

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

DATE: September 17, 2026

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Amendment and Non-Conforming Use Permit, pursuant to Chapters 8.388.070 and 8.280.010 of the San Mateo County Ordinance Code, for Ladera Oaks Swim and Tennis Club (original Use Permit USE76-35/USE98-0014) to demolish an existing 1,507 sq. ft. single-story detached member's lounge and construct a new 2,555 sq. ft. two-story building at the same location and footprint with a 34-foot, 2-inch front setback where 50 feet is required, at 3249 Alpine Road, in the unincorporated Ladera area of San Mateo County. In conjunction with the requested permits, it is recommended that the Zoning Hearing Officer determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15302, including replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

County File Number: PLN2025-00144 (Sylvia/Ladera Oaks)

PROPOSAL

The applicant, Thomas Sylvia at CKA Architects, proposes to replace an existing 1,507 sq. ft. single-story detached member's lounge at the Ladera Oaks Swim and Tennis Club (Club) with a new 2,555 sq. ft. two-story building at the same location and footprint. The existing clubhouse structure was permitted and approved by San Mateo County in 2007 as part of permit PLN2007-00207. This existing structure is considered non-conforming as it encroaches upon the 50-foot front setback by 15 feet 10 inches at its closest point, resulting in a 34-foot, 2-inch front setback from Alpine Road. By building up rather than out, the Club would be able to expand without further exacerbating the existing nonconformity; the new first and second stories of the clubhouse would encroach the same amount as the existing first story.

The building consists of a seasonally-staffed café, kitchen, office, and pantry. The new building would enlarge the café space and maintain a lifeguard office on the first floor, and would include a member's lounge and outdoor patio on the second floor. While this proposal would result in a larger clubhouse, the clubhouse membership would not be changing. The applicant has applied for a Non-Conforming Use Permit to allow for the

replacement and enlargement of the existing non-conforming clubhouse. The Club operates under Use Permit USE76-35/USE98-0014, and seeks to amend the permit to allow expanded member's lounge uses.

RECOMMENDATION

That the Zoning Hearing Officer approve a Use Permit Amendment and Non-Conforming Use Permit, pursuant to Chapters 8.388.070 and 8.280.010 of the San Mateo County Ordinance Code, for Ladera Oaks Swim and Tennis Club (original Use Permit USE76-35/USE98-0014), County File Number PLN2025-00144, subject to the findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Senior Planner

Applicant: Thomas Sylvia, CKA Architects

Owner: Ladera Oaks Swim and Tennis Club

Public Notification: Ten-day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper of general public circulation (San Mateo County Times).

Location: 3249 Alpine Road, Ladera

APNs: 077-171-040 (subject project); 077-171-010; 077-171-030; 077-171-050

Size: Approximately 4 acres. The Club is spread across several parcels zoned R-E/S-11 and includes multiple detached structures.

Existing Zoning: Residential Estates District/S-11 Combining District (R-E/S-11)

General Plan Designation: Rural; Medium Low Density Residential

Existing Land Use: Country club

Water Supply: California Water Service - Bear Gulch

Sewage Disposal: West Bay Sanitary District

Flood Zone: Flood Zone "X" Area of Minimal Flood Hazard, FEMA Firm Panel 06081C0314E, Effective Date: 10/16/2012

Environmental Evaluation: The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15302, including replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Setting: Located east of the residential community of Ladera and Alpine Road, along bank of Los Trancos Creek, bordering the county limit shared with Santa Clara County.

Chronology:

<u>Date</u>	<u>Action</u>
1958	- Club established.
1976	- Original Use Permit (USE76-35)
June 1999	- Use Permit amendment (USE98-0014) to allow 1) waiver of the 3-foot setback in order to build up to the property line, and 2) to allow rebuild of a portion of an existing structure used for storage where it crosses the property line to bring it up to current building codes, within the existing footprint.
January 2008	- The Use Permit Amendment for the existing clubhouse structure was permitted and approved (PLN2007-00207, Attachment F). Use Permit limits membership to 525 members.
November 17, 2025	- Application received. - Subsequently, the planner assigned to this project left the County and the project was re-assigned to the current project planner. - Applicant provided comments from review agencies, including Drainage and Water Efficiency Landscape Ordinance review comments.
July 29, 2026	- Applicant addresses all review comments and Application is deemed complete.

DISCUSSION

A. KEY ISSUES

1. Compliance with the County General Plan

The property is designated Rural and for Medium Low Density Residential uses. The Club was established in 1976 under original Use Permit (USE76-35).

Policy 9.4 (*Land Use Objectives for the Rural Lands*) Protect and enhance the resources of the Rural Lands in order to: (1) protect and conserve vegetation, water, fish and wildlife resources, productive soil resources for agriculture and forestry, and other resources vital to the sustenance of the local economy; (2) carefully manage and enhance the use, production, conservation or extraction of soils, timber, minerals and other natural resources; (3) protect and enhance the unique scenic quality and pastoral character of the rural lands; (4) provide a diversity of outdoor recreational opportunities for existing and future County residents; (5) protect the public health and safety by minimizing the location of new development in potentially hazardous areas and directing infrastructure improvements to areas that will benefit the greatest number of rural residents and visitors; (6) minimize the amount of environmental damage caused by construction of major and minor roads or other infrastructure improvements; and (7) promote local employment opportunities and enhance creative enterprise by encouraging visitor-serving facilities, ancillary and accessory uses vital to resource production operations, and adaptive reuse of existing non-residential structures consistent with protection of surrounding resources.

The project will increase the height of the building in this location by approximately 12 feet from 15 feet 2 inches to 27 feet-1 inch in height. As shown in photos in Attachment F, the current one-story building is largely screened from view where only the top of the building is visible from the road. The project complies with Policy 9.4 in that the project preserves the unique scenic quality and pastoral character of the rural lands by maintaining the same building footprint, where the first and second stories of the clubhouse would encroach the same amount as the existing first story. The project also maintains the building pitch roof design and earth-toned color scheme, and intervening vegetation along Alpine Road such that the new building would not be intrusive to views along the road.

The Club will continue to provide a diversity of outdoor recreational opportunities for existing and future County residents and promote local employment opportunities in a manner consistent with protection of surrounding resources.

2. Compliance with the Zoning Regulations

a. Compliance with the R-E Zoning District and Use Permit

Chapter 8.12.020 (*Uses Permitted*) allows non-commercial clubs, such as golf courses, subject to securing a use permit. A use permit was granted in 1976 and is being amended to accommodate a larger member clubhouse in the same footprint as the original clubhouse, with no expansion of total Club membership.

In order to grant the use permit as applied for or conditioned, the findings of the Planning Commission must include that the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The project complies with the required finding in that the new clubhouse would not significantly exacerbate visual impacts relative to the non-conforming front setback, as discussed in the Section 2.c below, and would not increase the Club's membership beyond current levels. The one-story building is being replaced by a two-story building, which will be largely shielded from Alpine Road by existing intervening trees. While the Club property abuts Los Trancos Creek, the Clubhouse location is approximately 100 feet from the creek. Condition 13 prohibits disturbance or storage of construction materials within 30 feet of the creek bank. The project is not located in the Coastal Zone.

b. Compliance with the S-11 Combining District

With regard to development standards, the project complies with all other setbacks (except for front yard) and height of the S-11 combining zoning district.

	<i>Existing</i>	<i>Proposed</i>	<i>Complies?</i>
Front – 50 min.	34 ft. 2 in.	34 ft. 2 in.	No, subject of Non-Conforming Use Permit
Side – 20 min.	N/A	N/A	Yes
Rear – 20 min.	N/A	N/A	Yes
Height – 36 feet	15 ft.-2 in.	27'-1"	Yes
Max. Lot Coverage – 15% of Site (170,504 sq. ft.). = 25,576 sq. ft	20,072 s.f.	20,418 s.f. 1,854 s.f. (new)*	Yes

		-1,508 s.f. (to be removed)	
*New lot coverage involves new covered areas			

c. Compliance with 2007 Use Permit

As discussed in the conditions compliance table included in Attachment H, the Club continues to comply with the conditions of their 2007 Use Permit, many of which relate to the 2008 Clubhouse construction which was finalized under building permit BLD2008-00426. Conditions relevant to the project have been maintained and updated as needed in Attachment A.

d. Non-Conforming Use Permit and Findings

Chapter 8.388.050.6 of the County Zoning Regulations requires that, if a non-conforming non-residential structure is destroyed, demolished, or removed from the site, it may only be rebuilt to conform with the zoning and building code regulations currently in effect. This section states that the Planning Commission, at a public hearing, may grant a use permit to except any provision in this Chapter which restricts the continuation, enlargement, reestablishment, or replacement of a non-conforming use, structure or situation. In practice, both the County's Zoning Hearing Officer and Planning Commission have the authority to grant non-conforming use permits.

The applicant has applied for a Non-Conforming Use Permit to allow for the replacement and enlargement of the existing non-conforming clubhouse.

Per Chapter 8.280.030, the following findings must be made in order to approve a use permit for the proposed project:

(1) **The proposed development is proportioned to the size of the parcel on which it is being built.**

The new 2,555 sq. ft. two-story clubhouse building would replace an existing 1,507 sq. ft. single-story building, within the same footprint as the existing building and increasing the height by approximately 12 feet. As previously discussed, the building would be largely screened from views along Alpine Road and would fit in with the existing one- and two-story buildings at the property and the larger community. Additionally, there will be (5) new trees planted that would grow to 25 feet-35 feet height (See page L-3.0 of Attachment C).

Based on the foregoing, the proposed development would be proportioned to the size of the parcel on which it is being built.

- (2) **All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.**

This existing non-conforming structure encroaches upon the 50 feet front setback by 15 feet and 9 5/8 inches at its closest point resulting in a 34-foot 2 3/8-inch front setback from Alpine Road. The correction of the encroachment through land purchase would require acquisition of a portion of the Alpine Road right-of-way, which is infeasible.

- (2) **The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.**

The new building would maintain the existing non-conforming setback. Therefore, the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible

- (3) **That the establishment, maintenance and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

As proposed and conditioned, the project would not create any significant visual impact as viewed from Alpine Road, impact to the creek, or on-site or street parking, and is compatible with development in the neighborhood.

- (4) **Use permit approval does not constitute a granting of special privileges.**

Planning staff concludes that approval of this project does not constitute a granting of special privileges, as the project is proportionate in size and scale to the existing Club buildings and surrounding residential development. Due to the constrained site, compliance with the front setback requirement would pose a significant hardship for the Club. Instead, the applicant has proposed a reasonable project that, as proposed and

conditioned, complies to the greatest extent feasible with the front yard setback, with minimal visual impact to views along Alpine Road and from adjoining properties.

B. ALTERNATIVES

In addition to the recommended action, the Zoning Hearing Officer may choose to continue its review of the project to request additional information; deny the project and identify findings for such denial; or approve the project with amendments to the suggested conditions of approval.

C. ENVIRONMENTAL REVIEW

The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15302, including replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

D. REVIEWING AGENCIES

California Water Service - Bear Gulch
West Bay Sanitary District
Drainage Section
Geotechnical Section

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Plans
- D. Applicant's Non-Conformity Findings
- E. Neighbor Outreach Meeting Invitation
- F. Existing Views from Alpine Road
- G. 2007 Use Permit
- H. Condition Compliance Checklist

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2025-00144 Hearing Date: September 17, 2026

Prepared By: Camille Leung, Senior Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

1. Regarding Environmental Review, Find:

The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15302, including replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

2. Regarding the Use Permit Amendment, Find:

The establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The project complies with the required finding in that the new clubhouse would not significantly exacerbate visual impacts relative to the non-conforming setback, and would not increase the Club's membership beyond current levels. The one-story building is being replaced by a two-story building, which will be largely shielded from Alpine Road by existing intervening trees. While the Club property abuts Los Trancos Creek, the Clubhouse location is approximately 100 feet from the creek. Condition 13 prohibits disturbance or storage of construction materials within 30 feet of the creek bank.

3. Regarding the Non-Conforming Use Permit, Find:

- a. The proposed development is proportioned to the size of the parcel on which it is being built. The new 2,555 sq. ft., two-story clubhouse building would replace an existing 1,507 sq. ft. Single story, within the same footprint as the existing building and increasing the height by approximately 12 feet. As previously discussed, the building would be largely screened from views along Alpine Road and would fit in with the existing one- and two-story

buildings at the property and the larger community. Based on the foregoing, the proposed development would be proportioned to the size of the parcel on which it is being built.

- b. All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible. This existing non-conforming structure encroaches upon the 50 feet front setback by 15 feet 9 5/8 inches at its closest point, resulting in a 34-foot 2 3/8-inch front setback from Alpine Road. The correction of the encroachment through land purchase would require acquisition of a portion of the Alpine Road right-of-way, which is infeasible.
- c. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. The new building would maintain the existing non-conforming setback. Therefore, the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.
- d. That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said the neighborhood. As proposed and conditioned, the project would not create any significant visual impact as viewed from Alpine Road, impact to the creek, or on-site or street parking, and is compatible with development in the neighborhood. The project is not located in the Coastal Zone.
- e. Use permit approval does not constitute a granting of special privileges. Planning staff concludes that approval of this project does not constitute a granting of special privileges, as the project is proportionate in size and scale to the existing Club buildings and surrounding residential development. Due to the constrained site, compliance with the front setback requirement would pose a significant hardship for the Club. Instead, the applicant has proposed a reasonable project that, as proposed and conditioned, complies to the greatest extent feasible with the front yard setback, with minimal visual impact to views along Alpine Road and from adjoining properties.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on September 17, 2026. Minor adjustments to the project may be approved by the Director of Planning and Building if they are consistent with the intent of and in substantial conformance with this approval. Any modification deemed as major by the Director of Planning and Building shall require a separate application for Use Permit Amendment and consideration by the applicable decision maker at a public hearing.
2. The Use Permit Amendment and Non-Conforming Use Permit shall be valid for one year from the date of approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The permit approvals may be extended by a one-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.

Conditions Retained from 2007 Use Permit

3. There shall be an administrative review every three years of the Ladera Oaks Swim and Tennis Club to check for compliance with all conditions of approval. Any expansions of the Club's facilities or activities beyond the limits currently established in this Use Permit will require an amendment to this Use Permit.
4. The Use Permit is valid only for the existing and proposed lots and facilities. Any additional modifications will require a Use Permit Amendment, and will require the submittal of the necessary documents, plans, and fees for consideration at a public hearing.
5. The applicant shall submit an erosion and sediment control plan, which delineates what erosion control measures will be used as well as where they will be installed. This plan shall be submitted, reviewed, and approved by the Current Planning Section before issuance of a building permit to begin any work. All approved measures must be installed and inspected prior to the beginning any construction work on-site. The erosion control measures shall be maintained and replaced as necessary throughout all phases of the project.
6. During the demolition and reconstruction of the clubhouse, the applicant shall use appropriate erosion control methods to keep exposed soils from being washed into the creek.

7. The applicant shall design and implement appropriate runoff and stormwater pollution control measures during construction to protect the creek from a chemical/oil spill incident from heavy equipment.

Prior to the beginning of construction of the clubhouse, the applicant shall have a qualified biologist conduct a pre-construction survey for California Red-Legged Frog and Western Pond Turtle. A qualified biologist shall brief construction workers on identifying California Red-Legged Frog and Western Pond Turtle. If any are found during work, workers are to stop and contact the U.S. Fish and Wildlife Service, California Department of Fish and Game, and the San Mateo County Current Planning Section for instructions. A qualified biologist shall determine the need for exclusion fencing and shall monitor the project as needed.

The applicant shall restrict all heavy machinery use to the existing concrete and disturbed surfaces in order to protect the creek bank from compaction.

8. The maximum number of memberships allowed shall be 525. A membership may include one person or multiple persons typically comprising a household.
9. There shall be no amplified live or amplified recorded music allowed outside of the clubhouse with the exception of four nights a year where the exhibition of a motion picture is involved.
10. At minimum, the Ladera Community Association shall be notified in advance of outdoor motion picture exhibitions. Such motion picture exhibitions shall cease no later than 10:00 p.m. between the dates of June 1 and October 1. Projection of motion pictures shall be oriented such that film images are not viewable from Alpine Road or from homes on South Balsamina Way.
11. All windows visible from Alpine Road of the clubhouse structure shall be fitted with motorized shades that will be closed at night to prevent visibility of illuminated windows from Alpine Road.
12. The color and materials of the building shall match the approved plans. Prior to final Planning approval of the building permit for this project, the applicant shall submit photos of the addition to the Planning Department to demonstrate compliance with this condition.
13. Creek and associated bank and vegetation shall not be disturbed. Storage of construction materials within 30 feet of the creek bank is prohibited.
14. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into the on-site drainage way, local storm drain systems, and other water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines, including:

- a. Maintaining erosion control measures continuously between October 15 and April 15.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent contact with stormwater and watercourses.
 - c. Controlling and preventing 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.
 - d. Using sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth moving activities only during dry weather.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - i. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction of best management practices.
15. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).

16. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval prior to foundation pour.
17. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide required forms.
18. Installation of the approved landscape plan is required prior to final inspection. Specifically, the following shall be provided:
 - a. A Certificate of Completion in accordance with the requirements of the Water Efficient Landscape Ordinance, including all required supporting documentation. Forms available at <https://www.smcgov.org/planning/water-efficient-landscape-ordinance-welo>
 - b. Photos verifying installation of the approved landscape plan.

Building Inspection Section

19. The applicant shall obtain a building permit prior to any demolition or construction.
20. Prior to pouring any concrete for foundations, written verification from a licensed surveyor will be required confirming that the setbacks, as shown on the approved plans, have been maintained.
21. An automatic fire sprinkler system will be required. This permit must be issued prior to, or in conjunction with the building permit.
22. If a water main extension or upgrade of hydrant is required, this work must be completed prior to issuance of the building permit or the applicant must submit a copy of an agreement and contract with the water purveyor that will ensure the work will be completed prior to finalizing the permit.

Drainage Section

23. Project will comply with County's Drainage Manual to prevent stormwater from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the Building permit for new residential development, 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 undeveloped 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.

24. A final C.3 and C.6 Development Review Checklist, final drainage analysis/drainage report, and final drainage plan prepared by a registered Civil Engineer will be provided at the time of the building permit submittal.
25. Project shall comply with all requirements of the Municipal Regional Stormwater National Pollutant 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.
26. 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.
27. During the building permit phase, in-situ infiltration testing to confirm permeability of trench site (permeability of soil) will need to be performed. Based on the results, an appropriate safety factor (minimum of 2) shall be applied per the C.3 Regulated Projects Guide.
28. No treatment measures (other than properly sealed and screened cisterns or rain barrels) shall have standing water more than three days for vector control.
29. 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 Covenants, Conditions, and Restrictions (CC&Rs).
30. 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.

31. 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.
32. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.
33. 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.
34. 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.
35. Project shall comply with the San Mateo County Drainage Manual, C.3 Regulated Projects Guide, and Green Infrastructure Design Infrastructure Design Guide.
36. All vertical and horizontal setbacks for stormwater facilities shall be met as described in the San Mateo County Drainage Manual and C.3 Regulated Projects Guide.

Geotechnical Section

The Geotechnical reviewer recommends the following prior to the submittal of the building application:

37. Geotechnical Consultant provides an update report if necessary that includes any updates to the site conditions, foundation recommendations, or grading recommendations to accommodate changed conditions. The updated report shall include current building code references and requirements.
38. Geotechnical Consultant provides a “plan review” that confirms that the recommendations made in the geotechnical report are carried through in the structural plans, grading plans, calculations, and any other permit documents.
39. Geotechnical Engineer updates the site ground motion parameters to be consistent with the California Building Code 2025 edition and ASCE7-22.

Woodside Fire Protection District

40. The project shall demonstrate compliance with the requirements of the Woodside Fire Protection District at the time of building permit application.
41. The installation of fire sprinklers on new structures as deemed required by the Woodside Fire Department per Fire Code.

Water Service

42. The project shall demonstrate compliance with the requirements of the California Water Service - Bear Gulch at the time of building permit application.

Sewer Service

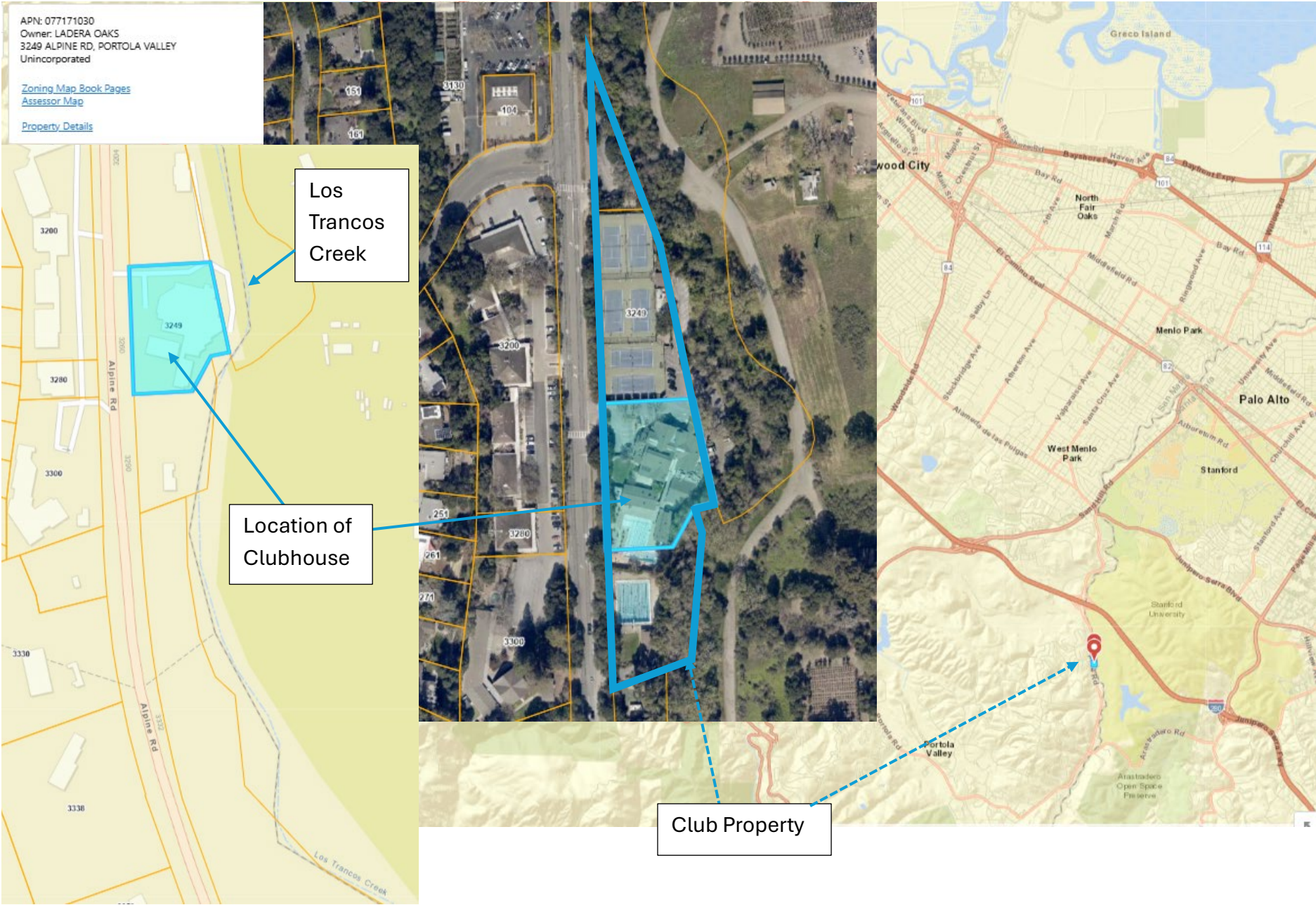
43. The project shall demonstrate compliance with the requirements of the West Bay Sanitary District at the time of building permit application.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

ATTACHMENT B - Vicinity Map





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

GENERAL NOTES

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.
2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENT AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. ALL WORK, TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.
4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.
5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.
6. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED.
7. MATERIALS, PRODUCTS AND EQUIPMENT SHALL ALL BE NEW, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE SAME IN A TIMELY MANNER DURING THE COURSE OF WORK.
9. CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT, PROTECTION FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.
10. EXCAVATE ALL FOOTING AS INDICATED ON THE DRAWING TO REACH SOLID, UNDISTURBED SOIL. BOTTOMS OF EXCAVATIONS SHALL BE LEVEL, CLEAN AND DRY AND AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS.
11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDE OF THE BUILDING.
12. CONTRACTOR TO PRECISELY LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION.

LADERA OAKS SWIM & TENNIS CLUB

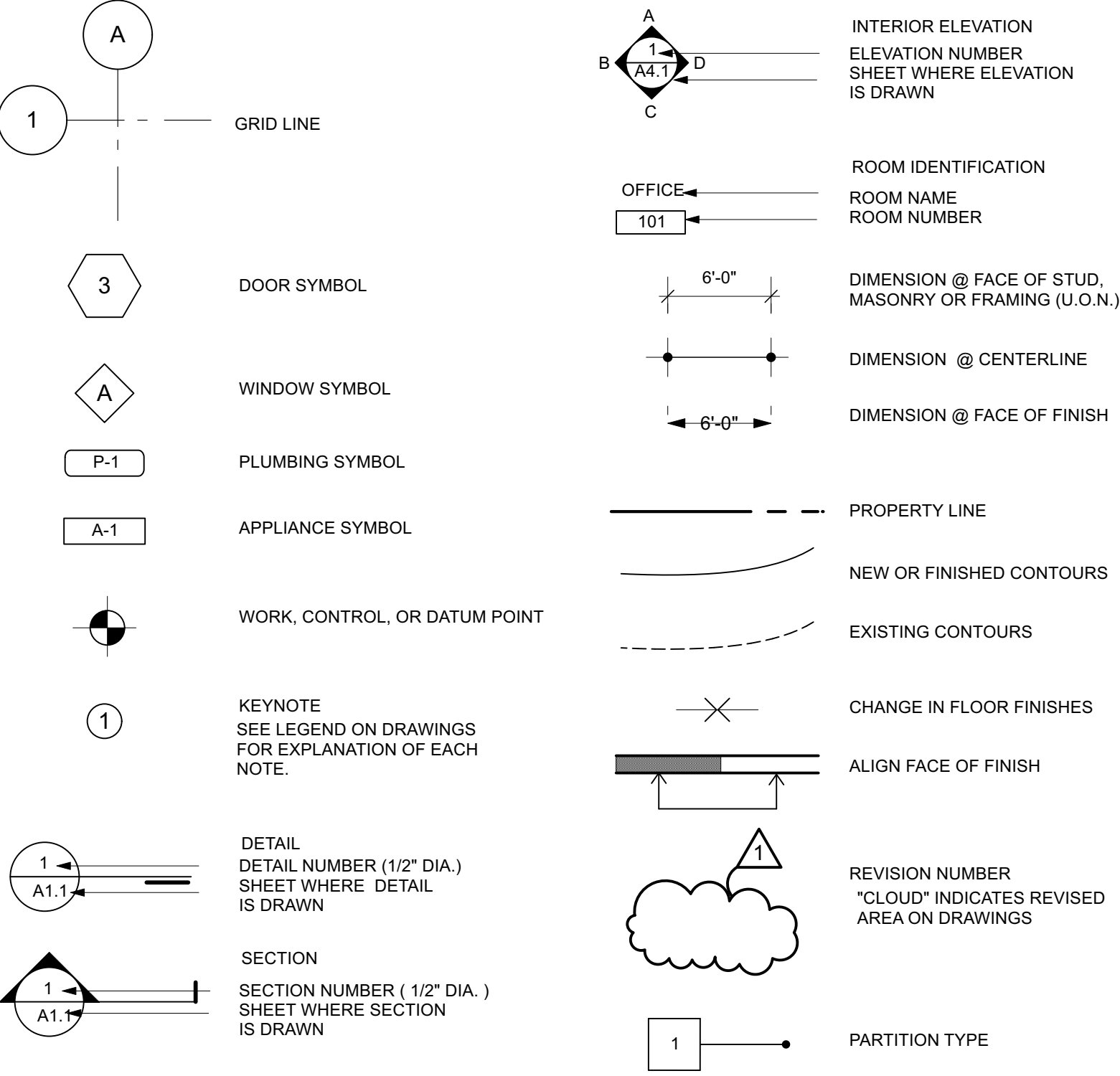
CLUBHOUSE

3249 ALPINE ROAD,

PORTOLA VALLEY, CA 94028

ABBREVIATIONS & SYMBOLS

& @ ACOUS. ADJ. A.F.F.	AND AT DIAMETER or ROUND ACOUSTICAL ADJUSTABLE ABOVE FINISHED FLOOR	MTL./MET. N. (N) or NEW N.I.C. NO. or # N.T.S.	METAL NORTH NEW NOT IN CONTRACT NUMBER NOT TO SCALE
APPROX. ARCH.	APPROXIMATE ARCHITECTURAL	o/ O.C. O.D. OPNG.	OVER ON CENTER OUTSIDE DIAMETER OPENING
BLDG. BLKG. BM.	BUILDING BLOCKING BEAM	P.E.N. PERF. PL. PLAM. PLYWD. PREFAB. P.T. P.T.D.	PLYWOOD EDGE NAILING PERFORATED PLATE OR PROPERTY LINE PLASTIC LAMINATE PLYWOOD PREFABRICATED PRESSURE TREATED PAPER TOWEL DISPENSER
CAB. C.J. C.L.G. CLO. CLR. C.M.U. C.O. COL. CONC. C.T. C.W. DBL. DEPT. DET. D.F.	CABINET CONTROL JOINT CELLING CLOSET CLEAR CONCRETE MASONRY UNIT CLEANOUT or CASED OPENING CONCRETE COLLAR TIE COLD WATER DOUBLE REINFORC DETAIL DOUGLAS FIR or DRINKING FOUNTAIN	R. RAD. R.D. REF. REF. REINFORC REINFORC R.O. RWD. R.W.L.	RISER RADIUS ROOF DRAIN REFERENCE REINFORCE REQUIRED ROUGH OPENING REDWOOD RAIN WATER LEADER
DIA. DIM. DN. DS. DW. DWG.	DIAMETER DIMENSION DOWN DOWNSPOUT DISHWASHER DRAWING	S.4.S. S.C. SCHED. S.D. SEL. SHT. SIM. SPEC. SQ. S.S.T. STD. STL. STOR. STRUCT./	SURFACED 4 SIDES SOLID CORE SCHEDULE SMOKE DETECTOR SELECT SHEET SIMILAR SPECIFICATION(S) SQUARE STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL
E.A. ELECT./ ELEC. ENCL. E.O.S. EQ. EQUIP./ EQPT. EXST or (E) EXP.	EACH EXPANSION JOINT ELECTRICAL ENCLOSURE EDGE OF SLAB EQUIP EXISTING EXPANSION	SYM. T.&B. T.&G. T. TEL. THRU T.O.C. T.O.P./TP T.O.W./TW T.P.D. TV. TYP.	SYMBOL or SYMMETRICAL TOP AND BOTTOM TOPSUE AND GROOVE TREAD TELEPHONE THROUGH TOP OF CURB TOP OF PAVEMENT TOP OF WALL TOILET PAPER HOLDER TOILET PAPER DISPENSER TELEVISION TYPICAL
G.S.M. GYP. BD GYP. H.B. H.C. HDWR./HDWE. H.M. HORIZ. HT./HGT. HTR. H.W. HDWD.	GALVANIZED SHEET METAL GYPSUM BOARD GYPSUM HOSE BIB HOLLOW CORE HARDWARE HOLLOW METAL HORIZONTAL HEIGHT HEATER HOT WATER HARDWOOD	U.L. U.O.N. VERT. V.G. w/ w/o W.C. WD. W.H. WP. W.W.F.	UNDERWRITERS LABORATORIES UNLESS OTHERWISE NOTED VERTICAL VERTICAL GRAIN WITH WITHOUT WATER CLOSET WOOD WATER HEATER WATERPROOF WELDED WIRE FABRIC
I.D. IN. or (") INSUL. INT. JAN. JST. KIT. LAM. LAV. MAX. MECH. MEZZ. MFR. MIN. MISC.	INSIDE DIAMETER (DIM.) INCH or INCHES INSULATION INTERIOR JANITOR JOIST KITCHEN LAMINATE LAVATORY MAXIMUM MECHANICAL MEZZANINE MANUFACTURER MINIMUM MISCELLANEOUS		



BOUNDARY OF ALL PARCELS CONTROLLED
BY LADERA OAKS SWIM AND TENNIS CLUB

AREA OF WORK

APN#077-171-030 APN#077-171-040 APN#077-171-050
ALPINE ROAD

2 AREA PLAN
Scale: NTS

EDGE OF EXISTING ROOF (TYP.)(NO CHANGES)

FOOTPRING OF EXISTING CLUBHOUSE (TO BE REMOVED)

ASSESSOR'S PARCEL LINE

ASSESSOR'S PARCEL LINES
ARE SHOWN FOR INFORMATIONAL
PURPOSES ONLY AND DO NOT REPRESENT
LEGALLY DESCRIBED PARCEL LINES IN
THE CURRENT GRANT DEED DOCUMENT.

EXISTING CHANGING
ROOMS
(NO CHANGES)

EXISTING POOL
(NO CHANGES)

50'-0" FRONT PROPERTY LINE SETBACK

FRONT PROPERTY LINE

ALPINE ROAD

ALPINE ROAD (80')

EXISTING BALLROOM
(NO CHANGES)

(E) CLUBHOUSE

FRONT PROPERTY LINE

1 SITE PLAN
Scale: 1/8" = 1'-0"



BOUNDARY OF ALL PARCELS CONTROLLED
BY LADERA OAKS SWIM AND TENNIS CLUB

AREA OF WORK

APN#077-171-030 APN#077-171-040 APN#077-171-050
APLINE ROAD

2 AREA PLAN
Scale: NTS

EDGE OF EXISTING ROOF (TYP.) (NO CHANGES)

EDGE OF PROPOSED CLUBHOUSE SECOND FLOOR

EDGE OF PROPOSED CLUBHOUSE ROOF

EDGE OF PROPOSED CLUBHOUSE SECOND FLOOR ROOF DECK/BALCONY

FOOTPRINT OF PROPOSED CLUBHOUSE (SHOWN HATCHED)

50'-0" FRONT PROPERTY LINE SETBACK

ASSESSOR'S PARCEL LINES
ARE SHOWN FOR INFORMATIONAL
PURPOSES ONLY AND DO NOT REPRESENT
LEGALLY DESCRIBED PARCEL LINES IN
THE CURRENT GRANT DEED DOCUMENT.

ASSESSOR'S PARCEL LINE

EXISTING CHANGING
ROOMS
(NO CHANGES)

EXISTING POOL
(NO CHANGES)

PROPOSED
(N) CLUBHOUSE
TOP OF 1ST FLOOR
FINISH FLOOR: 270.60'

(N) ROOF DECK

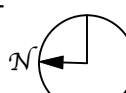
(N) BALCONY

ALPINE ROAD

ALPINE ROAD (80')

1 SITE PLAN
Scale: 1/8" = 1'-0"

0 4 8 12 16 20 FT



LADERA OAKS SWIM & TENNIS CLUB

3249 ALPINE ROAD, PORTOLA VALLEY, CA 94028
APN # 077-171-040

CONSULTANTS:

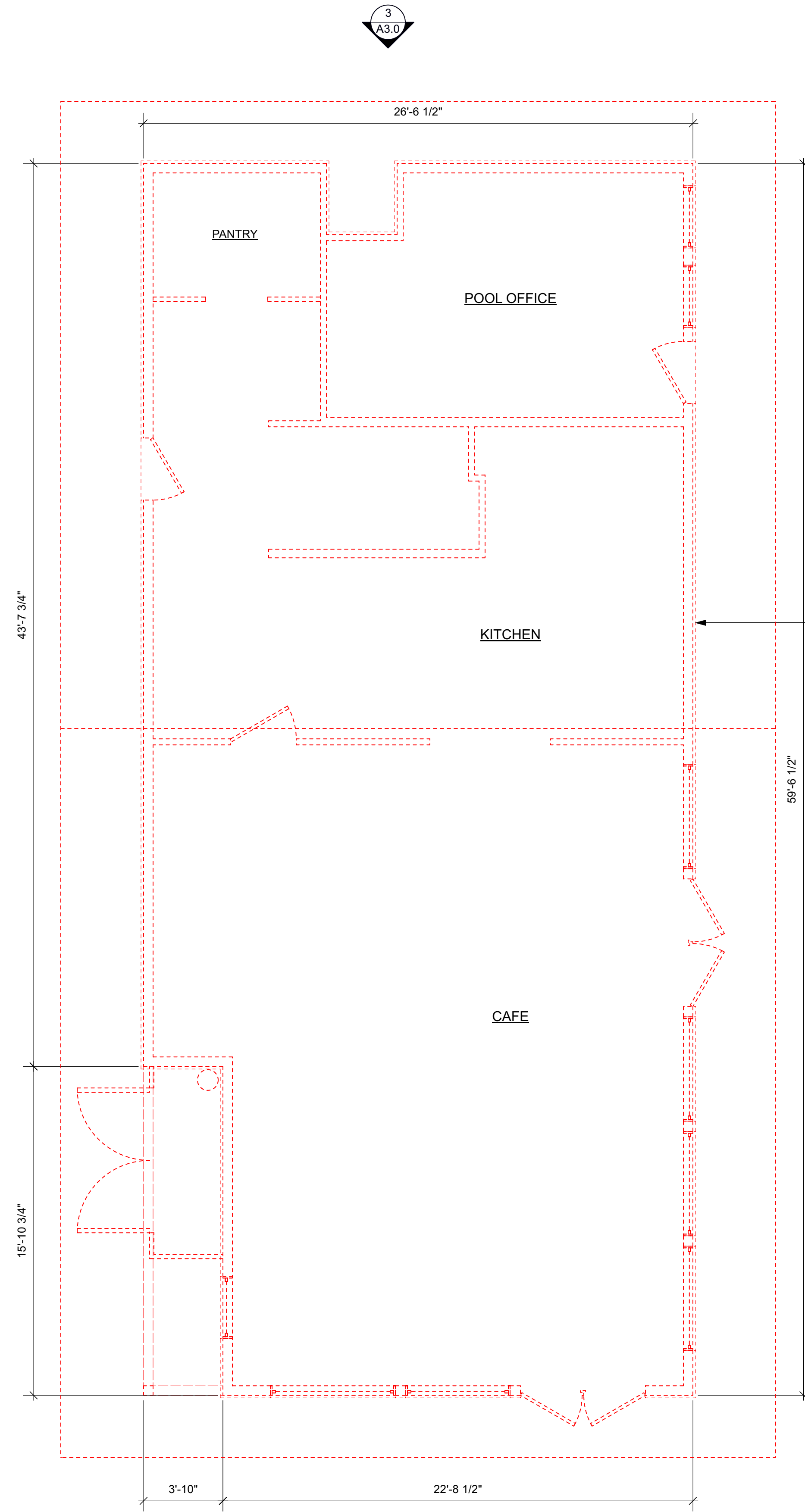
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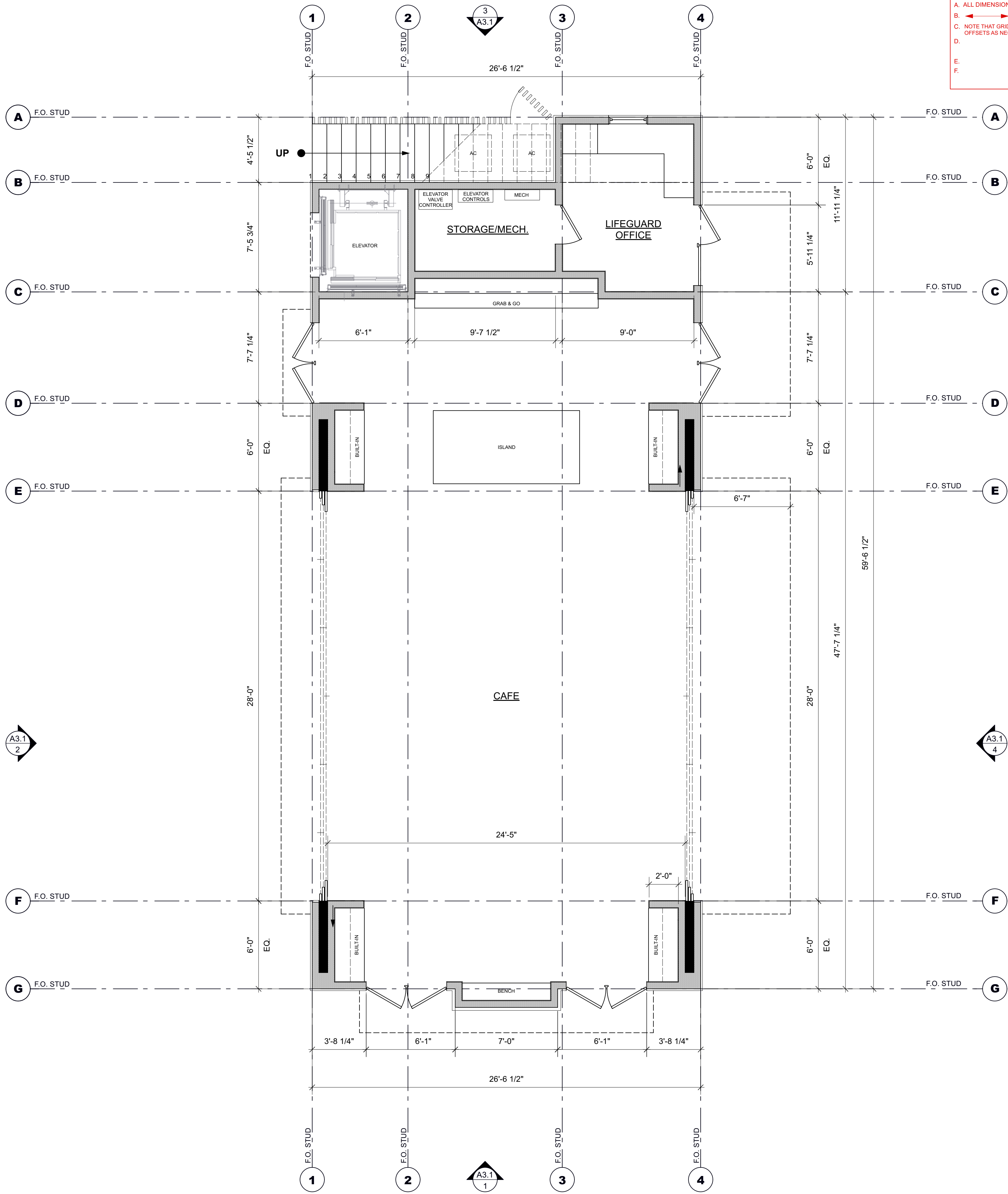
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EXISTING FLOOR PLANS

THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF CKA ARCHITECTS AND
ARE NOT TO BE USED FOR ANY OTHER PROJECTS OR LOCATIONS WITHOUT THE WRITTEN APPROVAL OF CKA ARCHITECTS.
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GENERAL NOTES

- A. ALL DIMENSIONS ARE TO THE FACE OF STUD U.O.N.
B. FINISH DIMENSIONS NOTED w/ ARROWS
C. NOTE THAT GRID LINE DIMENSIONS ARE FACE OF STUD. COORDINATE OFFSETS AS NECESSARY TO LOCATE FACE OF FOUNDATION.
D.
E.
F.

WALL KEY (SEE DETAILS FOR ALL COMPONENTS)

- 5/8" GYP BD EACH SIDE U.O.N.
2X4 STUDS, S.S.D.
5/8" INTERIOR GYP BD U.O.N.
2X6 STUDS, S.S.D.
PLYWOOD SHEATHING, S.S.D.
1/2" PLYWOOD
7/8" STUCCO COAT
5/8" INTERIOR GYP BD U.O.N.
2X6 STUDS, S.S.D.
PLYWOOD SHEATHING, S.S.D.
FIBERCEMENT SIDING

cka
ARCHITECTS

CHRIS KUMMERER & ASSOCIATES
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CKA-ARCHITECTS.COM

REVISIONS:
1 | USE-PERMIT SUBMITTAL 17.NOV.2025
2 | COMMENTS 07.MAY.2026

LADERA OAKS SWIM & TENNIS CLUB

3249 ALPINE ROAD, PORTOLA VALLEY, CA 94028
APN # 077-171-040

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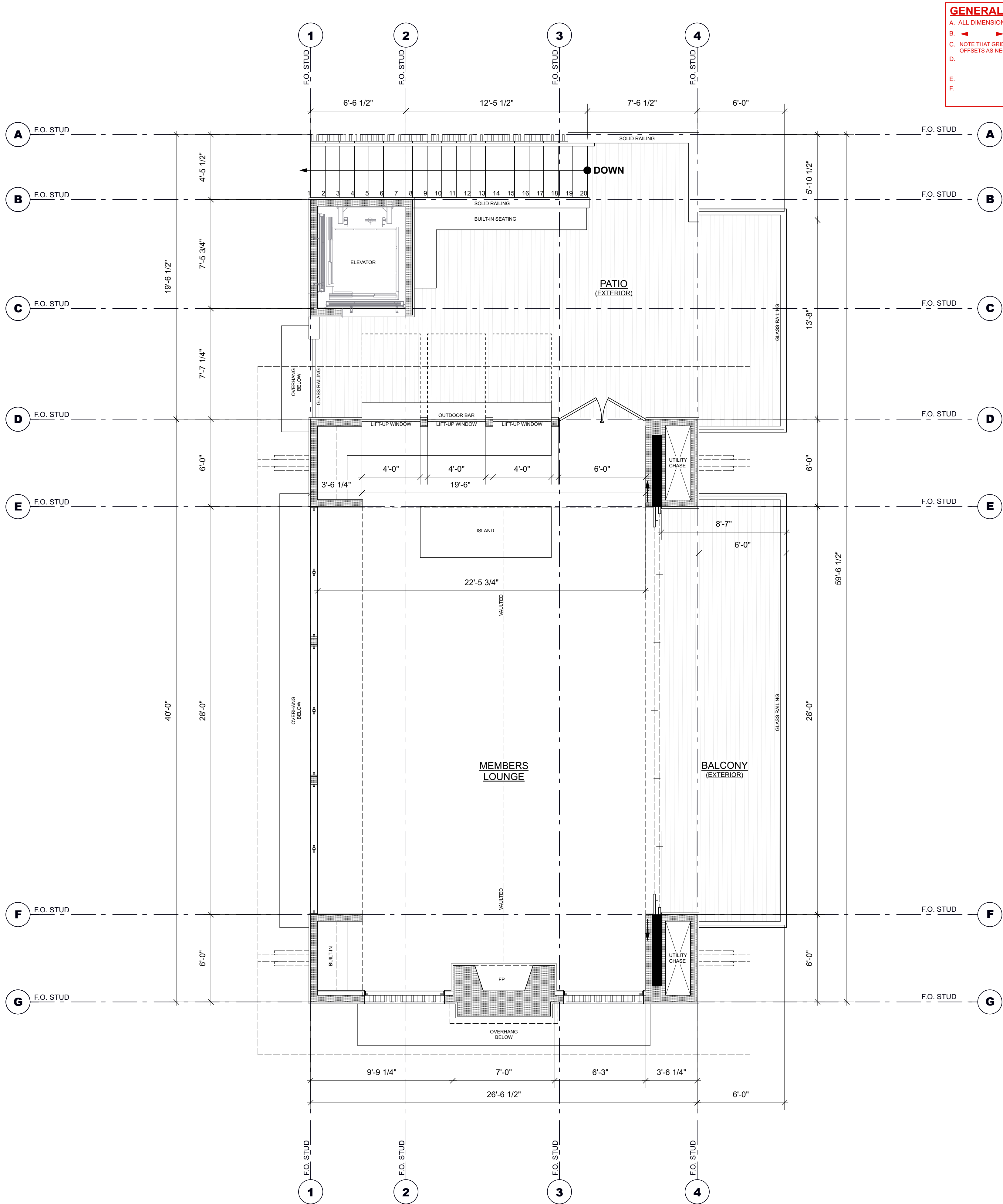
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NEW FIRST FLOOR
PLANS

THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF CKA ARCHITECTS AND
ANY REPRODUCTION OR USE OF THE PROJECT INFORMATION FOR ANY OTHER PURPOSES
WITHOUT THE WRITTEN APPROVAL OF CKA ARCHITECTS.

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





GENERAL NOTES

- A. ALL DIMENSIONS ARE TO THE FACE OF STUD U.O.N.
B. FINISH DIMENSIONS NOTED w/ ARROWS
C. NOTE THAT GRID LINE DIMENSIONS ARE FACE OF STUD. COORDINATE OFFSETS AS NECESSARY TO LOCATE FACE OF FOUNDATION.
D.
E.
F.

WALL KEY (SEE DETAILS FOR ALL COMPONENTS)

- 5/8" GYP BD EACH SIDE U.O.N.
2X4 STUDS, S.S.D.
5/8" INTERIOR GYP BD U.O.N.
2X6 STUDS, S.S.D.
PLYWOOD SHEATHING, S.S.D.
1/2" PLYWOOD
7/8" STUCCO COAT
5/8" INTERIOR GYP BD U.O.N.
2X6 STUDS, S.S.D.
PLYWOOD SHEATHING, S.S.D.
FIBERCEMENT SIDING

cka
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REVISIONS:
1 | USE-PERMIT SUBMITTAL 17.NOV.2025
2 | COMMENTS 07.MAY.2026

LADERA OAKS SWIM & TENNIS CLUB

3249 ALPINE ROAD, PORTOLA VALLEY, CA 94028
APN # 077-171-040

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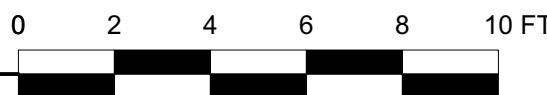
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NEW SECOND
FLOOR PLANS

THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF CKA ARCHITECTS AND
SHALL BE RETURNED TO CKA ARCHITECTS UPON COMPLETION OF THE PROJECT. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR USED FOR OTHER LOCATIONS
WITHOUT THE WRITTEN APPROVAL OF CKA ARCHITECTS.

1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



LADERA OAKS SWIM & TENNIS CLUB

3249 ALPINE ROAD, PORTOLA VALLEY, CA 94028
APN # 077-171-040

CONSULTANTS:

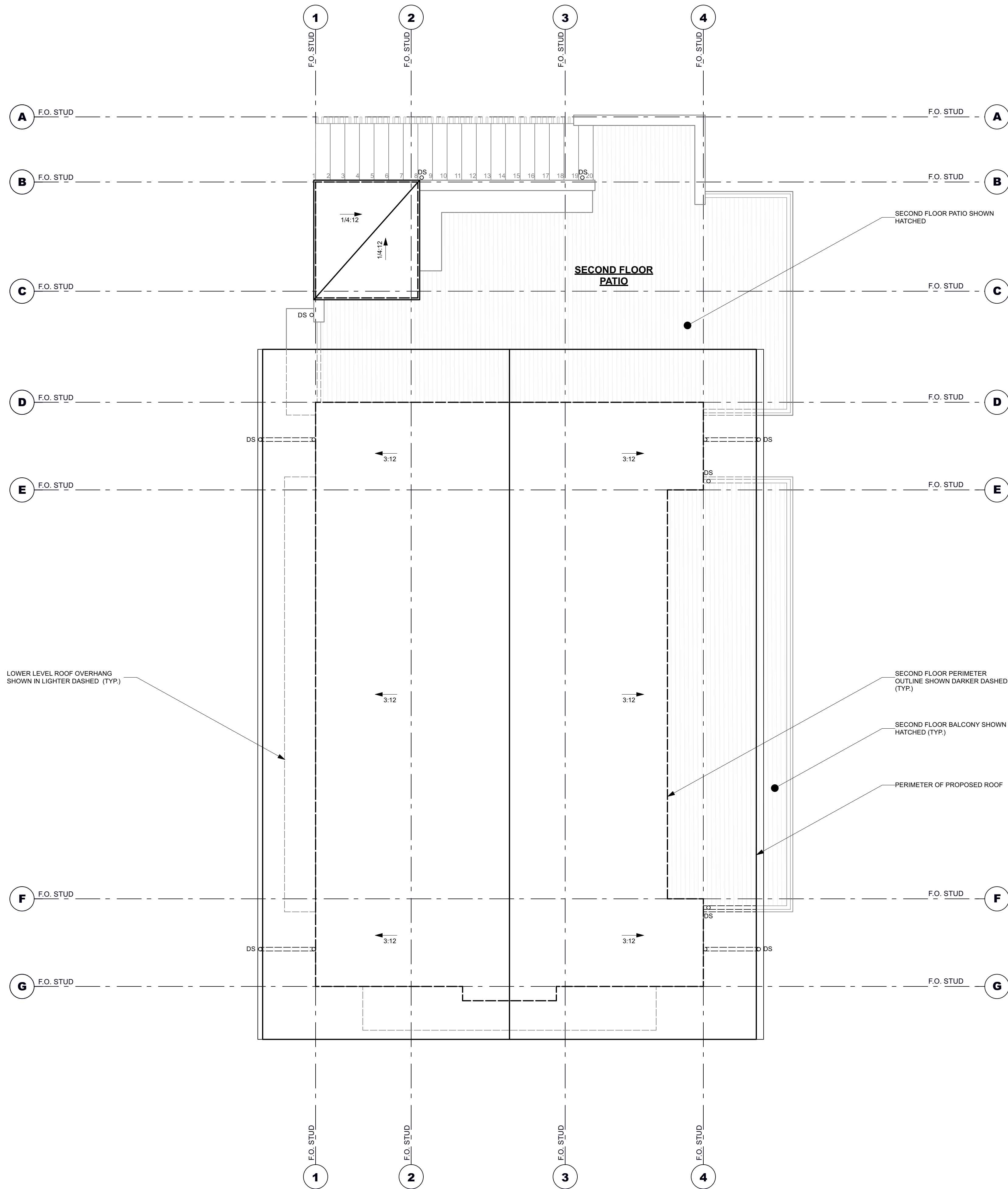
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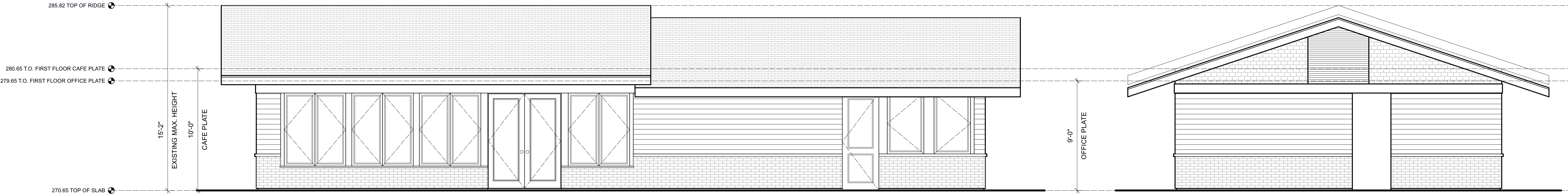
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NEW ROOF PLANS

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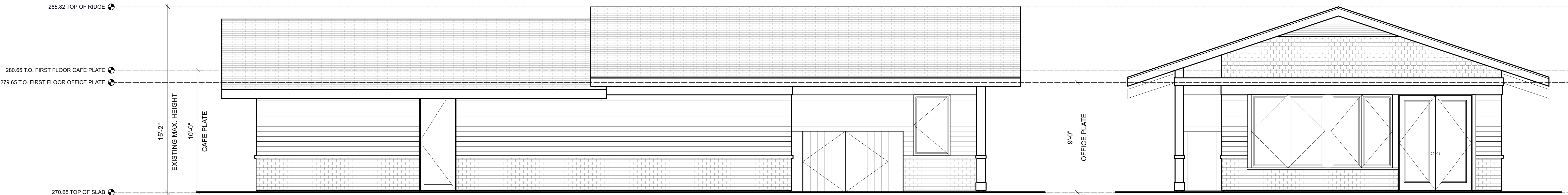


1 PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"



4 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"

3 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"

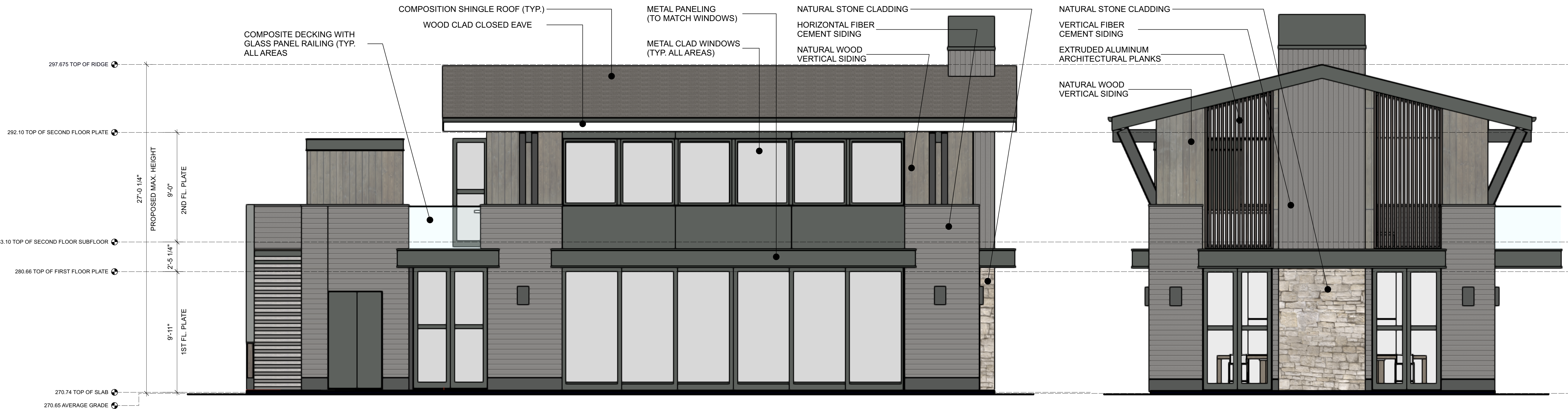
1 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



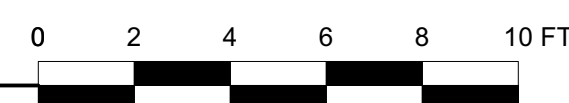
4 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



LADERA OAKS SWIM & TENNIS CLUB

3249 ALPINE ROAD, PORTOLA VALLEY, CA 94028
APN # 077-171-040

CONSULTANTS:

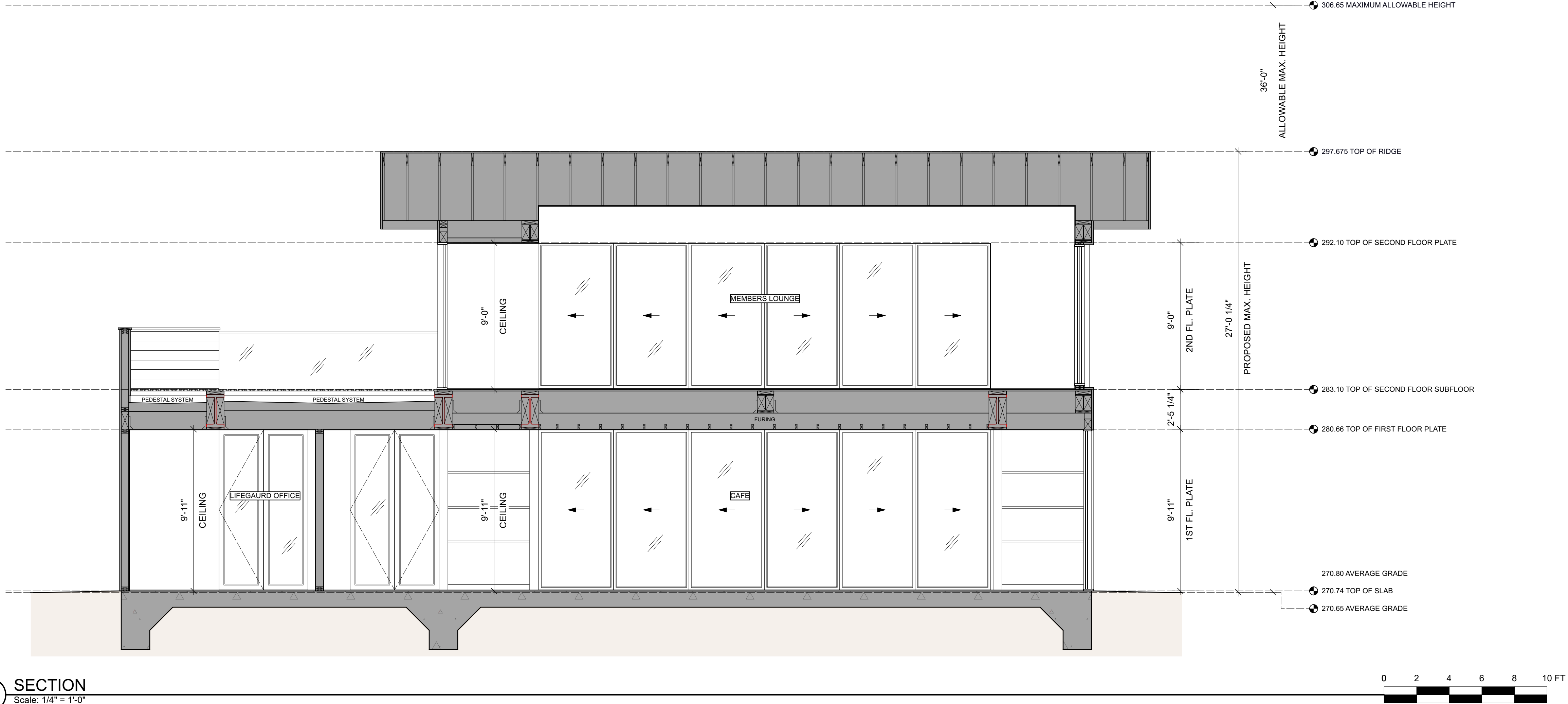
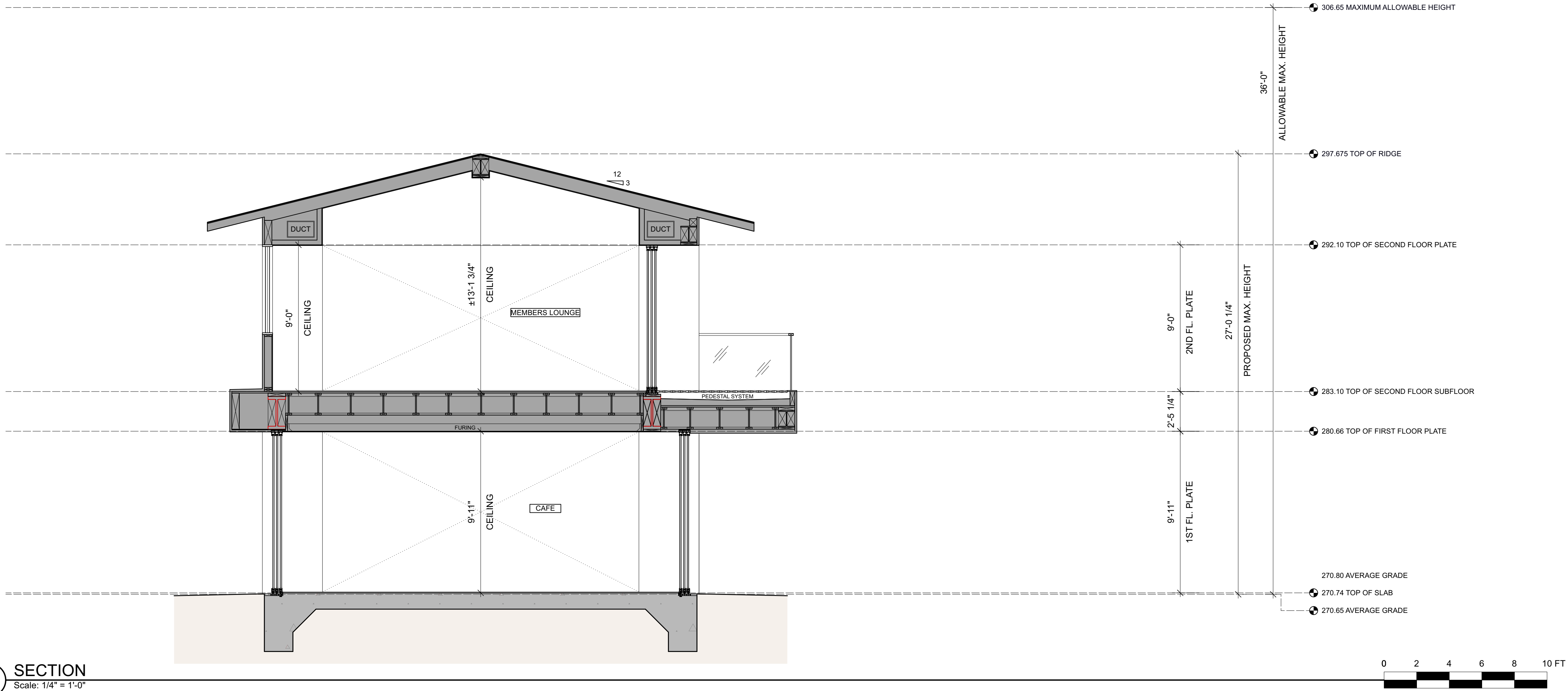
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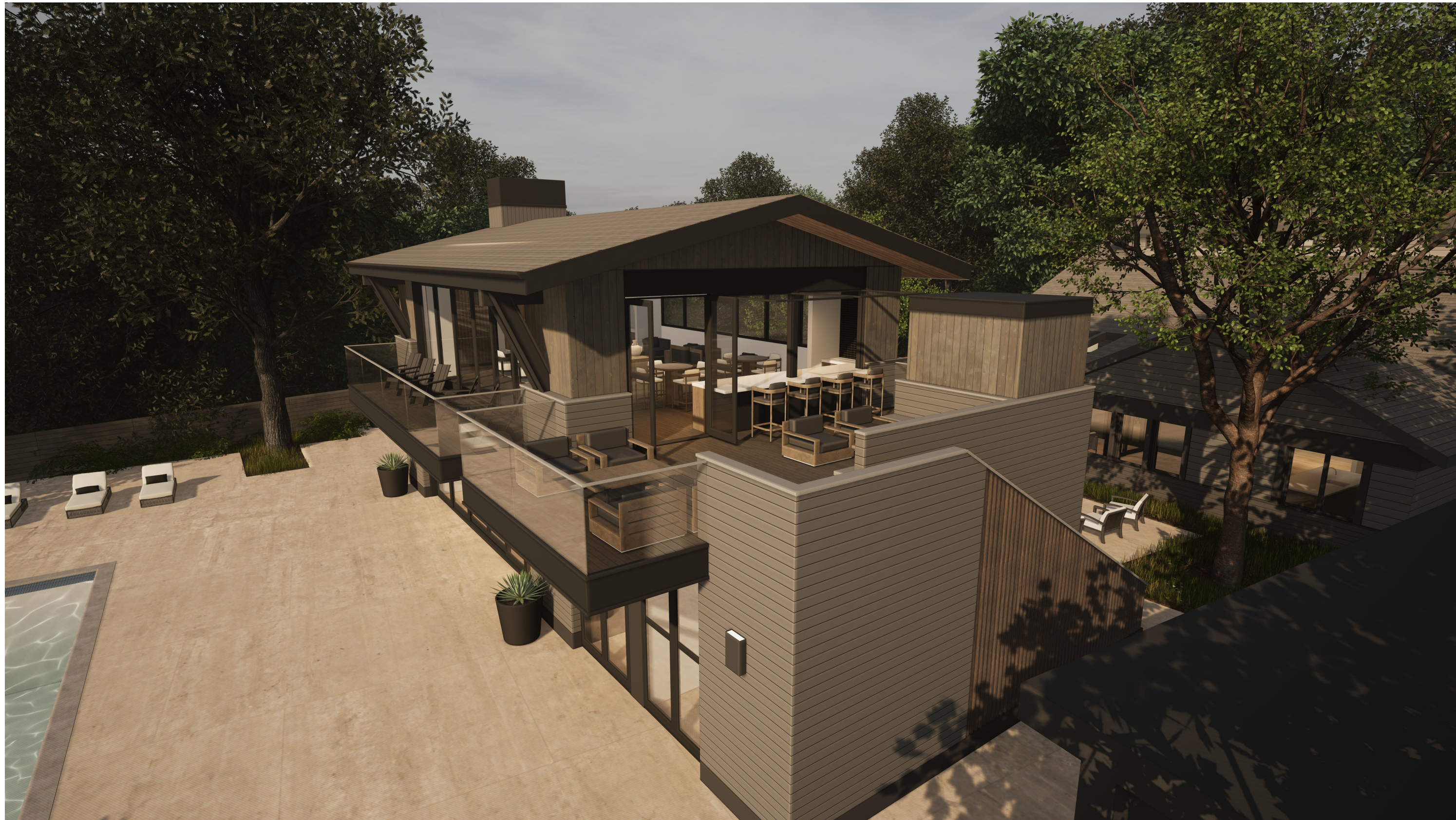
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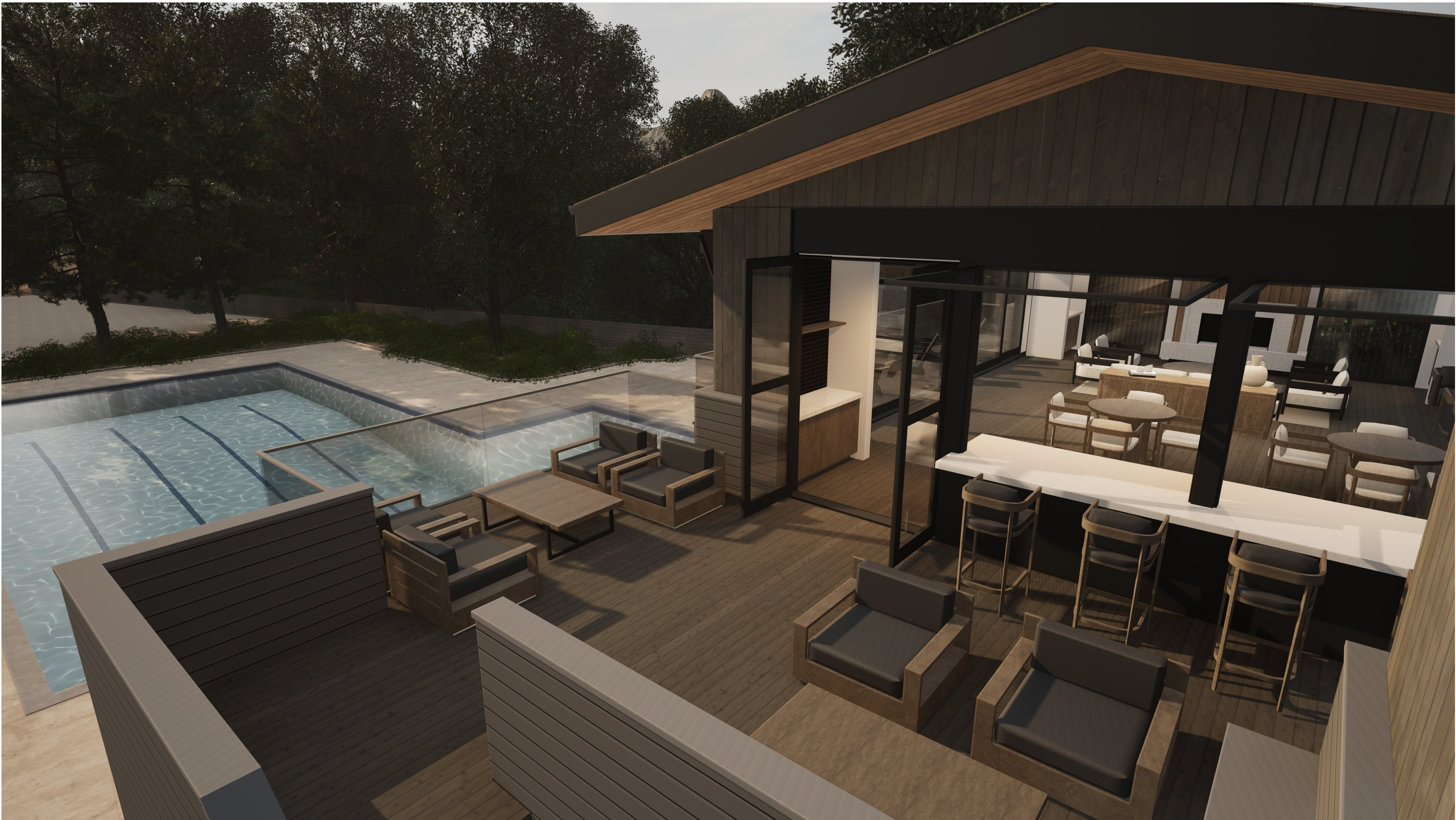
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SECTIONS

THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF CKA ARCHITECTS AND ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN APPROVAL OF CKA ARCHITECTS. ANY REPRODUCTION OR USE FOR OTHER LOCATIONS WITHOUT THE WRITTEN APPROVAL OF CKA ARCHITECTS IS PROHIBITED.





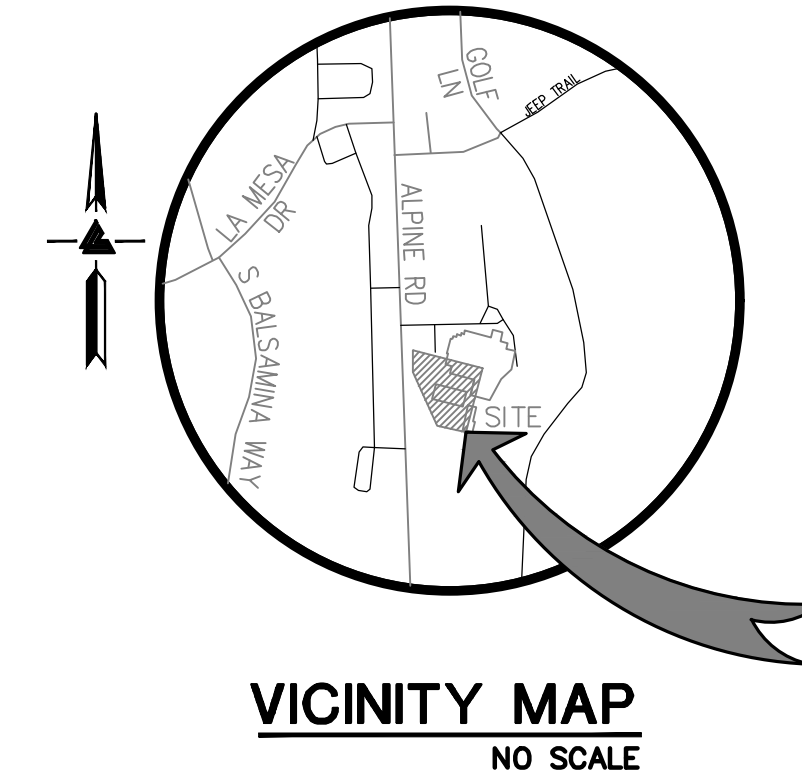
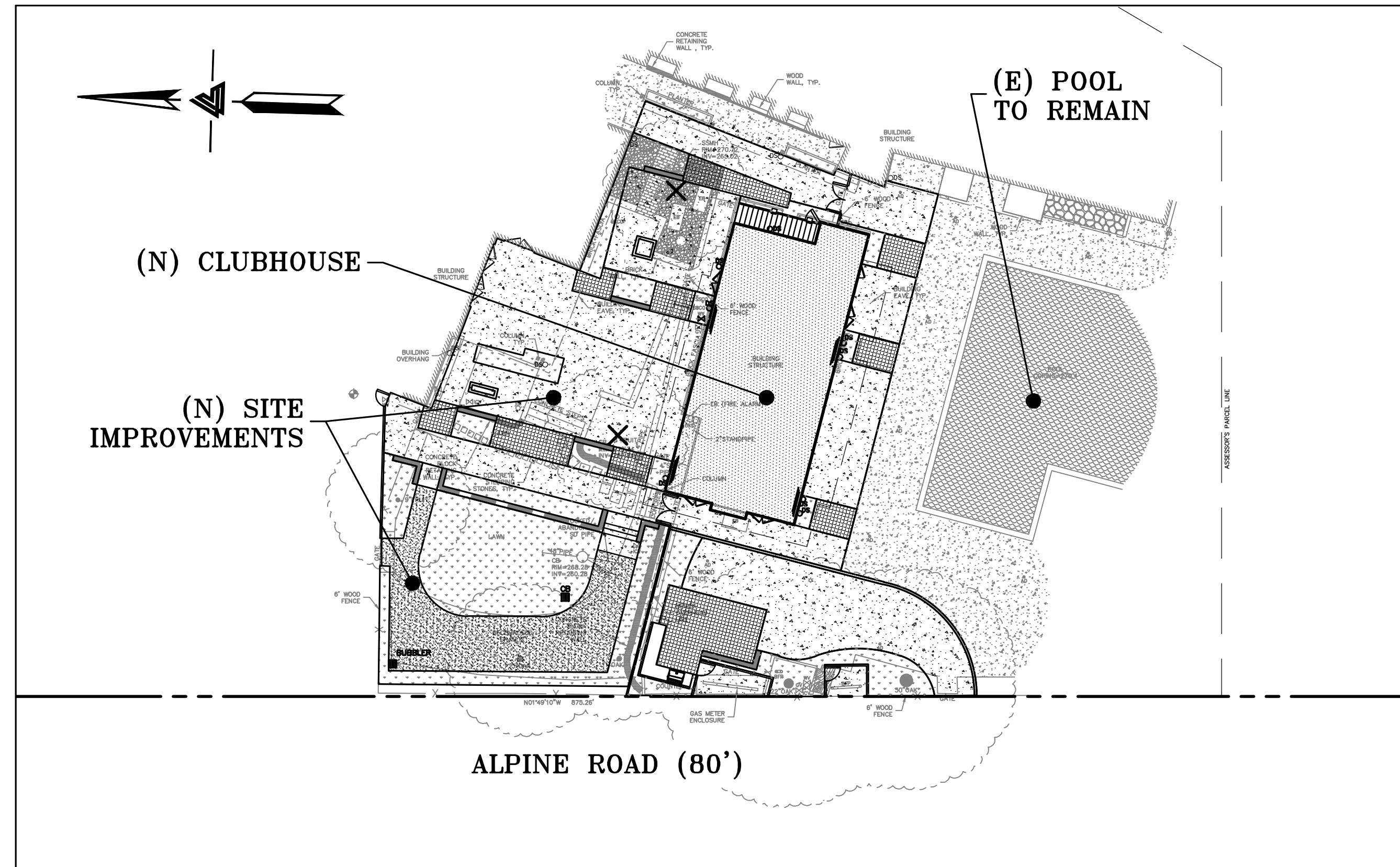


EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	STORM DRAIN PRESSURE LINE
---	---	SANITARY SEWER PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED
---	---	TREE PROTECTION FENCING

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O/C	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
C	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	P	PROPERTY LINE
CONST	CONSTRUCT or -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCF	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST.	STREET
G	GAGE OR GAUGE	STA	STATION
GB	GRADE BREAK	STD	STANDARD
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	STRUCT	STRUCTURAL
HORIZ	HORIZONTAL	T	TELEPHONE
HI PT	HIGH POINT	TC	TOP OF CURB
H&T	HUB & TACK	TEMP	TEMPORARY
ID	INSIDE DIAMETER	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
L	LENGTH	VERT	VERTICAL
LNDG	LANDING	W/	WITH
		W. WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC

PRELIMINARY SITE IMPROVEMENTS LADERA OAKS SWIM, TENNIS, & FITNESS CLUB 3249 ALPINE ROAD PORTOLA VALLEY, CALIFORNIA (UNINCORPORATED)



OWNER'S INFORMATION

OWNER: LADERA OAKS
3249 ALPINE ROAD
PORTOLA VALLEY, CA

APN: 077-171-040

REFERENCES

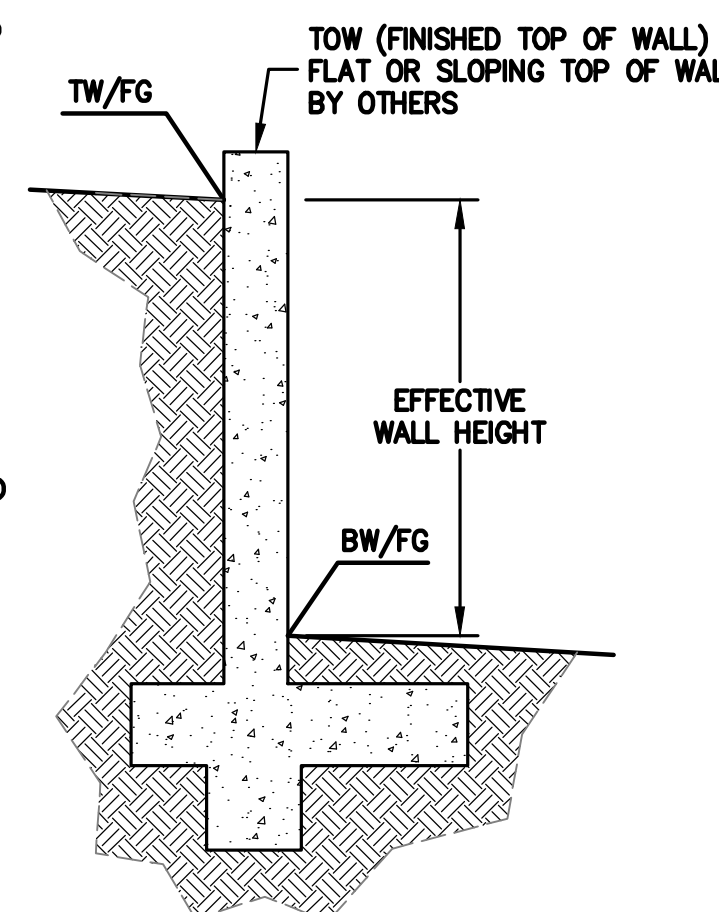
- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED: "PARTIAL TOPOGRAPHIC SURVEY" 3249 ALPINE ROAD PORTOLA VALLEY, CA JOB# 2242455 DATED: 05-09-25
2. SITE PLAN BY CKA ARCHITECTURE ENTITLED: "LADERA OAKS SWIM & TENNIS CLUB" 3249 ALPINE ROAD PORTOLA VALLEY, CA DATED: 05-15-25
3. LANDSCAPE PLAN BY KEITH WILLIG ENTITLED: "LADERA OAKS" 3249 ALPINE ROAD PORTOLA VALLEY, CA DATED: 10-03-25 REVISED: 03-27-26
4. SOIL REPORT BY ROMIG ENGINEERS ENTITLED: "GEOTECHNICAL INVESTIGATION" 3249 ALPINE ROAD PORTOLA VALLEY CA JOB# 6975-1 DATED: 08-18-25

5. RECORD CIVIL PLANS BY BKF ENGINEERS ENTITLED: "LADERA OAKS SWIM & TENNIS CLUB" 3249 ALPINE ROAD PORTOLA VALLEY, CA DATED: 08-25-2008

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

KEY MAP

1" = 20'



FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP No.: 06081C0314E
EFFECTIVE DATE: OCTOBER 16, 2012

EASEMENT NOTE

RECORDED EASEMENTS ARE SHOWN PER CONDITION OF TITLE GUARANTEE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GUARANTEE NO. FOPF-2371250258, DATED MAY 9, 2025.

GEOTECHNICAL NOTE:

EARTHWORK, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION, FOUNDATION AND SLAB CONSTRUCTION, UTILITY TRENCH BACKFILLING, PAVEMENT CONSTRUCTION, AND SITE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS, INC., DATED AUGUST 18, 2025. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK OR FOUNDATION CONSTRUCTION AND SHOULD OBSERVE AND TEST DURING EARTHWORK AND FOUNDATION CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 5 DAYS PRIOR TO EARTHWORK, TRENCH BACKFILL AND SUBGRADE PREPARATION WORK TO ALLOW TIME FOR SAMPLING OF ON-SITE SOIL AND LABORATORY COMPACTION CURVE TESTING TO BE PERFORMED PRIOR TO ON-SITE COMPACTION DENSITY TESTING.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING).

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK

TOWN OF PORTOLA VALLEY
BENCHMARK BM "PV-02"
47'+/- SW OF POWER POLE, 35'+/- NW OF STOP SIGN POLE, 27'+/- NE OF FIRE HYDRANT, AT THE INTERSECTION OF CERVANTES DR AND WESTRIDGE DR.
ELEVATION = 685.70'
(ADJUSTED TO NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
CUT CROSS IN CONCRETE
ELEVATION = 270.42'
(ADJUSTED TO NAVD 88 DATUM)

SHEET INDEX

C-1.0	TITLE SHEET
C-2.0	PRELIMINARY GRADING & DRAINAGE PLAN
C-3.0	PRELIMINARY UTILITY PLAN
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL DETAILS
BMP-1	CONSTRUCTION BEST MANAGEMENT PRACTICES
SCP-1	PRELIMINARY IMPERVIOUS AREA EXHIBIT
SCP-2	PRELIMINARY STORMWATER CONTROL PLAN
SCP-3	PRELIMINARY STORMWATER CONTROL DETAILS
SCP-4	CREATED & REPLACED IMPERVIOUS AREA DELINEATION EXHIBIT



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APN: 077-171-040

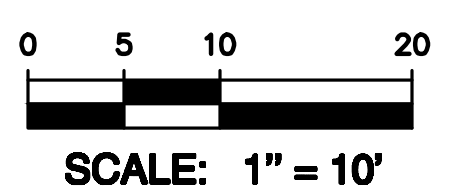
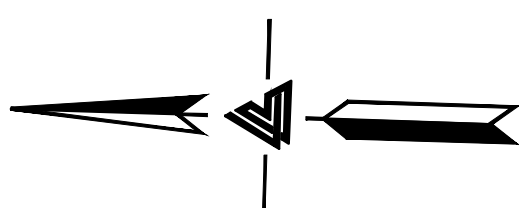
TITLE SHEET

1	COUNTY COMMENTS	AV
2	COUNTY COMMENTS	AV
3	REVISIONS	BY

JOB NO: 2242454
DATE: 11-06-25
SCALE: AS NOTED
DESIGN BY: AV
CHECKED BY: JC
SHEET NO:

C-1.0

1 OF 10 SHEETS



SCALE: 1" = 10'

LEGEND

- | PROPOSED | DESCRIPTION |
|-----------|--|
| [Pattern] | (N) BUILDING |
| [Pattern] | (N) CONCRETE HARDSCAPE |
| [Pattern] | (N) ACCENT PAVING |
| [Pattern] | (N) DECOMPOSED GRANITE |
| [Pattern] | (N) LANDSCAPE/PLANTER AREA
SEE LANDSCAPE PLANS FOR DETAIL |
| [Pattern] | (N) RETAINING WALL
SEE STRUCTURAL PLANS FOR DETAIL |
| [Symbol] | TREE PROTECTION |
| [Symbol] | REMOVE TREE |

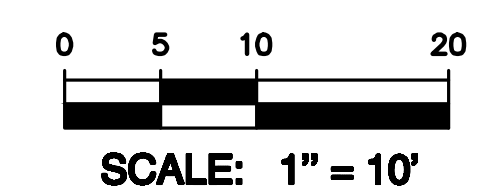
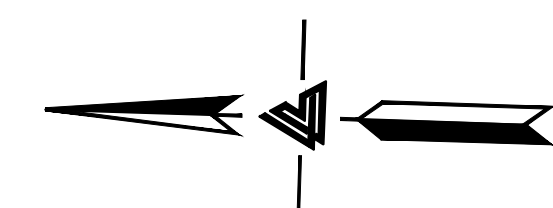
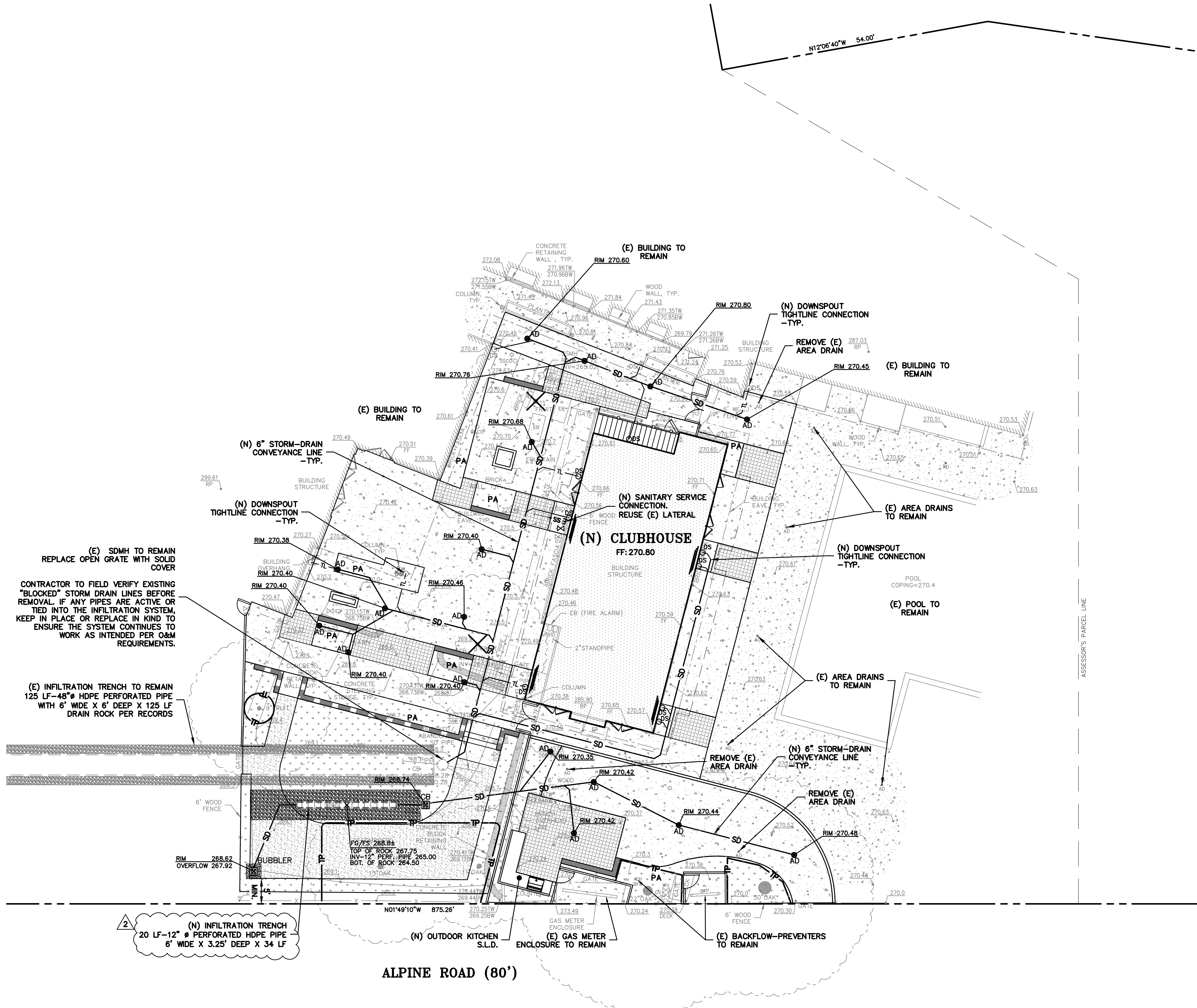


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GRADING &
DRAINAGE PLAN

2	COUNTY COMMENTS 07-24-26
1	COUNTY COMMENTS 04-30-26
	REVISIONS
	BY
	JOB NO: 2242454
	DATE: 11-06-25
	SCALE: AS NOTED
	DESIGN BY: AV
	CHECKED BY: JC
	SHEET NO:
	C-2.0
	2 OF 10 SHEETS



LEGEND

PROPOSED	DESCRIPTION
	(N) BUILDING
	(N) CONCRETE HARDSCAPE
	(N) ACCENT PAVING
	(N) DECOMPOSED GRANITE
	(N) LANDSCAPE/PLANTER AREA SEE LANDSCAPE PLANS FOR DETAIL
	(N) RETAINING WALL SEE STRUCTURAL PLANS FOR DETAIL
	TREE PROTECTION
	REMOVE TREE



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COUNTY OF SAN MATEO-UNINCORPORATED APN: 077-171-040

UTILITY PLAN

1	COUNTY COMMENTS	AV
2	COUNTY COMMENTS	AV
3	COUNTY COMMENTS	AV
4	REVISIONS	BY

JOB NO:	2242454
DATE:	11-06-25
SCALE:	AS NOTED
DESIGN BY:	AV
CHECKED BY:	JC
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 1.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1 THROUGH APRIL 30, 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 OCTOBER 1 THROUGH APRIL 30.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1 THROUGH APRIL 30, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR SHALL ADHERE 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 COUNTY 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 COUNTY 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 EARTHEN BERMS 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 RECEPACLE 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 COUNTY INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO OCTOBER 1 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:

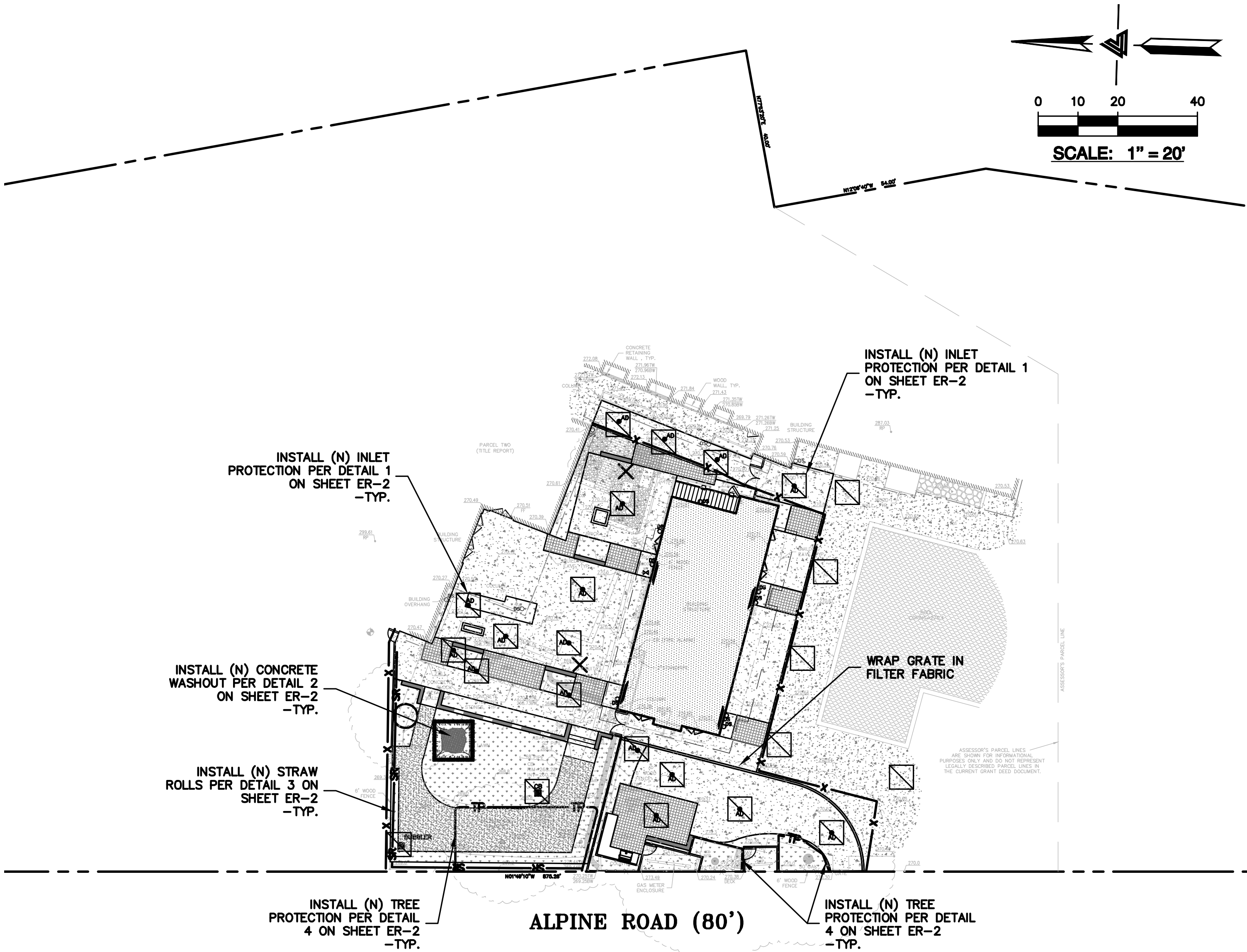
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION 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 1, 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 ROLLS 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



EROSION CONTROL LEGEND

	INLET PROTECTION
	STRAW ROLL
	CONSTRUCTION FENCE
	CONCRETE WASHOUT
	TREE PROTECTION

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

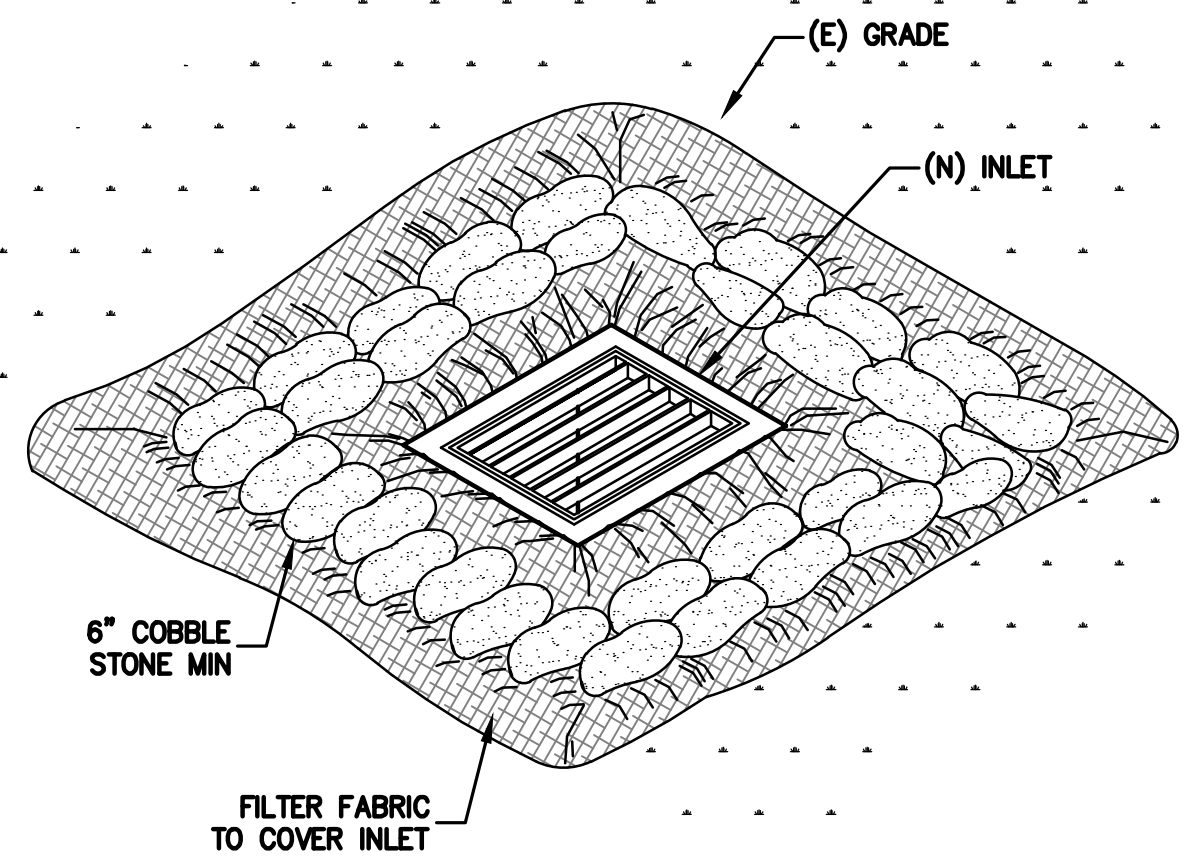


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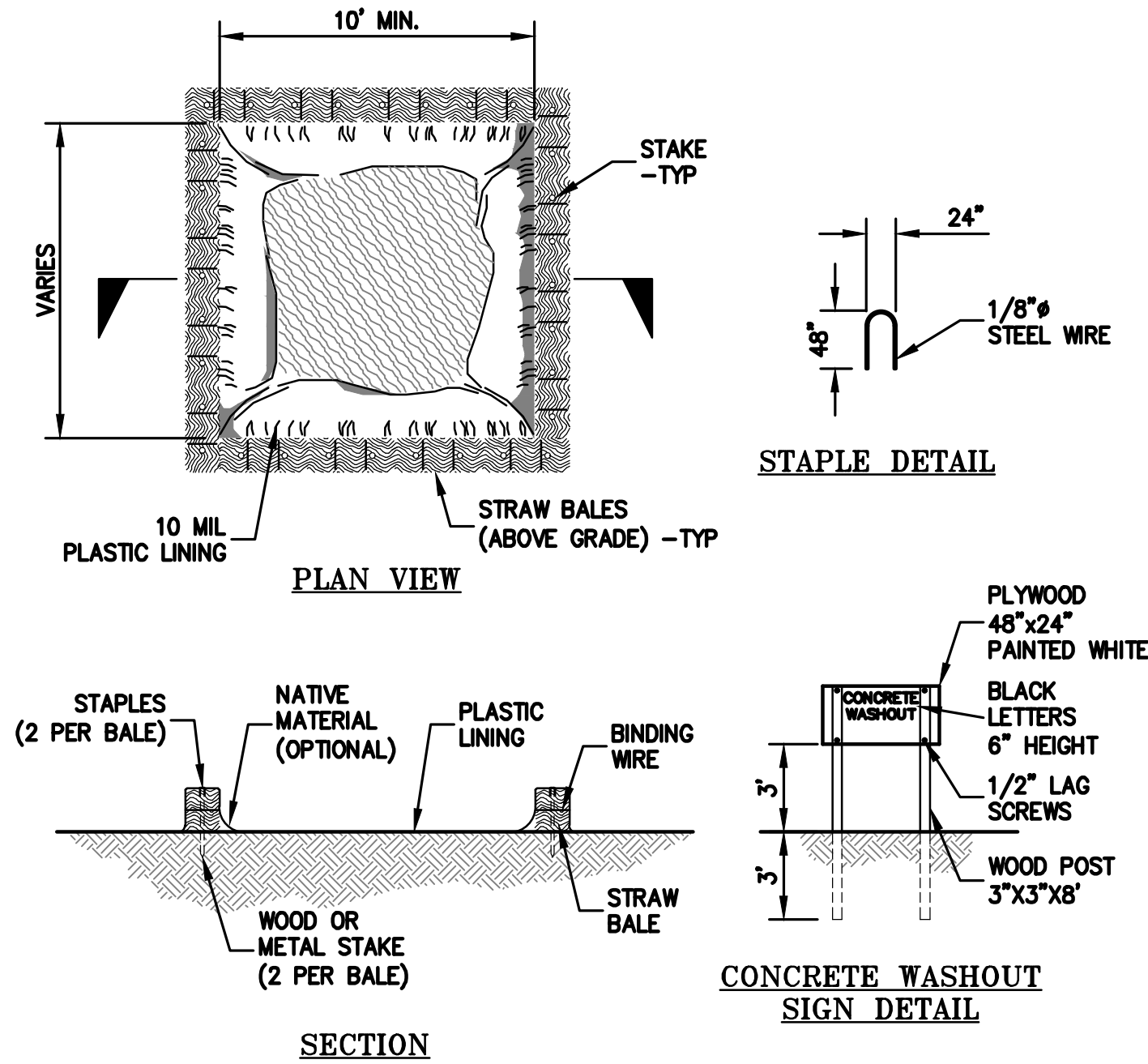
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EROSION CONTROL
PLAN

-	-
-	-
-	-
2	COUNTY COMMENTS 07-24-26
1	COUNTY COMMENTS 04-30-26
REVISIONS	BY
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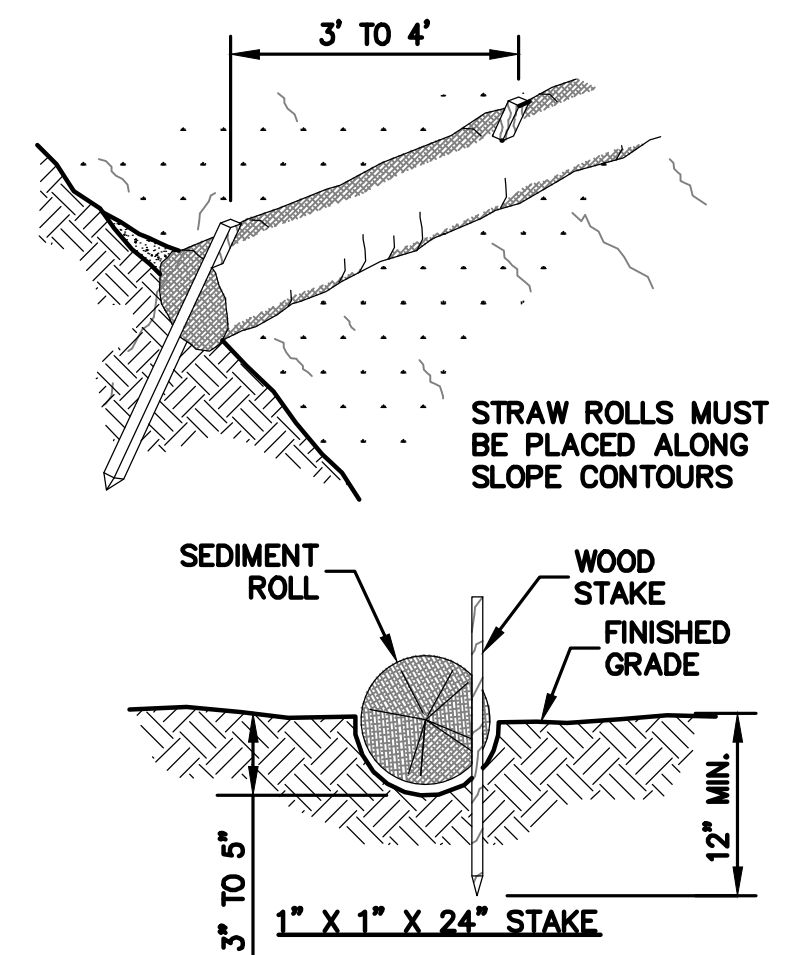


1 INLET PROTECTION
ER-2 NTS



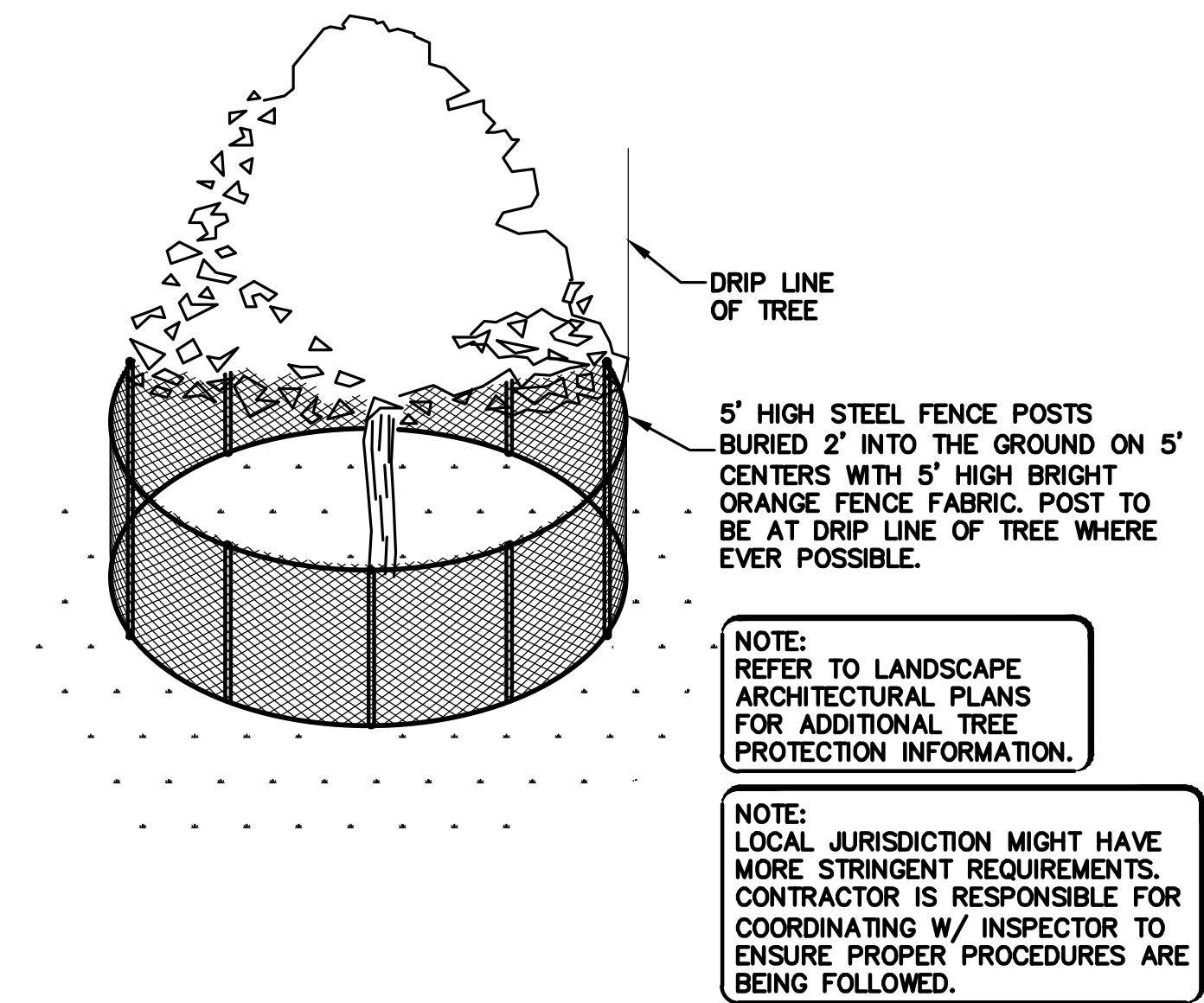
2 CONCRETE WASHOUT
ER-2 NTS

NOTES:
ACTUAL LAYOUT DETERMINED
IN FIELD.
THE CONCRETE WASHOUT SIGN
SHALL BE INSTALLED WITHIN
10' OF THE TEMPORARY
CONCRETE WASHOUT FACILITY.



3 STRAW ROLLS FLAT LOT
ER-2 NTS

- NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
 2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.



4 EXISTING TREE PROTECTION DETAIL
ER-2 NTS

NOTE:
REFER TO LANDSCAPE
ARCHITECTURAL PLANS
FOR ADDITIONAL TREE
PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MIGHT HAVE
MORE STRINGENT REQUIREMENTS.
CONTRACTOR IS RESPONSIBLE FOR
COORDINATING W/ INSPECTOR TO
ENSURE PROPER PROCEDURES ARE
BEING FOLLOWED.

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EROSION CONTROL
DETAILS

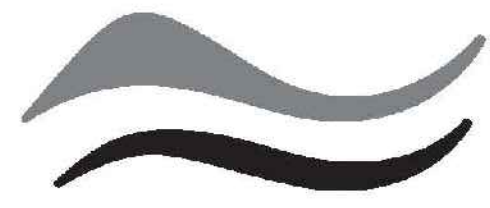
2	COUNTY COMMENTS 07-24-26	AV
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ER-2
5 OF 10 SHEETS



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SAN MATEO COUNTYWIDE

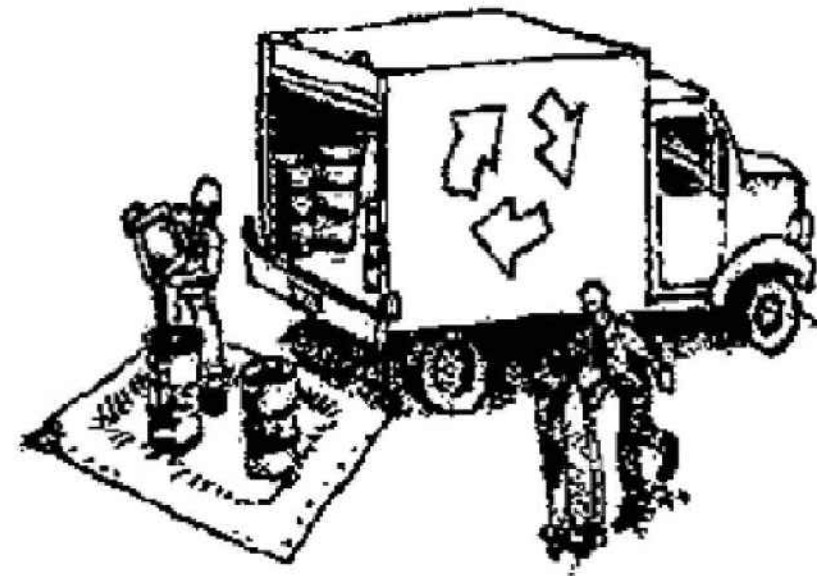
Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan 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, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) 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).

Earthwork & Contaminated Soils



Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ 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 before fresh pavement will have time to cure.
- ❑ 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

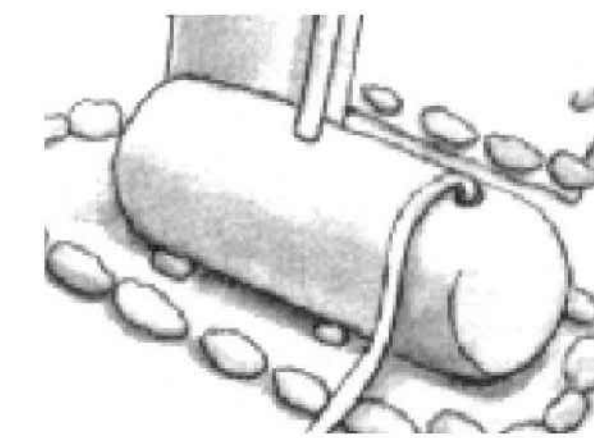
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

Concrete, Grout & Mortar Application



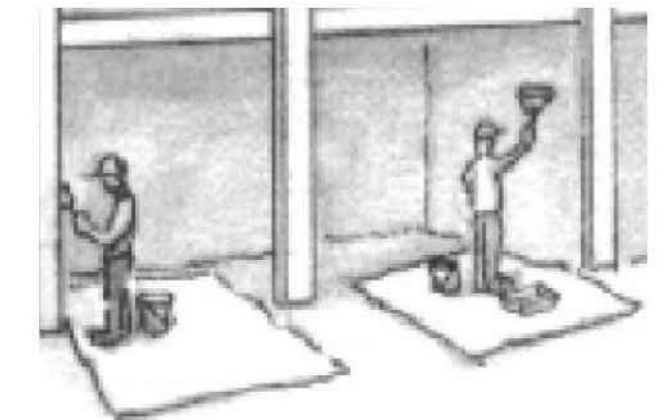
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a 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 residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of 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.

Landscape Materials



- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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



**LADENA OARS SWIM, TENNIS,
& FITNESS CLUB**
3249 ALPINE ROAD
PORTOLA VALLEY, CALIFORNIA
COUNTY OF SAN MATEO-UNINCORPORATED
APN: 077-171-000

**IMPERVIOUS AREA
EXHIBIT**

	—
	—
	—
COUNTY COMMENTS 07-24-26	AV
COUNTY COMMENTS 04-30-26	AV
REVISIONS	BY

3 NO: 2242454

TE: 11-06-25

SALE:	AS NOTED
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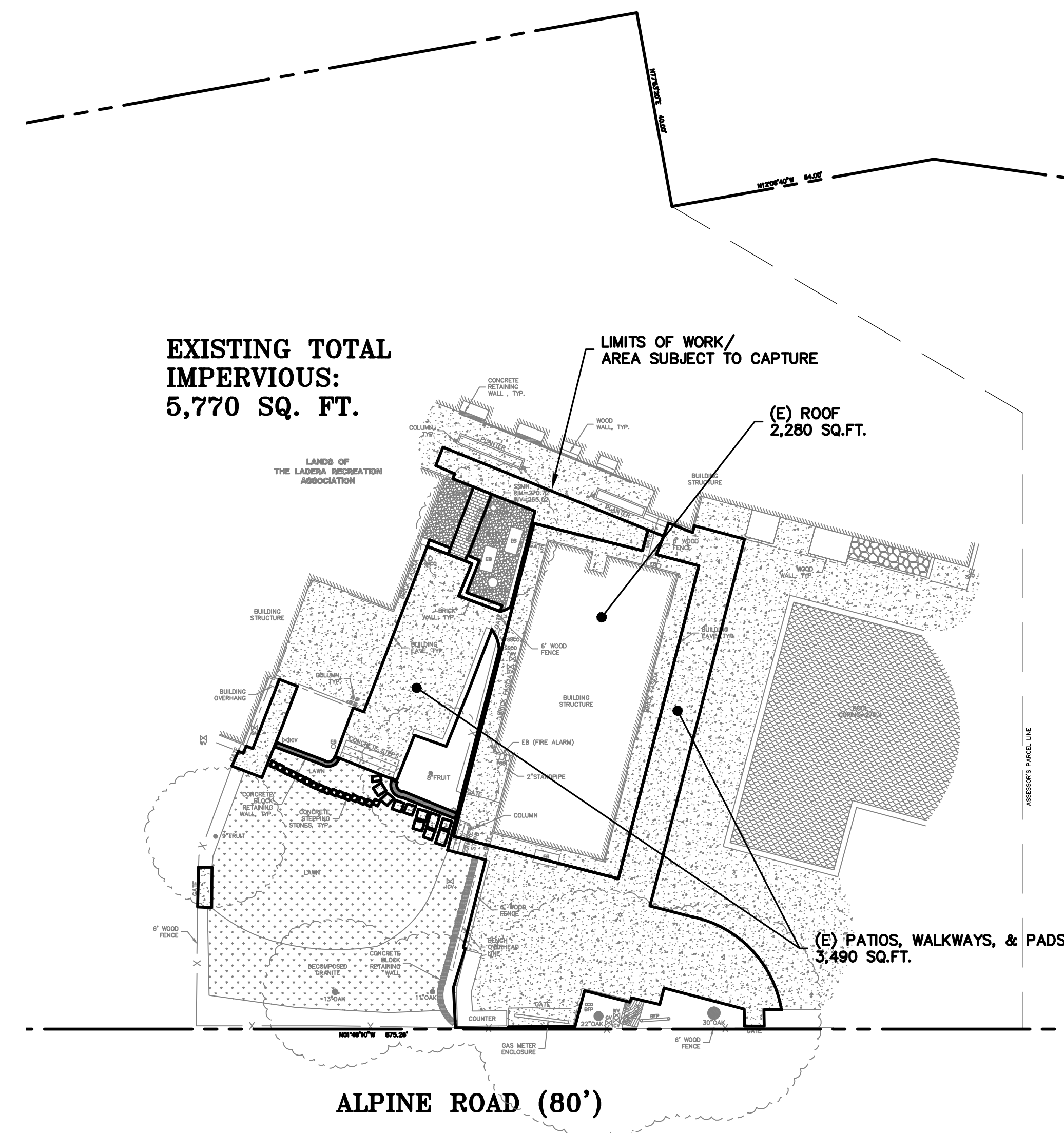
SIGN BY: AV

HECKED BY: JC

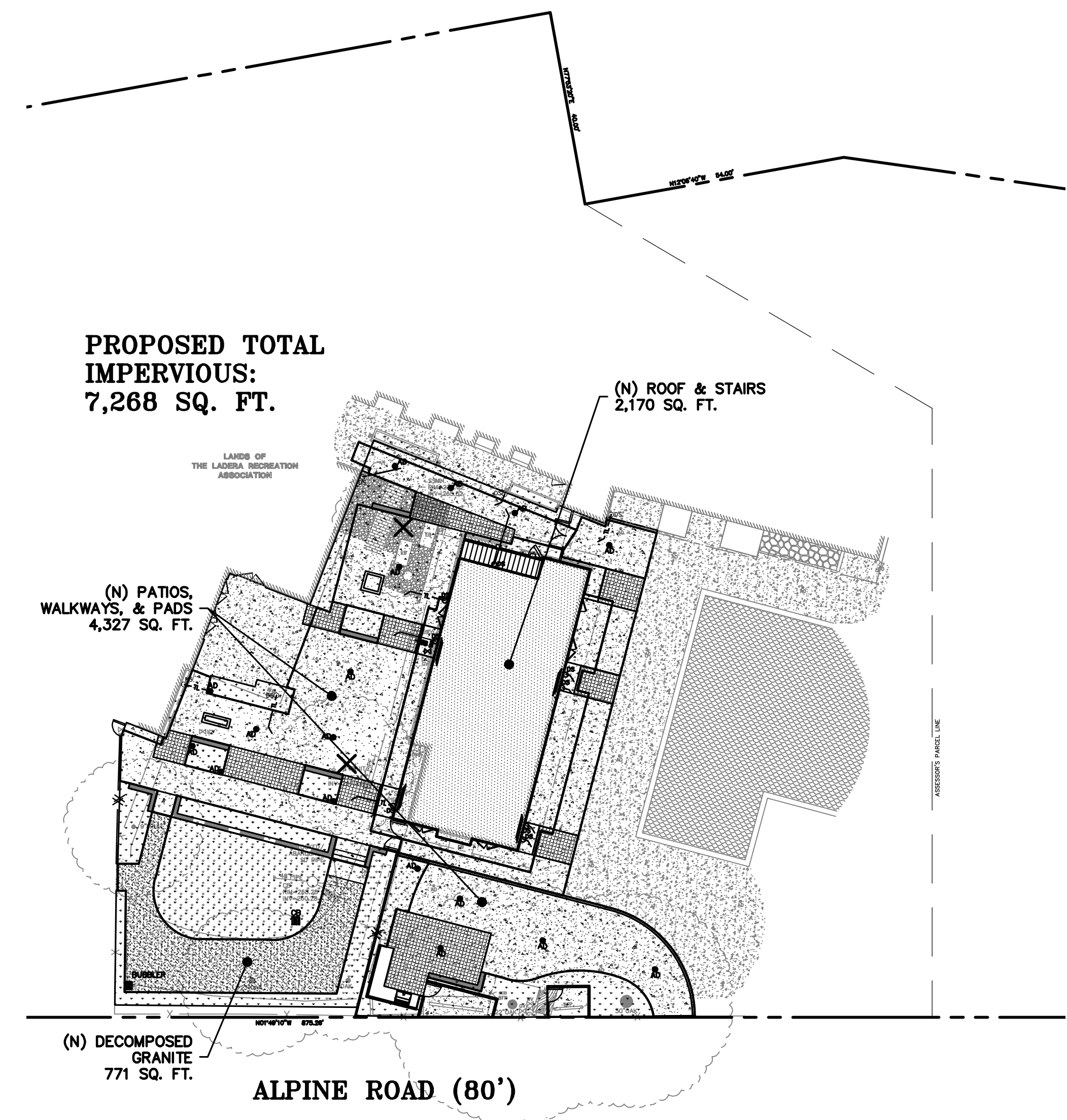
HEET NO:

SCP-1

OF 10 SHEETS

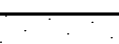
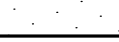
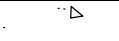
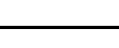


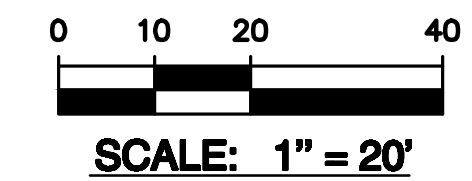
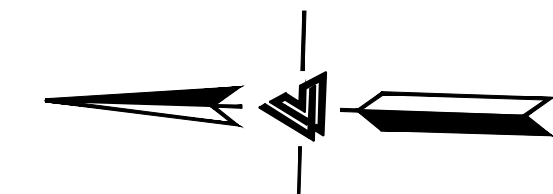
EXISTING



PROPOSED

LEGEND

<u>PROPOSED</u>	<u>DESCRIPTION</u>
	(N) BUILDING
	(N) CONCRETE HARDSCAPE
	(N) ACCENT PAVING
	(N) DECOMPOSED GRANITE
	(N) LANDSCAPE/PLANTER AREA SEE LANDSCAPE PLANS FOR DETAIL





**LADENA OARS SWIM, TENNIS,
& FITNESS CLUB**
3249 ALPINE ROAD
PORTOLA VALLEY, CALIFORNIA
COUNTY OF SAN MATEO-UNINCORPORATED APN: 077-171-000

PRELIMINARY STORMWATER CONTROL PLAN

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COUNTY COMMENTS 07-24-26	AV
COUNTY COMMENTS 04-30-26	AV
REVISIONS	BY

3 NO: 2242454

TE: 11-06-25

SALE:	AS NOTED
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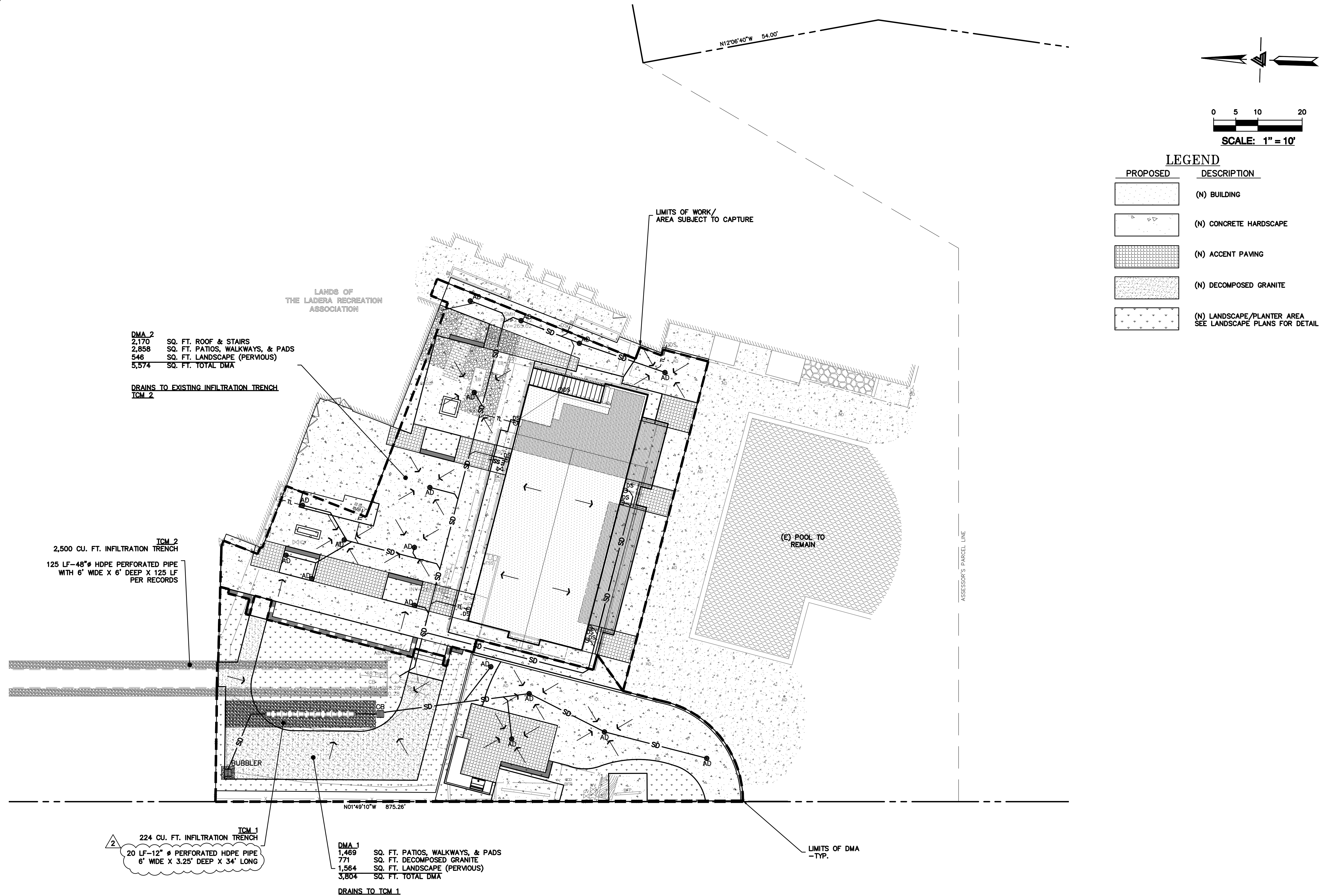
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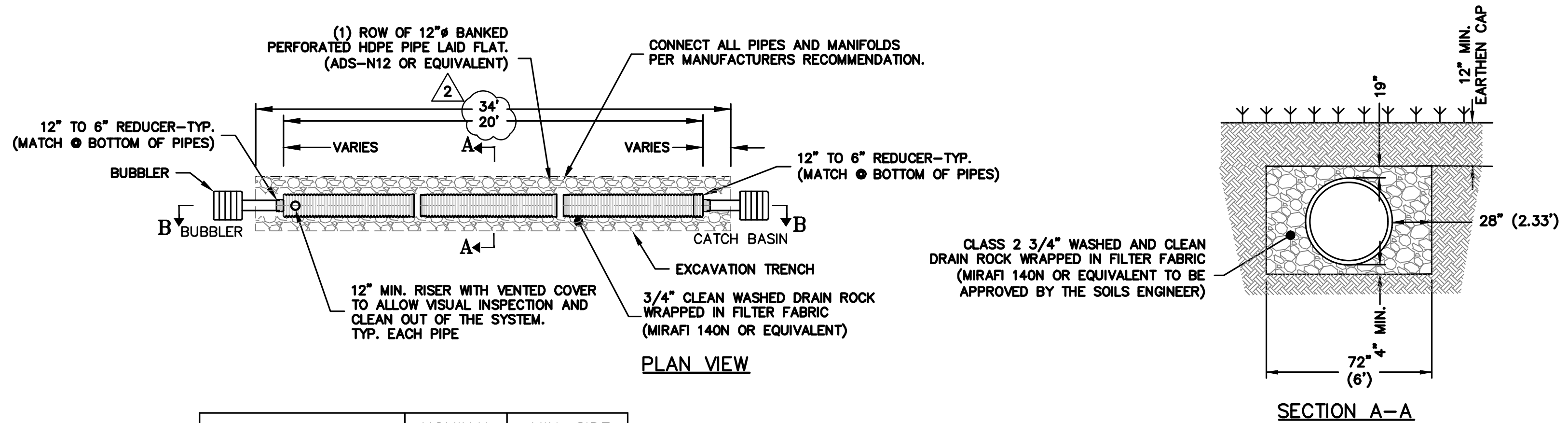
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HEET NO:

SCP-2

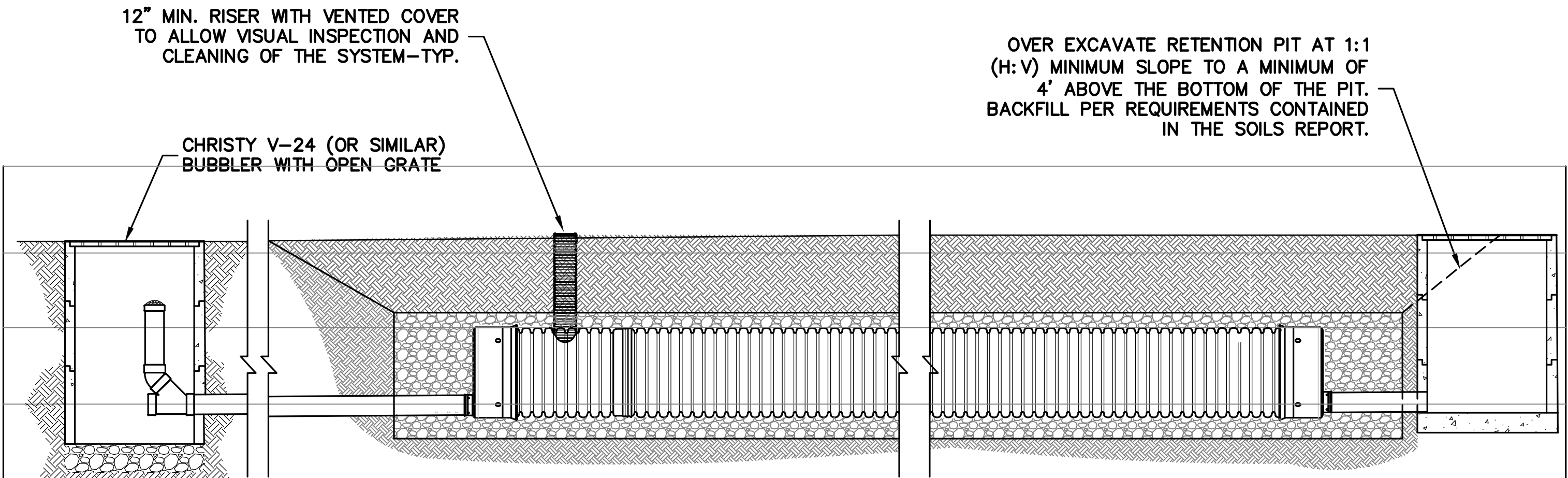
OF 10 SHEETS





STORAGE PIPE NOMINAL I.D.	NOMINAL O.D.	MIN. SIDE WALL "X"
12"	16"	28"

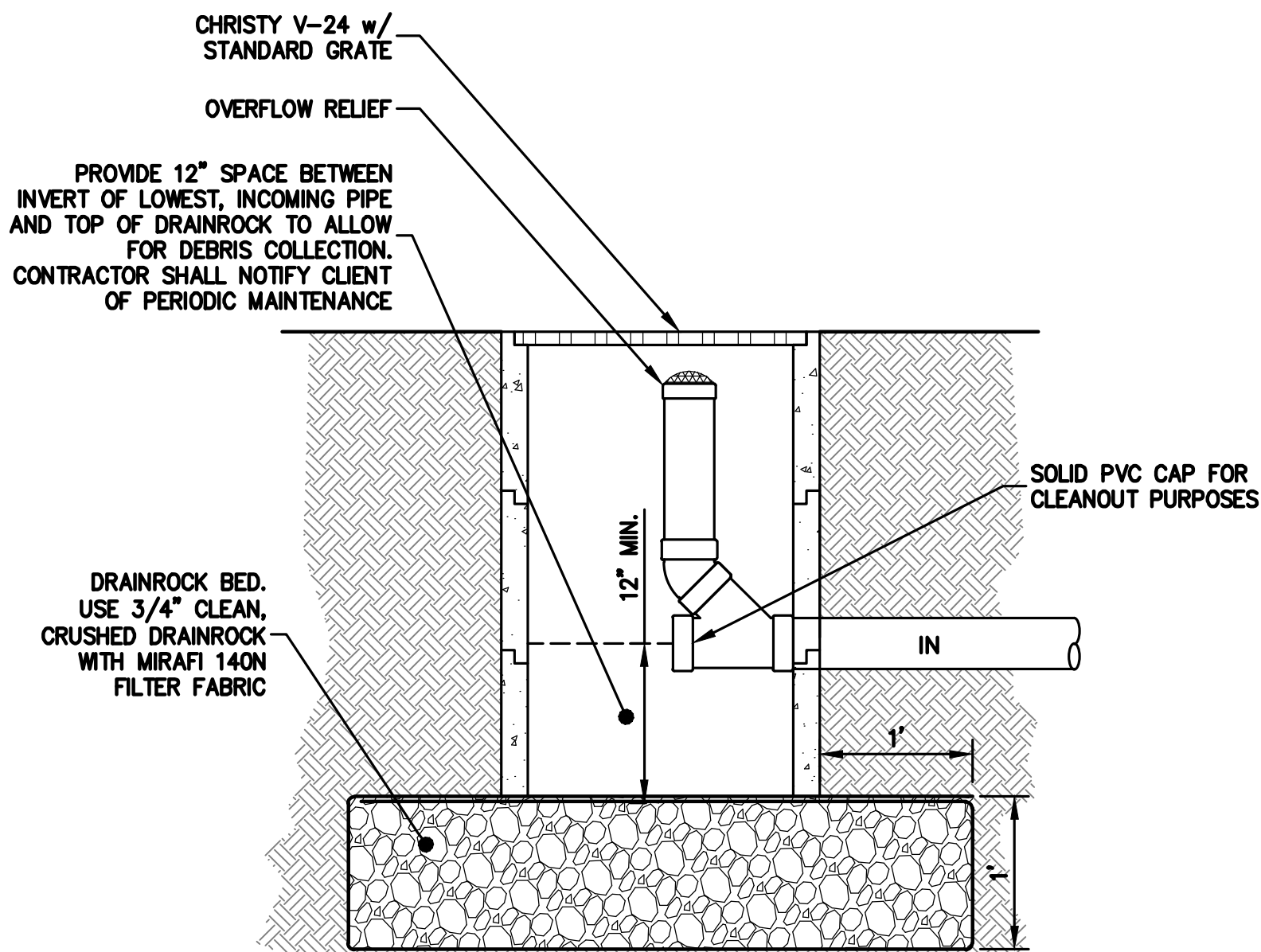
- NOTES:
- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
 - MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
 - FILTER FABRIC:** A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
 - FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING:** SUITABLE MATERIAL SHALL BE CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
 - INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS II* IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER:** MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 18" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 18" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
- * CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.



NOTE:
THIS IS A SCHEMATIC DETAIL.
REFER TO THE PLANS FOR SPECIFIC INLET AND
OUTLET LOCATIONS.
REFER TO THE PLANS FOR SPECIFIC ACCESS COVER
AND CLEANOUT LOCATIONS.

PIPE INFILTRATION SYSTEM

NTS



BUBBLER OUTFALL

NTS



LEA & BRAZE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
SAN FRANCISCO, CALIFORNIA 94105
SAN JOSE, CALIFORNIA 95128
(415) 887-4086
WWW.LEABRAZE.COM

LADERA OAKS SWIM, TENNIS,
& FITNESS CLUB
3249 ALPINE ROAD
PORTOLA VALLEY, CALIFORNIA

APN: 077-171-040

COUNTY OF SAN MATEO-UNINCORPORATED

PRELIMINARY
STORMWATER DETAILS

1	COUNTY COMMENTS	AV
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JOB NO: 2242454
DATE: 11-06-25
SCALE: AS NOTED
DESIGN BY: AV
CHECKED BY: JC
SHEET NO:

SCP-3

9 OF 10 SHEETS

CODES

2022 CRC, CFC, CEC, AND CMC, AND COUNTY OF SAN MATEO ORD.

ABBREVIATIONS AND SYMBOLS

(*)	ELEVATION	PA	PLANTING AREA
BOS	BOTTOM OF STEPS	POC	POINT OF CONECTION
BOW	BOTTOM OF WALL	RIM	RIM ELEVATION
CJ	CONSTRUCTION JOINT	RL	RIDGE LINE
CL	CENTER LINE	SS	STAINLESS STEEL
(E)	EXISTING	TBD	TO BE DETERMINED
EJ	EXPANSION JOINT	TOS	TOP OF STEP
EW	EACH WAY	TOW	TOP OF WALL
FFE	FINISH FLOOR ELEVATION	TYP	TYPICAL
FG	FINISH GRADE	VIF	VERIFY IN FIELD
FS	FINISH SURFACE	S	POINT OF BEGINNING
HP	HIGH POINT	←	DRAIN FLOW DIRECTION
INV	INVERT ELEVATION	+	CENTER POINT
(N)	NEW	C	DETAIL #
OC	ON CENTER	L-3	SHEET #

PROJECT DATA

AFN: 071-171-040
LOT AREA: 1.1 ACRES (47,916 SQ FT)

ZONING: R-E/S-11
FRONT SETBACK: 20'-0"
REAR SETBACK: 20'-0"
SIDE SETBACK: 5'-0"

EXCAVATION
CALIFORNIA EXCAVATION LAW, CODE 4216
CALOSHA TITLE 8, SECTION 1541

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE PRECISE LOCATION, DEPTH, AND SIZES OF ALL UNDERGROUND FACILITIES AT LEAST SEVEN (7) BUSINESS DAYS PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA 1-800-221-2600) AT LEAST 48 HOURS PRIOR TO START OF WORK TO DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF UTILITIES

PROJECT NOTE
THE INSTALLATION OF THE PROJECT LANDSCAPE PLAN REQUIRES CERTIFICATION BEFORE CALLING FOR THE BUILDING INSPECTOR'S FINAL INSPECTION.

REFERENCE DOCUMENTS

1. SURVEY
LEA & BRAZE ENGINEERING - BOUNDARY AND TOPOGRAPHIC SURVEY ON 05/09/2025

IRRIGATION STATEMENT

COMPLIANCE WITH WATER EFFICIENT LANDSCAPE GUIDELINES -

WE PROPOSE TO ACHIEVE THE WATER EFFICIENCY REQUIREMENTS OF THE STATE OF CALIFORNIA WATER CONSERVATION IN LANDSCAPING REGULATIONS, AB 325, AND ALL ADDITIONAL LOCAL REQUIREMENTS:

- ALL SHRUBS, TREES AND GROUND COVER PLANTS WILL BE IRRIGATED WITH LOW-FLOW DRIP SYSTEM OR BUBBLER HEADS.
- THE AREAS WILL DIVIDED INTO HYDROZONE DETERMINED BY EXPOSURE (SUN/SHADE), SLOPE AND PLANT WATER REQUIREMENTS.
- A WEATHER SENSITIVE AUTOMATED CONTROLLER WILL OPERATE THE SYSTEM AND WILL OVERRIDE IRRIGATION TIMES WHEN NOT NEEDED.
- A MASTER FLOW VALVE WILL BE INSTALLED TO SHUT DOWN THE MAINLINE IN CASE OF BREAKS OR MAJOR LEAKS IN THE IRRIGATION PIPING.
- A NEW OR EXISTING STATE APPROVED REDUCED PRESSURE TYPE BACKLOG DEVICE WILL BE PROVIDED AT THE POINT OF CONNECTION.
- I HAVE COMPLIED WITH THE CRITERIA OF THE COUNTY OF SAN MATEO, THE BAY-FRIENDLY LANDSCAPE GUIDELINES, THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WELO), AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

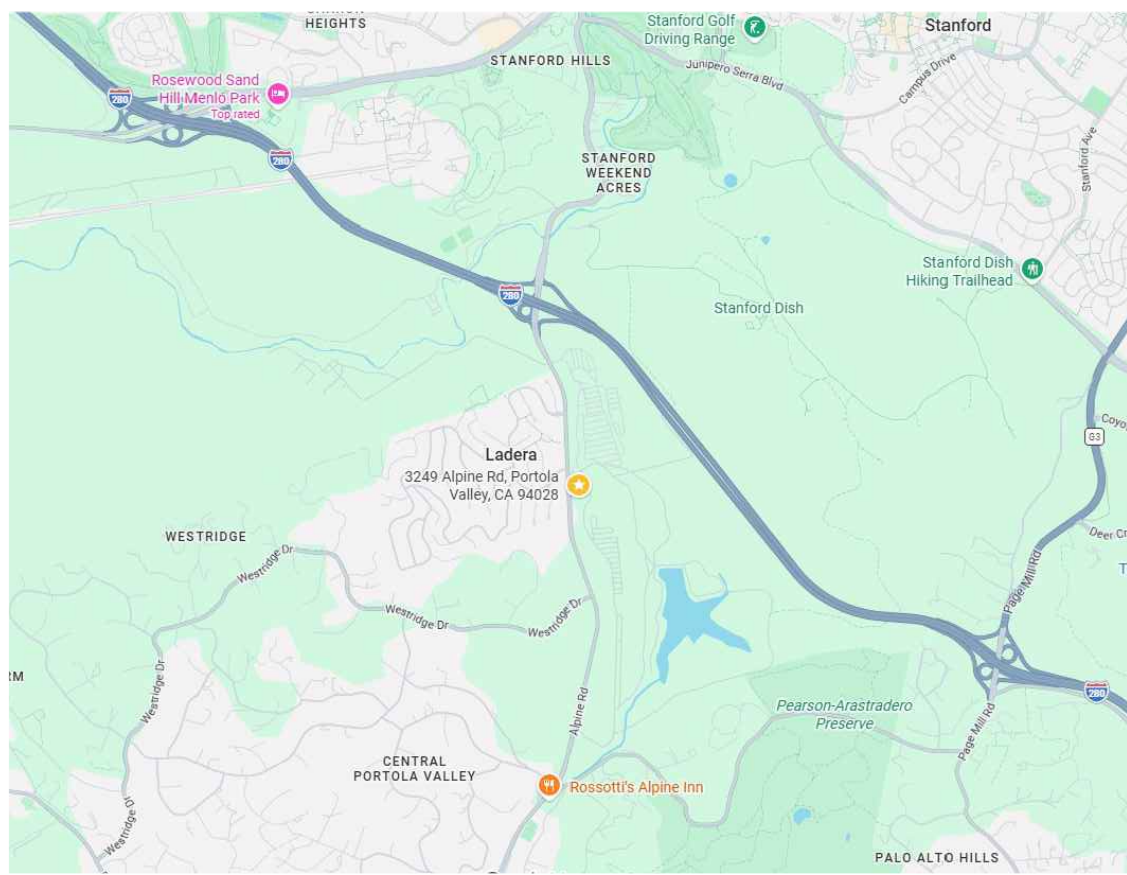
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

Keith Willig
03-26-2026
DATE
KEITH WILLIG
LANDSCAPE ARCHITECT
LIC.#3281

"A LANDSCAPE IRRIGATION AUDIT IS REQUIRED. THIS AUDIT MUST BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR, NOT THE DESIGNER OR INSTALLER. THE AUDIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT, WITH A CERTIFICATE OF COMPLETION (APPENDIX C) AS REQUIRED BY THE DEPARTMENT OF WATER RESOURCES, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE WATER EFFICIENT LANDSCAPE PERMIT."

Keith Willig
03-26-2026
DATE
KEITH WILLIG
LANDSCAPE ARCHITECT
LIC.#3281

VICINITY MAP



DESIGN TEAM

OWNER:
LADERA OAKS SWIM TENNIS AND FITNESS CLUB
KATIE ELGAAEN (GENERAL MANAGER)
3249 ALPINE ROAD, PORTOLA VALLEY, CA 94028
E-MAIL: katie@ladera-oaks.com

LANDSCAPE ARCHITECT:
KEITH WILLIG
KEITH WILLIG LANDSCAPE ARCHITECTURE
889 SANTA CRUZ AVE, SUITE 206
MENLO PARK, CA 94025
A: (650) 326-2294
E-MAIL: keith@keithwilliglandscape.com

ARCHITECT
CHRIS KUMMERER & ASSOCIATES
2089 AVE. AVE.
MENLO PARK, CA 94025
T: (650) 233-0342
EMAIL: CHRIS@CKA-ARCHITECTS.COM

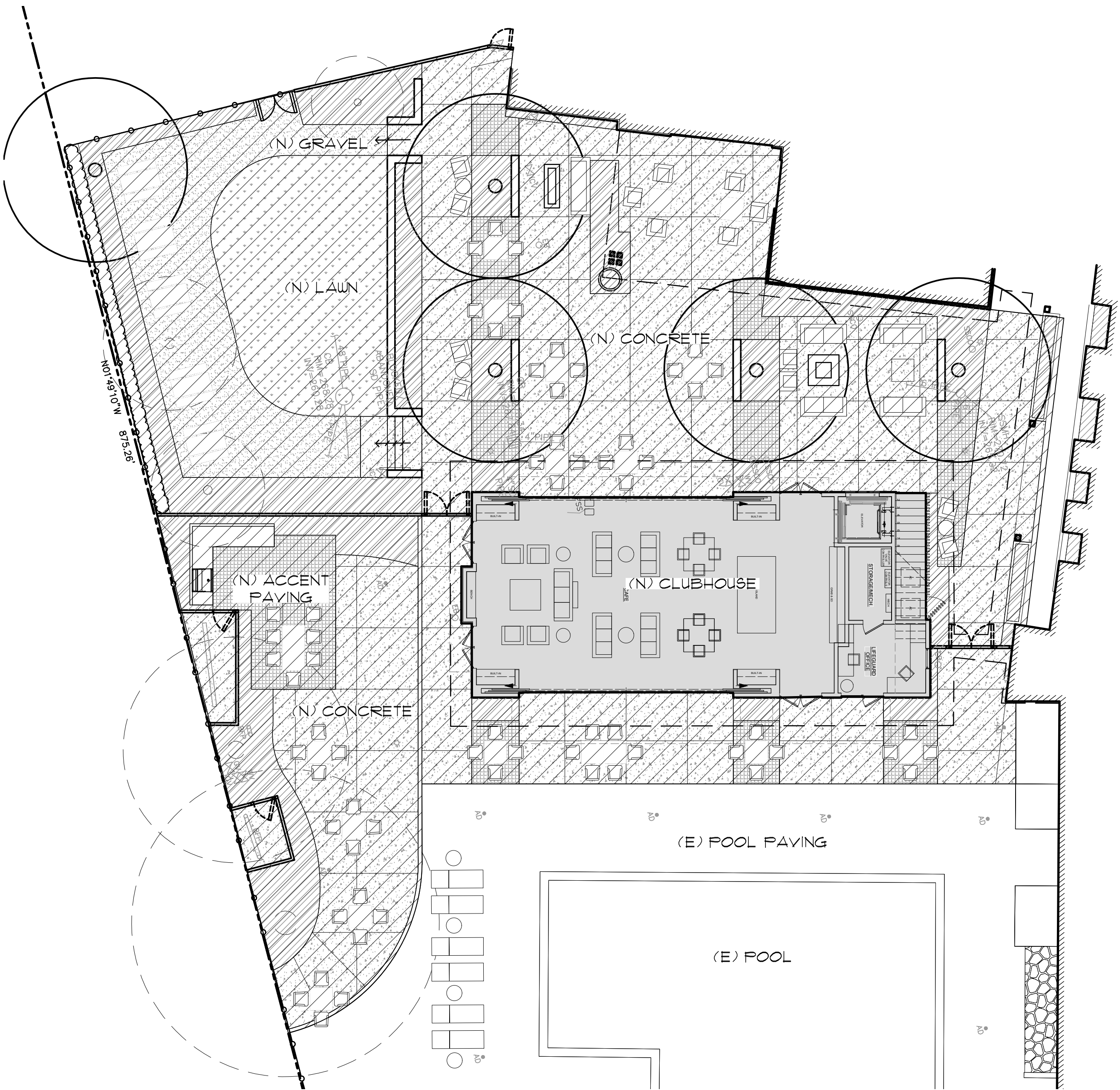
SURVEYOR:
LEA & BRAZE ENGINEERING, INC.
PHONE: (510) 887-4086

PROJECT SCOPE

- WATER EFFICIENT LANDSCAPE ORDINANCE PLANS FOR PLANTING AREAS UNDER 2500 SF AND IRRIGATION AREAS RETROFIT TO NEW DESIGN

SHEET INDEX

L-0.0	COVER SHEET
SU-1.0	SURVEY
L-1.0	LAYOUT PLAN
L-2.0	HYDROZONE PLAN
L-2.1	IRRIGATION PLAN
L-3.0	PLANTING PLAN
L-3.1	PLANT PALETTE
L-3.2	PLANTING AND IRRIGATION DETAILS
L-4.0	BMP



PROPOSED AREA OF WORK



LANDSCAPE PLANS



Keith Willig
Landscape Architecture, Inc.
889 Santa Cruz Ave, Suite 206,
Menlo Park, CA 94025
(P) 650.326.2294
License #3851

LADERA OAKS
3249 ALPINE ROAD, PORTOLA VALLEY, CA
APN: 077-171-040

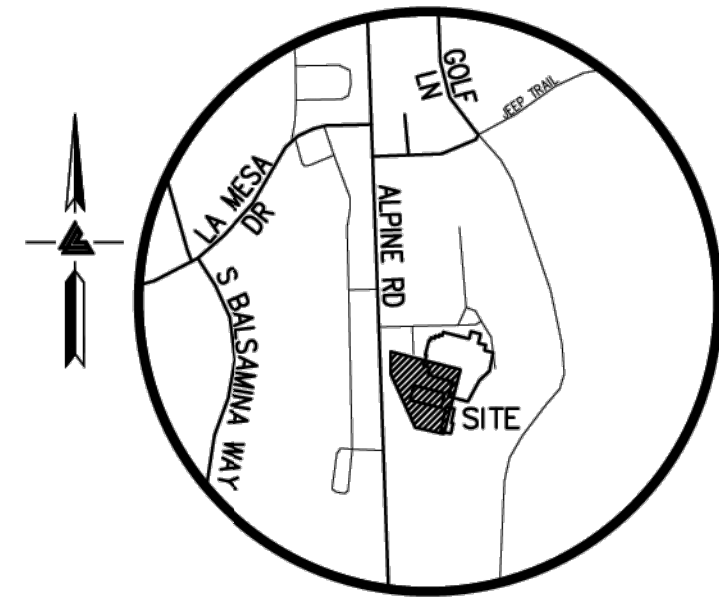
WELO SET
COVER SHEET

scale: N/A
date: 03/27/2026
drawn by: NS / AT / AP
review by: KW
revision:

notes:
PROGRESS SET



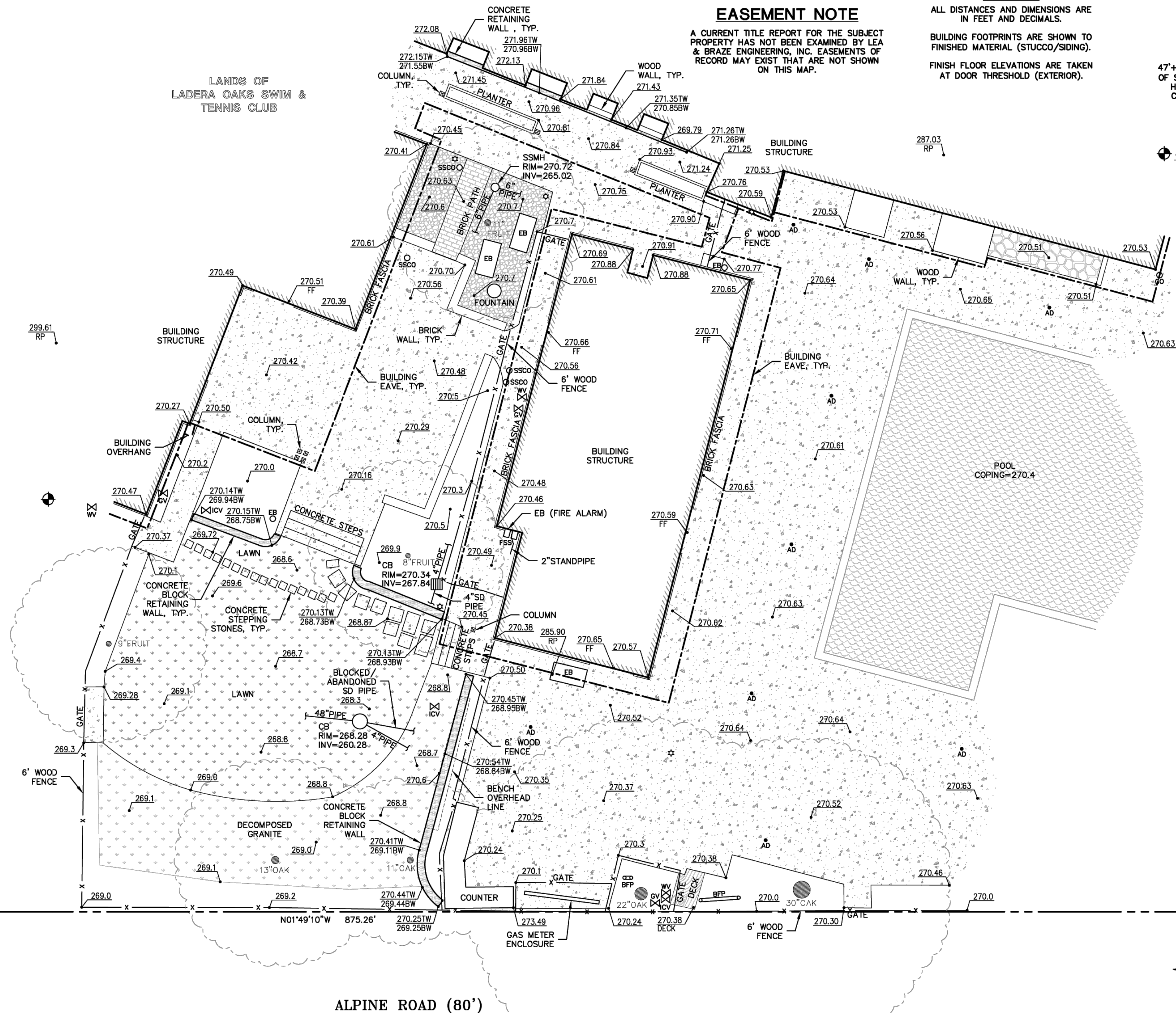
SHEET NO.
L-0.0
1 OF 9 SHEETS



VICINITY MAP
NO SCALE

LEGEND AND NOTES

---	BOUNDARY LINE
---	BUILDING EAVE LINE
---	BUILDING OVERHANG LINE
x	FENCE LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
•AD	AREA DRAIN
⊕	BFP
⊕	BENCHMARK
BW	BOTTOM RETAINING WALL
CB	CATCH BASIN
CO	CLEAN-OUT BOX
EB	ELECTRICAL BOX
FF	FINISH FLOOR
FSS	FIRE SPRINKLER SYSTEM
GV	GAS VALVE
INV	INVERT
ICV	IRRIGATION CONTROL VALVE
RP	ROOF PEAK
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MAINTENANCE HOLE
☆	STREET LIGHT
TW	TOP OF RETAINING WALL
WV	WATER VALVE
XXX.XX	SPOTGRADE
BRICK	BRICK
CONCRETE	CONCRETE
DECOMPOSED GRANITE	DECOMPOSED GRANITE
LAWN	LAWN
RIVER ROCK	RIVER ROCK
STONE	STONE
WOOD	WOOD
POOL	POOL



FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF
SPECIAL FLOOD HAZARD AREA (SFHA)
FLOOD INSURANCE RATE
MAP No.: 06081C0314E
EFFECTIVE DATE: OCTOBER 16, 2012

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT
PROPERTY HAS NOT BEEN EXAMINED BY LEA
& BRAZE ENGINEERING, INC. EASEMENTS
OF RECORD MAY EXIST THAT ARE NOT SHOWN
ON THIS MAP.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE
BASED ON A VISUAL OBSERVATION.
FINAL DETERMINATION SHOULD BE
MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE
IN FEET AND DECIMALS.
BUILDING FOOTPRINTS ARE SHOWN TO
FINISHED MATERIAL (STUCCO/SIDING).
FINISH FLOOR ELEVATIONS ARE TAKEN
AT DOOR THRESHOLD (EXTERIOR).

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND
LOCATION SHOWN ON THIS SURVEY ARE BASED
ON VISUAL OBSERVATION. ANY USE OF THIS
INFORMATION SHOULD BE VERIFIED, BEFORE ITS
USE, WITH THE CONTROLLING MUNICIPALITY OR
UTILITY PROVIDER. THIS SURVEY MAKES NO
GUARANTEE OF THE INSTALLED ACTUAL
LOCATION, DEPTHS OR SIZE.

BENCHMARK

TOWN OF PORTOLA VALLEY
BENCHMARK BM "PV-02"
47'+/- SW OF POWER POLE, 35'+/- NW
OF STOP SIGN POLE, 27'+/- NE OF FIRE
HYDRANT, AT THE INTERSECTION OF
CERVANTES DR AND WESTRIDGE DR.
ELEVATION = 685.70'
(ADJUSTED TO NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
CUT CROSS IN CONCRETE
ELEVATION = 270.42'
(ADJUSTED TO NAVD 88 DATUM)



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
ROSEVILLE
RELEASARON
SAN JOSE
SAN LUIS OBISPO
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 867-4066
WWW.LEABRAZE.COM

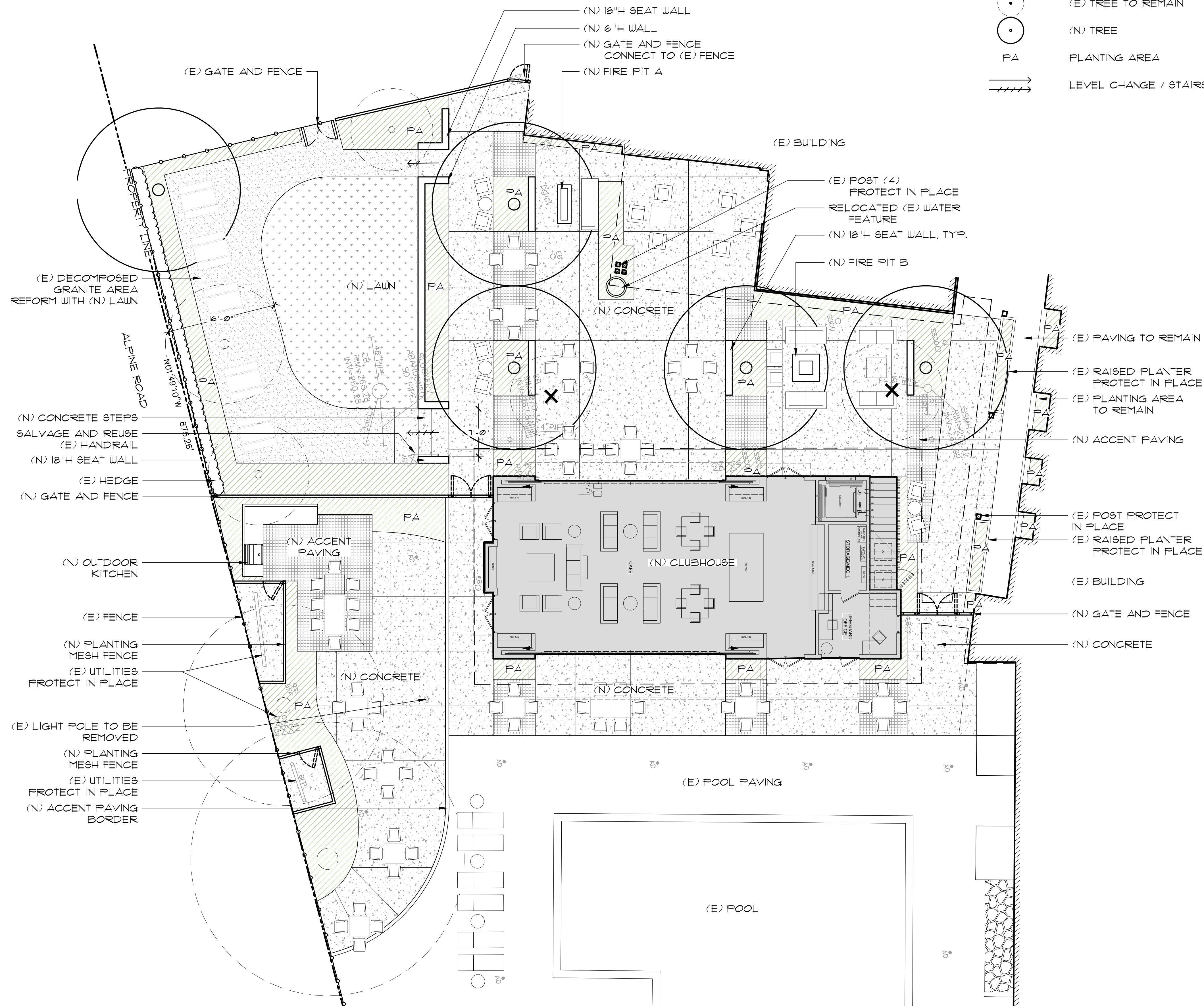
3249 ALPINE ROAD
PORTOLA VALLEY
CALIFORNIA

PARTIAL TOPOGRAPHIC
SURVEY

REVISIONS	BY
JOB NO: 2242455	
DATE: 5-9-25	
SCALE: 1"=8'	
BNDY BY: MT	
FIELD BY: ES	
DRAWN BY: JP	
SHEET NO:	

SU1

1 OF 1 SHEETS



LAYOUT LEGEND:

SYMBOL	DESCRIPTION	QTY
(X)	(E) TREE TO DEMO	2 PIECES
(O)	(E) TREE TO REMAIN	5 PIECES
(O)	(N) TREE	6 PIECES
PA	PLANTING AREA	
////	LEVEL CHANGE / STAIRS	

MATERIALS LEGEND:

SYMBOL	DESCRIPTION	MFG	QTY
[Pattern]	COLORLED CONCRETE	MFG: DAVIS COLORS COLOR: TBD	4,461 SF
[Pattern]	ACCENT PAVING	MFG: TBD SIZE: TBD COLOR: TBD	180 SF
[Pattern]	DECOMPOSED GRANITE	TBD	113 SF
[Pattern]	LAWN	TBD	684 SF
[Pattern]	PLANTING AREA	SEE L-3.0 PLANTING PLAN	1,411 SF
[Pattern]	COLORLED CONCRETE WALL	MFG: DAVIS COLORS SIZE: TBD COLOR: TBD	90 LF
[Symbol]	FIRE PIT A	MFG: TBD SIZE: 5'-8" X 2'-0" COLOR: TBD	1 PIECES
[Symbol]	FIRE PIT B	MFG: TBD SIZE: 4'-0" X 4'-0" COLOR: TBD	1 PIECES
[Symbol]	WATER FEATURE	RELOCATE (E)	1 PIECES

GENERAL NOTES:

- CONTRACTOR TO BECOME FAMILIAR WITH ALL SITE CONDITIONS PRIOR TO BIDDING ON PROJECT.
- CONTRACTOR SHALL CLEAN OUT AND REPAIR OR REPLACE AS REQUIRED EXISTING DRAINAGE SYSTEM AND GRADE SITE SO THAT THE SITE HAS POSITIVE DRAINAGE.
- ALL GRADING SHALL BE IN ACCORDANCE WITH LOCAL GRADING CODES AND ORDINANCES.
- THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS AND INSPECTIONS AS REQUIRED.
- ALL CONCRETE FLATWORK LAYOUT SHALL BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LOCATION AND PROTECTION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS ARE FROM OUTSIDE FACE OF PAVING, WALLS, ETC., UNLESS OTHERWISE NOTED ON PLANS.
- ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY AND ALL DAMAGE DUE TO OPERATIONS, OR NEGLIGENCE OF SUBCONTRACTORS.
- ALL WALLS AND WALKS SHALL HAVE SMOOTH, CONTINUOUS CURVES AS INDICATED ON PLANS. JOIN ALL EXISTING PAVING FLUSH.
- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT THE ADJOINING PROPERTIES DURING GRADING OPERATIONS.
- LANDSCAPE AREAS SHALL DRAIN AWAY FROM ALL BUILDINGS AND FACILITIES AT 2% MIN. 5' AS SHOWN ON THE PLAN.
- ALL MATTER OR DEBRIS SHALL BE REMOVED BY THE CONTRACTOR FROM THE SURFACE UPON WHICH FILL IS TO BE PLACED.
- DUST SHALL BE CONTROLLED BY WATERING.
- EXPORTED SOIL AND DEBRIS SHALL GO TO A LEGAL DUMPSITE AT NO ADDITIONAL COST TO THE OWNER.
- ALL LANDSCAPE AREAS SHALL BE SMOOTH IN CHARACTER AND SHALL HAVE NATURAL TRANSITIONS BETWEEN CONTOURS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE MOUNDS AND FILL AREAS SHALL BE SPREAD IN LOOSE LIFTS OF 6" INCHES OR LESS AND COMPACTED TO A DEGREE OF 95% OR GREATER.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

PERMIT SET

LAYOUT & MATERIALS

scale:	1/8"=1'-0"
date:	03/27/2026
drawn by:	NS / AT / AP
review by:	KW
revision:	

notes:

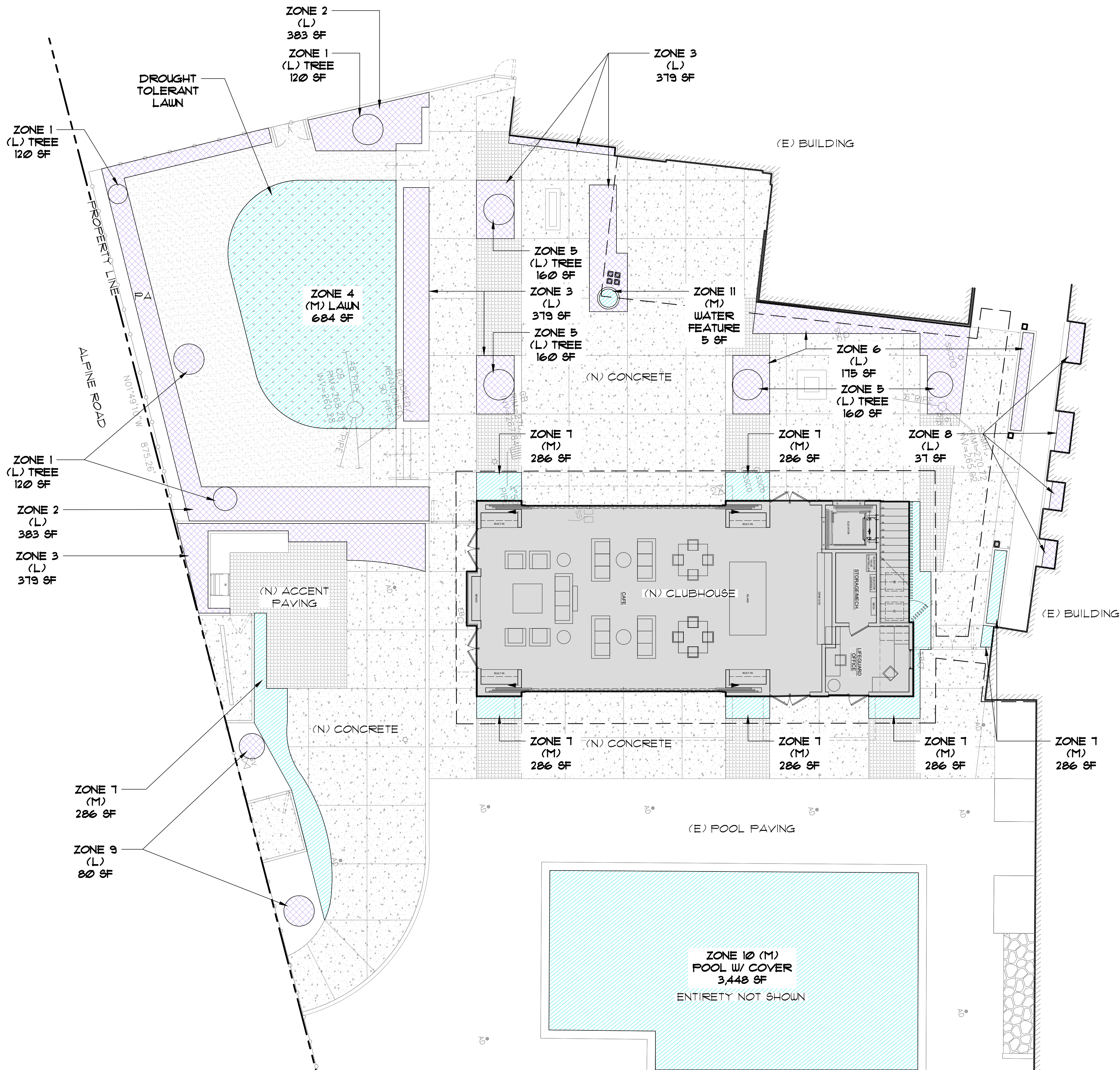
PROGRESS SET



SHEET NO.

L-1.0

3 OF 9 SHEETS



HYDROZONE LEGEND:

ZONE 1: 120 SF (L) TREE
ZONE 2: 383 SF (L)
ZONE 3: 379 SF (L)
ZONE 4: 684 SF (M) DROUGHT TOLERANT LAWN
ZONE 5: 160 SF (L) TREE
ZONE 6: 175 SF (L)
ZONE 7: 286 SF (M)
ZONE 8: 31 SF (L)
ZONE 9: 80 SF (L) TREE
ZONE 10: 3,448 SF (M) POOL WITH COVER
ZONE 11: 5 SF (M) WATER FEATURE WITH COVER

NEW LANDSCAPE WITHOUT LAWN: 5,072 SF

NEW LAWN: 684 SF

TOTAL LANDSCAPE: 5,756 SF

SYMBOL DESCRIPTION

	MEDIUM WATER USAGE ZONE (M)
	LOW WATER USAGE ZONE (L)

IRRIGATION STATEMENTS

COMPLIANCE WITH WATER EFFICIENT LANDSCAPE GUIDELINES -
WE PROPOSE TO ACHIEVE THE WATER EFFICIENCY REQUIREMENTS OF THE STATE OF CALIFORNIA WATER CONSERVATION IN LANDSCAPING REGULATIONS, AB 325, AND ALL ADDITIONAL LOCAL REQUIREMENTS:
• ALL SHRUBS, TREES AND GROUND COVER PLANTS WILL BE IRRIGATED WITH LOW-FLOW DRIP SYSTEM OR BUBBLER HEADS.
• THE AREAS WILL DIVIDED INTO HYDROZONES DETERMINED BY EXPOSURE (SUN/SHADE), SLOPE AND PLANT WATER REQUIREMENTS.
• A WEATHER SENSITIVE AUTOMATED CONTROLLER WILL OPERATE THE SYSTEM AND WILL OVERRIDE IRRIGATION TIMES WHEN NOT NEEDED.
• A MASTER FLOW VALVE WILL BE INSTALLED TO SHUT DOWN THE MAINLINE IN CASE OF BREAKS OR MAJOR LEAKS IN THE IRRIGATION PIPING.
• A NEW OR EXISTING STATE APPROVED REDUCED PRESSURE TYPE BACKLOG DEVICE WILL BE PROVIDED AT THE POINT OF CONNECTION.
• I HAVE COMPLIED WITH THE CRITERIA OF THE COUNTY OF SAN MATEO, THE BAY-FRIENDLY LANDSCAPE GUIDELINES, THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WELO), AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

Keith Willig
KEITH WILLIG
LANDSCAPE ARCHITECT
LIC.#3851
03-27-2026
DATE

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

Keith Willig
KEITH WILLIG
LANDSCAPE ARCHITECT
LIC.#3851
03-27-2026
DATE

"A LANDSCAPE IRRIGATION AUDIT IS REQUIRED. THIS AUDIT MUST BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR, NOT THE DESIGNER OR INSTALLER. THE AUDIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT, WITH A CERTIFICATE OF COMPLETION (APPENDIX C) AS REQUIRED BY THE DEPARTMENT OF WATER RESOURCES, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE WATER EFFICIENT LANDSCAPE PERMIT."

WELO CALCULATION:

WATER EFFICIENT LANDSCAPE WORKSHEET							
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.							
Reference Evapotranspiration (ET ₀)							
Hydrozone # / Planting Description ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IE) ³	ETAF (PF/IE)	Landscaped Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ⁴
Regular Landscape Areas							
Zone 1/ Trees, Low Water	0.20	DRIP	0.81	0.25	120	30	904
Zone 2/ Shrubs, Low Water	0.30	DRIP	0.81	0.25	383	96	2,893
Zone 3/ Shrubs, Low Water	0.30	DRIP	0.81	0.25	379	95	2,863
Zone 4/ Lawn, Med Water	0.50	SPRAY	0.75	0.67	684	459	13,831
Zone 5/ Trees, Low Water	0.20	DRIP	0.81	0.25	160	40	1,395
Zone 6/ Shrubs, Low Water	0.30	DRIP	0.81	0.25	175	44	1,326
Zone 7/ Shrubs, Medium Water	0.50	DRIP	0.81	0.62	286	178	5,363
Zone 8/ Shrubs, Medium Water	0.50	DRIP	0.81	0.62	31	21	0
Zone 9/ Trees, Low Water	0.20	DRIP	0.81	0.25	80	20	603
Zone 10/ Pool (Cover), Medium Water	0.50	DRIP	0.81	0.62	3,448	2,138	64,432
Zone 11/ W. Feat. (Cover), Med. Water	1.00	SPRAY	0.75	1.34	5	7	186
TOTALS					(A)	(B)	93,595
Special Landscape Areas							
						0	0
						0	0
						0	0
					TOTALS	0	0
						(C)	(D)
						ETWU Total	93,595
						Maximum Allowed Water Allowance (MAWA) ⁵	95,408
*Hydrozone/Planting Description							
E.g. 1) Front lawn 2) Low water use plantings 3) Medium water use plantings							
*Irrigation Method							
overhead spray or drip							
*Irrigation Efficiency							
0.75 for spray head 0.82 for drip							
*ETWU (Annual Gallons Required) = ET₀ x 0.62 x ETAF x Area							
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per acre per year to gallons per square foot per year.							
*MAWA (Annual Gallons Allowed) = (ET₀ x 0.62) [(ETAF x LA) + (13 x ETAF) x LA]							
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.							
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	(B)	Total ETAF x Area	3,330	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.			
Total Area	(A)	Total Area	5,757				
Average ETAF	B ÷ A	Average ETAF	0.55				
All Landscape Areas							
Total ETAF x Area	(B + C)	Total ETAF x Area	3,330				
Total Area	(A + C)	Total Area	5,757				
Sitewide ETAF	(B+D) ÷ (A+C)	Sitewide ETAF	0.55				



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LADERA OAKS
3249 ALPINE ROAD, PORTOLA VALLEY, CA
APN: 077-171-040

PERMIT SET

HYDROZONES

scale: 1/8"=1'-0"
date: 03/27/2026
drawn by: NS / AT / AP
review by: KW
revision:

notes:
PROGRESS SET



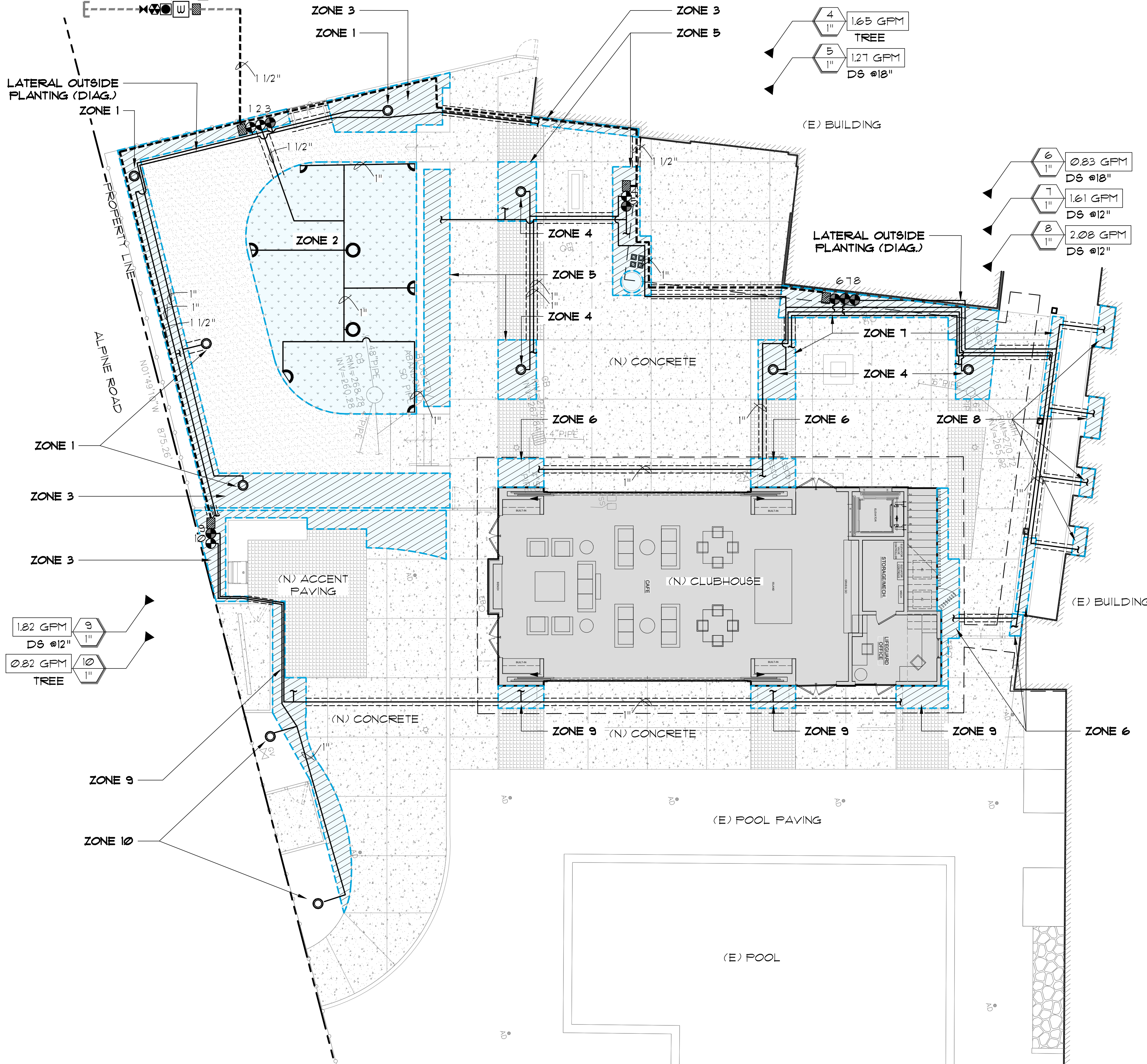
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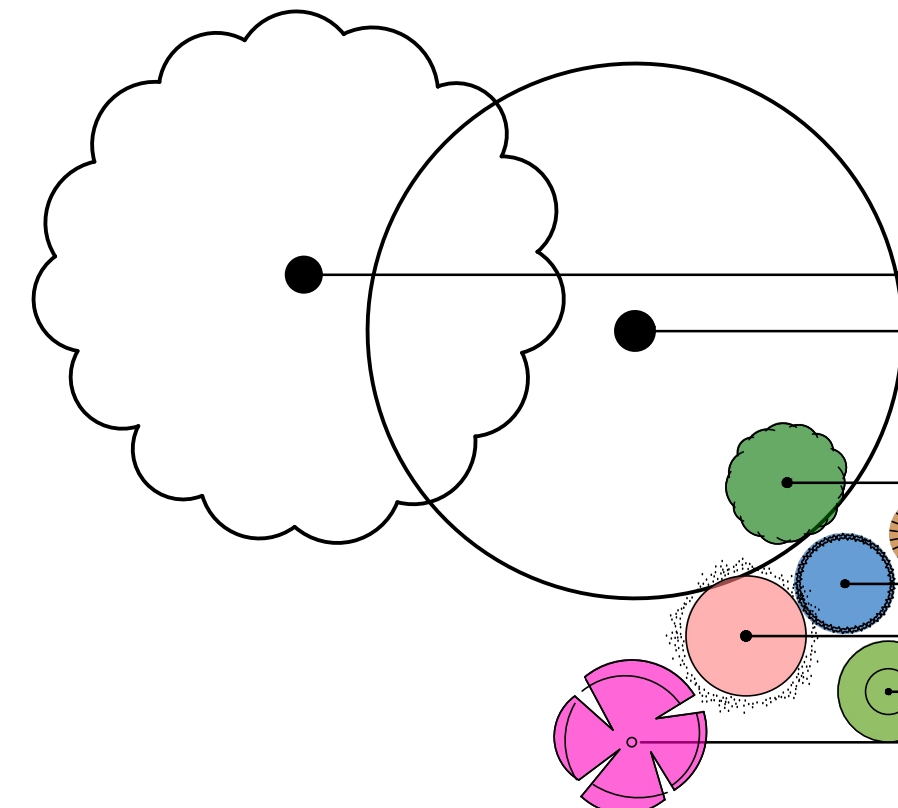
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4 OF 9 SHEETS

(E) P.O.C. INFORMATION -
METER SIZE 3"
MAXIMUM DEMAND 12.41 GPM
STATIC PRESSURE 60 PSI
DESIGN PRESSURE 40 PSI

(E) IRRIGATION SYSTEM
SEE LEGEND





PLANTING LIST:

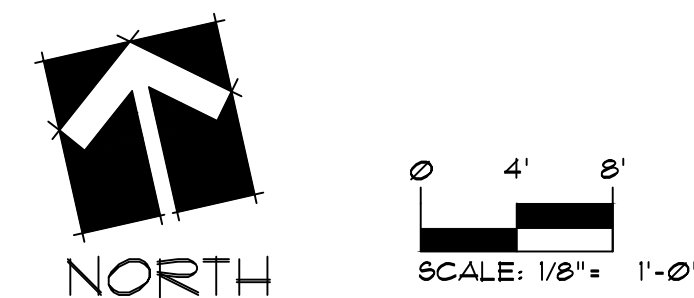
TREES							
	SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
	LAGERSTROEMIA INDICA	CRAPE MYRTLE (White)	36" BOX	25'-35'	25'-35'	LOW	3
	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX	25'-35'	25'-35'	LOW	1
SHRUBS							
	SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	1 GAL	4'-6'	2'-3'	MED	2
	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD 'BALL	15 GAL	3'-4'	3'-4'	MED	5
	FATSIA JAPONICA	JAPANESE ARALIA	5 GAL	6'-10'	6'-10'	MED	13
	LEUCOSPERMUM 'SUNRISE'	EARLY SALMON PINCUSHION	5 GAL	6-8'	4-6'	LOW	3
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED JAPANESE MOCK ORANGE	5 GAL	6'-10'	6-8'	LOW	13
	SASANQUA CAMELLIA	CAMELLIA SASANQUA	5 GAL	5'-10'	6'-12'	MED	1
HERBACEOUS							
	SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE LAVENDER	1 GAL	2'-2.5'	1'-2'	LOW	39
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA YARROW	1 GAL	1'-2'	1.5'-2'	LOW	20
	ASPARAGUS DENSIFLORUS 'MYERSII'	FOXTAIL FERN	1 GAL	2'-4'	2'-3'	LOW	10
	HELLEBORUS 'NEW YORK NIGHT'	LENTEN ROSE 'NEW YORK NIGHT'	1 GAL	2'	2'	MED	27
	HELLEBORUS x HYBRIDUS	LENTEN ROSE	1 GAL	2'	2'	MED	26
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	2'-4'	2'-4'	LOW	21
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	2'-3'	2'-3'	LOW	9
	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	MARGARITA BOP PENSTEMON	1 GAL	2'-3'	1.5'-2'	LOW	22
	SALVIA APIANA	WHITE SAGE	1 GAL	4'-6'	3'-5'	LOW	3
	SALVIA GREGGII 'BLUE'	AUTUMN SAGE	1 GAL	2'-3'	2'-3'	LOW	25
	SALVIA NEMOROSA	WOODLAND SAGE	1 GAL	1'-2'	1'-2'	MED	43
	VERBENA BONARIENSIS	TALL VERBENA	1 GAL	2'-3'	3'-6'	LOW	27
	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	4'-6'	4'-6'	MED	6
AGAVE AND SUCCULENTS							
	SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
	AGAVE ATTENUATA	FOX TAIL AGAVE	5 GAL	6'-8'	4'-5'	LOW	3
GRASSES							
	SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL	3'-4'	2'-3'	LOW	12
	DIANELLA 'CLARITY BLUE'	DIANELLA HYBRID	1 GAL	1'-3'	1'-3'	MED	7
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	1'-2'	1'-2'	LOW	8
	LOMANDRA LONGIFOLIA BREEZE	DWARF MAT RUSH	1 GAL	1'-2'	1'-2'	LOW	23
	LOMANDRA PLATINUM BEAUTY	VARIEGATED DWARF MAT RUSH	1 GAL	2'-3'	2'-3'	LOW	24
	OPHIOPOGON JAPONICUS 'NANA'	DWARF MONDO GRASS	1 GAL	1'	2"-4"	MED	160
LAWN							
	SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
	AGROSTIS PALLENS	CALIFORNIA BENTGRASS	SOD ROLL	-	-	MED	684 SF

PLANTING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL EASEMENTS, UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- LANDSCAPE AREAS SHALL DRAIN AWAY FROM ALL BUILDINGS AND FACILITIES AT 2% MIN. FOR 5' AS PER DRAINAGE PLAN. FOLLOW ALL DRAINAGE PLANS.
- ALL PLANT MATERIAL SHALL BE OF NURSERY QUALITY AND BE GUARANTEED FOR THREE MONTHS.
- ALL PLANT MATERIAL SHALL BE APPROVED FOR QUALITY BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- SOIL PREPARATION:
 - ROTOTILL THE FOLLOWING AMENDMENTS 6" INTO THE SOIL AT RATES INDICATED PER 1,000 SQUARE FEET FOR ALL PLANTING AREA AND SOD AREAS.
 - 6 CUBIC YARDS NITROGEN STABILIZED SAWDUST OR EQUAL.
 - 125 LBS. GRO-POWER PLUS OR EQUAL PRE PLANT FERTILIZER.
- A SITE SPECIFIC SOIL, ANALYSIS SHOULD BE FOLLOWED BY CONTRACTOR PER WELO REQUIREMENT.
- PLANT PITS SHALL BE 2X THE ROOT BALL SIZE WITH 10% NATIVE SOIL AND 30% AMENDMENTS WITH PLANT TABLETS OR OTHER PRE PLANT FERTILIZER.
- ALL PLANTS SHALL HAVE A 2" MIN. WATERING BERM AROUND THEM.
- TREES ARE TO BE STAKED WITH A MIN. 2"x2"X REQUIRED HEIGHT STAKE AND TIED TO INSURE VERTICAL GROWTH.
- ALL PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- ALL APPLICABLE CODES TO BE FOLLOWED. ALL WORK REQUIRING PERMITS SHALL HAVE PERMITS BEFORE WORK IS TO BEGIN.
- ALL PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF PREMIUM ARBOR MULCH
- ALL TREE ROOTS GREATER THAN 1-1/2" IN DIAMETER DAMAGED DURING CONSTRUCTION SHALL BE CUT CLEAN AND SEALED.
- CONTRACTOR TO VERIFY QUANTITIES, QUANTITIES SHOWN ARE FOR REFERENCE ONLY

LAYOUT LEGEND:

SYMBOL	DESCRIPTION
(•)	(E) TREE TO REMAIN



W

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LADERA OAKS
3249 ALPINE ROAD, PORTOLA VALLEY, CA
APN: 077-171-040

scale:	1/8"=1'-0"
date:	03/27/2026
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revision:	

notes:
PROGRESS SET



TREES



CHINESE PISTACHE
Pistacia chinensis



CRAPE MYRTLE (Light Pink)
Lagerstroemia indica (STD)



LITTLE RIVER WATTLE
Acacia cognata 'cousin itt'



BUXUS 'GREEN GEM'
Green gem boxwood 'ball'



JAPANESE ARALIA
Fatsia japonica



EARLY SALMON PINCUSHION
Leucospermum 'sunrise'



VARIEGATED JAPANESE MOCK ORANGE
Pittosporum tobira 'variegata'



CAMELLIA SASANQUA
Sasanqua camellia

SHRUBS

HERBACEOUS



LAVANDULA ANGUSTIFOLIA
'HIDCOTE'
Hidcote Lavandula



PAPRIKA YARROW
Achillea millefolium 'paprika'



FOX TAIL FERN
Asparagus densiflorus 'myersii'



LENTEN ROSE (NEW YORK NIGHT)
Helleborus 'new york night'



LENTEN ROSE
Helleborus ×hybridus



DOUGLAS IRIS
Iris douglasiana



SEA LAVENDER
Limonium perezii

AGAVES AND SUCCULENTS



MARGARITA BOP PENSTEMON
Penstemon heterophyllus 'Margarita BOP'



WHITE SAGE
Salvia apiana



AUTUMN SAGE
Salvia greggii 'blue'



WOODLAND SAGE
Savious memorosa



TALL VERBENA
Verbena bonariensis



GIANT CHAIN FERN
Woodwardia fimbriata



FOX TAIL AGAVE
Agave attenuata

GRASSES



SMALL CAPE RUSH
Chondropetalum tectorum



DIANELLA CLARITY BLUE
Dianella hybrid



CALIFORNIA GRAY RUSH
Juncus patens



DWARF MAT RUSH
Lomandra longifolia Breeze



VARIEGATED DWARF MAT RUSH
Lomandra Platinum Beauty



OPHIOPOGON JAPONICUS NANA'
Dwarf mondo grass



CALIFORNIA BENTGRASS
Agrostis pallens

W

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LADERA OAKS

3249 ALPINE ROAD, PORTOLA VALLEY, CA

APN: 077-171-040

WELO PERMIT

PLANT
PALETTE

scale:	N/A
date:	03/27/2026
drawn by:	NS / AT/ AP
review by:	KW
revision:	

notes:
PROGRESS SET



MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY. MODEL: TL60V 11MM BLANK DRIPLINE EXHAUST HEADER. MODEL: TLCVO TECHLINE® CV DRIPLINE, FLOW, DRIPPER SPACING, LINE SPACING PER NETAfim INSTALLATION GUIDELINES INSERT TEE (TYP). MODEL: TLTEE TREE TRUNK 6-INCH SOIL STAPLE (TYP). MODEL: TL66 TECHLINE® CV SPACING PER NETAfim INSTALLATION GUIDELINES 11MM BLANK DRIPLINE, SUPPLY HEADER. MODEL: TLCVO INSERT CROSS (TYP). MODEL: TLCR06 1/2-INCH MALE ADAPTER. MODEL: TLOB02MA SCH. 40 PVC 1/2-INCH FEMALE THREADED TEE SCH. 40 PVC DRIP LATERAL (SIZE PER FLOW) NOTES: 1. INSTALL FIRST Techline® CV LOOP 18-INCHES FROM CENTER OF TREE TRUNK. INSTALL EACH ADDITIONAL LOOP PER NETAfim INSTALLATION GUIDELINES. 2. INSTALL Techline® CV DRIPLINE ON SURFACE TO MAXIMUM OF 6-INCHES BELOW GRADE, STAPLE IN PLACE PER MANUFACTURER'S RECOMMENDATIONS, BACKFILL AND SPREAD SURFACE TREATMENT AS DIRECTED BY OTHERS. 3. INSTALL Techline® CV IN ACCORDANCE WITH NETAfim INSTALLATION GUIDELINES.		7 24-60" BOX TREE RING IRRIGATIONNTS	
REMOTE CONTROL VALVE WITH DISC FILTER AND FRV SUPPLY HEADER PVC OR BLANK DRIPLINE. MODEL: TLCVO TECHLINE® CV DRIPLINE, FLOW RATE AS FOLLOWS: 0.26 GPH CLAY 0.4 GPH LOAM 0.6 GPH SANDY LOAM DRIPPER SPACING 12" MAX MANUAL FLUSH VALVE MODEL: TL60V EXHAUST HEADER SHRUB SPACING FROM CENTER OF SHRUB USE DRIPLINE CLIP ADAPTER 1/4" POLYETHYLENE TUBING IF DESIRED DURING PLANT ESTABLISHMENT NOTES: 1. STAKES TO BE SET INTO UNDISTURBED SOIL. 2. TREE TIES MADE OF FLEXIBLE MATERIAL, TIED (FIGURE 8 PATTERN) JUST ABOVE POINT WHERE TREE BENDS NATURALLY WHEN HELD BY HAND. DO NOT ALLOW TREE TO RUB AGAINST STAKES. 3. USE 1 STAKE FOR 15 GALLON TREE, 2 FOR 24" & 36"		4 1.5 GAL SHRUB RING IRRIGATIONNTS	
SCH 80 PVC 45 DEGREE ELBOW (8 X 8) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED) RAIN BIRD FLOW METER FM 100B WITH UNION CONNECTIONS MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE) SCH 80 PVC 45 DEGREE ELBOW (8 X 8) TO LOWER MAIN LINE TO PROPER DEPTH 15" DIA. (40 mm) MAIN LINE AT INLET & OUTLET RECTANGULAR VALVE BOX PER SPECIFICATIONS GRAVEL BASE, 6" (15 cm) DEEP COMMON BRICK PLAN VIEW INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA. OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA. INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT. WEATHERPROOF WIRE CONNECTOR SCH 80 PVC FEMALE ADAPTER (8 X T) 15" DIA. (40 mm) MAIN LINE AT INLET & OUTLET GRAVEL BASE, 6" (15 cm) DEEP COMMON BRICK RECTANGULAR VALVE BOX PER SPECIFICATIONS MAIN LINE TO SYSTEM SOIL COVER (SEE LEGEND AND PLANS FOR TYPE AND SIZE) SCH 80 PVC 45 DEGREE ELBOW (8 X 8) TO LOWER MAIN LINE TO PROPER DEPTH SCH 80 PVC 45 DEGREE ELBOW (8 X 8) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED) COMMON BRICK SIDE VIEW NOTES: 1. INSTALL FIRST Techline® CV LOOP 18-INCHES FROM CENTER OF TREE TRUNK. INSTALL EACH ADDITIONAL LOOP PER NETAfim INSTALLATION GUIDELINES. 2. INSTALL Techline® CV DRIPLINE ON SURFACE TO MAXIMUM OF 6-INCHES BELOW GRADE, STAPLE IN PLACE PER MANUFACTURER'S RECOMMENDATIONS, BACKFILL AND SPREAD SURFACE TREATMENT AS DIRECTED BY OTHERS. 3. INSTALL Techline® CV IN ACCORDANCE WITH NETAfim INSTALLATION GUIDELINES.		5 EXISTING TREE RING IRRIGATIONNTS	
2" WOOD STAKE x HEIGHT AS REQUIRED 2" MULCH 4" HIGH BASIN FINISH GRADE SEE SOILS REPORT FOR BACKFILL SPECIFICATIONS/SOIL RECOMMENDATIONS DO NOT DRIVE STAKES THROUGH ROOT BALL PLACE ROOT BALL ON UNDISTURBED SOIL 21 GRAM AGRIFORM TABLET PLACED PER MFG SET TOP OF ROOTBALL 1" ABOVE FINISHED GRADE TREE TIES NOTES: 1. STAKES TO BE SET INTO UNDISTURBED SOIL. 2. TREE TIES MADE OF FLEXIBLE MATERIAL, TIED (FIGURE 8 PATTERN) JUST ABOVE POINT WHERE TREE BENDS NATURALLY WHEN HELD BY HAND. DO NOT ALLOW TREE TO RUB AGAINST STAKES. 3. USE 1 STAKE FOR 15 GALLON TREE, 2 FOR 24" & 36"		1 TYPICAL TREE PLANTINGNTS	
SET TOP OF THE ROOT BALL 1" ABOVE FINISH GRADE FINISH GRADE 2" HIGH BASIN 2" MULCH 21 GRAM AGRIFORM PLANTING TABLETS PER MFG PLACE BOTTOM OF ROOT BALL UPON UNDISTURBED SOIL PIT SIZE SHALL BE 2 TIMES WIDER THAN THE ROOT BALL SEE SOILS REPORT FOR BACKFILL SPECIFICATIONS/SOIL RECOMMENDATIONS NOTES: 1. STAKES TO BE SET INTO UNDISTURBED SOIL. 2. TREE TIES MADE OF FLEXIBLE MATERIAL, TIED (FIGURE 8 PATTERN) JUST ABOVE POINT WHERE TREE BENDS NATURALLY WHEN HELD BY HAND. DO NOT ALLOW TREE TO RUB AGAINST STAKES. 3. USE 1 STAKE FOR 15 GALLON TREE, 2 FOR 24" & 36"		2 TYPICAL SHRUB PLANTINGNTS	
FINISH GRADE PVC SCH 40 ELL PVC SCH 80 NIPPLE (LENGTH AS REQUIRED, 1 OF 2) 30-INCH LINEAR LENGTH OF WIRE, COILED WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2) ID TAG: RAIN BIRD VID SERIES VALVE BOX WITH COVER: RAIN BIRD VB-STD PVC SCH 40 FEMALE ADAPTER LATERAL PIPE BRICK (1 OF 4) 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL CONTROL ZONE KIT: RAIN BIRD XCZ-015-PRF-BF (INCLUDES LFV-015 VALVE, BACK FLUSH PRESSURE REGULATING FILTER, DUCK BILL BOOT) PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL PVC SCH 40 TEE OR ELL PVC MAINLINE NOTES: 1. BACKFILL W/CLEAN SAND 4" ON ALL SIDES OF PIPE UNDER AC PAVING 2. INSTALL ALL MAIN SUPPLY LINES IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION SPECIFICATIONS 3. TIE A LOOSE LOOP (20") IN ALL LINES AT CHANGES OF DIRECTION GREATER THAN 30° UNTIL ALL LOOPS AFTER CONNECTIONS HAVE BEEN MADE.		6 TRENCHNTS	
FINISH GRADE 24" 24" 16" LATERAL MAIN LINE SEE NOTE 1 SEE NOTE 2 ALL PLASTIC IRRIGATION PIPING TO BE SNAKED IN TRENCHES AS SHOWN WIRING TAPE AND BUNDLE TUBING OR WIRING AT INTERVALS INDICATED MAIN SUPPLY LATERAL & WIRING IN COMMON TRENCH MAIN SUPPLY LATERAL SEE NOTE 3 ALL 120 VOLT WIRING IN RIGID CONDUIT TO BE INSTALLED IN ACCORDANCE W/LOCAL CODE LOW VOLTAGE WIRING 120 VOLT NOTES: 1. BACKFILL W/CLEAN SAND 4" ON ALL SIDES OF PIPE UNDER AC PAVING 2. INSTALL ALL MAIN SUPPLY LINES IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION SPECIFICATIONS 3. TIE A LOOSE LOOP (20") IN ALL LINES AT CHANGES OF DIRECTION GREATER THAN 30° UNTIL ALL LOOPS AFTER CONNECTIONS HAVE BEEN MADE.		3 (E) BACKFLOW PREVENTERNTS	

W

Keith Willig
Landscape Architecture, Inc.
899 Santa Cruz Ave, Suite 206,
Menlo Park, CA 94025
(P) 650.326.2294
License #3851

LADERA OAKS

3249 ALPINE ROAD, PORTOLA VALLEY, CA

APN: 077-171-040

WELO PERMIT

PLANTING & IRRIGATION DETAILS

scale: NTS

date: 03/27/2026

drawn by: NS / AT/ AP

review by: KW

revision:

notes:

PROGRESS SET

KEITH E. WILLIG
LICENSED LANDSCAPE ARCHITECT
Lic. No. 3851
07-31-2026
Expires

STATE OF CALIFORNIA

SHEET NO.

L-3.2

8 OF 9 SHEETS

Keith Willig
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LADERA OAKS
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PROGRESS SET

SHEET NO.

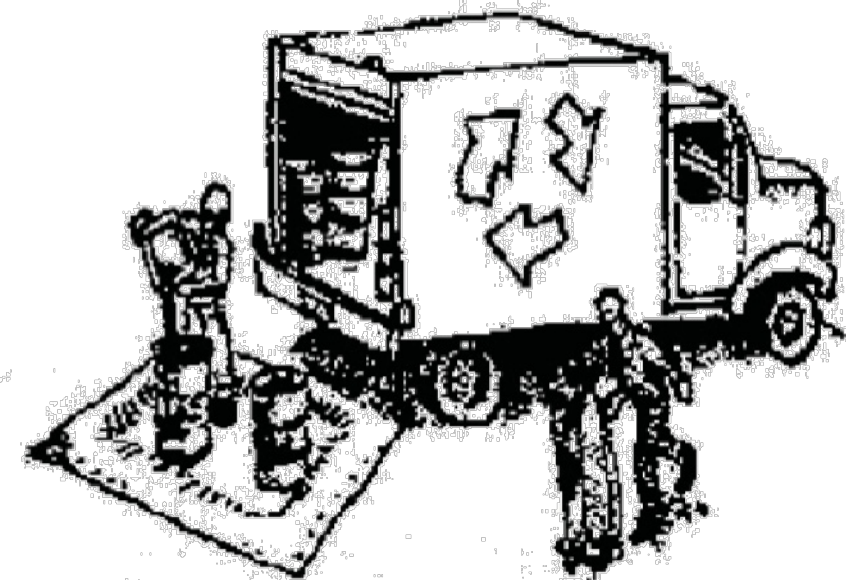
L-3.2

8 OF 9 SHEETS

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



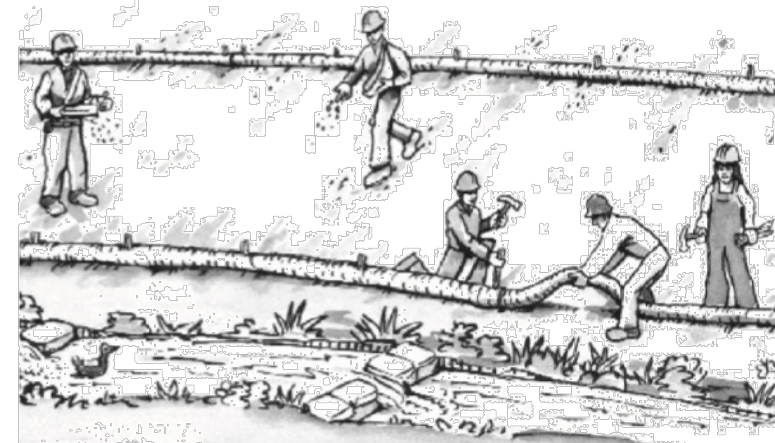
Maintenance and Parking

- ❑ 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 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, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) 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).

Earthwork & Contaminated Soils



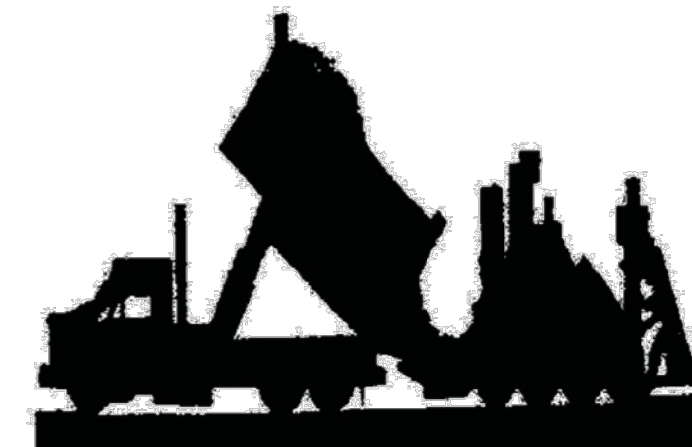
Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ 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 before fresh pavement will have time to cure.
- ❑ 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

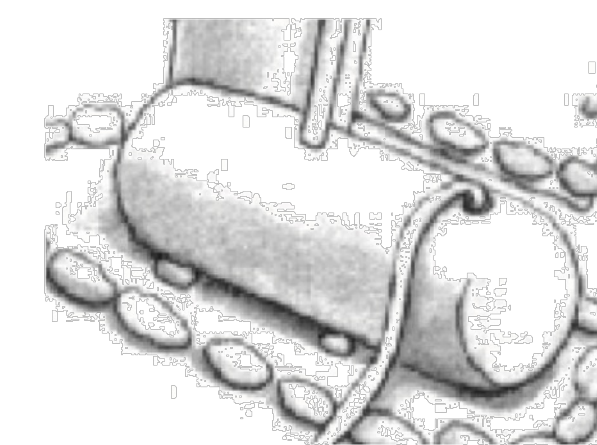
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

Concrete, Grout & Mortar Application



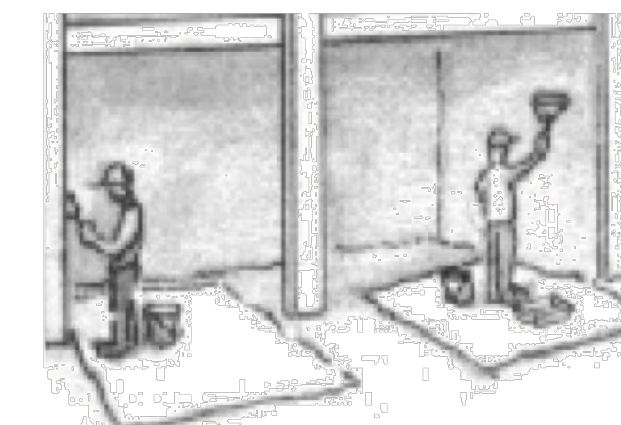
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a 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 residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of 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.

Landscape Materials



- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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

WELO PERMIT

BEST MANAGEMENT PRACTICES

scale: N/A
date: 03/27/2026
drawn by: NS / AT / AP
review by: KW
revision:

notes:

PROGRESS SET

SHEET NO.

L-4.0

9 OF 9 SHEETS



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

**Date:**

August 17, 2026

To:

County of San Mateo Department of Planning and Building

From:**CKA Architects**

2089 Avy Avenue

Menlo Park, CA 94025

Phone: 650 233 0342

Email: chris@cka-architects.com,
thomas@cka-architects.com

Project Location:

3249 Alpine Rd, Portola Valley, CA 94028

County File Number: PLN2025-00114

1. That the establishment maintenance and/or conducting of the use will not ,under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The requested exception would allow the proposed building to retain the footprint of the existing café building. The existing building was approved and constructed within the setback more than 15 years ago, and there have been no reported issues with neighboring properties arising from its location. The proposed improvements will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The primary public view of the project will be from Alpine Road. As shown in the street-view images on the following pages, the proposed improvements are located in an area already screened by mature oak trees. The first image shows the existing single-story café building when viewed from Alpine Road. The second image shows the proposed two-story clubhouse within the same footprint. Most of the second story is screened from neighboring properties and traffic by the existing oak trees fronting Alpine Road. Additional landscaping was planted along the fence line in 2025 and will provide increased screening as it matures.

Care has been taken to limit the visual impact of the proposed second story as viewed from Alpine Road and the adjacent Ladera neighborhood. The elevation facing Alpine Road contains a limited number of narrow windows to minimize potential light spill toward nearby residences. A screen of vertical aluminum slats with a wood finish will cover these windows and diffuse light generated by evening use of the proposed space. Deep overhangs of approximately 3 feet 6 inches will create shadows along the eave line, further reducing the perceived mass of the structure on the Alpine Road elevation.

The proposed design places the enclosed two-story portion of the building toward Alpine Road and the outdoor roof deck on the pool side opposite Alpine Road. This arrangement allows the deck to overlook the central portion of the pool, supporting parental supervision while locating outdoor activity away from Alpine Road and the Ladera neighborhood. The intervening building mass will provide acoustic shielding and reduce the direct transmission of activity noise toward nearby residences.

An alternative location for the roof deck was studied on the Alpine Road (west) side of the building. This location was determined to be unsuitable because it would not overlook the primary swimming area and would therefore not support effective parental supervision. It would also place the second-floor entrance and outdoor lounge area at the point closest to Alpine Road and the Ladera neighborhood. Because a deck in this location would be elevated above portions of the existing fence and landscaping, voices could carry more readily toward nearby residences. It would also be located above the existing barbecue area, concentrating two outdoor activity areas and their associated noise along the Alpine Road side of the property.

During community outreach, a resident of the Ladera neighborhood noted that voices can occasionally carry across Alpine Road toward the first bluff of the neighborhood. The proposed deck location and building orientation directly respond to this concern by placing the outdoor space away from Alpine Road and behind the enclosed second-story space.

The proposed roof deck will be located approximately 40 feet from the public right-of-way. The closest neighboring building is part of a commercial park across Alpine Road, approximately 175 feet from the existing café building, with a commercial parking lot between the properties. The closest residential property is approximately 325 feet away.

These substantial separations, together with the existing and proposed landscape screening, limited west-facing glazing, orientation of the roof deck, and intervening building mass, will minimize potential visual, privacy, light, and noise impacts on surrounding properties. The proposed improvements will therefore not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

i. Existing Clubhouse viewed from Alpine Road:



- ii. Proposed Clubhouse when viewed from Alpine Road:



- iii. View of existing oak trees fronting Alpine Road, as seen from the proposed clubhouse location.



2. The proposed development is proportioned to the size of the parcel on which it is being built.

The proposed development is located on a 48,048-square-foot parcel with a maximum permitted building height of 36 feet. The proposed building will have a floor area of approximately 2,554.5 square feet, representing approximately 5.3 percent of the parcel area, and a height of approximately 27 feet – which is 9 feet below the maximum permitted height. It will also be approximately 3 feet lower than the existing Ballroom building. The proposed development is therefore proportionate to both the size of the parcel and the scale of the existing buildings at the Ladera Oaks Swim and Tennis Club.

The parcel is one of the larger parcels in the immediate area and is physically separated from surrounding uses by Los Trancos Creek to the east and Alpine Road to the west. The 80-foot-wide Alpine Road right-of-way separates the parcel from the Ladera neighborhood with the nearest off-site buildings being the office plaza and church across Alpine Road.

The proposed building is also proportionate to the office plaza and church buildings across Alpine Road, which are located on parcels of similar or larger size. Considering the size of the subject parcel, the established footprint, the proposed building's height relative to both the permitted maximum and the existing Ballroom building, and the substantial separation from neighboring properties, the proposed development is appropriately proportioned to the parcel and its surrounding context.

3. All opportunities to acquire additional contiguous land have been investigated.

The Club has investigated opportunities to acquire additional contiguous land. No reasonably available adjoining land would provide usable space capable of addressing the project's needs at the center of the Ladera Oaks Swim and Tennis Club.

The property is physically constrained by Los Trancos Creek and Stanford University land to the north and east, Alpine Road to the west, and properties within the separate jurisdiction of the Town of Portola Valley to the south. Land beyond Alpine Road would not be contiguous, while the creek limits practical access to land to the north and east. Acquiring land along the site's perimeter would also not provide the centrally located space required by the project.

The proposed development instead accommodates the needed additional area vertically within the established café footprint. This approach provides usable space at the center of the club without expanding the building footprint toward the property boundaries.

4. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

The proposed development has been designed to conform to the currently applicable zoning regulations to the greatest extent reasonably possible. The proposed building will occupy the same footprint and location as the previously approved, existing single-story café building. The proposal will not increase the existing horizontal encroachment or extend the building footprint closer to Alpine Road or any other property boundary. Instead, the additional floor area will be accommodated vertically within the established footprint.

The existing café building sits at an angle relative to the current setback lines. This orientation reflects the historic layout of the club, which dates to the 1950s, and responds to the competing geometries of Los Trancos Creek to the east and the Alpine Road right-of-way to the west. The resulting triangular parcel configuration makes it difficult to locate a conventionally shaped rectangular building in full conformance with the setbacks while maintaining the functional organization of the club.

Moving or reorienting the building to eliminate the existing setback condition would disrupt important operational, accessibility, and safety relationships. It would compromise circulation and lines of sight among the Ballroom, patio, pool deck, and proposed second-story spaces; move the accessible elevator farther from the club's primary accessible path of travel; and make it more difficult to locate the lifeguard office near the center of the pool area.

The proposed building height of approximately 27 feet conforms to the maximum permitted height of 36 feet. The requested exception is therefore limited to maintaining the established building location; it does not seek relief from the applicable height limit or increase the existing horizontal encroachment.

Given the site's unusual geometry, the established building footprint, the functional constraints of the existing club facilities, and the project's conformance with the applicable height limit, the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

5. Use Permit approval does not constitute a granting of special privileges.

Approval of the requested Use Permit would not grant the Ladera Oaks Swim and Tennis Club special development privileges. The requested relief is limited to allowing the proposed building to retain the footprint and location of the previously approved, existing café building. The project will not increase the existing horizontal setback encroachment or extend the building closer to Alpine Road or any other property boundary. Instead, the needed additional floor area will be accommodated vertically within the established footprint.

The proposed building height of approximately 27 feet conforms to the maximum permitted height of 36 feet and will be approximately 3 feet lower than the existing Ballroom building. The requested approval therefore relates specifically to the continuation of the established setback condition; it does not authorize additional horizontal encroachment, excessive building height, or development beyond that reasonably necessary for the project.

The requested relief responds to physical and historical conditions specific to the property. These include the triangular configuration created by Los Trancos Creek to the east and Alpine Road to the west, as well as the established arrangement of club improvements developed over approximately 75 years. Applying the Use Permit process to these site-specific constraints does not confer a special privilege but instead provides the same opportunity for discretionary consideration that is available to other properties affected by unusual physical conditions.

Accordingly, the requested Use Permit represents a limited and reasonable response to the property's existing constraints and does not constitute the granting of special privileges.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E



May 6th, 2025

Dear Ladera Neighbor,

The purpose of this letter is to invite you to an informational meeting regarding a proposed project at the Ladera Oaks Swim and Tennis Club. Representatives from the Architectural firm (CKA-Architects) handling the design, as well as representatives from the Ladera Oaks Swim and Tennis Club, will be present to answer any questions or address any concerns.

Meeting Date and Location:

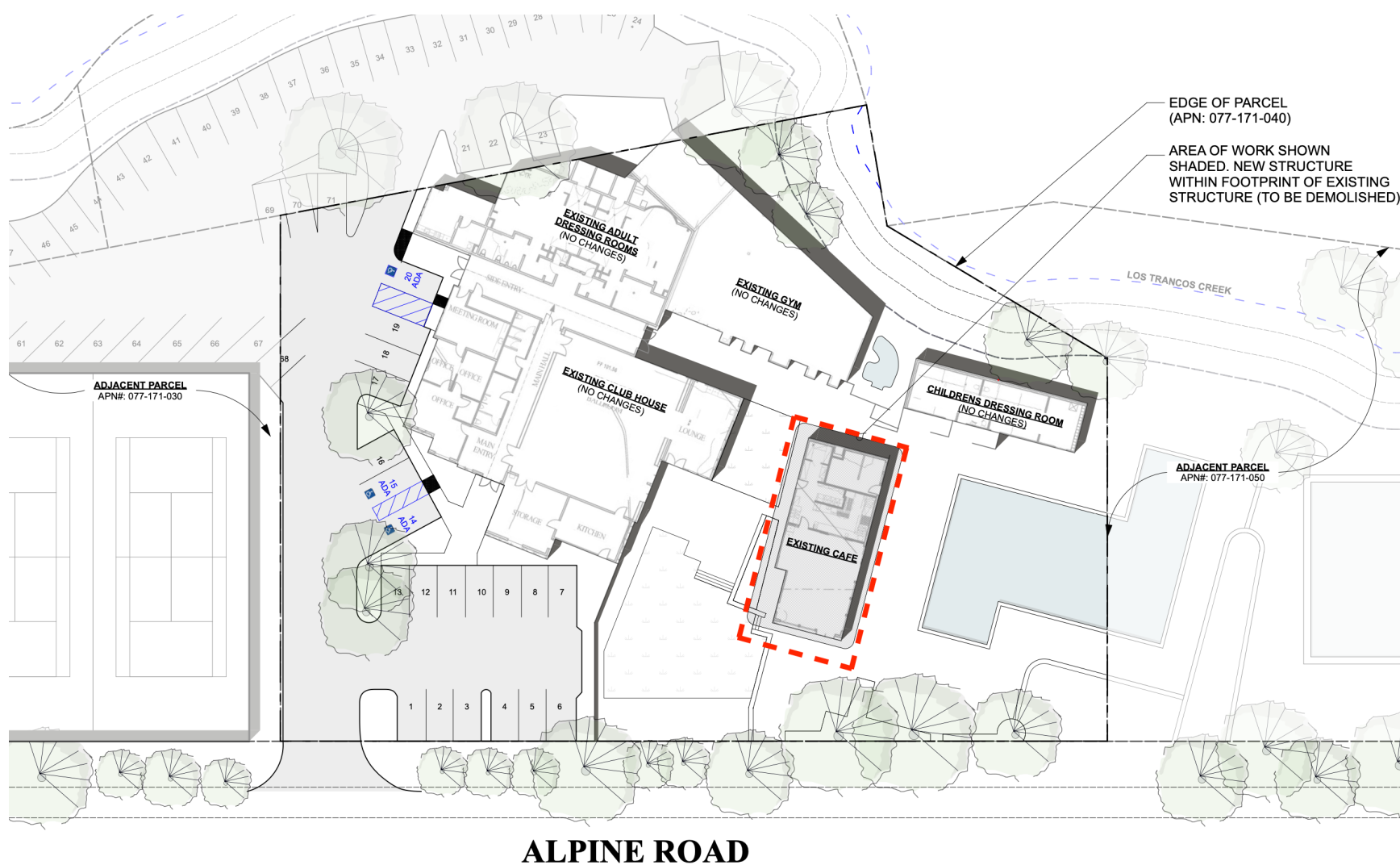
Tuesday, May 27th, 2025 at 7:00 pm
Ladera Oaks Swim and Tennis Club Ballroom
3249 Alpine Road
Portola Valley, CA 94028

RSVP Method:

laderaoaksGM@gmail.com

Project Address: Ladera Oaks Swim and Tennis Club | 3249 Alpine Road, Portola Valley, CA 94028

Project Description: The Ladera Oaks Swim and Tennis Club is proposing to demolish its existing $\pm 1,500$ square-foot single-story detached members' lounge and construct a new $\pm 2,500$ square-foot two-story detached members' lounge within the same footprint. There will be no changes to the number of members nor the functioning of the club. Club access will be maintained throughout the construction process.



If you have any additional questions please contact Katie Elgaaen at laderaoaksGM@gmail.com.

Kind Regards,

Ladera Oaks Swim and Tennis Club
3249 Alpine Road
Portola Valley, CA 94028
www.laderaoaks.com



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

ATTACHMENT F – Existing Views from Alpine Road



Figure.7_ View.of.Existing.Clubhouse.from.Alpine.Road.travelling.northward



Figure.8_View.of.Existing.Clubhouse.from.Alpine.Road.traveling.southward



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

Please reply to: **James Castañeda**
650/363-1853

January 22, 2008

Jim Gorman
3249 Alpine Road
Portola Valley, CA 94028

Subject: **PLN 2007-00207**
Location: **3249 Alpine Road, Portola Valley**
APN: **077-171-050**

On January 17, 2008, the Zoning Hearing Officer considered your request for a Use Permit Amendment, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow (1) the replacement of clubhouse/locker room facility, a children's dressing facility, and dining area, (2) continuation of the 525 memberships limit, but not distinguish between associate and proprietary membership status, and (3) four outdoor movie nights per year, in an existing swim and tennis club facility located at 3249 Alpine Road in the unincorporated Ladera area of San Mateo County. This project is continued from the December 20, 2007, Zoning Hearing Officer public hearing.

The Zoning Hearing Officer made the findings and approved this project subject to the conditions of approval as attached.

Any interested party aggrieved by the determination of the Zoning Hearing Officer may appeal this decision to the Planning Commission within ten (10) working days from such date of determination. The appeal period for this project will end on **February 4, 2008, at 5:00 p.m.**

If you have any questions concerning this item, please contact the Project Planner above.

Very truly yours,

George Bergman
Zoning Hearing Officer
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Attachment

cc: Public Works Department
Building Inspection Section
Assessor's Office
K. Larry Lai
Portola Valley Planning Director
Woodside Fire Protection District
Ladera Community Association
Michael Miller
Tom Moore

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

FINDINGS

Regarding the Environmental Review, Found:

1. That this project is exempt from CEQA, under Sections 15301 and 15302 of the CEQA Guidelines, modification to an existing facility and replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site.

Regarding the Use Permit Amendment, Found:

2. That the establishment, maintenance, and conducting of the proposed project will not, under the circumstances of the particular case, and as conditioned, result in a significant adverse impact, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The existing structures and facilities are not ADA compliant, lack energy efficient features, and are not conducive to the sensitivity of the surrounding environment. The request for membership reclassification will not present any impact to the public, and the proposal of four movie nights will present a negligible impact as conditioned.
3. That the approval to allow the replacement of existing structures, as conditioned, is necessary for the public health, safety, convenience or welfare. This project will allow the applicant to improved services to members by providing modern facilities that as a result will promote public health and safety. No adverse effect to public health and safety would result from this proposal as conditioned.

CONDITIONS OF APPROVAL

1. This approval applies only to the proposal, documents, and plans described in this staff report and approved by the Zoning Hearing Officer on January 17, 2008. Minor revisions or modifications to the project may be made if they are consistent with the intent of and in substantial conformance with this approval, subject to the review and approval of the Community Development Director. Any modification deemed as major by the Community Development Director shall require a separate application for Use Permit Amendment and consideration by the applicable decision maker at a public hearing.
2. There shall be an annual administrative review of the Ladera Oaks Swim and Tennis Club to check for compliance with all conditions of approval. Any expansions of the Club's

facilities or activities beyond the limits currently established in this Use Permit will require an amendment to this Use Permit.

3. The Use Permit is valid only for the existing and proposed lots and facilities. Any additional modifications will require a Use Permit Amendment, and will require the submittal of the necessary documents, plans, and fees for consideration at a public hearing.
4. The applicant shall submit an erosion and sediment control plan, which delineates what erosion control measures will be used as well as where they will be installed. This plan shall be submitted, reviewed, and approved by the Current Planning Section before issuance of a building permit to begin any work. All approved measures must be installed and inspected prior to the beginning any construction work on-site. The erosion control measures shall be maintained and replaced as necessary throughout all phases of the project.
5. The applicant shall restrict demolition of the existing children's dressing room/pool equipment storage facility and excavation and foundation work of the proposed replacement structure to occur within the time frame of April 15 to October 15 to minimize any potential impact to the creek by erosion or runoff pollution that may result from the project. Additional work beyond the foundation involving the erection of the proposed structure will be allowed outside of this timeframe.
6. During the demolition and reconstruction of the children's dressing room/pool equipment storage facility, the applicant shall use appropriate erosion control methods to keep exposed soils from being washed into the creek. A qualified biologist shall check the site once a week during construction to ensure that erosion control methods are maintained and effective.
7. The applicant shall design and implement appropriate runoff and stormwater pollution control measures during construction to protect the creek from a chemical/oil spill incident from heavy equipment.
8. Prior to the beginning of construction of the children's dressing room/pool equipment area, the applicant shall have a qualified biologist conduct a pre-construction survey for California Red-Legged Frog and Western Pond Turtle. A qualified biologist shall brief construction workers on identifying California Red-Legged Frog and Western Pond Turtle. If any are found during work, workers are to stop and contact the U.S. Fish and Wildlife Service, California Department of Fish and Game, and the San Mateo County Current Planning Section for instructions.
9. The applicant shall restrict all heavy machinery use to the existing concrete and disturbed surfaces in order to protect the creek bank from compaction.
10. During the construction phases of the project, the applicant shall be restricted to those limits indicated in the County Noise Regulations.

11. The applicant shall submit a landscape plan to the Current Planning Section for review and approval prior to issuance of a building permit. This is to ensure that additional screening is provided along Alpine Road to mitigate any visual impact that may occur as a result of the new clubhouse structure.
12. The maximum number of memberships allowed shall be 525 memberships. A membership may include one person or multiple persons typically comprising a household.
13. There shall be no amplified live or amplified recorded music allowed outside of the clubhouse with the exception of four nights a year where the exhibition of a motion picture is involved.
14. At minimum, the Ladera Community Association shall be notified in advance of outdoor motion picture exhibitions. Such motion picture exhibitions shall cease no later than 10:00 p.m. between the dates of June 1 and October 1. Projection of motion pictures shall be oriented such that film images are not viewable from Alpine Road or from homes on South Balsamina Way.
15. The high window that fronts Alpine Road and all windows in the clerestory visible from Alpine Road of the clubhouse structure shall be fitted with motorized shades that will be closed at night to prevent visibility of illuminated windows from Alpine Road.
16. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines, including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15. Stabilizing shall include both proactive measures, such as the placement of hay bales or coil netting, and passive measures, such as revegetating disturbed areas with plants recommended by a qualified biologist.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing 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.
 - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth moving activities only during dry weather.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.

Building Inspection Section

- 17. Prior to pouring any concrete for foundations, written verification from a licensed surveyor will be required confirming that the setbacks, as shown on the approved plans, have been maintained.
- 18. An automatic fire sprinkler system will be required. This permit must be issued prior to, or in conjunction with the building permit.
- 19. If a water main extension or upgrade of hydrant is required, this work must be completed prior to issuance of the building permit or the applicant must submit a copy of an agreement and contract with the water purveyor that will ensure the work will be completed prior to finalizing the permit.
- 20. A site drainage plan will be required that will demonstrate how roof drainage and site runoff will be directed to an approved location. This plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.
- 21. Sediment and erosion control measures must be installed prior to beginning any site work and maintained throughout the term of the permit. 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.

Woodside Fire Department

22. The installation of fire sprinklers on new structures as deemed required by the Woodside Fire Department per Fire Code.

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

ATTACHMENT H – Conditions Compliance Table

<i>Condition</i>	<i>In Compliance?</i>	<i>Retain?</i>
1. This approval applies only to the proposal, documents, and plans described in this staff report and approved by the Zoning Hearing Officer on January 17, 2008. Minor revisions or modifications to the project may be made if they are consistent with the intent of and in substantial conformance with this approval, subject to the review and approval of the Community Development Director. Any modification deemed as major by the Community Development Director shall require a separate application for Use Permit Amendment and consideration by the applicable decision maker at a public hearing.	Yes	Yes, updated as Condition 1 in Att. A.
2. There shall be an annual administrative review of the Ladera Oaks Swim and Tennis Club to check for compliance with all conditions of approval. Any expansions of the Club's facilities or activities beyond the limits currently established in this Use Permit will require an amendment to this Use Permit.	No	Yes, updated as Condition 3 in Att. A to require Admin. Reviews every 3 years.
3. The Use Permit is valid only for the existing and proposed lots and facilities. Any additional modifications will require a Use Permit Amendment, and will require the submittal of the necessary documents, plans, and fees for consideration at a public hearing.	Yes	Yes, updated as Condition 4 in Att. A.
4. The applicant shall submit an erosion and sediment control plan, which delineates what erosion control measures will be used as well as where they will be installed. This plan shall be submitted, reviewed, and approved by the Current Planning Section before issuance of a building permit to begin any work. All approved measures must be installed and inspected prior to the beginning any construction work on-site. The erosion control measures shall be maintained and replaced as necessary throughout all phases of the project.	Yes	Yes, as Condition 5 in Att. A
5. The applicant shall restrict <u>demolition</u> of the existing children's dressing room/pool equipment storage facility and <u>excavation and foundation</u> work of the proposed replacement structure to occur within the time frame of April 15 to October 15 to minimize any potential impact to the creek by erosion or runoff pollution that may result from the project. Additional work beyond the foundation involving the erection of the proposed structure will be allowed outside of this timeframe.	Yes, project finalized under BLD2008-00426.	No, time restriction is not needed with proper erosion control measures.
6. During the demolition and reconstruction of the children's dressing room/pool equipment storage facility, the applicant shall use appropriate erosion control methods to keep exposed soils from being washed into the creek. A qualified biologist shall check the site once a week during construction to ensure that erosion control methods are maintained and effective.	Yes, project finalized under BLD2008-00426.	Yes, updated as Condition 6 in Att. A

<i>Condition</i>	<i>In Compliance?</i>	<i>Retain?</i>
7. The applicant shall design and implement appropriate runoff and stormwater pollution control measures during construction to protect the creek from a chemical/oil spill incident from heavy equipment. Prior to the beginning of construction of the children's dressing room/pool equipment area, the applicant shall have a qualified biologist conduct a pre-construction survey for California Red-Legged Frog and Western Pond Turtle. A qualified biologist shall brief construction workers on identifying California Red-Legged Frog and Western Pond Turtle. If any are found during work, workers are to stop and contact the U.S. Fish and Wildlife Service, California Department of Fish and Game, and the San Mateo County Current Planning Section for instructions. The applicant shall restrict all heavy machinery use to the existing concrete and disturbed surfaces in order to protect the creek bank from compaction.	Yes, project finalized under BLD2008-00426.	Yes, updated as Condition 7 in Att. A
8. During the construction phases of the project, the applicant shall be restricted to those limits indicated in the County Noise Regulations.	Yes, project finalized under BLD2008-00426.	Yes, updated as Condition 15 in Att. A
9. The applicant shall submit a landscape plan to the Current Planning Section for review and approval prior to issuance of a building permit. This is to ensure that additional screening is provided along Alpine Road to mitigate any visual impact that may occur as a result of the new clubhouse structure.	Yes, project finalized under BLD2008-00426.	No, landscape plan submitted. Existing screening is adequate.
10. The maximum number of memberships allowed shall be 525 memberships. A membership may include one person or multiple persons typically comprising a household.	Yes	Yes, as Condition 8 in Att. A
11. There shall be no amplified live or amplified recorded music allowed outside of the clubhouse with the exception of four nights a year where the exhibition of a motion picture is involved.	Yes	Yes, as Condition 9 in Att. A
12. At minimum, the Ladera Community Association shall be notified in advance of outdoor motion picture exhibitions. Such motion picture exhibitions shall cease no later than 10:00 p.m. between the dates of June 1 and October 1. Projection of motion pictures shall be oriented such that film images are not viewable from Alpine Road or from homes on South Balsamina Way.	Yes	Yes, as Condition 10 in Att. A

Condition	In Compliance?	Retain?
13. The high window that fronts Alpine Road and all windows in the clerestory visible from Alpine Road of the clubhouse structure shall be fitted with motorized shades that will be closed at night to prevent visibility of illuminated windows from Alpine Road.	Yes	Yes, updated as Condition 11 in Att. A
14. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines, including: a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15. Stabilizing shall include both proactive measures, such as the placement of hay bales or coil netting, and passive measures, such as revegetating disturbed areas with plants recommended by a qualified biologist. b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater. c. Controlling and preventing 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. d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits. e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated. f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses. g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate. h. Performing clearing and earth moving activities only during dry weather. i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.	Yes, project finalized under BLD2008-00426.	Yes, as Condition 14 in Att. A

<i>Condition</i>	<i>In Compliance?</i>	<i>Retain?</i>
j. Limiting construction access routes and stabilizing designated access points. k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods. l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.		
<u>Building Inspection Section</u> 15. Prior to pouring any concrete for foundations, written verification from a licensed surveyor will be required confirming that the setbacks, as shown on the approved plans, have been maintained.	Yes	Yes, as Condition 20 of Att. A
16. An automatic fire sprinkler system will be required. This permit must be issued prior to, or in conjunction with the building permit.	Yes	Yes, as Condition 21 of Att. A
17. If a water main extension or upgrade of hydrant is required, this work must be completed prior to issuance of the building permit or the applicant must submit a copy of an agreement and contract with the water purveyor that will ensure the work will be completed prior to finalizing the permit.	Yes	Yes, as Condition 22 of Att. A
18. A site drainage plan will be required that will demonstrate how roof drainage and site runoff will be directed to an approved location. This plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.	Yes	Yes, updated as Condition 23 in Att. A
19. Sediment and erosion control measures must be installed prior to beginning any site work and maintained throughout the term of the permit. 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.	Yes, project finalized under BLD2008-00426.	No, redundant
<u>Woodside Fire Department</u> 20. The installation of fire sprinklers on new structures as deemed required by the Woodside Fire Department per Fire Code.	Yes, project finalized under BLD2008-00426.	Yes, as Condition 41 of Att. A