



TOWN OF PORTOLA VALLEY

Meetings of the Architectural Site Control Commission (ASCC)

Monday, June 24, 2019

7:00 PM – Regular ASCC Meeting

Historic Schoolhouse

765 Portola Road, Portola Valley, CA 94028

Special ASCC Field Meeting

5:00 PM 180 Bear Gulch - Architectural Review and Site Development Permit for the removal of the existing home and construction of a Two-Story Residence, Pool, Garden Shed, Removal of Trees, Landscaping and associated improvements

REGULAR MEETING AGENDA

7:00 PM - CALL TO ORDER AND ROLL CALL

Commissioners Ross, Sill, Wilson, Vice Chair Breen and Chair Koch

ORAL COMMUNICATIONS

Persons wishing to address the Architectural and Site Control Commission on any subject not on the agenda may do so now. Please note however, that the Architectural and Site Control Commission is not able to undertake extended discussion or action tonight on items not on the agenda.

NEW BUSINESS

1. Architectural Review and Site Development Permit for the removal of the existing home and construction of a Two-Story Residence, Pool, Garden Shed, Removal of Trees, Landscaping and associated improvements, 180 Bear Gulch, Robert Stone, File # PLN_ARCH 0011-2019 (C. Richardson)

COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

2. Commission Reports
3. Staff Report
4. News Digest: Planning Issues of the Day

APPROVAL OF MINUTES

5. ASCC Meeting of June 10, 2019

ADJOURNMENT

AVAILABILITY OF INFORMATION

For more information on the projects to be considered by the ASCC at the Special Field and Regular meetings, as well as the scope of reviews and actions tentatively anticipated, please contact Carol Borck in the Planning Department at Portola Valley Town Hall, 650-851-1700 ex. 211. Further, the start times for other than the first Special Field meeting are tentative and dependent on the actual time needed for the preceding Special Field meeting.

Any writing or documents provided to a majority of the Town Council or Commissions regarding any item on this agenda will be made available for public inspection at Town Hall located 765 Portola Road, Portola Valley, CA during normal business hours. Copies of all agenda reports and supporting data are available for viewing and inspection at Town Hall.

ASSISTANCE FOR PEOPLE WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (650) 851-1700. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC HEARINGS

Public Hearings provide the general public and interested parties an opportunity to provide testimony on these items. If you challenge any proposed action(s) in court, you may be limited to raising only issues you or someone else raised at the Public Hearing(s) described in this agenda, or in written correspondence delivered to the Architectural and Site Control Commission at, or prior to, the Public Hearing(s).



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Cynthia Richardson, Consulting Planner

DATE: June 24, 2019

SUBJECT: Architectural Review and Site Development Permit for the removal of the existing home and construction of a Two-Story Residence, Pool, Garden Shed, Removal of Significant Tree, Landscaping and associated improvements, 180 Bear Gulch, Robert Stone, File # PLN_ARCH 0011-2019.

RECOMMENDATION: Staff recommends that the ASCC approve the proposed residence, shed, landscaping, and pool, subject to the Conditions of Approval (Attachment 1).

APPLICATION

On April 22, 2019, staff received an application for the demolition of the existing home including the associated improvements and construction of a two-story residence, pool, garden shed, removal of significant trees, landscaping and associated improvements. In addition to the required forms, the applicant submitted the following documents and plans:

- Vicinity Map Attachment 2
- Light Fixture Cut Sheets Attachment 3
- Build It Green Checklist Attachment 4
- Water Efficiency Checklist Attachment 5
- Color and Material Boards Attachment 6
- Arborist Report Attachment 7
- Plan Sets Available at Town Hall & ASCC Meeting

To view plan sets and proposed materials before the meeting, visit Town Hall Monday – Friday, 8am – noon, 1pm – 5pm.

Project

| Proposal | Square Footage | Address | Zone | Parcel Size | Slope |
|----------|----------------|----------------|--------------|-------------|-------|
| New Home | 4,930 | 180 Bear Gulch | R-E/1a/SD-1a | 3.56 | 30% |

Review Required

The following sections of the Portola Valley Municipal Code were used for the project's review:

| PVMC Section | Chapter Title | Section Title | Meaning |
|---------------------|------------------------------------|----------------------|------------------------------------------------------------------------------------------------------------------|
| 18.64.010.A.1 | Architectural and Site Plan Review | Applicability | Review by the ASCC required for the proposed project, which includes more than 400 square feet of new floor area |

Background

This application includes the demolition of the existing home including the associated improvements and construction of a two-story residence, pool, garden shed, removal of a significant number of trees, landscaping and associated improvements.

PROJECT DESCRIPTION**Setting**

| Existing House | Year Built | Easements/ Trails | Surrounding Properties | Existing Conditions |
|---------------------------------|-------------------|------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------|
| 3,150 SF two-story house | 1959 | None | Single family homes, similar zone, relatively steep area. | Steep property with two-story home, two non-connecting driveways, and mature trees |

Description

The proposed project includes the demolition of the existing residence and all improvements on the property. The proposed new two-story home will be located in the general vicinity of the existing home and will include rear decks, an infinity pool and a fenced garden shed and planter beds. The project also eliminates the existing upper driveway. The new home will be using the averaging provision for the north side setback and the front setback see sheet A0.0 for the average setback calculations.

Project Data – New Residence and Garden Shed

| | Code Requirements | Existing | Proposed | Remaining |
|-------------------------------|----------------------------------|----------------------------------|----------------------------------|------------------|
| Max Floor Area | 6,281 | 3,150 | 4,930 | 1,351 |
| 85% of MFA | 5,339 | 3,150 | 4,849 | 490 |
| Max Impervious Surface | 10,109 | 6,435 | 8,535 | 1,574 |
| Height | 28’/34’ | 21’ | 27’-8” | -- |
| Front Setback | 50’ | 20’ | 50’ average | -- |
| Side Setbacks | 20’ | 20’ | 20’-9” average | -- |
| Rear Setback | 20’ | 345’ | 266’ | -- |
| Parking Spaces | 2 covered 2 uncovered | 2 covered 2 uncovered | 2 covered 2 uncovered | -- |

Design & Design Guidelines

The design and potential impacts of the proposed structure are described below:

| | |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <u>Architectural Style:</u> | Contemporary two-story |
| <u>Shape & Orientation:</u> | Rectangle shape, positioned against side and front setbacks. |
| <u>Fenestration:</u> | Windows on all elevations with larger areas of glazing. Clear-story windows at second floor. |
| <u>Roof & Skylights:</u> | Flat roof; no skylights |
| <u>Structure Visibility:</u> | One-story visible from the street, two-story at the rear. Visible from property to the north-east and distant properties. |

All proposed materials and treatments meet Town reflectivity guidelines, and include a natural color palette and material choices which blend with the surrounding environment.

| | |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Siding:</u> | Vertical T&G wood siding and privacy screen re-sawn western red cedar with contrasting two coat “Gray/Brown” Benjamin Arborcoat stain. Horizontal wood siding in combed western red cedar with contrasting two coat “Dark Gray” Benjamin Arborcoat stain. |
| <u>Windows & Doors:</u> | Medium Bronze/Dark Gray Aluminum. |
| <u>Steel Components:</u> | PTD black steel. |
| <u>Roof:</u> | Single membrane flat roof with Basalt gravel in dark gray. |
| <u>Gutter:</u> | Black metal fascia concealing integrated gutter. |
| <u>Deck:</u> | Natural finish wood. |
| <u>Landscape Walls:</u> | Re-sawn board form concrete |

The Portola Valley Design Guidelines were used for the project’s review. Staff found that the project reflected the Design Guidelines.

Design Guidelines

| Section | Guideline | Compliance |
|----------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Design | Vegetation Preservation | Structures, driveways and parking areas respect natural site conditions. |
| Architectural Design | Scale/Context | Structure designed to respect natural environment and be in proportion to the size and configuration of the lot. No visual prominence. |
| Additional Design Concepts | Colors and Materials | The colors and materials blend with the natural environment. All materials meet reflectivity values. |
| | Lighting | The minimum amounts of lights are proposed to create natural site conditions. The project maintains the rural unlit character of the environment. |
| Landscape Design | Planting Concepts | Planting is close to the house. |
| Plant Materials | Native Plant Materials | Mostly native plants have been used for this project. |

Grading

| Total Soil Movement | | | |
|------------------------------------|------------|-------------|--------------|
| (cubic yards) | Cut | Fill | Total |
| Building Pad and pool | 255 | 0 | 255 |
| Site Work & Landscaping | 280 | 160 | 440 |
| Site Total | 535 | 160 | 695 |

Off-Haul: 375 CY

Site Development Permit CY:

Building Pad Fill + Site Work Cut + Site Work Fill = Soil Movement Subject to SDP

$$\underline{\quad 280 \quad} + \underline{\quad 160 \quad} + \underline{\quad 0 \quad} = \underline{\quad 440 \quad}$$

Review level required by SDP soil movement: ASCC

Tree Removal

The project includes the removal of 43 trees only one of which is considered significant. There will be 27 Eucalyptus, 14 Coast live oaks, one Chinese pistache and one Privet removed. In addition one significant Coast Live Oak located at the rear deck will be removed. According to the Arborist Report the tree has been significantly pruned for view purposes.

A majority of the trees being removed are located within the front setback and within the right of way. A tree inventory plan can be found on sheet L0.1 and Arborist Report in Attachment 7. The Conservation Committee supports the tree removal and encourages the removal of all the Eucalyptus near the bottom of the gulch on the North-East side. The one significant tree being removed is shown in the table below.

| Arborist Report | Significant Trees | | Conservation Committee Comments | Staff Comments |
|------------------------|--------------------------|----------------|---------------------------------------------------|--------------------------------|
| | Remove | Type | | |
| #28S | Yes | Coast Live Oak | Tree removed after Conservation Committee review. | Due to proximity to rear deck. |



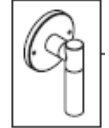



Landscaping

New landscaping is proposed around the new home with the majority of the new plantings between the new home and the street. The planting plan can be found on sheet L4.0. The plants are in a somewhat linear pattern and should be further broken up into clumps of plantings especially along the driveway and at the front along the street. Condition of Approval #10 requires a revision to the planting plan prior to building permit issuance.

| Landscaped Area | Irrigated Area | Plant Palette | Conservation Comments | Staff Comments |
|------------------------|-----------------------|----------------------|------------------------------------------------|-----------------------------------|
| 8,257 | 8,257 | native | Support removal of eucalyptus. Oak removal ok. | Staff supports Conservation memo. |

Lighting

The lighting plan is provided on sheet A0.2A and A0.2B, which shows proposed lighting as part of the new home. Landscape lighting can be found on sheet L3.0 and cut sheets can be found in Attachment 3.

| Fixture | Image | No. | Lumens | Compliant |
|------------------------------------------|-----------------------------------------------------------------------------------|-----|--------|-----------|
| L1 Recessed Exterior Downlight |  | 7 | 335 | Yes |
| L2 Decorative Exterior Wall sconce |  | 2 | 823 | Yes |
| L3 Exterior Monopoint |  | 2 | 197 | Yes |
| Pathway Light |  | 3 | 125 | Yes |
| In-Step Light |  | 4 | 20 | Yes |
| Pool Light |  | 1 | 260 | Yes |

Fencing

There are no fences shown on the topographic survey or observed on site. One new fence is proposed to surround the new vegetable garden and garden shed.

| Fence | Type | Height | Circumscribing | Compliant | Comments |
|-----------------|--------------|--------|----------------|-----------|----------|
| Existing | None | | | | |
| Proposed | Garden Fence | 6' | Vegetable beds | Yes | |

Water Use

Maximum Water Use Allowance (MAWA): 139,633

Estimated Total Water Use (ETWU): 115,431

Percent of MAWA used: 83%

Compliant: Yes

Build It Green

Points Required: 105.74

Points Provided: 106

Compliant: Yes

Additional Infrastructure Requirements:

- PV & Solar Thermal Condition #8
- Greywater Condition #8
- EV Charging Condition #8

Sheet A0.1B, Proposed Site Plan/Roof Plan, shows an area proposed for solar panels.

A condition of approval has been added which requires that the remaining infrastructure be included on the building permit plans (Condition 8).

Committee Recommendations

| Reviewer | Concerns/ Conditions | Recommend Approval | Applicant Response | Staff Comments |
|-----------------------------------|---------------------------------|-------------------------------|-------------------------------|---------------------------|
| Woodside Fire | Conditions | Yes | At Bldg permit | Attachment 8 |
| Town Geologist | Conditions | Yes | At Bldg permit | Attachment 9 |
| Town Engineer | Conditions | Yes | At Bldg permit | Attachment 10 |
| Conservation Committee | Comments and Conditions | Yes | Not Required | Attachment 11 |
| Trails Committee | No trails on this property. | NA | Not Required | Attachment 12 |

Neighbor Comments

The applicant performed neighborhood outreach and the Architect has summarized the neighbor's comments in the attached memo (Attachment 13). In general there are concerns regarding the construction phase of the project along with some privacy concerns.

STAFF ANALYSIS

The proposed project complies with the code and follows the Design Guidelines.

Findings

In order to approve the Architecture permit, the ASCC is required to find that the project is consistent with the General Plan and Zoning Regulations, as described below:

1. **The size, siting and design of buildings, individually and collectively, tend to be subservient to the natural setting and serve to retain and enhance the rural qualities of the town. (Siting and Scale)**
The proposed house, pool and garden shed would reuse the existing building site. The two-story home is proposed to be low and would fit into and surrounding oak woodland.
2. **The proposed project will blend in with the natural environment in terms of materials, form and color. (Architectural Design)**
The project proposes natural materials and a contemporary style which would blend with the varied architectural styles of the neighborhood. The materials would suit the site and help the structures blend into the landscape.
3. **The location, design and construction of the development project will minimize disturbances to the natural terrain and scenic vistas. (Grading)**
The existing slope and land contours would generally be maintained. The existing house site would be reused, and the surrounding oak woodland would be left mostly undisturbed.
4. **The proposed project utilizes minimal lighting so that the presence of development at night is difficult to determine. (Lighting)**
Lighting is shown tightly grouped around the proposed house and allows for safe pedestrian navigation. Low lumens are shown for path and step lights, with minimal overhead light fixtures.
5. **The proposed landscape plan will preserve the qualities of the natural environment through the use of native plant materials and provide a blended transition to adjacent open areas. (Landscaping)**

Proposed landscaping is native and planted close to the house and new driveway. Screening trees are proposed between the new home and the neighbors to the north. Four coast live oak significant trees are maintained on site. Condition of Approval #10 has been added to require that the planting at the driveway and along the street be less linear to preserve the natural qualities of the site.

RECOMMENDATION

Staff recommends that the ASCC review the plans and staff report, offer feedback or additional conditions of approval, and approve the Architectural Review and Site Development Permits.

ATTACHMENTS

1. Recommended Conditions of Approval
2. Vicinity Map
3. Light Fixture Cut Sheet
4. Build It Green Checklist
5. Water Efficiency Checklist
6. Colors and Materials Board
7. Arborist Report
8. Fire Marshal memo
9. Town Geologist memo
10. Town Engineer memo
11. Conservation Committee memo
12. Trails Committee memo
13. Architects memo summarizing neighbor comments
14. Architectural plans, received 5/29/19

Report approved by: Laura Russell, Planning and Building Director



Conditions of Approval

Architectural Review and Site Development Permit for the removal of the existing home and construction of a Two-Story Residence, Pool, Garden Shed, Removal of Significant Trees, Landscaping and associated improvements, 180 Bear Gulch, Robert Stone, File # PLN_ARCH 0011-2019.

A. PLANNING DEPARTMENT:

1. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director, the ASCC, or the Planning Commission, depending on the scope of the changes.
2. This Architectural and Site Development Permit approval shall automatically expire two years from the date of approval if, within such time period, a Building Permit has not been approved.
3. A construction staging and tree protection plan for the construction shall be submitted to the satisfaction of the Public Works Director prior to building permit issuance. All items shown on the Construction Staging and Tree Protection Checklist shall be shown on a separate sheet within the building permit plan set. No construction parking other than what is shown on the plan shall be allowed during the construction process and prior to final inspection.
4. Special attention shall be taken to keep invasive plant materials from entering the project site on construction equipment. Existing invasive plants shall be removed from the project site prior to final inspection.
5. Tree removal as outlined on the Tree Status Plan sheet L0.1 shall be incorporated into the building permit application. No tree removal shall take place prior to building permit issuance.
6. *Once the building or demolition permit has been issued, prior to beginning grading, demolition, or construction, tree protection measures shall be installed per the Arborist Report dated December 10, 2018, prepared by Kielty Arborist Services. A certified arborist shall inspect the tree protection measures, including fencing and mulching, and submit a letter to the Planning Department summarizing the findings of the inspection. The tree protection measures shall be implemented throughout the course of construction. Town staff shall inspect the tree fencing after receipt and approval of the arborist letter noted above prior to commencement of grading, demolition, or construction. The project general contractor shall call for said inspection at least three days in advance of the inspection. No storage of equipment, vehicles or debris shall be allowed within the drip lines of these trees.*
7. The new home shall be Green Point Rated by a certified Green Point Rater prior to final inspection. The new home shall achieve a minimum of 106 points. The new home shall be certified by a qualified green building professional certifying that the project has met the standards and has attained the compliance threshold as indicated in the approved BIG Checklist.
8. The building permit plan set shall show the home to be infrastructure-ready for the following: conduit to support solar photovoltaic and plumbing to support solar thermal; a

service panel for electric vehicle charging; and systems for graywater treatment, as described in the Town's Green Building Ordinance.

9. No additional fencing is approved beyond what is shown on sheet L.7.2 of the plan set.
10. The landscape plan shall be revised to show a less linear planting pattern at the driveway and at the front along the street subject to review and approval by staff prior to building permit issuance.

B. PUBLIC WORKS DEPARTMENT:

11. All items listed in the most current "Public Works & Engineering Department Site Development Standard Guidelines and Checklist" shall be reviewed and met. Completed and signed checklists by the project architect or engineer will be submitted with building plans. This document is available on the Town website.
12. All items listed in the most current "Public works & Engineering Department Pre-Construction Meeting for Site Development" shall be reviewed and understood. Document is available on the Town website.
13. Any revisions to the Site Development plan permit set shall be resubmitted for review. The revised items must be highlighted on the plans and each item listed on letterhead.
14. The applicant shall address all plan review comments and subsequent review comments from NV5 to the Town's satisfaction.
15. Hydrology/Hydraulics calculations shall be submitted with the building permit plan set.
16. The applicant shall comply with the current San Mateo County storm water quality control requirements.
17. At time of building permit submittal submit documentation and summary table showing the total overall impervious area for both the existing pre-construction site condition and the post-construction site condition. Provide an evaluation as to if the project increases peak flows into adjacent creeks; and if so, mitigation will be required.
18. The applicant shall provide documentation of post-development peak flow and velocity calculations. Post development peak runoff shall be less than or equal to pre-development or mitigation shall be provided.
19. The Town's Site Development Standard Guidelines requires the installation of stormwater detention for projects that create or replace greater than 5,000 square feet of impervious surface. Indicate in the building permit submittal the amount of impervious space that will be created and/or replaced as part of this project.
20. Provide documentation with the building permit plan submittal as to how the size of the detention system and its components were determined.
21. Provide runoff calculations for existing and post-construction conditions, provide the watershed delineation, time of concentrating for the peak flow, and the runoff coefficient used for the hillside development.

22. The applicant shall provide calculations for the flow velocity used for sizing the proposed storm drainage pipes, and provide information for the sizing of any proposed rock slope protection.
23. In the building permit plan set include cleanouts in the storm drain system along bends.
24. In the building permit plan set show the sediment capture inlets and detention facilities moved upstream of top of bank to facilitate access and maintenance.
25. The contractor shall be notified that construction activities that disturb one acre or more of land shall notify the State and prepare a Storm Water Pollution Prevention Plan.

C. GEOLOGY REVIEW:

26. Geotechnical Review - Development Plans - Structural plans for the residence shall be generated that incorporate the recommendations of the geotechnical consultant.
27. Geotechnical Plan Review - The applicant's geotechnical consultant shall review and approve all geotechnical aspects of the project building and grading plans (i.e., site preparation and grading, site drainage improvements and design parameters for foundations, and retaining walls) to ensure that their recommendations have been properly incorporated. The Development Plans and Geotechnical Plan Review shall be submitted to the Town for review and approval by the Town Geotechnical Consultant and Town Engineer prior to issuance of building permits.

D. FIRE DEPARTMENT:

28. At the start of construction a 2' X 3' address sign shall be posted in front of the project.
29. At time of final inspection the permanent address shall be mounted and clearly visible from the street or road fronting the property with a minimum of four inch numbers on contrasting background.
30. A 100 foot defensible space around the proposed new structures shall be required prior to start of construction.
31. Upon final inspection a 30 foot perimeter defensible space shall be required per WFPD ordinance section 304.1.2.A.
32. The applicant shall provide an approved spark arrestor on all chimneys including outside fireplaces.
33. The applicant shall install smoke and CO detectors per 2016 CBC.
34. NFPA 13D Fire Sprinkler System shall be installed. Sprinkler plans/calculations to be submitted separately to WFPD. See WFPD standards (www.woodsdefire.org). Inform Owner/Contractor that they are responsible for getting the correct water flow data and that Cal-Water requires a backflow device that can decrease the water flow pressure by 12-15 PSI due to friction loss of the backflow device.
35. Show driveway grades on the building permit plan set. Driveways with less than 15% grade may be maintained all weather type, and will support the weight of the heaviest fire apparatus during the wet season. Driveways greater than 15% grade need be rough brushed concrete or an alternate material approved by WFPD. No driveway shall

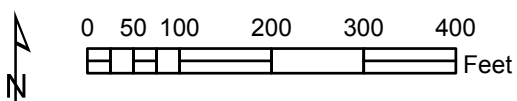
exceed a 20% grade. All driveway radius turns shall be 40 degree radius and the driveway transitions shall be 12 degrees or less.

36. The building permit plan set shall show the following: A new fire hydrant "May" be required and shall be installed prior to rough framing. The minimum fire flow shall be 1,000 GPM. A water supply for fire protection shall mean a fire hydrant within 500' from the building, capable of the required flow. Distance from hydrant to structure shall be measured via an approved roadway in which the engine can safely drive from the fire hydrant to front door of structure. When a private fire hydrant is being installed it must be submitted separately to WFPD.

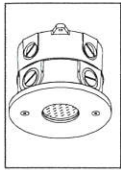
The permit(s) granted by this approval may be appealed if done so in writing within 15 days of the date of approval. The building permit cannot be issued until the appeal period has lapsed. The applicant may submit construction plans to the Building Department provided the applicant has completed all conditions of approval required prior to acceptance of plans for building plan check. Any and all story poles shall be removed no later than 10 days after the expiration of the appeal period.



Vicinity Map



180 Bear Gulch Dr

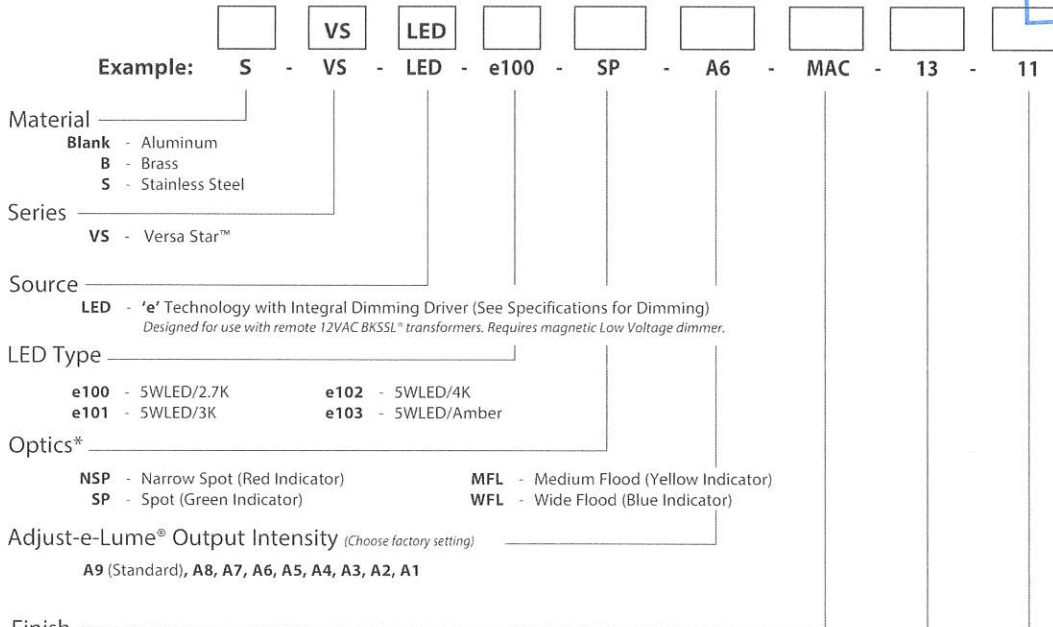


BKSSL
SOLID STATE LIGHTING



| | |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT: | 180 BEAR GULCH |
| TYPE: | L1 |
| CATALOG NUMBER: | <div style="border: 2px solid blue; padding: 5px; display: inline-block;"> <p style="color: blue; font-size: 2em; margin: 0;">RECEIVED</p> <p style="color: red; font-size: 1.5em; margin: 0;">APR 22 2019</p> <p style="color: blue; font-size: 0.8em; margin: 0;">TOWN OF PORTOLA VALLEY</p> </div> |
| SOURCE: | |
| NOTES: | |

CATALOG NUMBER LOGIC



| Aluminum Finish | | | Brass Finish | | Premium Finish | | | | | |
|-------------------|-------|---------|------------------|------------------------------------------|----------------|---------------------------|-----|--------------------------|-----------------------------------------------------------------------------|--------------------------|
| Powder Coat Color | Satin | Wrinkle | Machined | MAC | ABP | Antique Brass Powder | CMG | Cascade Mountain Granite | RMG | Rocky Mountain Granite |
| Bronze | BZP | BZW | Polished | POL | AMG | Aleutian Mountain Granite | CRI | Cracked Ice | SDS | Sonoran Desert Sandstone |
| Black | BLP | BLW | Mitique™ | MIT | AQW | Antique White | CRM | Cream | SMG | Sierra Mountain Granite |
| White (Gloss) | WHP | WHW | Stainless Finish | | BCM | Black Chrome | HUG | Hunter Green | TXF | Textured Forest |
| Aluminum | SAP | — | Machined | MAC | BGE | Beige | MDS | Mojave Desert Sandstone | WCP | Weathered Copper |
| Verde | — | VER | Polished | POL | BPP | Brown Patina Powder | NBP | Natural Brass Powder | WIR | Weathered Iron |
| | | | Brushed | BRU <small>Interior use only.</small> | CAP | Clear Anodized Powder | OCP | Old Copper | <small>Also available in RAL Finishes See submittal SUB-1439-00</small> | |

Lens Type: 12 - Soft Focus Lens, 13 - Rectilinear Lens

Shielding: 11 - Honeycomb Baffle

| DRIVER DATA | Input Volts | InRush Current | Operating Current | Dimmable | Operation Ambient Temperature |
|-------------|------------------|---------------------|-------------------|-----------------------------|-------------------------------|
| | 12VAC/DC 50/60Hz | <250mA (non-dimmed) | 500mA | Magnetic Low Voltage Dimmer | -22°F-194°F (-30°C - 90°C) |

| LM79 DATA | | | | L70 DATA | | * OPTICAL DATA | | | |
|-----------|---------------|--------------------|------------|---------------------------------------------------------|--|----------------|-------|--------------|------------------|
| BK No. | CCT (Typ.) | Input Watts (Typ.) | CRI (Typ.) | Minimum Rated Life (hrs.) 70% of initial lumens(L70) | | Beam Type | Angle | e102 CBCP | Visual Indicator |
| e100 | 2700K | 5.0 | 80 | 50,000 | | Narrow Spot | 13° | 4527 | Red Dot |
| e101 | 3000K | 5.0 | 80 | 50,000 | | Spot | 15° | 3434 | Green Dot |
| e102 | 4000K | 5.0 | 80 | 50,000 | | Medium Flood | 23° | 1304 | Yellow Dot |
| e103 | Amber (590nm) | 5.0 | ~ | 50,000 | | Wide Flood | 31° | 805 | Blue Dot |

| | | | |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------|
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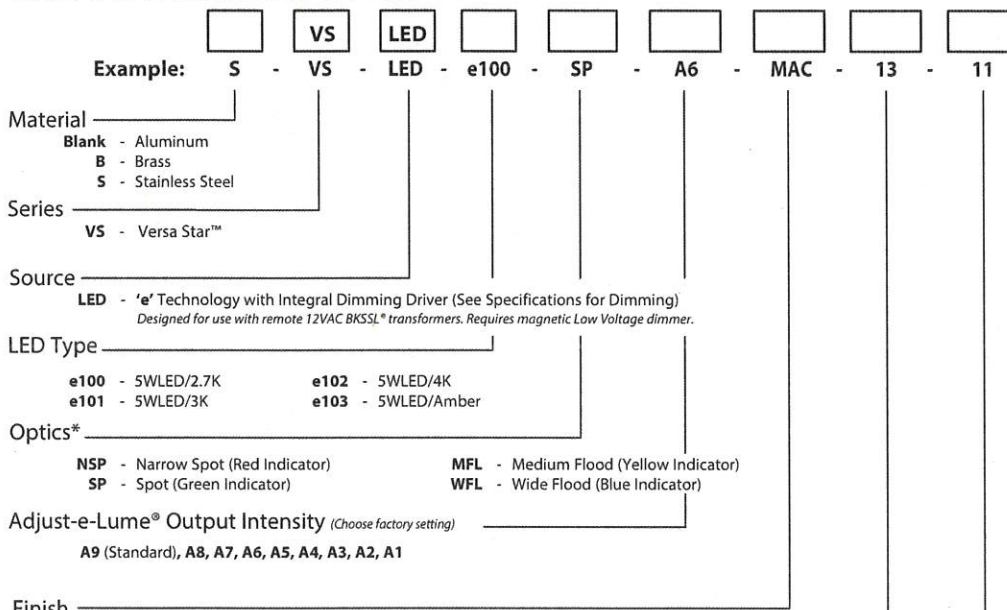
BKSSL
SOLID STATE LIGHTING



VERSA STAR™

| | |
|------------------------|--|
| PROJECT: | |
| TYPE: | |
| CATALOG NUMBER: | |
| SOURCE: | |
| NOTES: | |

CATALOG NUMBER LOGIC



| Aluminum Finish | | | Brass Finish | | Premium Finish | | |
|-------------------|-------|---------|------------------|------------------------------------------|----------------|-----|-----------------------------------------------------------------------------|
| Powder Coat Color | Satin | Wrinkle | Machined | MAC | ABP | CMG | RMG |
| Bronze | BZP | BZW | Polished | POL | AMG | CRI | SDS |
| Black | BLP | BLW | Mitique™ | MIT | AQW | CRM | SMG |
| White (Gloss) | WHP | WHW | Stainless Finish | | BCM | HUG | TXF |
| Aluminum | SAP | — | Machined | MAC | BGE | MDS | WCP |
| Verde | — | VER | Polished | POL | BPP | NBP | WIR |
| | | | Brushed | BRU <small>Interior use only.</small> | CAP | OCP | <small>Also available in RAL Finishes See submittal SUB-1439-00</small> |

Lens Type
12 - Soft Focus Lens 13 - Rectilinear Lens

Shielding
11 - Honeycomb Baffle



LAMP & DRIVER DATA

e100, e101, e102, e103

| DRIVER DATA | Input Volts | InRush Current | Operating | Dimmable | Operation Ambient Temperature |
|-------------|------------------|---------------------|-----------|-----------------------------|-------------------------------|
| | 12VAC/DC 50/60Hz | <250mA (non-dimmed) | 500mA | Magnetic Low Voltage Dimmer | -22°F-194°F (-30°C - 90°C) |

| LM79 DATA | | | | L70 DATA | | OPTICAL DATA | | |
|-----------|---------------|------------|--------------------|-----------------------------------------------------------------------|--|--------------|------|------------------|
| BK No. | CCT (Typ.) | CRI (Typ.) | Input Watts (Typ.) | Minimum Rated Life (hrs.) 70% of initial lumens (L ₇₀) | | Angle | CBCP | Delivered Lumens |
| e100 | 2700K | 80 | 5 | 50,000 | | 13° | 3938 | 309 |
| | 2700K | 80 | 5 | 50,000 | | 16° | 2988 | 301 |
| | 2700K | 80 | 5 | 50,000 | | 23° | 1134 | 269 |
| | 2700K | ~ | 5 | 50,000 | | 31° | 743 | 271 |
| e101 | 3000K | 80 | 5 | 50,000 | | 13° | 4029 | 316 |
| | 3000K | 80 | 5 | 50,000 | | 16° | 3056 | 308 |
| | 3000K | 80 | 5 | 50,000 | | 23° | 1161 | 275 |
| | 3000K | ~ | 5 | 50,000 | | 31° | 760 | 277 |
| e102 | 4000K | 80 | 5 | 50,000 | | 13° | 4527 | 355 |
| | 4000K | 80 | 5 | 50,000 | | 16° | 3434 | 346 |
| | 4000K | 80 | 5 | 50,000 | | 23° | 1304 | 309 |
| | 4000K | ~ | 5 | 50,000 | | 31° | 854 | 311 |
| e103 | Amber (590nm) | ~ | 5 | 50,000 | | ~ | ~ | ~ |

FOR USE WITH

| | |
|-----------|--------------------|
| VS | Versa Star™ |
| VQ | Square Versa Star™ |

OPTICS

| Optic | Angle |
|--------------------|-------|
| NSP - Narrow Spot | 13° |
| SP - Spot | 16° |
| MFL - Medium Flood | 23° |
| WFL - Wide Flood | 31° |

An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

High quality LM80-tested LEDs

for consistent long-life performance and color

Outstanding protection against the elements:

- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

PROJECT: 180 BEAR GULCH
TYPE: L2

Can be mounted for up lighting or down lighting

SPECIFICATIONS

| | |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------|
| DELIVERED LUMENS | 823 |
| WATTS | 26.1 |
| VOLTAGE | 120V, 277V |
| DIMMING | ELV |
| LIGHT DISTRIBUTION | Symmetric |
| MOUNTING OPTIONS | Downlight or Uplight |
| CCT | 2700K, 3000K |
| CRI | 80+ |
| COLOR BINNING | 3 Step |
| BUG RATING | B1-U0-G0 |
| DARK SKY | Compliant (Downlight) |
| WET LISTED | IP65 |
| GENERAL LISTING | ETL |
| CALIFORNIA TITLE 24 | Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required. |
| START TEMP | -30°C |
| FIELD SERVICEABLE LED | No |
| CONSTRUCTION | Aluminum |
| HARDWARE | Stainless Steel |
| FINISH | Marine Grade Powder Coat |
| LED LIFETIME | L70; 70,000 Hours |
| WARRANTY* | 5 Years |
| WEIGHT | 1.2 lbs. |



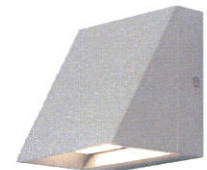
PITCH SINGLE
shown in black



PITCH SINGLE
shown in bronze



PITCH SINGLE
shown in charcoal

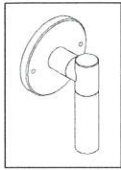


PITCH SINGLE
shown in silver

* Visit techlighting.com for specific warranty limitations and details.

ORDERING INFORMATION

| 700WSPIT | SIZE | FINISH | LAMP |
|----------|----------|------------|-----------------------------------|
| | S SINGLE | B BLACK | -LED827 LED 80 CRI, 2700K 120V |
| | | Z BRONZE | -LED827277 LED 80 CRI, 2700K 277V |
| | | H CHARCOAL | -LED830 LED 80 CRI, 3000K 120V |
| | | I SILVER | -LED830277 LED 80 CRI, 3000K 277V |

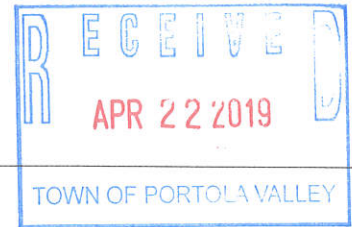


the power of



PROJECT: **180 BEAR GULCH**

TYPE: **L3**
 CATALOG NUMBER:
 SOURCE:
 NOTES:



CATALOG NUMBER LOGIC



Example

- YM - LED - e70 - SP - BZP - 12 - 11 - B

Material

- Blank - Aluminum
- B - Brass
- S - Stainless Steel

Series

YM - Mini-Micro™ Cylinder

Source

LED - 'e' Technology with Integral Driver
 Designed for use with remote 12VAC BKSSL® transformers.

LED Type

- e70 - 3WLED/2.7K
- e71 - 3WLED/3K
- e72 - 3WLED/4K
- e73 - 3WLED/Amber

Optics*

- NSP - Narrow Spot (Red Indicator)
- SP - Spot (Green Indicator)
- MFL - Medium Flood (Yellow indicator)
- ASY - Asymmetrical (Purple Indicator)

Finish

| Aluminum Finish | | | Brass Finish | | Premium Finish | | |
|-------------------|-------|---------|------------------|------------------------------------------|----------------|-----|-----|
| Powder Coat Color | Satin | Wrinkle | Machined | MAC | ABP | CMG | RMG |
| Bronze | BZP | BZW | Polished | POL | AMG | CRI | SDS |
| Black | BLP | BLW | Mitique™ | MIT | AQW | CRM | SMG |
| White (Gloss) | WHP | WHW | Stainless Finish | | BCM | HUG | TXF |
| Aluminum | SAP | — | Machined | MAC | BGE | MDS | WCP |
| Verde | — | VER | Polished | POL | BPP | NBP | WIR |
| | | | Brushed | BRU <small>Interior use only.</small> | CAP | OCP | |

Lens Type

- 12 - Soft Focus Lens
- 13 - Rectilinear Lens

Shielding

- 11 - Honeycomb Baffle

Cap Style

- A - 45°
- B - 90°
- C - Flush
- D - 45° less Weep Hole
(Interior Use Only)
- E - 90° less Weep Hole
(Interior Use Only)

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

LAMP & DRIVER DATA**e70, e71, e72, e73**

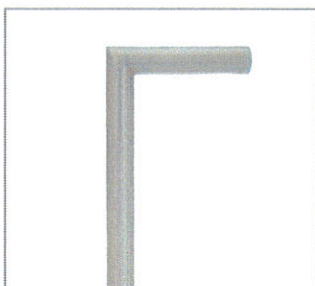
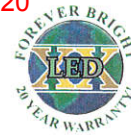
| DRIVER DATA | Input Volts | InRush Current | Operating | Dimmable | Operation Ambient Temperature |
|--------------------|--------------------|-----------------------|------------------|-----------------------------|--------------------------------------|
| | 12VAC/DC 50/60Hz | <250mA (non-dimmed) | 500mA | Magnetic Low Voltage Dimmer | -22°F-194°F (-30°C - 90°C) |

LM79 DATA**L70 DATA****OPTICAL DATA**

| BK No. | CCT (Typ.) | CRI (Typ.) | Input Watts (Typ.) | Minimum Rated Life (hrs.) 70% of initial lumens (L70) | Angle | CBCP | Delivered Lumens |
|---------------|-------------------|-------------------|---------------------------|------------------------------------------------------------------|--------------|-------------|-------------------------|
| e70 | 2700K | 80 | 3 | 50,000 | 17° | 1347 | 167 |
| | 2700K | 80 | 3 | 50,000 | 21° | 664 | 139 |
| | 2700K | 80 | 3 | 50,000 | 28° | 524 | 149 |
| | 2700K | ~ | 3 | 50,000 | 17°x31° | 613 | 151 |
| e71 | 3000K | 80 | 3 | 50,000 | 17° | 1411 | 175 |
| | 3000K | 80 | 3 | 50,000 | 21° | 695 | 146 |
| | 3000K | 80 | 3 | 50,000 | 28° | 548 | 156 |
| | 3000K | ~ | 3 | 50,000 | 17°x31° | 642 | 158 |
| e72 | 4000K | 80 | 3 | 50,000 | 17° | 1585 | 197 |
| | 4000K | 80 | 3 | 50,000 | 21° | 781 | 164 |
| | 4000K | 80 | 3 | 50,000 | 28° | 616 | 175 |
| | 4000K | ~ | 3 | 50,000 | 17°x31° | 721 | 178 |
| e73 | Amber (590nm) | ~ | 3 | 50,000 | ~ | ~ | ~ |

OPTICS

| Optic | Angle |
|--------------------|--------------|
| NSP - Narrow Spot | 17° |
| SP - Spot | 21° |
| MFL - Medium Flood | 28° |
| ASY - Asymmetrical | 17°x31° |



Model: **SPJ-DS24**
Finish: PVD Satin

Forever Bright

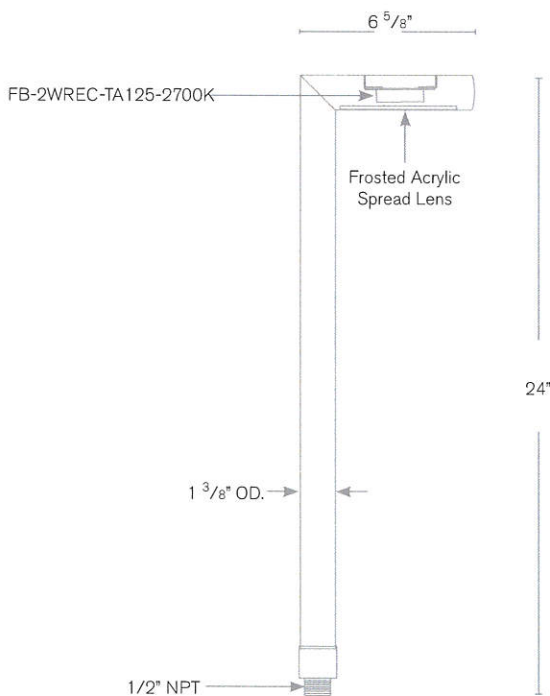
SPECIFICATION FEATURES

- Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
- Electrical:** Available in 9-15V
- Labels:** ETL Standard Wet Label
C-ETL

Contemporary Path Light

DESCRIPTION

- Model#:** SPJ-DS24
- Material:** Solid Brass
- Electrical:** 9-15V
- Engine:** FB-2WREC-TA125-2700K
- Lumens:** 125
- Color Temp:** 2700k
- Mounting:** 1/2" NPT. Dual Fin Spike Incl.
- LED:** Nichia



Wet Listed



ORDERING INFORMATION

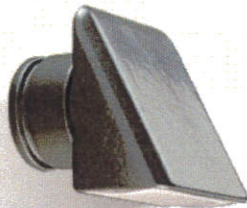
| Model# | Finishes | Wattage | Lumens | Color Temp. | Electrical |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|-------------------------|--------------|
| SPJ-DS24 | PVDS | 2W | 125 | 2700K | 9-15V |
| | V = Verde GM = Gun Metal M = Moss B = Black AG = Aged Brass R = Rusty MBR = Matte Bronze PVDP = PVD Polished RC = Raw Copper PVDS = PVD Satin | 2W | 125 | 2700K 4000K 6500K | 9-15V |

FXLuminaire

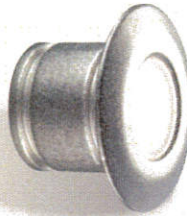
LED Wall Lights



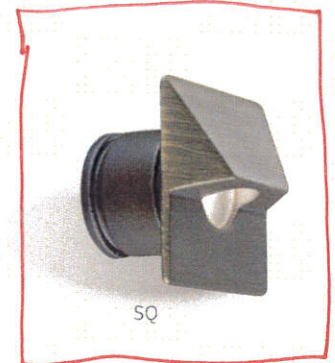
RD



WW



ST

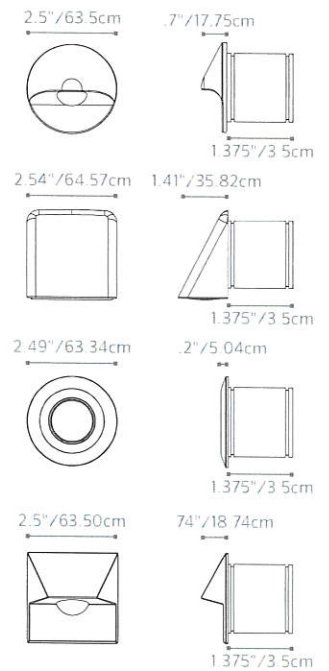


SQ

The design of the PO provides glare-free illumination with comfort and safety in mind. The LED faceplate design offers different exterior styling and light outputs to match the exact look and function required. The PO is available in four unique profiles for maximum design flexibility.

PO: Wall Lights

| | |
|-----------------------------------------------------|----------------|
| NUMBER OF LEDS: | 1 |
| HALOGEN LUMEN OUTPUT EQUIVALENT: | 10 Watt |
| USEFUL LED LIFE (L70): | 50,000 hrs avg |
| INPUT VOLTAGE: | 10 to 15V |
| VA TOTAL: (Use this number to size the transformer) | 2.4 |
| WATTS USED: | 2.0 |
| LUMENS PER WATT (EFFICACY) (Based on PO-ST) | 20 |
| MAX LUMENS: (Based on PO-ST) | 39 |
| CCT (Ra) (Based on PO-ST) | 80.2 |



TUBE: 12" x 1.9" / 30.48 x 48.26cm

ORDERING INFORMATION

LED



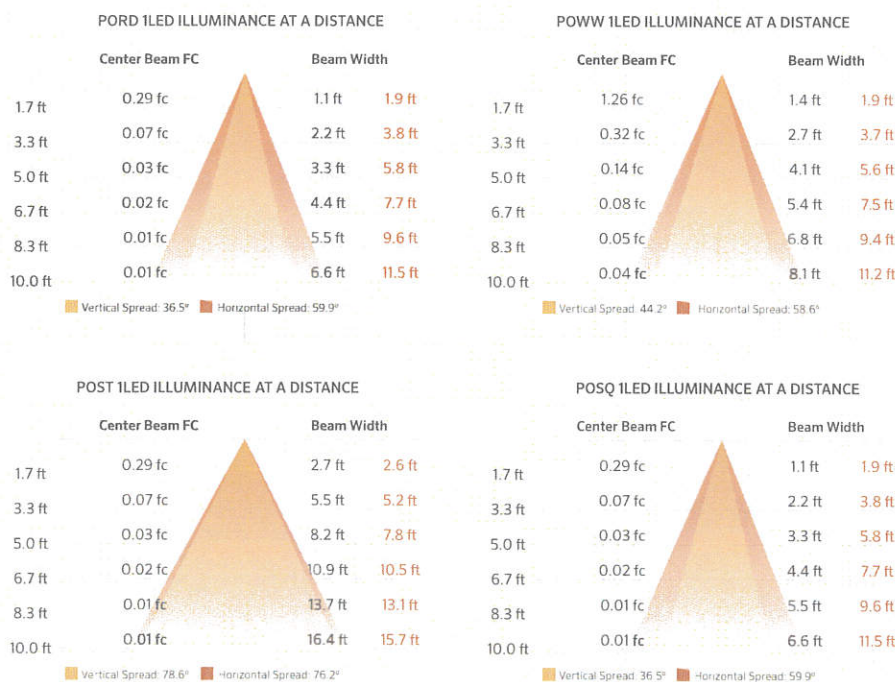
PO: Wall Lights

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4 + 5

| Step | Description | Code |
|------|-------------|--------------------------------------------------------------|
| 1 | FIXTURE | PO |
| 2 | OPTIONAL ZD | ZD (Refer to the Luxor page in the Lighting Control section) |
| 3 | LAMP | 1LED (50,000 avg. life hours) |
| 4 | FACEPLATE | RD (Round), WW (Wide Wedge), ST (Spot), SQ (Square) |
| 5 | FINISH | AB*, AT*, NP*, BS, WG, FW, AL, BZ, DG, WI, VF, SB, FB |

EXAMPLE: PO-ZD-1LED-RD-BZ = PO - ZD Option - 1LED Board - Round Faceplate - Bronze Metallic Finish

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for SSL Luminaires
 *Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum

METALS

- AB = Antique Bronze* (On Brass)
- AT = Antique Tumbled* (On Brass)
- NP = Nickel Plate*
- BS = Natural Brass

POWDER COAT

- WG = White Gloss
- FW = Flat White
- AL = Almond
- BZ = Bronze Metallic
- DG = Desert Granite
- WI = Weathered Iron
- VF = Verde Speckle
- SB = Sedona Brown
- FB = Flat Black

The PO includes a 1LED board, choice of faceplate finish, and mounting conduit.

All PO wall lights come standard with amber, green, blue and frosted filters

* May require longer lead time



INTELLIBRITE® 5G COLOR LED LIGHTS

UNDERWATER LED LIGHTS FOR SWIMMING POOLS AND SPAS

Featured Highlights

- A superior reflector design assures more light is directed toward the pool bottom to further increase intensity and color effects, while minimizing glare
- Superior lens geometry distributes light in an optimum way to avoid "hot spots" on the pool bottom. Light intensity and color are distributed more uniformly throughout your pool.
- Pool lens can be rotated to 180 degrees to provide wide beam pattern (standard) or narrow beam pattern
- IntelliBrite LED Light technology makes use of the brightest and most energy efficient LED's available in underwater pool and spa lights – up to 50% less energy consumption than competitor's lights
- Set one of 5 predetermined fixed colors to match or create the mood for the evening – blue, green, magenta, white, and red or select from 7 popular "color shows" that come preprogrammed into IntelliBrite Light
- IntelliBrite LED Light was designed to work with IntelliTouch® and EasyTouch® Automation, the leading control systems for pool, spa, and poolscape equipment automation. In effect, you transfer control of IntelliBrite light to the IntelliTouch or EasyTouch system which controls all your other backyard and pool features.
- IntelliBrite 5g Color Pool and Spa lights are backwards compatible with first generation IntelliBrite lights
- Compatible with Pentair stainless steel and plastic niches



IntelliBrite 5g Color LED Pool and Spa Lights

IntelliBrite Lights automated color-changing pool and spa lights feature LED technology—the wave of the future in energy—efficiency, lifetime value, quality of light, and controllability. With IntelliBrite lights, combinations of individual colored LED's are mixed and matched to achieve a vibrant spectrum of colors. These combinations are power sequenced to illuminate and cycle through colors at varying speeds, and in different sequences of color. Combined with a custom reflector and unique lens design, IntelliBrite lights offers superb efficiency while being the brightest yet most energy efficient underwater LED light available.

All Pentair UL Listed underwater lights are certified for use in fresh water with up to 6,000 ppm salinity.

CALIFORNIA PROPOSITION 65 WARNING
 ⚠️ **WARNING:** Cancer and Reproductive Harm.
 ⚠️ **AVERTISSEMENT:** Peut Causer le Cancer et des Dommages au Système Reproducteur.
 ⚠️ **ADVERTENCIA:** Cáncer y Daño Reproductivo.
 www.p65warnings.ca.gov

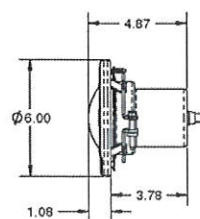
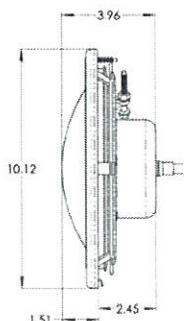
Ordering Information

| Product | Voltage | Wattage | Cord Length (Ft.) | Carton Qty. |
|-----------------------------------|---------|---------|-------------------|-------------|
| INTELLIBRITE 5g COLOR POOL LIGHTS | | | | |
| 601000 | 120 | 26W | 30 | 1 |
| 601001 | 120 | 26W | 50 | 1 |
| 601002 | 120 | 26W | 100 | 1 |
| 601003 | 120 | 26W | 150 | 1 |
| 601004 | 120 | 26W | 250 | 1 |
| 601010 | 12 | 26W | 30 | 1 |
| 601011 | 12 | 26W | 50 | 1 |
| 601012 | 12 | 26W | 100 | 1 |
| 601013 | 12 | 26W | 150 | 1 |

| Product | Voltage | Wattage | Cord Length (Ft.) | Carton Qty. |
|----------------------------------|---------|---------|-------------------|-------------|
| INTELLIBRITE 5g COLOR SPA LIGHTS | | | | |
| 640120 | 120 | 18W | 30 | 1 |
| 640121 | 120 | 18W | 50 | 1 |
| 640122 | 120 | 18W | 100 | 1 |
| 640123 | 120 | 18W | 150 | 1 |
| 640124 | 120 | 18W | 250 | 1 |
| 640130 | 12 | 18W | 30 | 1 |
| 640131 | 12 | 18W | 50 | 1 |
| 640132 | 12 | 18W | 100 | 1 |
| 640133 | 12 | 18W | 150 | 1 |

Note: All 120 volt pool and spa lights must be connected to a branch circuit protected by a ground fault circuit interrupter (GFCI).

Notice: Underwriters Laboratories has listed Pentair Water Pool and Spa, Inc. lights for use with Pentair Water Pool and Spa, Pentair Pool Products, American Products, Purex, or PacFab niches ONLY. To ensure proper grounding/bonding connections install only Pentair Water Pool and Spa lights in Pentair, Water Pool and Spa, Pentair Pool Products, American Products, Purex or PacFab niches only.



Please refer to pages 134-136 for Canadian listed Pool Lights.

See pages 480-481 for replacement parts.

NEW HOME RATING SYSTEM, v. 7.0
SINGLE FAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by BuildGreen, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are verifiable on 50 or more points. Earn the following minimum points per category: Comfort 20, Energy 25, Indoor Air Quality/Health 10, Resources 10, and Water 10, and meet the prequalifications CA Green Model, HB 1, 2A, 1, 01, 07.

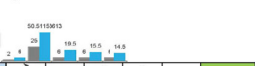
The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.buildgreen.org/greenpoint-rated. BuildGreen is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through BuildGreen.

New Home Single Plan, v. 7.0.1

Planning Scoresheet

Points Targeted: 1063
Compliance Total Targeted: Silver
Compliance Targeted: Option 1: Compliance Over Title 24
Energy Compliance Targeted: 11.51%
Minimum Points: 4133
Targeted Points: 4133



| Measures | Points Targeted | Points Earned | Compliance | Energy | Indoor Air Quality/Health | Resources | Water | Bluesprint Page No. |
|---------------------------------------------------------------------------|-----------------|---------------|------------|--------|---------------------------|-----------|-------|---------------------|
| 1. SITE | | | | | | | | |
| Yes CAL Green Req (REQUIRED) | 4 | 1 | 1 | 1 | 1 | 1 | 1 | |
| 2. AIR QUALITY | | | | | | | | |
| Yes A1. Construction Footprint | 1 | 1 | 1 | | | | | |
| Yes A2. Job Site Construction Waste Diversion | 2 | 2 | 2 | | | | | |
| Yes A2.1 75% CED Waste Diversion (Including Alternative Daily Cover) | 2 | 2 | 2 | | | | | |
| Yes A2.2 85% CED Waste Diversion (Excluding Alternative Daily Cover) | 2 | 2 | 2 | | | | | |
| Yes A3. Recycling Plan From Third-Party Verified Mixed-Low Waste Facility | 1 | 1 | 1 | | | | | |
| Yes A4. Recycled Content Base Material | 1 | 1 | 1 | | | | | |
| Yes A4.1 Heat-Insulated Reduction (Non-Roof) | 1 | 1 | 1 | | | | | |
| Yes A4.2 Stormwater Control: Permeable Path | 1 | 1 | 1 | | | | | |
| Yes A4.3 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.4 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.5 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.6 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.7 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.8 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.9 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.10 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.11 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.12 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.13 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.14 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.15 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.16 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.17 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.18 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.19 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.20 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.21 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.22 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.23 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.24 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.25 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.26 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.27 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.28 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.29 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.30 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.31 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.32 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.33 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.34 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.35 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.36 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.37 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.38 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.39 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.40 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.41 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.42 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.43 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.44 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.45 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.46 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.47 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.48 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.49 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.50 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.51 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.52 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.53 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.54 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.55 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.56 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.57 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.58 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.59 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.60 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.61 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.62 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.63 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.64 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.65 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.66 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.67 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.68 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.69 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.70 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.71 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.72 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.73 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.74 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.75 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.76 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.77 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.78 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.79 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.80 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.81 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.82 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.83 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.84 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.85 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.86 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.87 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.88 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.89 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.90 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.91 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.92 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.93 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.94 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.95 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.96 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.97 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.98 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.99 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.100 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.101 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.102 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.103 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.104 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.105 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.106 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.107 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.108 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.109 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.110 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.111 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.112 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.113 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.114 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.115 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.116 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.117 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.118 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.119 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.120 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.121 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.122 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.123 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.124 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.125 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.126 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.127 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.128 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.129 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.130 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.131 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.132 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.133 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.134 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.135 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.136 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.137 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.138 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.139 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.140 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.141 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.142 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.143 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.144 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.145 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.146 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.147 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.148 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.149 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.150 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.151 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.152 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| Yes A4.153 Permeable Paving Material | 1 | 1 | 1 | | | | | |
| | | | | | | | | |

OUTDOOR WATER USE EFFICIENCY CHECKLIST

RESIDENTIAL OUTDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Applicant

I certify that the subject project meets the specified requirements of the Water Conservation in Landscaping Ordinance

Signature: [Signature]

Date: 4/15/2019

APR 22 2019

TOWN OF PORTOLA VALLEY

- New Construction Rehabilitated Other:
 Single Family Multi-Family Commercial Institutional Irrigation only Industrial Other:

Applicant Name (print): JOHN MERTEN/ERIN SAMBACCI Contact Phone #: (415) 721-0905

Project Site Address: 180 BEAR GULCH DRIVE

Project Area (sq.ft. or acre): 3.56 acres # of Units: 1 # of Meters: 2

| | | Agency Review | |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| | | (Pass) | (Fail) |
| | Total Landscape Area (sq.ft.): <u>8463</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Turf Irrigated Area (sq.ft.): <u>0</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Non-Turf Irrigated Area (sq.ft.): <u>8463 (1573 s.f. temporary)</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Irrigated Special Landscape Area (SLA) (sq.ft.): <u>206 (veg. garden)</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Water Feature Surface Area (sq.ft.): <u>0</u> | | |
| Plant Material | Low water using plants are installed for at least 80% of plant area | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, See Special Landscape Area and/or Recycled Water Area | <input type="checkbox"/> <input type="checkbox"/> |
| Turf | No turf proposed | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, See Water Budget | <input type="checkbox"/> <input type="checkbox"/> |
| | There is no turf in parkways < 10 feet wide | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, if adjacent to a parking strip | <input type="checkbox"/> <input type="checkbox"/> |
| | All turf is planted on slopes ≤ 25% | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> <input type="checkbox"/> |
| Hydrozones | Plants are grouped by Hydrozones | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> <input type="checkbox"/> |
| Compost | At least 4 cubic yards per 1,000 sq ft to a depth of 6 inches | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, See Soil Test | <input type="checkbox"/> <input type="checkbox"/> |
| Mulch | At least 3-inches of mulch on exposed soil surfaces | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> <input type="checkbox"/> |
| Irrigation System | Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> <input type="checkbox"/> |
| | Irrigation controllers do not lose programming data when power source is interrupted | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> <input type="checkbox"/> |
| | Irrigation system includes pressure regulators | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> <input type="checkbox"/> |
| | Manual shut-off valves are installed near the connection to the water supply | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> <input type="checkbox"/> |
| | All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> <input type="checkbox"/> |
| | Areas < 10 feet shall be irrigated with subsurface irrigation | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, but there is no runoff or overspray | <input type="checkbox"/> <input type="checkbox"/> |
| Metering | Separate irrigation meter | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, not required if < 5,000 sq ft | <input type="checkbox"/> <input type="checkbox"/> |
| Swimming Pools / Spas | Cover highly recommended | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, not required | <input type="checkbox"/> <input type="checkbox"/> |
| Water Features | Recirculating | <input type="checkbox"/> Yes <u>N/A</u> | <input type="checkbox"/> <input type="checkbox"/> |

OUTDOOR WATER USE EFFICIENCY CHECKLIST

| | | | | |
|---------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------------------|--------------------------|
| Documentation (per section 492.3) | Project Information | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> | <input type="checkbox"/> |
| | Water Efficient Landscape Worksheet (optional if no turf and 80% native, low water use plants) | <input checked="" type="checkbox"/> Prepared by professional | <input type="checkbox"/> | <input type="checkbox"/> |
| | Soil Management Report (optional if < 2,500 sq ft of landscape area) | <input checked="" type="checkbox"/> Prepared by professional | <input type="checkbox"/> | <input type="checkbox"/> |
| | Landscape Design Plan (optional if < 2,500 sq ft of landscape area) | <input checked="" type="checkbox"/> Prepared by professional | <input type="checkbox"/> | <input type="checkbox"/> |
| | Irrigation Design Plan (optional if < 2,500 sq ft of landscape area) | <input checked="" type="checkbox"/> Prepared by professional | <input type="checkbox"/> | <input type="checkbox"/> |
| | Grading Design Plan (optional if < 2,500 sq ft of landscape area) | <input checked="" type="checkbox"/> Prepared by professional | <input type="checkbox"/> | <input type="checkbox"/> |
| Audit | Post-installation audit completed | <input checked="" type="checkbox"/> Completed by professional TBD | <input type="checkbox"/> | <input type="checkbox"/> |

Auditor:

Materials Received and Reviewed:

- Project Information
- Water Efficient Landscape Worksheet
- Residential Outdoor Water Use Efficiency Checklist
- Post-Installation Audit
- Landscape Design Plan
- Soil Management Report
- Irrigation Design Plan
- Grading Design Plan

Date Reviewed:

- Follow up required (explain):

Date Resubmitted:

Date Approved:

Dedicated Irrigation Meter Required:

Meter sizing:

- Regional Water Efficient Landscape Ordinance
- Residential Outdoor Water Use Efficiency Checklist
- Water Efficient Landscape Worksheet
- Plant List
- Other:

- Drip irrigation
- Plant palate
- Grading
- Pool and/or spa cover
- Dedicated irrigation meter
- Other:

Comments:

Selected Definitions:

- ET_o** Reference evapotranspiration means the quantity of water evaporated from a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of estimating water budgets so that regional differences in climate can be accommodated.
- SLA** Special Landscaped Area. Includes edible plants, areas irrigated with recycled water, surface water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

M-1 PTD. STEEL COMPONENTS

C-1 CONCRETE WALLS & HARDSCAPE

W-1 VERTICAL WOOD SIDING, WOOD FENCE,
& WOOD PRIVACY SCREEN

W-2 HORIZONTAL WOOD SIDING

M-2 ALUMINUM DOORS & WINDOWS

RECEIVED
APR 22 2019
TOWN OF PORTOLA VALLEY

04.17.19

180

EXTERIOR

BEAR GULCH DRIVE

PORTOLA VALLEY, CA 94028

ARCANUM

arcnum architects, inc.
329 arcan street, suite 3C
san francisco, ca 94107
415 357 4400 tel
415 357 4404 fax
www.arcnumarchitecture.com

Kielty Arborist Services LLC

P.O. Box 6187
San Mateo, CA 94403
650-515 9783



December 10, 2018

Robert and Adela Stone

Site: 180 Bear Gulch Drive, Portola Valley, CA

Dear Robert and Adela Stone,

As requested on Tuesday, November 27, 2018 I visited the above site to inspect and comment on the trees. A new home is planned for this site and as required by the Town of Portola Valley a survey of the trees and a tree protection plan will be included. Landscape site plan L1.0 dated 4/6/19 was reviewed for writing this report.

Method:

The significant trees on this site were located on a map provided by you. Each tree was given an identification number. This number was inscribed on a metal foil tag and nailed to the trees at eye level. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). A condition rating of 1 – 100 was assigned to each tree representing form and vitality using the following scale:

| | |
|----------|-----------|
| 1 - 29 | Very Poor |
| 30 - 49 | Poor |
| 50 - 69 | Fair |
| 70 - 89 | Good |
| 90 - 100 | Excellent |

The height of each tree was estimated and the spread was paced off. Lastly, a comments section is provided.

180 Bear Gulch 12/10/18

(2)

Survey:

| Tree# | Species | DBH | CON | HT/SP | Comments |
|--------------|--------------------------------------------------------|---------------------|------------|--------------|---------------------------------------------------------------------------------------------|
| 1 | Coast live oak (<i>Quercus agrifolia</i>) | 3.8 | 60 | 10/10 | Fair vigor, fair form, close to street & driveway, heavy into property. |
| 2 | Coast live oak (<i>Quercus agrifolia</i>) | 8.2 | 60 | 15/12 | Fair vigor, fair form, leans over driveway, 1 foot from driveway. |
| 3 | Coast live oak (<i>Quercus agrifolia</i>) | 8.0 | 60 | 15/10 | Fair vigor, fair form, heavy into property, leans over driveway. |
| 4 | Coast live oak (<i>Quercus agrifolia</i>) | 6.1 | 40 | 15/8 | Poor vigor, poor form, leans, scar on trunk, in decline. |
| 5R | Red iron bark euc (<i>Eucalyptus sideroxylon</i>) | 6.0 | 40 | 15/8 | Poor vigor, poor form, near street, suppressed. |
| 6 | Coast live oak (<i>Quercus agrifolia</i>) | 9.1 | 60 | 25/12 | Fair vigor, fair form, suppressed by eucalyptus, abundance of lower dead wood, near street. |
| 7R | River red gum (<i>Eucalyptus camaldulensis</i>) | 6.0-5.3 | 40 | 35/12 | Fair to poor vigor, poor form, codominant at grade, suppressed by eucalyptus #9. |
| 8 | Coast live oak (<i>Quercus agrifolia</i>) | 8.4 | 70 | 15/12 | Good vigor, good form, remove competing plants. |
| 9R | River red gum (<i>Eucalyptus camaldulensis</i>) | 8.3-4.2-9.8-7.5-8.2 | 40 | 40/25 | Fair vigor, poor form, multi leader at grade, invasive. |
| 10 | Coast live oak (<i>Quercus agrifolia</i>) | 5.0 | 50 | 12/6 | Fair vigor, poor form, suppressed by eucalyptus. |
| 11 | Coast live oak (<i>Quercus agrifolia</i>) | 10.0 | 70 | 20/15 | Fair vigor, fair form, remove nearby eucalyptus. |
| 12R | River red gum (<i>Eucalyptus camaldulensis</i>) | 5.4-4.9 | 40 | 35/10 | Fair vigor, fair form, suppressed, fire hazard. |
| 13R | River red gum (<i>Eucalyptus camaldulensis</i>) | 11-7 | 45 | 40/15 | Fair vigor, fair form, invasive, near road. |
| 14R | Red iron bark (<i>Eucalyptus sideroxylon</i>) | 8.2 | 30 | 20/10 | Poor vigor, poor form, in decline. |

180 Bear Gulch 12/10/18

(3)

Survey:

| Tree# | Species | DBH | CON | HT/SP | Comments |
|--------------|------------------------------------------------------|------------|------------|--------------|-------------------------------------------------------------------------------------|
| 15R | Coast live oak (<i>Quercus agrifolia</i>) | 7.5 | 60 | 20/10 | Good vigor, fair form, leans into overhead utilities, poor location. |
| 16 | Coast live oak (<i>Quercus agrifolia</i>) | 6.9-6.2 | 55 | 15/15 | Good vigor, poor form, codominant at grade, against existing home foundation. |
| 17* | Coast live oak (<i>Quercus agrifolia</i>) | 5.0est | 65 | 12/12 | Fair vigor, fair form, good screen. |
| 18R | River red gum (<i>Eucalyptus camaldulensis</i>) | 12.4-9.0 | 40 | 45/25 | Fair vigor, poor form, codominant at grade. |
| 19R | River red gum (<i>Eucalyptus camaldulensis</i>) | 12.0 | 45 | 45/20 | Fair vigor, fair form, invasive. |
| 20* | Coast live oak (<i>Quercus agrifolia</i>) | 5est | 65 | 15/10 | Good vigor, fair form, good screen. |
| 21* | Coast live oak (<i>Quercus agrifolia</i>) | 7est | 70 | 15/10 | Good vigor, fair form, good screen. |
| 22R | River red gum (<i>Eucalyptus camaldulensis</i>) | 10.0 | 40 | 40/15 | Poor vigor, fair form. |
| 23S | Coast live oak (<i>Quercus agrifolia</i>) | 15est | 45 | 15/15 | Fair vigor, poor form, large scar on trunk, topped, maintain as hedge. |
| 24 | Coast live oak (<i>Quercus agrifolia</i>) | 4.9 | 70 | 20/10 | Good vigor, fair form, young tree. |
| 25 | Olive (<i>Olea europaea</i>) | 3"x10 | 45 | 15/10 | Fair vigor, poor form, multi at grade. |
| 26S | Coast live oak (<i>Quercus agrifolia</i>) | 12.0 | 80 | 20/15 | Good vigor, good form. |
| 27R | Coast live oak (<i>Quercus agrifolia</i>) | 7.0 | 70 | 15/10 | Good vigor, fair form. |
| 28S | Coast live oak (<i>Quercus agrifolia</i>) | 20-15 | 60 | 35/35 | Fair vigor, poor form, codominant at grade, lions tailed/ overly thinned for a view |

180 Bear Gulch 12/10/18

(4)

Survey:

| Tree# | Species | DBH | CON | HT/SP | Comments |
|--------------|--------------------------------------------------------|-------------|------------|--------------|------------------------------------------------------------------------------------------------------------------------|
| 29R | Red iron bark euc (<i>Eucalyptus sideroxylon</i>) | 25.2 | 30 | 30/25 | Fair vigor, poor form, hazard, codominant at 5 feet with included bark, suspected decay at union, leans at 45 degrees. |
| 30R | Coast live oak (<i>Quercus agrifolia</i>) | 5-7-8 | 60 | 15/10 | Fair vigor, poor form, multi leader at grade. |
| 31R | River red gum (<i>Eucalyptus camaldulensis</i>) | 7-7-7-3-3-5 | 40 | 30/15 | Fair vigor, poor form, multi leader at grade. |
| 32R | River red gum (<i>Eucalyptus camaldulensis</i>) | 5.4-4.5 | 20 | 30/12 | Poor vigor, poor form, in decline. |
| 33R | River red gum (<i>Eucalyptus camaldulensis</i>) | 8.5-9.5-7.5 | 40 | 50/20 | Fair vigor, poor form, multi leader at grade. |
| 34R | River red gum (<i>Eucalyptus camaldulensis</i>) | 7-8-9 | 40 | 55/20 | Fair vigor, poor form, multi leader at grade. |
| 35R | River red gum (<i>Eucalyptus camaldulensis</i>) | 4.2 | 20 | 35/10 | Poor vigor, poor form, suppressed. |
| 36R | River red gum (<i>Eucalyptus camaldulensis</i>) | 29.0 | 45 | 55/40 | Fair to poor vigor, fair form, decline in vigor at top of canopy, dominant tree. |
| 37R | River red gum (<i>Eucalyptus camaldulensis</i>) | 17.0 | 40 | 45/35 | Fair vigor, poor form, suppressed. |
| 38R | River red gum (<i>Eucalyptus camaldulensis</i>) | 13.0 | 40 | 40/30 | Fair vigor, poor form, suppressed. |
| 39R | River red gum (<i>Eucalyptus camaldulensis</i>) | 9-10-11 | 40 | 50/15 | Fair vigor, poor form, multi leader at grade., suppressed. |
| 40R | River red gum (<i>Eucalyptus camaldulensis</i>) | 6-7-5 | 30 | 35/10 | Poor vigor, poor form, multi leader at grade, suppressed. |
| 41R | Coast live oak (<i>Quercus agrifolia</i>) | 10.5 | 80 | 25/15 | Good vigor, good form, suppressed by eucalyptus. |
| 42R | Coast live oak (<i>Quercus agrifolia</i>) | 4.1 | 50 | 10/6 | Fair vigor, fair form, suppressed. |

180 Bear Gulch 12/10/18

(5)

Survey:

| Tree# | Species | DBH | CON | HT/SP | Comments |
|--------------|------------------------------------------------------|------------|------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 43R | Eucalyptus (<i>Eucalyptus spp.</i>) | 12.2 | 40 | 25/15 | Fair vigor, poor form, topped, suppressed. |
| 44R | Coast live oak (<i>Quercus agrifolia</i>) | 10.5 | 60 | 25/15 | Fair vigor, fair form, suppressed. |
| 45R | Coast live oak (<i>Quercus agrifolia</i>) | 4.0 | 50 | 15/6 | Fair vigor, poor form, suppressed. |
| 46R | Coast live oak (<i>Quercus agrifolia</i>) | 4.0 | 50 | 15/6 | Fair vigor, poor form, suppressed. |
| 47R | Coast live oak (<i>Quercus agrifolia</i>) | 5.0 | 50 | 12/6 | Fair vigor, poor form, suppressed. |
| 48R | Coast live oak (<i>Quercus agrifolia</i>) | 10.8 | 70 | 20/15 | Good vigor, good form. |
| 49R | Coast live oak (<i>Quercus agrifolia</i>) | 6.5 | 50 | 12/10 | Fair vigor, poor form, suppressed. |
| 50R | Coast live oak (<i>Quercus agrifolia</i>) | 5.6 | 45 | 15/10 | Fair vigor, poor form, suppressed. |
| 51S | Coast live oak (<i>Quercus agrifolia</i>) | 18.6-19.2 | 55 | 25/30 | Fair vigor, poor form, codominant at grade, in tree well, close to home and surrounding hardscapes, small rootable area, canopy over home, trunk in contact with roof of home. |
| 52R | Chinese pistache (<i>Pistachia chinensis</i>) | 3-2-2 | 50 | 12/10 | Fair vigor, fair form, multi leader at grade. |
| 53R | Coast live oak (<i>Quercus agrifolia</i>) | 8.3 | 65 | 12/15 | Good vigor, fair form, suppressed. |
| 54R | River red gum (<i>Eucalyptus camaldulensis</i>) | 5-5-5-8-12 | 40 | 50/25 | Fair vigor, poor form, multi leader at grade. |
| 55R | River red gum (<i>Eucalyptus camaldulensis</i>) | 9.0 | 40 | 35/12 | Fair vigor, poor form, suppressed. |
| 56R | River red gum (<i>Eucalyptus camaldulensis</i>) | 4-5-9 | 40 | 40/15 | Fair vigor, poor form, multi leader, suppressed. |

180 Bear Gulch 12/10/18 (6)

Survey:

| Tree# | Species | DBH | CON | HT/SP | Comments |
|--------------|------------------------------------------------------|------------|------------|--------------|-------------------------------------------------------------|
| 57R | River red gum (<i>Eucalyptus camaldulensis</i>) | 6-8 | 40 | 35/12 | Fair vigor, poor form, suppressed. |
| 58R | Privet (<i>Ligustrum japonicum</i>) | 10@grade | 30 | 12/10 | Poor vigor, poor form, multi leader at grade, suppressed. |
| 59R | River red gum (<i>Eucalyptus camaldulensis</i>) | 8-9 | 40 | 40/15 | Fair vigor, poor form. |
| 60R | Red iron bark (<i>Eucalyptus sideroxylon</i>) | 22.5 | 40 | 50/30 | Poor vigor, poor form, over extended limbs, top in decline. |
| 61R | Coast live oak (<i>Quercus agrifolia</i>) | 4.2 | 60 | 12/6 | Fair vigor, good form, close to home. |

S-Indicates a "significant tree" (protected) **R**-Indicates proposed tree removal

*-Indicates a tree located on neighboring properties.

Significant trees(Protected) on site:

What is a significant tree? Habitats in Portola Valley range from natural oak woodland to moist/riparian areas that support a number of native trees that the Town seeks to protect. The only significant species found on site were coast live oak trees(*Quercus agrifolia*). Coast live oak trees with a diameter measurement of 11.5" or larger are considered a "significant tree", and will need to be protected during the entire length of the proposed construction. If a "significant tree is proposed for removal you are required to apply for a site development permit (tree removal permit), even if the tree appears to be dead (Portola Valley Municipal Code Section 15.12.070.A).

Significant trees on site:

| | | | | | |
|------|------------------------------------------------|-----------|----|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 23*S | Coast live oak (<i>Quercus agrifolia</i>) | 15est | 45 | 15/15 | Fair vigor, poor form, large scar on trunk, topped, maintain as hedge. |
| 26S | Coast live oak (<i>Quercus agrifolia</i>) | 12.0 | 80 | 20/15 | Good vigor, good form. |
| 28S | Coast live oak (<i>Quercus agrifolia</i>) | 20-15 | 60 | 35/35 | Fair vigor, poor form, codominant at grade, lions tailed/ overly thinned for a view |
| 51S | Coast live oak (<i>Quercus agrifolia</i>) | 18.6-19.2 | 55 | 25/30 | Fair vigor, poor form, codominant at grade, in tree well, close to home and surrounding hardscapes, small rootable area, canopy over home, trunk in contact with roof of home. |

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(7)



Showing large number of eucalyptus trees

Summary:

The site is heavily planted with naturally occurring oak trees and eucalyptus trees. Many eucalyptus trees were observed on this property and are suppressing growth of the native oak trees on site. Eucalyptus trees create allelopathic conditions underneath their canopies, meaning other plants cannot grow underneath these trees. Also, they tend to be a fire hazard. In comparing wildfire parameters in eucalyptus stands versus native oak woodland (the native habitat structure) fuel loads are significantly greater. Eucalyptus stands can accumulate significantly higher fuel loads than native oak woodlands. One study found fuel loads of 31 tons/acre in eucalyptus stands as compared to 12 tons/acre in native coast live oak woodlands (National Park Service 2006). It is recommended to remove the eucalyptus trees as they are a fire hazard to the property and surrounding properties. By removing the eucalyptus trees, the landscape would be improved and turned into a more native setting.

Only four significant sized oak trees were observed. Oak trees #23, 26, 28 and 51 were the only significant sized trees observed on site. Oak tree #23 was located near the property line on the east side of the property. This tree is in poor condition due to being topped in the past. A large scar is visible on the trunk of the tree. The tree has been maintained as a hedge in the past. The vigor of the tree is good. This tree should be maintained as a hedge. Pruning at least once a year should be done to keep the tree at its current size. If left alone the tree would become hazardous as the tree could not support large limbs due to the decay caused by topping the tree. The tree currently does offer a good amount of screening for the property.

Coast live oak tree #26 is located on the sloped area behind the existing home. This tree is in good condition with no obvious form flaws. No work is proposed within close proximity to this tree. Tree protection fencing placed at the top of the bank before the slope will protect all trees located within the heavily wooded area behind the home.

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(8)



Coast live oak tree #28 is also located on the sloped area behind the existing home. This tree has been thinned out in the past for a view off of the existing deck behind the home. Future pruning should consist of reduction cuts made out on the ends of the limbs. Interior growth should be retained to reduce risk of limb failure to wind sail.

Showing thinned out oak #28



Coast live oak tree #51 is in close proximity to the existing home and surrounding hardscapes. The tree is codominant at grade. A large retaining wall is also in close proximity to the tree. The tree's root crown has been exposed in the past likely due to a past oak root fungus infection. The proposed plan should be a plan that has little to no changes (grading, foundation work) near this tree. The tree has a reduced root zone due to compaction from the surrounding hardscapes and home, as well as the large retaining wall. Any major changes could potentially have a high impact on the tree's health. No roots shall be cut within 10 feet of this tree. The removal of the existing foundation must be done with care when near this tree. Demolition equipment must work as far from the tree as possible. The Project Arborist will need to view plans near this tree.

Showing oak tree #51

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(9)

The remaining oak trees on site are small non significant sized trees. Where possible oak trees should be retained as they are a part of the native landscape. Trees with a condition rating of below 50 should either be removed or mitigated to improve their condition.

Impacts/Recommendations:

Significant oak tree #23 is far from any proposed construction. No impacts to this tree are expected. Tree protection fencing shall be placed at the canopy spread of the tree. Oak tree #26 is located 10 feet from the proposed paved terrace and pool edge. For a tree of this size(12 inches diameter), the proposed distance is far enough away from the tree that impacts are expected to be nonexistent. Tree protection fencing for this tree will need to be placed as close as possible to the proposed work while still allowing for construction to safely continue, and out to the tree's dripline where possible.

Oak tree #28 is located 10 feet from a proposed planter box and 15 feet from a proposed paved terrace. All excavation for the planter box within 20 feet from this tree must take place by hand. Encountered roots must be cleanly cut using a hand saw or loppers. Cut root ends must be covered with burlap and kept moist by spraying down the burlap multiple times a day. Impacts to the tree are expected to be minor.

Oak tree #51 will have a larger area than existing for root growth as a result of the new plan. Walkway excavation will need to take place by hand when within 20 feet from this tree. Encountered roots shall be saved when possible. All existing grades underneath a protected tree dripline are recommended to be maintained as is. If raising of the grade is required, tree wells will need to be built. This tree is recommended to be radially trenched using an air spade. Only a certified arborist shall do this work. This would increase new root growth for the tree and improve its health. This tree is recommended to be inspected during and after the completion of the proposed landscape. It is also recommended to expose the tree's root crown further. Impacts to the tree are expected to be minor to nonexistent. The following tree protection plan will help to ensure the future survival of the trees to be retained.

Tree Protection Plan:**Tree Protection Zones**

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type supported by 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be at the dripline of the tree when possible. When not possible due to existing foundations or paved areas to be retained, the fencing should be installed at the edge of the existing hardscape material. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips. The spreading of chips will help to reduce compaction and improve soil structure

180 Bear Gulch 12/10/18

(10)

Root Cutting and Grading

Any roots to be cut shall be monitored and documented. Large roots (2" in diameter or over) or large masses of roots to be cut, must be inspected by the Project Arborist. The Project Arborist, at this time, may recommend irrigation the root zone as well as other mitigation measures when needed. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist to avoid root desiccation. Existing grades underneath the dripline of the protected trees are to be retained as is. If the grade needs to be raised, a tree well will need to be constructed. Lowering of grades is highly discouraged when near trees to be retained.

Trenching and Excavation

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots. The site arborist must be called out to the site to document any excavation underneath a protected trees dripline.

Irrigation

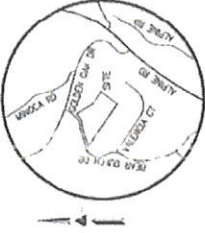
Normal irrigation shall be maintained on this site at all times. The oaks on site should not need additional irrigation unless their roots have been traumatized or leaves or stems have been scorched. The oaks are recommended to be deep watered in May and November in years of less than normal annual rain drop. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

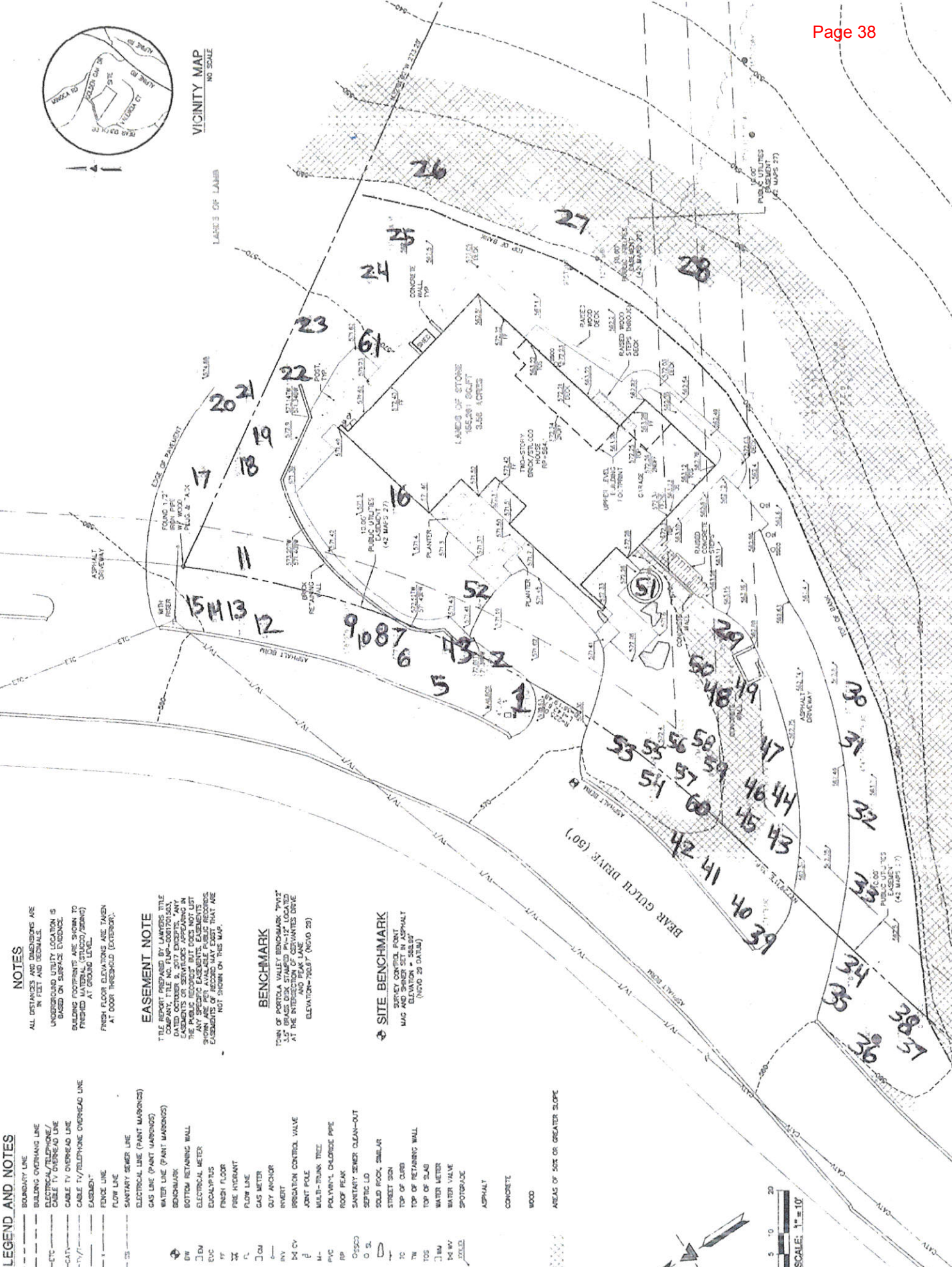
Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A



VICINITY MAP
NO SCALE



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/SEALING) AT GROUND LEVEL.
- FRESH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

EASEMENT NOTE

TITLE REPORT PREPARED BY LAWRENCE TITLE COMPANY, 1000 W. 10TH AVENUE, DENVER, CO, DATED OCTOBER 8, 2017 EXCEPTS ANY EASEMENTS OR SERVITUDES APPEARING IN THE PUBLIC RECORDS BUT DOES NOT LIST ANY SERVITUDES OR EASEMENTS. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

BENCHMARK

TOWN OF PORTLAND VALLEY BENCHMARK "M12" 1.5" BRASS DISK STAMPED "M12" LOCATED AT THE INTERSECTION OF LAMAR AVENUE AND ELEVATION "708.57" (NOVO 25)

SITE BENCHMARK

M12 ON CORNER POINT IN ASPHALT ELEVATION = 548.87 (NOVO 25 DATUM)

- LEGEND AND NOTES**
- BOUNDARY LINE
 - BUILDING OVERHANG LINE
 - ELECTRICAL/TELEPHONE
 - CABLE TV OVERHEAD LINE
 - CABLE TV/TELEPHONE OVERHEAD LINE
 - CEILING
 - FENCE LINE
 - FLOW LINE
 - SANITARY SEWER LINE
 - ELECTRICAL LINE (PANT MARKINGS)
 - GAS LINE (PANT MARKINGS)
 - WATER LINE (PANT MARKINGS)
 - BENCHMARK
 - BOTTOM RETAINING WALL
 - ELECTRICAL METER
 - EUCALYPTUS
 - FINISH FLOOR
 - FIRE HYDRANT
 - FLOW LINE
 - GAS METER
 - GUY ANCHOR
 - IRRIG
 - IRRIGATION CONTROL VALVE
 - JOINT PALE
 - MULTI-TRUNK TREE
 - POLYETHYLENE GLYCOL PPE
 - ROOF PEAK
 - SANITARY SEWER CLEAN-OUT
 - SEPTIC LO
 - SOLID ROCK SIMILAR
 - STREET SIGN
 - TOP OF CURB
 - TOP OF RETAINING WALL
 - TOP OF SLAB
 - WATER METER
 - WATER VALVE
 - SPOTGRADE
 - ASPHALT
 - CONCRETE
 - WOOD
 - AREAS OF SOFT OR GREATER SLOPE

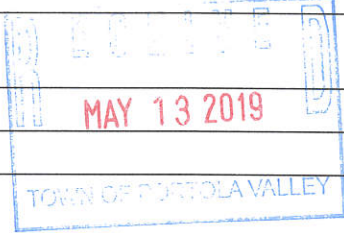


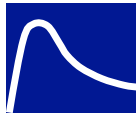
WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

808 Portola Rd. Portola Valley, CA ~ www.woodsidefire.org ~ Fire Marshal Denise Enea 650-851-6206
ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – go to www.woodsidefire.org for more info

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| PROJECT LOCATION: 180 Bear Gultch | Jurisdiction: PV | |
| Owner/Architect/Project Manager: Stone 650-255-9256 | Permit#: PLN0011-2019 | |
| PROJECT DESCRIPTION: New Residence |  | |
| Fees Paid: <input checked="" type="checkbox"/> \$YES <input checked="" type="checkbox"/> See Fee Comments Date: 4/15/19 | | |
| Fee Comments: CH#513...\$90.00 (plan review fee) paid by: Stone 5/13/19 MH CH#...\$180.00 (plan check fee) paid by: not yet paid MH | | |
| <p>BUILDING PLAN CHECK COMMENTS/CONDITIONS: THE FOLLOWING REQUIREMENTS WERE IDENTIFIED AS BEING REQUIRED DURING THE PLANNING REVIEW PROCESS. DURING THE REVIEW OF BUILDING PLAN DOCUMENTS WFPD MAY HAVE ADDITIONAL REQUIREMENTS. THE FOLLOWING REQUIREMENTS MUST BE MET IN ORDER TO PASS FINAL FIRE INSPECTION:</p> <ol style="list-style-type: none"> At start of construction a 2' x 3' address sign will be posted in front of project. At time of final the permanent address will be mounted and clearly visible from street w/minimum of 4" numbers on contrasting background. 100' defensible space from structure required prior to start of construction. Upon final inspection 30' perimeter property line defensible space will be required per WFPD ordinance section 304.1.2.A Approved spark arrestor will be required on all installed chimneys including outside fireplaces. Install Smoke and CO detectors per 2016 CBC. NFPA 13D Fire Sprinkler System to be installed. Sprinkler plans/calculations to be submitted separately to WFPD. (www.woodsidefire.org) Inform Owner/Contractor that they are responsible for getting the correct water flow data and that Cal-Water requires a backflow device that can decrease the water flow pressure by 12-15 PSI due to friction loss of the backflow device. GRADES: Driveways with less than 15% grade may be maintained all weather type, and will support the weight of the heaviest fire apparatus during the wet season. Driveways greater than 15% grade need be rough brushed concrete or an alternate material approved by WFPD. NO driveway shall exceed a 20% grade. All driveway radius turns must be 40 degree radius and the driveway transitions must be 12 degrees or less. A New Fire Hydrant "MAY" be required and must be installed prior to rough framing. The minimum fire flow shall be 1000 GPM. A water supply for fire protection shall mean a fire hydrant within 500' from the building, capable of the required flow. Distance from hydrant to structure shall be measured via an approved roadway in which the engine can safely drive from the fire hydrant to front door of structure. When a private fire hydrant is being installed it must be submitted separately to WFPD. <p>***NOTES*** On building submittal show items #8 and #9.</p> | | |
| Reviewed by: M. Hird | Date: 5/13/19 | |
| <input type="checkbox"/> Resubmit <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Approved without conditions | | |
| Sprinkler Plans Approved: NO | Date: | Fees Paid: <input type="checkbox"/> \$390 <input checked="" type="checkbox"/> See Fee Comments |
| As Built Submitted: ----- | Date: | As Built Approved Date: |
| Fee Comments: CH#...\$390.00 (fire sprinkler plan review) paid by: not yet paid | | |
| Rough/Hydro Sprinkler Inspection By: ----- | Date: | |



May 14, 2019
V5016A

TO: CheyAnne Brown
Planning Technician
TOWN OF PORTOLA VALLEY
765 Portola Road
Portola Valley, California 94028

SUBJECT: **Geologic and Geotechnical Peer Review**
RE: Stone, Proposed New Residence
180 Bear Gulch

At your request, we have completed a geologic and geotechnical peer review of the Site Development Permit application for a proposed new residential development using the following documents:

- Geotechnical Investigation (report), prepared by Murray Engineers Inc., dated July 19, 2018;
- Topographic Survey (4 sheets, 10-scale), prepared by Lea and Braze Engineering, Inc., dated April 23, 2018;
- Civil Plans, including: Grading, Utility and Erosion Control Plans (4 sheets, 10- and 20-scale), prepared by BKF Engineers, Surveyors, and Planners, dated April 17, 2019;
- Landscape Plans, including: Layout, Lighting, Planting, and Irrigation Plans, Details, Calculations, and Notes (15 sheets, 10-scale), prepared by Studio Green Landscape Architecture, dated April 17, 2019; and
- Architectural Plans, including: Demolition, Site, Floor and Roof Plans, Sections, and Elevations (10 sheets, 4- and 10-scale), prepared by Arcanum Architecture, Inc., dated April 17, 2019.

In addition, we reviewed pertinent technical documents from our office files and completed a recent site inspection.

Northern California Office
330 Village Lane
Los Gatos, CA 95030-7218
(408) 354-5542 • Fax (408) 354-1852

Central California Office
6417 Dogtown Road
San Andreas, CA 95249-9640
(209) 736-4252 • Fax (209) 736-1212

Southern California Office
550 St. Charles Drive, Suite 108
Thousand Oaks, CA 91360-3995
(805) 497-7999 • Fax (805) 497-7933

DISCUSSION

We understand that the applicant is proposing to construct a new residence is approximately the same general vicinity as the existing residence. The proposed residence will be an approximate 4,850 square-foot, 2-story residence with attached garage. Proposed grading quantities include 280 cubic yards of cut, 160 cubic yards of fill, and 140 cubic yards of export. We understand that the existing septic system is to be abandoned, and residential effluent will discharge into the West Bay Sanitary District sewer system via pump and force main. Access to the site will be via a new driveway extending eastward from Bear Gulch Drive.

In a previous review report for a proposed map modification, dated February 2, 2016, we recommended approval of the map modification.

SITE CONDITIONS

The property is located along a broad, northwest-southeast trending ridgeline, with steep slopes (up to 30-degree inclinations) descending southward into Bear Gulch. Previous grading for the existing residence resulted in a cut-fill pad in the northern portion of the property. A large fill prism, approximately 6 feet in depth, is located on the downslope side of the building pad, and has very steep (up to 33-degree inclinations), south- and southeast-facing slopes. The existing artificial fill shows signs of settlement/creep, with abundant patio slab cracks, separations from the residential foundation, and vertical offset of concrete slabs.

We understand that a landslide mobilized in the eastern portion of this fill prism in 1958. A landslide repair was undertaken that included regrading the landslide, installing subdrains, and replacing the earth materials as artificial fill. This landslide repair was approximately 110 feet long and 85 feet wide. We did not observe signs of instability of this artificial fill material during our site reconnaissance. Downslope from the artificial fill, the natural slopes are moderately steep to steep (up to 30-degree inclinations), and extend downslope into Bear Gulch. The riparian corridor flanking Bear Gulch is characterized by precipitously steep creek banks with isolated shallow landslides failing through the steep embankments. Drainage at the site is generally characterized by sheet flow to the south and southeast, where it is intercepted by west-flowing Bear Gulch.

The property is underlain, at depth, by sedimentary bedrock materials of the Whiskey Hill Formation (i.e., interbedded siltstone, sandstone, and potentially expansive claystone). These bedrock materials are locally overlain by potentially expansive colluvial soil and artificial fill materials. According to the Town Ground Movement Potential Map, the northern portion of the property, including the proposed residential site, is within an "Sbr" zone, which is defined as *"Level ground to moderately steep slopes underlain by bedrock within approximately three feet of the ground surface or less; relatively thin soil mantle may be*

subject to shallow landsliding, settlement, and soil creep.” The southern portion of the property, from Bear Gulch to near the residence, is within a “Pd” zone, which is defined as “*Unstable, unconsolidated material, commonly more than 10 feet in thickness, on moderate to steep slopes; subject to shallow landsliding, slumping, settlement, and soil creep.*” The areal limits of the 1958 landslide repair have been mapped as an “Ms” zone, which is defined as: “*Moving shallow landslides, commonly less than 10 feet in thickness.*” The far western portion of the site is within a “Ps” zone, which is defined as “*Unstable, unconsolidated material, commonly less than 10 feet in thickness, on moderate to steep slopes; subject to shallow landsliding, slumping, settlement, and soil creep.*” The active San Andreas fault is located approximately 2 miles west of the property.

CONCLUSIONS AND RECOMMENDED ACTION

The project site is potentially constrained by shallow and deep landsliding, surficial soil creep, expansive surficial soil materials, settlement and creep of artificial fill materials, and the susceptibility of the site to very strong seismic ground shaking. The Project Geotechnical Consultant performed a previous investigation of the site for map modification purposes, including mapping the surficial geologic and geomorphic exposures, excavating 7 exploratory borings, and laboratory testing. They concluded that the existing 1958 landslide repair was likely keyed into competent bedrock, was constructed with subdrains, and does not show signs of movement, and thus, would be more appropriately mapped as a “Ps” zone. Additionally, exploratory boreholes reveal that competent bedrock is at shallow depth on the slope below the residence, extending to Bear Gulch in the eastern portion of the site. They concluded that this zone would be more appropriately mapped as a “Ps” zone. We concurred with the geotechnical consultant and approved the Map Modification from a geologic standpoint.

In the most recent geotechnical investigation report, the Project Geotechnical Consultant provided geotechnical design recommendations for the proposed residential development that, in general, appear appropriate for the identified site constraints. These recommendations include founding all residential structures, decks, retaining walls (not cut into bedrock), and the swimming pool on minimum 16-inch diameter reinforced concrete piers, embedded a minimum of 14 feet into competent bedrock materials. Grade beams are to include void forms to account for highly expansive earth materials. We do not have geotechnical objections to the proposed layout and design of the residential development and recommend approval of the Site Development permit from a geotechnical standpoint. The following should be performed prior to approval of Building Permits:

1. **Development Plans** – Structural plans should be generated that reflect the design recommendations of the Project Geotechnical Consultant.
2. **Geotechnical Plan Review** - The geotechnical consultant should review and approve all geotechnical aspects of the development plans (i.e., site

preparation and grading, site drainage improvements and design parameters for foundations, retaining walls, and the swimming pool) to ensure that their recommendations have been properly incorporated.

The Development Plans and Geotechnical Plan Review should be submitted to the Town for review and approval by the Town Geotechnical Consultant and Town Staff prior to approval of building permits.

LIMITATIONS

This geologic and geotechnical peer review has been performed to provide technical advice to assist the Town with 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



John Wallace
Principal Engineering Geologist
CEG 1923



Patrick O. Shires
Senior Principal Geotechnical Engineer
GE 770

JW:POS:JD



MEMORANDUM

DATE: May 16, 2019

TO: Howard Young and CheyAnne Brown, Town of Portola Valley

FROM: Jeff Nelson & Nona Espinosa, NV5

PROJECT: 180 Bear Gulch, # PLN_ARCH0011-2019

NV5 PROJECT: SJ00717-280

SUBJECT: Review Comments for Arcanum Architecture, Inc. ASCC Plans – dated 4/17/19
BKF Engineers – dated 4/17/19, and
Studio Green dated 4/17/19

NV5 has completed the review of the Site Development including the documents cited above and has the following comments:

A. General.

1. All items listed in the most current “Public Works & Engineering Department Site Development Standard Guidelines and Checklist” shall be reviewed and met. A completed and signed Town “checklist” should be submitted by the project architect or engineer with applicable building plans. This checklist document is available on the Town website.
2. All items listed in the most current “Public Works & Engineering Department Pre-Construction Meeting for Site Development” shall be reviewed and understood. This document is available on the Town website.
3. Any revisions to the Site Development Plan permit set shall be resubmitted for review. The revised items must be highlighted on the plans, and each item listed in the submittal letter.
4. Please address all plan review comments and subsequent review comments to the Town’s satisfaction.

B. Specific (for consideration during building plan submittal).

1. Hydrology/Hydraulics - no calculations were submitted; please submit calculations).
2. Please refer to the current San Mateo County stormwater quality control requirements.

May 16, 2019

Page 2 of 2 – 180 Bear Gulch Memo

3. Provide documentation and a summary table showing the total overall impervious area for both the existing pre-construction site condition and the post-construction site condition., Provide an evaluation as to if the project increases peak flows into adjacent creeks; and if so, mitigation will be required.
4. Provide documentation indicating the estimated post-development peak runoff. Post-development peak runoff must be less than or equal to the existing pre-development condition, or mitigation must be provided.
5. The Town's Site Development Standard Guidelines requires the installation of stormwater detention for projects that create or replace greater than 5,000 square feet of impervious surface. Please indicate the amount of impervious space that will be created and/or replaced as part of this project.
6. Provide documentation as to how the size of the detention system and its components were determined.
7. For the runoff calculation for existing and post-construction conditions, please provide the watershed delineation, time of concentration for the peak flow, and the runoff coefficient used for the hillside development.
8. Provide calculations indicating the flow velocity used for sizing the proposed storm drainage pipes, and provide information for the sizing of any proposed rock slope protection.
9. Please include cleanouts in the storm drain system along bends.
10. Please move the sediment capture inlets and detention facilities upstream of top of bank to facilitate access and maintenance.

Preliminary Conservation Committee Comments

Address: 180 Bear Gulch

Date of site visit: May 13, 2019

Committee members: Catherine Magill, Dieter Walz and Marianne Plunder

Volume of Grading - 440 cu yds

EXISTING SITE:

This lot can be divided into a small, relatively flattish, buildable area near the road and a large down-slope which extends to and encompasses much of the gulch. The orientation of the downslope is south-east and is sunny and very dry. The slope consists of mostly impenetrable native shrubs and Coast Live Oak, including several very large chamise plants, holly-leaf cherry and toyon. The existing house is to be demolished and a new house with attached lower level swimming pool is proposed close to the location of the existing house. The pool, dug into the hill partially down the slope, creates essentially a three level structure.

The property appears to have been vacant for some time since most of the landscaping has died, with the exception of the St. John's wort ground cover. The entire (accessible) lot is infested with invasive weeds, including, thistles, cotoneaster, Hop clover, Broom and likely *Dittrichia*. There is quite a bit of broom at the grade-break, but it doesn't appear to have spread far.

There are many eucalyptus of various species, all of which have been proposed to be removed. We support the removal of all the eucalyptus near the building site, and encourage the removal of the ones near the bottom of the gulch on the North East side of the gulch, between this property and that of Theodore Lamb, who visited us and expressed that request. Complete eradication of eucalyptus is difficult because they will sprout back from the stump. The sprouts need to be cut back periodically until the root runs out of energy. Vigilance over several years will be necessary.

The oaks that have been proposed to be removed are minimal and not significant.

Plants of special note:

In the front yard, across from the driveway is a large toyon (*Heteromeles arbutifolia*) and in the very front of the front yard there are also two small madrones (*Arbutus menzesii*), which are unusual in their location, all of which should be preserved if possible - consider incorporating these plants into the landscaping plans as "specimen" plants.

PROPOSED:

The building envelope is compact and leaves much of the lot open which we appreciate and encourage. We also appreciate that no turf is included in this plan and that where grasses are used they are mostly native varieties.

As the ground is disturbed by construction it is especially vulnerable to invasives like *Dittrichia*. This should be watched for and carefully eliminated after construction is completed. This will take continued attention for several years.

Planting in the right of way should be held back 4 feet from edge of the road and should be no larger than medium sized shrubs to prevent their growth from eventually protruding into the roadway. Native grasses and wildflowers are appreciated here. See Public Works site development requirements.

Swales that drain to seasonal tributaries of creeks should be protected from toxic materials and animal waste runoff. Caution should be taken with the large slope which drains into Bear Gulch and on to Los Trancos Creek. Steps should be taken to control erosion since the ground will be highly disturbed near the slope.

Plants List

We appreciate that a good percentage of the plants are native and that the non-natives are appropriately low water use and not invasive.

Additional suggested native tall shrubs:

Toyon (*Heteromeles arbutifolia*), outstanding landscape bush/tree to 20'
 Sugar Bush (*Rhus ovata*) is a first rate landscape bush to 15'-18'
 Lemonade Berry Bush (*Rhus integrifolia*) to 18'
 Hollyleaf Cherry (*Prunus illicifolia*) to 18'
 Catalina Cherry (*Prunus lyoni*) to 25'-40'

Suggested additional native ground covers and low shrubs:

Low perennials and grasses

Eriogonum fasciculatum
Salvia mellifera
Salvia bees bliss
Salvia apiana
Eriophyllum confertifolium
Penstemon heterophylla
Solanum umbelliferum
Epilobium canum
Monardella villosa
Festuca californica
Melica californica

Small Shrubs

Lepechinia calycina
Lotus scoparius
Rhamnus crocea

Thought should be given to establishing a new generation of oaks to replace the older ones as they age. They are best grown from acorns from existing trees.

Fencing

The Committee strongly discourages perimeter fencing. Wildlife corridors are essential and we appreciate them left open.

NATIVE AREAS

In addition to the landscaped areas detailed in the submitted plan, there is a large area of open and uncultivated hillside/land. It is currently primarily oak woodland, transitioning into riparian habitat, in good condition. As noted above, at the grade break there is broom and cotoneaster.

The committee strongly supports this area remaining undisturbed. We suggest the following steps to move it even closer to a native condition, both to preserve the rural atmosphere of the neighborhood, reduce fire danger and to provide habitat for local wildlife:

1. Removal of invasive plants such as thistles, French broom, and cotoneaster. We also suggest the removal of several large eucalyptus near the bottom of the gulch.
2. Fire mitigation should be mindful and focus on removing fire ladders and opening breaks between clumps of vegetation, while preserving important habitat. The presence of plants and their roots is important for slope stability and islands of shrubs can provide wind-breaks.
3. Due to the nature of the downslope, consideration should be given to coppicing (cutting to within 6" of the ground) some of the plants near the grade break and down-slope. Much of this material is old and woody and a real fire hazard and should be allowed to regrow from the stump. The chamise are wildly overgrown and woody and is of particular concern.
4. Any work done on the property should fully protect this area from the effects of construction debris and runoff. Large machinery should not be allowed in this area, even for access – alternative routes should be used. Erosion control should be carefully implemented.
5. Any plantings in this area are discouraged and should be strictly limited to materials on the Town Native Plant List, and appropriate to the existing habitat.

The Committee would like to accompany ASCC on their site visit to see if additional comments from us are warranted.

Submitted by _____

Cynthia Richardson

From: CheyAnne Brown
Sent: Thursday, May 02, 2019 10:17 AM
To: Cynthia Richardson
Subject: FW: 180 Bear Gulch, Site Development Permit

No comments from trails.

From: Gary Hanning [<mailto:ghanning@sbcglobal.net>]
Sent: Wednesday, April 24, 2019 6:17 PM
To: Alex Doherty; Barb Eckstein; Ellie Ferrari; Joe Coleman; Joyce Shefren; Meredith Rothrock; Susan Gold; Terry Lee; CheyAnne Brown
Subject: Re: 180 Bear Gulch, Site Development Permit

Hi CheyAnne,

180 Bear Gulch Drive is not on the town trail system and does not have a trail bordering or crossing the property. As such, we will not be commenting on this project.

Thanks,

Gary

On Wednesday, April 24, 2019, 7:19:21 PM EDT, CheyAnne Brown <CBrown@portolavalley.net> wrote:

Hello Trails,

I have placed a site development permit package in your box at Town Hall for review of a new residence project at 180 Bear Gulch. Please review and provide any comments directly to me by May 10, 2019.

Thank you,

CheyAnne Brown

Planning Technician

A R C A N U M

arcanum architecture, inc.

501 third street, suite 200
san francisco, ca 94107
415/ 357 4400 tel
415/ 357 4404 fax

May 20th, 2019

Summary of Neighbor Outreach for 180 Bear Gulch Drive

- **Neighbor Flyer-**

A flyer was mailed out to all bordering properties on March 19th, 2019 introducing the owners Robert and Adela and inviting them to review early progress/preliminary drawings of the project on March 29th. The neighborhood map on the flyer show which neighbors were invited. See attached flyer.

- **Neighborhood Meeting-**

Arcanum hosted a neighborhood meeting on March 29th, 2019 at the property. Arcanum presented preliminary floor plans, site plan, elevation renderings and some developing 3D model renderings. The meeting was intended to learn about any potential conflicts from the neighbors before developing the design further.

- 190 Bear Gulch:
 - Informed us that the house should/could be set back further from the property line. We informed the neighbors that the new house will follow the current setback guidelines but it will be closer to the property line than the current house
 - Asked for all existing landscape screening to be retained along the property line and added to as required.
 - Concerned about privacy. We said that we can review the house location after story pole erection.
 - Requested the eucalyptus trees to be removed at the street level and also at the bottom of the property. We informed them that the owner plans to remove the eucalyptus trees at the street level but there are no plans to remove the eucalyptus trees at the bottom of the property.
 - Other construction phase related concerns were also discussed
- 420 Golden Oak:
 - Loved the design and was very positive.
 - The new house will be visible from his backyard and he requested as much street planting as possible. We viewed the existing house from the neighbor's backyard. The eucalyptus trees planned for removal do not screen the property so their removal is not negative in our opinion.
 - Requested as non-reflective a roof as possible. We informed the neighbor that the new roof will be less reflective than what is there but he may see more of it. We can review the house location after story pole erection.
 - Looking at the existing house form the neighbor's backyard, we confirmed that the new house will not impact their view significantly
 - Wanted to make sure we follow the Town's policy for construction hours. We informed the neighbor that the town's construction time guidelines will be followed.
- Both neighbors expressed a number of concerns about the construction phase of the project and understood that how these are addressed will depend on the contractor.
- 41/45 Valcenica Court
 - No comments

- **Meeting with Neighbor Ted Lamb of 190 Bear Gulch Drive-**
 - On April 19th 2019, Tim met with Ted to address his concerns about the side setback. After reviewing the proposed plans in detail, he was much more comfortable with the design.

180 Bear Gulch Drive



March 18, 2019

Dear Neighbors,

My name is Robert Stone. My wife Adéla and I currently live in Portola Valley, and we purchased 180 Bear Gulch in 2017. Tim Chappelle from Arcanum Architecture is working with us to design a four bedroom home to replace the existing house which is in disrepair.

The new two story house will appear as a one story from the street and will be positioned at the location of the current residence. The property development will be mostly limited to the current building pad and the rest of the site will remain in its natural state.

I would like to invite you to meet with Tim and see some of the early drawings of our house as we develop the design. Tim will be at the property on Friday March 29th between 3:30 pm and 4:30 pm to introduce the project. Please contact Tim at tim@arcanumarchitecture.com if you would like to reach out to him directly.

Sincerely,

Robert Stone

Google Pledges \$1 Billion to Help Fight Bay Area Housing Crisis It Helped Create

Rachael Myrow

Jun 18



Google announced a \$1 billion commitment to help address the housing crisis in the San Francisco Bay Area. (*Justin Sullivan/Getty Images*)

Google on Tuesday pledged to spend \$1 billion for housing in the San Francisco Bay Area.

Unprecedented in size and scope, [the proposal](#) to create 20,000 new homes is being greeted with wary enthusiasm, as it comes amid a regional housing crisis instigated in part by big technology companies like Google.

The tech giant said it will repurpose a minimum of \$750 million of its own land over the next 10 years to support the development of at least 15,000 new homes "at all income levels," including options for middle- and low-income families. That entails rezoning some its ample land holdings from office or commercial space to residential use.

The company said it will also create a \$250 million fund to provide developers with incentives to build 5,000 affordable housing units throughout the region, and dole out \$50 million in grants to help address homelessness and displacement.

"Across the region, one issue stands out as particularly urgent and complex: housing," Google CEO Sundar Pichai said in [a blog post announcing the plan](#). "The lack of new supply, combined with the rising cost of living, has resulted in a severe shortage of affordable housing options for long-time middle and low-income residents."

While saying that Google had already invested in "developing housing that meets the needs of these communities," Pichai acknowledged, "there's more to do."

'As Google grows throughout the Bay Area ... we've invested in developing housing that meets the needs of these communities. But there's more to do.'

Sundar Pichai, Google CEO

Some local leaders said the proposal was a sign of Google's commitment to supporting a region it has so deeply influenced.

"This is the antidote to Amazon," said San Jose Mayor Sam Liccardo, referring to the blowback the Seattle tech giant experienced when it conducted a search last year for its new headquarters, hoping to find a city willing to offer major concessions in exchange for hosting it.

Google, Liccardo said, is going in the other direction.

"This is a company saying, 'We get it. There are real impacts from our growth on the affordable housing supply in your cities and we need to do more to help,' " he said.

Liccardo is also supporting a [new Google campus](#) slated for development in downtown San Jose that would relocate roughly 20,000 employees working around Santa Clara County. According to the company, some 50 percent of those people already live in San Jose. A [report released last week](#) by a local labor group found that the project would lead to major rent spikes throughout the city in the absence of strong affordability safeguards.

Google wouldn't comment on the plan beyond what it described in Pichai's brief blog post.

Silicon Valley has the most expensive monthly median housing costs in the nation, according to [Joint Venture Silicon Valley](#): \$2,341 in the San Jose-Sunnyvale-Santa Clara metro region in 2017, compared to \$1,567 in California and \$1,048 nationwide.

'Google is suggesting that this donation will compensate for its growth throughout the entire Bay Area. We do not believe it is large enough to do that.'

Sandy Perry, Affordable Housing Network of Santa Clara County

"We are seeing an increase in the people that are living in RVs or other temporary shelters," said Rachel Massaro, director of research for Joint Venture, which publishes regular economic surveys of the Bay Area.

"There are people that are living with other families. And we've also seen an increase in mega-commuters that are commuting into the region more than three hours daily just to work here and then living elsewhere."

The group also reported that affordable housing units represented only a small share of recently approved units in Silicon Valley. While there were more than 8,000 new Silicon Valley housing units permitted in 2018, it found that only 489 of them were affordable to those earning less than 50% of the local median income. (Disclosure: KQED's president sits on Joint Venture's board.)

Even groups that have long criticized the tech industry for the impact it has had on affordability in Silicon Valley welcomed Google's pledge — albeit with reservations.

"The proposed 20,000 housing units is actually close to what we and other organizations were asking for to offset the impact of Google's proposed expansion in San Jose," said Sandy Perry, president of the [Affordable Housing Network of Santa Clara County](#). "Google is suggesting that this donation will compensate for its growth throughout the entire Bay Area. We do not believe it is large enough to do that."

Alex Shoor, co-founder of [Catalyze SV](#), a nonprofit that advocates for community engagement in development, said every large employer in the region should realize by now that the housing crisis is creating vast inequality.

"I hope more tech companies will say that, regardless of bottom line, this is a solution that requires solving, and that the resources can be marshaled and the political will can be built to get there," he said.

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ARCHITECTURAL AND SITE CONTROL COMMISSION **June 10, 2019**
ASCC Field Meeting, 302 Portola Road, Preliminary Architectural and Site Development Review for Six Units of Housing at the Priory School

Chair Koch called the field meeting to order at 5:10 p.m.

ROLL CALL:

ASCC: Commissioners Ross, Sill, Wilson, Vice-Chair Breen, Chair Koch
Town Staff: Planning and Building Director Laura Russell, Associate Planner Arly Cassidy
Conservation: Judy Murphy
Jon Goulden, Planning Commission
Jeff Aalfs, Town Council

Others present

David Schinski, Priory School Board Member
Richard Christiani & Vivian Kwok, Architects
Father Maurus Nemeth, O.S.B, Monk at the Priory
Mark Waisser, 7 Veronica Lane

Associate Planner Cassidy presented the report regarding the project which consists of six new housing units for staff at the Woodside Priory School. Planner Cassidy discussed the larger planning context which allowed for the units to be built, including the Affiliated Housing Program described in the Housing Element of the General Plan and the Priory's Master Plan, last updated in 2016.

Planner Cassidy described the project, which consists of two buildings connected by a breezeway. Two two-bedroom units would be in the smaller front building and four three-bedroom units would be in the larger rear building, for a total of 8,732 square feet. The project also includes twelve new parking spaces, six of which would be covered with solar panels and six of which would be on grass-crete, a permeable paving material. Entrance to the building would go through a garage structure used for storage for the units (505 square feet).

One significant tree, a valley oak, would be removed due to the project layout. Proposed grading consists of 105 CY of cut and 105 CY of fill, for a total of 210 CY, which requires ASCC review. A total of 7,804 square feet of landscaping is proposed, with a native plant list. Two existing fences would be replaced and shifted in location.

At the end of her presentation, Planner Cassidy turned the presentation over to the Priory team. Mr. Schinski described in the school's internal process of analyzing possible sites for new housing and how they decided to pursue the current site. Architect Christiani then described the design intent of the project layout and details. Meeting members walked from the parking area to the site for housing.

In response to Commissioner questions, Architect Christiani described the project's nine foot ceilings, with storage in the attic above, and the clear acrylic roof over the breezeway connecting the buildings. Commissioner Breen inquired about redwood tree roots and their impact on the foundation of the building; Architect Christiani said he had not had trouble with redwoods in the past, and was not worried about the existing trees. Commissioner Wilson noted that one of the south-facing windows would look directly out onto a redwood tree.

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Judy Murphy stated that the Conservation Committee supported the project in general, but had a few concerns. The Committee was concerned about the large amount of glazing toward Portola Road and felt that additional trees between the road and project would help block light, but should be positioned so that they did not interrupt views. She asked that carex divulsia, or Berkeley Sedge, not be used, as it is often substituted for an invasive.

Dave Schinski added that the school felt it was important to make all of the units equally desirable, and to give them all private outdoor space.

Chair Koch stated that Commissioners would offer further comments on the proposal at the regular evening meeting that evening. Members thanked the applicant and architect for participation in the site meeting. The field meeting adjourned at 5:35 p.m.

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ARCHITECTURAL AND SITE CONTROL COMMISSION
Regular Evening Meeting, 765 Portola Road**JUNE 10, 2019****CALL TO ORDER AND ROLL CALL**

Chair Koch called the regular meeting to order at 7:00 p.m. in the Town Center Historic Schoolhouse Meeting Room, 765 Portola Road.

Planning & Building Director Laura Russell called roll:

Present: ASCC: Commissioners Dave Ross, Al Sill, and Jane Wilson; Vice Chair Danna Breen; Chair Megan Koch
 Absent: None
 Planning Commission Liaison: Jon Goulden
 Town Council Liaison: Jeff Aalfs
 Town Staff: Planning & Building Director Laura Russell; Associate Planner Cassidy

ORAL COMMUNICATIONS

None.

NEW BUSINESS

- (1) **Preliminary Architectural Review and Site Development Review for Six Units of Staff Housing, 302 Portola Road, Woodside Priory School, File # PLN ARCH 08-2019**

Chair Koch advised there was a field visit at the site early this evening.

Associate Planner Cassidy described the application, the background and review required, the project description, and staff analysis including findings, as detailed in the staff report. Staff recommended the ASCC offer comments, reactions, and direction to assist the applicant to make any adjustments or clarification that Commissioners conclude are needed before considering final action on the application.

Associate Planner Cassidy shared the three letters of support for the project that staff received this evening.

Chair Koch invited questions from the Commissioners.

Chair Koch asked if grass-crete pavers are counted as impervious surfaces. Associate Planner Cassidy said they are counted as impervious surface under the Town's definition; however, they do obviously let more water through than a hard paved surface. These grass-crete pavers require irrigation, and use a good portion of the project water budget. The grass is a dwarf fescue mix. Vice Chair Breen suggested selecting a grass that requires less water.

Chair Koch invited the applicant to comment. Rick Christians, Architect, said staff's presentation was great. He added that in front of the storage there is an accessible parking space and the other one is designated as loading. He said the ground floor of all the units are accessible, designed for turnaround, have adjustable under-cabinets, and access throughout. He said the

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boardwalk allows a low slope accessible path. He said the grass-crete pavers help with collecting storm water runoff. He said they can look at other plants and will discuss it with the landscape architect.

Chair Koch invited questions for the applicant.

Commissioner Ross asked regarding the use of corten siding. He said there are a few locations where it comes down below the wainscot level. He asked if they were concerned about irregular weathering. He said it's a corten appearance, but is actually a painted metal siding that looks like corten.

Chair Koch asked if the lighting in the carport area was on timers or motion sensor. The applicant said they haven't gotten that far. He said they could be timer or motion sensor.

Chair Koch asked if the other lights, such as in the breezeway, were on timers or motion sensor. The applicant said he would like the pathway lights to be on timers. He said the breezeway could also be on a timer. He said the walkway lights are a low 32 lumens.

Vice Chair Breen expressed concern about the window on the west-facing elevation. She asked if there was a special glass that might help reduce the light spill on that elevation. The applicant said the glass will have low emissivity that will allow protection from heat gain, but is not highly reflective. He said there will be interior treatment, but the lighting inside the unit will not be bright and glaring.

With no additional questions from the Commissioners, Chair Koch invited public questions and comments. Hearing none, Chair Koch invited discussion by the Commissioners.

Commissioner Sill said the plan is very well thought out and the siting is perfect. He said the storage shed is a smart idea. He was supportive of the fencing. He said the landscape plan is quite good and suggested finding a grass for the grass-crete pavers that uses less water. He was supportive of the architectural style and materials. He said there could be one additional tree in the landscape plan, down the hill, to make it a little less visible from Portola Road. He said having a light always on in the parking structure would be objectionable. He was supportive of the project.

Commissioner Wilson was supportive of the project. She suggested an extra tree on the downward slope, not linear. She suggested eliminating one light soffit on one of the balconies. She would like to see the water use on the grass-crete reduced. She suggested a lighting timer in the garage and breezeway. She said the applicants had done an excellent job, and it looked superb.

Commissioner Ross said it is a very thorough and very well thought-out project. He said from the siding, to the massing, to the choice of materials, it is very well-designed. He said a very local motion sensor that illuminates something for safety purposes is a good option. He suggested path lights on a timer with a motion sensor. He liked the whimsy of the guardrails. He was supportive of the project.

Vice Chair Breen said she was very excited about the applicant's wonderful project, which will be a great asset to the school. She said she has some sensitivity to houses looking up into the source of light because the project is set so high on the property. She would like to see the second-story balconies be lit inside the balcony instead of with porch lights. She suggested a

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California native grass, *Agrostis*, for the grass-crete pavers. She said the *Carex* meadow off the west side might be pulled back a bit. She said they might add one more tree, but pointed out that live oaks get to be 50 feet wide. She said they will lose a lot of the dead pines and declining trees to the north. She said the railing is a great addition.

Chair Koch said the community support is great. She loved the creative transformation of the existing garage. She suggested timers and motion sensors for the lights in the carport and possibly the pathway and entrance to the building. She agreed about changing the grass to something with less water requirements.

(2) Architectural Review for an Addition, 45 Bear Paw, Alex Shpunt Residence, File # PLN ARCH 09-2019

Associate Planner Cassidy described the application, the project background, the project description, and the staff analysis including findings, as detailed in the staff report. Staff recommended that the ASCC review the plans and staff report, offer feedback or additional conditions of approval, and approve the Architectural Review Permit.

Chair Koch invited questions from the Commissioners. Hearing none, Chair Koch invited the applicant to make any comments. The applicant explained the family's reasons for the wanting the addition.

Chair Koch invited questions for the applicant. Hearing none, Chair Koch invited public comment. Hearing none, Chair Koch brought the item back to the Commission for comments or discussion, if any.

Vice Chair Breen moved to approve the project as submitted with staff conditions of approval. Seconded by Commissioner Wilson; the motion carried 5-0.

(3) Site Development Review Grading and Landscaping Amendments, 199 Mapache Drive, Bill and Ruth Mainzer Residence, File # PLN SITE 11-2019

Associate Planner Cassidy described the application, the project background, the project description, and staff analysis including findings, as detailed in the staff report. Staff recommended that the ASCC review the plans and staff report, offer feedback or additional conditions of approval, and recommend that the Planning Commission approve the Site Development Permit.

Chair Koch invited questions from the Commissioners.

Chair Ross asked if there had been any review of the hydrology impact of the proposed fill in the culvert area. Associate Planner Cassidy said there was a hydrology report done for the culvert, but no additional report has been submitted for the grading. She said if the grading was important to the applicant, they could choose to submit further analysis or it may be simpler to add the condition that no grading go into the waterway and put all of the grading where proposed toward the front of the property. Chair Ross said the culvert is not a creek or any kind of recognized waterway. Associate Planner Cassidy said the Planning Commission had advised that legal analysis would need to take place on whatever this waterway is called – a seasonal creek, a femoral stream, seasonal swale, etc., for a legal interpretation and to understand what analysis might be required to modify it so the recommendation is that no modification take place.

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Commissioner Wilson said a neighbor advised her that the culvert was being blocked with sandbags. She asked if there was any evidence of that. Associate Cassidy said they did not look at it or check the status. Project architect Carter Warr said there are some straw wattles at the inlet of the catch basin as required for erosion control.

Chair Koch asked how the fill going along the Mapache border will change the grading. Associate Planner Cassidy showed the proposed changes in her presentation.

Chair Koch invited the applicant to comment. Carter Warr (project architect) and Bob Cleaver (landscape architect) explained they were trying to respond to the Westridge Committee's desire for additional screening. They explained the reasoning for some of the landscape amendments as described in the staff report. The landscape architect said WELO compliance requires soil analysis, and he suggested that be done when the grading is achieved.

Commissioner Sill asked if it was conceivable that they would need to bring in a lot of soil amendment. The landscape architect said his experience has been that a large percentage of native soil is used and is amended chemically.

Chair Koch invited questions from the Commissioners. Hearing none, Chair Koch invited public comment.

Dana Jackson, 20 Trail Lane. Mr. Jackson owns the property across the creek. He said it is great they are planting more oak trees. He is concerned about the 2-feet of soil being placed in the back of the property, especially without a hydro report. He said if it is built up 2 feet, and the creek goes high enough, it could create flooding at his house and his neighbors' houses.

Associate Planner Cassidy added that the project and grading has been evaluated by the Town Engineer, although not specifically with the addition of a hydrology report. She said this afternoon staff received comments from the Town Geologist, also recommending approval of the fill from the geologic standpoint.

Chair Koch brought the item back to the Commission for discussion.

Commissioner Ross said competing goals and cost/benefit aspects makes this a bit difficult to evaluate. He said being able to use the soil on the site versus off-hauling benefits everyone in a lot of ways. He said it is important to consider how changing the profile of the landscape affects water flows and if the material is reasonable for plants to grow. He said this is essentially more like structural fill than growing material, which is appropriate for mounding but not for planting. Commissioner Ross said he supports the project with the assurance that the soil will be amended as needed for planting and that the drainage ditch not be modified without further study.

Vice Chair Breen said the grading makes sense and looks well done. She said the original landscape plan was fine, and the new planting plan is too much. She was concerned they were creating an oak hedge across the front of a great looking project.

Commissioner Wilson agreed the planting is too crowded. She said it already looks like a hedge. She is supportive of the fill as long as it does not go near the culvert. She was pleased about the reduction in water usage.

Commissioner Sill said his concerns regarding quality of soil and damage to existing plants

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were addressed. He said he is supportive of the planting plan.

Chair Koch said the movement of the soil is appropriate as long as it is amended. She asked the landscape architect why there were so many oaks being planted. Mr. Cleaver said it was a conversation with Westridge about the existing conditions along Mapache and the fact it was so open. He said the request came to reconsider how to fill in, not necessarily considering the quality of the original plan, but just to fill in any gaps that existed. Chair Koch said she was less concerned about the screening between neighbors of the driveway and pool area and more concerned of the experience of the walker, horseback rider, bike rider, and driver down Mapache, that this will create a tunnel around the house.

Vice Chair Breen said there is a neighbor-to-neighbor situation and then there is the wrong thing to do for the land. She said there are plenty of oaks on the south side and adding six 24-inch live oaks under a valley oak is unconscionable to the existing oaks.

Mr. Warr said it has been a continuing problem for at least 28 years with direction from two very different points of view from two different design review boards. He said this is very difficult and frustrating for applicants. He said in this project, the applicant is trying to satisfy everyone. Mr. Warr suggested they move forward with the dirt and have subcommittees of the ASCC and Westridge involved when it comes time for planting. Mr. Warr said he is hoping for the opportunity to confirm whether the additional trees are of value because the owner wants to satisfy the ASCC and Westridge. Mr. Warr said that may be a way to arrive at a planting that is more appropriate in scale.

Commissioner Ross moved to recommend approval of the grading portion of the project. It is further recommended that after grading and planting of the originally approved landscape plan, two members of the ASCC visit the site, with an invitation to representatives from Westridge, to study the question of whether additional screening is needed and tree placement. The additional screening may be up to the level of the plan reviewed by the Commission at this meeting. Seconded by Vice Chair Breen; motion carried 5-0.

COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

(4) Commission Reports

Done.

(5) Staff Report

None.

(6) News Digest: Planning Issues of the Day

Staff shared an article of interest with the Commissioners – “America’s First Greenbelt May Be in Jeopardy.”

APPROVAL OF MINUTES

(7) ASCC Meeting of May 13, 2019

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Commissioner Ross moved to approve the May 13, 2019, minutes as submitted. Seconded by Commissioner Sill, the motion passed 4-0-1 with Chair Koch abstaining.

Commissioner Sill asked staff if there was any update on the property above the Priory. Planning & Building Director Russell said she will be asking the owners to return to the ASCC for the addition of the oaks.

Planning & Building Director Russell announced that Associate Planner Cassidy will be leaving. Planning & Building Director Russell thanked Associate Planner Cassidy for her service to the Commission and carrying the heavy weight of the majority of the applications, her excellent presentations, and dedicated service to the community and the Commission.

ADJOURNMENT [8:52 p.m.]