PERMIT # LDIV2020 - 0001

PLANNING PUBLIC HEARING – APPLICATION

ARCHITECTURAL & SITE REVIEW BOARD/PLANNING COMMISSION

RECEIVED
JAN 13 2020
WOODSIDE TOWN HALL

Town of Woodside
2955 Woodside Road
Woodside, California 94062
650 851.6790
www.woodsidetown.org

Property Address: 988 Godetia Dr. **APN #:** 068-301-410O

Property Owner: VLADIMIR ALEXANYAN **Applicant:** STEPHAN FITCH

Owner Address: 988 GODETIA DR. **Applicant Address:** 988 Godetia Dr.

Phone Number: 646-644-9205 **Phone Number:** 646-644-9205

Email: fitcher3000@gmail.com. **Email:** fitcher3000@gmail.com

REQUEST FOR PUBLIC HEARING: (check all that apply)

- ☐ ASRA Design Review
- ☐ ASRB Conceptual Design Review
- ☐ ASRB Formal Design Review
- ☐ ASRB Formal Design Review w/ Staff
- ☐ Variance
- ☐ Lot Merger
- ☐ Lot Line Adjustment
- ☐ Subdivision/Land Division
- ☐ CEQA Review
- ☐ Exception to site development regulations specify which exception:
- ☐ Exception to setback
- ☐ Exception to maximum residence size
- ☐ Conditional Use Permit (new, amendment, or renewal)
- ☐ Amendment to Zoning Ordinance
- ☐ Amendment to General Plan
- ☐ Other

Description of Project:

LAND DIVISION / TENTATIVE MAP

AFFIDAVIT

I declare that I am the owner (or authorized agent*) of the property involved in this application, and that the foregoing is true and correct in accordance with the requirements listed in Sections 153.914 of the Woodside Municipal Code. In order for this application to be complete, **the story poles are required to be erected at least 14 days prior to the meeting date**. If the story poles are not erected by that time, the application will be deemed incomplete, in which case the application will be considered by the Board at a later date.

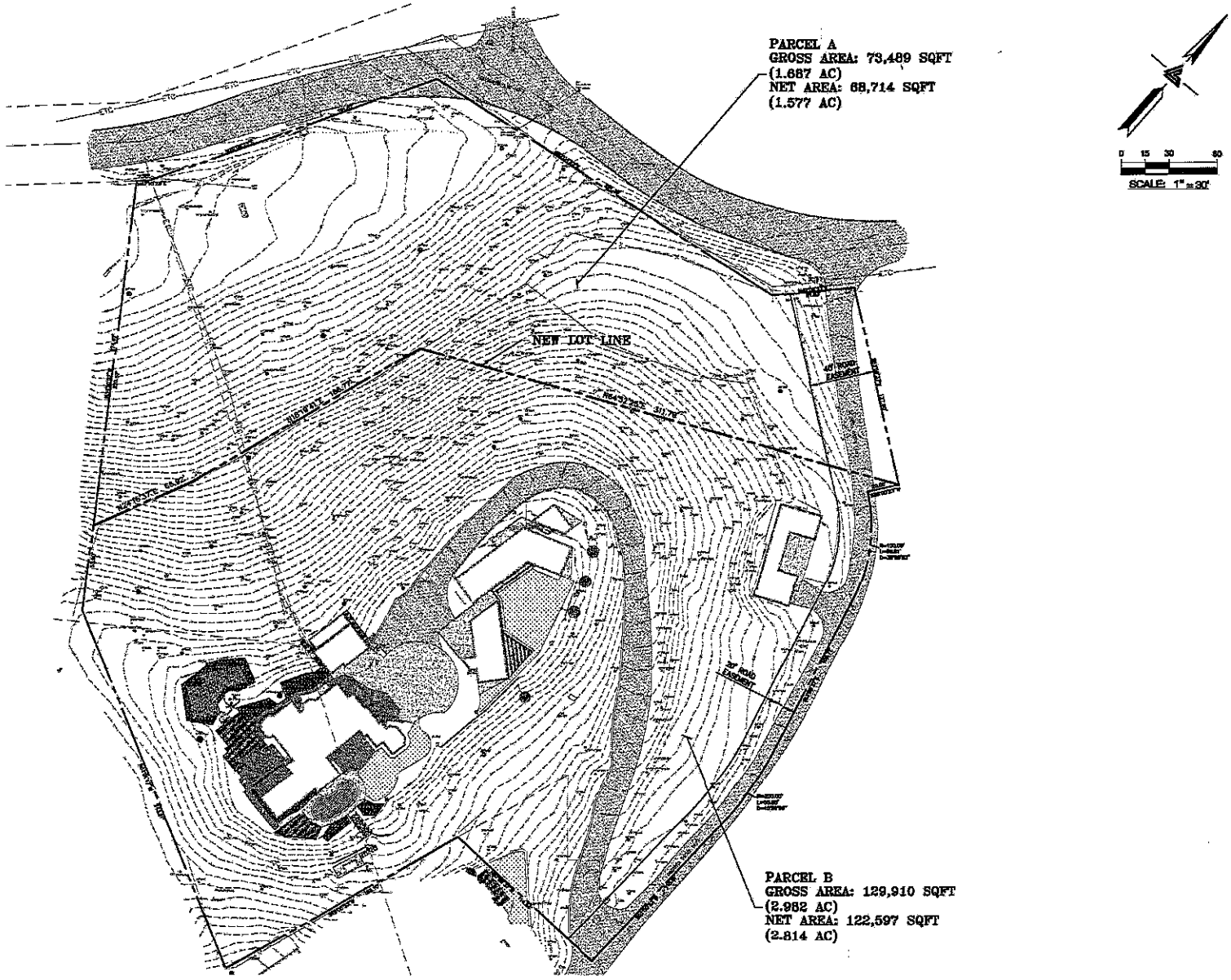
Government Code Section 65105: Entry on land by planning agency personnel – In the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

Signature of Owner: _____ **Date:** 1/9/20

*Authorized agent must provide written verification from the property owner.

FOR STAFF TO COMPLETE

Fee: $_____ **Deposit:** _____ **Receipt #:** _____ **Received By:** _____ **Date:** _____



LEA & BRAZE ENGINEERING, INC.
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988 GODETIA DRIVE
WOODSIDE,
CALIFORNIA

APN: 085-391-100

SAN MATEO COUNTY

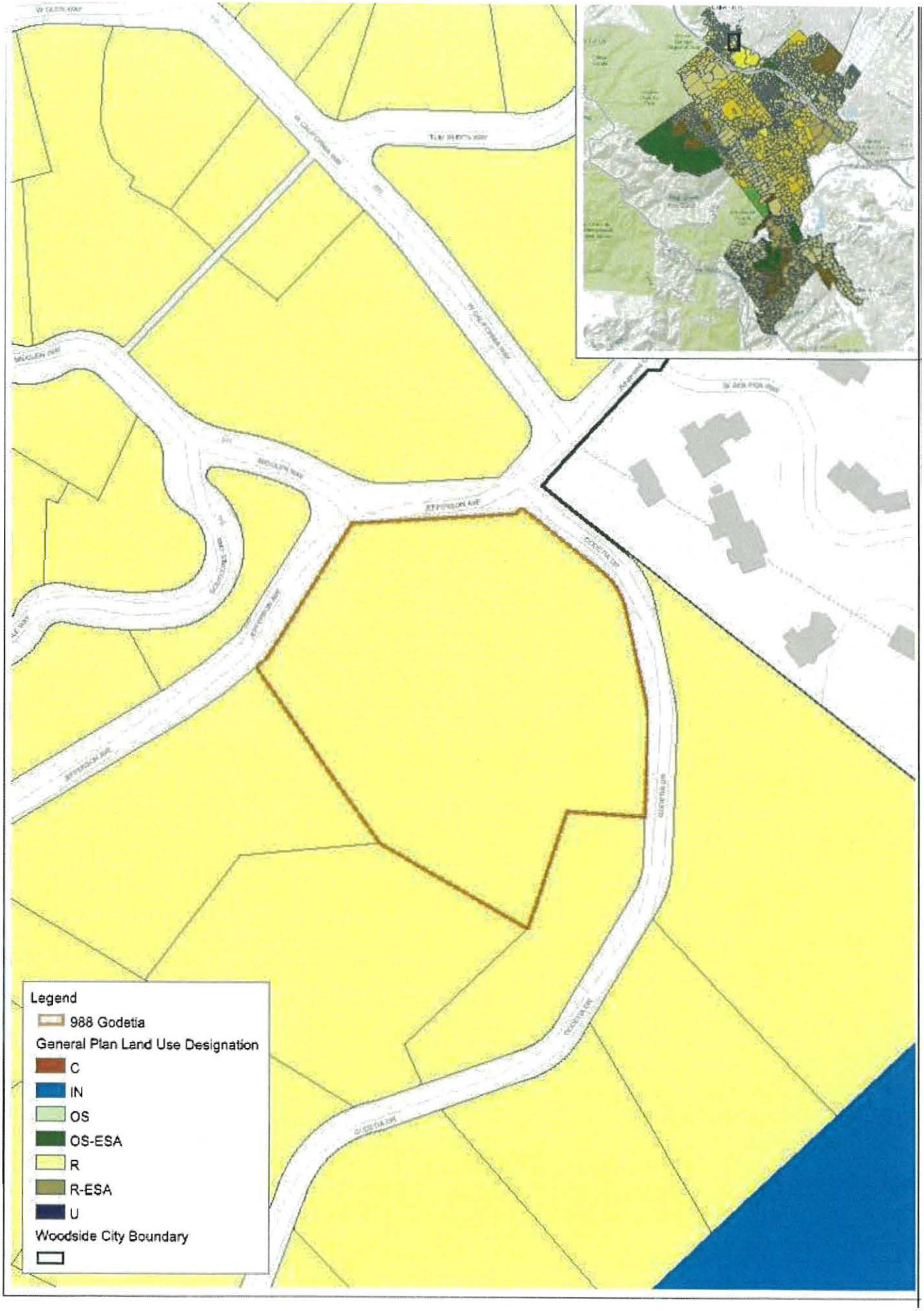
LOT LINE ADJUSTMENT

REVISIONS	BY

JOB NO: Z170568
DATE: 12-11-19
SCALE: AS NOTED
DESIGN BY: JT/CP
DRAWN BY: CP
SHEET NO:

LLA-1

1 OF 01 SHEETS



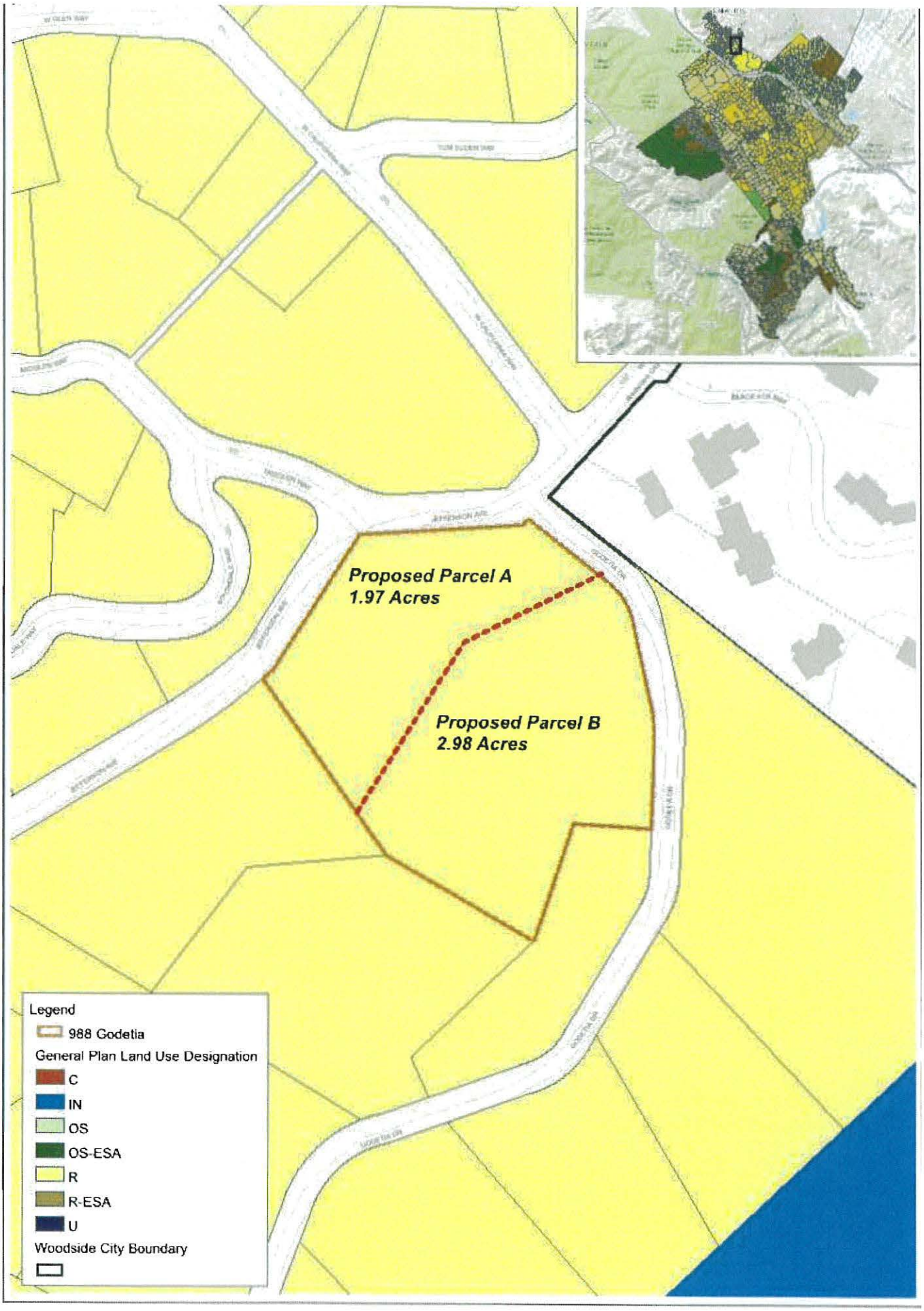
TOWN OF WOODSIDE

988 Godetia Drive - Land Use

April 1, 2021

N

0 0.01 0.03 0.05 Miles



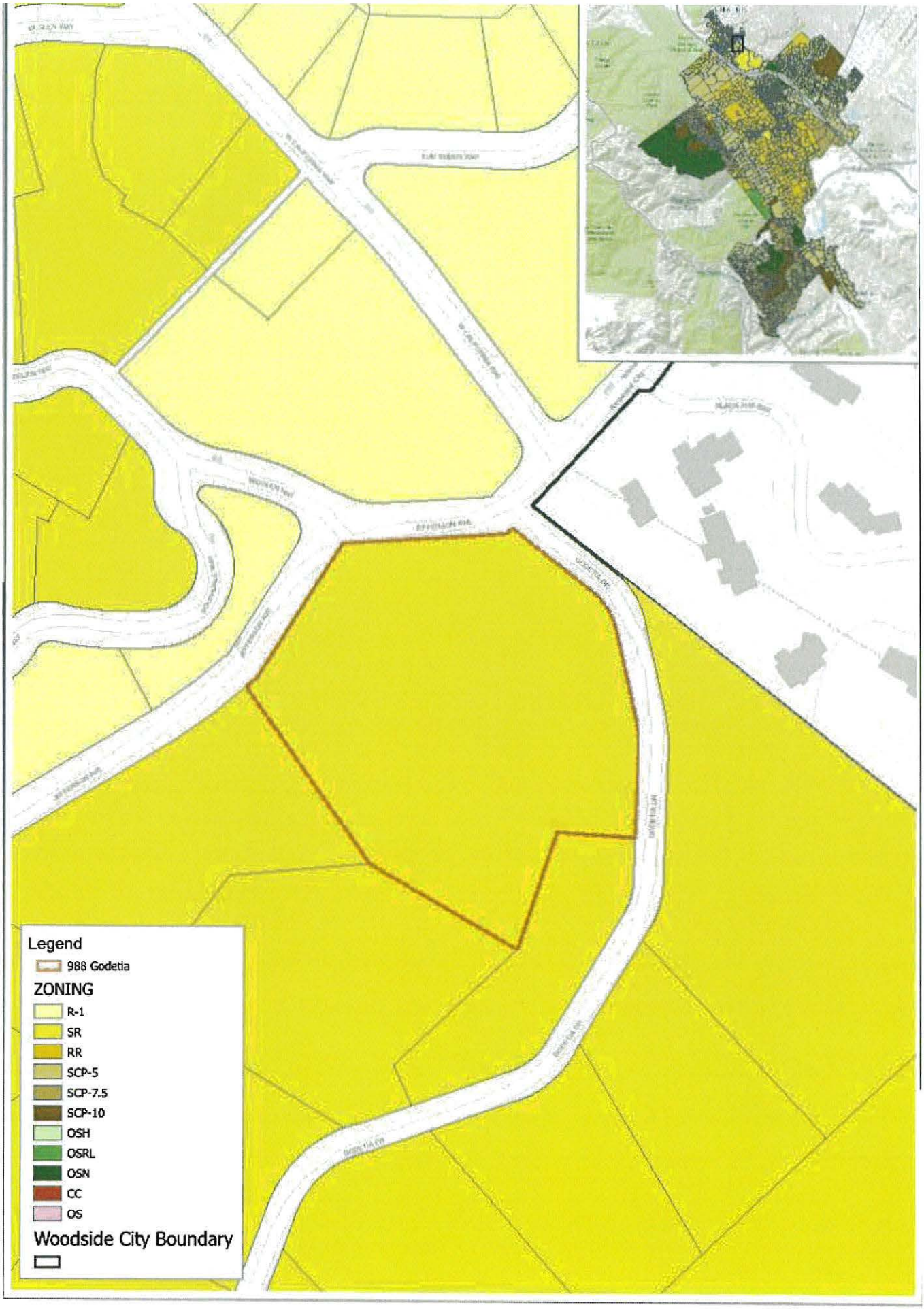
TOWN OF WOODSIDE

988 Godetia Drive - Proposed Land Use

April 1, 2021

N

0 0.01 0.03 0.05 Miles



TOWN OF WOODSIDE

988 Godetia Drive - Existing Zoning

April 1, 2021

N

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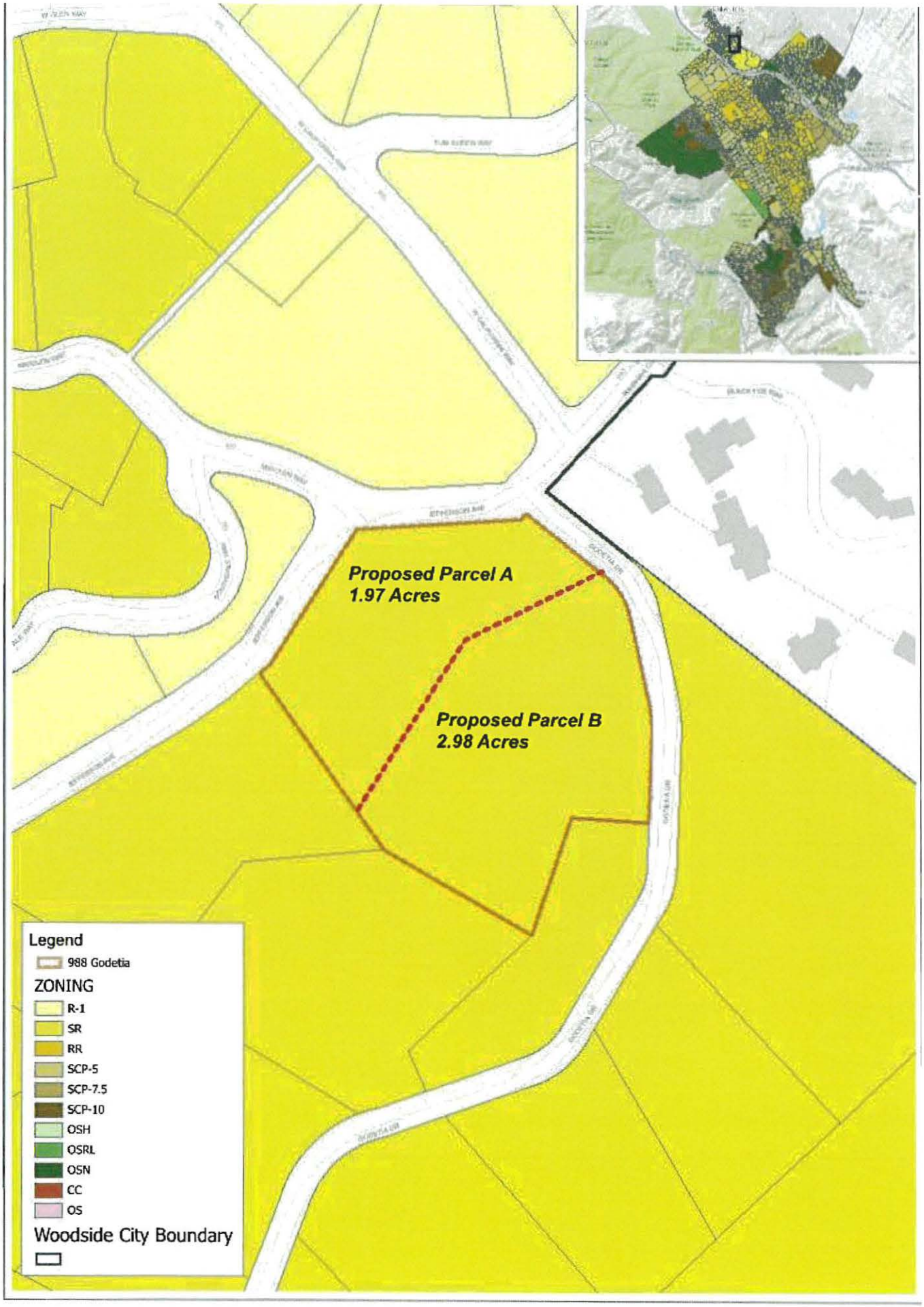


TOWN OF WOODSIDE

988 Godetia Drive - Proposed Zoning

April 1, 2021

N

0 0.01 0.03 0.05 Miles

Tree Inventory, Assessment and Protection

988 Godetia Drive
Woodside, CA 94062

February 14, 2019

Prepared for:

Stephan Fitch

Prepared By:

Richard Gessner
ASCA - Registered Consulting Arborist ® #496
ISA - Board Certified Master Arborist® WE-4341B
ISA - Tree Risk Assessor Qualified

Monarch Consulting Arborists LLC
P.O. Box 1010
Felton, CA 95018
831. 331. 8982

Table of Contents

Summary

The owner of 988 Godetia Drive is proposing to subdivide the property and has indicated a potential building site on the second lot (Parcel A). The inventory contains forty-five (45) trees comprised of three different species with twelve (12) bay laurels (*Umbellularia californica*), thirty-two (32) coast live oaks (*Quercus agrifolia*), and one (1) valley oak (*Quercus lobata*). Of the forty-five trees assessed twenty-six (26) are considered "Significant Trees". Most of the trees are in fair condition with six (6) good, fourteen (14) poor, and one dead. At least seven (7) trees will be highly impacted and caused to be removed (#885 to #890 and #894). There are four (4) trees around the perimeter that could be affected which are listed as moderately impacted. The remaining thirty-four (34) will likely not be affected. This project will require tree protection to be established at a minimum radius of six times the trunk diameter distance from any tree to be retained.

Introduction

Background

Stephan Fitch asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

Assignment

- Provide an arborist's report including an assessment of the trees within the project area and on the adjacent sites. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings.
- Provide expected impact ratings for trees that may be affected by the project.
- Provide tree protection guidelines.

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on January 25, 2019. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.
- The plans reviewed for this assignment were as follows: Godetia Lot Split sheets CP-1 and CP-2 dated July 12, 2018 provided by DOES Architecture.

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, owner's agents, and the Town of Woodside as a reference for existing tree and site conditions to help satisfy planning requirements.

Observations

Tree Inventory

The trees inventoried for this report are those that meet the Town of Woodside criteria for a "Significant Tree" as defined by ordinance 153.005.

"SIGNIFICANT TREE. Any living tree that has a trunk circumference, measured 48 inches above mean natural grade, greater than the size in inches in the tables below. (For Madrone, Blue Oaks, and Buckeye trees only, if multiple trunks have developed by 48 inches above grade, the measure of circumference shall be the sum of the circumferences of all of the trunks. For California Bay Laurel trees, the measurement pertains only to the largest of multiple trunks.)"

Below are the tree species and criteria as determined by the town ordinance:

Slower growing natives 24 in. 7.6 in.	Faster growing natives 30 in. 9.5 in.
Alder (Alnus rhombifolia)	Black Oak (Quercus kelloggii)
Big Leaf Maple (Acer macrophyllum)	California Bay Laurel (Umbellularia californica)
Blue Oak (Quercus douglasii)	Coast Live Oak (Quercus agrifolia)
Buckeye (Aesculus californica) Fremont	Coast Redwood (Sequoia sempervirens)
Cottonwood (Populus fremontii)	Douglas Fir (Pseudotsuga menziesii)
Madrone (Arbutus menziesii)	Valley Oak (Quercus lobata)
Tan Bark Oak (Lithocarpus densiflorus)	Western Sycamore (Platanus racemosa)

The inventory and assessment accounted for only the trees near the proposed building area (Appendix A and B). There are many trees on the lot but it was not practical to inventory and assess all of them for this assignment. The inventory contains forty-five (45) trees comprised of three different species. There are twelve (12) bay laurels, thirty-two (32) coast live oaks, and one (1) valley oak. Of the forty-five trees assessed twenty-six (26) are considered "Significant Trees".

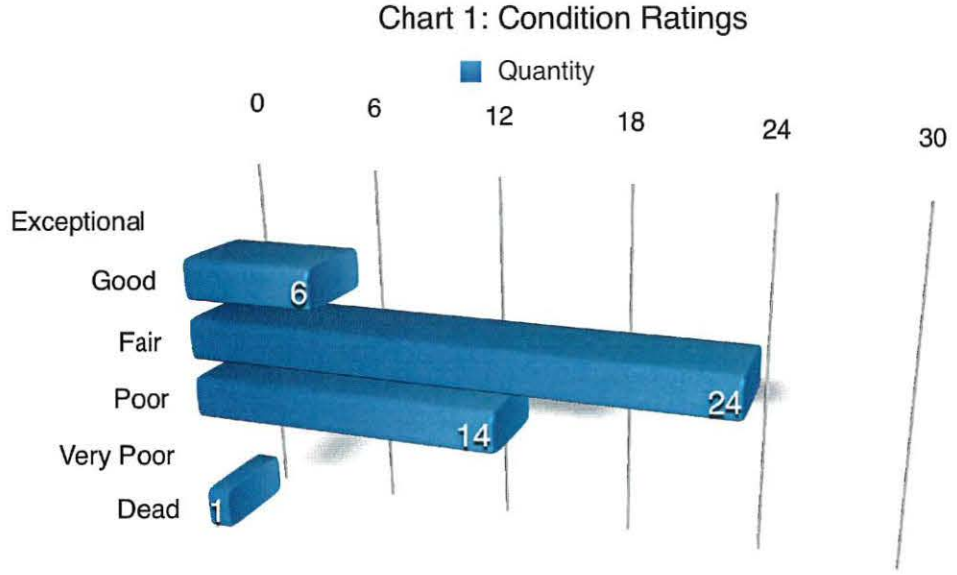
Discussion

Condition Rating

A tree's condition is a determination of its overall health and structure based on five aspects: roots, trunk, scaffold branches, twigs, and foliage. The assessment considered both the health and structure for a combined condition rating.

- Exceptional = Good health and structure with significant size, location or quality.
- Good = No apparent problems, good structure and health, good longevity for the site.
- Fair = Minor problems, at least one structural defect or health concern, problems can be mitigated through cultural practices such as pruning or a plant health care program.
- Poor = Major problems with multiple structural defects or declining health, not a good candidate for retention.
- Dead/Unstable = Extreme problems, irreversible decline, failing structure, or dead.

Most of the trees are in fair condition with six (6) good and fourteen (14) poor. One (1) tree was dead while the remaining twenty-four (24) are in fair shape (Chart 1).



Suitability for Conservation

A tree's suitability for conservation is determined based on its health, structure, age, species and disturbance tolerances, proximity to cutting and filling, proximity to construction or demolition, and potential longevity using a scale of good, fair, or poor (Fite, K, and Smiley, E. T., 2016). The following list defines the rating scale:

- Good = Trees with good health, structural stability and longevity after construction.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, before, during, and after construction, and may have shorter life expectancy after development.
- Poor = Trees are expected to decline during or after construction regardless of management. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

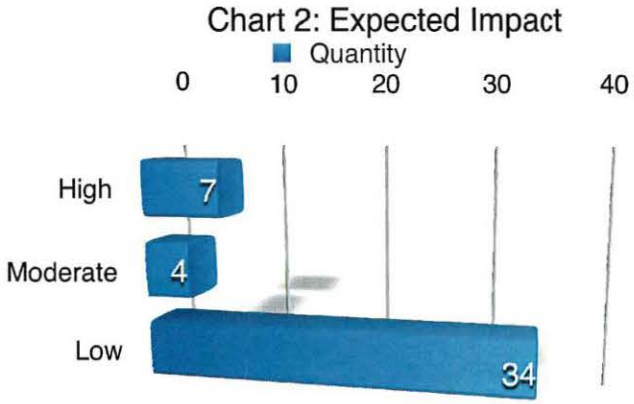
The suitability for preservation ratings match the condition ratings at this time. These ratings could change depending on future impacts around the trees.

Expected Impact Level

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

From the limited information available without any type of grading, drainage or utility plan at least seven (7) trees will be highly impacted and caused to be removed (#885 to #890 and #894) (Chart 2). There are four (4) trees around the perimeter that could be affected which I listed as moderately impacted. The remaining thirty-four (34) will likely not be affected unless the hillside is significantly cut into through grading.



Tree Protection

Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches from heavy equipment (Appendix D). The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. The TPZ can be determined by a formula based on species tolerance, tree age, and diameter at breast height (DBH) (Matheny, N. and Clark, J. 1998) (Fite, K, and Smiley, E. T., 2016) or as the drip line in some instances (Figure 1). Preventing mechanical damage to the stems from equipment or hand tools can be accomplished by wrapping the trunk with straw wattle.

This project will require tree protection to be established at a minimum radius of six times the trunk diameter distance from any tree to be retained (Fite, K, and Smiley, E. T., 2016).

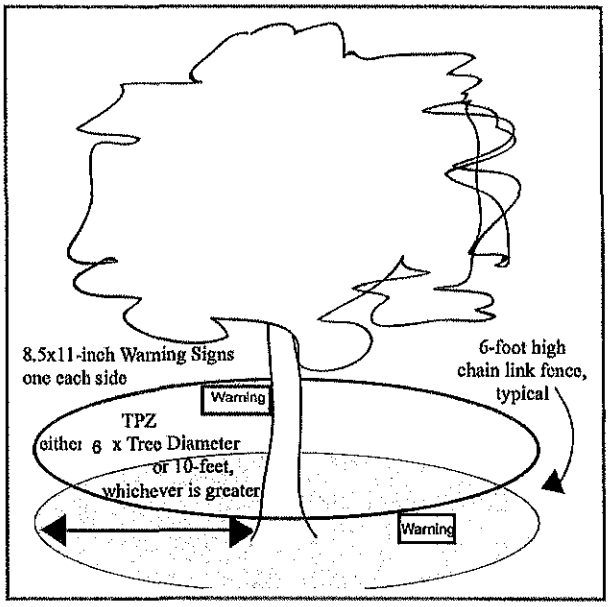


Figure 1: Tree protection with fence placed at a radius of ten times the trunk diameter. Image adapted from the City of Palo Alto 2006.

Conclusion

The owner of 988 Godetia Drive is proposing to subdivide the property and has indicated a potential building site on the second lot (Parcel A). The inventory and assessment accounted for only the trees near the proposed building area. The inventory contains forty-five (45) trees comprised of three different species with twelve (12) bay laurels, thirty-two (32) coast live oaks, and one (1) valley oak. Of the forty-five trees assessed twenty-six (26) are considered "Significant Trees". Most of the trees are in fair condition with six (6) good and fourteen (14) poor. One (1) tree was dead while the remaining twenty-four (24) are in fair shape. The suitability for preservation ratings match the condition ratings at this time. At least seven (7) trees will be highly impacted and caused to be removed (#885 to #890 and #894). There are four (4) trees around the perimeter that could be affected which are listed as moderately impacted. The remaining thirty-four (34) will likely not be affected. This project will require tree protection to be established at a minimum radius of six times the trunk diameter distance from any tree to be retained.

Recommendations

Pre-construction and Planning Phase

1. Place tree numbers and protection schemes on all the plans. Develop protection specifications prior to site clearing.

2. Place tree protection fence around the trees at a minimum of six times the trunk diameter distance in radius and preferably ten.

3. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.

4. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.

5. Place all the tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Alternatively create a separate plan sheet that includes all three protection measures labeled "T-1 Tree Protection Plan."

6. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.

7. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

8. Arrange for the project arborist to monitor and document initial grading activity and no grading is to occur within any tree protection zone including utility hook-ups.

Bibliography

American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2012. Print.

Costello, Laurence Raleigh, Bruce W. Hagen, and Katherine S. Jones. *Oaks in the urban landscape: selection, care, and preservation*. Oakland, CA: University of California, Agriculture and Natural Resources, 2011. Print.

Fite, Kelby, and Edgar Thomas. Smiley. *Managing trees during construction*, second edition. Champaign, IL: International Society of Arboriculture, 2016.

Matheny, Nelda P., Clark, James R. Trees and development: A technical guide to preservation of trees during land development. Bedminster, PA: International Society of Arboriculture1998.

Smiley, E, Matheny, N, Lilly, S, ISA. *Best Management Practices: Tree Risk Assessment:* International Society of Arboriculture, 2017. Print

Glossary of Terms

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread or a single plant or group of plants.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

Straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

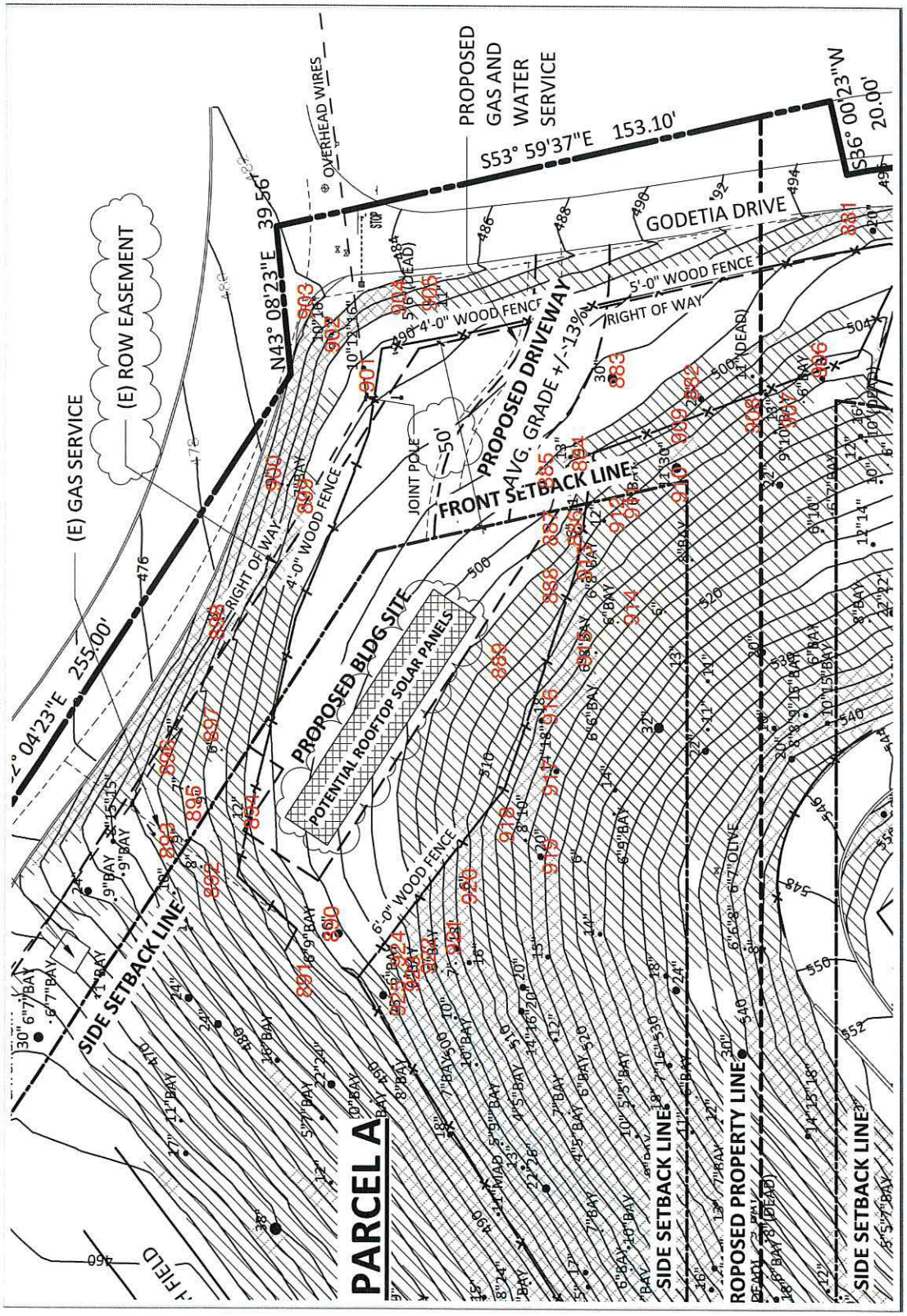
Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

Trunk: Stem of a tree.

Volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, volunteer trees are considered weeds and removed, but many desirable and attractive specimens have gone on to become permanent residents on many public and private grounds.

Appendix A: Tree Inventory and Site Plan

Plan taken from CP-1 and CP-2 dated July 12, 2018 provided by DOES Architecture not to scale.



Appendix B: Tree Assessment Tables

Table 1: Tree Inventory and Assessment

Species	#	Trunk diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition and Suitability	Expected Impact
coast live oak (*Quercus agrifolia*)	881	20	45	35	Good	Moderate
coast live oak (*Quercus agrifolia*)	882	20	45	35	Poor	Moderate
coast live oak (*Quercus agrifolia*)	883	30	55	45	Good	Moderate
coast live oak (*Quercus agrifolia*)	884	8	35	20	Fair	Moderate
coast live oak (*Quercus agrifolia*)	885	12	35	20	Fair	High
coast live oak (*Quercus agrifolia*)	886	11	35	20	Fair	High
coast live oak (*Quercus agrifolia*)	887	11	35	20	Poor	High
coast live oak (*Quercus agrifolia*)	888	6	35	20	Poor	High
bay laurel (*Umbellularia californica*)	889	4, 4, 4, 4	25	20	Fair	High
coast live oak (*Quercus agrifolia*)	890	24	65	45	Good	High
bay laurel (*Umbellularia californica*)	891	7, 8	25	15	Fair	Low
coast live oak (*Quercus agrifolia*)	892	8	25	15	Poor	Low
coast live oak (*Quercus agrifolia*)	893	10	25	15	Poor	Low
coast live oak (*Quercus agrifolia*)	894	14	35	20	Fair	High
coast live oak (*Quercus agrifolia*)	895	9	25	15	Fair	Low
coast live oak (*Quercus agrifolia*)	896	8	25	15	Poor	Low

Species	#	Trunk diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition and Suitability	Expected Impact
coast live oak (*Quercus agrifolia*)	897	7	25	15	Fair	Low
coast live oak (*Quercus agrifolia*)	898	8	25	15	Fair	Low
coast live oak (*Quercus agrifolia*)	899	8	20	15	Poor	Low
bay laurel (*Umbellularia californica*)	900	8	20	15	Fair	Low
coast live oak (*Quercus agrifolia*)	901	13, 10, 17	35	35	Poor	Low
coast live oak (*Quercus agrifolia*)	902	8	25	20	Fair	Low
coast live oak (*Quercus agrifolia*)	903	14, 10	25	25	Fair	Low
coast live oak (*Quercus agrifolia*)	904	4, 4,	15	15	Dead	Low
coast live oak (*Quercus agrifolia*)	905	11	25	20	Fair	Low
coast live oak (*Quercus agrifolia*)	906	17	45	25	Poor	Low
bay laurel (*Umbellularia californica*)	907	6	25	10	Fair	Low
coast live oak (*Quercus agrifolia*)	908	12	35	25	Fair	Low
bay laurel (*Umbellularia californica*)	909	8	25	10	Fair	Low
coast live oak (*Quercus agrifolia*)	910	30, 10	55	55	Fair	Low
bay laurel (*Umbellularia californica*)	911	6	25	10	Fair	Low
coast live oak (*Quercus agrifolia*)	912	12	35	25	Fair	Low
bay laurel (*Umbellularia californica*)	913	8, 4,4	35	20	Fair	Low
bay laurel (*Umbellularia californica*)	914	5	15	15	Poor	Low

Species	#	Trunk diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition and Suitability	Expected Impact
bay laurel (*Umbellularia californica*)	915	8, 7	35	30	Fair	Low
coast live oak (*Quercus agrifolia*)	916	19	55	45	Fair	Low
coast live oak (*Quercus agrifolia*)	917	16, 19	65	45	Poor	Low
coast live oak (*Quercus agrifolia*)	918	9, 11	20	25	Poor	Low
valley oak (*Quercus lobata*)	919	20	65	55	Good	Low
coast live oak (*Quercus agrifolia*)	920	6	20	15	Poor	Low
coast live oak (*Quercus agrifolia*)	921	16	45	45	Poor	Low
bay laurel (*Umbellularia californica*)	922	4	25	10	Good	Low
bay laurel (*Umbellularia californica*)	923	6	25	10	Good	Low
bay laurel (*Umbellularia californica*)	924	6	25	10	Fair	Low
coast live oak (*Quercus agrifolia*)	925	21	75	55	Fair	Low

Appendix C: Photographs

C1: Tree on upper slope closest to proposed building site

C2: Lower slope northwest side

C3: Trees #882 and #883

Appendix B: Tree Protection Guidelines

153.176 PROTECTION OF SIGNIFICANT TREES DURING SITE DEVELOPMENT AND CONSTRUCTION.

A. The following provisions shall be adhered to during site development and construction.

1. Precautions during site development and construction, including at least the following:

   A. A fence shall be placed around the drip line of the significant trees insofar as is practical prior to any work, and no construction activities shall be carried out within the drip line except as allowed by the permit;
   B. Permits for construction within a drip line of any significant trees shall include: provisions for hand trenching within the drip line; construction of approved tree wells to protect against fill; prohibition of grading, cuts, and fills within four feet of a tree base; review of any cutting or trimming, or those provisions recommended by a certified arborist; and
   C. Appropriate signage must be posted on the fence protecting the significant trees during construction. The sign shall clearly state the purpose of the fence and that machinery and materials are not to be stored within the fenced areas, and work is to occur in the fenced areas only under the supervision of a certified arborist.

2. Measures to effect erosion control, soil and water retention and limitation of adverse environmental effects.

   B. The above protective measures are minimum requirements, and the Planning Director may require additional protection measures if the conditions of the site, development, or construction so dictate to protect significant trees.

(Ord. 2006-534, effective 1-11-07)

Pre-Construction Meeting with the Project Arborist

Tree protection locations should be marked before any fencing contractor arrives.

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.

Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions. Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations

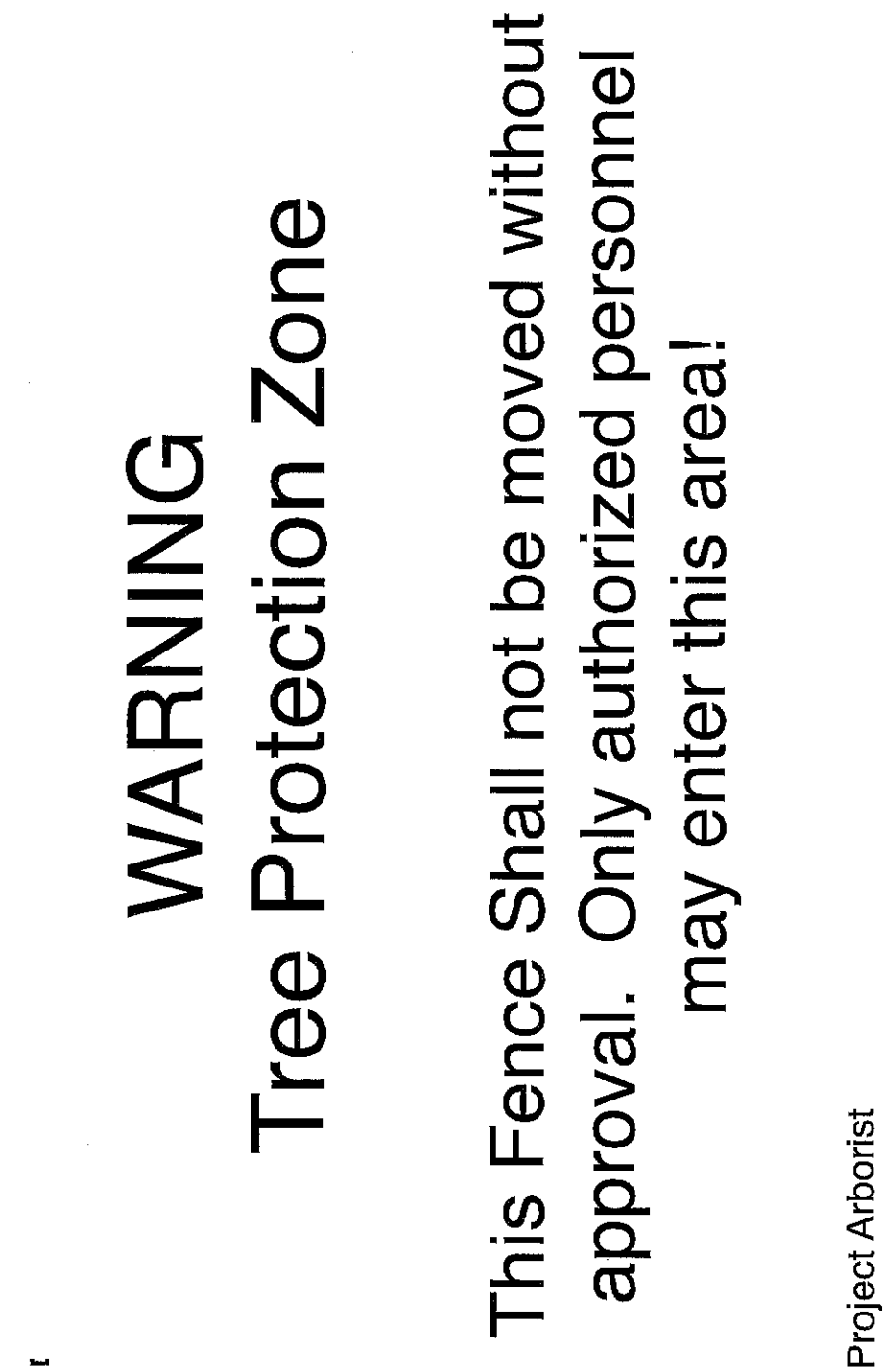
All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified in writing according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection Signs

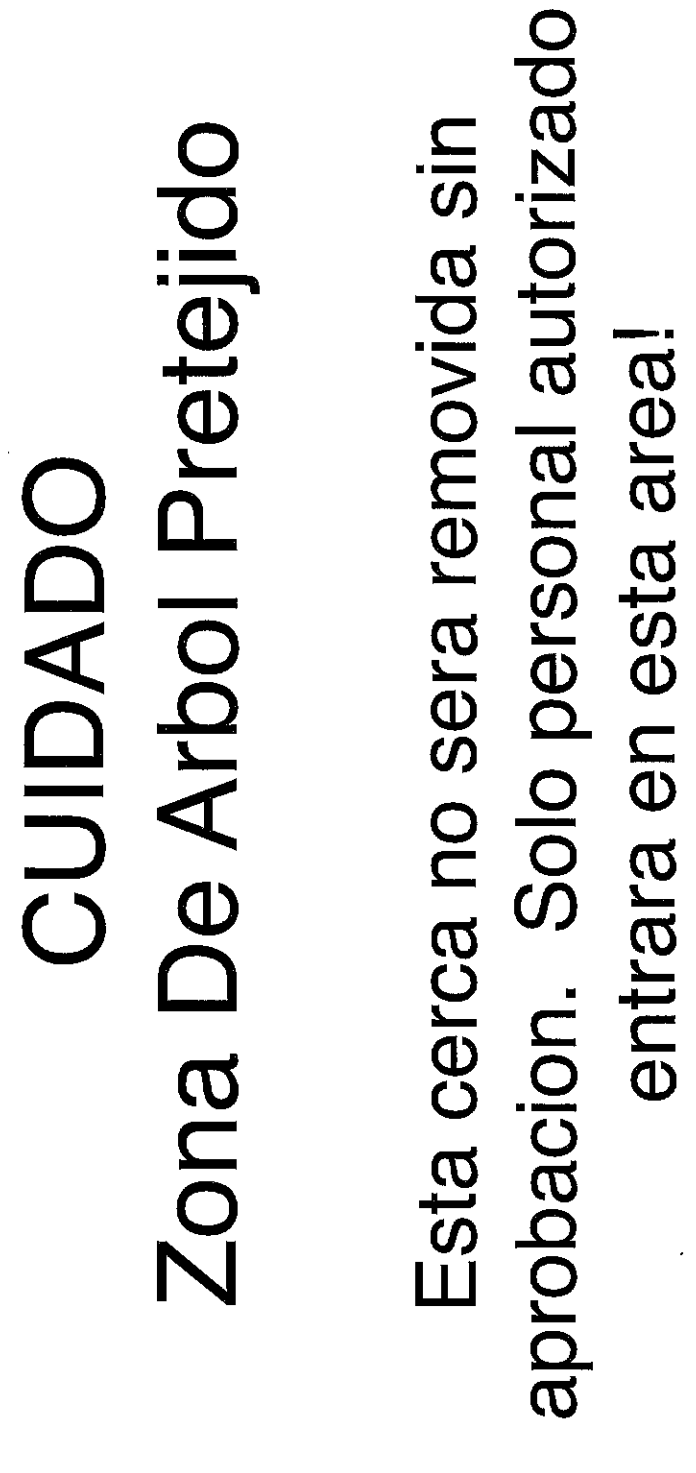
All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix E).

Appendix E: Tree Protection Signs

E1: English



E2: Spanish


CUIDADO
Zona De Arbol Pretejido
Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!
Project Arborist

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner 

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified

Geosphere Consultants, Inc.
AN ATLAS COMPANY
Geotechnical Engineering · Engineering Geology
Environmental Management · Water Resources

May 27, 2019

Mr. Stephan Fitch
988 Godetia Drive
Woodside, California 94062

RE: SUBDIVISION FEASIBILITY STUDY
988 Godetia Drive
Woodside, California
GEO #91-04322-A (2855)

Dear Stephan:

INTRODUCTION

Site Location and Proposed Project

Pursuant to your authorization, we have completed the referenced project, located in the Toyon Knolls hillside residential subdivision at the intersection of Godetia Drive and Jefferson Avenue, Woodside, California (Plate 1, Vicinity Map). We understand you have submitted an application to the Town of Woodside for a 2-lot subdivision of your 5-acre residential property (Plate 1). Proposed Parcel A, on the western half of the property, will comprise approximately 2 acres on which you propose a single family residential development in the northeast corner (Plate 2, Site Plan, Cross Sections A-A' & B-B', Photos 1 & 2). Proposed Parcel B will comprise the remaining 3 acres on the eastern half of the property, where your existing residential development is located on the ridge crest with an existing detached barn in the lower northeast corner.

Purpose and Scope of Services

In accordance with Town of Woodside Planning Department requirements, we have focused our study on the geotechnical feasibility of the proposed subdivision and associated residential development in the northeast corner of proposed Parcel A. The Town of Woodside Planning Department perceives two constraints to the project that require geotechnical evaluation:

1. In the Town of Woodside, new construction is disallowed on native slopes greater than 35% whether or not they have been subjected to previous grading (Municipal Code 153.1390).
2. Most of the property is designated by the California Geological Survey (2018) as having potential for earthquake-induced landsliding during strong ground shaking.

Accordingly, the Town Geologist requested a preliminary geotechnical study to address the following comments presented in an undated excerpt of the Planning Department project review letter you provided:

1. Preparation of a site map delineating areas where historic grading (cut/fill) has altered the natural slopes in the proposed building area.
2. Surface and preliminary subsurface characterization of potential site landsliding that may adversely impact the proposed residential development and to support residential development feasibility, as proposed.

The scope of services undertaken to arrive at the findings, conclusions, and recommendations in this report included the following:

- Review of pertinent topographic and geologic mapping on file in our office. Existing site topography is presented on Plates 1 and 2. Plates 3 and 4 present excerpts of the Town Geologic and Geologic Hazard Maps, respectively covering the site area. Plate 5 presents an excerpt of the State of California Seismic Hazard Map covering the site area. Appendix A contains boring and laboratory test data from a previous geotechnical investigation by JF Consulting, Inc. (2011) for residential improvements for your existing residential development on the ridge uphill of the proposed building area;
- Photogeologic interpretation of historic aerial photographs of the site area. Figure 1 presents a 1956 stereogram and an excerpt of a contemporary USGS quadrangle representing the site area geomorphic setting at that time. Figure 2 contains a recent bare earth lidar image (USGS KMZ file) of the San Andreas Fault Zone overlain onto a Google Earth Pro image;
- Engineering geologic reconnaissance and photo-documentation in March and May 2019 (Plate 2). Plate 2a presents a 2019 Google Earth street view across the northern side of proposed Parcel A;
- Continuous sampling at four Soil Probe locations for preliminary characterization of the near-surface geologic profile in and around the proposed building area. Samples were retrieved to the depth of refusal in bedrock by driving a 1½-inch O.D., split spoon sampler to practical refusal with a gas-powered Wacker BHF 30S hammer that imparts 35 ft. lbs. of axial force on the sampler at a rate of 1270 blows per minute. The Logs of Soil Probes are presented on Plates B1 & B2, in Appendix B. Descriptions of the terms and symbols used on the logs are presented on Plates B3 & B4.
- Pertinent engineering geologic analysis of the data collected from this study, including a landslide screening analysis in accordance with Chapter 5 of Special Report 117A (California Geological Survey, 2008).

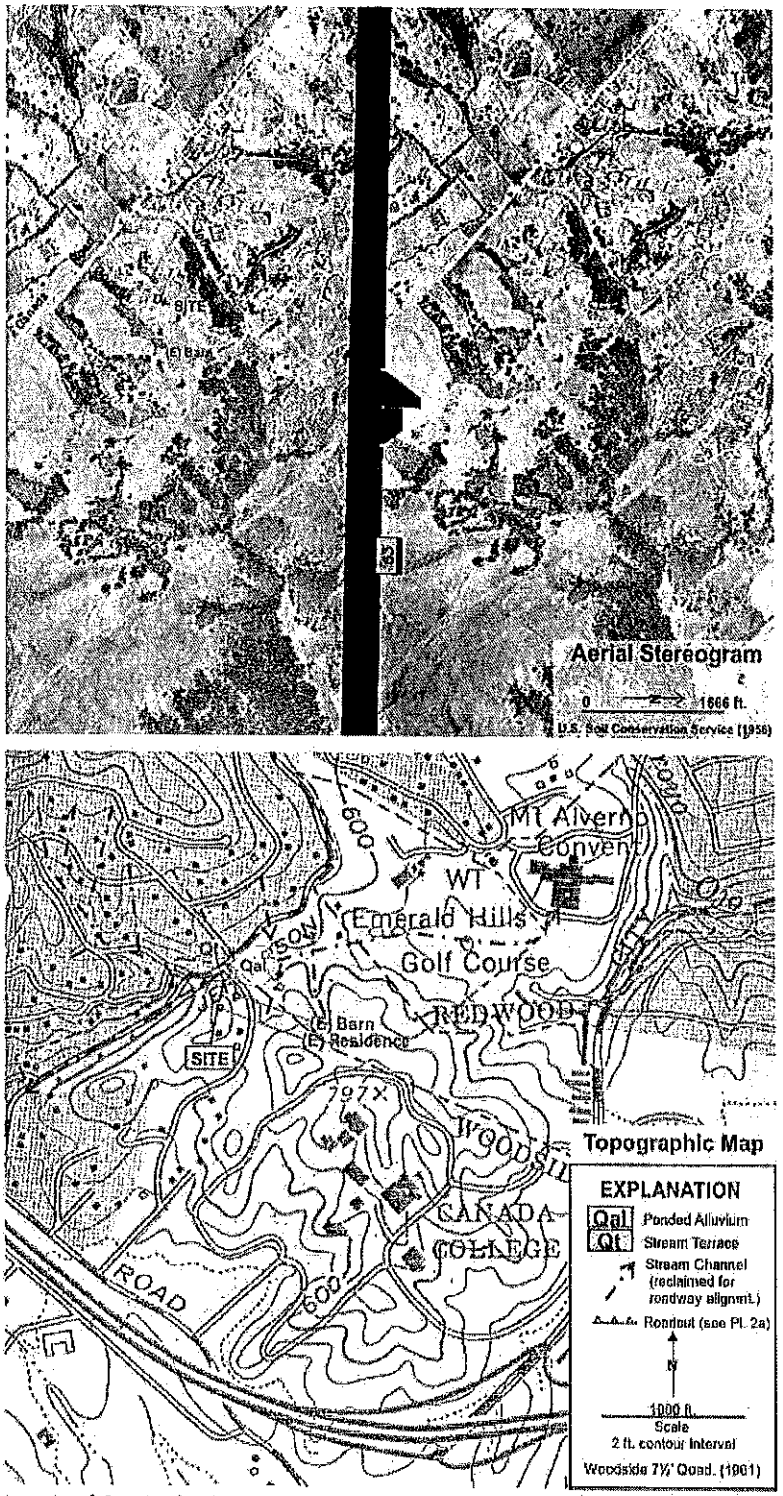


Figure 1. Site geomorphic analysis.

FINDINGS

Topography and Drainage

The property occupies a dissected northeast-trending ridge in foothill terrain of the northwestern part of Woodside, and is flanked on the north side by a seasonal drainage network reclaimed to accommodate Jefferson Avenue and Godetia Drive (Plate 1; fig. 1). Proposed Parcel A is on the northwestern half of the wooded property, extending from your house site at the north tip of a rounded north trending ridge segment that descends from elevation 700 feet above mean sea level (msl) at an average gradient of approximately 44% percent to the northern boundary coincident with the top of a 75% cut slope at approximate elevation 620 feet msl (Plate 2a). The proposed building area will occupy a 14%-18% abandoned stream terrace surface bordered on the north and east sides by a continuous cut slope for Jefferson Avenue and Godetia Drive, and on the south side by the toe of the native ridge slope mantled locally by artificial fill. (Plate 2). There is a broad swale that heads at the southwest corner, beyond the area of influence to the proposed building area.

The site receives sheet flow runoff from the ridge, which, in turn, sheets sluggishly to the western property line and locally accumulates on the locally irregular terrace surface to infiltrate the surficial soil. There was no observed evidence of perennial spring seepage on the property. Incipient surface erosion near the top of the lush, grass-covered Jefferson Avenue cut indicates infiltration of seasonal runoff on the irregular terrace surface results in perched ground water seepage, probably from rodent burrowing.

Geology

The ridge is underlain by Juro-Cretaceous Franciscan greenstone described as altered mafic volcanic rock; generally basalt locally containing coarse-grained pyroclastic material (Pampeyan, 1994; Plate 3). Surficial soils obscure bedrock exposures in the site area, but previous subsurface exploration on the ridge confirmed the presence of greenstone that ranged from hard to a depth of 3 to 4 feet below the ground surface and becoming very hard with refusal to Minuteman flight auger drilling penetration less than 10 feet below the ground surface (Appendix A). The greenstone was mantled by less than 2 feet of stiff, high plasticity silty, sandy clay colluvium. Sampling in the proposed building area for this study encountered greenstone beneath 1 to 2 feet of colluvium locally mantled by 1 to 2½ feet of artificial fill apparently derived from fence construction uphill (Plate 2, Appendix B).

None of the explorations on the property encountered free ground water. Sampling in October 2011 and March 2019 found the surficial soils to be generally damp.

Geologic Hazards

The site is located in the Town of Woodside Geologic Hazard Zone A, characterized as having *Standard Constraints* (Plate 4).

Earthquake Fault Rupture

The site occupies an active tectonic block between the San Francisco Peninsula Segment of the San Andreas Fault Zone approximately 1 mile to the southwest, and the Hayward Fault approximately 18 miles to the northeast.

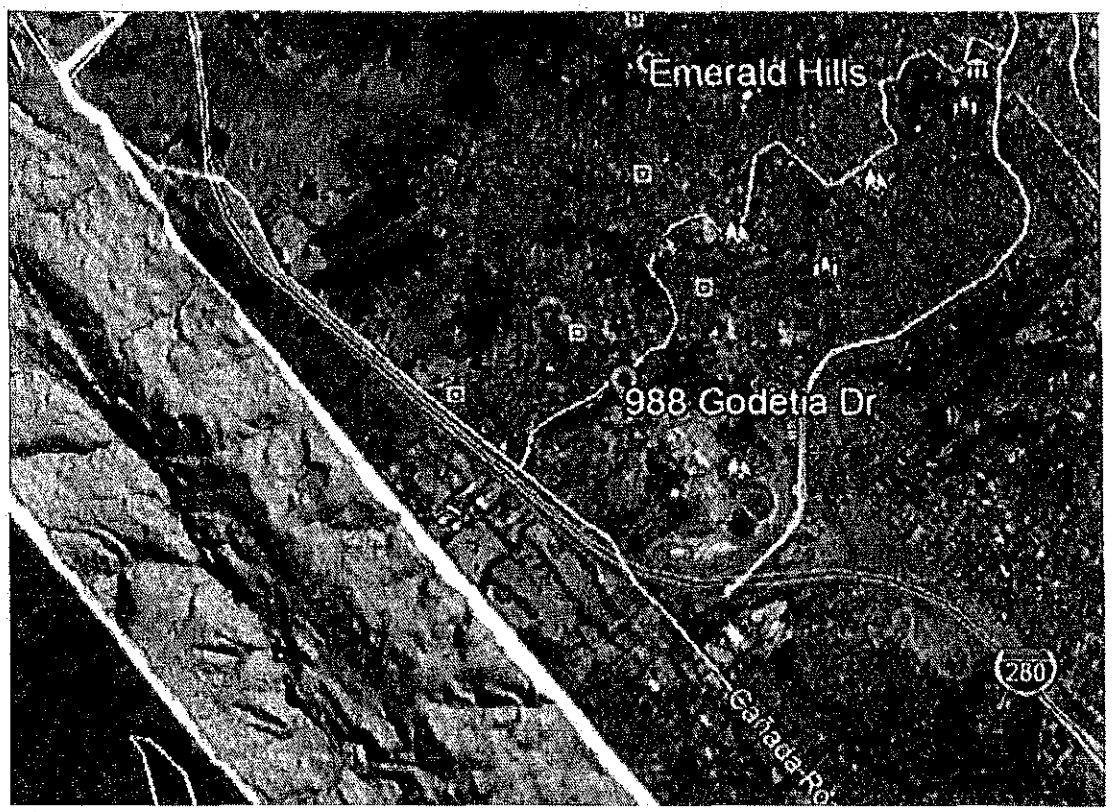


Figure 2. Google Earth Pro/USGS bare earth lidar image of San Andreas Fault rift zone.

Ground Shaking

Historic movement on the San Andreas Fault has produced major earthquakes in 1906 and 1989, and strong to very strong ground shaking in the site area (Lawson, 1908; Plafker and Galloway, 1989). A moderate earthquake was centered on the San Andreas Fault in Daly City in 1957 (Bonilla, 1959). That event probably produced moderate ground shaking in the site area.

The Working Group (2015) forecasts the Hayward Fault has having the highest probability for a significant earthquake by the year 2044. Crustal movement across the San Francisco Peninsula Segment of the San Andreas Fault could also produce a significant earthquake in that time frame. It is capable of producing a magnitude 7.9 earthquake, and the northeastern segment of the Hayward Fault is capable of producing another magnitude 7.1 earthquake. Potential seismicity on Bay Area active faults through 2044 is listed on Figure 3.

Petersen and others (1999) predict a major earthquake on a nearby segment of either fault zone would result in very strong to very violent ground shaking in the site area.

Ten Most Likely Damaging Earthquake Scenarios	30-year Probability	Magnitude
Rodgers Creek	15.2%	7.0
Northern Calaveras	12.4%	6.8
Southern Hayward (possible repeat of 1868 earthquake)	11.3%	6.7
Northern + Southern Hayward	8.5%	6.9
Mt. Diablo	7.5%	6.7
Green Valley-Concord	6.0%	6.7
San Andreas: Entire N. CA segment (possible repeat of 1838 earthquake)	4.7%	7.9
San Andreas: Peninsula segment (possible repeat of 1838 earthquake)	4.4%	7.2
Northern San Gregorio segment	3.9%	7.2
San Andreas: Peninsula+Santa Cruz segments	3.5%	7.4

Figure 3. Significant Bay Area Faults (from Santa Cruz County, 2015)

Secondary Seismic Hazards

Liquefaction – The ridge containing the site is not within a liquefaction seismic hazard zone. It is underlain at shallow depth by competent bedrock, thus unsusceptible to liquefaction from strong earthquake shaking.

Landsliding – The site lies between slope segments mapped as having potential for seismically-induced landsliding during shaking from a major earthquake. There was no photogeologic or geologic reconnaissance evidence of landslides upslope or downslope of the site. Notwithstanding, we are compelled to present the following Screening Analysis, pursuant to Chapter 5 of Special Report 117A (California Geological Survey, 2008), to account for the mapped zones above and below the site within the State of California Seismic Hazard Zone overlay pertaining to potential earthquake-induced landsliding in the Woodside 7½-minute quadrangle (Plate 9; California Geological Survey, 2018).

- ***Are existing landslides, active or inactive present on, or adjacent (either uphill or downhill to the project site)?***
  No.
- ***Are there geologic formations or other earth materials located on or adjacent to the site that are known to be susceptible to landslides?***
  Yes and No. Oversteepened surficial soil, particularly high plasticity colluvium is highly susceptible to deep fissuring and creep. Franciscan greenstone is not a generally considered to represent a troublesome bedrock material in San Mateo County. But it can spawn landslides when adversely oriented geologic structure is undercut by erosion or grading. Neither of these conditions appear to constrain the site.
- ***Do areas show surface manifestations of the presence of subsurface water (springs or seeps), or can potential pathways or sources of concentrated water infiltration be identified uphill of the site?***
  Yes. While evidence of concentrated runoff across the site, the ridge flank is subjected to sheet flow that can result in seasonally perched ground water exacerbated by rodent burrowing. This condition appears to be the mechanism for incipient surficial erosion at the top of the cut.
- ***Are susceptible landforms and vulnerable locations present? These include steep slopes, colluvium-filled swales, cliffs or banks being undercut by stream or wave action, areas that recently slid.***
  No. the steep cut slope has remained intact for more than 70 years under existing slope and drainage conditions.

- ***Given the proposed development, could anticipated changes in the surface and subsurface hydrology (due to watering of lawns, on-site sewage disposal, concentrated runoff from impervious surfaces, etc.) increase potential for future landsliding?***
  We judge the potential for increased risk of landsliding to occur on the site to be low, provided the design-level geotechnical study which will be required for the proposed residential development addresses site surface and surface drainage mitigation and provides a detailed characterization of the cut slope, and addresses long-term erosion control mitigation.

CONCLUSIONS & RECOMMENDATIONS

The results of this study indicate that the proposed development is feasible from a geotechnical standpoint as the site is not constrained by geologic hazards, and the proposed building area is characterized by native slopes less than 35%.

The proposed development should be guided by a design-level geotechnical study and report containing findings, conclusions and recommendations derived for scope that includes but not limited to:

- Review of this report;
- Supplemental engineering geologic site reconnaissance mapping of the area of influence to the proposed building area;
- Supplemental drilling (or test pit excavations) and sampling of sufficient borings to characterize the proposed site improvement. Logs of the explorations should provide details of the earth materials encountered with the graphic representation of the contact depths and ground water elevation, if encountered;
- Pertinent laboratory testing of sampled retrieved from the explorations;
- References for the materials used in the study

Project planning and design should be guided by design-level geotechnical recommendations derived from the study scope of services:

- Seismic parameters for structural design;
- Grading;
- Surface and subsurface drainage controls;
- Retaining walls;
- Foundations;
- Slab-on Grade and other hardscape.

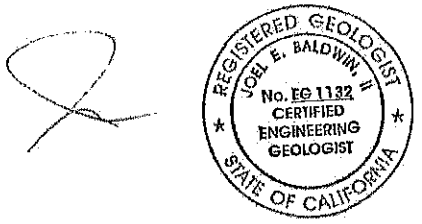
STUDY LIMITATIONS

This report has been prepared in accordance with generally accepted geotechnical principles and practices, and is in accordance with the standards and practices set by the geotechnical consultants in the area. This acknowledgment is in lieu of any warranties, either expressed or implied. We offer no guarantees.

We trust this report provides you with the information you require at this time. If you have any questions, please call.

Very truly yours,

Geosphere Consultants, Inc.



(Renewal date 2/28/21)

Joel E. Baldwin, II, CEG
Principal Engineering Geologist

JEB:jb:gl
Distribution: Addressee (efile and 2 bound copies)

REFERENCES

California Geological Survey, 2008, Guidelines for evaluating and mitigating seismic hazards in California: Department of Conservation, Special Publication 117A, 102 pgs.

_____, 2018 Seismic hazard zones, Woodside 7½ minute quadrangle, California: California Department of Conservation, map scale 1:24,000.

JF Consulting, Inc., 2011, Geotechnical investigation, new guest house, wookshop & craft studio, Lands of Fitch – 988 Godetia Drive, Woodside, California: Geotechnical consultant's November 16 report 12 pages with illustrations.

Pampeyan, E.H., 1994, Geologic Map of the Montara Mountain and San Mateo 7 ½' quadrangles, San Mateo County, California: U.S. Geological Survey Miscellaneous Investigations Map I-2390, scale 1:24,000.

Petersen, M. and others, 1999, Seismic shaking maps of California: California Division of Mines and Geology Map 48.

Santa Cruz County, 2015, Local hazard mitigation plan-2015-2020, approx. map scale 1 inch = 8 miles.

Working Group on California earthquake probabilities, 2015 The Uniform California Earthquake Rupture Forecast, version 3 (UCERF 3): U.S. Geological Survey Open File Report 2013-1165, 97 pgs.

ILLUSTRATIONS

Figures

Figure 1 – Site geomorphic analysis
Figure 2 – Google Earth Pro/USGS bare earth lidar image of San Andreas Fault rift zone
Figure 3 – Significant Bay Area Faults

Plates

Plate 1 – Vicinity Map
Plate 2 – Site Plan, Cross Section A-A' and B-B' and Photos 1 & 2
Plate 2a – Southwesterly Google Earth Pro image across northern side of proposed Parcel A
Plate 3 – Areal Geologic Map
Plate 4 – Geologic Hazard Map
Plate 5 – Seismic Hazard Map

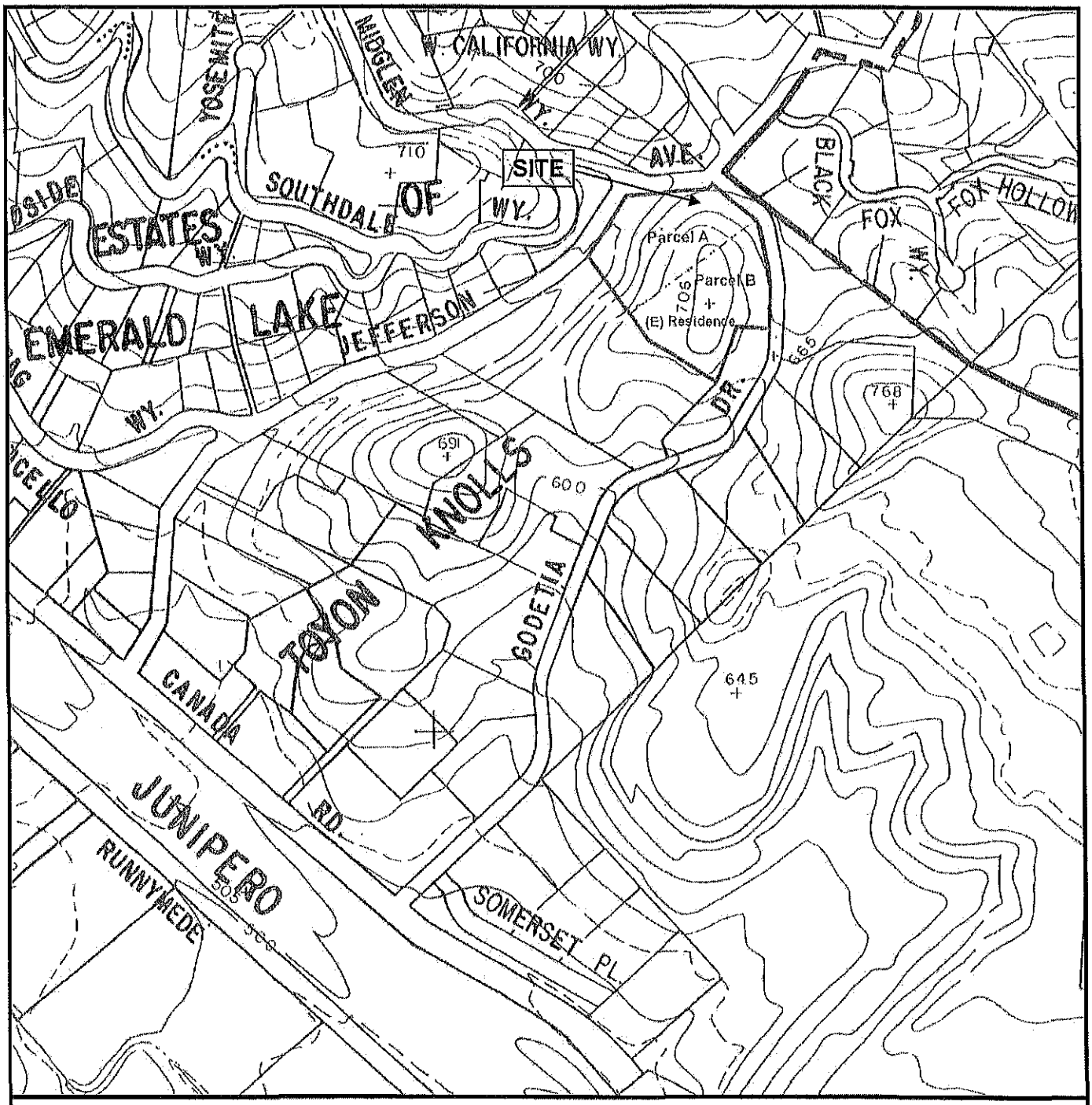
Appendices

Appendix A – Logs of Borings and Laboratory Test Results (from JF Consulting, Inc., 2011)
Plate A1 – Key to Exploratory Boring Logs
Plate A2 – Log of Boring 1
Plate A3 – Log of Boring 2
Plate A4 – Log of Boring3
Plate A5 – Log of Boring 4
Plate A6 – Plasticity Index

Appendix B – Logs of Soil Probes
Plate A1 – Logs of Soil Probes 1 and 2
Plate A2 – Logs of Soil Probes 3 and 4
Plate A3 – Key to Soil Probes
Plate A4 – Rock Hardness Criteria

AERIAL PHOTOGRAPHS

Source	Date	Job No.	Flight Line	Frames	Scale
USGS	9/26/48	GS-HR	2	63-64,	1:20,000
U.S. Geological Survey, Menlo Park, California					
USGS	1946				1:20,000
U.S. Geological Survey, Menlo Park, California					
USDA	5/27/56	DDB	3R	47 &48,	1:20,000
Soil Conservation Service, Salt Lake City, Utah					



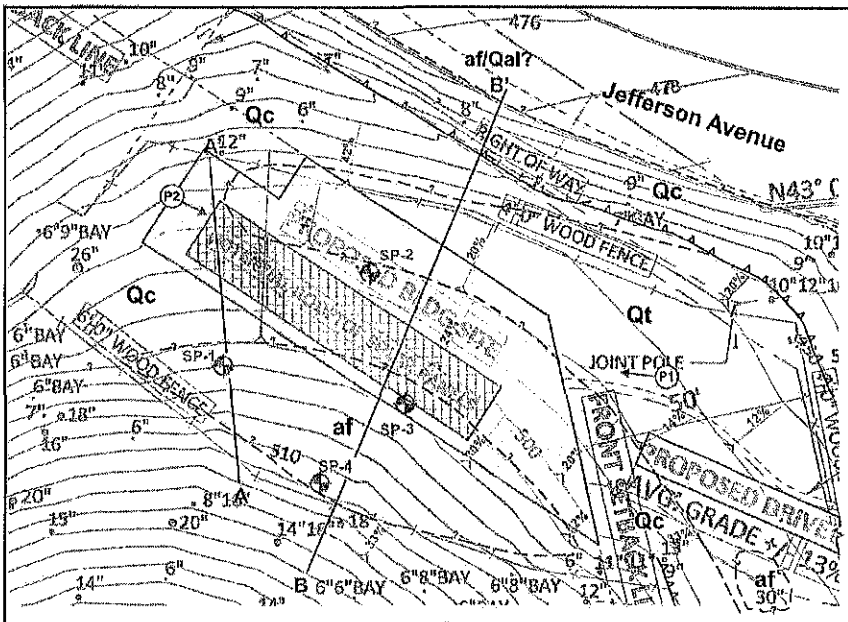
N

400 ft.
Scale

Contour interval = 20'

Source: San Mateo County Topographic Map 13G (1/1/96)
Does Architecture, Sheet CP-1 (03/21/18)

Geosphere Consultants, Inc.	Job No.: 91-04322-A Approved: JEB Date: 04.05.19	**VICINITY MAP** 988 Godetia Drive Woodside, California	**Plate** 1



EXPLANATION

Artificial Soil

af Fill

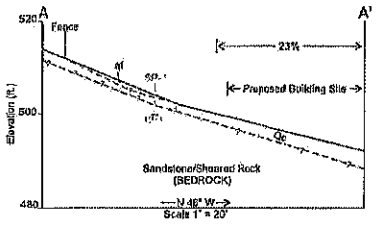
Native Soil

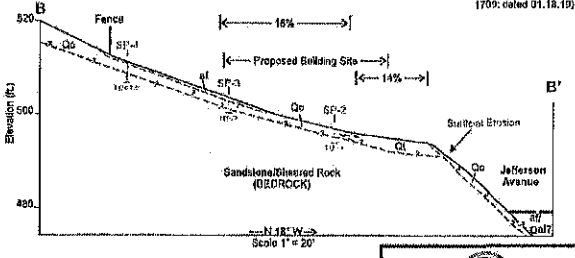
Qc Colluvium
Qal Alluvium
Qt Stream terrace deposit

- Inferred geologic contact
- Cut slope; barb at top
- Surficial Erosion; hachure at top
- 18% Average Native Slope Gradient
- Proposed Improvements
- SP-1 Approx. location of Soil Probe 1
- A A' Line of Cross Section A-A'
- P1 Photo-1 line of sight

20 ft.
Scale
Relative Elevation Contour Interval: 2 ft.

Source: DOES Architecture
Site Plan, Sheet SK (Project 1709; dated 01.18.19)





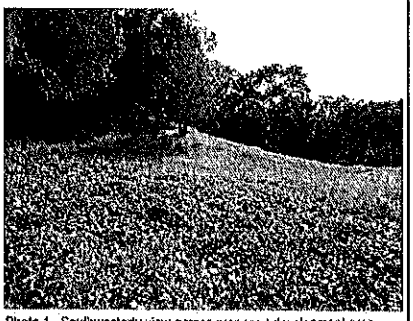


Photo 1 - Southwesterly view across proposed development area.

Photo 2 - Easterly view across proposed building area.

Geosphere Consultants, Inc.	Job No.: 91-04022-A Approved: JEG Date: 04.05.19	SITE PLAN CROSS SECTION A-A' & B-B' PHOTOS 1 & 2 568 Godetia Drive Woodside, California	Plate 2

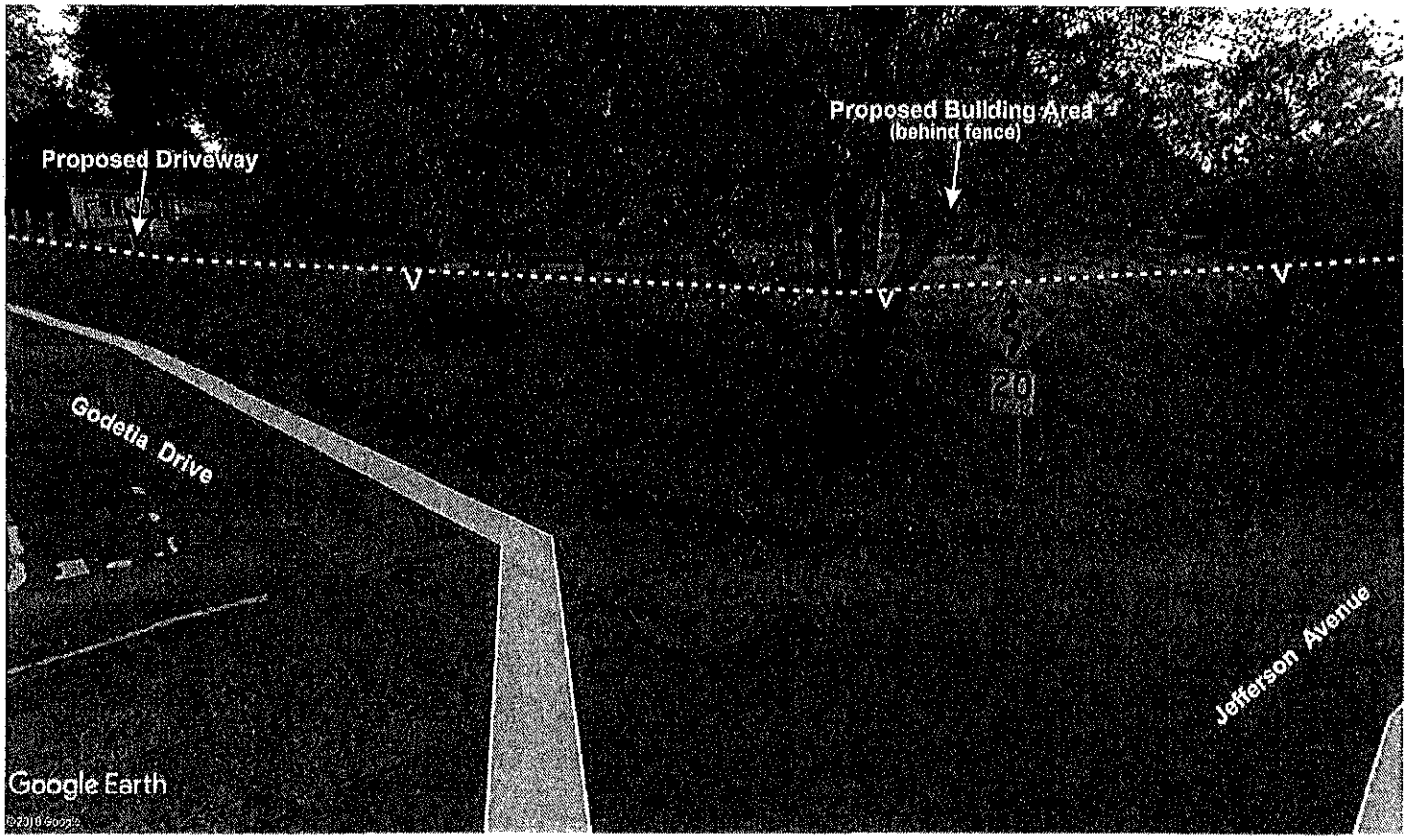
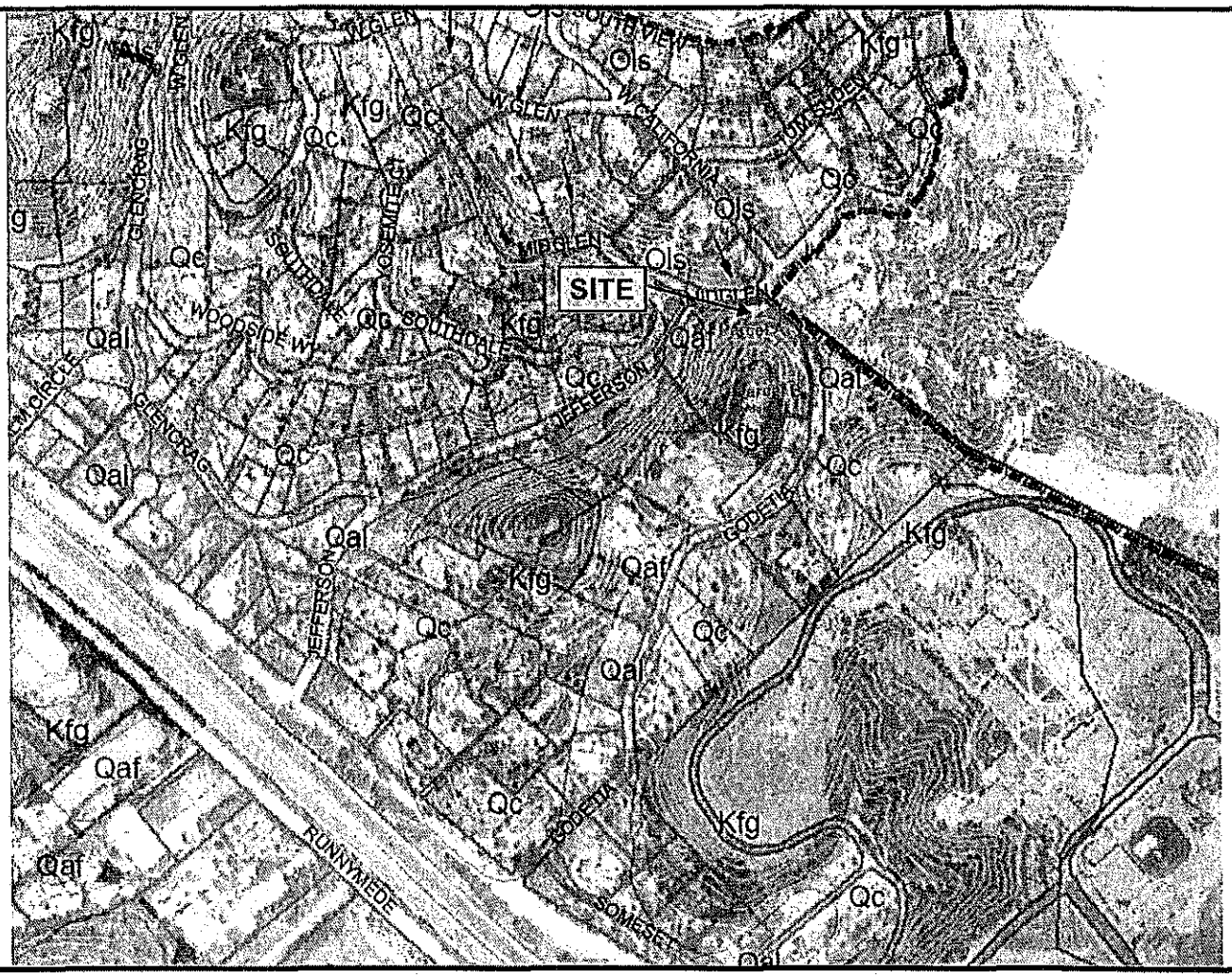


Plate 2a. Southerly Google Earth Pro image across northern side of proposed Parcel A. Building site on stream terrace above intact 3- to 14-foot high, approximately 75% cut slope for Jefferson Avenue and Godetia Drive. The roadways occupy a reclaimed seasonal drainage network interpreted from Figure 1. Existing barn on proposed Parcel B in upper left of view.



EXPLANATION

UNITS

- **Qaf** Artificial Fill
- **Qal** Alluvium
- **Qc** Colluvium
- **Kfg** Greenstone

MAP SYMBOLS

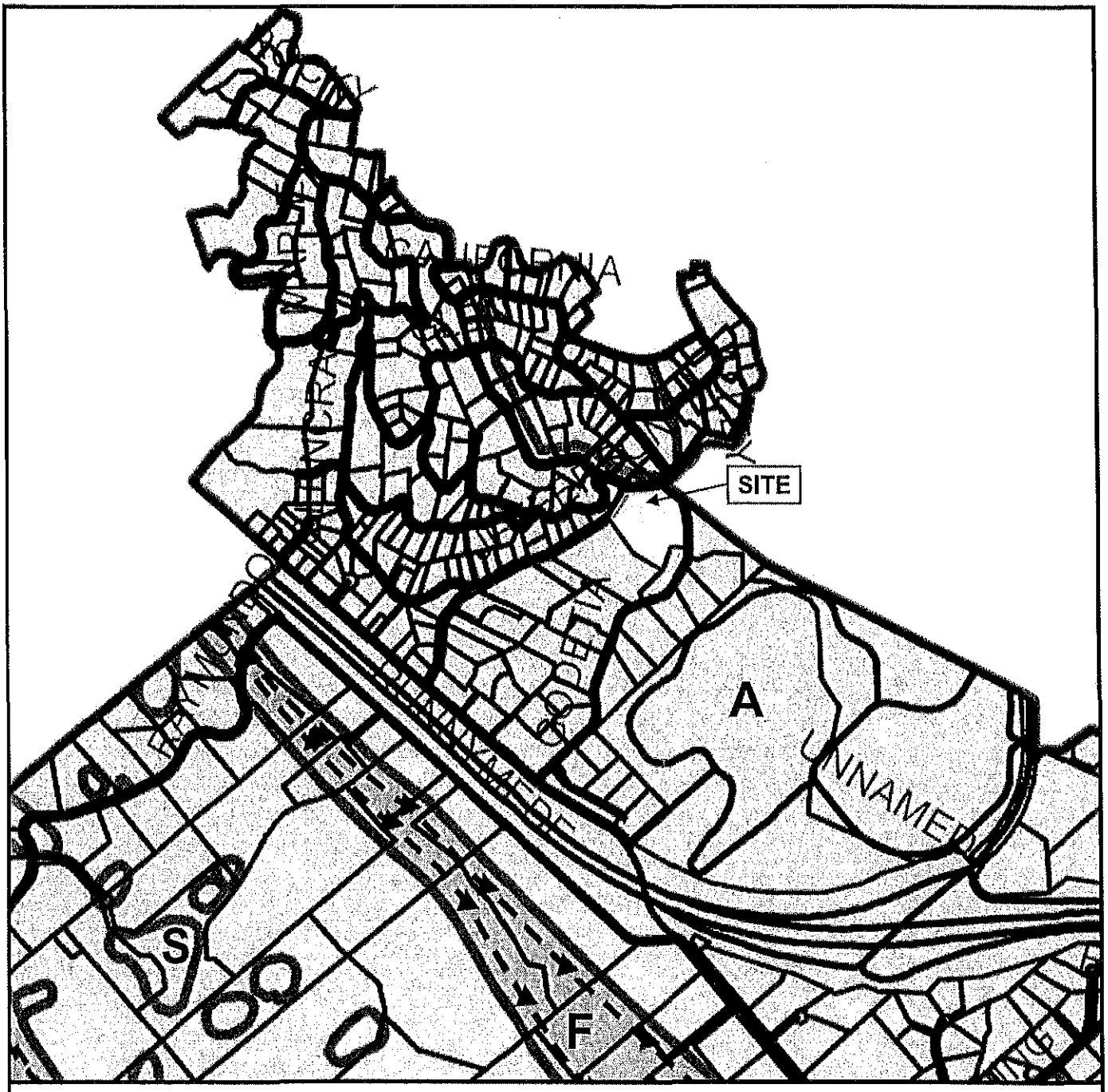
- Active traces of the San Andreas Fault other than 1906 rupture. Dashed where inferred
- Currently designated by State as active Kermit Fault, dashed where inferred, barbs are located on upthrown side of fault

N

600 ft.
Scale

Source: Cotton, Shires & Associates (February 2017)

Geosphere Consultants, Inc.	Job No.: 91-04322-A Approved: JEB Date: 04.05.19	**AREAL GEOLOGIC MAP** 988 Godetia Drive Woodside, California	**Plate** 3



F **Expansive Bedrock.** Zone includes mapped areas of Whiskey Hill Formation bedrock which may include beds of highly expansive claystone.

S **Slope Instability.** Zone encompasses mapped landslide deposits and may also include potentially unstable adjoining slopes.

E **Expansive Bedrock.** Zone includes mapped areas of Whiskey Hill Formation bedrock which may include beds of highly expansive claystone.

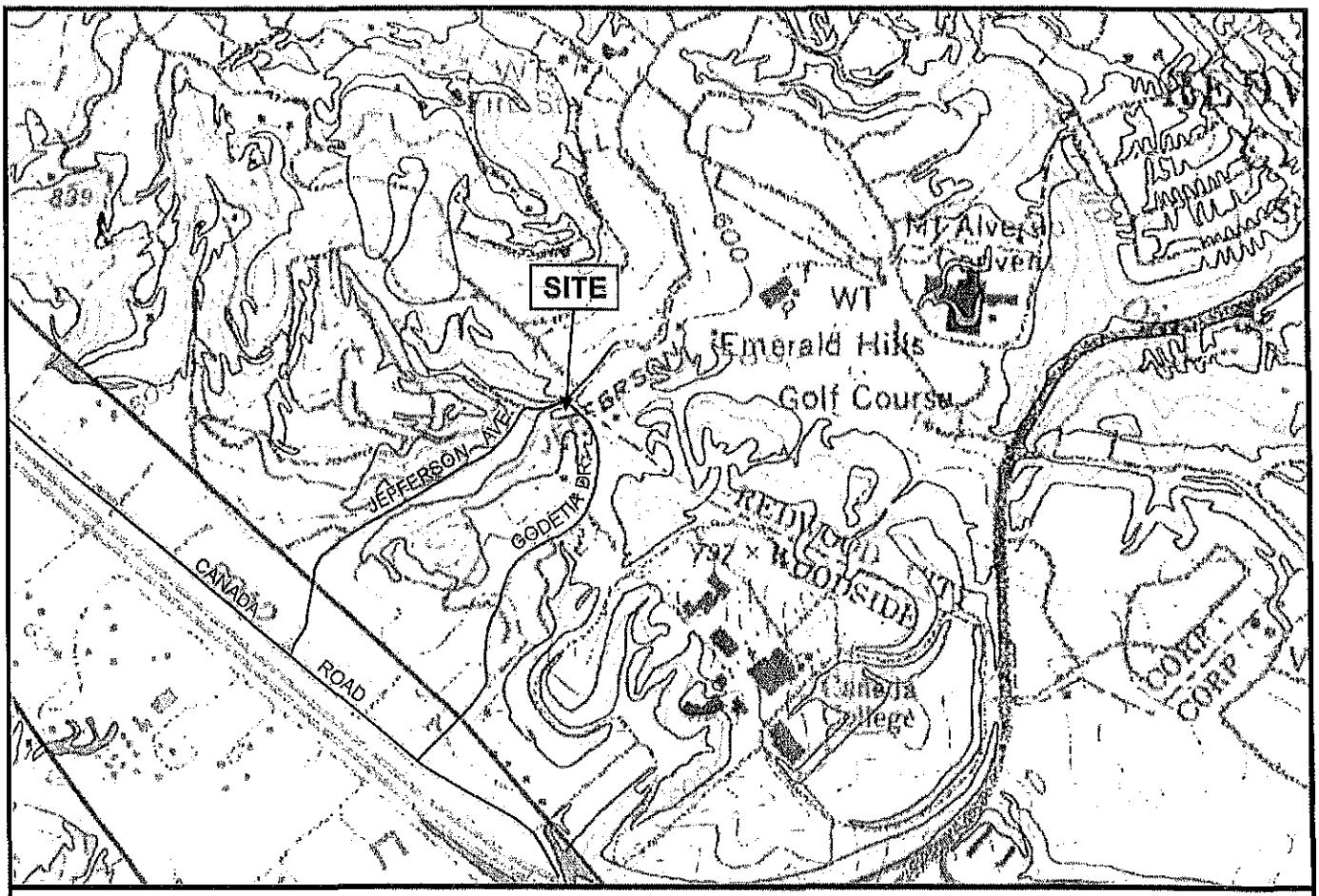
A **Standard Constraints.** Zone encompasses regions that are not included in the areas described above.

N

1000 ft.
Scale

Cotton, Shires and Associates, Inc. (2012)

Geosphere Consultants, Inc.	Job No.: 91-04322-A Approved: JEB Date: 04.05.19	**GEOLOGIC HAZARD MAP** 988 Godetia Drive Woodside, California	**Plate** 4



EXPLANATION

EARTHQUAKE FAULT ZONES
Zone boundaries are delineated by straight-line segments; the boundaries define the zones encompassing active faults that constitute a potential hazard to structures from surface faulting or fault creep such that avoidance as described in Public Resources Code Section 2621.5(a) would be required.

LIQUEFACTION
Areas where historical occurrence of liquefaction, or local geological geotechnical and ground water conditions indicate a potential for permanent ground displacements such that mitigation would be required.

EARTHQUAKE-INDUCED LANDSLIDES
Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

N

1000 ft.
Scale

Contour Interval 40 ft.

California Geological Survey (2019)

Geosphere Consultants, Inc.	Job No.: 91-04322-A Approved: JEB Date: 04.05.19	**SEISMIC HAZARD MAP** 988 Godetia Drive Woodside, California	**Plate** 5

APPENDIX A

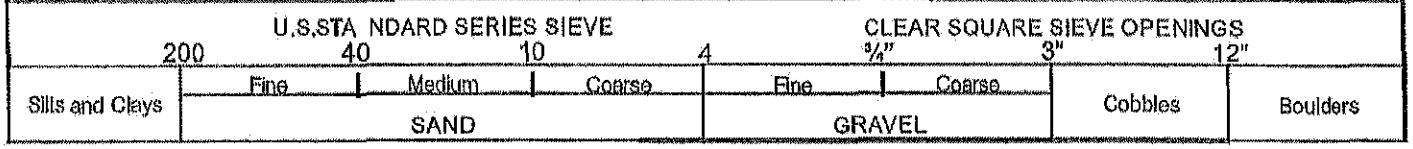
JF Consulting, Inc. Geotechnical Investigation
(Project 1461, dated 11.16.2011)

Logs of Borings & Laboratory Test Results

KEY TO EXPLORATORY BORING LOGS
SOIL CLASSIFICATIONS

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS More than half of material is larger than No. 200 sieve size	GRAVELS More than half coarse fraction is larger than No.4 sieve	Clean Gravels (less than5% fines*)	GW	Well graded gravels, gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines
		Gravel with fines'	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines
			Ge	Clayey gravels, gravel-sand-clay mixtures, plastic fines
	SANDS More than half coarse fraction is smaller than No.4 sieve	Clean Sands (less than 5%fines*)	SW	Well graded sands, gravelly sands, little or no fines
			SP	Poorly graded sands or gravelly sands, little or no fines
		Sands with fines'	SM	Silty sands, silt-sand mixtures, non-plastic fines
			se	Clayey sand, sand-clay mixtures, plastic fines
FINE GRAINED SOILS More than half of material is smaller than No. 200 sieve size	SILTS AND CLAYS LiQuid limit is less than 35		ML	Inorganic silts, clayey silts, rock flour, silty very fine sands
			eL	Inorganic clays of low plasticity, gravelly clay of low plasticity
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit is between35 and 50		Ml	Inorganic silts, clayey silts and silty fine sand with intermediate lasti
			el	Inorganic clays, grevely clays, sandy clays and silty clays of intermediate astici
			01	Inorganic clays and silty clays of intermediate plasticity
	SILTS AND CLAYS Liquid limit is greater than 50		MH	Inorganic silts, clayey silts, elastic silts, micaceous or diatomaceous silts or fine sand soil
			eH	Inorganic clays of high plasticity
			OH	Organic clays and silts of high plasticity
HIGHLY ORGANIC SOILS			Pt	Peat, meadow mat, highly organic soils

GRAIN SIZES



RELATIVE DENSITY

SANDS, GRAVELS AND NON-PLASTIC SILTS	BLOWS/FOOT*
VERY LOOSE	0-4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	OVER 50

CONSISTENCY

CLAYS AND PLASTIC SILTS	UNCONFINED SHEAR STRENGTH (PSF)	BLOWS/FOOI"
VERY SOFT	0- 250	0- 2
SOFT	250-500	2-4
FIRM	500-1000	4- 8
STIFF	1000-2000	8- 16
VERY STIFF	2000-4000	16 - 32
HARD	>4000	OVER 32

SYMBOLS

▽	Initial Ground WaterL evel
▽	Final Ground Water Level
•	Standard Penetration Sampler
X	Modified California Sampler
D	Dames & Moore Sampler

NOTES

·BLOWS per FOOT – Resistance to advance the soil sampler in number of blows of a 140-pound hammer falling 30 inches to drive a split spoon sampler.

Stratification lines on the logs represent the approximate boundary between soil types, and the transition may be gradual.

Modified California Sampler _ 2 ½ 0.0. (1 7/8 Inch 1.0.) sampler

Standard Penetration Sampler - 2 Inch 0.0. (1 3/8 Inch I.D.) split spoon sampler (ASTM 01586).

Dames & Moore Sampler - 3 Inch 0.0. (2.5 Inch 1.0.) sampler

JF CONSUI..TING, INC.

BORING LOG

No. 1

PROJECT 988 Godetia Drive | DATE Oct.2S:11 | LOGGED BY JEF

DRIIL RIG Minute Man | HOLE DIA. 3" | SAMPLER X - Modified California; * - S.P.T

GROUND WATER DEPTH INITIAL na | FINAL na | HOLE ELEVATION na

DESCRIPTION	SOIL	DEPTH	SAMPLE	BLOWS PER FOOT	POCKET PEN (tsf)	TORVANE (tsf)	LIQUID LIMIT (%)	WATER CONTENT (%)	PLASTIC LIMIT (%)	DRY DENSITY (pcf)	FAILURE STRAIN (%)	UNCONFINED COMPRESSIVE STRENGTH (psf)
Lawn/topsoil	///////											
Brown, damp, stiff, sandy, silty CLAY	CH	1	X	12	3			12.6		104		
Reddish-Brown, damp, weathered Greenstone	19	2	X	25				7		119		
		3										
Reddish-Brown, hard, less weathered Greenstone	fg	4	X	60+				8		125		
			.3									
		5										
		6										
very slow drilling		7	*	62			SPT					
		8										
REFUSAL		9										
BOTTOM OF BORING, NO WATER		10										
		11										
		12										
		13										
		15										
		16										
		17	1									
		18										
		19										
		20										

BORING LOG

No. 2

PROJECT 988 Godetia Drive | DATE Oct.28:11 | LOGGED BY JEF

DRILL RIG Minute Man | HOLE DIA. 3" | SAMPLER X = Modified California; ° = S.P.T

GROUND WATER DEPTH INITIAL na | FINAL na | HOLE ELEVATION na

DESCRIPTION	SOIL TYPE			BLOWS PER FOOT	POCKET PEN (tsf)	TORVANE (tsf)	LIQUID LIMIT (%)	WATER CONTENT (%)	PLASTIC LIMIT (%)	DRY DENSITY (pcf)	FAILURE STRAIN (%)	UNCONFINED COMPRESSIVE STRENGTH (psf)
Lawn/Topsoil		1										
Brown,damp, stiff, sandy, silty CLAY	CH		X	15	3.5		52	11	22	107		
Reddish-Brown ,damp ,weathered GREENSTONE		2										
		3										
becomes less weathered and hard			X	52				8		123		
		4										
very slow drill rate		5										
REFUSAL		6										
BOTTOM OF BORING, NO WATER		7										
		8										
		9										
		10										
		11										
		12										
		13										
		14										
		15										
		16										
		17										
		18										
		19										
		20										

BORING LOG No. 3

PROJECT 988 Gocletla Drive DATE Oct.25,'11 LOGGED BY JEF

DRILL RIG Minute Man HOLE DIA. 3" SAMPLER X - Modified California:- - S.p.r

GROUND WATER DEPTH INITIAL na FINAL na HOLE ELEVATION na

DESCRIPTION	SOIL TYPE	DEPTH	SAMPLE	BLOWS PER FOOT	POCKET PEN (tsf)	TORVANE (tsf)	LIQUID LIMIT (%)	WATER CONTENT (%)	PLASTIC LIMIT (%)	DRY DENSITY (pcf)	FAILURE STRAIN (%)	UNCONFINED COMPRESSIVE STRENGTH (psf)
Dark Brown,dry,firm, sandy, silty CLAY	CH	1										
becomes stiff		2	X	11	3			13		108		
Reddish-Brown,damp, moderately strong, weathered GREENSTONE	19	3										
becomes les5 weathered and hard, slow drill rate		4	X	41				8		121		
		5										
		6										
			X	56				8		126		
		8										
		9										
REFUSAL				75			SPT					
BOTTOM OF BORING, NO WATER		10										
		11										
		12										
		13										
		14										
		15										
		16										
		17										
		18										
		19										
		20										

BORING LOG

No. 4

PROJECT 988 Godetia Drive | DATE Oct.25,'11 | LOGGED BY JEF

DRILL RIG Minute Man | HOLE DIA. 3" | SAMPLER X - Modified California; * - S.P.T

GROUND WATER DEPTH INITIAL na | FINAL na | HOLE ELEVATION na

DESCRIPTION	SOIL TYPE			BLOWS PER FOOT	POCKET PEN (tsf)	TORVANE (tsf)	LIQUID LIMIT (%)	WATER CONTENT (%)	PLASTIC LIMIT (%)	DRY DENSITY (pcf)	FAILURE STRAIN (%)	UNCONFINED COMPRESSIVE STRENGTH (psf)
Asphalt/Baserock	1111/1/1/											
Brown, dry, stiff, sandy, silty CLAY, fill	CL	1										
Reddish-Brown, damp, weathered GREENSTONE	f9	2	X	19				6		118		
becomes less weathered and hard		3										
		4	X	44				8		126		
		5										
slow drill rate		6										
			X	50+				9		129		
REFUSAL, VERY HARD												
BOTTOM OF BORING, NO WATER		8										
		9										
		10										
		11										
		12										
		13										
		14										
		15										
		16										
		17										
		18										
		19										
		20										

PLASTICITY INDEX

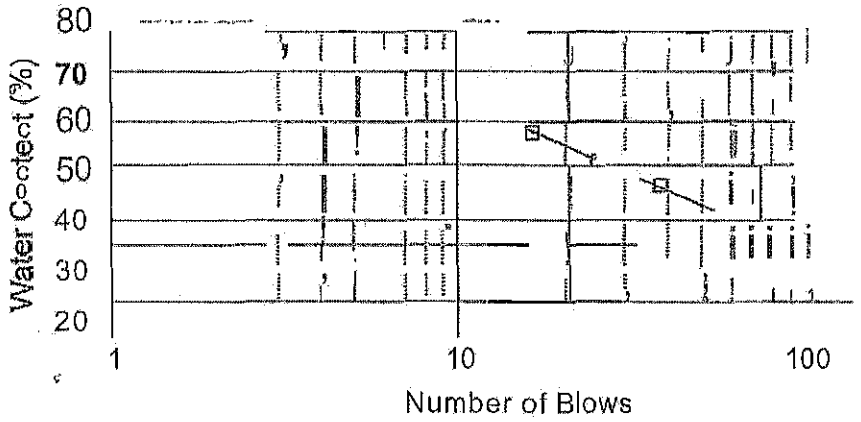
TEST DESIGNATION: ASTM 04318 OR CAL 204

Project Name:	988 Godetia Drive	Project No.:	1461
Sample No.:	DH-2@ 1.0'	Lab No.:	
Location		Test Date:	Oct. 2011
Description:	SANDY SILTY CLAY	Tested By:	JF CONSULTING

TEST DATA

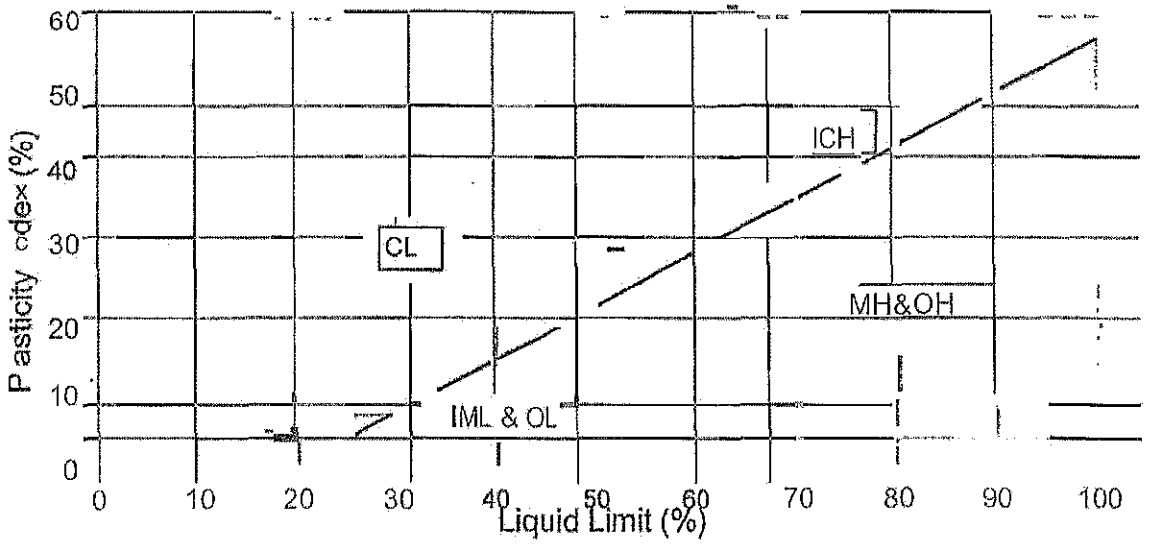
	Liquid limit				Plastic limit			Water Conten
Number of Blows	16	25	38					
are Number	5	9	3		11			
are + Wet Wt (gm)	80.30	75.00	76.90		66.40			
are + Dry Wt (gm)	54.50	52.70	55.40		56.20			
are Wt (gm)	9.70	9.80	9.60		9.80			
Wt of Water (gm)	25.80	22.30	21.50		10.20			
Soil Dry Wt(gm)	44.80	42.90	45.80		46.40			
Water Content (%)	57.59	51.98	46.94		21.98			
		Average			21.98			

Liquid Limit Test



LL	PL	PI
52	22	30

Plasticity Chart



APPENDIX B

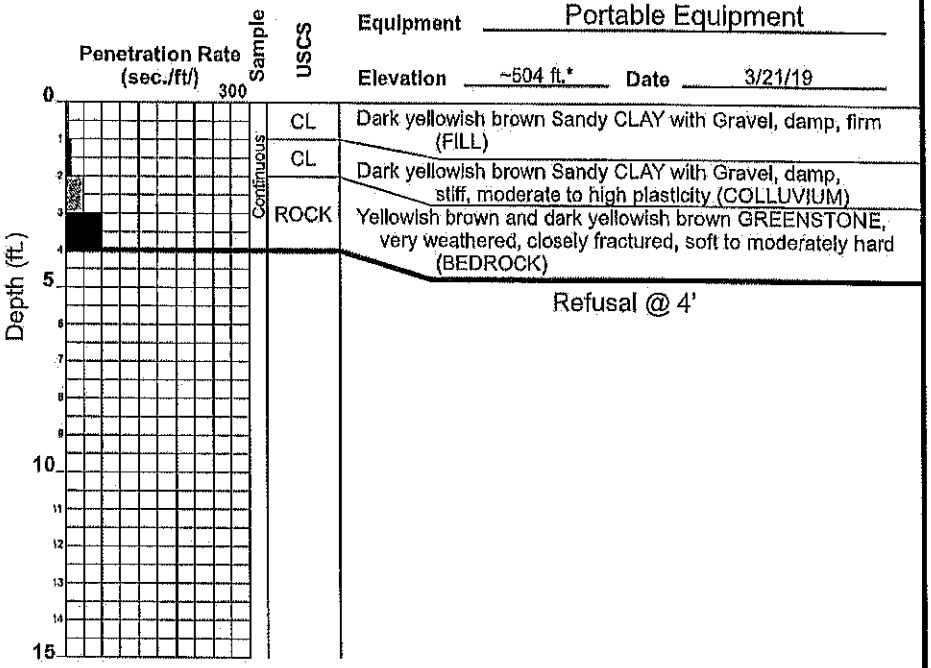
Logs of Soil Exporation and Laboratory Test Results

Plate B1 – Logs of Soil Probes 1 & 2
Plate B2 – Logs of Soil Probes 3 & 4
Plate B3 – Key to Soil Probes
Plate B4 – Rock Hardness Chart

SOIL PROBE 1

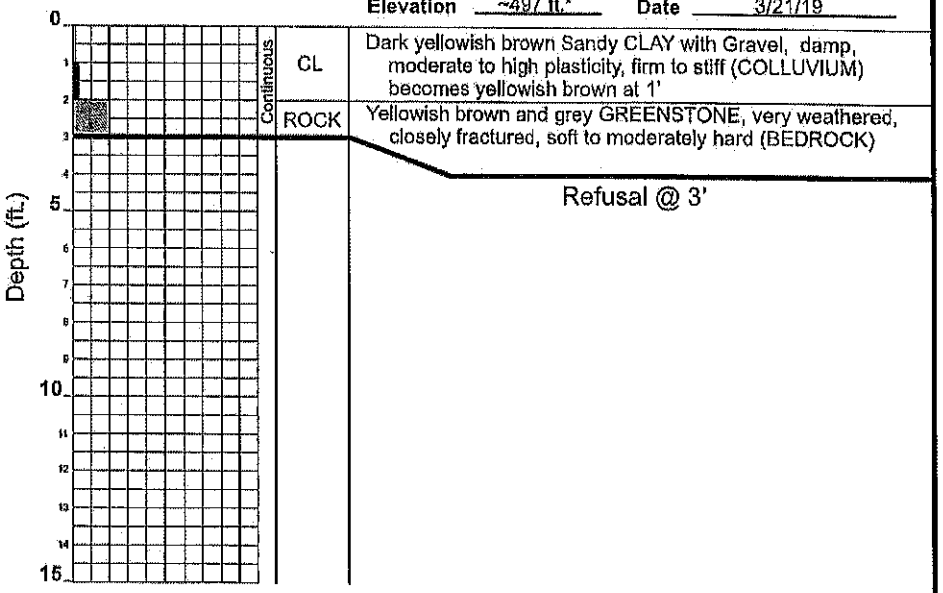
Equipment: Portable Equipment

Elevation: ~504 ft.* Date: 3/21/19



SOIL PROBE 2

Elevation: ~497 ft.* Date: 3/21/19



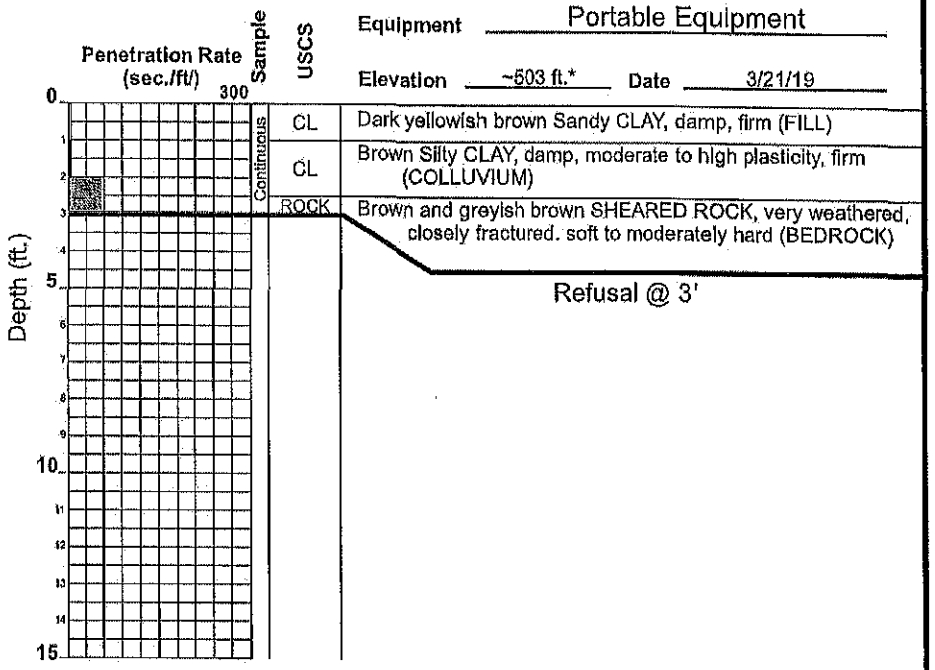
*elevation from Plate 2

Geosphere Consultants, Inc.	Job No.: 91-04322-A Approved: JEB Date: 04.05.19	**LOGS OF SOIL PROBES 1 & 2** 988 Godetia Drive Woodside, California	**Plate** **B1**

SOIL PROBE 3

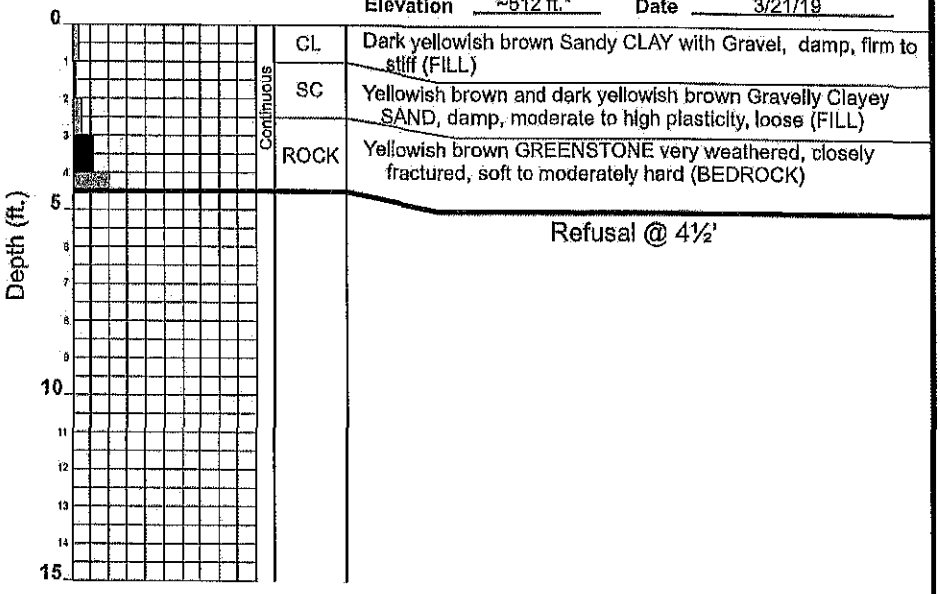
Equipment: Portable Equipment

Elevation: ~503 ft.* Date: 3/21/19



SOIL PROBE 4

Elevation: ~512 ft.* Date: 3/21/19



*elevation from Plate 2

Geosphere Consultants, Inc.	Job No.: 91-04322-A Approved: JEB Date: 04.05.19	**LOGS OF SOIL PROBES 3 & 4** 988 Godetia Drive Woodside, California	Plate B2

Primary Divisions			GROUP SYMBOL	Secondary Divisions
COARSE GRAINED SOILS — MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVELS — MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	Well graded gravels, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
		GRAVEL WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SANDS — MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS (LESS THAN 5% FINES)	SW	Well graded sands, gravelly sands, little or no fines.
			SP	Poorly graded sands or gravelly sands, little or no fines.
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines.
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS — MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS — LIQUID LIMIT IS LESS THAN 50%		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
			OL	Organic silts and organic silty clays of low plasticity.
	SILTS AND CLAYS — LIQUID LIMIT IS GREATER THAN 50%		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic.
			CH	Inorganic clays of high plasticity, fat clays.
			OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils.

Definition of Terms

U.S. Standard Series Sieve				Clear Square Sieve Openings			
200	40	10	4	3/4"	3"	12"	
SILTS AND CLAY	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

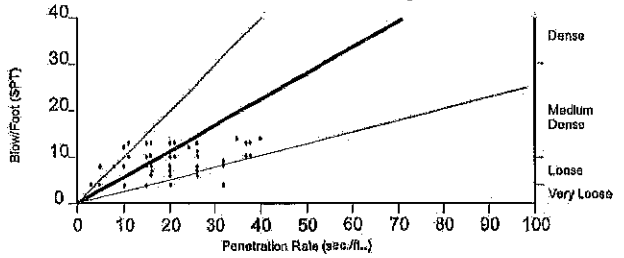
Grain Sizes

Unified Soil Classification System (ASTM D-2487)

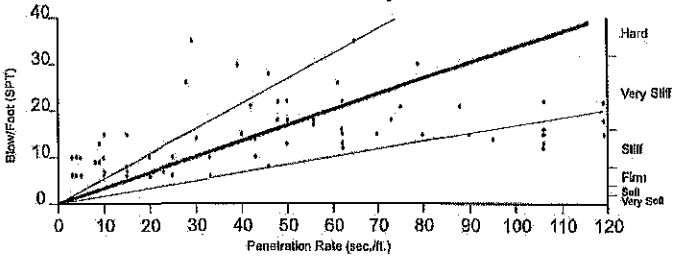
SAND AND GRAVELS	PENETRATION RATE*
VERY LOOSE	0 - 7
LOOSE	7 - 18
MEDIUM DENSE	18 - 53
DENSE	53 - 88
VERY DENSE	OVER 88

SILTS AND CLAYS	STRENGTH**	PENETRATION RATE*
VERY SOFT	0 - 1/4	0 - 6
SOFT	1/4 - 1/2	6 - 11
FIRM	1/2 - 1	11 - 23
STIFF	1 - 2	23 - 47
VERY STIFF	2 - 4	47 - 94
HARD	OVER 4	OVER 94

Relative Density



Consistency



* Seconds per foot, based on a portable percussion rig advancing a 1⅜-inch diameter split-spoon sampler with a force of 35 ft. lb. at a rate of 1270 blows per minute.

** Unconfined compressive strength in tons/sq. ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D-1586), pocket penetrometer, torvane, or visual observation.

Geosphere Consultants, Inc.	Job No.: 91-04322-A Approved: JEB Date: 04.05.19	**KEY TO SOIL PROBES** 988 Gedetia Drive Woodside, California	Plate B3

ROCK HARDNESS CRITERIA

Very Hard	Cannot be scratched with knife or sharp pick. Breaking of hand specimen requires several hard blows of geologist's pick.
Hard	Can be scratched with knife or pick only with difficulty. Hard blow of hammer required to detach hand specimen.
Moderately Hard	Can be scratched with knife or pick. Gouges or grooves to 1/4 inch deep can be excavated by hard blow of point of a geologist's pick. Hand specimens can be detached by moderate blow.
Medium	Can be grooved or gouged 1/16 inch deep by firm pressure on knife or pick point. Can be excavated in small chips to pieces about 1 inch maximum size by hand blows of the point of geologist's pick.
Soft	Can be gouged or grooved readily with knife or pick point. Can be excavated in chips to pieces several inches in size by moderate blows of pick point. Small thin pieces can be broken by finger pressure.
Very Soft	Can be carved with knife. Can be excavated readily with point of pick. Pieces 1 inch or more in thickness can be broken with finger pressure. Can be scratched readily by fingernail.

Subsurface Manual for Design and Construction of Foundations of Buildings, 1976
Published by American Society of Civil Engineers.

Geoplanar Consultants, Inc	Job No.: 91-04322-A Approved: JEB Date: 04.05.19	**ROCK HARDNESS CHART** 988 Godetia Drive Woodside, California	**Plate** B4

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

November 12, 2020
W6070A

TO: Sarah Filipe
Associate Planner
TOWN OF WOODSIDE
2955 Woodside Road
Woodside, California 94062

SUBJECT: **Supplemental Geotechnical Peer Review**
RE: Fitch; Land Division
LDIV2020-0001
988 Godetia Drive

At your request, we have completed a supplemental geotechnical peer review of the Land Division application using:

- Septic Feasibility Study (report) prepared by Atlas Consultants, Inc., dated October 25, 2020; and
- Subdivision Feasibility Study (report) prepared by Geosphere Consultants, Inc., dated May 27, 2019;

In addition, we have reviewed pertinent technical documents from our office files (W5193) and performed a recent site reconnaissance.

DISCUSSION

We understand that the applicant proposes to split the property into two parcels (A and B). Parcel B is developed with an existing residence. As part of the proposed land division, the development feasibility of Parcel A must be demonstrated. We understand that, currently, no grading or development applications for site improvements are proposed. In our previous geotechnical peer review of the subject land division (dated February 5, 2020) we recommended supplemental evaluations or clarifications regarding potential septic feasibility for proposed Parcel A.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed land division and anticipated future development is constrained by potentially expansive surficial soil and fill materials, very strong seismic ground shaking and steep slopes. The Project Engineering Geologist has performed a site feasibility investigation that included a review of previous geotechnical borings completed by other Consultants on Parcel B for the existing residence, as well as advancement of four soil probes in the vicinity of a potential building envelope for Parcel A. The Geologist also completed site mapping and cross sections to document the configuration of site earth materials and slopes. The Consultant concludes that building development is feasible at the site from an engineering geologic perspective, and that the potential building envelope on Parcel A is characterized by natural slopes less than 35 percent in slope. We concur with the applicant's Consultant that slopes greater than 35 percent along the roadway appear manmade. We understand that the Town Engineer finds the referenced subdivision feasibility report to be adequate with respect to evaluation of impacts associated with building sites, roads, and storm drainage noting that more detailed geotechnical reports (with additional borings in conformance with ASTM D1586) will be required prior to future development of Parcel A.

In response to our prior peer review letter dated February 5, 2020, the Project Engineering Geologist advanced two supplemental borings and completed additional geologic analysis and laboratory testing in the vicinity of the proposed leachfield along Jefferson Avenue. They note localized zones of concentrated runoff, scour and deposited slope debris. They also note that the existing well near the proposed septic leachfield area will be destroyed. The applicant's Consultant reports encountering approximately 12 feet of alluvium (SC and CL) overlying Franciscan bedrock. No groundwater was encountered during subsurface exploration. The Consultant concludes the proposed development is feasible from a geotechnical standpoint. We conclude that the Project Geologic and Geotechnical Consultant has completed a subdivision and leachfield feasibility study consistent with the prevailing standards of practice in the Town. **We recommend geologic and geotechnical approval of the subject land division application.**

LIMITATIONS

This supplemental geotechnical peer review has been performed to provide technical advice to assist the Town with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

Craig Stewart
Senior Geologist
PG 9786

David T. Schrier
Principal Geotechnical Engineer
GE 2334

DTS:CS:TS

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

April 28, 2020

NWIC File No.: 19-1760

Nancy Woltering, AICP CEP
Town of Woodside
2955 Woodside Road
Woodside, CA 94062

Re: Record search results for the proposed land division of APN 068-301-100 at 988 Godetia Drive, Woodside.

Dear Ms. Nancy Woltering:

Per your request received by our office on April 6, 2020, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for San Mateo County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there have been no cultural resource studies that cover the 988 Godetia Drive project area. This 988 Godetia Drive project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed 988 Godetia Drive project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed 988 Godetia Drive project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Ramaytush language, part of the Costanoan/Ohlone language family (Levy 1978:485). There are no Native American resources in or adjacent to the proposed 988 Godetia Drive project area referenced in the ethnographic literature.

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of San Mateo County have been found on ridges, midslope benches, in valleys, near ecotones, and near intermittent and perennial watercourses. The 988 Godetia Drive project area contains hilly terraces that include mixed oak woodland, and an adjacent creek and drainage. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed 988 Godetia Drive project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the 988 Godetia Drive project area. The San Mateo County Map indicates the project area was previously located within the lands of FW Billings, although no buildings are indicated within these lands (Bromfield 1894). With this in mind, there is a low potential for unrecorded historic-period archaeological resources to be within the proposed 988 Godetia Drive project area.

The 1961 Halfmoon Bay USGS 15-minute topographic quadrangle depicts three buildings or structures within the 988 Godetia Drive project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a moderate potential of identifying Native American archaeological resources and a low potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) The proposed 988 Godetia Drive project area may contain three unrecorded buildings or structures that meet the minimum age requirement. Therefore, prior to commencement of project activities, it is recommended that these resources be assessed by a professional familiar with the architecture and history of San Mateo County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American

Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

Jillian Guldenbrein

Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Bromfield, Davenport
1894 Official Map of San Mateo County, California

Levy, Richard
1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Nelson, N.C.
1909 *Shellmounds of the San Francisco Bay Region*. University of California Publications in American Archaeology and Ethnology 7(4):309-356. Berkeley. (Reprint by Kraus Reprint Corporation, New York, 1964)

State of California Department of Parks and Recreation
1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation **
2019 *Built Environment Resources Directory*. Listing by City (through December 17, 2019). State of California Office of Historic Preservation, Sacramento.

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

NATIVE AMERICAN HERITAGE COMMISSION

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

April 7, 2020

Nancy Woltering, AICP CEP, Associate Planner
Town of Woodside

Via Email to: nwoltering@woodsidetown.org
Cc: amahmutsuntribal@gmail.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, 988 Godetia Drive Project, San Mateo County

Dear Ms. Woltering:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

Attachment 7

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

  All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was positive. Please contact the Amah Mutsun Tribal Band of Mission San Juan Bautista on the attached list for more information.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Sarah.Fonseca@nahc.ac.gov.

Sincerely,

Sarah Fonseca
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Tribal Consultation List
San Mateo County
4/7/2020

Amah MutsunTribal Band of Mission San Juan Bautista
Irenne Zwierlein, Chairperson
789 Canada Road — Costanoan
Woodside, CA, 94062
Phone: (650) 851 - 7489
Fax: (650) 332-1526
amahmutsuntribal@gmail.com

Costanoan Rumsen Carmel Tribe
Tony Cerda, Chairperson
244 E. 1st Street — Costanoan
Pomona, CA, 91766
Phone: (909) 629 - 6081
Fax: (909) 524-8041
rumsen@aol.com

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28 — Costanoan
Hollister, CA, 95024
Phone: (831) 637 - 4238
ams@indiancanyon.org

Muwekma Ohlone Indian Tribe of the SF Bay Area
Charlene Nijmeh, Chairperson
20885 Redwood Road, Suite 232 — Costanoan
Castro Valley, CA, 94546
Phone: (408) 464 - 2892
cnijmeh@muwekma.org

Muwekma Ohlone Indian Tribe of the SF Bay Area
Monica Arellano,
20885 Redwood Road, Suite 232 — Costanoan
Castro Valley, CA, 94546
Phone: (408) 205 - 9714
marellano@muwekma.org

The Ohlone Indian Tribe
Andrew Galvan,
P.O. Box 3388 — Bay Miwok
Fremont, CA, 94539 — Ohlone
Phone: (510) 882 - 0527 — Patwin
Fax: (510) 687-9393 — Plains Miwok
chochenyo@AOL.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed 988 Godetia Drive Project, San Mateo County.

August 4, 2022

Dear Godetia Drive Property Owner:

The City of Redwood City (City) and California Water Service (Cal Water) are currently exploring the transfer of water utility service for certain customers on Godetia Drive from the City to Cal Water. The transfer is being considered to provide enhanced reliability of service and fire protection to you through a new, larger water main, which was recently installed along your street by Cal Water.

If approved by all Godetia Drive property owners along this new main and the necessary regulatory agencies, the City and Cal Water would work together to complete the transfer with minimal interruption of service; no or negligible impact to future water service; and no impact to water quality. Due to ongoing construction in the area, Cal Water would absorb the costs to connect customer service lines if completed as part of this project, unless in the unlikely event that the California Public Utilities Commission (CPUC), which regulates Cal Water's operations, disallows it during the approval process. If this were to occur, we would notify you and collectively determine whether to proceed. Barring this, there would be no cost to you for the transfer.

In summary, to complete the transfer, we will need approval from all property owners along the new main, the City Council, and the CPUC. This process could take approximately six months. We ask that you respond to Justin Chapel by **Friday, August 26, 2022**, with your decision. Simply complete the information below and email it to jchapel@redwoodcity.org, or mail to 1400 Broadway St., Redwood City, CA 94063. Answers to potential questions you may have are on the reverse side.

Because this will benefit you at no anticipated cost, we encourage you to approve the transfer. However, the decision to keep or change water providers is yours and your neighbors. Please note that if services are not transferred at this time, the costs of any potential, collective future transfer would be borne by the property owners. We appreciate your feedback and will communicate with you in the near future on next steps and more details.

Thank you,

Justin Chapel
Public Works Superintendent
City of Redwood City
(650) 780-7469

Dawn Smithson
District Manager
California Water Service
(650) 561-0014

Godetia Drive Water Customer Utility Service Transfer

Property Owner Name _____

Property Address _____

☐ Yes, transfer my service to Cal Water. ☐ No, keep my service with Redwood City.

_____ _____

Property Owner Signature Date

18633599.7

Attachment 8

Q & A: Godetia Drive Water Customer Utility Service Transfer

You may have questions as you make the decision on whether to pursue the transfer of your water utility service from the City of Redwood City to Cal Water. Below are answers to help. If you still have questions, please contact Justin Chapel or Dawn Smithson at the phone number on the front of this letter.

Q: Why would I want to transfer my service?

A: The primary benefit of Cal Water's larger water main is more flow, which means improved fire protection and the capacity to accommodate property renovations.

Q: Would my monthly water utility payment change?

A: The City currently bills every other month, while Cal Water bills monthly. Additionally, the City has four tiers of usage rates, while Cal Water has three tiers. Based on residential rates as of July 2022, this chart illustrates the average monthly bill for a Godetia Drive resident using 27,676 gallons, or 37 Ccf (1 Ccf = 748 gallons), of water in a month.

You can also view Cal Water's Bear Gulch District tariff and operating rules at: https://www.calwater.com/rates-and-tariffs/?dist=bg

Typical Monthly Residential Bill at 37 CCFs				
	Redwood City		Cal-Water	
Water Service Charge (5/8")		$29.52		$30.04
Water Usage				
Tier 1	4 units x $6.13	$24.52	12 units x $6.4669	$77.60
Tier 2	6 units x $7.35	$44.10	17 units x $8.0835	$137.42
Tier 3	10 units x $10.20	$102.00	8 units x $12.1246	$97.00
Tier 4	17 units x $13.45	$228.65		
Quantity Rates Sub-total		$399.27		$312.02
Total Base Bill		**$428.79**		**$342.06**
Surcharges				
Total Surcharges and Credits				**$53.93**
Total Bill		**$428.79**		**$395.99**

Q: Will the quality of my water change?

A: No, water quality will not change, because the water source both providers use comes from the San Francisco Regional Water System.

Q: Will water pressure change?

A: Your water pressure from the City is currently about 115 pounds per square inch (psi) before use of a pressure reducer. If served by Cal Water, it will be around 80 psi with no pressure reducer required.

Q: What does the transfer process look like?

A: After we obtain homeowner approvals, we will seek approvals from the City Council; the San Francisco Public Utilities Commission, our wholesale water provider; and the California Public Utilities Commission, which regulates Cal Water's operations. Approvals could take six months. Once customer services are connected to Cal Water, final paving across the entire roadway would take about one week.

Q: What if we don't transfer now but want to transfer later?

A: If the transfer occurs now, Cal Water will absorb the additional costs into its existing water main construction and repaving work. If residents collectively decide to transfer later, the costs will be borne by the residents, and the road will need to be fully repaved in accordance with Town of Woodside requirements. The estimated cost per homeowner would be about $20,000-22,000 to transfer later; this includes construction and repaving costs.

July 5, 2018

Mr. Stephan Fitch
988 Godetia Drive
Woodside, CA 94062

Re: Will Serve Notice – 988 Godetia Dr., Woodside

To Whom It May Concern:

This letter is written to confirm that the proposed project, located at 988 Godetia Dr., Woodside is located within the Base Rate Area of the AT&T California serving area in the Redwood City Exchange. AT&T expects to be in a position to provide telephone service to applicants in the above-referenced development upon request in accordance with requirements of, and at the rates and charges specified in, it's Tariffs that are on file with the California Public Utilities Commission.

This offer to provide service will terminate 24 months after the date of this letter unless both of the following first occur: 1) you, in your capacity as the developer, enter into a written service agreement with AT&T; and, 2) you, in your capacity as developer, pay all charges you are required by AT&T's Tariffs to pay.

If you have any questions I can be contacted on 408-635-8824.

Sincerely,

Dave Clark
AT&T Engineer

Attachment 9

Pacific Gas and Electric Company

WE DELIVER ENERGY.SM

PROJECT APPLICANT
Stephan Fitch <fitcher3000@gmail.com>

PROJECT ADDRESS
988 Godetia Dr., Woodside (APN: 068-301-100)

Re: 988 Godetia Dr., Woodside

Dear Stephan Fitch,

PG&E will serve the above referenced property with gas and/or electric service provided the Applicant meets all requirements of the California Public Utilities Commission (CPUC) Gas and Electric Tariffs, PG&E Engineering Standards, PG&E Requirements for Service Manual ("The Greenbook", www.pge.com/greenbook), and pays to PG&E all necessary payments as determined by PG&E and allowed by the CPUC Tariffs.

New gas and electric services must be installed according to PG&E's Gas and Electric Service Requirements Manual (The Greenbook, www.pge.com/greenbook), PG&E Engineering Standards, and the California Public Utilities Commission (CPUC) Gas or Electric Tariffs. PG&E Engineering is scheduled when your information is complete and approved, and is subject to available time, resources, and other priority or previously scheduled work. Contracts and payments due are prepared after Engineering is complete and approved. Construction is scheduled when all documents and any necessary payments have been received and processed by PG&E, your service requirements and locations are complete and have been final inspected by the authority having jurisdiction, and is subject to available time, resources, and previously scheduled, priority, or emergency work. Please discuss this information with your project team. If you have any questions, please call me at (650) 598-7239, or you may email at zxzd@pge.com.

Sincerely,

Jane Zheng
Electric Engineering Estimator
Email: ZXZD@pge.com | (650)339-2995
Pacific Gas and Electric Company
275 Industrial Rd, San Carlos, CA 94070

COMMUNITY DEVELOPMENT AND
TRANSPORTATION DEPARTMENT
Engineering and Transportation Division
www.redwoodcity.org

1017 Middlefield Road
Redwood City, CA 94063
Main: 650.780.7380
Fax: 650.780.7309

October 3, 2022

Sarah Filipe
Associate Planner, Town of Woodside
2955 Woodside Road
Woodside, CA 94062

(Sent electronically)

Re: 988 Godetia Drive Lot Split (LDIV2020-0001 et seq.)
Third Review of Tentative Parcel Map (r. 10/3/2022)

Ms. Filipe:

On behalf of the water purveyor, Redwood City Engineering Division has reviewed the Tentative Parcel Map for 988 Godetia Drive in Woodside, CA prepared by DOES Architecture. The revised TP-1 is dated 10/3/2022. A conditional will serve letter is attached from Redwood City water. Please refer to the water will serve letter for conditions of service. As discussed, please file this transmittal letter and conditional will serve letter with the project's tentative parcel map application and CEQA documents.

Additionally, Redwood City Engineering Division has the following advisory notes and comments.

Advisory Notes to Applicant:

- In order for Redwood City to provide water service to the project, the conditions noted in the will serve letter and water improvements identified on the tentative parcel map must be completed prior to approval of the Final/Parcel map.
- An encroachment permit from Redwood City Engineering Division may be required for installation of the proposed water main, service laterals, meters and appurtenances.
- Fees may be applicable for the encroachment permit and water connections. The latest fee schedule is posted on the city website.
- Redwood City's water main is hydraulically separate from Cal Water's water main on Godetia Drive. System performance including flows and pressures may be different in each system.
- Future permit applications on the existing or proposed parcel(s) may require additional review by the water purveyor.

Advisory Comments to Town of Woodside:

- Building permits such as additions and new or modified fire sprinklers may need to be reviewed by the water purveyor. This is done to verify the proposed pressures and flows

can be provided to the site in accordance with the water retailer's standards and procedures.

- Redwood City Engineering Division reserves the right to amend or alter conditions of water service if there are any changes to the tentative map or CEQA review prior to approval of the Final/Parcel Map.

Please contact me at (650) 780-7258 or pbaltar@redwoodcity.org if you have any questions.

Sincerely,

Paolo Baltar

Paolo Baltar, PE, QSP/D
Associate Engineer

Attachments:

1. Conditional Water Will Serve Letter for 988 Godetia Drive Lot Split

cc: Phong Du, PE, Supervising Civil Engineer – City of Redwood City
James O'Connell, PE, PLS, QSD/P, Senior Civil Engineer – City of Redwood City
Justin Chapel, Public Works Superintendent – City of Redwood City
Mr. Stephan Fitch
File

Date: 10/03/22

WATER SERVICE INFORMATION FORM

WATER AVAILABILITY / WILL SERVE / CONDITION OF SERVICES

ENGINEERING & TRANSPORTATION
Utility Services
1017 Middlefield Road
Redwood City, CA 94063
PHONE: (650) 780-7380
FAX: (650) 780-7309

APPLICANT INFORMATION

Customer

Payer Name	**Stephan Fitch**
Account Holder	**Vladimir Alexanyan**
Mailing Address	**988 Godetia Drive**
City, State, ZIP	**Woodside** **CA** **94062**
Phone Number	**650-766-8056** FAX:

Site

Address	**988 Godetia Drive (Land Division to 2 Lots)**
	Project # LDIV2020-0001
Assessor's Parcel Number	**068-301-100**

Water from the City's distribution system may be used for domestic and fire protection purposes

Service Type
Water
SFR Water
Sewer
NO SEWER

For City Use Only:

Requirement Prior To Issue Water Service Info Form:
1 - Existing Service Inspection By PWS (Y/N) deferred
2- Evidence of Application to Bldg Dept. (Y/N) deferred

Requirement Prior To Issue Meter Quotation:
1- Sizing Calculation, including Fire Dept.'s Approval if required (Y/N) deferred

A paid Quotation and a water main extension Permit (if required below) are need to obtain a Building Permit.

Yes	No		Yes	No	
x		Site is within the Redwood City Water Service Area.		x	Is there a water main of adequate size along the frontage of this site?

Yes	No		
x		**A WATER MAIN EXTENSION IS REQUIRED.**	Water main installations must be designed by a Registered Civil Engineered and installed by an appropriately licensed Contractor. Plan Review and inspection shall be performed by the Redwood City Engineering Division. Contact the Engineering Division at (650) 780-7364 for details.

		Existing Water Service (Verified by Field Insp.)	Proposed Water Service (Pending Verification & Approval)
x	Redwood City water service and meter currently installed and functioning at this site.	1" Meter	TBD Meter
x	Water is available to this site upon payment of applicable fees.	1" Service	TBD Service
x	Water is available to this site conditioned upon installation of water main referenced above.	2" Main Size*	8" Main Size**
	Water is not available to this site from the Redwood City water distribution system.	None	
x	Other: **1. Prior to approval of the Final/Parcel Map, the subdivider shall design, construct and install new water infrastructure (including mains, laterals, meters, hydrants and appurtenances) sufficient to meet applicable Redwood City Municipal Code and applicable fire code requirements in accordance with Redwood City Engineering Standards.** **2. The subdivider shall pay the fees for any construction permit in connection with all above improvements, and shall pay associated costs for plan review and inspections.** **3. The water purveyor reserves the right to amend or alter these conditions of service if there are any changes to the tentative map or CEQA review prior to approval of the Final/Parcel Map.**		

By: Phong Du
Phong Du

Godetia_Drive.988.WaterForm10.03.2022.xlsx

California Water Service Company
Fire Flow Test

6/13/2022

Test Date: 06/10/2022 Time: 10:30

District BEAR GULCH Zone: Plat:

Address: 999 GODETIA DR

Cross Street: JEFFERSON AVE

Requested By:

Conducted By: CWS

Purpose Of Test: FIRE FLOW

Witnessed By: Calwater: TODD, JACKIE, ERIK

Others:

Outlet No.	Outlet Size	PITOT	Observed	Static Pressure	Residual Pressure	Flow Observed	Flow Avail. @20
Location 1 Hydrant No.: NEW HYD			Address: 999 GODETIA DR.				
1	2.50	15	650	73	30	650	728
2							
3							
4							
Location 2 Hydrant No.:			Address:				
1							
2							
3							
4							
Location 3 Hydrant No.			Address:				
1							
2							
3							
4							
			Total Flow Observed Available @20:			650	728

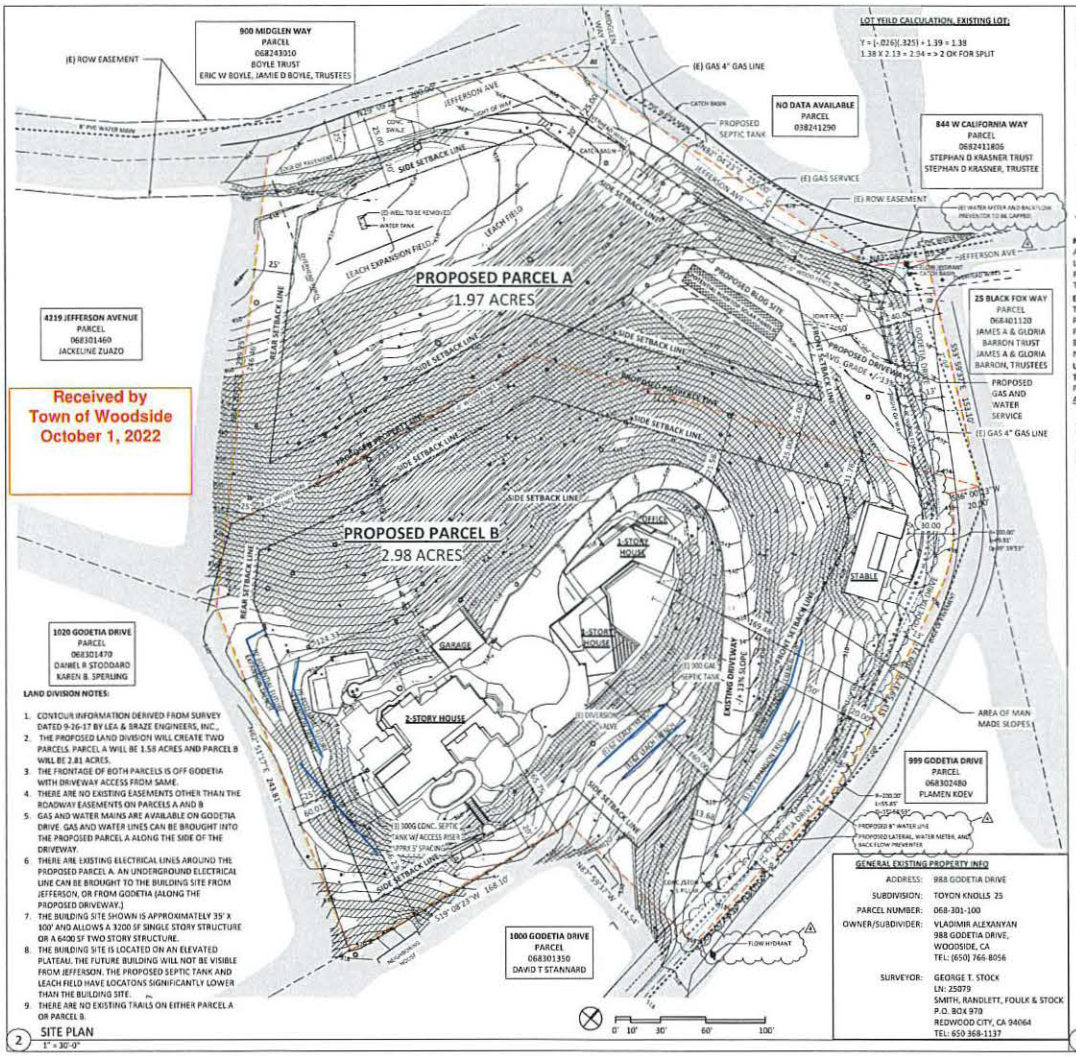
Remarks: 8" DI/CLOW 960

Static/Residual Location: S/R TAKEN AT 1075 GODETIA DR., HYD#638

Attachment 10

Note:

Regardless of the results of this test, California Water Service Company assumes no liability beyond that stated in the following excerpt from the P.U.C. Tarriff Schedule: "The utility (California Water Service Company) will supply only such water at such pressure as may be available from time to time as a result of its normal operation of the system."



2 SITE PLAN
1" = 30'-0"

LAND DIVISION NOTES:

1. CONTOUR INFORMATION DERIVED FROM SURVEY DATED 9-26-17 BY LEA & BRAZE ENGINEERS, INC.,
2. THE PROPOSED LAND DIVISION WILL CREATE TWO PARCELS. PARCEL A WILL BE 1.58 ACRES AND PARCEL B WILL BE 2.81 ACRES.
3. THE FRONTAGE OF BOTH PARCELS IS OFF GODETIA WITH DRIVEWAY ACCESS FROM SAME.
4. THERE ARE NO EXISTING EASEMENTS OTHER THAN THE ROADWAY EASEMENTS ON PARCELS A AND B.
5. GAS AND WATER MAINS ARE AVAILABLE ON GODETIA DRIVE. GAS AND WATER LINES CAN BE BROUGHT INTO THE PROPOSED PARCEL A ALONG THE SIDE OF THE DRIVEWAY.
6. THERE ARE EXISTING ELECTRICAL LINES AROUND THE PROPOSED PARCEL A. AN UNDERGROUND ELECTRICAL LINE CAN BE BROUGHT TO THE BUILDING SITE FROM JEFFERSON, OR FROM GODETIA (ALONG THE PROPOSED DRIVEWAY.)
7. THE BUILDING SITE SHOWN IS APPROXIMATELY 35' X 100' AND ALLOWS A 3200 SF SINGLE STORY STRUCTURE OR A 6400 SF TWO STORY STRUCTURE.
8. THE BUILDING SITE IS LOCATED ON AN ELEVATED PLATEAU. THE FUTURE BUILDING WILL NOT BE VISIBLE FROM JEFFERSON. THE PROPOSED SEPTIC TANK AND LEACH FIELD HAVE LOCATIONS SIGNIFICANTLY LOWER THAN THE BUILDING SITE.
9. THERE ARE NO EXISTING TRAILS ON EITHER PARCEL A OR PARCEL B.

LOT YEILD CALCULATION, EXISTING LOT:

Y = (-.026)(.325) + 1.39 = 1.38
1.38 X 2.13 = 2.94 = > 2 OK FOR SPLIT

GENERAL EXISTING PROPERTY INFO

ADDRESS:	988 GODETIA DRIVE
SUBDIVISION:	TOYON KNOLLS 25
PARCEL NUMBER:	068-301-100
OWNER/SUBDIVIDER:	VLADIMIR ALEXANYAN 988 GODETIA DRIVE, WOODSIDE, CA TEL: (650) 766-8056
SURVEYOR:	GEORGE T. STOCK LN: 25079 SMITH, RANDLETT, FOULK & STOCK P.O. BOX 970 REDWOOD CITY, CA 94064 TEL: 650 368-1137

EXISTING:	PROPOSED LOT A:	PROPOSED LOT B:
TOTAL LOT AREA:	TOTAL LOT AREA:	TOTAL LOT AREA:
215,857.65 SF	85,947.91 SF	129,909.75 SF
4.96 ACRES	1.97 ACRES	2.98 ACRES
ROADWAY ROW:	ROADWAY ROW:	ROADWAY ROW:
24,603.98 SF	17,290.51 SF	7,313.47 SF
LOT AREA*:	LOT AREA*:	LOT AREA*:
191,253.67 SF	68,657.40 SF	122,596.26 SF
4.39 ACRES	1.58 ACRES	2.81 ACRES
AREA > 35% SLOPE:	AREA > 35% SLOPE:	AREA > 35% SLOPE:
99,045.85 SF	36,703.57 SF	62,383.15 SF
NET AREA**:	NET AREA**:	NET AREA**:
92,207.82 SF	31,955.83 SF	60,213.11 SF
2.12 ACRES	.73 ACRES	1.38 ACRES
AVG SLOPE: 32.5%	AVG SLOPE: 32.78%	AVERAGE SLOPE: 32.64%
NET AVG SLOPE: 13.61%	NET AVG SLOPE: 16.53%	NET AVERAGE SLOPE: 12.08%

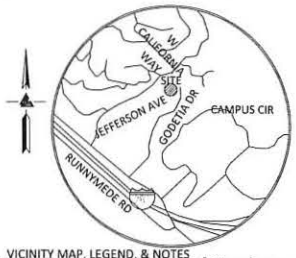
***LOT AREA IS DEFINED PER WMC SECTION 153.005, AND EXCLUDES ROADWAY ROW**
**** NET AREA EXCLUDES ROAD ROW EASEMENT AND SLOPE AREAS GREATER THAN 35%**

NOTES:
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS. UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE. BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

EASMENT NOTES:
THE INFORMATION SHOWN ON THIS EXHIBIT WAS PREPARED USING INFORMATION PROVIDED BY THE OWNER AND IS FOR CONCEPTUAL REVIEW PURPOSES ONLY AND IS NOT FOR CONSTRUCTION. A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY DOES ARCHITECTURE. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

UTILITY NOTES:
THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS DERIVED FROM PREVIOUS EXHIBITS PREPARED BY OTHERS. THE LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE ONLY.

AREAS OF 35% OR GREATER SLOPE
AREAS OF 50% OR GREATER SLOPE
PROPERTY LINE
STORM DRAIN LINE
ELECTRICAL OVERHEAD LINE
SETBACK
FENCE LINE
GAS LINE
INVERT
IRRIGATION CONTROL VALVE
AIR CONDITIONING UNIT
BACK FLOW PREVENTER
BENCHMARK
BOTTOM RETAINING WALL
CATCH BASIN
CORRUGATED METAL PIPE
ELECTRICAL BOX
ELECTRICAL METER
FINISH FLOOR
P# SEPTIC PERC TEST LOCATION
SEPTIC LINE
FIRE DEPT CONNECTION
FLOW LINE
GAS METER
JOINT POLE
MADRONE
MULTI-TRUNK TREE
POLYVINYL CHLORIDE PIPE
ROOF PEAK
SEPTIC DIVERSION VALVE
STORM DRAIN CLEAN-OUT
STREET SIGN
TELEPHONE BOX
TOP OF CURB
TOP OF RETAINING WALL
TOP OF SLAB
WATER METER
WATER VALVE
SPOTGRADE
TREE



1 VICINITY MAP, LEGEND, & NOTES
NO SCALE

Attachment 11

DOES ARCHITECTUR
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GODETIA DRIVE LOT SPLIT
VLADIMIR ALEXANYAN AND MARGARET MIGDAL
988 GODETIA DRIVE, WOODSIDE CA

No.	Date
1	10/01/2020
2	11/03/2022

Checked by:
ES

IS
Drawn by:

TENTATIVE PARCEL MAP w/ PERC TESTS

Scale: As indicated
Project Number: 1720

03/05/2020

Sheet Number:
TP-1

1 NATURAL STATE PLAN - PROPOSED LOTS
1" = 30'-0"

NATURAL STATE AREAS PER WMC SECTION 153.415(B):

PARCEL A

NET AVERAGE SLOPE:	16.53%
NET LOT AREA < 35% SLOPE:	32,956 SF
REQUIRED NATURAL STATE AREA:	**40% NET AREA = 13,182 SF**

NATURAL AREAS:

AREA 1:	2,383 SF
AREA 2:	10,570 SF
AREA 3:	431 SF
AREA 4:	2,372 SF
AREA 5:	165 SF
TOTAL NATURAL AREA:	**48.3% NET AREA = 15,921 SF**

PARCEL B

NET AVERAGE SLOPE:	12.08%
NET LOT AREA < 35% SLOPE:	60,213.11 SF
REQUIRED NATURAL STATE AREA:	**<32.5% = NO NATURAL STATE AREA REQUIRED**

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GODETIA DRIVE LOT SPLIT
VLADIMIR ALEXANYAN AND MARGARET MIGDAL
588 GODETIA DRIVE, WOODSIDE CA

No.	Date

Checked by:
ES

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Drawn by:

NATURAL STATE PLAN - PROPOSED

Scale: 1" = 30'-0"
Project Number: 1720

01/07/20
Sheet Number:

TP-2

1 NATURAL STATE PLAN - EXISTING LOT
1" = 30'-0"

NATURAL STATE AREAS PER WMC SECTION 153.415(B):

EXISTING PARCEL

NET AVERAGE SLOPE:	13.61%
NET LOT AREA < 35% SLOPE:	92,207.82 SF
REQUIRED NATURAL STATE AREA:	**32.5% NET AREA = 29,967.54 SF**
NATURAL AREAS:	
AREA 1:	2,383 SF
AREA 2:	17,130 SF
AREA 3:	461 SF
AREA 4:	5,387 SF
AREA 5:	1,030 SF
AREA 6:	5,626 SF
AREA 7:	6,679 SF
AREA 8:	390 SF
AREA 9:	756 SF
AREA 10:	165 SF
AREA 11:	366 SF
TOTAL NATURAL AREA:	**43.8% NET AREA = 40,373SF**

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GODETIA DRIVE LOT SPLIT
VLADIMIR ALEXANYAN AND MARGARET MIGDAL
988 GODETIA DRIVE, WOODSIDE CA

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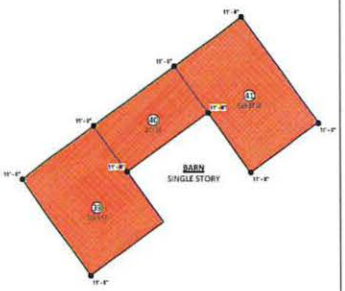
NATURAL STATE PLAN - EXISTING

Scale: 1" = 30'-0"
Project Number: 1709

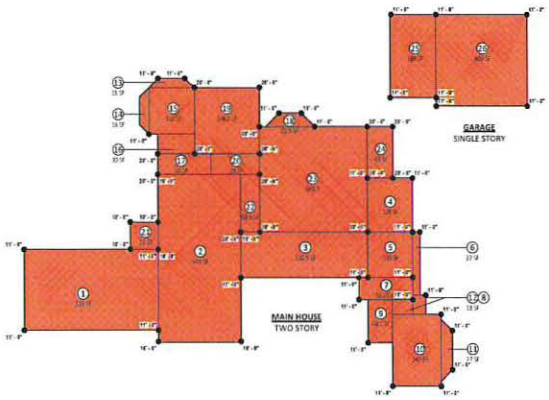
01/07/20

Sheet Number:

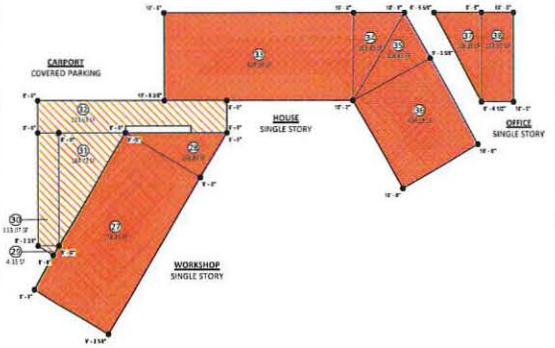
TP-3



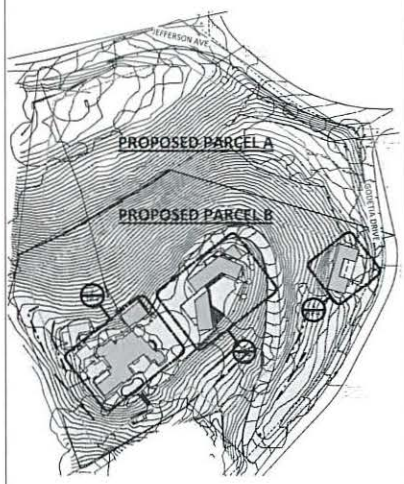
4 BARN FLOOR AREA PLAN
1" = 10'-0"



2 MAIN HOUSE & GARAGE AREA PLAN
1" = 10'-0"



3 HOUSE, CARPORT & OFFICE AREA PLAN
1" = 10'-0"



1 KEY PLAN
NTS

FLOOR AREA WORKSHEET

PER

WOODSIDE MUNICIPAL CODE 153.055

	Section Number	APH	Multiplier	Floor Area	Calculated Floor Area
MAIN HOUSE	1	11	1	519	519
	2	16	1.5	675	1012.5
	3	11	1	232.5	232.5
	4	11	1	120	120
	5	11	1	100	100
	6	11	1	22	22
	7	11	1	56.25	56.25
	8	11	1	18	18
	9	11	1	48.5	48.5
	10	11	1	147	147
	11	11	1	27	27
	12	11	1	18	18
	13	11	1	15	15
	14	11	1	16	16
	15	11	1	110	110
	16	11	1	30	30
	17	20	1.9	46	87.4
	18	11	1	22.5	22.5
	19	20	1.9	206.5	392.35
	20	20	1.9	39	74.1
	21	10	1	22	22
	22	20	1.9	68.5	130.15
	23	20	1.9	648.5	1232.15
	24	20	1.9	65	123.5
GARAGE	25	11	1	188	188
	26	11	1	400	400
HOUSE, OFFICE, WORKSHOP & CARPORT	27	9.05	1	778.13	778.13
	28	9	1	108.83	108.83
	29	8	1	4.35	4.35
	30	8.05	1	113.07	113.07
	31	8	1	184.73	184.73
	32	8.1	1	233.63	233.63
	33	9.65	1	819.54	819.54
	34	9.97	1	108.83	108.83
	35	9.4	1	108.83	108.83
	36	6.68	1	434.16	434.16
	37	8.17	1	108.83	108.83
	38	9.85	1	133.92	133.92
BARN	39	11	1	524.5	524.5
	40	11	1	277	277
	41	11	1	539.27	539.27
Total Calculated Floor Area					9641.5
600 square feet credit deduction					0
660 sf attached garage credit deduction					0
Final Total Calculated Floor Area					9641.5

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GODETIA DRIVE LOT SPLIT

VLADIMIR ALEXANYAN AND MARGARET MIGDAL
988 GODETIA DRIVE, WOODSIDE CA

No.	Date

Checked by:
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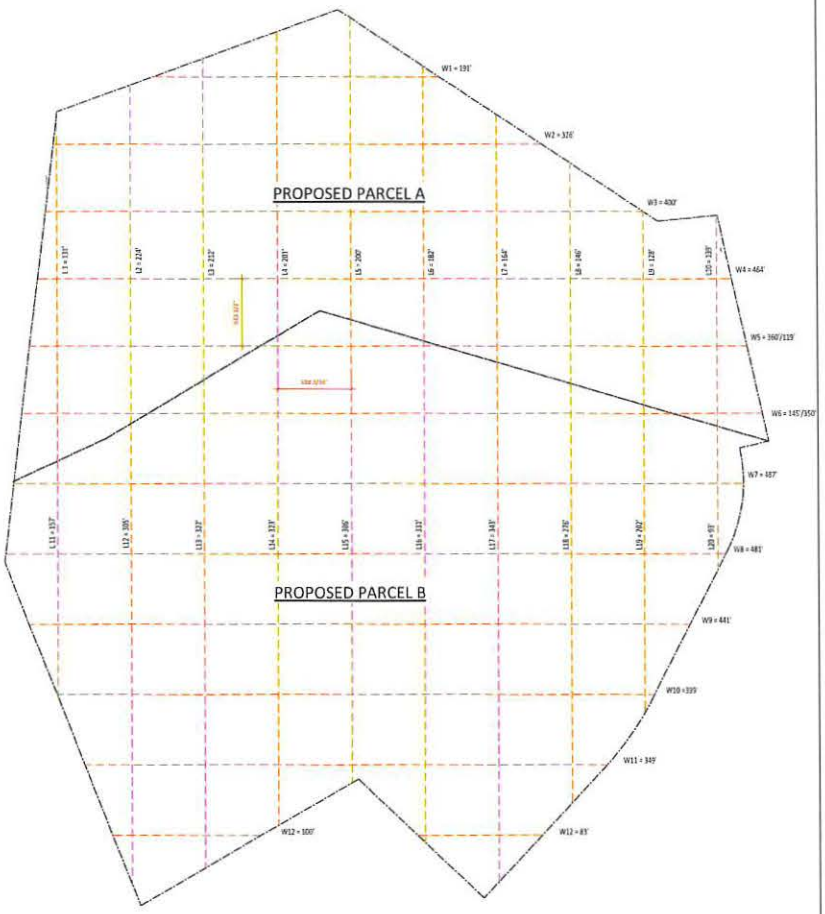
Drawn by:

FLOOR AREA CALCULATIONS

Scale: As indicated
Project Number: 1720

01/07/20

Sheet Number:
TP-4



1 AVERAGE LOT WIDTH EXHIBIT
1" = 30'-0"

AVERAGE LOT WIDTH AND LENGTH

PARCEL A

L1	131'
L2	224'
L3	212'
L4	201'
L5	200'
L6	182'
L7	164'
L8	146'
L9	128'
L10	139'
TOTAL LENGTH:	1,727'
AVERAGE LENGTH:	1,727 / 10 = **173'**
W1	191'
W2	326'
W3	400'
W4	464'
W5	360'
W6	145'
TOTAL WIDTH:	1,886'
AVERAGE WIDTH:	1886 / 6 = **314'**

WIDTH/LENGTH = 314 / 173 = **1.82**

PARCEL B:

L11	157'
L12	305'
L13	323'
L14	323'
L15	306'
L16	331'
L17	343'
L18	276'
L19	202'
L20	93'
TOTAL LENGTH:	2,658'
AVERAGE LENGTH:	2658'/ 10 = 266'
W5	119'
W6	350'
W7	487'
W8	481'
W9	441'
W10	398'
W11	349'
W12	183'
TOTAL WIDTH:	2,819'
AVERAGE WIDTH:	2819' / 8 = 351'

WIDTH/LENGTH = 351 / 266 = **1.32**

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GODETIA DRIVE LOT SPLIT
VLADIMIR ALEXANYAN AND MARGARET MIGDAL
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No.	Date

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AVERAGE LOT WIDTI

Scale: 1" = 30'-0"
Project Number: 1735

01/07/20

Sheet Number:
TP-5