

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

DATE: February 5, 2026

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, pursuant to Chapter 9.04 (Subdivision Regulations) of the County Ordinance Code, and a Significant Tree Removal Permit, pursuant to Chapter 8.400 of the San Mateo County Ordinance Code, to subdivide a 69,191 sq. ft. parcel into two parcels to create one 25,117 sq. ft. parcel (Parcel 1) and one 38,703 sq. ft. parcel (Parcel 2), involving the removal of 2 significant trees, located at 245 Bonita Road in the unincorporated Los Trancos Woods area of San Mateo County.

County File Number: PLN2021-00232 (Sokolsky/Blockstein)

PROPOSAL

The applicant proposes to subdivide a 69,191 sq. ft. parcel into two parcels: Parcel 1 (25,117 sq. ft. net) and Parcel 2 (38,703 sq. ft. net). The existing residence and accessory buildings would be demolished as part of this project. The project includes the removal of a total of six trees (including two significant trees) and minor grading involving 5 cubic yards of cut and 225 cubic yards of fill.

RECOMMENDATION

That the Zoning Hearing Officer approves the Minor Subdivision and Significant Tree Removal Permit, County File Number PLN2021-00232, by adopting the required findings and conditions of approval contained in Attachment A.

BACKGROUND

Report Prepared By: Luis Topete, Project Planner

Applicants/Owners: Michael Sokolsky and Susan Blockstein

Public Notification: A ten-day advanced notification for the hearing was mailed to all property owners within 300 feet of the perimeter of the project parcel's perimeter, and a hearing notice was published in the *San Mateo County Times*, a newspaper of general public circulation.

Location: 245 Bonita Road, Portola Valley, CA 94028

APN: 080-060-280

Existing Parcel Size: 69,191 sq. ft.

Proposed Parcel Sizes (Net): Lot 1 – 25,117 sq. ft.; Lot 2 – 38,703 sq. ft.

Existing Zoning: R-1/S-108 [One Family Residential District/Residential Density District 108 (Los Trancos Wood)]

General Plan: Low Density Residential (0.3-2.3 dwelling units/acre)

Sphere-of-Influence: Town of Portola Valley

Existing Land Use: Single-family residence

Water Supply: California Water Service Company, Bear Gulch District

Sewage Disposal: Onsite Wastewater Treatment System

Flood Zone: Zone X (Areas of Minimal Flood Hazard). FEMA Community Panel 06081C0402E. Effective Date: October 16, 2012.

Seismic Hazard Zone: Fault Zone and Landslide Zone

Environmental Evaluation: The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15315, Class 15, relating to the division of property in urbanized areas zoned for residential use into four or fewer parcels.

Setting: The subject property is a 69,191 sq. ft. lot accessed from Bonita Road by a compacted gravel driveway, is within the Los Trancos Wood neighborhood of Portola Valley, and is adjacent to developed single-family lots on all sides in a hillside area. The site slopes steeply to the northeast for approximately 60 feet from the southwest property line to a relatively flat area that encompasses most of the site. Drainage can be generally characterized as uncontrolled sheet flow to the northeast. The existing development is situated among interspersed native trees including coastal redwood, California bay, Pacific madrone, black oak, and Monterrey pine. Non-native landscape trees and shrubs also occur sporadically throughout the site. The ground surface consists of hard compacted sandy soil that is generally bare and covered with leaf litter and protruding rocks.

Chronology:

Date	Action
June 6, 2021	- Subdivision application submitted.
July 29, 2021	- Agency referrals sent.
August 30, 2021	- Application deemed incomplete. Additional information requested.
November 15, 2021	- Failed geotechnical review. Applicant notified.

- January 3, 2023 - Milstone Geotechnical (applicant's consultant) review comment letter provided in response to County failed geotechnical review.
- February 13, 2023 - Revised plans received. Request to process as an SB9 subdivision.
- February 27, 2023 - Project does not qualify as an SB9 subdivision. Additional information requested for a complete application remains outstanding.
- March 7, 2023 - Agency referrals sent with revised plans.
- May 19, 2023 - Geotechnical Report submitted in February 2023 sent to Cotton, Shires & Associates, Inc. (CSA) (County's consultant).
- May 26, 2023 - CSA Peer Review of Milstone Geotechnical review comment letter received.
- May 31, 2023 - Failed geotechnical review. CSA comment letter forwarded to applicant.
- September 7, 2023 - Response from Milstone Geotechnical to address issues raised in CSA May 26, 2023 geotechnical peer review.
- May 24, 2024 - Peer of review analysis by Alan Kropp & Associates, Inc. (AKA) (applicant's consultant) provided.
- August 13, 2024 - Meeting held with applicant, County, and consultants over geotechnical concerns.
- January 24, 2025 - Geotechnical/Geologic analysis by AKA provided in response to comments from County staff and their consultants.
- February 24, 2025 - Geotechnical Section conditional approval.
- March 2025 - Fire Department and Environmental Health resubmittal required.
- April 8, 2025 - Drainage Section resubmittal required.
- December 16, 2025 - Application deemed complete. Approval received from all referral agencies.
- February 5, 2026 - Zoning Hearing Officer public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Staff has reviewed the project and found it to be compliant with the policies of the General Plan. The relevant policies are discussed below.

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.25 (*Protect Vegetative Resources*) requires the County to ensure that development will: (1) minimize the removal of vegetative resources and/or; (2) protect vegetation which enhances microclimate, stabilizes slopes or reduces surface water runoff, erosion or sedimentation; and/or (3) protect historic and scenic trees.

An arborist report was prepared to identify and evaluate all trees located on the subject property and on adjacent properties that could be affected by the project. Six trees are proposed for removal in connection with subdivision access improvements, road widening, shared utility extensions, and work within the drainage easement. Of these, only two qualify as significant trees under the applicable County Tree Ordinance: one 26-inch Black Oak and one multi-stemmed Yucca with two 10-inch trunks. Removal of significant trees requires a 1:1 replacement with a minimum 15-gallon size tree, and oak trees should be replaced with oaks. The project was reviewed by the County Arborist, who determined that the arborist report is sufficient to support approval of the subdivision. Per Condition 7, a tree replanting plan shall be submitted and implemented once approved prior to recordation of the Parcel Map. At the time of home development, each lot will be required to obtain a site-specific tree removal permit for the removal of any additional trees and submit a tree protection plan for all trees not approved for removal as part of the subdivision process.

Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*) calls for the regulation of land uses and development activities within and adjacent to sensitive habitats. The property was evaluated by Sol Ecology Senior Biologist Drew Engstrom to evaluate the presence of sensitive habitats, including any federal or state jurisdictional features; none were identified on site. The field assessment conducted on September 29, 2021, was supplemented by a review of available aerial photography and local Bay Area wetland databases to determine whether sensitive vegetation communities, such as oak woodland, riparian habitat, wetlands, or streams, have been mapped in the vicinity. The entire site was evaluated for sensitive vegetation communities and habitat. While mature redwood and oak trees provide potential habitat for bats and nesting birds, no sensitive habitat communities were identified as defined by the California Fish and Game Code (CFGC), the California Environmental Quality Act (CEQA), or applicable local ordinances and policies, including the San Mateo County

General Plan. Sensitive vegetation communities such as riparian areas, streams, or wetlands were not observed on site. The southeastern drainage area does not exhibit the hydrologic conditions, physical characteristics, or wetland indicators necessary to be classified as Waters of the State or Waters of the United States.

b. Historical and Archeological Resources

Policy 5.16 (*Demolition of Resources*) discourages the demolition of any designated historic district or landmark. The existing house was constructed in 1945, and the existing residence and accessory structures are proposed for demolition as part of the project. Because the project would affect a structure that is 50 years or older, a historical evaluation report was prepared to assess the structure's potential historical significance. The evaluation, prepared by Urban Programmers in a report dated May 10, 2023, applied the criteria of the California Register of Historical Resources and the San Mateo County Criteria for the Designation of County Historic Landmarks and Historic Districts (Section 7732). Eligibility for listing in the California Register is the threshold for identifying a historical resource as significant under CEQA. Based on this evaluation, the project site is not a significant historical resource, as it is not eligible for listing in the California Register of Historical Resources and does not meet the criteria for designation as a historic landmark in San Mateo County.

c. Urban Land Use

Policy 8.10 (*Designation of Existing Urban Neighborhoods*) designates certain neighborhoods, including Los Trancos Woods, as existing urban neighborhoods. The subject property is mapped within the urban boundary of the County with a land use designation of Low Density Residential (0.3-2.3 dwelling units/acre). Based on the minimum density of 0.3 units per acre, the total lot could support approximately 1 dwelling unit, while the maximum density of 2.3 units per acre would allow for about 3 to 4 dwelling units. Consequently, dividing the property into two lots, each potentially supporting one dwelling unit, would fall within the permitted density range of 0.3 to 2.3 units per acre. Thus, the subdivision is consistent with the Low-Density Residential land use designation.

d. Water Supply

Policy 10.10 (*Water Suppliers in Urban Areas*) directs the County to consider water systems as the preferred method of water supply in urban areas and to discourage use of wells to serve urban uses. The existing and proposed parcels would be served by the California Water Service Company, Bear Gulch District. The district received a project referral and indicated that they have no objections to the proposed subdivision and will require installation of a backflow device if fire sprinklers are installed.

e. Wastewater

Policy 11.5 (*Wastewater Management in Urban Areas*) directs the County to consider sewerage systems as the appropriate method of wastewater management in urban areas but allows for the continued use of existing individual sewage disposal systems in urban areas where lot sizes, site conditions, and planned densities are appropriate for these systems and where individual sewage disposal systems have functioned satisfactorily in the past. The project is not within the jurisdiction of a wastewater treatment provider. Current development is served by an existing septic system for wastewater treatment and the proposed lots would be served by individual onsite wastewater treatment system for each parcel. San Mateo Local Agency Formation Commission (LAFCo) determined that no LAFCo action is required as the proposed subdivision will utilize on-site septic systems. If the project is later revised to connect to the West Bay Sanitary District sewer system, that will require action by both LAFCo and the District to annex the properties into the District. The onsite wastewater treatment systems proposed have been reviewed by County Environmental Health Services and conditionally approved.

f. Housing Element

Policy HE 18 calls to promote housing on small or irregular lots in existing urban areas with adequate infrastructure. The project is within an urban area and proposes to create two new residential parcels and maintain the current zoning designation which is consistent with the surrounding residential land uses. The subdivision would result in an additional parcel that can support future residential development which is consistent with the community housing goal to encourage density and promote the creation of new housing within existing residential areas. The proposed subdivision and approvals from the California Water Service Company, County Environmental Health Services, Woodside Fire Protection District, and County Department of Public Works demonstrate adequate infrastructure to support the proposed land division.

g. Geotechnical Hazard

Policy 15.20 (*Review Criteria for Locating Development in Geotechnical Hazard Areas*) requires avoiding the siting of structures in areas where they are jeopardized by geotechnical hazards. Policy 15.21 (*Requirement for Detailed Geotechnical Investigations*) stipulates that in order to more precisely define the scope of the geotechnical hazards, the appropriate locations for structures on a specific site and suitable mitigation measures, that County shall require an adequate geotechnical investigation for development proposals located: (1) in an Alquist-Priolo Special Studies Zone, or (2) in any other area of the County where an investigation is deemed necessary by the County Department of Public Works.

This project has undergone a comprehensive review of its geologic and geotechnical conditions. The applicant submitted a geotechnical investigation report dated January 29, 2021, and an engineering geologic investigation report dated January 13, 2021. The property is located in an area characterized by moderately steep to very steep slopes and lies within both an earthquake fault rupture hazard zone and an earthquake-induced landslide hazard zone. Preliminary landslide mapping identifies probable large landslide deposits underlying the property and surrounding area. A trace of the active San Andreas Fault is mapped approximately 1,000 feet northeast of the site. The Project Engineering Geologist conducted a trench excavation and two borings to better assess site conditions. The geologist concluded that a landslide deposit extends across the entire property, descending toward Los Trancos Creek, with landsliding projected at depths ranging from 64 to 85 feet in the vicinity of the proposed residences.

A subsequent investigation by Alan Kropp and Associates, Inc. (AKA), dated May 24, 2024, roughly confirmed the initial findings through two additional borings. The County Geotechnical Section reviewed the AKA report and provided comments on July 31, 2024, requesting clarifications on groundwater assumptions, soil strength values, analysis conservatism, and seismic data. AKA addressed these concerns in their January 24, 2025, response letter. Based on the revised analysis, the County Geotechnical Section recommends project acceptance and conditional approval to proceed to the building phase. Conditions 11 and 12 have been added to comply with the requirements of the Geotechnical Section.

2. Conformance with the Zoning Regulations

The subject parcel is zoned R-1/S-108 [One Family Residential District/Residential Density District 108 (Los Trancos Wood)]. The two parcels resulting from this subdivision would be compliant with the minimum parcel size and parcel width requirement of the S-108 Combining District and will be of sufficient size and shape to meet the required development standards as illustrated in Table 1:

Table 1				
S-108 Combining District Standards				
	Minimum Lot Size Required	Proposed Net Lot Size	Minimum Lot Width Required	Proposed Average Lot Width
Parcel 1	20,000 sq. ft.	25,117 sq. ft.	75 feet	> 75 feet
Parcel 2	20,000 sq. ft.	38,703 sq. ft.	75 feet	> 75 feet
Source: S-108 Combining District Development Standards, Zoning Regulations Chapter 20				

3. Compliance with the County Subdivision Regulations

Staff has reviewed the proposed tentative parcel map under the provisions of the County Subdivision Regulations which implement the Subdivision Map Act (Section 66410, et seq., of the Government Code of the State of California). An analysis of the proposed subdivision’s compliance with the Subdivision Regulations is detailed below.

a. Required Findings for Subdivision Approval

Pursuant to Section 9.20.030.3.b of the County Subdivision Ordinance, the following findings must be made in order to approve the proposed tentative parcel map:

Table - Subdivision Findings

#	Required Findings & Supporting Analysis
1	<p><u>Required Finding:</u> That the proposed map is consistent with applicable general and specific plans.</p> <p><u>Supporting Analysis:</u> As discussed in Section A.1 above, staff has reviewed the proposed map and determined that it complies with the relevant policies of the General Plan, including those related to Vegetation, Water, Fish and Wildlife Resources, Historical and Archeological Resources, Urban Land Use, Water Supply, Wastewater, Housing, and Geotechnical Hazards.</p>
2	<p><u>Required Finding:</u> That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.</p> <p><u>Supporting Analysis:</u> The tentative parcel map demonstrates compliance with minimum building site width and area, maximum density, and illustrates building envelopes demonstrating compliance with minimum building setbacks, maximum building site coverage and floor area, and minimum onsite parking requirements of the S-108 (Los Trancos Woods) combining district. Section 7020.2. of the County Subdivision Regulations specify subdivision design requirements. The tentative parcel map proposes a suitable design for a one-family residential (R-1) lot, conforms with minimum parcel size and dimensions (width and depth), minimum frontage, parcel side property line alignment standards, and access design requirements of the S-108 Los Trancos Woods combining district and Subdivision Regulations.</p>
3	<p><u>Required Finding:</u> That the site is physically suitable for the type of development.</p> <p><u>Supporting Analysis:</u> This site is physically suitable for the residential development proposed. Access for both lots will be provided directly from Bonita Road. The lot is within an established residential neighborhood made up of similar parcel sizes and the proposed parcels would be consistent with the established neighborhood parcel configurations. Further, the County’s Building Inspection Section, Department of Public Works, Drainage Section, Geotechnical Section, Parks Department, Local Agency Formation Commission, and Woodside Fire Protection District have reviewed the proposed project and found that, as conditioned, it complies with their respective standards.</p>
4	<p><u>Required Finding:</u> That the site is physically suitable for the proposed density of development.</p>

	<p><u>Supporting Analysis:</u> As previously discussed, the subdivision is consistent with the Low Density Residential land use designation.</p>
5	<p><u>Required Finding:</u> That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.</p> <p>Notwithstanding the above, a tentative map or tentative parcel map may be approved if an EIR was prepared for the subdivision and a finding is made pursuant to Subdivision (c) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make the mitigation measures or project alternatives identified in the EIR infeasible.</p> <p><u>Supporting Analysis:</u> The design of the subdivision are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. See Section A.1.a for the supporting analysis.</p>
6	<p><u>Required Finding:</u> That the design of the subdivision or type of improvements is not likely to cause serious public health problems.</p> <p><u>Supporting Analysis:</u> The proposed subdivision is not likely to cause serious public health problems as the parcels would be served by public water and onsite wastewater treatment systems that have been reviewed and conditionally approved. Review of the project by affected agencies yielded no objections. This project has undergone a comprehensive review of its geologic and geotechnical aspects, with the applicant addressing all concerns raised, resulting in conditional approval by the County Geotechnical Section. There are no hazardous or noxious uses proposed and any construction impacts would be temporary.</p>
7	<p><u>Required Finding:</u> That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision;</p>
8	<p><u>Required Finding:</u> That in this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the Advisory Agency to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.</p> <p><u>Supporting Analysis:</u> No alternate easements, for access or for use, are proposed or required as the design of the subdivision and proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.</p>
9	<p><u>Required Finding:</u> That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.</p> <p><u>Supporting Analysis:</u> The parcel is currently served by an Onsite Wastewater Treatment System (OWST) and each resultant parcel would be served by its own separate OWST. The County Environmental Health Services has reviewed and conditionally approved the tentative OWTS plan proposed for the resultant parcels.</p>
10	<p><u>Required Finding:</u> That the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("The Williamson Act") and</p>

	<p>that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use. For purposes of this section, land shall be presumed to be in parcels too small to sustain their agricultural use if the land is: (a) Less than ten (10) acres in size in the case of prime agricultural land, or; (b) Less than forty (40) acres in size in the case of land which is not prime agricultural land. A subdivision of land subject to the Williamson Act, with parcels smaller than those herein specified, may be approved only under the special circumstances prescribed in Section 66474.4(b) of the Map Act.</p> <p><u>Supporting Analysis:</u> The project site is not subject to a Williamson Act contract.</p>
11	<p><u>Required Finding:</u> That, for a subdivision on land located in a State Responsibility Area or a Very High Fire Hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:</p> <p>i. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code.</p> <p>ii. Structural fire protection and suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or the Department of Forestry and Fire Protection by contract entered into Pursuant to Section 4133, 4142, or 4144 of these Public Resources Code; and</p> <p>iii. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code as interpreted and applied by the County Fire Marshal, and any applicable County ordinance.</p>
12	<p><u>Required Finding:</u> That, for the subdivision of land designated in the County General Plan as open space and located in a State Responsibility Area or a Very High Fire Hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:</p> <p>i. The subdivision is consistent with the open space purpose; and</p> <p>ii. If the subdivision would result in parcels that are forty (40) acres or smaller in size, those parcels are subject to a binding and recorded restriction prohibiting the development of a habitable, industrial, or commercial building or structure, while all other structures shall comply with defensible space requirements described in Government Code Section 51182 or Section 4291 of the Public Resources Code. Any later approval to remove the aforementioned binding restriction shall make the subdivision subject to the requirements of (11) above.</p> <p><u>Supporting Analysis:</u> The project site is not designated as open space in the County General Plan and is in a State Responsibility Area designated as a High Fire Hazard severity zone. The project has been reviewed and conditionally approved by the Woodside Fire Protection District</p>

B. ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15315, Class 15, relating to the division of property in urbanized areas zoned for residential use into four or fewer parcels. The project is in conformance with the applicable General Plan and Zoning Regulations, no variances or exceptions are requested, all services and access to the proposed parcels are available and compliant with local standards, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

C. REVIEWING AGENCIES

Building Inspection Section
California Water Service Company, Bear Gulch District
Department of Public Works
Drainage Section
Environmental Health Services
Geotechnical Section
Northwest Information Center at Sonoma State University
Parks Department
San Mateo Local Agency Formation Commission
Woodside Fire Protection District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Vicinity Map
- D. Tentative Map
- E. Preliminary Drawings
- F. Parkland In-Lieu Fee Worksheet
- G. Woodside Fire Protection District - Conditional Approval Letter

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2021-00232

Hearing Date: February 5, 2026

Prepared By: Luis Topete, Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15315, Class 15, relating to the division of property in urbanized areas zoned for residential use into four or fewer parcels. The project is in conformance with the applicable General Plan and Zoning Regulations, no variances or exceptions are requested, all services and access to the proposed parcels are available and compliant with local standards, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

For the Minor Subdivision, Find:

2. That the proposed map is consistent with applicable general and specific plans. See Section A.3.a.1 of the staff report for the supporting analysis.
3. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans. See Section A.3.a.2 of the staff report for the supporting analysis.
4. That the site is physically suitable for the type of development. See Section A.3.a.3 of the staff report for the supporting analysis.
5. That the site is physically suitable for the proposed density of development. See Section A.3.a.4 of the staff report for the supporting analysis.
6. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. See Section A.3.a.5 of the staff report for the supporting analysis.
7. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. See Section A.3.a.6 of the staff report for the supporting analysis.

8. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. See Section A.3.a.7 of the staff report for the supporting analysis.
9. That in this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the Advisory Agency to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. No alternate easements, for access or for use, are proposed or required as the design of the subdivision and proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
10. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The parcel is currently served by an Onsite Wastewater Treatment System (OWST) and each resultant parcel will be served by its own separate OWST. The San Mateo County Environmental Health Services has reviewed and conditionally approved the tentative OWTS plan proposed for the resultant parcels.
11. That the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("The Williamson Act") and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use. For purposes of this section, land shall be presumed to be in parcels too small to sustain their agricultural use if the land is: (a) Less than ten (10) acres in size in the case of prime agricultural land, or; (b) Less than forty (40) acres in size in the case of land which is not prime agricultural land. A subdivision of land subject to the Williamson Act, with parcels smaller than those herein specified, may be approved only under the special circumstances prescribed in Section 66474.4(b) of the Map Act. The project site is not subject to a Williamson Act contract.
12. That, for a subdivision on land located in a State Responsibility Area or a Very High Fire Hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:
 - a. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code.

- b. Structural fire protection and suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or the Department of Forestry and Fire Protection by contract entered into Pursuant to Section 4133, 4142, or 4144 of these Public Resources Code; and
 - c. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code as interpreted and applied by the County Fire Marshal, and any applicable County ordinance.
 - d. The project site is in a State Responsibility Area designated as a High Fire Hazard severity zone. The project has been reviewed and conditionally approved by the Woodside Fire Protection District.
13. That, for the subdivision of land designated in the County General Plan as open space and located in a State Responsibility Area or a Very High Fire Hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:
- a. The subdivision is consistent with the open space purpose; and
 - b. If the subdivision would result in parcels that are 40 acres or smaller in size, those parcels are subject to a binding and recorded restriction prohibiting the development of a habitable, industrial, or commercial building or structure, while all other structures shall comply with defensible space requirements described in Government Code Section 51182 or Section 4291 of the Public Resources Code. Any later approval to remove the aforementioned binding restriction shall make the subdivision subject to the requirements of (12) above.

The project site is not designated as open space in the County General Plan and is in a State Responsibility Area designated as a High Fire Hazard severity zone. The project has been reviewed and conditionally approved by the Woodside Fire Protection District.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

- 1. This approval only applies to the proposal, documents and plans described in this report, and submitted to and approved by the Zoning Hearing Officer on February 5, 2026. Modifications beyond those approved by the Zoning Hearing Officer will be subject to review and approval by the Director of Planning and Building and may require review at a public hearing. Minor modifications that are largely consistent with this approval may be approved at the discretion of the Director of Planning and Building.

2. This subdivision approval is valid for two years, during which time a parcel map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees prior to the expiration date.
3. Prior to recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees as required by County Subdivision Regulations, Section 7055.3. The fees shall be based upon the assessed value of the project parcel at the time of recordation and calculated as specified in Section 7055.3 of the Subdivision Regulations.
4. Prior to recordation of the parcel map, the applicant shall apply for a demolition permit to remove the existing residence and accessory buildings.
5. Prior to the issuance of a building permit for any demolition or future construction, the applicant shall provide an erosion and sediment control plan, which demonstrates how erosion will be mitigated during the construction period. The erosion control measures shall be in place at all times during construction.
6. The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - 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 application 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.
7. Any future development on this parcel will be subject to compliance with the zoning regulations in place at that time.
8. The project includes the removal of two significant trees, one 26-inch Black Oak and one multi-stemmed Yucca with two 10-inch trunks. In accordance with County requirements, each tree shall be replaced at a 1:1 ratio with a minimum 15-gallon specimen, and the removed oak tree shall be replaced with oak species. A tree replanting plan shall be submitted and implemented once approved by the County, prior to recordation of the Parcel Map.
9. All tree removals for non-subdivision required improvements will require a separate tree removal permit be applied for at the time when the tree removal is proposed.
10. The applicant shall adhere to the recommendations provided in the arborist report submitted for this project for maintaining the health and condition of the trees to remain.

Building Inspection Section

11. A building permit shall be applied for and issued prior to the start of any construction or demolition.

Geotechnical Section

12. At building permit application, the applicant's Geotechnical Engineer of Record shall prepare and submit a report providing their recommended design criteria for foundations, retaining walls, and seismic design in accordance with the currently adopted California Building Code. Further, they shall also provide recommendations for grading, drainage, and other geotechnically pertinent aspects for the proposed development. In addition to the report, the geotechnical engineer shall provide a separate plan review to ensure that the plans meet the engineer's recommendations.
13. Given that slope stability analysis provided is predicated on a maximum groundwater depth of 5 feet, the geotechnical engineer shall provide recommendations to ensure that groundwater cannot rise any higher than 5 feet.

Drainage Section

14. Project will comply with the County's Drainage Manual to prevent stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, 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 Planning and Building Department 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 Department of Public Works and Planning and Building Department for review and approval.
15. A final C.3 and C.6 Development Review Checklist, drainage analysis/drainage report, and drainage plan prepared by a registered Civil Engineer will be provided at the time of building permit submittal for each lot.
16. Project shall comply with all requirements of the Municipal Regional Stormwater National Pollution Discharge Elimination System (NPDES) Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Regulated Projects Guide for assistance in implementing LID measures at the site.
17. Design of stormwater treatment measures shall be consistent with technical guidance for the applicable type of stormwater measures provided in Chapter 6 of the C.3 Regulated Projects Guide.
18. No treatment measures (other than properly sealed and screened cisterns or rain barrels) shall have standing water more than five (5) days for vector control.

19. Biotreatment soil used in the bioretention areas and/or flow-through planters shall be in accordance with the biotreatment soil media specifications outlined in Appendix K of the C3 Regulated Project Guide. Applicant to submit biotreatment soil mix to County Drainage Staff prior to final of the building permit.
20. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Community Development Director) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control and HM measures according to the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property and/or made part of the CC&Rs.
21. Property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.
22. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.
23. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.
24. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems and runoff controls. A statement to that effect shall be made a part of the Maintenance Agreement and/or CC&Rs recorded for the property.
25. Property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.
26. Information regarding the proposed pervious pavement shall be provided on the plans during the building permit phase. If the soil subgrade is compacted more than 90%, the pervious pavement is considered an impervious surface and it will need to be demonstrated on the plans how that runoff is collected and treated on-site. If it is sloped greater than 5%, it is considered an impervious surface.
27. Project shall comply with the San Mateo County Drainage Manual and the C.3 Regulated Projects Guide.
28. The drainage easement shall be recorded prior to applying for a building permit.

29. Final Drainage Report will have information and provide calculations showing that the drainage/stormwater facilities meet the County's Peak Flow and Volume Requirement of collecting stormwater runoff from a 10-year, 1 hour storm event.
30. DRA 19. All vertical and horizontal setbacks for drainage facilities shall be met as described in the San Mateo County Drainage Manual, C.3 Regulated Projects Guide, and the San Mateo County Onsite Systems Manual.
31. Advisory Comment: Based on the information provided, this project is classified as a "C.3 Regulated" (Standard Review). This classification of project is required to have a comprehensive precise drainage plan and drainage report prepared by a California Registered Professional Civil Engineer (PE). Ensure to reference the SMCWPPP - San Mateo County Wide C.3 Regulated Projects Guide for requirements and Site Design Measures as well as the San Mateo County Drainage Manual.

San Mateo Local Agency Formation Commission (LAFCo)

32. If the project is later revised and proposes connecting to the West Bay Sanitary District sewer system, that will require action by both LAFCo and the West Bay Sanitary District to annex the properties into the District, prior to issuance of permit for such connection.

Parks Department

33. Each lot will require its independent tree removal application process and tree protection plan. The tree protection plan shall include, in addition to other County requirements, a tree data table identifying tree species, diameter (in inches) and reasons for removal (i.e., conflict with development, dead, advanced decay, likely to fail, etc.).

Department of Public Works

34. All work within the public right-of-way, including the access road in the ingress and egress easement, requires encroachment permits prior to start of work.
35. Improvements in common areas, including utilities, must be completed or secured with performance and payment bonds prior to Parcel Map recordation.
36. The project shall comply with the San Mateo County Drainage Policy and the San Mateo Countywide National Pollution Discharge Elimination System (NPDES) permit. Prior to the issuance of a building permit or planning permit (for Provision C3 Regulated Projects), the applicant shall submit a plan with construction details conforming with County standards, and a drainage analysis including narrative and calculations showing pre-development and post-development runoff onto and off of the parcel(s) demonstrating compliance with the Policy for review and approval by the Department of Public Works.

37. Prior to the issuance of a building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
38. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that "ingress and egress" easements exist providing for this access, prior to map recordation.
39. Prior to the issuance of a building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
40. The applicant shall submit a Parcel Map to the Department of Public Works County Surveyor for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all interdepartmental conditions have been met.
41. The applicant shall construct a private road including drainage facilities to serve the proposed lots of the subdivision in conformance with County Standards. Plans for the private road shall be stamped and signed by a Registered Civil Engineer and submitted to the Department of Public Works for review and approval prior to construction. Roadway grades shall not exceed 15% and the roadway design shall meet all the conditions of the appropriate Fire jurisdiction, including, but not limited to, adequate turnouts and turnarounds.
42. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.

Department of Public Works – County Surveyor

43. Any documents depicting existing parcel lines should bear the name and seal of a person authorized to practice land surveying. (Typically, a licensed land surveyor, or pre-1982 licensed Civil Engineer.)

California Water Service Company, Bear Gulch District

44. Installation of a backflow device is required if fire sprinklers are installed.
45. Prior to any digging in the roadway, call 811 "Call Before You Dig."

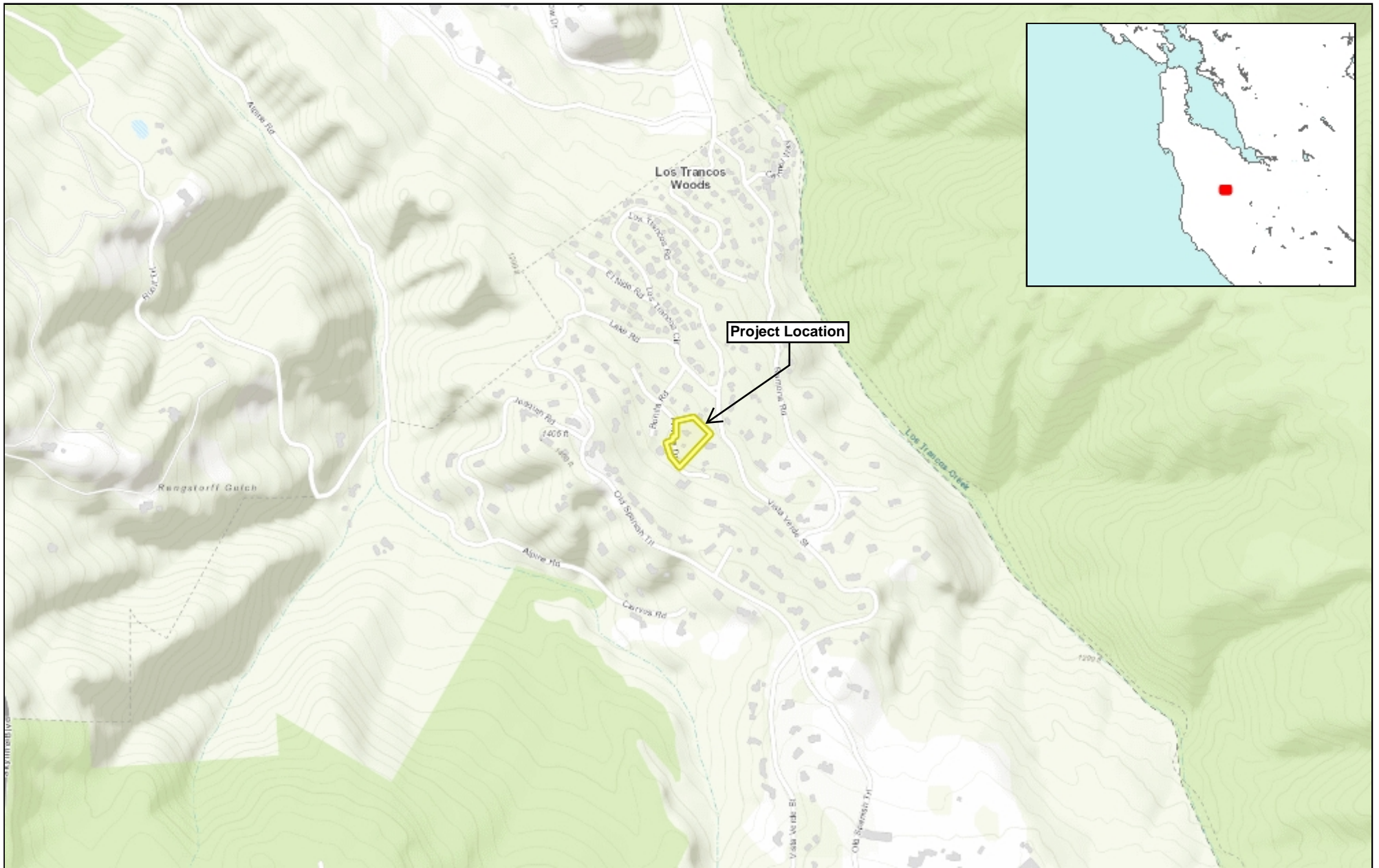
Woodside Fire Protection District

46. See Attachment G for the conditional approval letter from the Woodside Fire Protection District.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.48 0 0.24 0.48 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 15,343



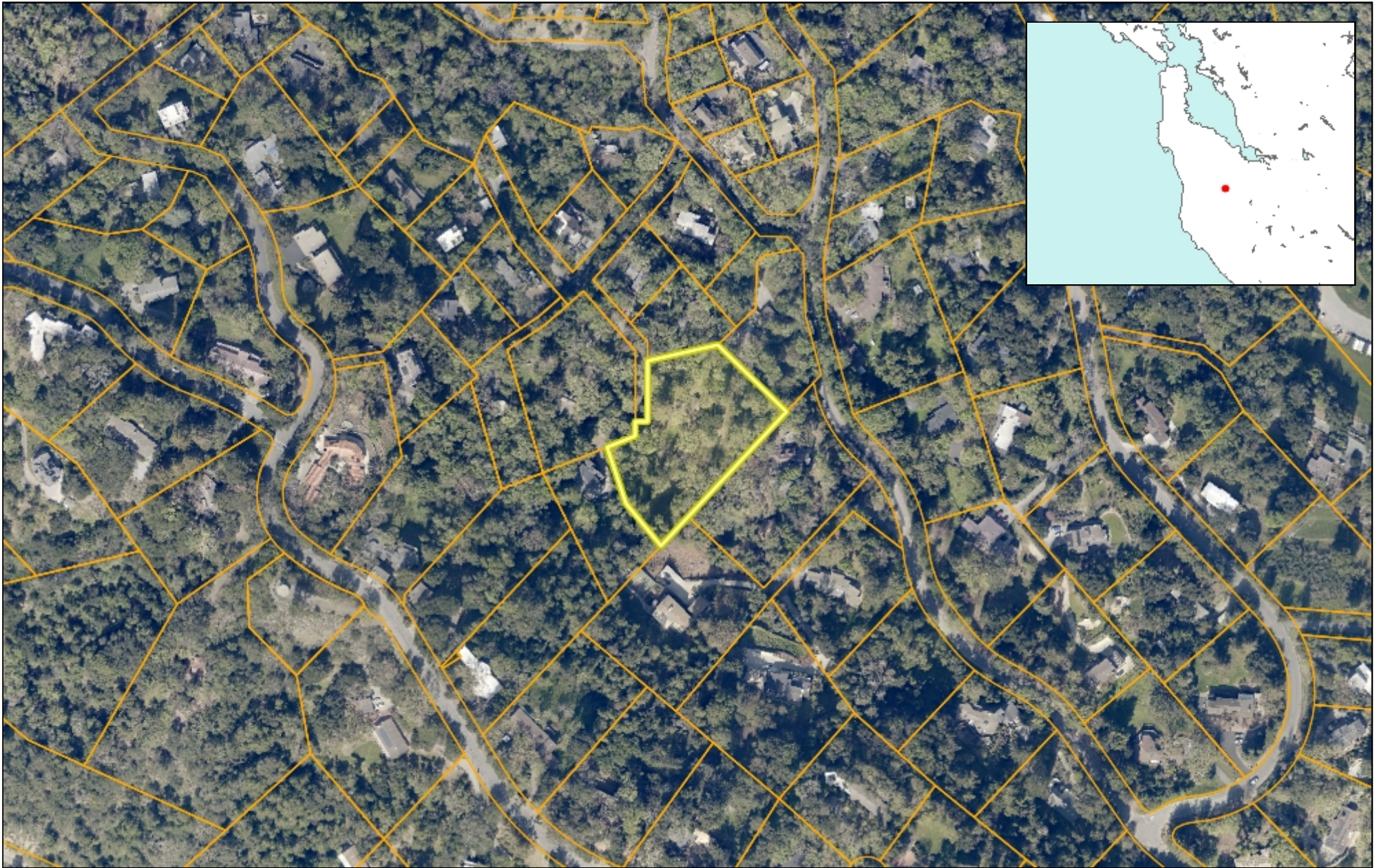
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



0.12 0 0.06 0.12 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:3,836



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 D

LINE NO.	LENGTH	DIRECTION
L1	9.69'	N22°20'37"W
L2	14.15'	N66°30'00"E
L3	7.99'	S40°01'17"W
L4	17.98'	N88°06'50"E
L5	42.73'	N01°52'23"W
L6	17.98'	S88°07'37"W
L7	30.00'	S88°07'37"W
L8	18.00'	S01°52'23"E
L9	30.00'	N88°07'37"E
L10	55.24'	N01°51'07"W
L11	0.56'	N04°42'49"W
L12	0.59'	N85°17'11"E
L13	0.81'	S41°38'43"W
L14	14.22'	N47°51'35"W
L15	20.00'	N42°08'25"E
L16	48.93'	N70°24'42"E
L17	47.91'	N75°53'47"E
L18	22.51'	S01°52'23"E
L19	42.09'	S75°53'47"W
L20	58.75'	S70°24'42"W
L21	28.00'	S42°08'25"W
L22	14.22'	N47°51'35"W
L23	28.00'	N42°08'25"E

CURVE NO.	LENGTH	RADIUS	DELTA
C1	1.19'	17.61'	3°51'40"
C2	8.36'	19.69'	24°19'05"
C3	62.83'	40.00'	90°00'00"
C4	62.80'	39.97'	90°01'09"

SUBDIVIDER STATEMENT:

- 1) OWNER / DEVELOPERS: MICHAEL SOKOLSKY AND SUSAN BLOCKSTEIN
734 OREGON AVENUE
SAN MATEO, CA 94402
- 2) APPLICANT NAME: SAME AS ABOVE
- 3) EXISTING USAGE: RESIDENTIAL
- 4) PROPOSED USAGE: RESIDENTIAL
- 5) EXISTING WELLS: NONE
- 6) FLOOD ZONE: ZONE X (AREA OF MINIMAL FLOODING)
PER PANEL 0681C08282E
- 7) STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORK
- 8) EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
- 9) WATER: CALIFORNIA WATER SERVICE COMPANY (BEAR GULCH DISTRICT)
- 10) FIRE PROTECTION: WOODSIDE FIRE PROTECTION DISTRICT / CAL FIRE
- 11) SANITARY SEWER: ON-SITE SEPTIC SYSTEM
- 12) POWER AND GAS: PACIFIC GAS AND ELECTRIC
- 13) TELEPHONE / CABLE: SBC / COMCAST
- 14) STREET TREES: NONE
- 15) EASEMENT: INGRESS/EGRESS, EMERGENCY VEHICLE ACCESS, PUBLIC UTILITY, DRAINAGE
- 16) CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS
- 17) ALL DIMENSIONS ARE APPROXIMATE
- 18) NO NEW STREET NAME - REUSE
- 19) TREES ARE PROPOSED FOR REMOVAL WITH THIS APPLICATION

EXISTING TREES TO BE REMOVED:

(#19) 23"	SEQUOIA
(#22) 9.8"12.8"	PINE
(#23) 18"20"	PINE
(#25) 29.5"	PINE
(#27) 13"	PINE
(#47) 54"	OAK
(#50) 21.2"	OAK
(#57) 15"	BAY
(#60) 24.7"	OAK
(#63) 30.3"	REDWOOD
(#64) 26.6"	OAK

SEE ARBORIST REPORT FOR ADDITIONAL TREE SPECIFICATIONS AND INFORMATION

PROPOSED SITE DEVELOPMENT INFORMATION

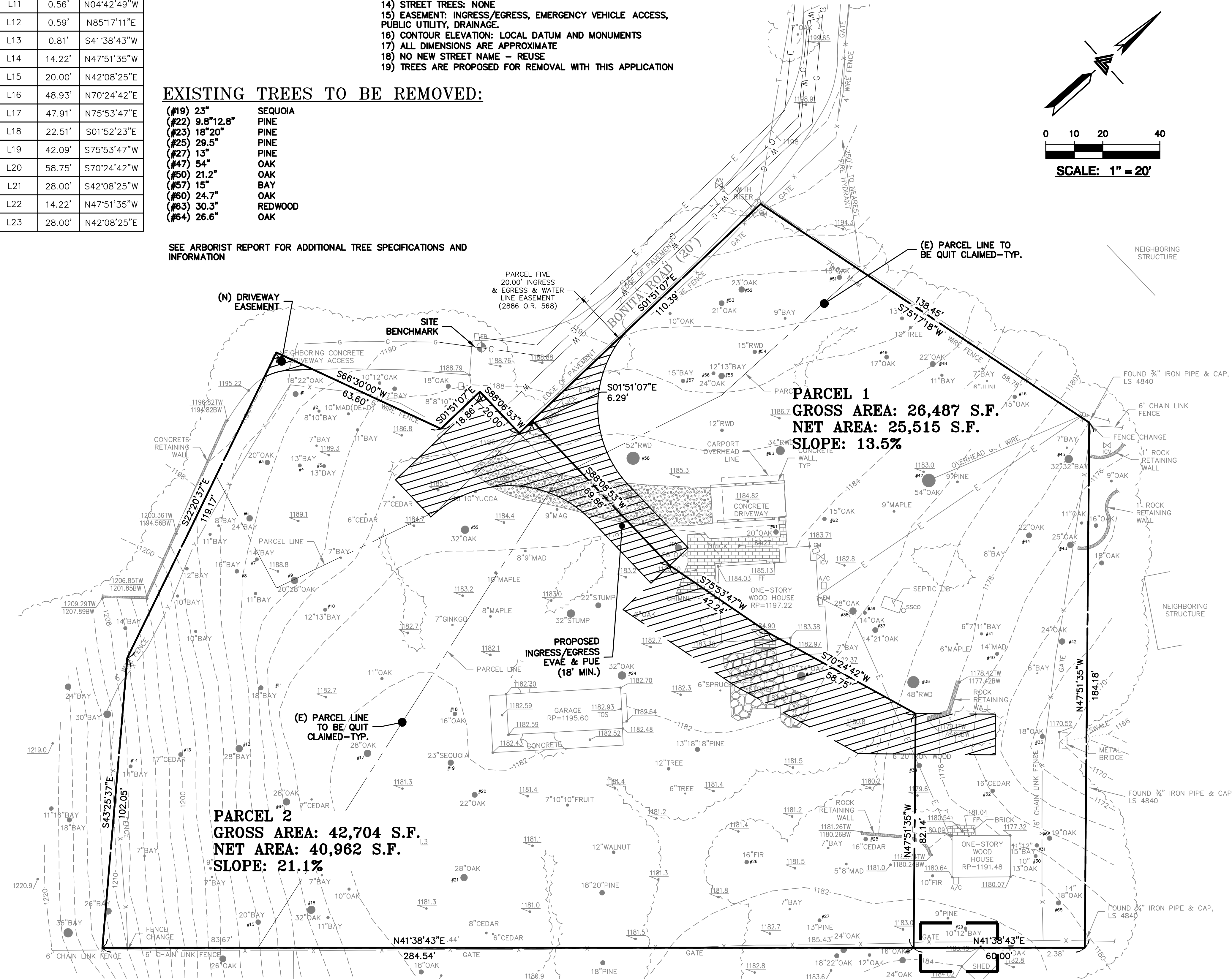
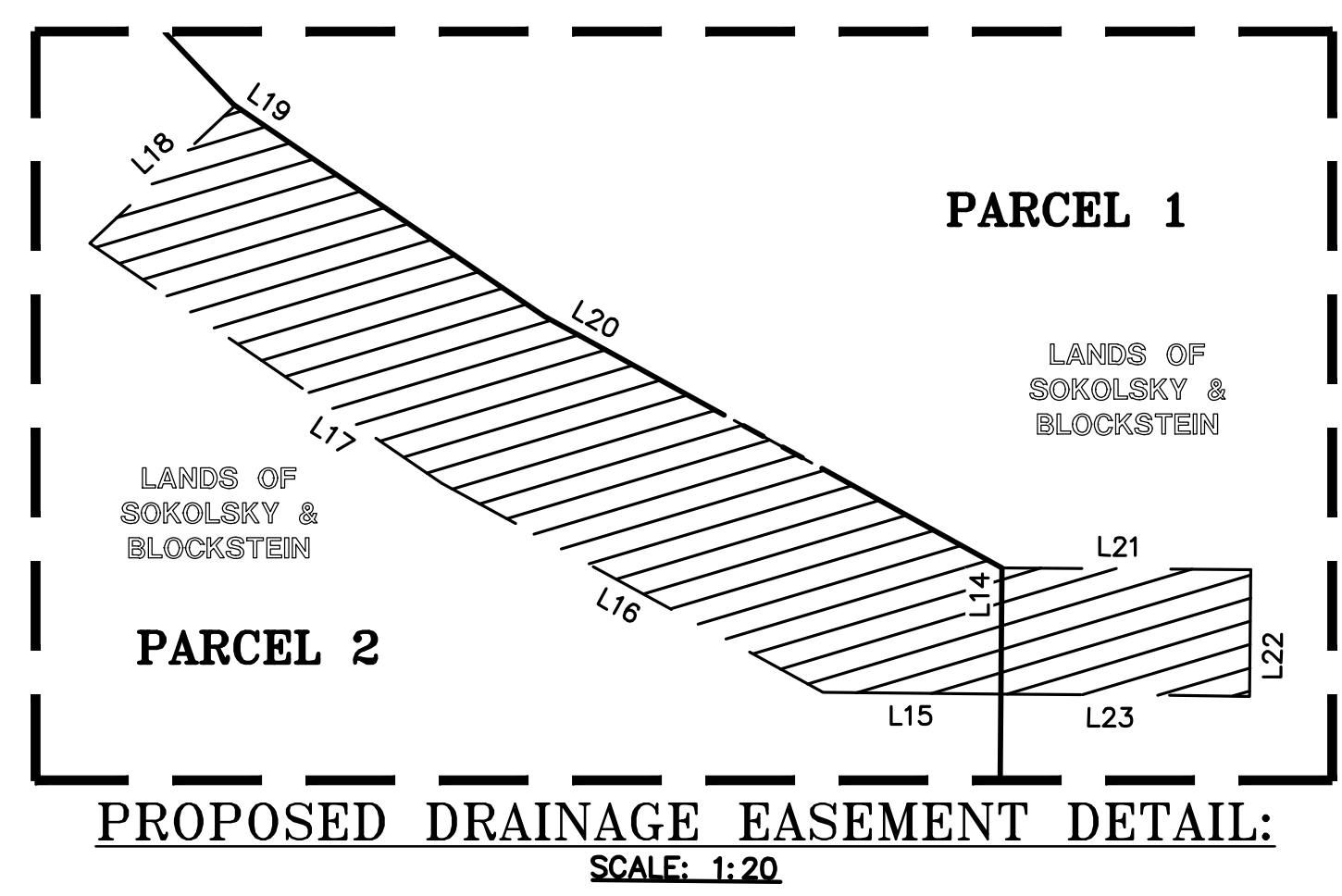
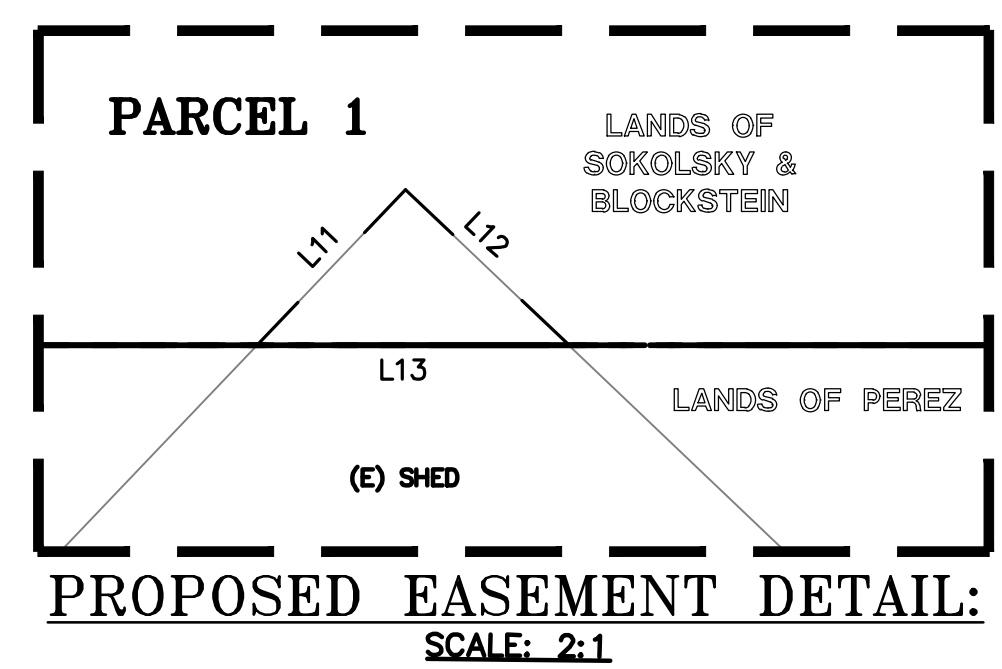
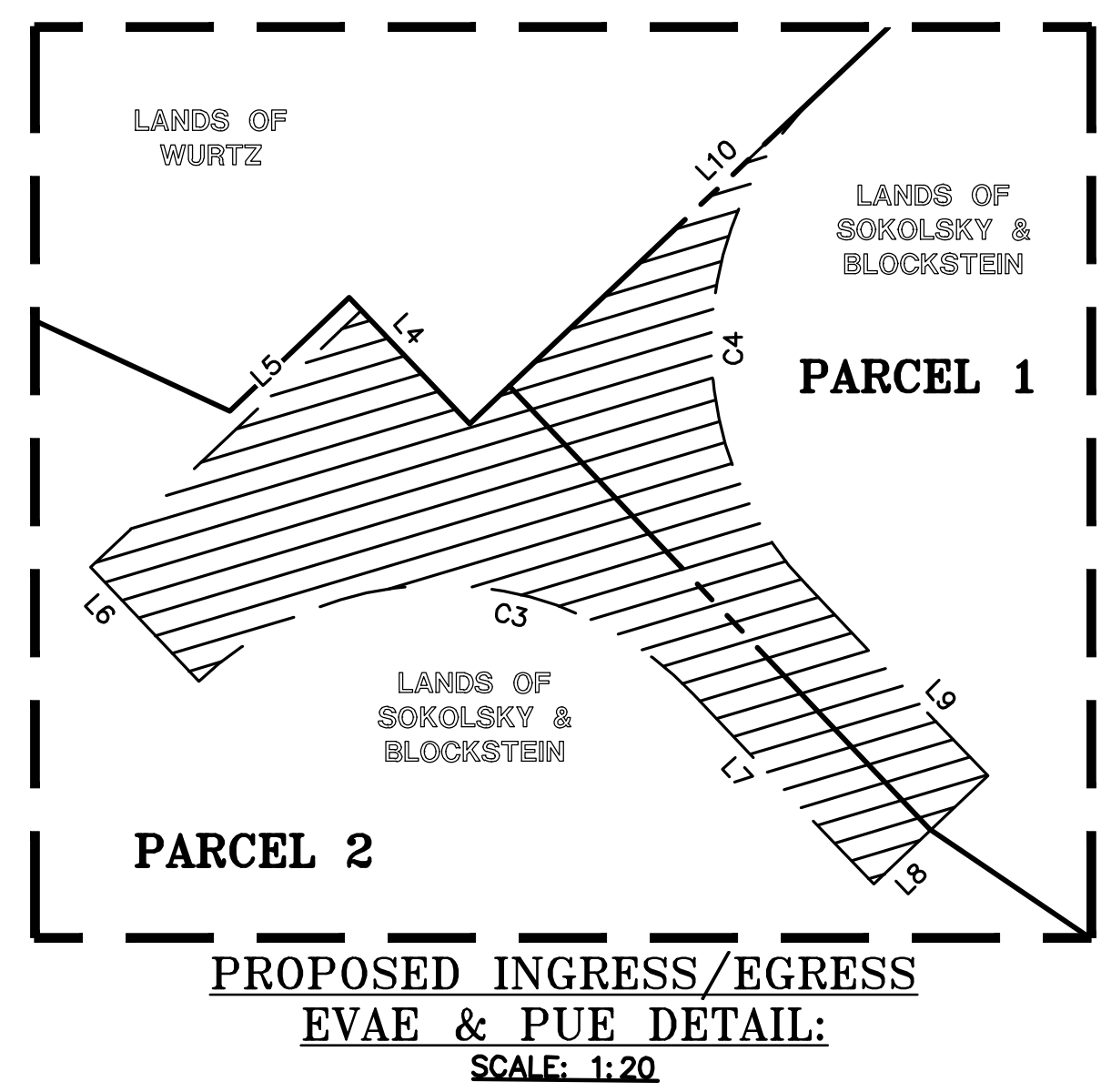
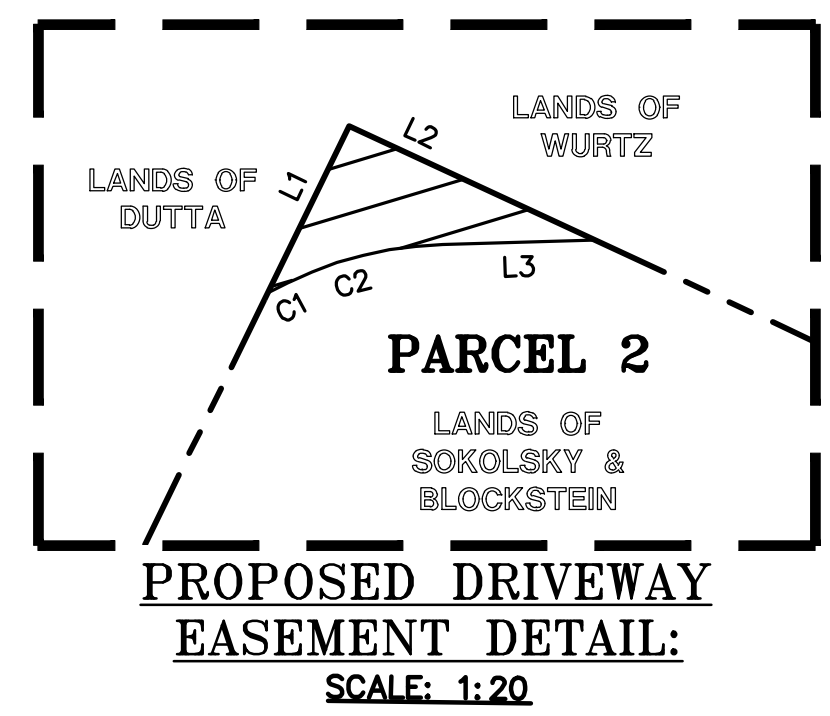
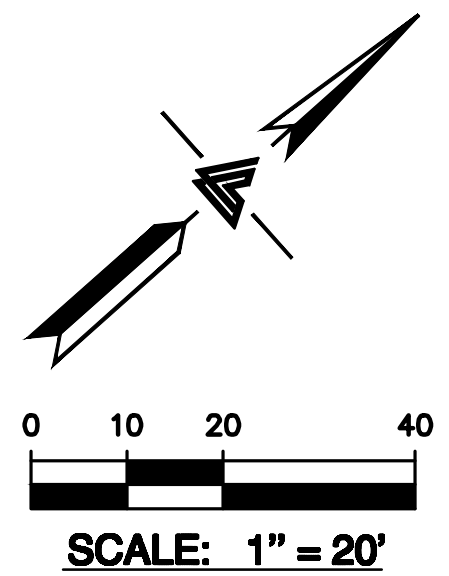
- PARCEL 1:
 ZONING: R1/S-108
 PROPOSED USE: RESIDENTIAL
 AREA (GROSS): 0.608 ACRES (26,487 S.F.)
 AREA (NET*): 0.577 ACRES (25,117 S.F.)
 AVERAGE SLOPE: 13.5%**
- PARCEL 2:
 ZONING: R1/S-108
 PROPOSED USE: RESIDENTIAL
 AREA (GROSS): 0.980 ACRES (42,704 S.F.)
 AREA (NET): 0.888 ACRES (38,703 S.F.)
 AVERAGE SLOPE: 21.1%**

* NET AREA EXCLUDES PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT & STORM DRAIN EASEMENT.

** AVERAGE SLOPE CALCULATION IS SLOPE OF PROPERTY BASED ON NET AREA.

EXISTING SITE DEVELOPMENT INFORMATION

- ORIGINAL PARCEL ZONING: R1-S-108
 PROPOSED USE: RESIDENTIAL
 AREA (GROSS): 1.588 ACRES (69,191 S.F.)
 AREA (NET): 1.500 ACRES (65,287 S.F.)



SEE EASEMENT DETAIL ON RIGHT



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 REGIONAL OFFICES:
 MAIN OFFICE: 1000 CALIFORNIA BLVD, WEST
 PORTOLA VALLEY, CALIFORNIA 94545
 (510) 887-4086
 WWW.LEABRAZE.COM

SOKOLSKY SUBDIVISION
245 BONITA ROAD
PORTOLA VALLEY, CALIFORNIA
 UNINCORPORATED SAN MATEO COUNTY
 APN: 080-060-280

TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY
1	PERMIT MOD	06-15-22	WA
2	PLAN CHECK	09-02-22	WA
3	FIRE COMMENTS	07-17-23	KT
4	PLAN CHECK	11-03-25	KT
-	REVISIONS		BY

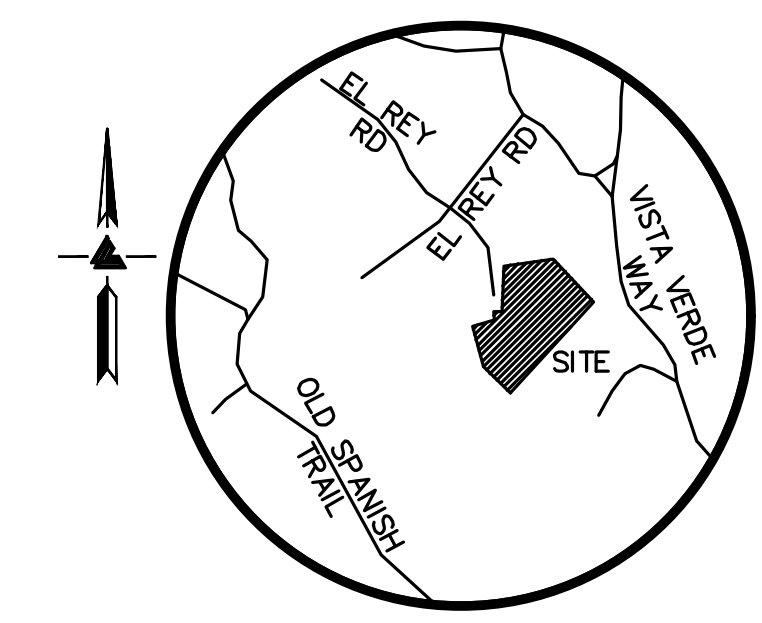
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 DATE: 06-04-21
 SCALE: AS NOTED
 DESIGN BY: WA
 CHECKED BY: DY
 SHEET NO:
TM-2
 02 OF 14 SHEETS



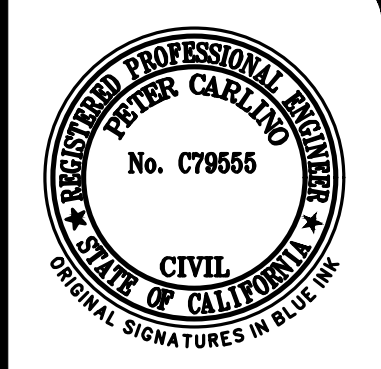
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

SOKOLSKY SUBDIVISION 245 BONITA ROAD PORTOLA VALLEY, CALIFORNIA (UN-INCORPORATED)



VICINITY MAP
NO SCALE



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
DUBLIN, CALIFORNIA 94568
SAN JOSE, CALIFORNIA 95128
(510) 887-4086
WWW.LEABRAZE.COM

SOKOLSKY SUBDIVISION
245 BONITA ROAD
PORTOLA VALLEY, CALIFORNIA
UNINCORPORATED SAN MATEO COUNTY
APN: 080-060-280

TITLE SHEET

PERMIT MOD	WA
06-15-22	
PLAN CHECK	WA
09-02-22	
FIRE COMMENTS	KT
07-17-25	
PLAN CHECK	KT
11-03-25	
REVISIONS	BY
JOB NO:	2201056
DATE:	06-04-21
SCALE:	AS NOTED
DESIGN BY:	WA
CHECKED BY:	DY
SHEET NO:	
TM-1	
01 OF 14 SHEETS	

ABBREVIATIONS

AB	AGGREGATE BASE	LNDG	LANDING
AC	ASPHALT CONCRETE	LF	LINEAL FEET
ACC	ACCESSIBLE	L	LENGTH
AD	AREA DRAIN	LNDG	LANDING
BC	BEGINNING OF CURVE	LF	LINEAL FEET
B & D	BEARING & DISTANCE	MAX	MAXIMUM
BM	BENCHMARK	MH	MANHOLE
BW/FG	BOTTOM OF WALL/FINISH GRADE	MIN	MINIMUM
CB	CATCH BASIN	MON.	MONUMENT
C & G	CURB AND GUTTER	(N)	NEW
CL	CENTER LINE	NO.	NUMBER
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	NTS	NOT TO SCALE
CO	CLEANOUT	O.C.	ON CENTER
CONC	CONCRETE	O/	OVER
CONST	CONSTRUCT or -TION	(PA)	PLANTING AREA
CONC COR	CONCRETE CORNER	PE	PEDESTRIAN
CY	CUBIC YARD	PIV	POST INDICATOR VALVE
D	DIAMETER	PSS	PUBLIC SERVICES EASEMENT
DI	DROP INLET	R	PROPERTY LINE
DIP	DUCTILE IRON PIPE EACH	PP	POWER POLE
EA	EACH	PUC	PUBLIC UTILITY EASEMENT
EG	END OF CURVE	PVC	POLYVINYL CHLORIDE
EL	ELEVATIONS	R	RADIUS
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
EQ	EQUIPMENT	RIM	RIM ELEVATION
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	RW	RAINWATER
EW	EACH WAY	R/W	RIGHT OF WAY
(E)	EXISTING	S	SLOPE
FC	FACE OF CURB	SAN	SANITARY
FF	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT	SHT	SHEET
FL	FLOW LINE	SPEC	SPECIFICATION
FS	FINISHED SURFACE	SS	SANITARY SEWER
G	GAS	SSMH	SANITARY SEWER MANHOLE
GA	GAGE OR GAUGE	ST	STREET
GB	GRADE BREAK	STA	STATION
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	STD	STANDARD
HORIZ	HORIZONTAL	STRUCT	STRUCTURAL
HI PT	HIGH POINT	T	TELEPHONE
H&T	HUB & TACK	TC	TOP OF CURB
ID	INSIDE DIAMETER	TEMP	TEMPORARY
IEE	INGRESS/EGRESS EASEMENT	TP	TOP OF PAVEMENT
INV	INVERT ELEVATION	TW/FG	TOP OF WALL/FINISH GRADE
JB	JUNCTION BOX	TYP	TYPICAL
JT	JOINT TRENCH	VC	VERTICAL CURVE
JP	JOINT UTILITY POLE	VCP	VITRIFIED CLAY PIPE
		VERT	VERTICAL
		W/	WITH
		W, WL	WATER LINE
		WM	WATER METER

LEGEND

PROPOSED	DESCRIPTION
---	BOUNDARY
---	PROPERTY LINE
---	RETAINING WALL
---	LANDSCAPE RETAINING WAL
---	SUBDRAIN LINE
---	TIGHTLINE
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
P	PRESSURE LINE
JT	JOINT TRENCH
---	SET BACK LINE
---	CONCRETE VALLEY GUTTER
---	SWALE FLOW DIRECTION
CB	CATCH BASIN
JB	JUNCTION BOX
AD	AREA DRAIN
AD	SQUARE AREA DRAIN
AD	CURB INLET
SDMH	STORM DRAIN MANHOLE
SSMH	FIRE HYDRANT
SSMH	SANITARY SEWER MANHOLE
222.57 INV	STREET SIGN
99	SPOT ELEVATION
104	FLOW DIRECTION
200	DEMOLISH/REMOVE
XX	PARKING STALL NUMBER
XX	BENCHMARK
XX	CONTOURS
XX	TREE TO BE REMOVED

COUNTY OF SAN MATEO/ CAL FIRE NOTES

- THE RESIDENCE WILL REQUIRE AN NFPA 13D AUTOMATIC FIRE SPRINKLER SYSTEM.
- THE BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM. A 3-HEAD CALCULATION WILL BE PROVIDED FOR EACH BUILDING.
- ADDRESS NUMBERS ASSIGNED BY THE PLANNING AND BUILDING DIVISION SHALL BE POSTED ON ALL DWELLING UNITS AND COMMERCIAL STRUCTURES. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4" IN HEIGHT, 3" STROKE, ON A CONTRASTING BACKGROUND. ADDRESS NUMBERS AND DIRECTIONAL SIGNS MAY BE REQUIRED AT THE ENTRANCE TO THE DRIVEWAY/ACCESS ROAD, ROAD FORKS, AND INTERSECTIONS. WHEN LOCATED ON THE STREET THE NUMBERS SHALL BE VISIBLE FROM EACH DIRECTION OF TRAVEL. 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.
- SMOKE ALARMS ARE REQUIRED IN ALL BEDROOMS, IN HALLS SERVING BEDROOMS. SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.
- THE BUILDING IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE AND WILL REQUIRE A CLASS A ROOF.

SUBDIVIDER STATEMENT:

- OWNER / DEVELOPERS:
MICHAEL SOKOLSKY AND SUSAN BLOCKSTEIN
734 OREGON AVENUE
SAN MATEO, CA 94402
- APPLICANT NAME: SAME AS ABOVE
- EXISTING USAGE: RESIDENTIAL
- PROPOSED USAGE: RESIDENTIAL
- EXISTING WELLS: NONE
- FLOOD ZONE: ZONE X (AREA OF MINIMAL FLOODING)
PER PANEL 0681C08282E
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORK
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- SANITARY SEWER: ON-SITE SEPTIC SYSTEM
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE / CABLE: SBC / COMCAST
- STREET TREES: NONE
- EASEMENT: INGRESS/EGRESS, EMERGENCY VEHICLE ACCESS, PUBLIC UTILITY, DRAINAGE.
- CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS
- ALL DIMENSIONS ARE APPROXIMATE
- NO NEW STREET NAME - REUSE
- TREES ARE PROPOSED FOR REMOVAL WITH THIS APPLICATION

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	5	5
FILL	225	225
IMPORT		220

NOTE:

GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

SHEET INDEX

TM-1	TITLE SHEET
TM-2	TENTATIVE MAP
TM-3	EXISTING PAVED AREA
TM-4	PROPOSED PAVED AREA
TM-5	CONCEPTUAL DEVELOPMENT PLAN
TM-6	CONCEPTUAL DRIVEWAY PROFILE
TM-7	CONCEPTUAL STORMWATER CONTROL PLAN
TM-8	CONCEPTUAL STORMWATER CONTROL DETAILS
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL NOTES
ER-3	EROSION CONTROL DETAILS
SW-1	STORMWATER POLLUTION PREVENTION PLAN
FE-1	CONCEPTUAL FIRE TRUCK TURNAROUND EXHIBIT
TS-1	SITE ANALYSIS & TREE SURVEY
SU1	TOPOGRAPHIC SURVEY

OWNER INFORMATION

OWNER: MICHAEL SOKOLSKY AND SUSAN BLOCKSTEIN
734 OREGON AVENUE
SAN MATEO, CA 94402

APN: 080-060-280

REFERENCES

- THIS TENTATIVE MAP IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED: "TOPOGRAPHIC SURVEY" 245 BONITA ROAD PORTOLA VALLEY, CA DATED: 01-29-20 UPDATED: 01-21-21 JOB# 2190442
 - GEOTECHNICAL REPORT BY STEVEN F. CONNELLY, C.E.G. ENTITLED: "ENGINEERING GEOLOGIC INVESTIGATION" 245 BONITA ROAD PORTOLA VALLEY, CA DATED: 01-13-21 JOB# 2102
 - SEPTIC PLANS BY S.R. HARTSELL, R.E.H.S. ENTITLED: "ONSITE SYSTEMS FOR PROPOSED NEW DWELLINGS" 245 BONITA ROAD PORTOLA VALLEY, CA DATED: 05-17-25
 - ARBORIST REPORT BY ADVANCED TREE CARE ENTITLED: "245 BONITA ROAD" 245 BONITA ROAD PORTOLA VALLEY, CA DATED: 08-24-20 REVISED REPORT DATED: 03-09-21
 - GEOTECH REVIEW BY ALAN KROPP & ASSOCIATES INC., ENTITLED: "PEER REVIEW ANALYSIS" DATED: 05-24-24
 - GEOTECH/GEOLOGICAL ANALYSIS BY ALAN KROPP & ASSOCIATES INC., ENTITLED: "SUPPLEMENTAL INFORMATION" DATED: 01-24-25

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

EXISTING TREES TO BE REMOVED:

(#19) 23"	SEQUOIA
(#22) 9.8"12.8"	PINE
(#23) 18"20"	PINE
(#25) 29.5"	PINE
(#27) 13"	PINE
(#47) 54"	OAK
(#50) 21.2"	OAK
(#57) 15"	BAY
(#60) 24.7"	OAK
(#63) 30.3"	REDWOOD
(#64) 26.6"	OAK

SEE ARBORIST REPORT FOR ADDITIONAL TREE SPECIFICATIONS AND INFORMATION

EXISTING SITE DEVELOPMENT INFORMATION

ORIGINAL PARCEL	ZONING: R1-S-108
PROPOSED USE:	RESIDENTIAL
AREA (GROSS):	1.588 ACRES 69,191 S.F.
AREA (NET):	1.500 ACRES (65,287 S.F.)

PROPOSED SITE DEVELOPMENT INFORMATION

PARCEL 1:	ZONING: R1/S-108
PROPOSED USE:	RESIDENTIAL
AREA (GROSS):	0.808 ACRES (26,487 S.F.)
AREA (NET)*:	0.577 ACRES (25,117 S.F.)
AVERAGE SLOPE:	13.5%**
PARCEL 2:	ZONING: R1/S-108
PROPOSED USE:	RESIDENTIAL
AREA (GROSS):	0.980 ACRES (42,704 S.F.)
AREA (NET):	0.888 ACRES (38,703 S.F.)
AVERAGE SLOPE:	21.1%**

* NET AREA EXCLUDES PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT & STORM DRAIN EASEMENT.

** AVERAGE SLOPE CALCULATION IS SLOPE OF PROPERTY BASED ON NET AREA.

LINE NO.	LENGTH	DIRECTION
L1	9.69'	N22°20'37"W
L2	14.15'	N66°30'00"E
L3	7.99'	S40°01'17"W
L4	17.98'	N88°06'50"E
L5	42.73'	N01°52'23"W
L6	17.98'	S88°07'37"W
L7	30.00'	S88°07'37"W
L8	18.00'	S01°52'23"E
L9	30.00'	N88°07'37"E
L10	55.24'	N01°51'07"W
L11	0.56'	N04°42'49"W
L12	0.59'	N85°17'11"E
L13	0.81'	S41°38'43"W
L14	14.22'	N47°51'35"W
L15	20.00'	N42°08'25"E
L16	48.93'	N70°24'42"E
L17	47.91'	N75°53'47"E
L18	22.51'	S01°52'23"E
L19	42.09'	S75°53'47"W
L20	58.75'	S70°24'42"W
L21	28.00'	S42°08'25"W
L22	14.22'	N47°51'35"W
L23	28.00'	N42°08'25"E

CURVE NO.	LENGTH	RADIUS	DELTA
C1	1.19'	17.61'	3°51'40"
C2	8.36'	19.69'	24°19'05"
C3	62.83'	40.00'	90°00'00"
C4	62.80'	39.97'	90°01'09"

SUBDIVIDER STATEMENT:

- 1) OWNER / DEVELOPERS: MICHAEL SOKOLSKY AND SUSAN BLOCKSTEIN
734 OREGON AVENUE
SAN MATEO, CA 94402
- 2) APPLICANT NAME: SAME AS ABOVE
- 3) EXISTING USAGE: RESIDENTIAL
- 4) PROPOSED USAGE: RESIDENTIAL
- 5) EXISTING WELLS: NONE
- 6) FLOOD ZONE: ZONE X (AREA OF MINIMAL FLOODING)
PER PANEL 0681C08282E
- 7) STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORK
- 8) EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
- 9) WATER: CALIFORNIA WATER SERVICE COMPANY (BEAR GULCH DISTRICT)
- 10) FIRE PROTECTION: WOODSIDE FIRE PROTECTION DISTRICT / CAL FIRE
- 11) SANITARY SEWER: ON-SITE SEPTIC SYSTEM
- 12) POWER AND GAS: PACIFIC GAS AND ELECTRIC
- 13) TELEPHONE / CABLE: SBC / COMCAST
- 14) STREET TREES: NONE
- 15) EASEMENT: INGRESS/EGRESS, EMERGENCY VEHICLE ACCESS, PUBLIC UTILITY, DRAINAGE
- 16) CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS
- 17) ALL DIMENSIONS ARE APPROXIMATE
- 18) NO NEW STREET NAME - REUSE
- 19) TREES ARE PROPOSED FOR REMOVAL WITH THIS APPLICATION

EXISTING TREES TO BE REMOVED:

(#19) 23"	SEQUOIA
(#22) 9.8"12.8"	PINE
(#23) 18"20"	PINE
(#25) 29.5"	PINE
(#27) 13"	PINE
(#47) 54"	OAK
(#50) 21.2"	OAK
(#57) 15"	BAY
(#60) 24.7"	OAK
(#63) 30.3"	REDWOOD
(#64) 26.6"	OAK

SEE ARBORIST REPORT FOR ADDITIONAL TREE SPECIFICATIONS AND INFORMATION

PROPOSED SITE DEVELOPMENT INFORMATION

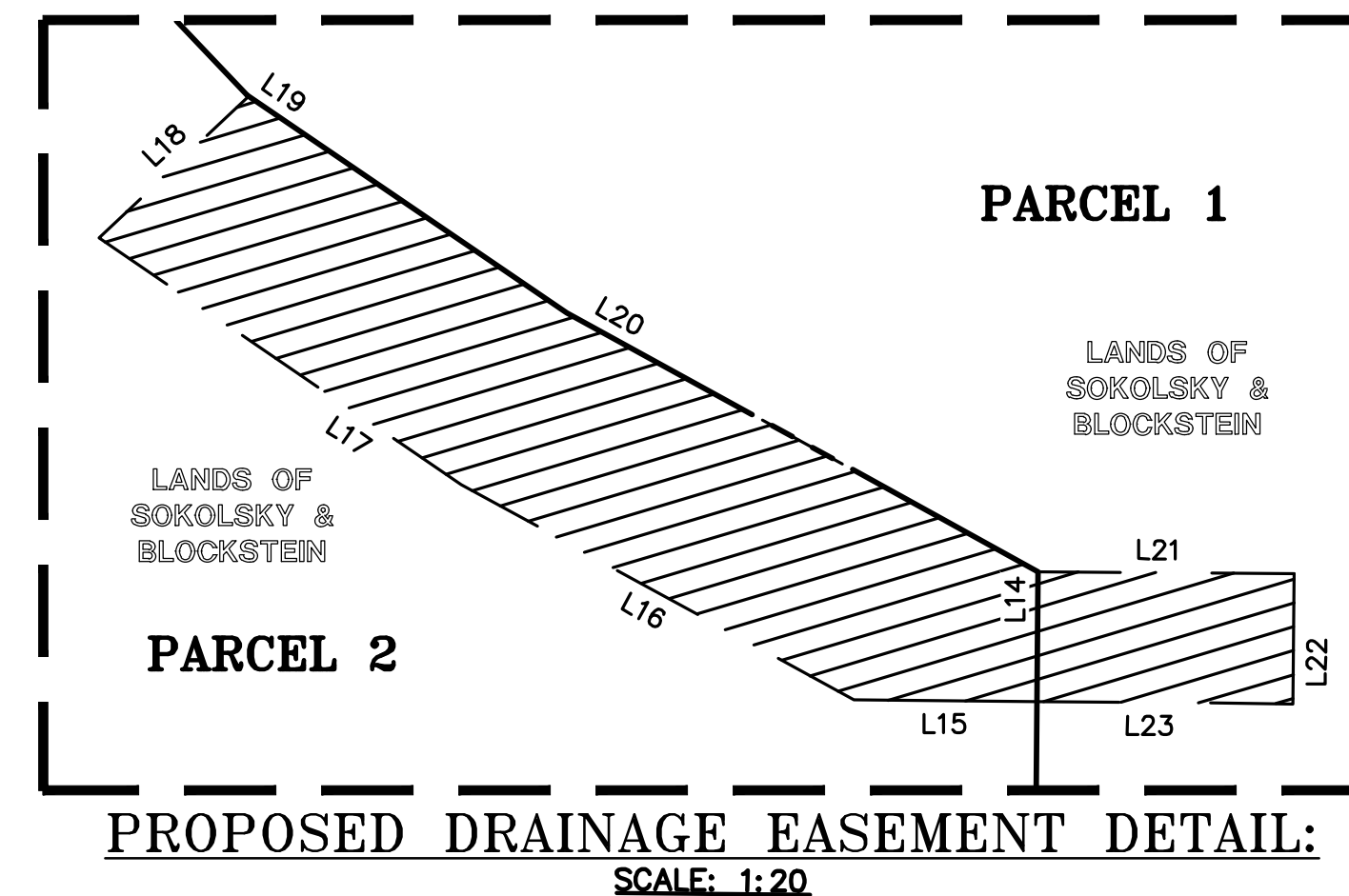
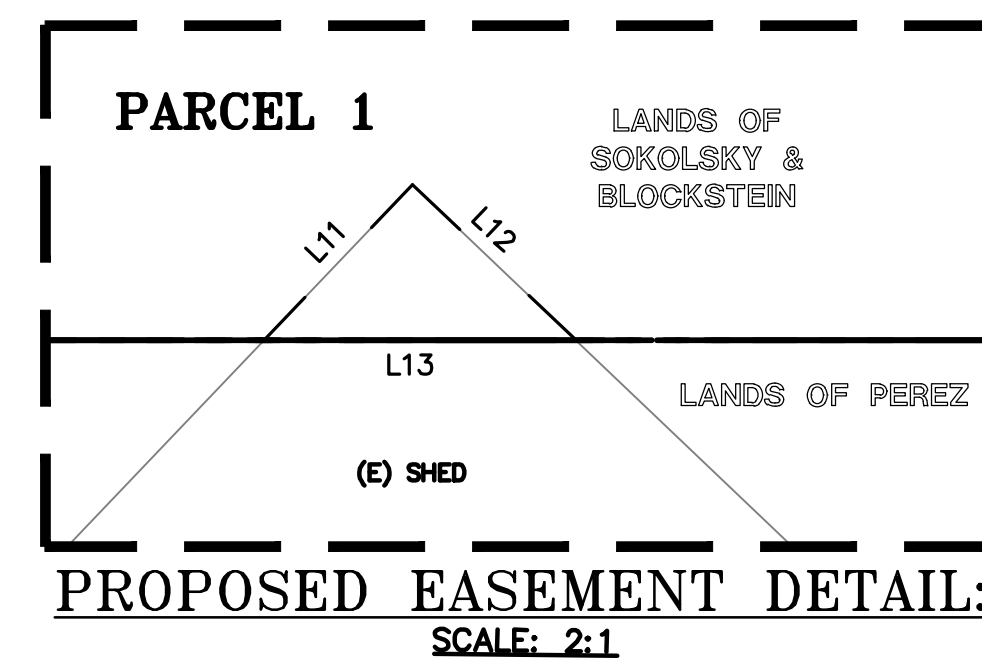
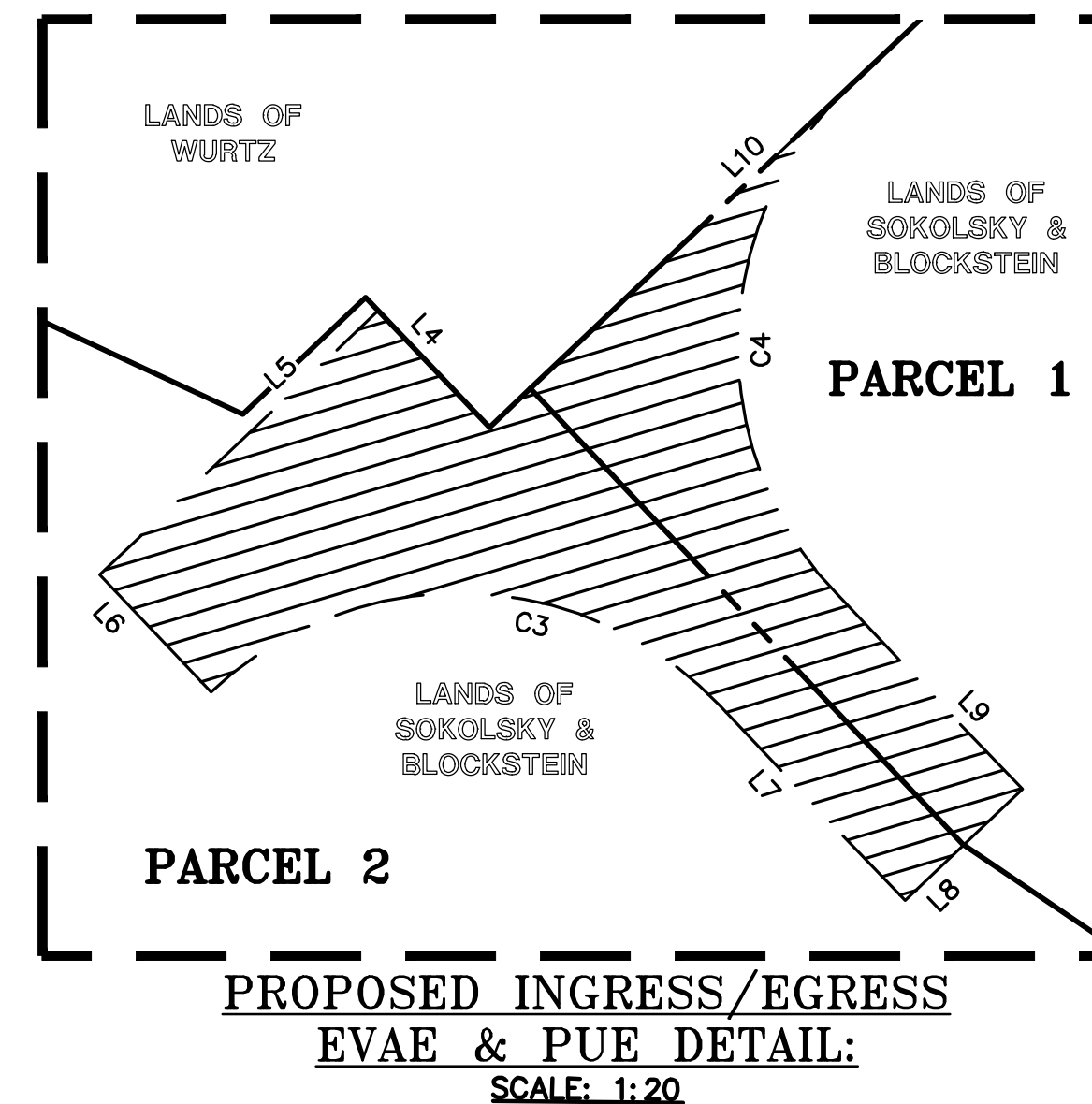
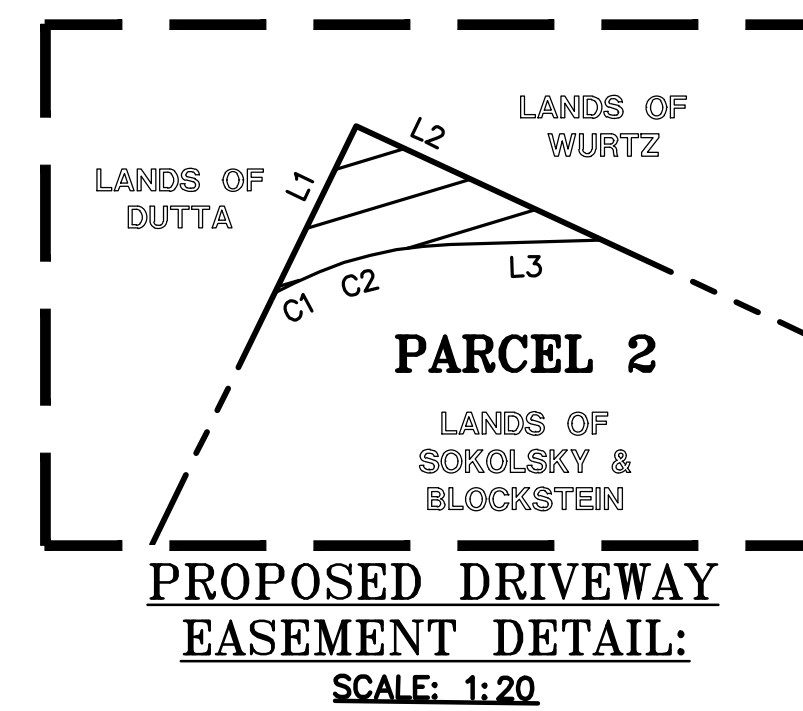
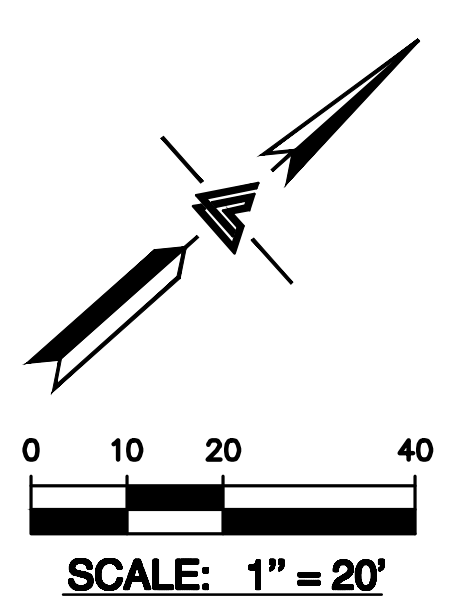
- PARCEL 1:
 ZONING: R1/S-108
 PROPOSED USE: RESIDENTIAL
 AREA (GROSS): 0.608 ACRES (26,487 S.F.)
 AREA (NET*): 0.577 ACRES (25,117 S.F.)
 AVERAGE SLOPE: 13.5%**
- PARCEL 2:
 ZONING: R1/S-108
 PROPOSED USE: RESIDENTIAL
 AREA (GROSS): 0.980 ACRES (42,704 S.F.)
 AREA (NET): 0.888 ACRES (38,703 S.F.)
 AVERAGE SLOPE: 21.1%**

* NET AREA EXCLUDES PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT & STORM DRAIN EASEMENT.

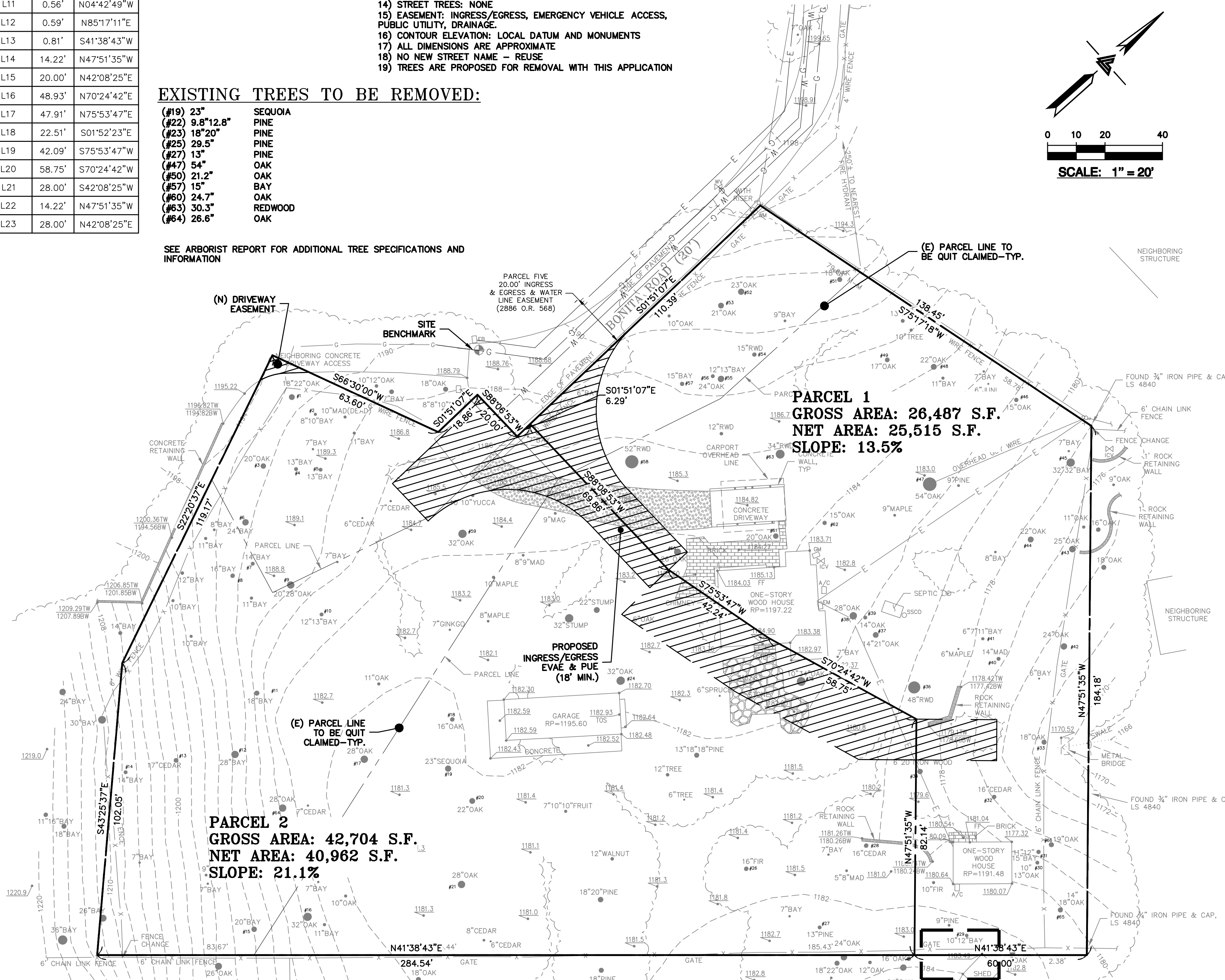
** AVERAGE SLOPE CALCULATION IS SLOPE OF PROPERTY BASED ON NET AREA.

EXISTING SITE DEVELOPMENT INFORMATION

- ORIGINAL PARCEL ZONING: R1-S-108
 PROPOSED USE: RESIDENTIAL
 AREA (GROSS): 1.588 ACRES (69,191 S.F.)
 AREA (NET): 1.500 ACRES (65,287 S.F.)



SEE EASEMENT DETAIL ON RIGHT



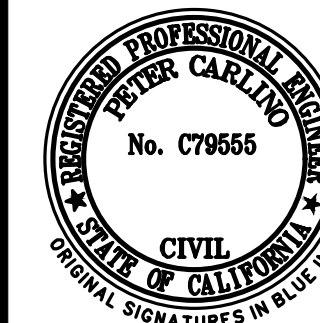
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 REGIONAL OFFICES:
 MAIN OFFICE: 1000 CALIFORNIA BLVD, SUITE 100, DUBLIN, CALIFORNIA 94568
 SAN JOSE OFFICE: 1000 CALIFORNIA BLVD, SUITE 100, SAN JOSE, CALIFORNIA 95128
 (510) 887-4086
 WWW.LEABRAZE.COM

SOKOLSKY SUBDIVISION
245 BONITA ROAD
PORTOLA VALLEY, CALIFORNIA
 UNINCORPORATED SAN MATEO COUNTY
 APN: 080-060-280

TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY
1	PERMIT MOD	06-15-22	WA
2	PLAN CHECK	09-02-22	WA
3	FIRE COMMENTS	07-17-23	KT
4	PLAN CHECK	11-03-25	KT
-	REVISIONS		BY

JOB NO: 2201056
 DATE: 06-04-21
 SCALE: AS NOTED
 DESIGN BY: WA
 CHECKED BY: DY
 SHEET NO:



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SOKOLSKY SUBDIVISION
245 BONITA ROAD
PORTOLA VALLEY, CALIFORNIA
 UNINCORPORATED SAN MATEO COUNTY
 APN: 080-060-280

EXISTING PAVED
AREA EXHIBIT

1	PERMIT MOD	WA
06-15-22		
2	PLAN CHECK	WA
09-02-22		
3	FIRE COMMENTS	KT
07-17-23		
4	PLAN CHECK	KT
11-03-25		

REVISIONS BY

JOB NO: 2201056

DATE: 06-04-21

SCALE: AS NOTED

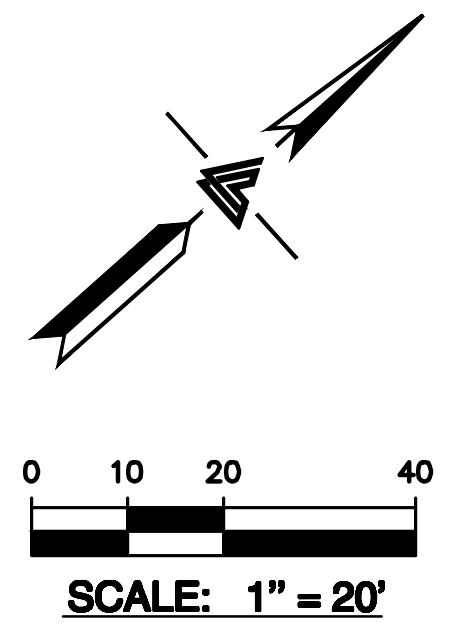
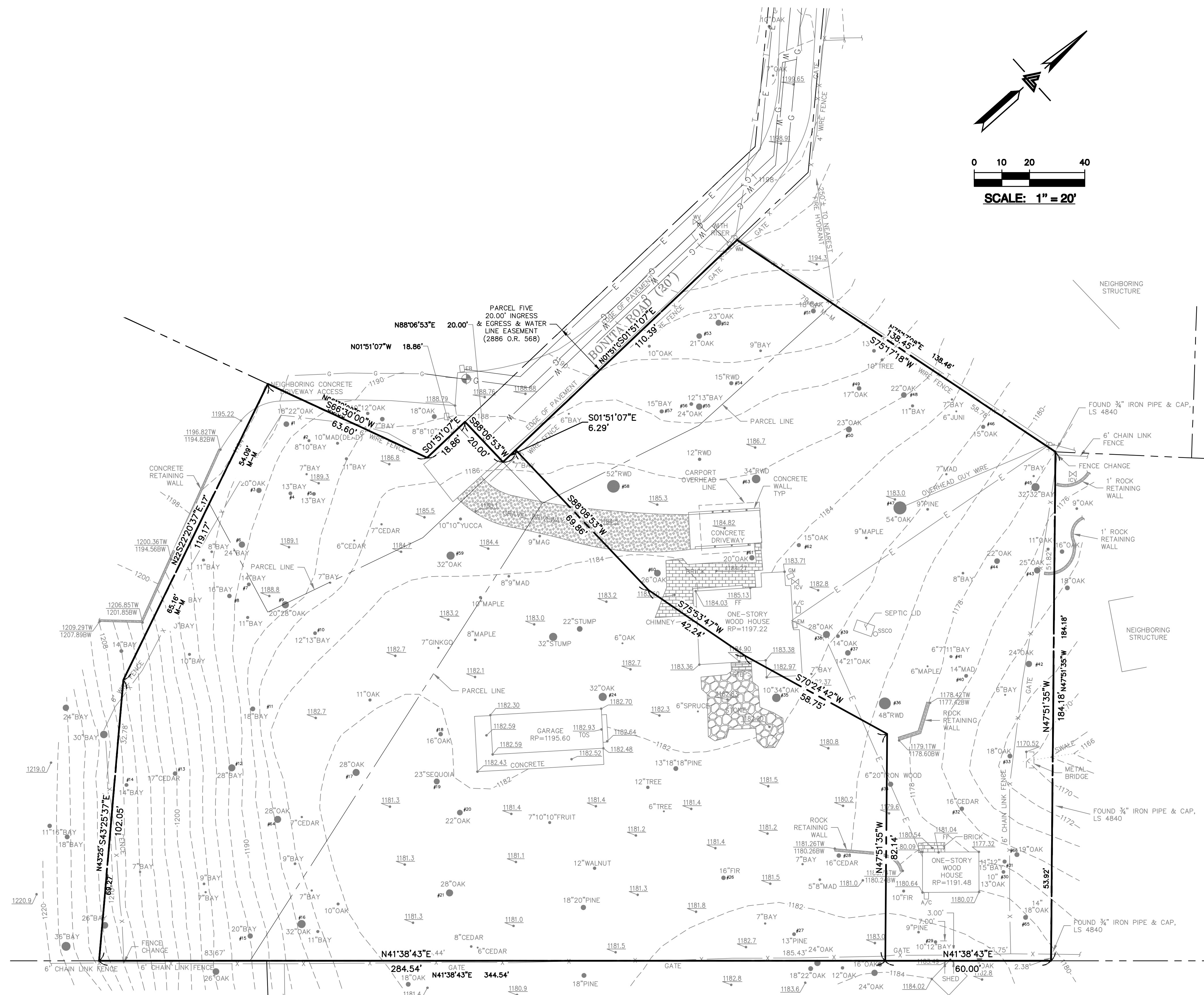
DESIGN BY: WA

CHECKED BY: DY

SHEET NO:

TM-3

03 OF 14 SHEETS





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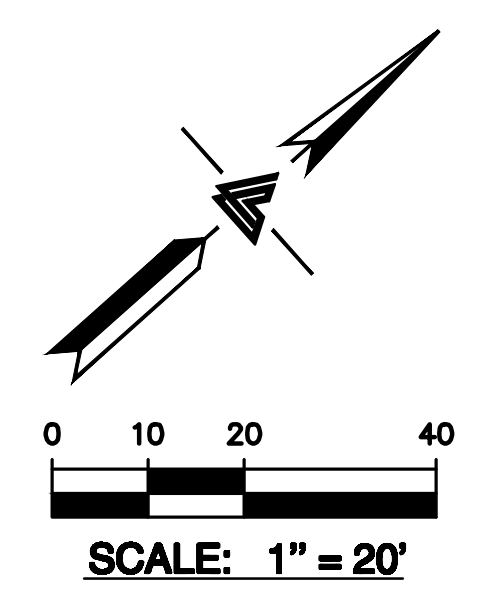
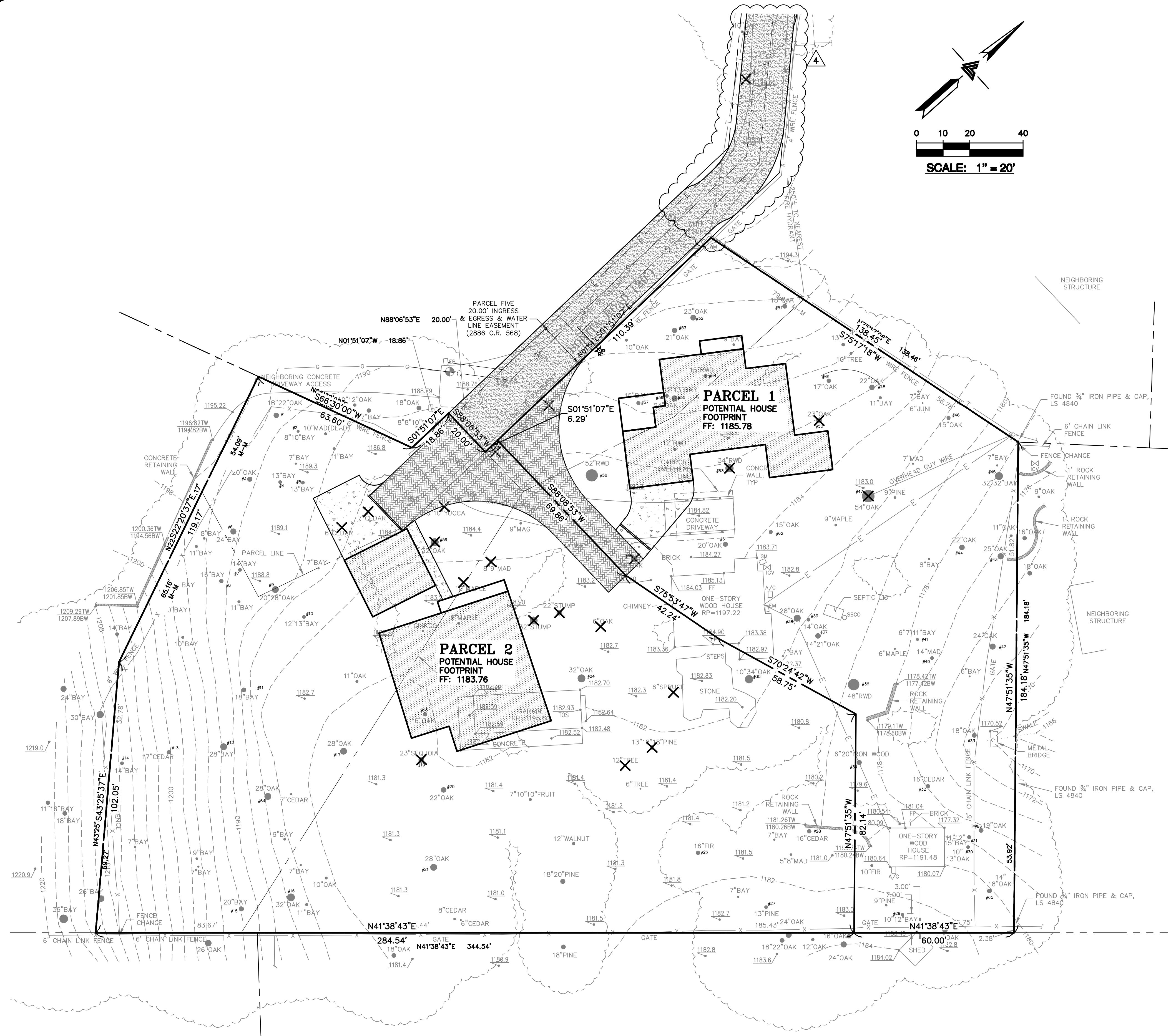
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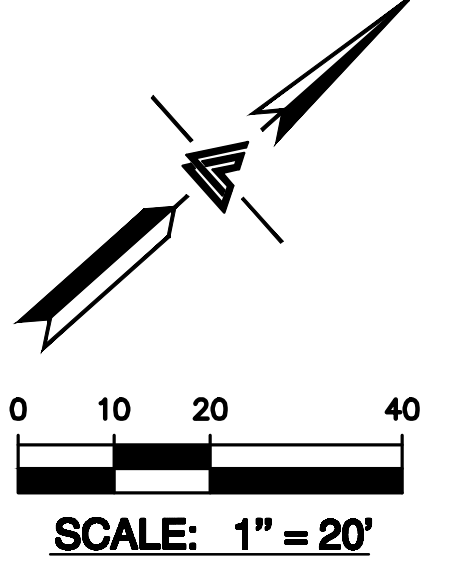
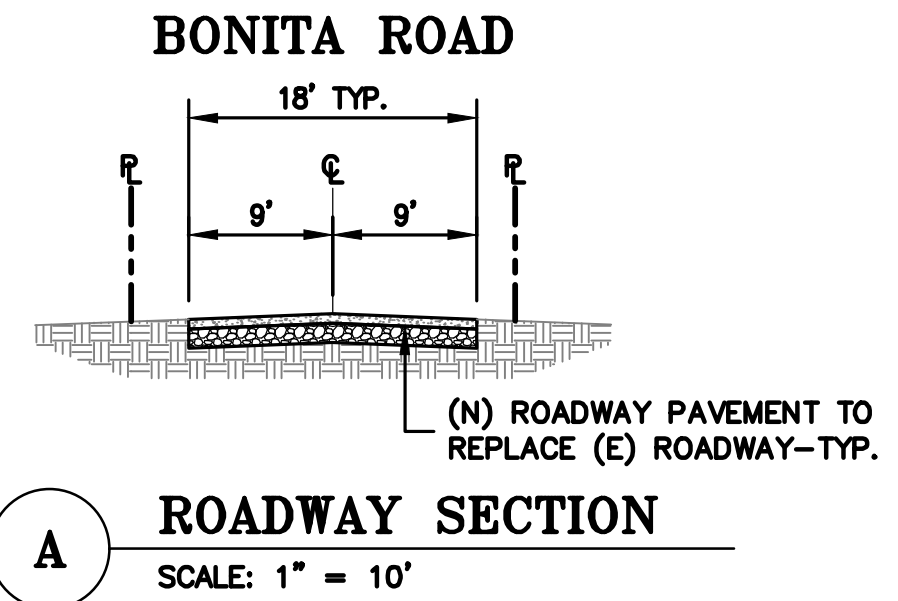
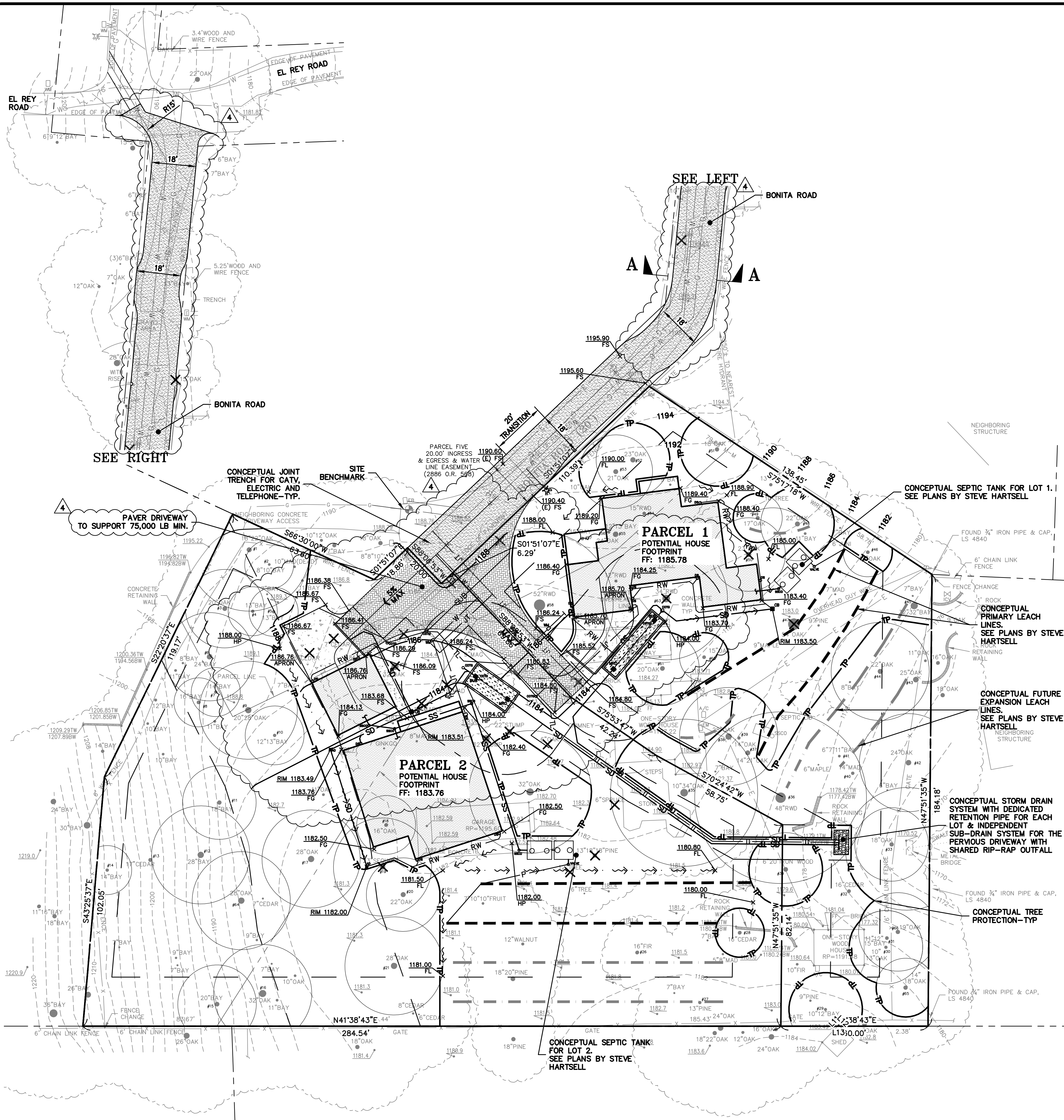
PROPOSED PAVED
AREA EXHIBIT

1	PERMIT MOD	WA
06-15-22		
2	PLAN CHECK	WA
09-02-22		
3	FIRE COMMENTS	KT
07-17-23		
4	PLAN CHECK	KT
11-03-25		

REVISIONS	BY
JOB NO: 2201056	
DATE: 06-04-21	
SCALE: AS NOTED	
DESIGN BY: WA	
CHECKED BY: DY	
SHEET NO:	

TM-4
 04 OF 14 SHEETS





HATCH LEGEND

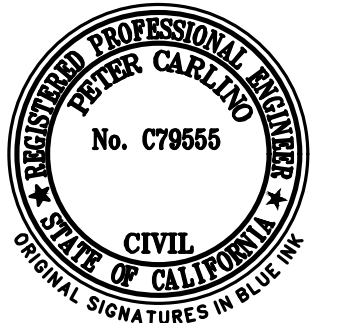
- RESOURCE PROTECTION AREA
- 50% OR GREATER SLOPE
- PERMEABLE PAVERS
- CONCRETE PAVING

NOTE:
ALL WORK IN THE PUBLIC RIGHT OF WAY INCLUDING ACCESS ROAD AND INGRESS AND EGRESS EASEMENT MUST HAVE ENCROACHMENT PERMITS PRIOR TO START OF WORK.

FIRE NOTE:
HOUSE DESIGN FOR FUTURE RESIDENCE WILL REQUIRE A 3-HEAD CALCULATION FOR FIRE SPRINKLER SYSTEM.

ARBORIST NOTE:
THE PROJECT ARBORIST SHALL BE PRESENT AT ALL TIMES DURING CONSTRUCTION OF IMPROVEMENTS ADJACENT TO EXISTING HERITAGE TREES. ADDITIONAL RECOMMENDATIONS FOR TREE PROTECTION WILL FURNISHED IN THE FIELD AND SUBJECT TO PUBLIC WORKS WHERE REQUIRED.

GEOTECHNICAL NOTE:
THE PROJECT GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING CONSTRUCTION TO OBSERVE THE EXPOSED GEOTECHNICAL CONDITIONS, TO MODIFY RECOMMENDATIONS AND TO ASCERTAIN THAT THE PROJECT IS CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS.

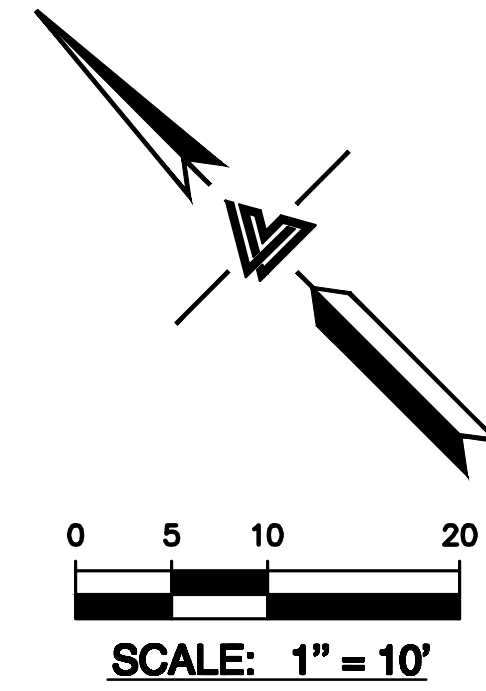
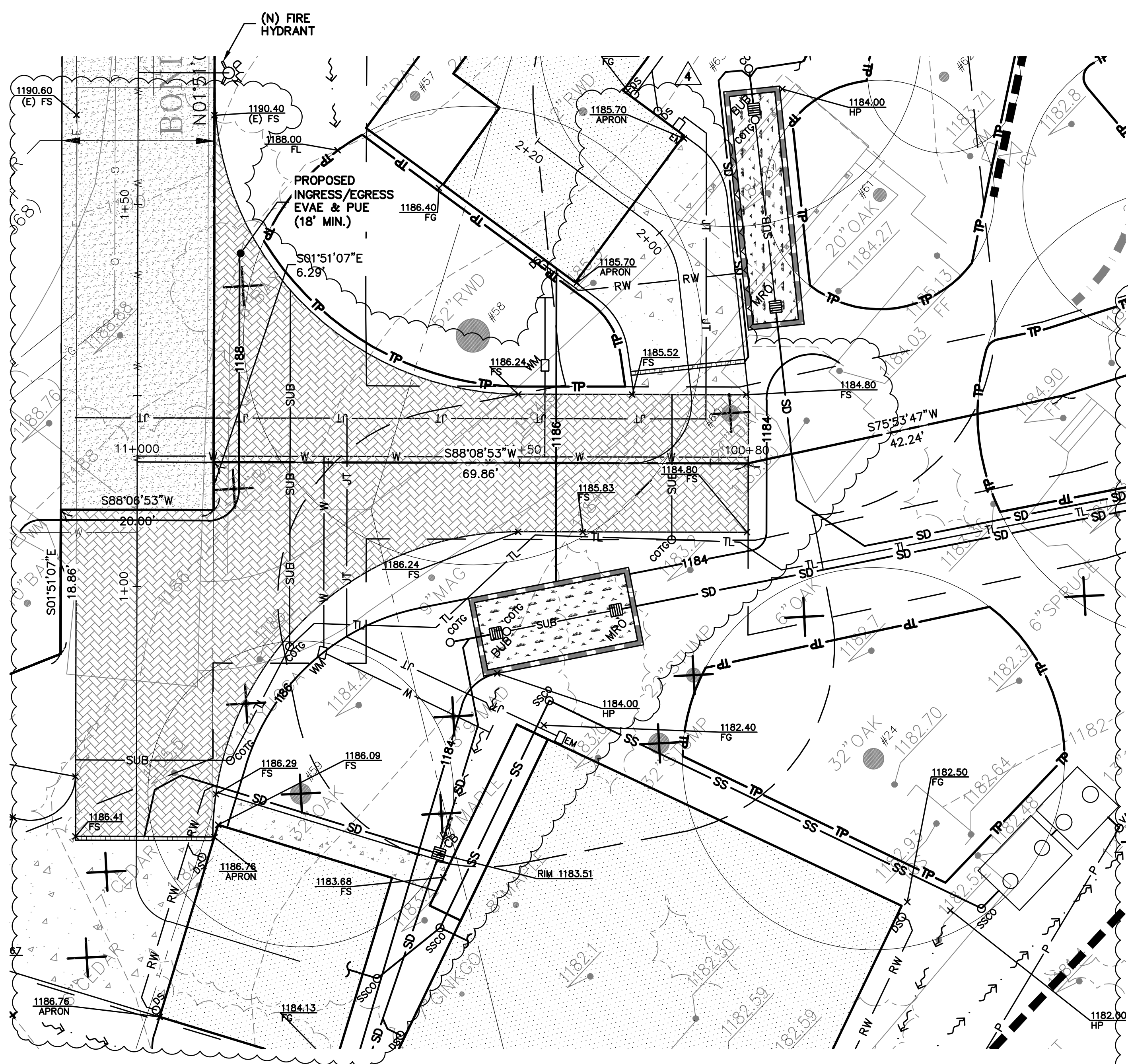


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CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 1000 CALIFORNIA HWY WEST
DUBLIN, CALIFORNIA 94568
SAN JOSE OFFICE:
15101 887-4086
WWW.LEABRAZE.COM

SOKOLSKY SUBDIVISION
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APN: 080-060-280

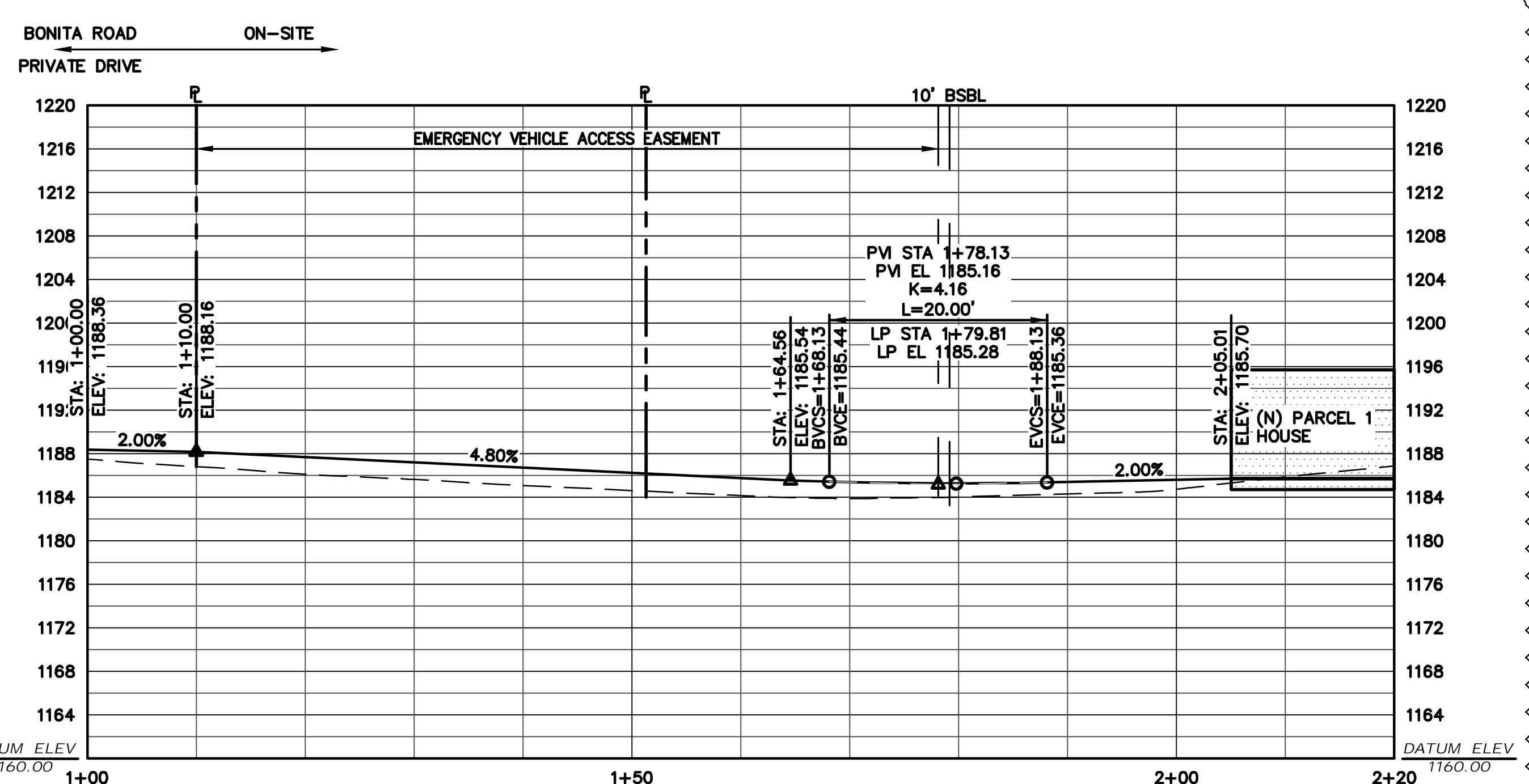
CONCEPTUAL DEVELOPMENT PLAN

NO.	REVISIONS	BY
1	PERMIT MOD 06-15-22	WA
2	PLAN CHECK 09-02-22	WA
3	FIRE COMMENTS 07-17-23	KT
4	PLAN CHECK 11-03-25	KT
REVISIONS		BY
JOB NO: 2201056		
DATE: 06-04-21		
SCALE: AS NOTED		
DESIGN BY: WA		
CHECKED BY: DY		
SHEET NO:		

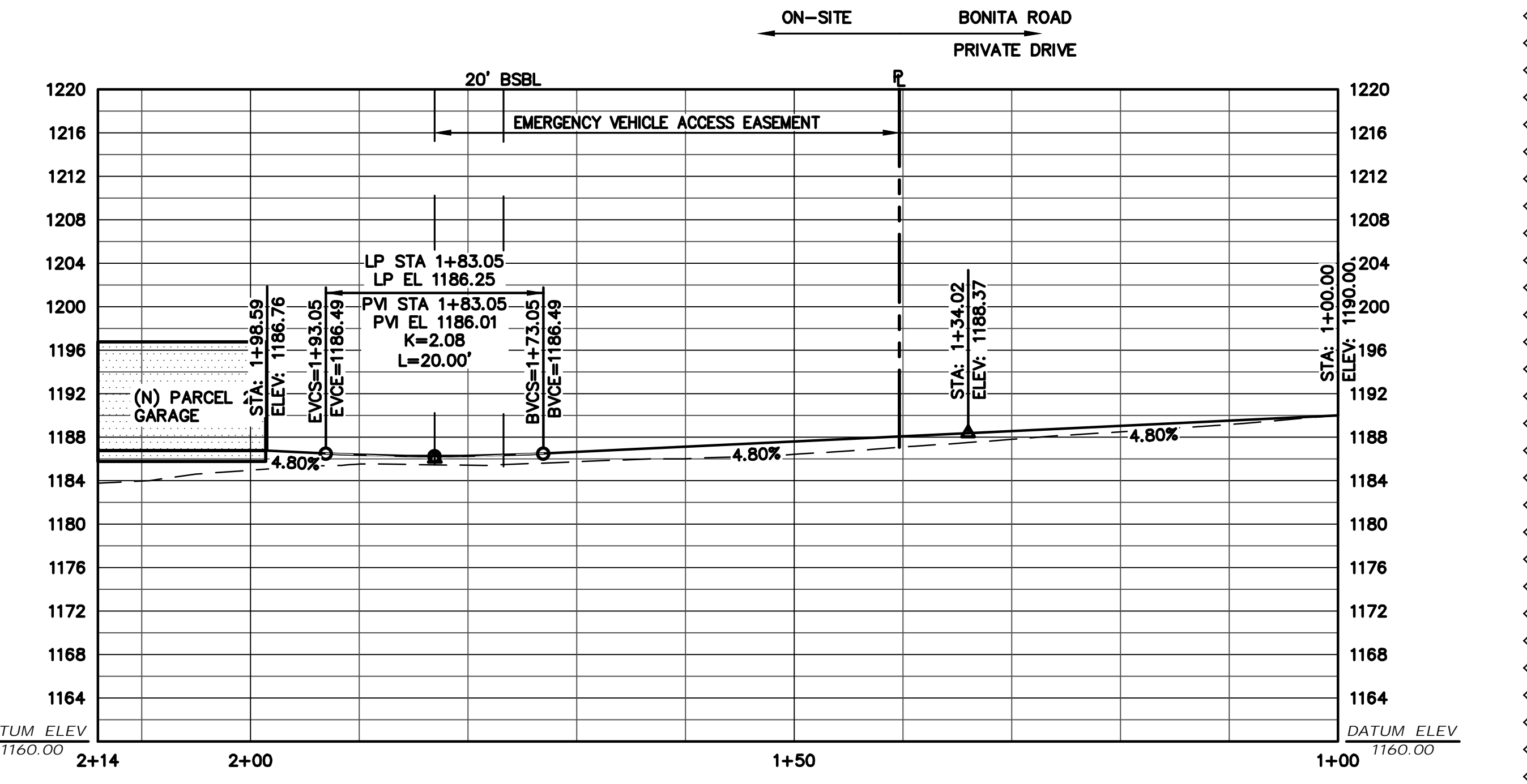


LEA & BRAZE ENGINEERING, INC.
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 DUBLIN, CALIFORNIA 94568
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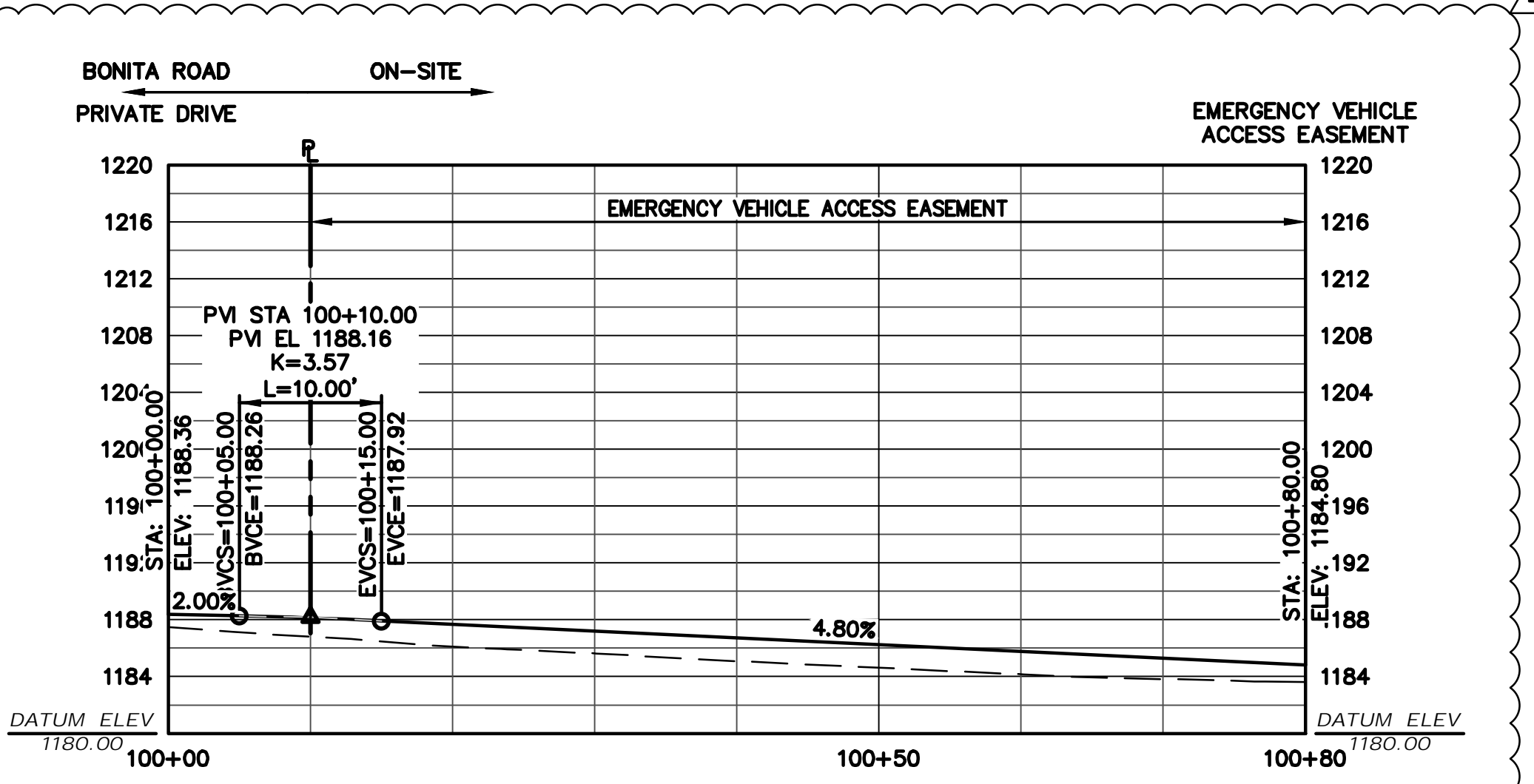
SOKOLSKY SUBDIVISION
245 BONITA ROAD
PORTOLA VALLEY, CALIFORNIA
 UNINCORPORATED SAN MATEO COUNTY APN: 080-060-280



PARCEL 1 DRIVEWAY PROFILE
 SCALE: 1" = 10' HORIZ & VERT



PARCEL 2 DRIVEWAY PROFILE
 SCALE: 1" = 10' HORIZ & VERT



DRIVEWAY CENTERLINE PROFILE
 SCALE: 1" = 10' HORIZ & VERT

DRIVEWAY PROFILE

1	PERMIT MOD	WA
2	PLAN CHECK	WA
3	FIRE COMMENTS	KT
4	PLAN CHECK	KT

REVISIONS	BY
JOB NO: 2201056	
DATE: 06-04-21	
SCALE: AS NOTED	
DESIGN BY: WA	
CHECKED BY: DY	
SHEET NO:	

FIRE NOTE:
 HOUSE DESIGN FOR FUTURE RESIDENCE WILL REQUIRE A 3-HEAD CALCULATION FOR FIRE SPRINKLER SYSTEM.

ARBORIST NOTE:
 THE PROJECT ARBORIST SHALL BE PRESENT AT ALL TIMES DURING CONSTRUCTION OF IMPROVEMENTS ADJACENT TO EXISTING HERITAGE TREES. ADDITIONAL RECOMMENDATIONS FOR TREE PROTECTION WILL FURNISHED IN THE FIELD AND SUBJECT TO PUBLIC WORKS WHERE REQUIRED.

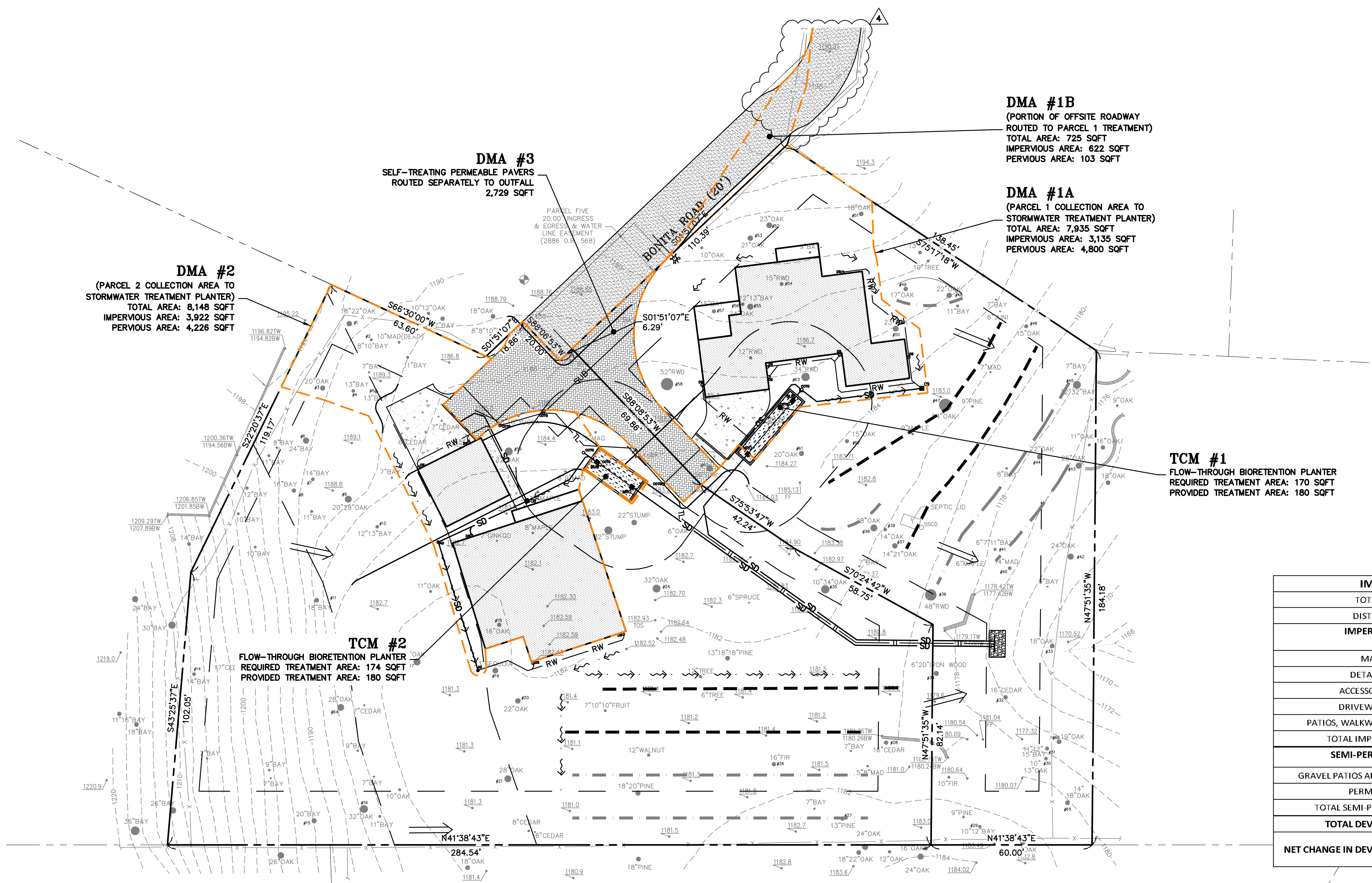
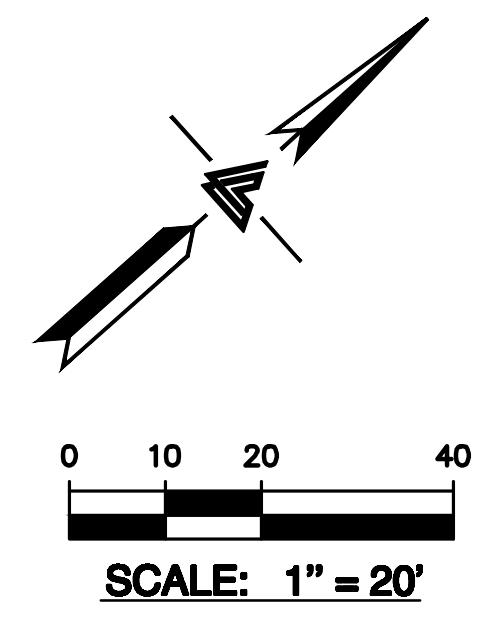
GEOTECHNICAL NOTE:
 THE PROJECT GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING CONSTRUCTION TO OBSERVE THE EXPOSED GEOTECHNICAL CONDITIONS, TO MODIFY RECOMMENDATIONS AND TO ASCERTAIN THAT THE PROJECT IS CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS.



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STORMWATER CONTROL PLAN



DMA #1B
 (PORTION OF OFFSITE ROADWAY
 ROUTED TO PARCEL 1 TREATMENT)
 TOTAL AREA: 725 SQFT
 IMPERVIOUS AREA: 622 SQFT
 PERVIOUS AREA: 103 SQFT

DMA #1A
 (PARCEL 1 COLLECTION AREA TO
 STORMWATER TREATMENT PLANTER)
 TOTAL AREA: 7,935 SQFT
 IMPERVIOUS AREA: 3,135 SQFT
 PERVIOUS AREA: 4,800 SQFT

DMA #3
 SELF-TREATING PERMEABLE PAVERS
 ROUTED SEPARATELY TO OUTFALL
 2,729 SQFT

DMA #2
 (PARCEL 2 COLLECTION AREA TO
 STORMWATER TREATMENT PLANTER)
 TOTAL AREA: 8,148 SQFT
 IMPERVIOUS AREA: 3,922 SQFT
 PERVIOUS AREA: 4,226 SQFT

TCM #1
 FLOW-THROUGH BIORETENTION PLANTER
 REQUIRED TREATMENT AREA: 170 SQFT
 PROVIDED TREATMENT AREA: 180 SQFT

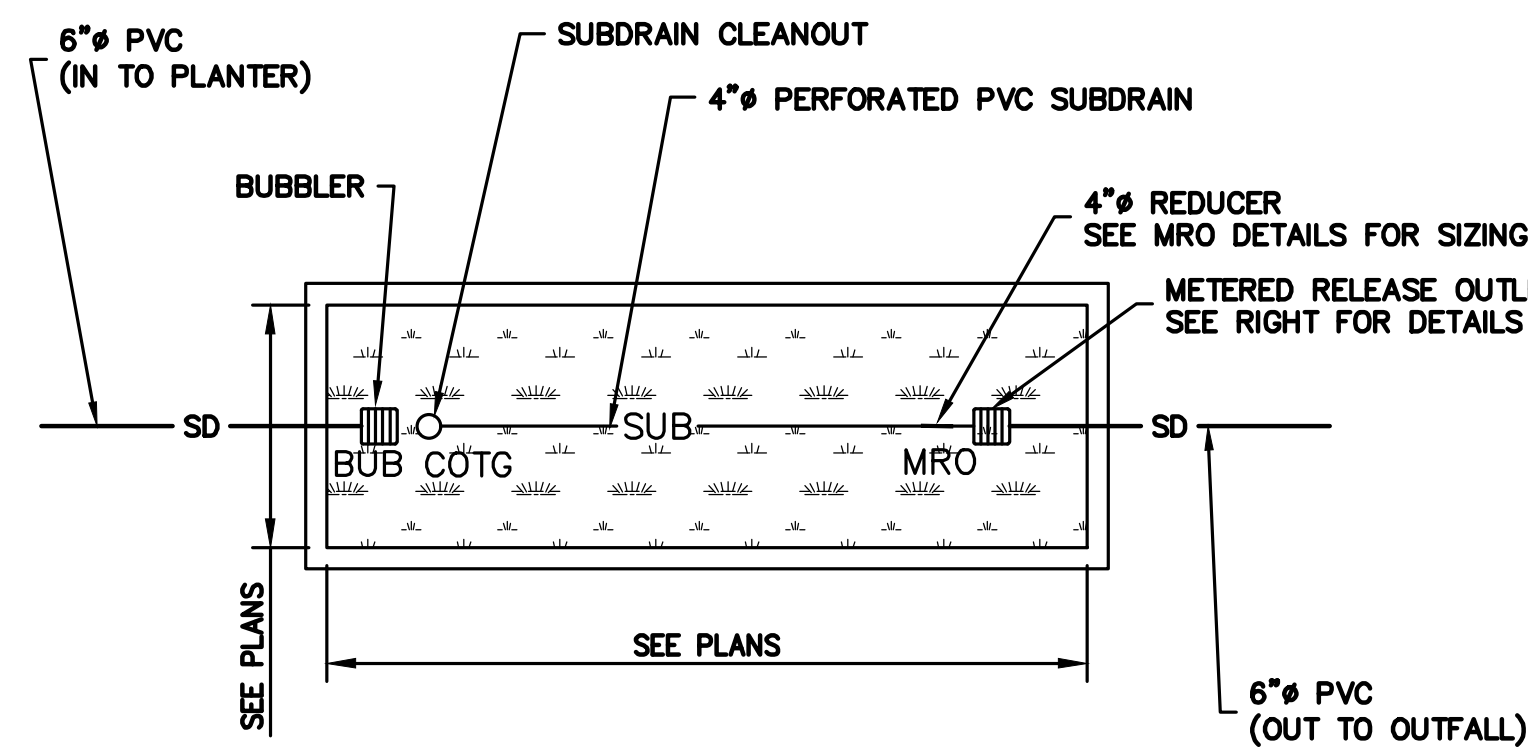
TCM #2
 FLOW-THROUGH BIORETENTION PLANTER
 REQUIRED TREATMENT AREA: 174 SQFT
 PROVIDED TREATMENT AREA: 180 SQFT

IMPERVIOUS SURFACE INFORMATION (ONSITE)				
TOTAL SITE AREA =	69,191 SQUARE FEET = 1.588 ACRES			
DISTURBED AREA =	43,175 SQUARE FEET = 0.991 ACRES			
IMPERVIOUS AREAS	EXISTING (sq-ft.)	REMOVED (sq-ft.)	NEW (sq-ft.)	PROPOSED (sq-ft.)
MAIN RESIDENCE	1,065	1,065	5,005	5,005
DETACHED GARAGE	574	574	625	625
ACCESSORY DWELLING	298	298	0	0
DRIVEWAY & PARKING	1,729	1,729	1,041	1,041
PATIOS, WALKWAYS AND PADS	1,375	1,375	386	386
TOTAL IMPERVIOUS AREA	5,041	5,041	7,057	7,057
SEMI-PERVIOUS AREAS				
GRAVEL PATIOS AND WALKWAYS	0	0	0	0
PERMEABLE PAVERS	0	0	2,729	2,729
TOTAL SEMI-PERVIOUS AREA	0	0	2,729	2,729
TOTAL DEVELOPED AREA	5,041	5,041	9,786	9,786
NET CHANGE IN DEVELOPED AREA	+4,745 SQFT. NET INCREASE			

DMA & TCM Summary Table											
Drainage Management Area (DMA)	Treatment Control Measure (TCM)	Total Drainage Area (SQFT)	Impervious Area (SQFT)	Pervious Area (SQFT)	Effective Impervious Area (SQFT)	Required Treatment Area [4% Method] (SQFT)	Provided Treatment Area (SQFT)	Overflow Riser Height (Inches)	Provided Ponding Depth (Inches)	Treatment Type	Sizing Method
1A	1	7,935	3,135	4,800	3,615	170	180	12	12	Bio-Retention (Flow-Through Planter)	4% Method
1B	1	725	622	103	632	-	-	-	-	-	-
2	2	8,148	3,922	4,226	4,345	174	180	12	12	Bio-Retention (Flow-Through Planter)	4% Method
3	N/A	2,729	0	2,729	-	-	-	-	-	Self-Treating Area (Pervious Pavers)	N/A
Total:		19,537	7,679	11,858							

1	PERMIT MOD	WA
2	PLAN CHECK	WA
3	FIRE COMMENTS	KT
4	PLAN CHECK	KT
REVISIONS		BY

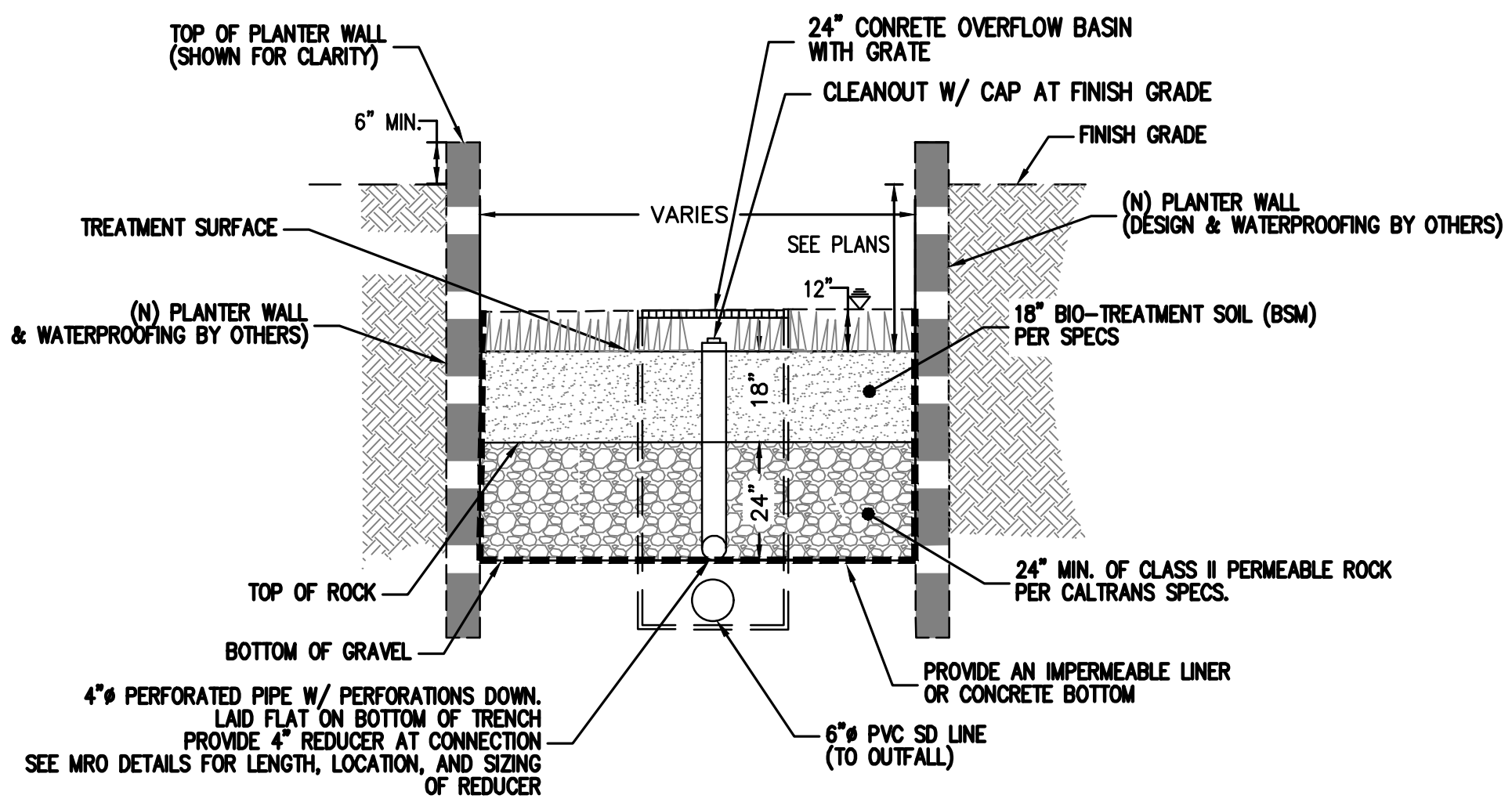
JOB NO: 2201056
 DATE: 06-04-21
 SCALE: AS NOTED
 DESIGN BY: WA
 CHECKED BY: DY
 SHEET NO:



PLAN VIEW

FLOW-THROUGH PLANTER DETAIL

NTS

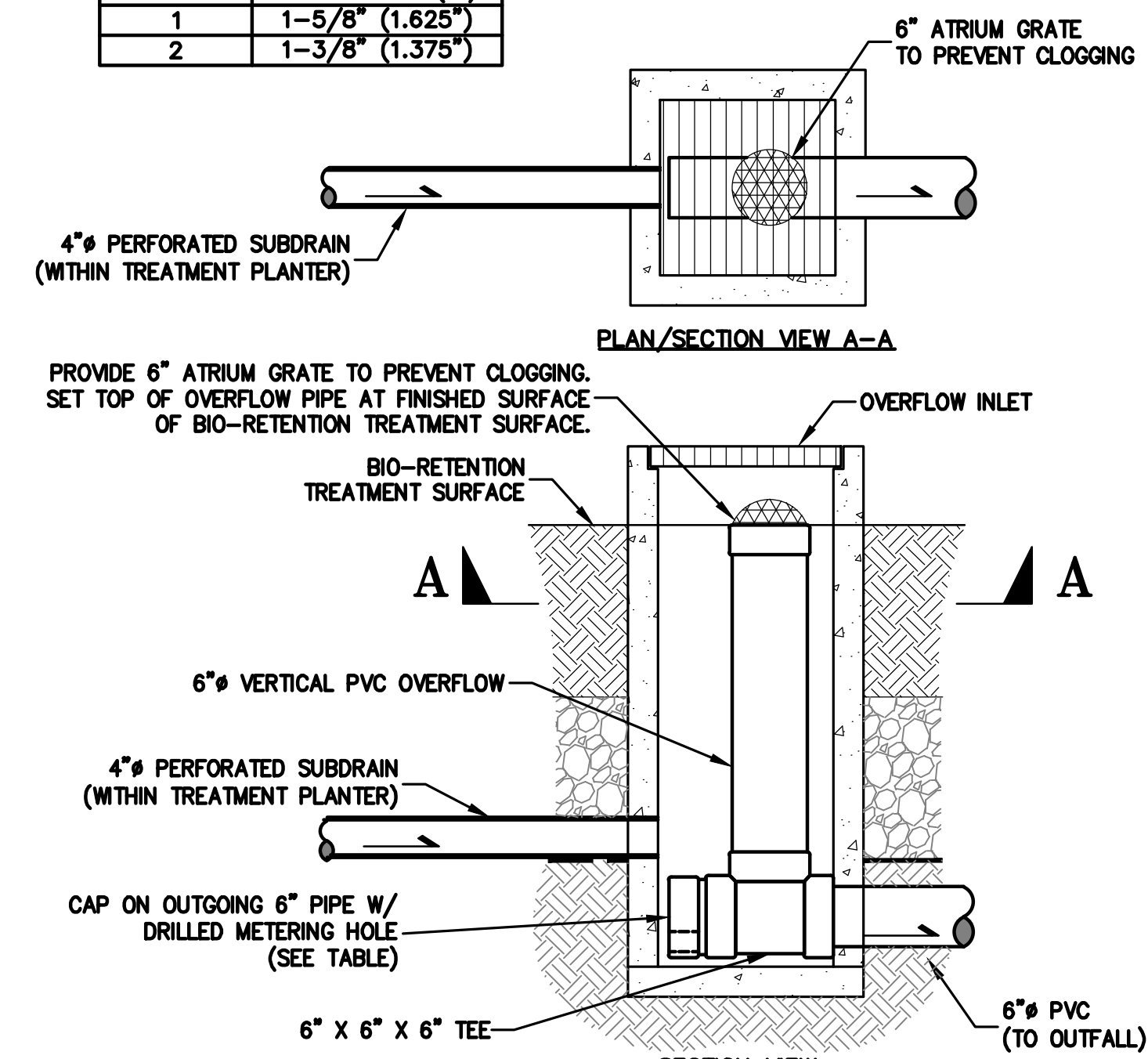


SECTION VIEW

FLOW-THROUGH PLANTER DETAIL

NTS

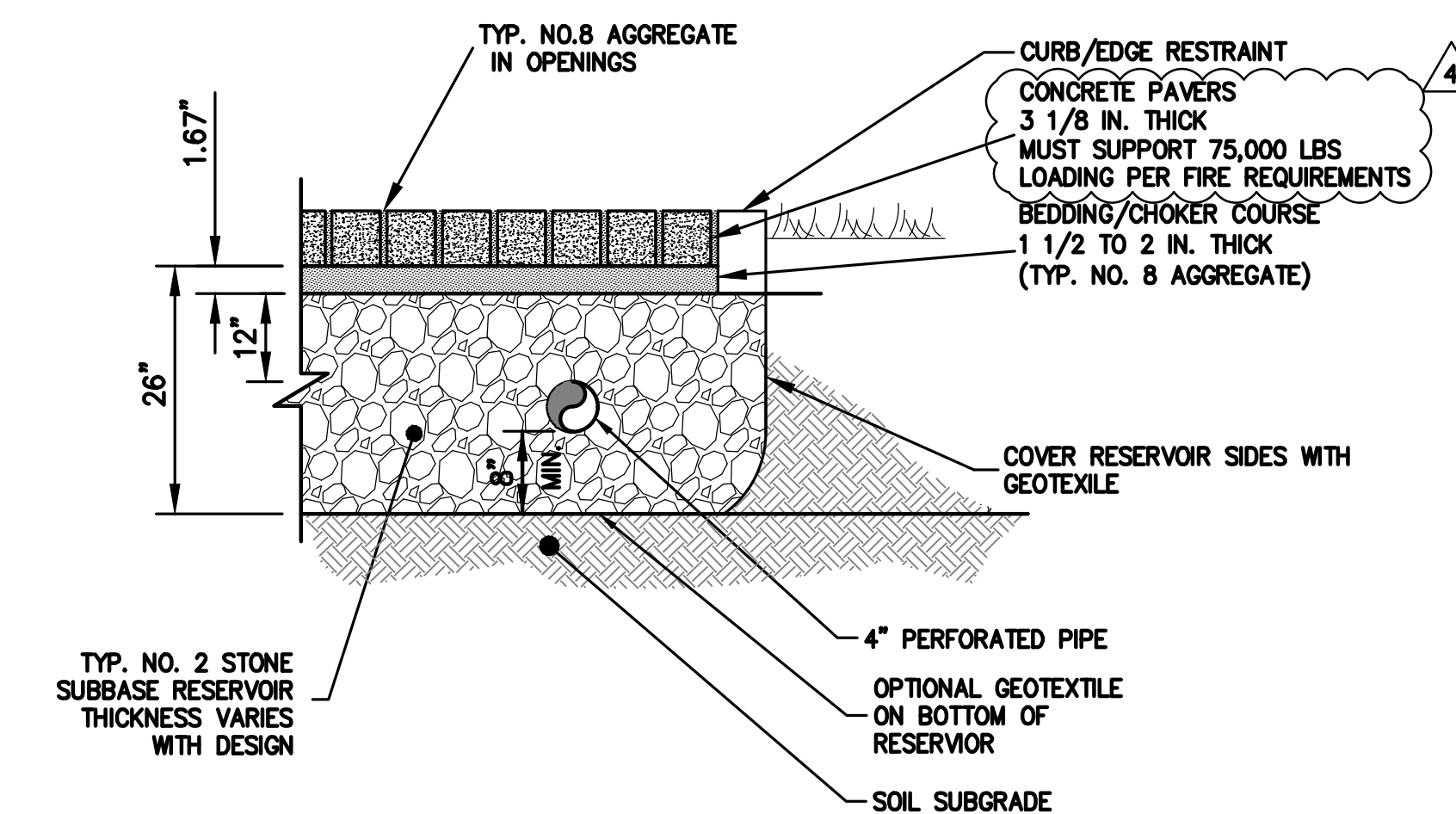
PARCEL	ORIFICE SIZE (IN)
1	1-5/8" (1.625")
2	1-3/8" (1.375")



SECTION VIEW

BIO-RETENTION STORMWATER METERING DETAIL

NTS



PERMEABLE PAVER DETAIL

NTS



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 CIVIL ENGINEERS • LAND SURVEYORS
 REGIONAL OFFICES:
 OAKLAND, CALIFORNIA 94612
 DUBLIN, CALIFORNIA 94568
 SAN JOSE, CALIFORNIA 95128
 (510) 887-4086
 WWW.LEABRAZE.COM

SOKOLSKY SUBDIVISION
245 BONITA ROAD
PORTOLA VALLEY, CALIFORNIA
 UNINCORPORATED SAN MATEO COUNTY
 APN: 080-060-280

CONCEPTUAL STORMWATER CONTROL DETAILS

NO.	REVISIONS	BY
1	PERMIT MOD 06-15-22	WA
2	PLAN CHECK 09-02-22	WA
3	FIRE COMMENTS 07-17-23	KT
4	PLAN CHECK 11-03-25	KT
-	REVISIONS	BY

JOB NO: 2201056
 DATE: 06-04-21
 SCALE: AS NOTED
 DESIGN BY: WA
 CHECKED BY: DY
 SHEET NO:

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LOADED RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 15, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS 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 IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST 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.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- 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 MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS, VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND JOISTS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

COUNTY EROSION CONTROL NOTES:

- EROSION CONTROL POINT OF CONTACT:
TITLE: PETER CARLINO
EMAIL: PCARLINO@LEABRAZE.COM
PHONE: 510-887-4086 EXT 117
- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
- MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR ROUND. STABILIZE ALL DENUDE AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- USE SEDIMENT CONTROLS OF FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT TIME AND APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
- PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS: STABILIZED ENTRANCE, STOCKPILE AREA.
- THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, EXT., SHALL NOT BE ENLARGED OR "RUN OVER".
- CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
- DUST CONTROL IS REQUIRED YEAR ROUND.
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHILE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCK PILE.
- TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING EXCAVATING OR GRUBBING IS STARTED.



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 CIVIL ENGINEERS • LAND SURVEYORS
 REGIONAL OFFICES:
 OAKLAND, CALIFORNIA 94612
 HAYWARD, CALIFORNIA 94545
 SAN JOSE
 (510) 887-4086
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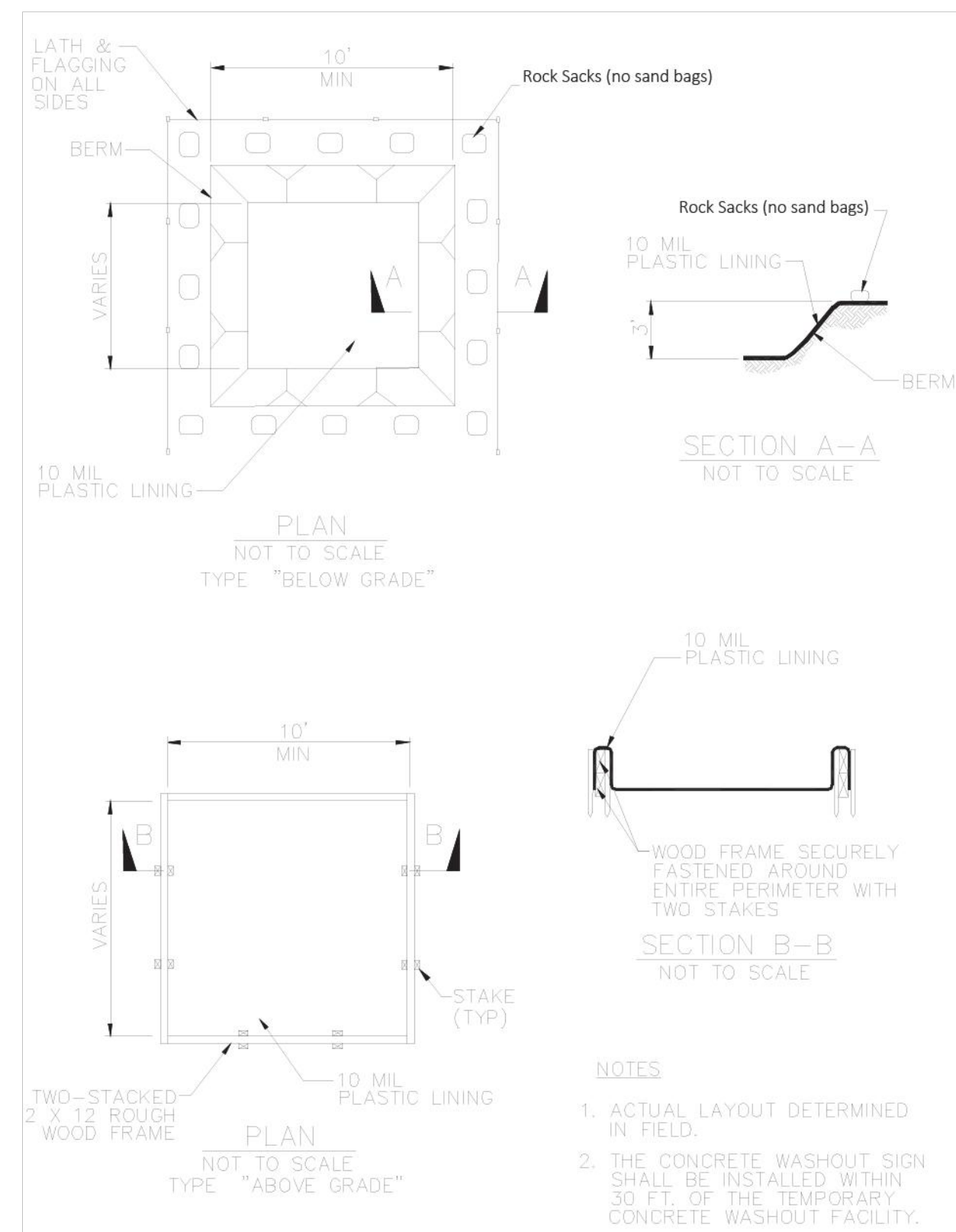
SOKOLSKY SUBDIVISION
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EROSION CONTROL NOTES

1	PERMIT MOD	WA
06-15-22		
2	PLAN CHECK	WA
09-02-22		
3	FIRE COMMENTS	KT
07-17-23		
4	PLAN CHECK	KT
11-03-25		
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	REVISIONS	BY

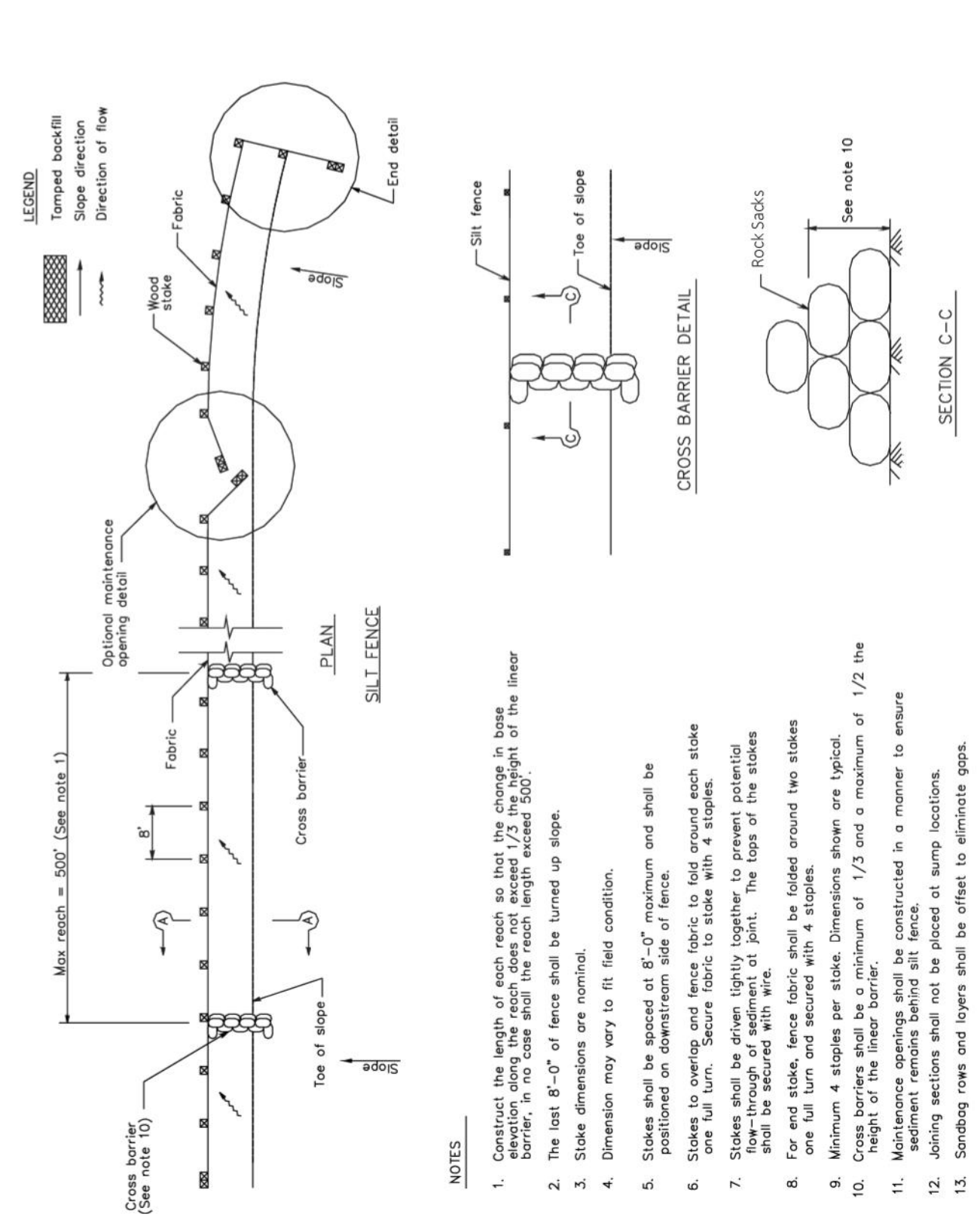
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Concrete Waste Management WM-8



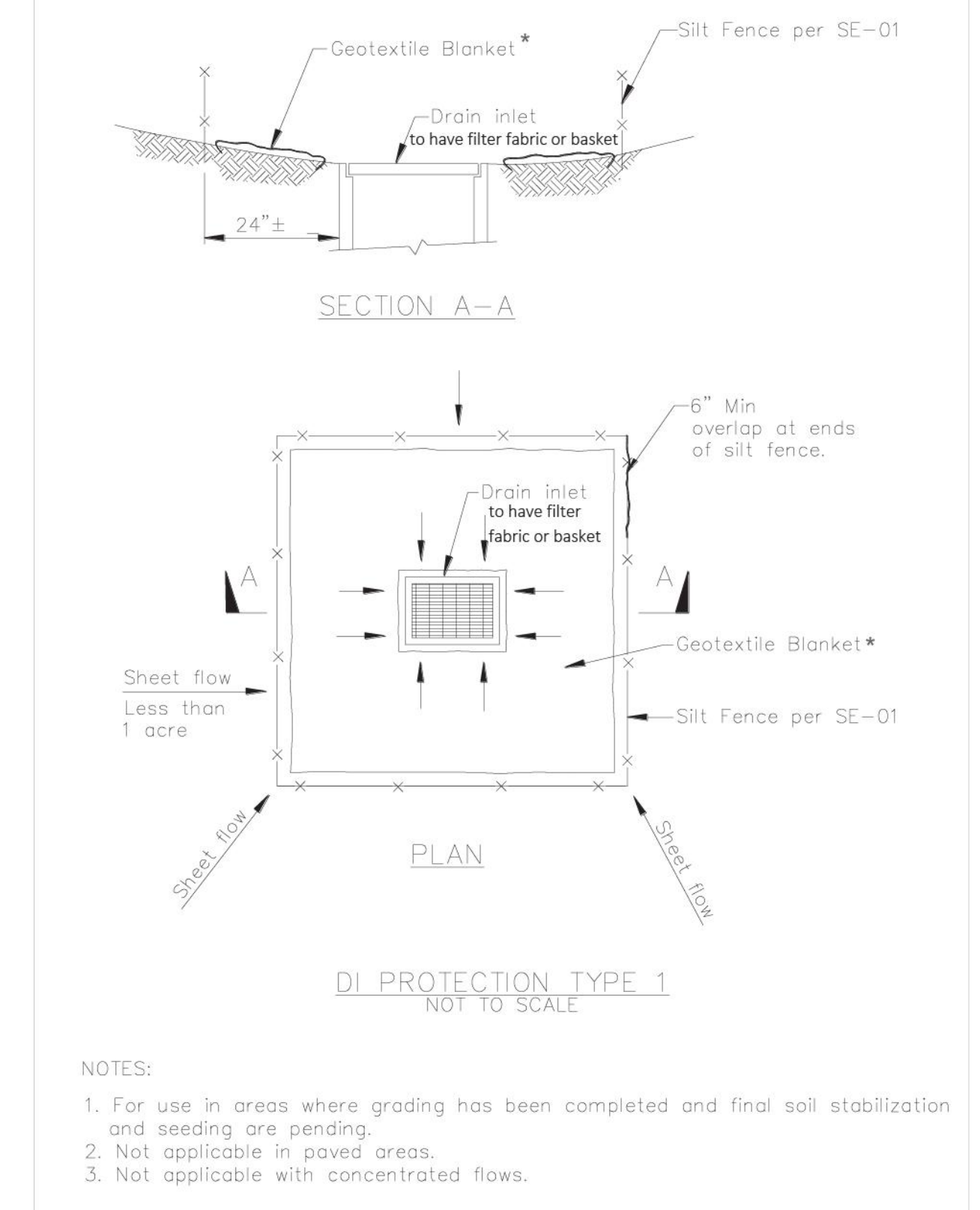
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Silt Fence SE-1



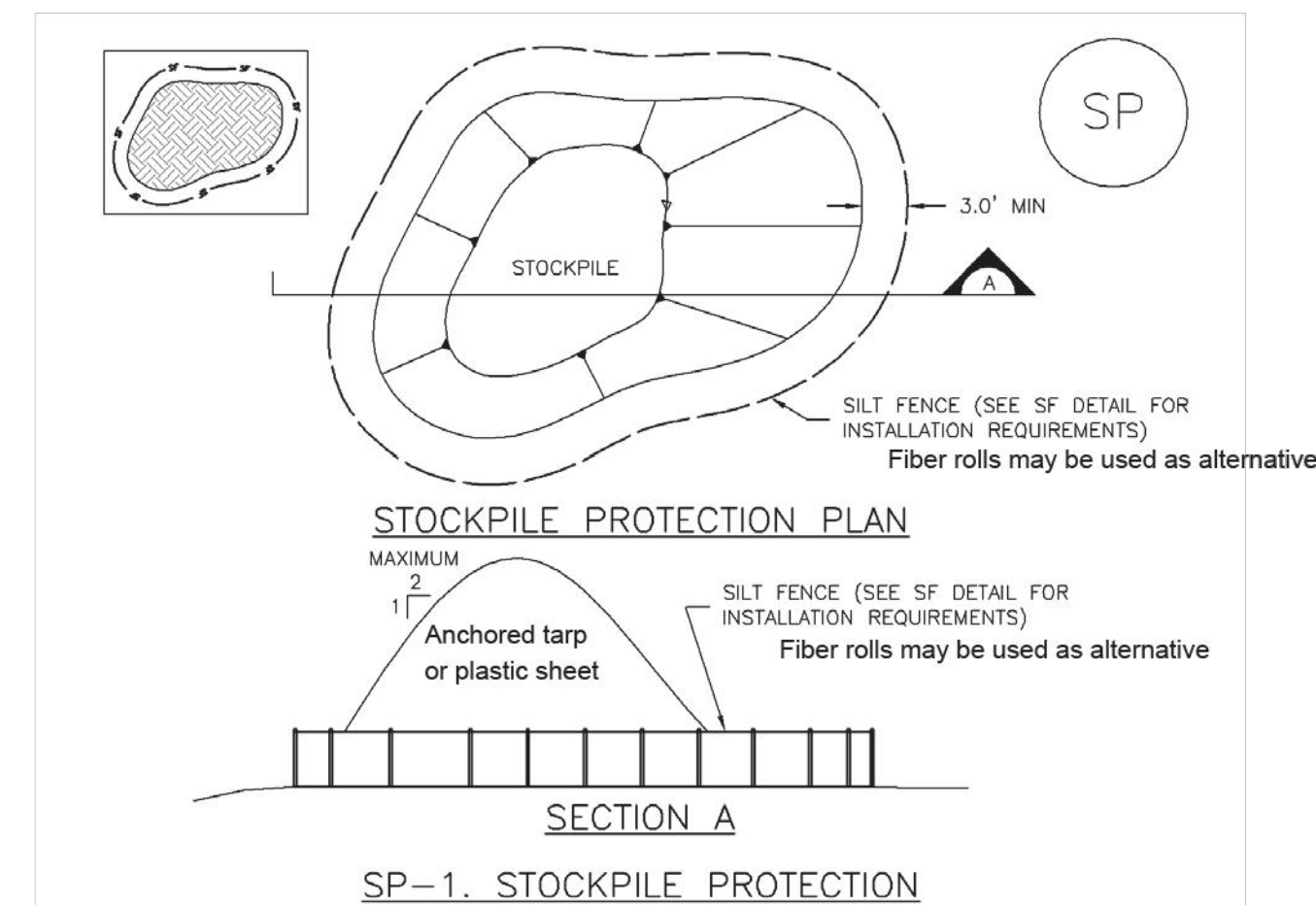
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Storm Drain Inlet Protection SE-10

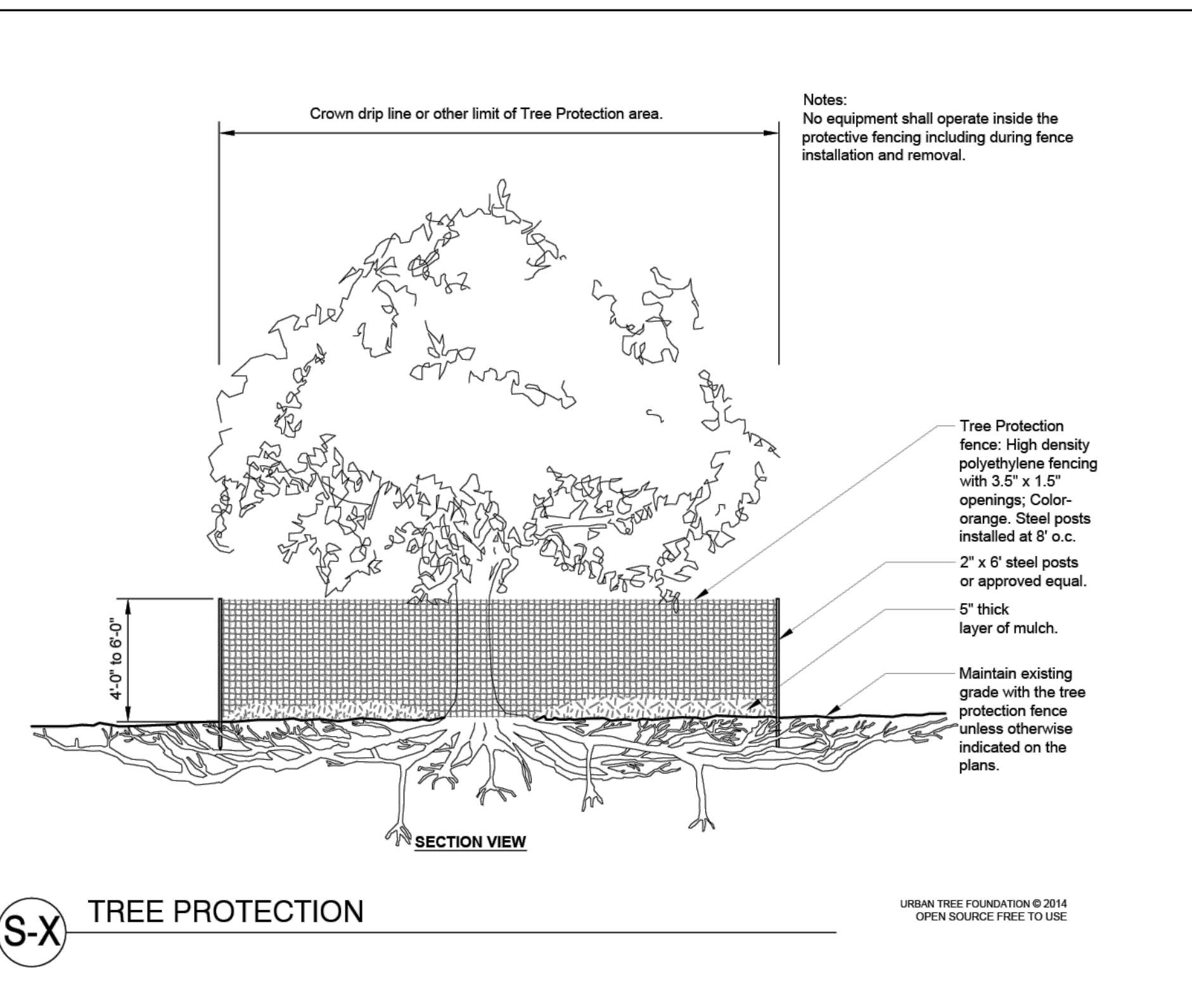


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Stockpile Management (SP)

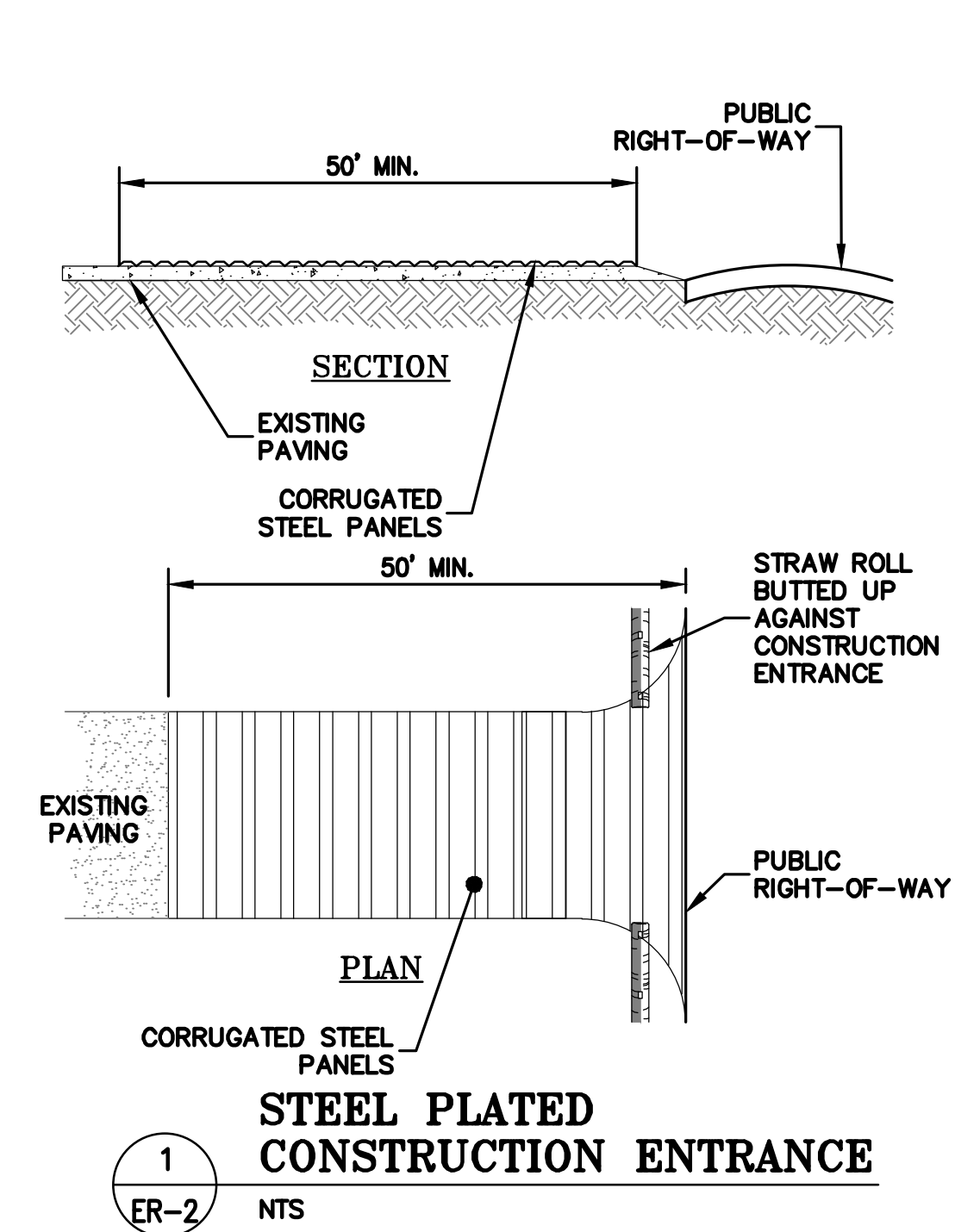


SP-1. STOCKPILE PROTECTION



S-X TREE PROTECTION

URBAN TREE FOUNDATION © 2014 OPEN SOURCE TREE TO LIVE



1 ER-2 NTS STEEL PLATED CONSTRUCTION ENTRANCE

NOTES:
CORRUGATED STEEL PANELS SHALL BE A MINIMUM OF 50".
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.
ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.



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CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 1000 CALIFORNIA BLVD, WEST HAVEN, CALIFORNIA 94645
SAN JOSE (510) 887-4086
WWW.LEABRAZE.COM

SOKOLSKY SUBDIVISION
245 BONITA ROAD
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EROSION CONTROL DETAILS

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REVISIONS BY

JOB NO: 2201056

DATE: 06-04-21

SCALE: AS NOTED

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11 OF 14 SHEETS



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 CIVIL ENGINEERS • LAND SURVEYORS
 REGIONAL OFFICES:
 SAN MATEO, CALIFORNIA 94065
 SAN JOSE, CALIFORNIA 95128
 (510) 887-4086
 WWW.LEABRAZE.COM

SOKOLSKY SUBDIVISION
 245 BONITA ROAD
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**STORMWATER POLLUTION
 PREVENTION PLAN**

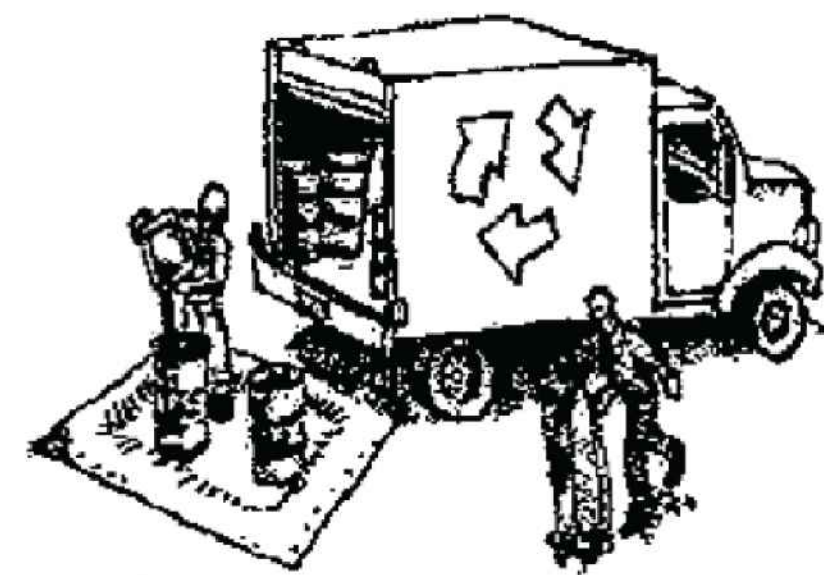
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Construction Best Management Practices (BMPs)

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



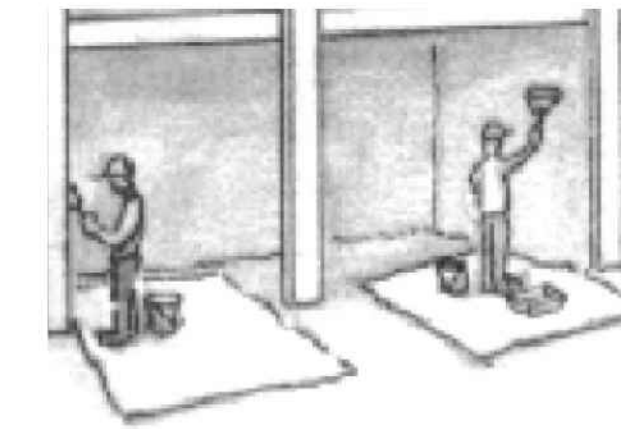
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

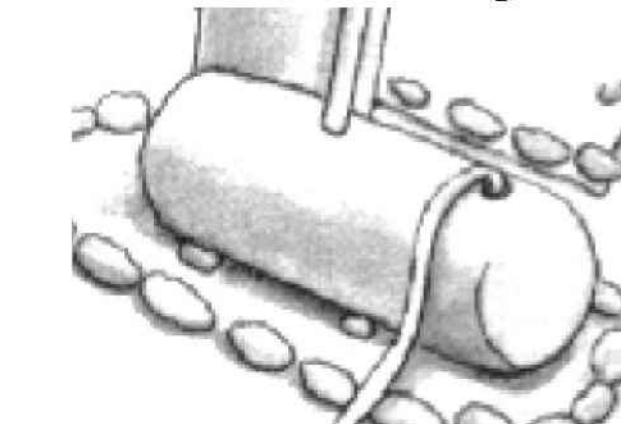
Painting & Paint Removal



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!

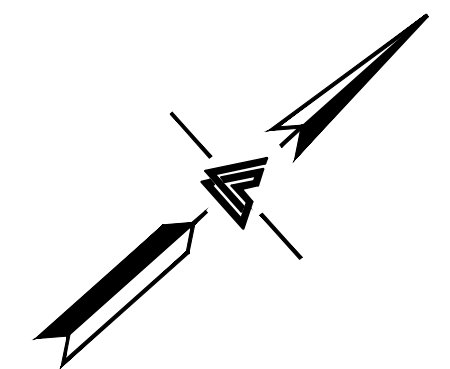
LINE & HATCH LEGEND

SUBJECT PARCEL

PHYSICAL CONSTRAINTS (AREAS WITHIN SUBJECT PARCELS)

TREE DRUPLINES

OAK TREES
OTHER TREES



0 10 20 40
SCALE: 1" = 20'

PHYSICAL CONSTRAINTS (AREAS WITHIN SUBJECT PARCELS)

OTHER FEATURES

(E) FENCE
MAJOR CONTOURS (10')
MINOR CONTOUR (2')
(E) DRAINAGE PATTERN
(E) BUILDING
(E) AC DRIVEWAY
(E) CONCRETE DRIVEWAY
(E) BRICK WALKWAY
(E) GRAVEL DRIVEWAY

(BELOW LIST TAKEN FROM ARBORIST REPORT DATED MARCH 9, 2021 BY ADVANCED TREE CARE)

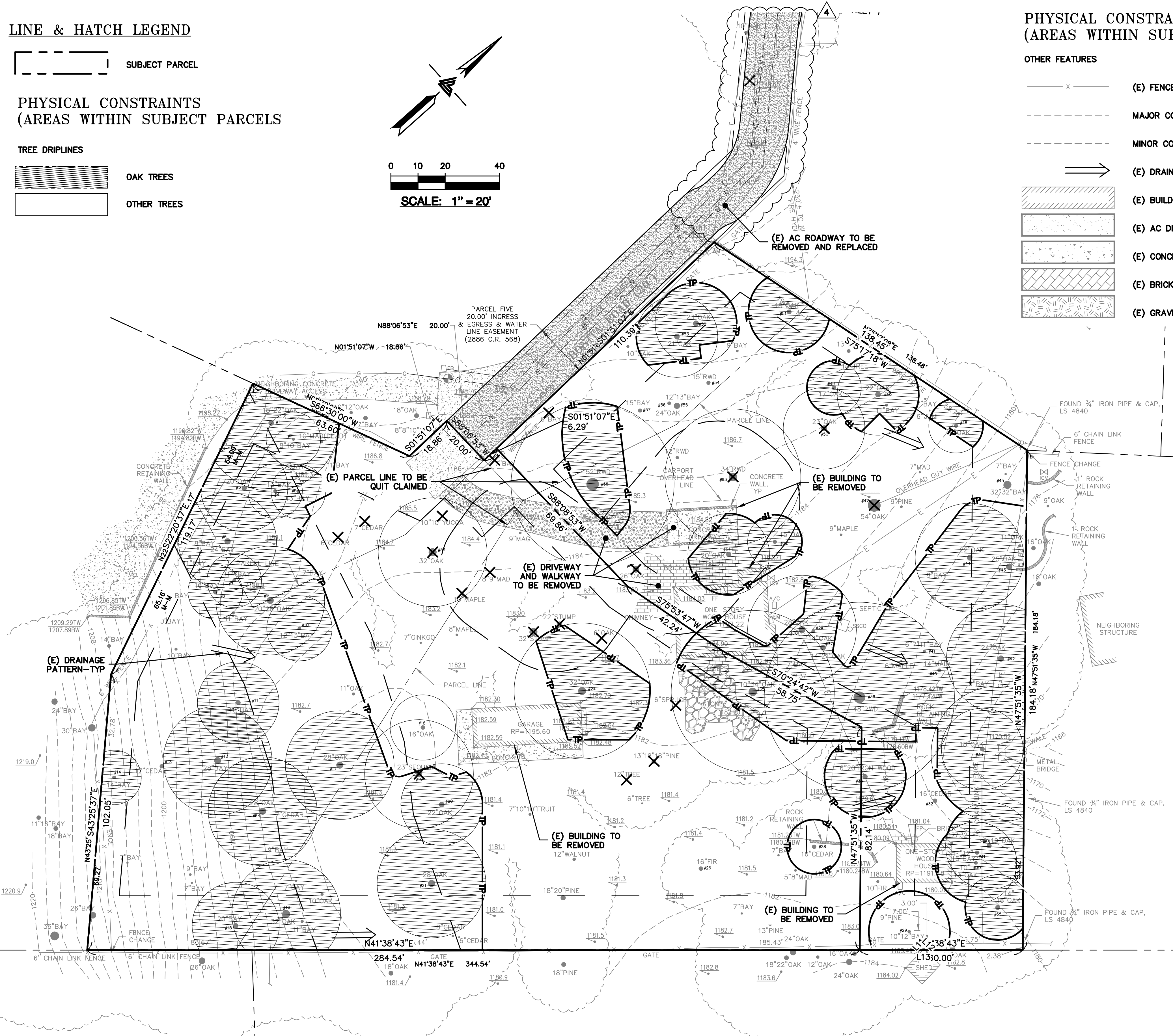
Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Black oak <i>Quercus kelloggii</i>	18.3"/20.1"	60/30	60	Fair health and condition, covered in ivy, codominant at 3', Significant
2	California bay <i>Umbellularia californica</i>	12.9"	30/10	60	Fair health and condition, suppressed by #1, Significant
3	Black oak <i>Quercus kelloggii</i>	19.9"	30/30	60	Fair health and condition Significant
4	California bay <i>Umbellularia californica</i>	13.8"	35/15	60	Fair health and condition, suppressed Significant
5	California bay <i>Umbellularia californica</i>	12.1"	25/20	55	Fair health and condition, suppressed leaning, Significant
6	California bay <i>Umbellularia californica</i>	22.4"	70/20	70	Good health and condition Significant
7	California bay <i>Umbellularia californica</i>	12.2"	25/20	55	Fair health and condition, suppressed leaning, Significant
8	California bay <i>Umbellularia californica</i>	14.5"	50/20	55	Fair health and condition, suppressed leaning, Significant
9	Black oak <i>Quercus kelloggii</i>	24.1"/17.7"	60/40	30	Fair health and condition, suppressed decay at base, Significant
10	California bay <i>Umbellularia californica</i>	11.8"/12.3"	30/20	40	Poor health and condition, topped and suppressed by #9, Significant
11	California bay <i>Umbellularia californica</i>	17.9"	60/20	55	Fair health and condition, significant lean, Significant
12	California bay <i>Umbellularia californica</i>	27.3"	70/30	30	Poor health and condition, declining scoured trunk, leaning, Significant
13	Incense cedar <i>Calocedrus decurrens</i>	16.5"	50/15	55	Fair health and condition, one sided canopy, Significant
14	California bay <i>Umbellularia californica</i>	14.3"	40/10	60	Fair health and condition, suppressed Significant
15	California bay <i>Umbellularia californica</i>	19.1"	60/20	55	Fair health and condition, leaning, thin canopy, Significant
16	Black oak <i>Quercus kelloggii</i>	28.1"	50/25	55	Fair health and condition, suppressed, Significant
17	Black oak <i>Quercus kelloggii</i>	26.3"	60/20	40	Poor health and condition, one sided canopy, decay and cavities, Significant
18	Black oak <i>Quercus kelloggii</i>	15.3"	45/20	55	Fair health and condition, some decay at base, Significant

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
19	Giant sequoia <i>Sequoiadendron giganteum</i>	24.5"	60/20	55	Fair health and condition, suppressed Significant
20	Black oak <i>Quercus kelloggii</i>	21.6"	60/35	55	Fair health and condition, covered in wisps, Significant
21	Black oak <i>Quercus kelloggii</i>	28.9"	45/30	55	Fair health and condition, covered in poison oak, Significant
22	Coastal pine <i>Pinus coulteri</i>	9.8"/12.8"	20/15	10	Very poor health and condition, decay, almost dead, Significant
23	Montezuma pine <i>Pinus radiata</i>	20.2"/19.1"	50/10	0	Dead Significant
24	Black oak <i>Quercus kelloggii</i>	31.2"	70/50	60	Fair health and condition, some decay and cavities, Significant
25	Italian stone pine <i>Pinus pinea</i>	29.5"	40/25	45	Poor health and condition, declining, Significant
26	Douglas fir <i>Pseudotsuga menziesii</i>	15.3"	40/10	45	Fair health and condition, declining, Significant
27	Pine species <i>Pinus sp.</i>	13.5"	40/10	40	Poor health and condition, declining, one sided, Significant
28	Incense cedar <i>Calocedrus decurrens</i>	15.1"	30/15	70	Good health and condition Significant
29	California bay <i>Umbellularia californica</i>	11.19.4"	25/10	50	Fair health and condition, codominant at grade, Significant
30	Black oak <i>Quercus kelloggii</i>	12.3"/10.1"	30/20	50	Fair health and condition, codominant at 1', Significant
31	California bay <i>Umbellularia californica</i>	11.2"/12.1/11.6"	30/30	40	Poor health and condition, topped and declining, Significant
32	Decid. cedar <i>Cedrus deodara</i>	15.6"	60/15	40	Poor health and condition, one sided canopy, decay at base Significant
33	Black oak <i>Quercus kelloggii</i>	19.0"	40/15	50	Fair health and condition Significant
34	Catalpa ironwood <i>Lyoniastrum forbesianum</i>	19.6"	25/15	50	Fair health and condition Significant
35	Coast live oak <i>Quercus agrifolia</i>	32.9/8.7"	40/40	70	Good health and condition Significant
36	Coastal redwood <i>Sequoia sempervirens</i>	15.5"	80/25	55	Good health, poor condition, many codominant stems, Significant

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
37	Black oak <i>Quercus kelloggii</i>	21.2"/13.5"	25/10	10	Very poor health and condition, topped and decay, Significant
38	Black oak <i>Quercus kelloggii</i>	24.5"	50/25	30	Fair health and condition, decay and cavities, Significant
39	Black oak <i>Quercus kelloggii</i>	12.3"	25/20	40	Poor health and condition, thin canopy, leaning, Significant
40	Madrone <i>Arbutus menziesii</i>	12.6"	25/20	30	Fair health, poor condition, snuck at base, Significant
41	California bay <i>Umbellularia californica</i>	12.5"/7.3"	20/20	50	Fair health and condition, topped at 10', Significant
42	Black oak <i>Quercus kelloggii</i>	24"est	30/30	60	Fair health and condition, Significant
43	Black oak <i>Quercus kelloggii</i>	23.1"	30/20	40	Poor health and condition, decay at base, limb failure, Significant
44	Black oak <i>Quercus kelloggii</i>	21.2"	50/30	60	Fair health and condition Significant
45	California bay <i>Umbellularia californica</i>	30.3"/33.2"	50/30	30	Poor health and condition, decay at base, topped ivy, Significant
46	Black oak <i>Quercus kelloggii</i>	14.3"	30/20	50	Fair health and condition, covered in ivy, Significant
47	Black oak <i>Quercus kelloggii</i>	5.1"	30/20	10	Very poor health and condition, decay and cavities, PGE support, Significant
48	Black oak <i>Quercus kelloggii</i>	21.6"	40/30	55	Fair health and condition, decay at base Significant



60	Black oak <i>Quercus kelloggii</i>	24.2"	40/20	30	Poor health and condition, decay and cavities, Significant
61	Black oak <i>Quercus kelloggii</i>	18.0"	40/20	60	Fair health and condition Significant
62	Black oak <i>Quercus kelloggii</i>	15.4"	40/20	60	Fair health and condition Significant
63	Coastal redwood <i>Sequoia sempervirens</i>	30.3"	70/25	55	Fair health and condition, codominant at 30', Significant
64	Black oak <i>Quercus kelloggii</i>	26.6"	20/0	0	Dead trunk, Significant
65	Black oak <i>Quercus kelloggii</i>	14.0"/18.3"	50/30	55	Fair health and condition, codominant at 1', cavity at base Significant
66	Black oak <i>Quercus kelloggii</i>	19.3"	55/30	45	Fair health poor condition Poor structure. Cavity where trunk rub Significant

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
55	Black oak <i>Quercus kelloggii</i>	25.0"	50/25	60	Fair health and condition, grafted to #56, Significant
56	California bay <i>Umbellularia californica</i>	11.8"/13.8"	25/20	30	Poor health and condition, decay at base, Significant
57	California bay <i>Umbellularia californica</i>	15.4"	50/20	55	Fair health and condition, topped at 20', Significant
58	Coastal redwood <i>Sequoia sempervirens</i>	38.6"	90/30	60	Fair health and condition, codominant at 25', Significant
59	Black oak <i>Quercus kelloggii</i>	28.5"	50/60	55	Fair health and condition Significant

49	Black oak <i>Quercus kelloggii</i>	15.3"	35/20	50	Fair health and condition, suppressed Significant
50	Southern live oak <i>Quercus virginiana</i>	21.2"	30/40	60	Fair health and condition Significant
51	Black oak <i>Quercus kelloggii</i>	19.1"	40/20	55	Fair health and condition, covered with ivy, Significant
52	Coast live oak <i>Quercus agrifolia</i>	22.4"	35/25	50	Fair health and condition, suppressed Significant
53	Black oak <i>Quercus kelloggii</i>	19.7"	50/20	50	Fair health and condition, decay at base, Significant
54	Coastal redwood <i>Sequoia sempervirens</i>	15.4"	50/10	20	Poor health and condition Significant



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SOKOLSKY SUBDIVISION
245 BONITA ROAD
PORTOLA VALLEY, CALIFORNIA
UNINCORPORATED SAN MATEO COUNTY
APN: 080-060-280

SITE ANALYSIS &
TREE SURVEY

NO.	REVISIONS	BY
1	PERMIT MOD 06-15-22	WA
2	PLAN CHECK 09-02-22	WA
3	FIRE COMMENTS 07-17-23	KT
4	PLAN CHECK 11-03-25	KT

JOB NO: 2201056
DATE: 06-04-21
SCALE: AS NOTED
DESIGN BY: WA
CHECKED BY: DY
SHEET NO:



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G



WA-25-0045

245 BONITA

12:35:15PM

General Conditions

Driveway Requirements

*****NOTE*****

Will also need to show in detail all requirements applicable below, on building review phase.

Per contractor notes, the driveway will support 75,000lbs, will add detail upon building review phase. the driveway width will now be 18' shown on plans and will be detailed upon the building review phase. - MT

Upon building review phase if the new hydrant proposed is private, that it will need to be submitted for review and be a sperate submittal to WFPD. the minimum gpm must be 1000gpm @ 20 psi.

If Cal-Water is putting the new hydrant in, then you don't need to worry, only the gpm test will need to be sent to WFPD to ensure it meets the minimum flow of 1000 gpm @ 20 psi.

Driveway Requirements:

- Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.

- Remove all hazardous vegetatin that is within ten (10) feet, measured horizontally, from the edge of the Fire Apparatus Access Road or five (5) feet measured horizontally, from the edge of any driveway. Exception: Groundcovers consisting of irrigated and approved vegetation determined by the Fire Code Official. (Woodside Fire Ordinance No. 24-01 Sec. 4c)

- Driveway shall extend to within 150 feet of all portions of the perimeter of residence (building or facility), as measured by an approved route.

a. Driveway serving one property shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches.

b. Shared driveways serving more than one property with habitable structures shall have an unobstructed minimum width of 18 feet and unobstructed height of 13 feet 6 inches.

- Driveways in excess of 150 feet in length shall be provided with turnarounds. See WFPD Standards and Guidelines - Fire Department Access.

- Driveways in excess of 350 are required to have a turnout. See WFPD Standards and Guidelines - Fire Department Access.

- Driveway as proposed must meet WFPD standards. If driveway dimensions are revised during construction, it must maintain compliance with WFPD standards.

- GRADES: Driveways with less than 15% grade shall be all weather type. Driveways greater than 15% grade need be rough grooved concrete or an alternate material approved by WFPD. NO driveway shall exceed a 20% grade. All driveway radius turns must be 40-foot radius and the driveway transitions must be no more than 14% angle of departure. See WFPD Standards and Guidelines

- Fire Department Access.

- All Emergency Vehicle Access (EVA) Roadways shall be pubicly recorded with the "County of San Mateo Accessors Office."

- Access improvements (roads, turnaround and turnouts) that cross property lines shall be recorded with the San Mateo County Tax Assessors Office.

Final Project Acceptance Conditions

Final acceptance of this project is subject to field inspection.

Fire Approved Plan Conditions

Fire Approved Plans, Fire Approval Comments Sheet and Permit must be on site at the time of inspection. No exceptions. (Failure to comply may result in failed inspection and incur reinspection fees).

Project Compliance

The project is to comply with the 2022 CA Residential/Building/Fire Codes and local WFPD Ordinances. Please see all WFPD Standards and Guidelines for requirements at <https://www.woodsidefire.org/our-district/fire-prevention-divi/sion/prevention-documents-forms-policies>. The following plan review comments are applicable to this submittal: