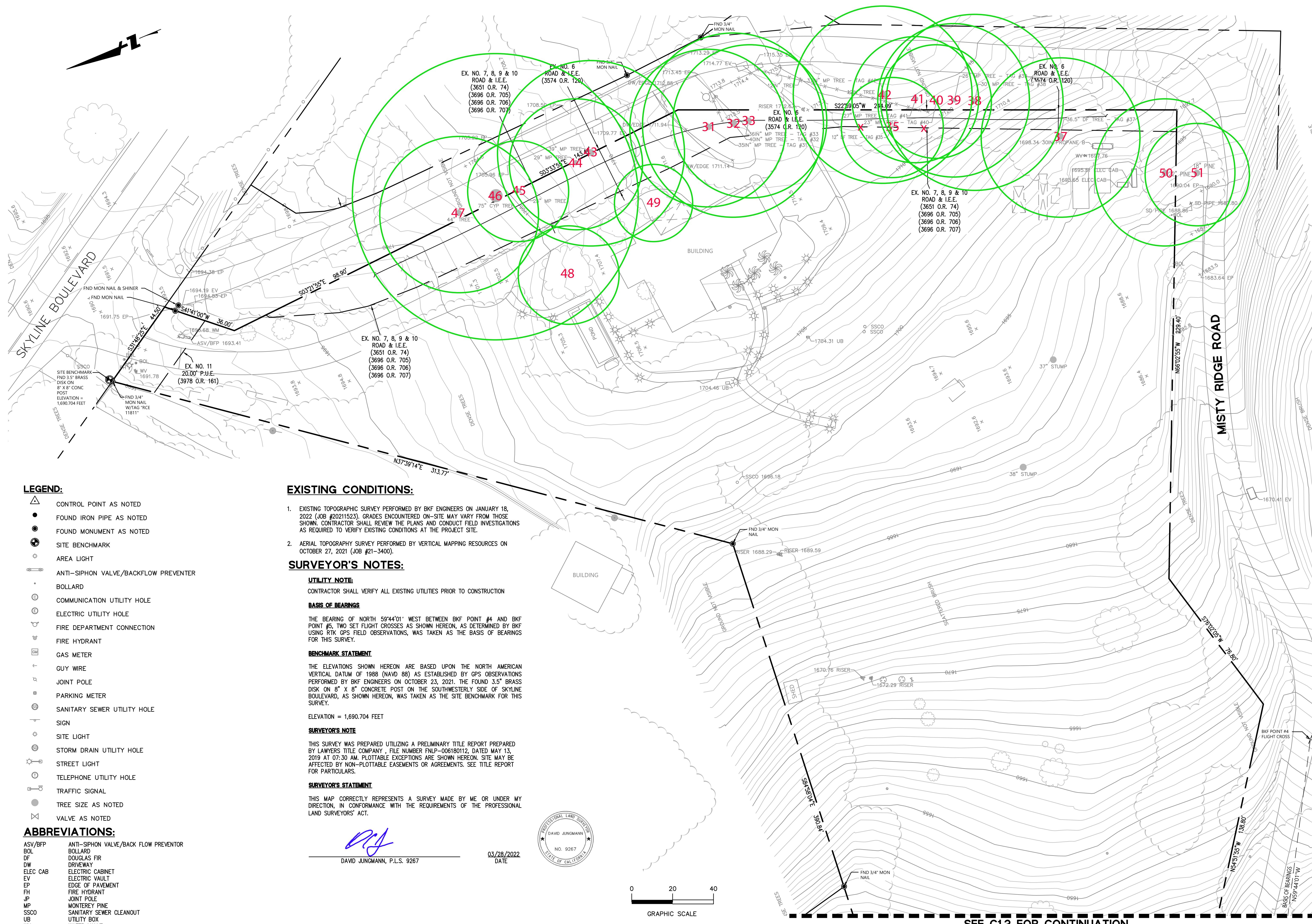
Codominant w/ Embedded Bark (CDEB) - When bark is embedded between codominant stems, failure potential is very high and pruning to mitigate the defect is recommended.

Tag #	Species	Common name	DBH	Spread	Health	Structure	Suitability	Protected	RPZ	Notes
31	<i>Pinus radiata</i>	Monterey pine	36.5	45	G	F-G	F	1	37	Corrected lean, circling roots
32	<i>Pinus radiata</i>	Monterey pine	43	51	G	?	?	1	43	Circling roots, lean increasing? towards road, install monitoring system
33	<i>Pinus radiata</i>	Monterey pine	36	30	G	P	F-P	1	36	Included bark
35	<i>Psuedotsuga menziesii</i>	Douglas Fir	12	20	G	G	G	1	12	Growing under canopy of pines
37	<i>Pseudotsuga menziesii</i>	Douglas Fir	36.5	50	G	G	G	1	37	Corrected lean, pruning wounds

Tag #	Species	Common name	DBH	Spread	Health	Structure	Suitability	Protected	RPZ	Notes
38	<i>Pinus radiata</i>	Monterey pine	41.5	40	G	G	F G	1	42	Nice tree, wind buffer to 39-41
39	<i>Pinus radiata</i>	Monterey pine	29	30	G	G	F	1	30	Stand dynamic considerations
40	<i>Pinus radiata</i>	Monterey pine	25.5	35	G	F	F	1	26	Fair taper, Stand dynamic considerations, lower live crown ratio
41	<i>Pinus radiata</i>	Monterey pine	30	40	G	F	F	1	30	Stand dynamic considerations low live crown ratio
42	<i>Pinus radiata</i>	Monterey pine	41	55	G	F	F	1	42	Low live crown ratio w/ codominant top
43	<i>Pinus radiata</i>	Monterey pine	44	45	G	F	G	1	44	Large pruning wounds, poor vertical branch distribution, oh interior deadwood
44	<i>Pinus radiata</i>	Monterey pine	30.5	40	G	F	G	1	31	
45	<i>Pinus radiata</i>	Monterey pine	23.5	25	G	F	G	1	24	Interior Dieback due to shading slight bend in trunk, slow taper
46	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	33, 58	45	G	P	G	1	67	Pruning wounds , three main stems, included bark, interior Dieback
47	<i>Pinus radiata</i>	Monterey pine	36.5	45	F	P	F	1	37	Pruning wounds, Sparse foliage, Unbalanced branches, heavy cone production indicating health decline, Lean away from residence, possibly lost a root a while ago due to flat location near base, Included bark in upper canopy

Tag #	Species	Common name	DBH	Spread	Health	Structure	Suitability	Protected	RPZ	Notes
48	<i>Cedrus deodara</i>	Deodar Cedar	22.5	25	F	G	G	1	23	Sparse foliage due to shading
49	<i>Betula pendula</i>	White Bark Birch	18.5	25	G	G	G	1	19	Codominant, nice tree
50	<i>Pinus radiata</i>	Monterey pine	33	45	F-G	G	G	1	33	Some interior browning foliage
51	<i>Pinus radiata</i>	Monterey pine	24	20	G	G	G	1	24	Nice green color
								19		

DRAWING NAME: K:\2021\211523_12400_Skyline_Bldg\ENG\skshets.dwg
PLOT DATE: 11-01-22
PLOT BY: hemo



LEGEND:

- △ CONTROL POINT AS NOTED
- FOUND IRON PIPE AS NOTED
- FOUND MONUMENT AS NOTED
- ⊙ SITE BENCHMARK
- ⊕ AREA LIGHT
- ANTI-SIPHON VALVE/BACKFLOW PREVENTER
- BOLLARD
- ⊙ COMMUNICATION UTILITY HOLE
- ⊙ ELECTRIC UTILITY HOLE
- ⊙ FIRE DEPARTMENT CONNECTION
- ⊙ FIRE HYDRANT
- ⊙ GAS METER
- ⊙ GUY WIRE
- ⊙ JOINT POLE
- ⊙ PARKING METER
- ⊙ SANITARY SEWER UTILITY HOLE
- ⊙ SIGN
- ⊙ SITE LIGHT
- ⊙ STORM DRAIN UTILITY HOLE
- ⊙ STREET LIGHT
- ⊙ TELEPHONE UTILITY HOLE
- ⊙ TRAFFIC SIGNAL
- ⊙ TREE SIZE AS NOTED
- ⊙ VALVE AS NOTED

ABBREVIATIONS:

- | | |
|----------|---------------------------------------|
| ASV/BFP | ANTI-SIPHON VALVE/BACK FLOW PREVENTER |
| BOL | BOLLARD |
| DF | DOUGLAS FIR |
| DW | DRIVEWAY |
| ELEC CAB | ELECTRIC CABINET |
| EV | ELECTRIC VAULT |
| EP | EDGE OF PAVEMENT |
| FH | FIRE HYDRANT |
| JP | JOINT POLE |
| MP | MONTEREY PINE |
| SSCO | SANITARY SEWER CLEANOUT |
| UB | UTILITY BOX |
| WV | WATER VALVE |
| WM | WATER METER |

EXISTING CONDITIONS:

- EXISTING TOPOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS ON JANUARY 18, 2022 (JOB #20211523). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
- AERIAL TOPOGRAPHY SURVEY PERFORMED BY VERTICAL MAPPING RESOURCES ON OCTOBER 27, 2021 (JOB #21-3400).

SURVEYOR'S NOTES:

UTILITY NOTE:

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

BASIS OF BEARINGS

THE BEARING OF NORTH 59°44'01" WEST BETWEEN BKF POINT #4 AND BKF POINT #5, TWO SET FLIGHT CROSSES AS SHOWN HEREON, AS DETERMINED BY BKF USING RTK GPS FIELD OBSERVATIONS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK STATEMENT

THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS ESTABLISHED BY GPS OBSERVATIONS PERFORMED BY BKF ENGINEERS ON OCTOBER 23, 2021. THE FOUND 3.5" BRASS DISK ON 8" X 8" CONCRETE POST ON THE SOUTHWESTERLY SIDE OF SKYLINE BOULEVARD, AS SHOWN HEREON, WAS TAKEN AS THE SITE BENCHMARK FOR THIS SURVEY.

ELEVATION = 1,690.704 FEET

SURVEYOR'S NOTE

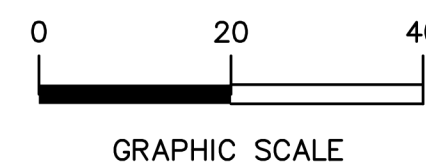
THIS SURVEY WAS PREPARED UTILIZING A PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, FILE NUMBER FNLP-006180112, DATED MAY 13, 2019 AT 07:30 AM. PLOTTABLE EXCEPTIONS ARE SHOWN HEREON. SITE MAY BE AFFECTED BY NON-PLOTTABLE EASEMENTS OR AGREEMENTS. SEE TITLE REPORT FOR PARTICULARS.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

[Signature]
DAVID JUNGSMANN, P.L.S. 9267

03/28/2022
DATE



GRAPHIC SCALE

SEE C1.2 FOR CONTINUATION

Date	No.	Revisions	Comments
04/04/2022	1	PLAN CHECK	COMMENTS
09/02/2022	2	DESIGN	CHANGES
11/01/2022	3	DRAWN	BY AHM
11/01/2022	4	APPROVED	BY DJL
11/01/2022	5	JOB NO	20211523-10

Drawing Number: C1.1

C.3 and C.6 Development Review Checklist

Municipal Regional Stormwater Permit (MRP)
Stormwater Controls for Development Projects

Applicants: This form should be filled out by the Project Civil Engineer, if one is associated with the project.

Project Information

I.A Enter Project Data (For "C.3 Regulated Projects," data will be reported in the municipality's stormwater Annual Report.)

Project Name: 12400 Skyline Boulevard Case Number:
 Project Address: 12400 Skyline Boulevard, Woodside CA 94062 Cross Street: Misty Ridge Road
 Project APN: 067-250-030 Project Watershed: Pilarcitos Creek
 Applicant Name: BKF Engineers Project Phase No.
 Applicant Phone: (650)482-6417 Applicant Email Address: angelhernandez@bkf.com

Development Type: ☒ Single Family Residential: A stand-alone home that is not part of a larger project.
 (check all that apply) ☐ Single Family Residential: Two or more lot residential development.¹ # of units:
☐ Multi-Family Residential # of units:
☐ Commercial
☐ Industrial, Manufacturing
☐ Mixed-Use # of units:
☐ Streets, Roads², etc.
☐ Redevelopment³ as defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred.
☐ 'Special land use categories' as defined by MRP: (1) auto service facilities³, (2) retail gasoline outlets, (3) restaurants, (4) uncovered parking area (stand-alone or part of a larger project)
☐ Institutions: schools, libraries, jails, etc.
☐ Parks and trails, camp grounds, other recreational
☐ Agricultural, wineries
☐ Kennels, Ranches
☐ Other, Please specify

I.A.1

Project Description (Also note any past or future phases of the project.)⁴ The project proposes to construct a two-story single family residence downhill of the existing cottage. Additional site improvements includes existing driveway improvements for fire access, a courtyard, and associated pathways.

I.A.2 Total Area of Site: 3.1 acres

I.A.3 Total Area of land disturbed during construction : 0.70 acres
 (include clearing, grading, excavating and stockpile area)

I.A.4 Site slope: 15%

I.A.5 Certification:

I certify that the information provided on this form is correct and acknowledge that, should the project exceed the amount of new and/or replaced impervious surface provided in this form, the as-built project may be subject to additional improvements.

☒ Preliminary Calculations Attached ☐ Final Calculations Attached ☐ Stormwater Control Plan Attached

Name of person completing the form: Angel Hernandez Title: Design Engineer
 Signature: Angel Hernandez Mora Date: 12/19/2022
 Phone Number: (650)482-6417 E-mail: angelhernandez@bkf.com

1. Common Plans of Development (subdivisions or contiguous, commonly owned lots, for the construction of two or more homes developed within 1 year of each other) are not considered single family projects by the MRP.
 2. Roadway projects creating 10,000 sq.ft. or more of contiguous impervious surface are subject to C.3 requirements if the roadway is new or being widened with additional traffic lanes.
 3. See Standard Industrial Classification (SIC) codes here: www.flowstobay.org/documents/business/new-development/Notice_to_Applicants-LID_FINAL.doc
 4. Project description examples: 5-story office building, industrial warehouse, residential with five 4-story buildings for 200 condominiums, etc.

I.B Is the project a “C.3 Regulated Project” per MRP Provision C.3.b?**I.B.1** Enter the amount of Impervious surface Retained, Replaced and/or Created by the project (use DMA Table):**Table I.B.1 Impervious⁵ and Pervious Surfaces (Match DMA Summary Table in Worksheet D, if applicable)**

	I.B.1.a	I.B.1.b	I.B.1.c	I.B.1.d	I.B.1.e
Type of Impervious Surface	Pre-Project Impervious Surface (sq.ft.)	Existing Impervious Surface to be Retained ⁶ (sq.ft.)	Existing Impervious Surface to be Replaced ⁶ (sq.ft.)	New Impervious Surface to be Created ⁶ (sq.ft.)	Post-Project Impervious Surface (sq.ft.) (=b+c+d)
Roof area(s)	2973	2555	0	2980	5535
Impervious ⁵ sidewalks, patios, paths, driveways, streets	8474	8333	0	5338	13671
Impervious ⁵ uncovered parking ⁷					0
Totals:	11447	10888	0	8318	19206
I.B.1.f - Total Impervious Surface Replaced and Created: (sum of totals for columns I.B.1.c and I.B.1.d):			8318	sq. ft.	
Type of Pervious Surface	Pre-Project Pervious Surface (sq.ft.)				Post-project Pervious Surface (sq.ft.)
Landscaping	125151				117392
Pervious Pavement					I.B.1.e.1
Green Roof					
Totals:	125151				117392
Total Site Area (Total Impervious + Total Pervious)	136598				136598

I.B.2 Please review and attach additional worksheets as required below using the Total Impervious Surface (IS) Replaced and Created in cell I.B.1.f from Table I.B.1 above and other factors:

	Review Steps	Check One		Attach Worksheet
		Yes	No	
I.B.2.a	Does this project involve any earthwork? If YES, then Check Yes, and Complete Worksheet A. If NO, then Check No, and go to I.B.2.b	☒	☐	A
I.B.2.b	Is I.B.1.f greater than or equal to 2,500 sq.ft? If YES, then the Project is subject to Provision C.3.i. - complete Worksheets B, C & go to I.B.2.c. If NO, go to I.B.2.i - or ask municipal staff for Small Project Checklist.	☒	☐	B, C
I.B.2.c	Is the total Existing IS to be Replaced (column I.B.1.c) 50 percent or more of the total Pre-Project IS (column I.B.1.a)? If YES, site design, source control and treatment requirements apply to the whole site. Continue to I.B.2.d If NO, these requirements apply only to the impervious surface created and/or replaced. Continue to I.B.2.d	☐	☒	
I.B.2.d	Is this project a Special Land Use Category (I.A.1) and is I.B.1.f greater than or equal to 5,000 sq.ft? If YES, project is a C.3 Regulated Project. Fill out Worksheet D. Then continue to I.B.2.f. If NO, go to I.B.2.e	☐	☒	D
I.B.2.e	Is I.B.1.f greater than or equal to 10,000 sq.ft? If YES, project is a C.3 Regulated Project - complete Worksheet D. Then continue to I.B.2.f. If NO, then skip to I.B.2.g.	☐	☒	D
I.B.2.f	Is I.B.1.f greater than or equal to 43,560 sq.ft? If YES, project may be subject to Hydromodification Management requirements - complete Worksheet E then go to I.B.2.g. If NO, then go to I.B.2.g.	☐	☒	E
I.B.2.g	Is I.A.3 greater than or equal to 1 acre? If YES, check box, obtain coverage under CA Construction General Permit & submit Notice of Intent to municipality - go to I.B.2.h. If NO, then go to I.B.2.h. For more information see: www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml	☐	☒	
I.B.2.h	Is this a Special Project or does it have the potential to be a Special Project? If YES, complete Worksheet F - then continue to I.B.2.i. If NO, go to I.B.2.i.	☐	☒	F
I.B.2.i	Is project a Construction Stormwater Regulated Site (SWRS) ? 1) Sites that disturb 1 acre or more of land; 2) where the project requires a Grading Permit; 3) Sites with a) Residential new construction or a 50% or greater remodel, or b) Commercial/ Industrial construction of a new building or additions of 3,000 sq. ft. or greater, and with one or both of the following: (1) Sites where development will occur on a slope greater than or equal to 5:1 (20%), and/or (2) Sites where development will occur within 100 feet of a creek, wetland, or coastline; 4) Any public or private project involving work within a waterway; and 5) Sites within the ASBS watershed that involve soil disturbance. If NO, then go to I.B.2.j	☐	☒	G
I.B.2.j	For Municipal Staff Use Only: Are you using Alternative Certification for the project review? If YES, then fill out section G-1 on Worksheet G. Fill out other sections of Worksheet G as appropriate. See cell I.B.1.e.1 above - Is the project installing 3,000 square feet or more of pervious paving? If YES, then fill out section G-3 on Worksheet G. Add to Municipal Inspection Lists (C.3 and C.3.h)	☐	☐	G

5. Per the MRP, pavement that meets the following definition of pervious pavement is NOT an impervious surface. Pervious pavement is defined as pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding unpaved, landscaped areas, or that stores and infiltrates the rainfall runoff volume described in Provision C.3.

6. “Retained” means to leave existing impervious surfaces in place; “Replaced” means to install new impervious surface where existing impervious surface is removed anywhere on the same property; and “Created” means the amount of new impervious surface being proposed which exceeds the total amount of existing impervious surface at the property.

7. Uncovered parking includes the top level of a parking structure.

Worksheet A

C.6 – Construction Stormwater BMPs

Identify Plan sheet showing the appropriate construction Best Management Practices (BMPs) used on this project:

(Applies to all projects with earthwork)

Yes	Plan Sheet	Best Management Practice (BMP)
☒		Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.
☒		Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
☒		Do not clean, fuel, or maintain vehicles on-site, except in a designated area where wash water is contained and treated.
☒		Train and provide instruction to all employees/subcontractors re: construction BMPs.
☒		Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.
☒		Limit construction access routes and stabilize designated access points.
☒		Attach the San Mateo Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.
☒		Use temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.
☒		Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
☒		Provide notes, specifications, or attachments describing the following: ■ Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; ■ Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; ■ Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization; ■ Provisions for temporary and/or permanent irrigation.
☒		Perform clearing and earth moving activities only during dry weather.
☒		Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
☒		Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stock piles, etc.
☒		Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).
☒		Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

Worksheet B

C.3 – Source Controls

Select appropriate source controls and identify the detail/plan sheet where these elements are shown.

Yes	Detail/Plan Sheet No.	Features that require source control measures	Source Control Measures (Refer to Local Source Control List for detailed requirements)
☐		Storm Drain	Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.
☐		Floor Drains	Plumb interior floor drains to sanitary sewer [or prohibit].
☐		Parking garage	Plumb interior parking garage floor drains to sanitary sewer. ⁸
☒		Landscaping	■ Retain existing vegetation as practicable. ■ Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. ■ Minimize use of pesticides and quick-release fertilizers. ■ Use efficient irrigation system; design to minimize runoff.
☐		Pool/Spa/Fountain	Provide connection to the sanitary sewer to facilitate draining. ⁸
☐		Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: ■ Connected to a grease interceptor prior to sanitary sewer discharge.⁸ ■ Large enough for the largest mat or piece of equipment to be cleaned. ■ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.
☐		Refuse Areas	■ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. ■ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.⁸ ■ For more information, see the New Development Projects Litter Reduction Fact Sheet at: https://www.flowstobay.org/wp-content/uploads/2021/06/New-Dev-Litter-Reduction-Fact-Sheet-060421.pdf
☐		Outdoor Process Activities ⁹	Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer. ⁸
☐		Outdoor Equipment/ Materials Storage	■ Cover the area or design to avoid pollutant contact with stormwater runoff. ■ Locate area only on paved and contained areas. ■ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer⁸, and contain by berms or similar.
☐		Vehicle/ Equipment Cleaning	■ Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer⁸, and sign as a designated wash area. ■ Commercial car wash facilities shall discharge to the sanitary sewer.⁸
☐		Vehicle/ Equipment Repair and Maintenance	■ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ■ No floor drains unless pretreated prior to discharge to the sanitary sewer.⁸ ■ Connect containers or sinks used for parts cleaning to the sanitary sewer.⁸
☐		Fuel Dispensing Areas	■ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ■ Canopy shall extend at least 10 ft. in each direction from each pump and drain away from fueling area.
☐		Loading Docks	■ Cover and/or grade to minimize run-on to and runoff from the loading area. ■ Position downspouts to direct stormwater away from the loading area. ■ Drain water from loading dock areas to the sanitary sewer.⁸ ■ Install door skirts between the trailers and the building.
☐		Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer. ⁸
☐		Miscellaneous Drain or Wash Water	■ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.⁸ ■ Roof drains from equipment drain to landscaped area where practicable. ■ Drain boiler drain lines, roof top equipment, all wash water to sanitary sewer.⁸
☐		Architectural Copper Rinse Water	■ Drain rinse water to landscaping, discharge to sanitary sewer⁸, or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."

8. Any connection to the sanitary sewer system is subject to sanitary district approval.

9. Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

Worksheet C

Low Impact Development – Site Design Measures

Select Appropriate Site Design Measures (Required for C.3 Regulated Projects; all other projects are encouraged to implement site design measures, which may be required at municipality discretion.) Projects that create and/or replace 2,500 – 10,000 sq.ft. of impervious surface, and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface, must include **one of Site Design Measures a through f** (Provision C.3.i requirements).¹⁰ Larger projects must also include applicable Site Design Measures g through i. Consult with municipal staff about requirements for your project.

Select appropriate site design measures and Identify the Plan Sheet where these elements are shown.

Yes	Plan Sheet Number	
☐		a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
☐		b. Direct roof runoff onto vegetated areas.
☒		c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
☒		d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
☐		e. Construct sidewalks, walkways, and/or patios with pervious or permeable surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) downloadable at www.flowstobay.org/newdevelopment .
☐		f. Construct bike lanes, driveways, and/or uncovered parking lots with pervious surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) downloadable at www.flowstobay.org/newdevelopment .
☐		g. Limit disturbance of natural water bodies and drainage systems; minimize compaction of highly permeable soils; protect slopes and channels; and minimize impacts from stormwater and urban runoff on the biological integrity of natural drainage systems and water bodies.
☐		h. Conserve natural areas, including existing trees, other vegetation and soils.
☒		i. Minimize impervious surfaces.

Regulated Projects can also consider the following site design measures to reduce treatment system sizing:

Yes	Plan Sheet Number	
☐		j. Self-treating area (see Section 4.2 of the C.3 Technical Guidance)
☐		k. Self-retaining area (see Section 4.3 of the C.3 Technical Guidance)
☐		l. Plant or preserve interceptor trees (Section 4.1, C.3 Technical Guidance)

¹⁰ See MRP Provision C.3.a.i.(6) for non-C.3 Regulated Projects, C.3.c.i.(2)(a) for Regulated Projects, C.3.i for projects that create/replace 2,500 to 10,000 sq.ft. of impervious surface and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface.

Worksheet D

C.3 Regulated Projects and Non-Regulated GI Projects

Stormwater Treatment Measures and Site Design Measures by Drainage Management Area (DMA)

Check all applicable boxes, answer questions and fill in cells related to the site design and treatment measure(s) included in the project.

Drainage Management Area Summary Table

Complete the information below at the Entitlement, Building Permit and Certificate of Occupancy stages for Regulated C.3 Projects and Non-Regulated Green Infrastructure Projects. (The first four cells are automatically filled in from the Project Info sheet.)

Project Name:	12400 Skyline Boulevard					
Project Address:	12400 Skyline Boulevard, Woodside CA 94062					
Cross Streets:	Misty Ridge Road					
APN:	067-250-030					
Special Project¹¹?	No		percent of C.3.d amount of runoff treated by Non-LID Systems on the Special Project site.			
C.3 Regulated?	Yes					
Public or Private?	Private	Public projects are those on public property or ROW; private projects are on privately-owned property.				
DMA Identification Number	Impervious Area¹² (ft²)	Pervious Area¹³ (ft²)	Type of Site Design Measure or Treatment Measure¹⁴	Sizing Criteria Used¹⁵	Size Required¹⁶	Size Provided
Example DMA 1	5,000	2,000	Bioretention unlined with underdrain	2c: Flow	208 sq.ft.	220 sq.ft.
Example DMA 2	1,000	1,000	Self-retaining area	Other	Less than 2:1 ratio	1:1 ratio
Example DMA 3	1,000	-	Infiltration trench	1b: Volume	1,000 cu.ft.	1,100 cu.ft.
Example DMA 4	1,000	-	Interceptor tree	Other	1 Tree per 200 sq.ft.	5 Trees
1	18,820	117778	-- Detention System	2a: Flow	1347 cu. ft.	1374 cu. ft.
2			--	--		
3			--	--		
4			--	--		
5			--	--		
6			--	--		
7			--	--		
8			--	--		
9			--	--		
10			--	--		
11			--	--		
12			--	--		
13			--	--		
14			--	--		
15			--	--		
16			--	--		
TOTALS	18820	117778	N/A	N/A	N/A	N/A
Totals from Project Info Sheet Cells	19206	117392				

Is the project harvesting and using rainwater? Yes ☐	Rainwater Harvesting/Use Measures: ☐ Rainwater Harvesting for indoor non-potable water use ☐ Rainwater Harvesting for landscape irrigation use
---	---

A long term Operations and Maintenance (O&M) Agreement and Plan for this project will be required. Please contact the municipality for an agreement template and consult the C.3 Regulated Projects Guide at www.flowstobay.org for maintenance plan templates for specific facility types.

11. Special Projects are smart growth, high density, or transit-oriented developments with the criteria defined in Provision C.3.e.ii.(2), (3) or (4) (see Worksheet F).
12. The sq.ft. of impervious area within the Drainage Management Area
13. The sq.ft. of pervious area within the Drainage Management Area
14. "Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.
15. Select from the menu which of the following Provision C.3.d.i hydraulic sizing methods was used, if any. Volume based approaches: 1(a) Urban Runoff Quality Management approach, or 1(b) 80% capture approach (recommended volume-based approach). Flow-based approaches: 2(a) 10% of 50-year peak flow approach, 2(b) 2 times the 85th percentile rainfall intensity approach, 2(c) 0.2-Inch-per-hour intensity approach (recommended flow-based approach - also known as the 4% rule), or 3 Combination flow and volume-based approach. "Other" is used for Site Design Measures such as Self-Retaining, Self-Treating Areas or Tree Interceptor Credits. Tree credits are 1/200 for evergreen or 1/100 for deciduous trees.
16. Each DMA should drain to one treatment area (unless it is self-treating or self-retaining). If multiple DMAs are draining to one treatment area, they should be combined into one DMA. If one DMA drains to multiple treatment areas, that DMA should be split up so there is one DMA per treatment area (which allows the treatment area to be properly sized).

Worksheet E

Hydromodification Management

E-1 Is the project a Hydromodification Management¹⁴ (HM) Project?

E-1.1 Is the total impervious area increased over the pre-project condition?

- ☐ Yes. Continue to E-1.2.
☐ No. Go to Item E-1.3 and check "No".

E-1.2 Is the site located in an HM Control Area per the HM Control Areas map (Appendix H of the C.3 Technical Guidance)?

- ☐ Yes. Go to E-1.3 and check "Yes".
☐ No. Attach map, indicating project location. Go to Item E-1.3 and check "No".

E-1.3 Is the project a Hydromodification Management Project?

- ☐ Yes. The project is subject to HM requirements in Provision C.3.g of the Municipal Regional Stormwater Permit.
☐ No. The project is EXEMPT from HM requirements.

- If the project is subject to the HM requirements, incorporate in the project flow duration control measures designed such that post-project discharge rates and durations match pre-project discharge rates and durations.
- The Bay Area Hydrology Model (BAHM) has been developed to help size flow duration controls. See www.bayareahydrologymodel.org. Guidance is provided in Chapter 7 of the C.3 Technical Guidance.

E-2 Incorporate HM Controls (if required)

Are the applicable items provided with the Plans?

Yes	No	NA	
☐	☐	☐	Site plans with pre- and post-project impervious surface areas, surface flow directions of entire site, locations of flow duration controls and site design measures per HM site design requirement
☐	☐	☐	Soils report or other site-specific document showing soil type(s) on site
☐	☐	☐	If project uses the Bay Area Hydrology Model (BAHM), a list of model inputs and outputs.
☐	☐	☐	If project uses custom modeling, a summary of the modeling calculations with corresponding graph showing curve matching (existing, post-project, and post-project with HM controls curves), goodness of fit, and (allowable) low flow rate.
☐	☐	☐	If project uses the Impracticability Provision, a listing of all applicable costs and a brief description of the alternative HM project (name, location, date of start up, and entity responsible for maintenance).
☐	☐	☐	If the project uses alternatives to the default BAHM approach or settings, a written description and rationale.

¹⁴ Hydromodification is the change in a site's runoff hydrograph, including increases in flows and durations that results when land is developed (made more impervious). The effects of hydromodification include, but are not limited to, increased bed and bank erosion of receiving streams, loss of habitat, increased sediment transport and/or deposition, and increased flooding. Hydromodification control measures are designed to reduce these effects.

Worksheet F Special Projects

Complete this worksheet for projects that appear to meet the definition of "Special Project", per Provision C.3.e.ii of the Municipal Regional Stormwater Permit (MRP). The form assists in determining whether a project meets Special Project criteria, and the percentage of low impact development (LID) treatment reduction credit. Special Projects that implement less than 100% LID treatment must provide a narrative discussion of the feasibility or infeasibility of 100% LID treatment. See Appendix J of the C.3 Technical Guidance Handbook (download at www.flowstobay.org) for more information.

F.1 "Special Project" Determination (Check the boxes to determine if the project meets any of the following categories.)

Special Project Category "A"

Does the project have ALL of the following characteristics?

- ☐ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district¹⁵;
- ☐ Creates and/or replaces 0.5 acres or less of impervious surface;
- ☐ Includes no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones;
- ☐ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment.

☐ No (continue) ☐ Yes – Complete Section F.2 below

Special Project Category "B"

Does the project have ALL of the following characteristics?

- ☐ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district²⁰;
- ☐ Creates and/or replaces more than 0.5 acres of impervious area and less than 2.0 acres;
- ☐ Includes no surface parking, except for incidental parking for emergency access, ADA access, and passenger or freight loading zones;
- ☐ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment;
- ☐ Minimum density of either 50 dwelling units per acre (for residential projects) or a Floor Area Ratio (FAR) of 2:1 (for commercial projects) - mixed use projects may use either criterion. **Note Change on 7/1/16¹⁶**

☐ No (continue) ☐ Yes – Complete Section F-2 below

Special Project Category "C"

Does the project have ALL of the following characteristics?

- ☐ At least 50% of the project area is within 1/2 mile of an existing or planned transit hub¹⁷ or 100% within a planned Priority Development Area¹⁸;
- ☐ The project is characterized as a non-auto-related use¹⁹; and
- ☐ Minimum density of either 25 dwelling units per acre (for residential projects) or a Floor Area Ratio (FAR) of 2:1 (for commercial projects) - mixed use projects may use either criterion. **Note Change on 7/1/16¹⁶**

☐ No (continue) ☐ Yes – Complete Section F-2 below

¹⁵ And built as part of a municipality's stated objective to preserve/enhance a pedestrian-oriented type of urban design.

¹⁶ **Effective 7/1/16**, the MRP establishes definitions for "Gross Density"(GD) & FAR. GD is defined as, "the total number of residential units divided by the acreage of the entire site area, including land occupied by public right-of-ways, recreational, civic, commercial and other non-residential uses." FAR is defined as, "the Ratio of the total floor area on all floors of all buildings at a project site (except structures, floors, or floor areas dedicated to parking) to the total project site area.

¹⁷ "Transit hub" is defined as a rail, light rail, or commuter rail station, ferry terminal, or bus transfer station served by three or more bus routes. (A bus stop with no supporting services does not qualify.)

¹⁸ A "planned Priority Development Area" is an infill development area formally designated by the Association of Bay Area Government's / Metropolitan Transportation Commission's FOCUS regional planning program.

¹⁹ Category C specifically excludes stand-alone surface parking lots; car dealerships; auto and truck rental facilities with onsite surface storage; fast-food restaurants, banks or pharmacies with drive-through lanes; gas stations; car washes; auto repair and service facilities; or other auto-related project unrelated to the concept of transit oriented development.

F.2 LID Treatment Reduction Credit Calculation

(If more than one category applies, choose only one of the applicable categories and fill out the table for that category.)

Category	Impervious Area Created/Replaced (sq. ft.)	Site Coverage (%)	Project Density ¹⁶ or FAR ¹⁶	Density/Criteria	Allowable Credit (%)	Applied Credit (%)
A			N.A.	N.A.	100%	
B				Res ≥ 50 DU/ac or FAR ≥ 2:1	50%	
				Res ≥ 75 DU/ac or FAR ≥ 3:1	75%	
				Res ≥ 100 DU/ac or FAR ≥ 4:1	100%	
C				Location credit (select one) ²⁰ :		
				Within ¼ mile of transit hub	50%	
				Within ½ mile of transit hub	25%	
				Within a planned PDA	25%	
				Density credit (select one):		
				Res ≥ 30 DU/ac or FAR ≥ 2:1	10%	
				Res ≥ 60 DU/ac or FAR ≥ 4:1	20%	
				Res ≥ 100 DU/ac or FAR ≥ 6:1	30%	
				Parking credit (select one):		
				≤ 10% at-grade surface parking ²¹	10%	
No surface parking	20%					
TOTAL TOD CREDIT =					0	

F.3 Narrative Discussion of the Feasibility/Infeasibility of 100% LID Treatment:

If project will implement less than 100% LID, prepare a discussion of the feasibility or infeasibility of 100% LID treatment, as described in Appendix J of the C.3 Technical Guidance.

F.4 Select Certified Non-LID Treatment Measures:

If the project will include non-LID treatment measures, select a treatment measure certified for “Basic” General Use Level Designation (GULD) by the Washington State Department of Ecology’s Technical Assessment Protocol – Ecology (TAPE). Guidance is provided in Appendix J of the C.3 Technical Guidance (download at www.flowstobay.org).²²

²⁰ To qualify for the location credit, at least 50% of the project’s site must be located within the ¼ mile or ½ mile radius of an existing or planned transit hub, as defined on page 1, footnote 2. A planned transit hub is a station on the MTC’s Regional Transit Expansion Program list, per MTC’s Resolution 3434 (revised April 2006), which is a regional priority funding plan for future transit stations in the San Francisco Bay Area. To qualify for the PDA location credit, 100% of the project site must be located within a PDA, as defined on page 1, footnote 3.

²¹ The at-grade surface parking must be treated with LID treatment measures.

²² TAPE certification is used in order to satisfy Special Project’s reporting requirements in the MRP.

Worksheet G (For municipal staff use only)

G-1 Alternative Certification: Were the treatment and/or HM control sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?

☐ Yes ☐ No Name of Reviewer _____

G-2 Is project a Construction Stormwater Regulated Site (SWRS)? 1) Sites that disturb 1 acre or more of land; 2) where the project requires a Grading Permit; 3) Sites with a) Residential new construction or a 50% or greater remodel, or b) Commercial/ Industrial construction of a new building or additions of 3,000 sq. ft. or greater, and with one or both of the following: (1) Sites where development will occur on a slope greater than or equal to 5:1 (20%), and/or (2) Sites where development will occur within 100 feet of a creek, wetland, or coastline; 4) Any public or private project involving work within a waterway; and 5) Sites within the ASBS watershed that involve soil disturbance. These sites are subject to monthly inspections from Oct 1 to April 30. See MRP Provision C.6.e.ii.(2).

☐ Yes ☐ No If yes, then add site to Staff's Monthly Rainy Season Construction Site Inspection List

G-3 Inspections of Sites with Pervious Paving: Starting 7/1/16, Regulated projects that are installing 3,000 sq.ft. or more of pervious paving (see cell **I.B.1.e.1**) (excluding private-use patios in single family homes, townhomes, or condominiums) must have the paving system inspected by the jurisdiction upon completion of the installation and the site must be added to the jurisdiction's list of sites needing inspections at least once every five years – see provision C.3.h. Pervious pavement systems include pervious concrete, pervious asphalt, pervious pavers and grid pavers etc. and are described in the C3 Technical Guidance (Version 4.1) downloadable at: www.flowstobay.org/newdevelopment.

☐ Yes ☐ No If yes, then add site to Staff's Lists for Inspections at the end of Construction and O&M.

Operations and Maintenance (O&M) Submittals

G-4 Stormwater Treatment Measure and/HM Control Owner or Operator's Information:

Name: _____

Address: _____

Phone: _____ Email: _____

- *Applicant must call for inspection and receive inspection within 45 days of installation of treatment measures and/or hydromodification management controls.*

The following questions apply to C.3 Regulated Projects and Hydromodification Management Projects.

	Yes	No	N/A
G-4.1 Was maintenance plan submitted?	☐	☐	☐
G-4.2 Was maintenance plan approved?	☐	☐	☐
G-4.3 Was maintenance agreement submitted? (Date executed: _____)	☐	☐	☐

- *Attach the executed maintenance agreement as an appendix to this checklist.*

G-5 Annual Operations and Maintenance (O&M) Submittals (for municipal staff use only):

For C.3 Regulated Projects and Hydromodification Management Projects, indicate the dates on which the Applicant submitted annual reports for project O&M:

G-6 Comments (for municipal staff use only):

G-7 NOTES (for municipal staff use only):

Section I Notes: _____

Worksheet A Notes: _____

Worksheet B Notes: _____

Worksheet C Notes: _____

Worksheet D Notes: _____

Worksheet E Notes: _____

Worksheet F Notes: _____

G-8 Project Close-Out (for municipal staff use only):

	Yes	No	NA
8.1 Were final Conditions of Approval met?	☐	☐	
8.2 Was initial inspection of the completed treatment/HM measure(s) conducted? (Date of inspection:_____)	☐	☐	☐
8.3 Was maintenance plan submitted? (Date executed:_____)	☐	☐	☐
8.4 Was project information provided to staff responsible for O&M verification inspections? (Date provided to inspection staff:_____)	☐	☐	☐

G-9 Project Close-Out (Continued – for municipal staff use only):

Name of staff confirming project is closed out: _____

Signature: _____ Date: _____

Name of O&M staff receiving information: _____

Signature: _____ Date: _____

FIRE MARSHAL'S OFFICE



COUNTY OF SAN MATEO *FIRE DEPARTMENT*

FIRE CHIEF
IAN LARKIN

ASSISTANT CHIEF
JONATHAN COX

FIRE MARSHAL
GARY SILVA

DEPUTY FIRE MARSHALS
JOHN RIDDELL
PATRICK GRIFFIN
MIKE WISCHER

320 Paul Scannell Drive, San Mateo, California 94402 (650) 573-3846 * Fax (650) 573-3850

April 14, 2022

Susan Payrovi
James Gwise

SUBJECT: PLN2022-00109
Planning SFD&ADU- 12400 Skyline Boulevard

This is a preliminary design review of your planning case for fire department requirements at time of submittal. When this design is submitted for a building permit, there may be additional requirements according to the actual design submitted and the current codes at time of building permit submittal. This review is neither permission nor approval for final plan check for a permit. Submit the following information to the planner with the Planning & Building Division of San Mateo County under the above permit. I offer the following comments/conditions, which will be applied to this project.

1. *ADD Note to plans: Smoke Detectors which are hard wired: As per the California Building Code and the State Fire Marshal regulations, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.*
2. *ADD Note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 1030).*
3. *Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.*
4. *ADD Note to plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the San Mateo County Fire*

Department. 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. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

5. ADD Note to plans: The building is in a Very High Fire Hazard Severity Zone and will require a Class A roof.
6. Vegetation Management (SRA) - Add note to plans: The 2016 California Fire Code Chapter 49 and Public Resources Code 4291.
A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10' to adjacent trees when fully grown or at maturity.
Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5' of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
7. ADD Note to plans: As per 2016 CFC, Appendix B and C, a fire Department approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.
8. ADD Note to plans: Fire apparatus roads to be a minimum of 20 ft. wide with minimum of 35 ft. centerline radius and a vertical clearance of 15 ft. CFC503, D103, T-14 1273
9. A plan and profile of the driveway/ roadway will be needed. Add to the plans.
10. ADD Note to plans: Dead end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code appendix D.
11. ADD Note to plans: Fire apparatus access roads to be an approved all weather surface. Grades 15% or greater to be surfaced w/ asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 ft. in length with a minimum of 500 ft. between the next section. For roads approved less than 20 ft., 20 ft. wide turnouts shall be on each side of 15% or greater section. No grades over 20%. (Plan and profile required) CFC 503.
12. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506. For application and instructions please email smcfdfiremarshal@fire.ca.gov if you need further assistance please contact the San Mateo County Fire Marshal's Office at 650-573-3846.
13. Show location of wet draft fire hydrant on site plans with pipe supplying hydrant. A wet draft hydrant with a 2 1/2" National Hose Thread outlet with a valve shall be mounted not less than two feet above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building, nor more than 150 feet from all buildings. Show piping layout on plans, include minimum depth of cover and thrust blocks as needed. The pipe shall be a minimum 4" inside diameter, underground fire service listed. Provide manufacturers cut sheets.
14. ADD Note to plans: Wharf Type Hydrant: As per Fire Department ordinance you are required to install a wharf type hydrant located no further than 150 feet from the proposed residence along the driveway access. The wharf hydrant must have a minimum flow of 250 gallons per minute at 20 pound per square inch for a

minimum of 20 minutes and be supplied by a minimum 4-inch supply line. The plans for this system must be submitted to San Mateo County Planning and Building Division. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set of plans to the San Mateo County Fire Department for review and approval.

15. Utilize NFPA 1142 worksheet to determine required amount of water for fire protection.

- ☐ No approved fire hydrant system available (no water district): Wet draft hydrant system required as below. Details and notes to be shown on plans. CFC B103.3
- ☐ Tank size: 7500 gal for up to 3600-ft² single-family dwelling. If larger than 3600-ft² single family dwelling, use NFPA 1142.
- ☐ Tanks have reliable water supply and auto fill. Domestic supply cut-off required.
- ☐ Tanks located at elevation above hydrant to provide positive pressure and water to hydrant.
- ☐ Tank venting: 1.5 times the size of the pipe w/ fine mesh screen.
- ☐ Tanks interconnected by a minimum of 4" pipe.
- ☐ Tanks closer than 30 ft. to lot lines and structures to be non-combustible.
- ☐ Wet Draft Hydrant (WDH) Supply Piping: 4" minimum, C900 or other underground fire service rated pipe. Pipe shall have a minimum of 30-inch depth of cover, 36 inches under drivable areas.
- ☐ Thrust blocks shown on plans as required.
- ☐ All above ground piping for WDH to be metallic, where ground contact occurs, metal pipe shall be double wrapped w/ approved 10-mil pipe tape. All metallic underground fittings shall be protected against corrosion.
- ☐ WDH to be an approved type w/ 4 1/2" NH threaded outlet and shutoff valve. Discharge to be from 30" to 36" above grade.
- ☐ WDH located from 50 ft. to 150 ft. from structure by way of approved fire apparatus access. WDH to be clearly visible, located 3 to 6 ft. from the fire apparatus access, and be protected from damage.
- ☐ WDH shall be placed in a concrete pad, 4" deep and 2 ft. by 2 ft. minimum at base.
- ☐ Wet draft hydrants shall have a permanent sign affixed, red in color with white 1-inch letters stating "Wet Draft Hydrant, # gallons", with the gallons of water available for the hydrant provided.

16. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email smcfdfiremarshal@fire.ca.gov if you need further assistance please contact the San Mateo County Fire Marshal's Office at 650-573-3846.

17. ADD Note to plans: Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the San Mateo County Fire Department for review.

18. *Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire Department prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call the San Mateo County Fire Department to schedule an inspection. Fees shall be paid prior to plan review.*
19. *Exterior bell and interior horn/strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.*
20. *Add note to the title page that the building will be protected by an automatic fire sprinkler system.*
21. *ADD Note to plans: Solar Photovoltaic Systems: These systems shall meet the requirements of the 2016 CFC Section 605.11*
22. **CRC 2016 Section R337:** *This project is located in a **State Responsibility Area** for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2016 Section R337 requirements. You can visit the Office of the State Fire Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook."*
23. *Copy R-337 Worksheet to a plan sized sheet and check appropriate boxes.*
24. *Provide window & door schedule showing it meets R-337 and add it to work sheet. All exterior doors including garage door must meet R-337.*
25. *Provide Eave & Gutter details that meet R-337 include all materials.*
26. *Add R-337 required vents to work sheet.*
27. *ADU will require Fire Sprinklers.*
28. *ADU using the same street address numbers, shall have suite or unit identification posted as required by the San Mateo County Fire Department.*
29. *ADU for rear addressing – When required by the Chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of the property.*

Our review is not construed as encompassing the structural integrity of the facility nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests.

All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

If you have any questions regarding the above conditions, please call the administration office during normal working hours.

For additional information or to schedule an inspection you may contact the San Mateo County Fire Marshal's Office at 650-573-3846.

Patrick Griffin
Deputy Fire Marshal



Fire Marshal's Office
San Mateo County Fire
CAL FIRE

320 Paul Scannell Drive, San Mateo, California 94402 (650) 573-3846

Date: July 29, 2009

Revised: 3.22.2017

Number: CFS-001

Title: *Alternate Materials or Methods Request*

Approved: *Mark Mondragon*

Scope: The provisions of this standard shall outline the procedure and policy of the San Mateo County Fire Department for Requests for Alternate Materials or Methods of Construction or Alternate Design. This option is allowed under the authority of Section 104.9 of the California Fire Code.

Submittal: Applicant must submit two copies of the request, plans and all accompanying substantiation material, to the Fire Marshal at 320 Paul Scannell Dr. San Mateo Ca 94402. It is highly recommended that the submittal be prepared by a Licensed Engineer, Architect or Fire Protection Engineer depending on the area of the request.

Project Information:

Project Address: 12400 Skyline Blvd, Woodside, CA 94062
Project APN #: 067-250-030 Permit #: PLN2022-00109
Owner Name: Omid Zahedi
Owner Phone: _____
Owner Address: 12400 Skyline Blvd, Woodside, CA 94062
Petitioner Name: Dale Leda
Petitioner Phone: (650) 482-6300
Petitioner Address: 255 Shoreline Drive, Suite 200, Redwood City, CA 94065
Occupancy Type: _____ Construction Type: Type 5B Sprinklered (Y/N) Y
Total Floor Area: 9,980 sf Floor Area per Floor: _____
End Use: The project proposes to construct a new two-story residence, and includes an existing accessory structure to remain. The project site is accessed via a private road off of Skyline Blvd and a driveway connecting to Misty Ridge Rd.

Request for Alternate: (Separate form for each request) The private road onsite accessed from Skyline Blvd does not meet California Fire Code standards and will delay response time to the 12400 Skyline Blvd property.

Justification: (Findings of Equivalency) It is expected that the reduced fire access road widths and the nonstandard turnaround will impact response time. To mitigate this, a sprinkler system designed to NFPA 13 requirements is proposed in lieu of NFPA 13R.

Petitioners Signature: _____ Position: _____ Date: _____

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwwic@sonoma.edu
<http://www.sonoma.edu/nwwic>

May 2, 2022

File No.: 21-1761

Sonal Aggarwal, Project Planner
San Mateo County Planning and Building Division
455 County Center
Redwood City, CA 94063

re: PLN2022-00109 / 12400 Skyline Boulevard / James Gwise

Dear Sonal Aggarwal,

Records at this office were reviewed to determine if this project could adversely affect cultural resources.

Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

Project Description:

Resource Management Permit, Grading Permit for a 790-cu. yd. of cut and fill, Architectural Review Exemption for new 3,996 sq. ft. two-story single-family residence. Grading work includes grading for proposed new house, driveway, site work and landscaping. The existing garage (824 sq. ft.) will be retained, and the existing cottage (1,099 sq. ft.) will be converted into an ADU. The project also involves constructing new driveway approaches from Misty Lane.

Previous Studies:

XX This office has no record of any previous cultural resource field survey for the proposed project area conducted by a professional archaeologist or architectural historian (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A study by a qualified professional archaeologist is recommended prior to commencement of project activities.

XX We recommend that the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916) 373-3710.

 The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.

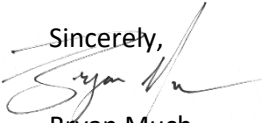
Built Environment Recommendations:

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of San Mateo County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

Bryan Much
Coordinator



Redwood City Office
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Tel 650.482.6300
Fax 650.482.6399

DRAINAGE CALCULATIONS

12400 Skyline Blvd
Woodside, CA 94062
BKF Job No: 20211523-10

March 2022

Revised December 2022





Redwood City Office
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Tel 650.482.6300
Fax 650.482.6399

Discharge Calculations for 10-year Event
Existing Conditions

Project Address: 12400 Skyline Blvd
BKF Job No: 20211523-10
Date: 12/19/2022
Calcs By: CW

Intensity (I):

I [in/hr] = 2.86

NOAA Rainfall Intensity
10-yr 10 min-duration

Existing Area (A):

Impervious Area [ft²] = 11,447
Semi-pervious Area [ft²] = 0
Pervious Area [ft²] = 125,151

136,598

C = 0.9
C = 0.6
C = 0.3

Total Area [ac] = 3.14

Composite Runoff Coefficient (C):

C = 0.35

Existing Discharge (Q_E):

$Q_E = CIA$

Q _E [cfs] = 3.15



Redwood City Office

255 Shoreline Drive, Suite 200

Redwood City, CA 94065

Tel 650.482.6300

Fax 650.482.6399

Discharge Calculations for 10-year Event
Proposed Conditions

Project Address: 12400 Skyline Blvd

BKF Job No: 20211523-10

Date: 12/19/2022

Calcs By: CW

Intensity (I):

I [in/hr] = 2.86

NOAA Rainfall Intensity
10-yr 10 min-duration

Proposed Area (A):

Impervious Area [ft²] = 19,206

C = 0.9

Semi-pervious Area [ft²] = 1,062

C = 0.6

Pervious Area [ft²] = 116,330

C = 0.3

136,598

Total Area [ac] = 3.14

Composite Runoff Coefficient (C):

C = 0.39

Proposed Discharge (Q_p):

$Q_p = CIA$

Q_p [cfs] = 3.46



Redwood City Office
 255 Shoreline Drive, Suite 200
 Redwood City, CA 94065
 Tel 650.482.6300
 Fax 650.482.6399

Detention System Volume Calculations

Design Discharge (Q_D):

$$Q_D = Q_P - Q_E$$

$$\begin{aligned} Q_E \text{ [cfs]} &= 3.15 \\ Q_P \text{ [cfs]} &= 3.46 \\ Q_D \text{ [cfs]} &= 0.310 \end{aligned}$$

Design Volume (V_D):

$$V_D = Q_D \times \text{duration [sec]} \times FS$$

Per San Mateo County Drainage Manual

$$\begin{aligned} \text{duration [min]} &= 60 \\ FS &= 1.2 \\ V_D \text{ [ft}^3\text{]} &= 1339 \end{aligned}$$

Pipe diameter ID (in)	Pipe diameter ID (ft)	Pipe diameter OD (in)	Pipe diameter OD (ft)	Effective pipe length (ft)	Effective pipe storage volume (cu.ft)	Total Storage Volume (cu.ft)	Meets Required Volume ($>V_D$)
60	5	66	5.5	70	1374	1374	TRUE

Detention provided by a 70 foot long 60" diameter ADS N-12 HDPE pipes. Pipe is watertight, flowrate out to be restricted by orifice plate.

Total detention required = 1339

Total detention provided = 1374

Detention meets requirement

TRUE

**Redwood City**

255 Shoreline Drive, Suite 200

Redwood City, CA 94065

Tel 650.482.6300

Fax 650.482.6399

Orifice CalculationsTributary Flow Rate (Q):

$$Q_{\text{TRIB}} [\text{cfs}] = 3.15$$

From (E) 10-year Discharge Calculations

Bypass Flow Rate (Q_{BYPASS}):

Flow Bypassing Detention

$$Q_{\text{BYPASS}} = CIA$$

Intensity (I):

$$I [\text{in/hr}] = 2.86$$

NOAA Rainfall Intensity

10-yr 10 min-duration

Bypass Area (A):

$$\text{Impervious Area } [\text{ft}^2] = 10,006$$

$$C = 0.9$$

$$\text{Semi-pervious Area } [\text{ft}^2] = 0$$

$$C = 0.6$$

$$\text{Pervious Area } [\text{ft}^2] = 115,751$$

$$C = 0.3$$

$$125,757$$

$$\text{Total Area } [\text{ac}] = 2.89$$

Composite Runoff Coefficient (C):

$$C = 0.35$$

$$Q_{\text{BYPASS}} [\text{cfs}] = 2.87$$

Orifice Flow Rate (Q_{ORIFICE}):

Flow out of Detention

$$Q_{\text{ORIFICE}} = A \times V$$

$$Q = K \times D^2 \times \text{SQRT}(h)$$

$$K [] = 3.780$$

 K is the orifice constant

$$h [\text{ft}] = 4.500$$

 h is the hydraulic head

$$D [\text{ft}] = 0.17$$

 D is diameter of the orifice (2")

$$Q_{\text{ORIFICE}} [\text{cfs}] = 0.23$$

 Q_{ORIFICE} is the maximum flow through the orificeTotal Flow Rate (Q_{TOTAL}):

$$Q_{\text{TOTAL}} = Q_{\text{BYPASS}} + Q_{\text{ORIFICE}}$$

$$Q_{\text{TOTAL}} [\text{cfs}] = 3.10$$

Check $Q_{\text{TRIB}} > Q_{\text{TOTAL}}$:

Check that the flow exiting the orifice is less than the existing flow rate

TRUE



NOAA Atlas 14, Volume 6, Version 2
Location name: Redwood City, California, USA*
Latitude: 37.4642°, Longitude: -122.347°
Elevation: 1705.11 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	2.27 (1.94-2.66)	2.76 (2.36-3.26)	3.43 (2.93-4.07)	4.00 (3.37-4.78)	4.78 (3.86-5.95)	5.40 (4.26-6.91)	6.06 (4.64-7.99)	6.77 (5.00-9.23)	7.79 (5.48-11.2)	8.63 (5.83-12.9)
10-min	1.62 (1.39-1.91)	1.98 (1.69-2.34)	2.46 (2.09-2.91)	2.86 (2.42-3.43)	3.42 (2.77-4.27)	3.87 (3.05-4.96)	4.34 (3.32-5.72)	4.85 (3.59-6.62)	5.58 (3.93-8.00)	6.19 (4.18-9.25)
15-min	1.31 (1.12-1.54)	1.60 (1.37-1.88)	1.98 (1.69-2.35)	2.31 (1.95-2.76)	2.76 (2.24-3.44)	3.12 (2.46-4.00)	3.50 (2.68-4.62)	3.91 (2.90-5.34)	4.50 (3.17-6.45)	4.99 (3.37-7.46)
30-min	0.912 (0.782-1.08)	1.11 (0.954-1.32)	1.38 (1.18-1.64)	1.61 (1.36-1.93)	1.93 (1.56-2.40)	2.18 (1.72-2.79)	2.44 (1.87-3.22)	2.73 (2.02-3.72)	3.14 (2.21-4.51)	3.48 (2.35-5.21)
60-min	0.648 (0.555-0.764)	0.792 (0.677-0.935)	0.983 (0.838-1.16)	1.14 (0.966-1.37)	1.37 (1.11-1.71)	1.55 (1.22-1.98)	1.74 (1.33-2.29)	1.94 (1.44-2.65)	2.23 (1.57-3.20)	2.47 (1.67-3.70)
2-hr	0.478 (0.410-0.564)	0.578 (0.495-0.683)	0.712 (0.608-0.844)	0.824 (0.696-0.986)	0.980 (0.794-1.22)	1.10 (0.872-1.41)	1.24 (0.946-1.63)	1.38 (1.02-1.88)	1.58 (1.11-2.26)	1.74 (1.18-2.61)
3-hr	0.403 (0.345-0.475)	0.486 (0.416-0.574)	0.598 (0.510-0.709)	0.692 (0.584-0.828)	0.822 (0.666-1.03)	0.925 (0.731-1.18)	1.03 (0.793-1.36)	1.15 (0.852-1.57)	1.32 (0.928-1.89)	1.46 (0.984-2.18)
6-hr	0.288 (0.247-0.339)	0.350 (0.299-0.413)	0.433 (0.369-0.512)	0.502 (0.423-0.600)	0.598 (0.484-0.746)	0.675 (0.532-0.863)	0.755 (0.578-0.995)	0.841 (0.622-1.15)	0.962 (0.677-1.38)	1.06 (0.717-1.59)
12-hr	0.189 (0.162-0.223)	0.235 (0.201-0.277)	0.295 (0.252-0.350)	0.346 (0.292-0.414)	0.416 (0.337-0.519)	0.472 (0.372-0.604)	0.529 (0.406-0.698)	0.591 (0.437-0.806)	0.678 (0.477-0.972)	0.748 (0.505-1.12)
24-hr	0.121 (0.111-0.134)	0.154 (0.141-0.170)	0.197 (0.181-0.219)	0.233 (0.212-0.261)	0.283 (0.250-0.326)	0.322 (0.280-0.378)	0.362 (0.308-0.435)	0.405 (0.336-0.498)	0.465 (0.372-0.593)	0.513 (0.398-0.675)
2-day	0.079 (0.073-0.088)	0.100 (0.092-0.111)	0.128 (0.118-0.143)	0.152 (0.138-0.170)	0.184 (0.163-0.213)	0.210 (0.183-0.247)	0.237 (0.201-0.284)	0.265 (0.220-0.326)	0.305 (0.244-0.389)	0.337 (0.261-0.443)
3-day	0.062 (0.057-0.068)	0.078 (0.072-0.086)	0.099 (0.091-0.110)	0.117 (0.106-0.131)	0.142 (0.125-0.163)	0.161 (0.140-0.189)	0.182 (0.155-0.218)	0.203 (0.169-0.250)	0.234 (0.187-0.298)	0.258 (0.200-0.339)
4-day	0.052 (0.048-0.057)	0.065 (0.060-0.072)	0.082 (0.076-0.092)	0.097 (0.088-0.109)	0.117 (0.104-0.135)	0.133 (0.116-0.157)	0.150 (0.127-0.180)	0.167 (0.139-0.206)	0.192 (0.153-0.245)	0.211 (0.164-0.278)
7-day	0.037 (0.034-0.041)	0.047 (0.043-0.052)	0.059 (0.054-0.066)	0.069 (0.063-0.077)	0.083 (0.073-0.095)	0.093 (0.081-0.110)	0.104 (0.089-0.125)	0.116 (0.096-0.142)	0.131 (0.105-0.168)	0.144 (0.112-0.190)
10-day	0.029 (0.027-0.032)	0.037 (0.034-0.041)	0.046 (0.042-0.051)	0.054 (0.049-0.060)	0.064 (0.057-0.074)	0.072 (0.062-0.084)	0.080 (0.068-0.096)	0.088 (0.073-0.108)	0.099 (0.080-0.127)	0.109 (0.084-0.143)
20-day	0.019 (0.018-0.021)	0.024 (0.022-0.027)	0.030 (0.028-0.033)	0.035 (0.032-0.039)	0.041 (0.036-0.047)	0.045 (0.039-0.053)	0.050 (0.042-0.060)	0.054 (0.045-0.067)	0.061 (0.048-0.077)	0.065 (0.051-0.086)
30-day	0.015 (0.014-0.017)	0.019 (0.018-0.022)	0.024 (0.022-0.027)	0.028 (0.026-0.031)	0.033 (0.029-0.038)	0.036 (0.031-0.042)	0.039 (0.033-0.047)	0.043 (0.035-0.053)	0.047 (0.038-0.060)	0.050 (0.039-0.066)
45-day	0.013 (0.012-0.014)	0.016 (0.015-0.018)	0.020 (0.019-0.022)	0.023 (0.021-0.026)	0.027 (0.024-0.031)	0.029 (0.025-0.034)	0.032 (0.027-0.038)	0.034 (0.028-0.042)	0.037 (0.030-0.047)	0.039 (0.031-0.052)
60-day	0.012 (0.011-0.013)	0.015 (0.013-0.016)	0.018 (0.017-0.020)	0.021 (0.019-0.023)	0.024 (0.021-0.027)	0.026 (0.023-0.030)	0.028 (0.024-0.033)	0.030 (0.025-0.037)	0.032 (0.026-0.041)	0.034 (0.026-0.045)

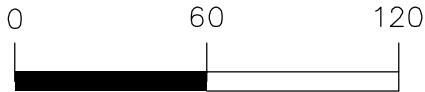
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical



GRAPHIC SCALE

LEGEND

(E) Pervious Landscape

(E) Pool Area

(E) Impervious Hardscape

(E) Impervious Building

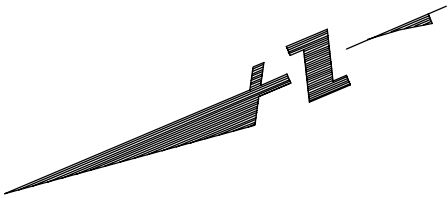
TOTAL AREA	136,598 SQ FT
(E) Pervious Area	
LANDSCAPE:	125,151 SQ FT
(E) Impervious Area	
POOL:	244 SQ FT
HARDSCAPE:	8,230 SQ FT
BUILDINGS:	2,973 SQ FT
TOTAL:	11,447 SQ FT

**PROPOSED IMPERVIOUS AREAS
12400 SKYLINE BLVD**

SAN MATEO COUNTY

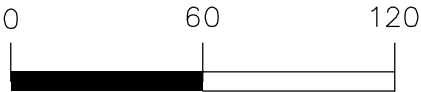
WOODSIDE

Date: 12/15/2022	No.	Revisions
Scale: 1"=60'		
Design: AHM		
Drawn: AHM		
Approved: D.J.L.		
Job No. 2021022-10		
Drawing Number:		
X-2		
2 OF 2		



LEGEND	
	(P) PERVIOUS LANDSCAPE
	(P) SEMI-PERVIOUS HARDSCAPE
	(P) POOL AREA
	(P) IMPERVIOUS HARDSCAPE
	(P) IMPERVIOUS BUILDING

TOTAL AREA	136,598 SQ FT
(P) PERVIOUS AREA	
LANDSCAPE:	116,330 SQ FT
(P) SEMI-PERVIOUS AREA	
DECOMPOSED GRANITE:	1,062 SQ FT
(P) IMPERVIOUS AREA	
POOL:	505 SQ FT
HARDSCAPE:	13,166 SQ FT
BUILDINGS:	5,535 SQ FT
TOTAL:	19,206 SQ FT



GRAPHIC SCALE