



**SAN MATEO COUNTY SCHOOLS  
INSURANCE GROUP**

*—A Public Entity—*

**Winter Season Protocol  
San Mateo County Office of Education  
101 Twin Dolphin Drive Redwood City, CA 94065**

**District School Sites:**

Anne Campbell Center  
65 Tower Road San Mateo, CA 94402

Canyon Oaks Youth Center  
400 Edmonds Road Redwood City, CA 94062-3803

Special Education K-22  
1290 Commodore Drive San Bruno, CA 94066

Gateway Center  
35 Tower Road San Mateo, CA 94402-4000

Palos Verdes / El Portal  
1280 Commodore Drive San Bruno, CA 94066

San Mateo County ROP School  
1800 Rollins Road Burlingame, CA 94010

Hillcrest at Youth Services Center  
10 Loop Road San Mateo, CA 94402-4035

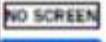
Margaret J. Kemp  
400 Paul Scannell Drive San Mateo, CA 94402

Outdoor Education  
11000 Pescadero Road La Honda, CA 94020

Oxford Day Academy  
1001 Beech Street East Palo Alto, CA 94303-2005

Updated May 21, 2021

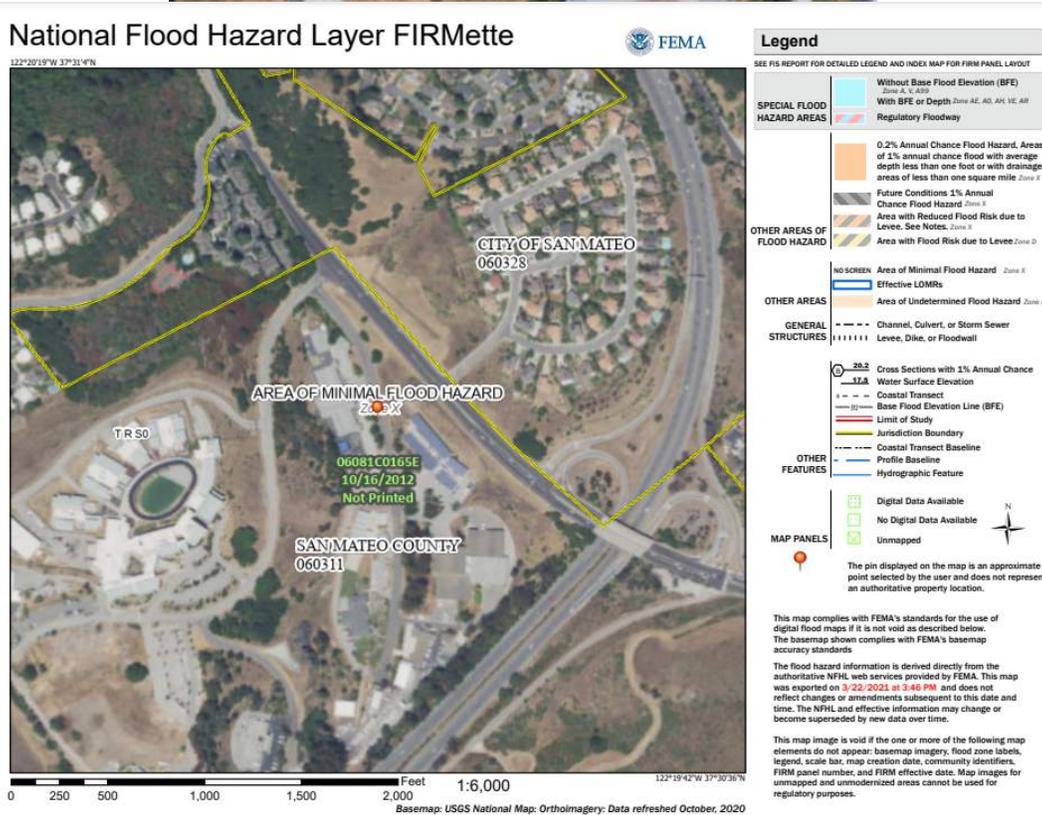
# FEMA Flood Map Legend

PIN	 <p>Approximate location based on user input and does not represent an authoritative property location</p>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p>  Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>  With BFE or Depth  Regulatory Floodway <i>Zone AE, AO, AH</i>
MAP PANELS	 Selected FloodMap Boundary  Digital Data Available  No Digital Data Available  Unmapped	 0.2% Annual Chance Flood Hazard, of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile  Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> <b>ST</b>  Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	 Area of Minimal Flood Hazard <i>Zone X</i>  Effective LOMRs  Area of Undetermined Flood Hazard  Otherwise Protected Area  Coastal Barrier Resource System Area	<p><b>OTHER AREAS OF FLOOD HAZARD</b></p>

OTHER FEATURES	 <b>20.2</b> Cross Sections with 1% Annual Chance Water Surface Elevation  <b>17.5</b>  Coastal Transect  Base Flood Elevation Line (BFE)  Limit of Study  Jurisdiction Boundary  Coastal Transect Baseline  Profile Baseline  Hydrographic Feature
GENERAL STRUCTURES	 Channel, Culvert, or Storm Sewer  Levee, Dike, or Floodwall

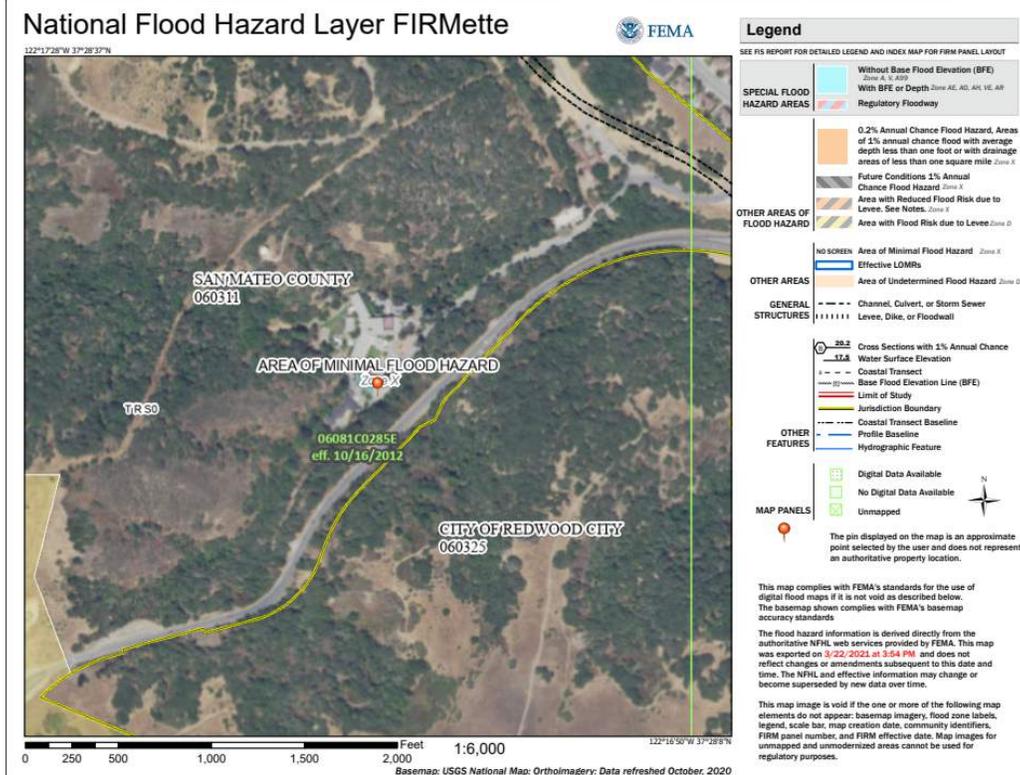
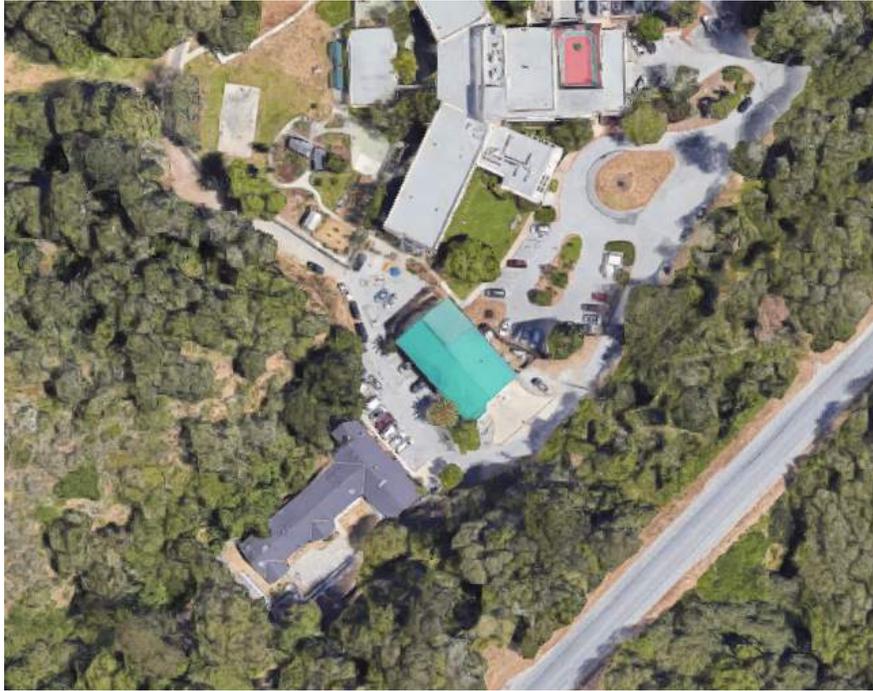
## Anne Campbell Center

Anne Campbell Center is not located within a FEMA flood hazard zone. This does not indicate that the school is free from hazards relating to flooding. Keep the campus clear of hazards. Check the campus buildings for signs of cracks or damage that may cause flooding. Also inspect the roofing for the buildings. Also bring an arborist in to check campus trees.



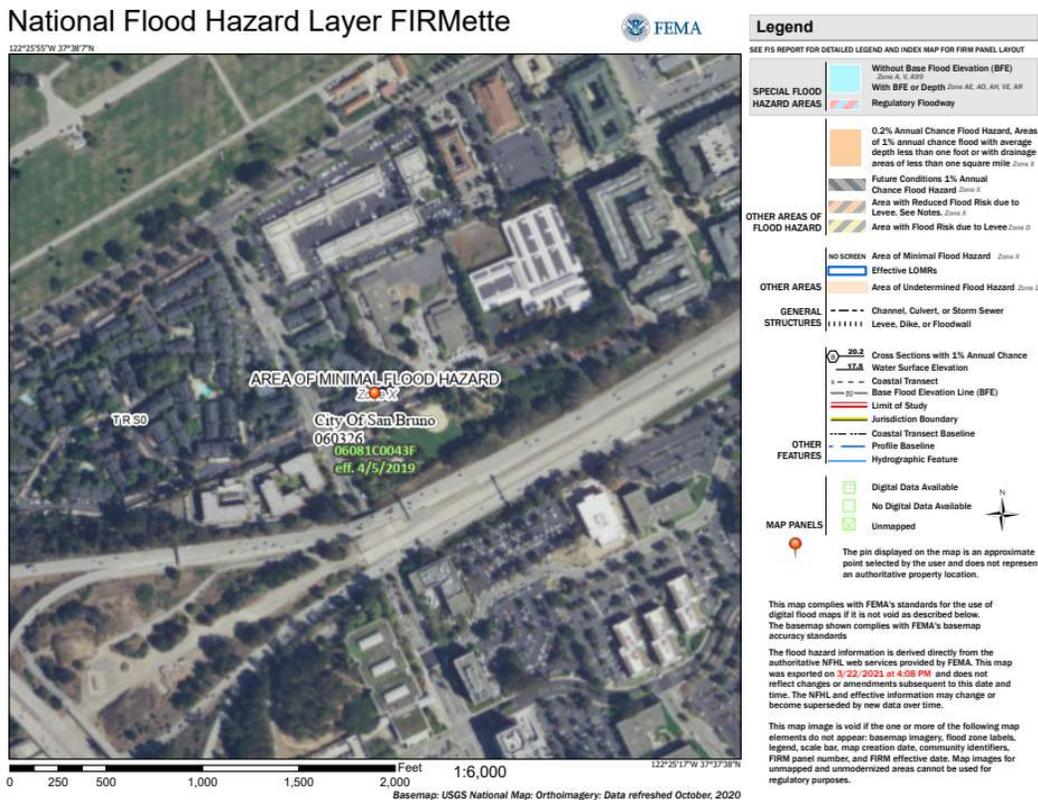
## Canyon Oaks Youth Center

Canyon Oaks Youth Center is not located within a FEMA flood hazard zone. This does not indicate that the school is free from hazards relating to flooding. Keep the campus clear of hazards. Check the campus buildings for signs of cracks or damage that may cause flooding. Also inspect the roofing for the buildings. Also bring an arborist in to check campus trees.



## Palos Verdes/El Portal/Special Education K-22

Palos Verdes is not located within a FEMA flood hazard zone. This does not indicate that the school is free from hazards relating to flooding. Keep the campus clear of hazards. Check the campus buildings for signs of cracks or damage that may cause flooding. Also inspect the roofing for the signs of cracks or damage that may cause flooding. Also bring an arborist in to check campus trees.



## Gateway Center

Gateway Center is not located within a FEMA flood hazard zone. This does not indicate that the school is free from hazards relating to flooding. Keep the campus clear of hazards. Check the campus buildings for signs of cracks or damage that may cause flooding. Also inspect the roofing for the buildings. Also bring an arborist in to check campus trees.



### National Flood Hazard Layer FIRMette



**Legend**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) <i>Zone A, V, AE, AH</i>
	With BFE or Depth <i>Zone AE, AO, AH, VE, AV</i>
	Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>
<b>OTHER AREAS</b>	NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
	Effective LOMRs
	Area of Undetermined Flood Hazard <i>Zone D</i>
<b>GENERAL STRUCTURES</b>	- - - Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
<b>CROSS SECTIONS</b>	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.8 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
<b>OTHER FEATURES</b>	--- Jurisdiction Boundary
	--- Coastal Transect Baseline
	--- Profile Baseline
	--- Hydrographic Feature
<b>MAP PANELS</b>	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/22/2023 at 8:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

## San Mateo County ROP School

San Mateo County ROP School is located within a flood hazard zone. This means the school is more susceptible to flooding from historic flooding. Keep the campus clear of hazards. Check the campus buildings for signs of cracks or damage that may cause flooding. Also inspect the roofing for the buildings. Also bring an arborist in to check campus trees.

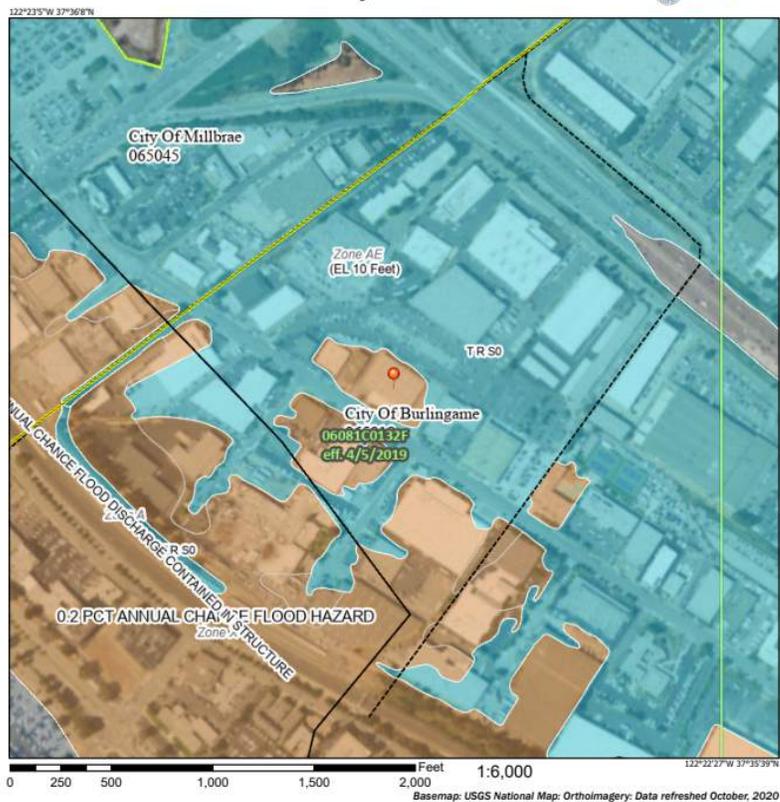


### National Flood Hazard Layer FIRMette



#### Legend

SEE HIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) <i>Zone X, R, AEP</i>
	With BFE or Depth <i>Zone AE, AG, AH, VE, AP</i>
	Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depths less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>
<b>OTHER AREAS</b>	NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
	Effective LOMRs
<b>OTHER AREAS</b>	Area of Undetermined Flood Hazard <i>Zone D</i>
<b>GENERAL STRUCTURES</b>	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
<b>CROSS SECTIONS WITH 1% ANNUAL CHANCE</b>	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
<b>OTHER FEATURES</b>	Digital Data Available
	No Digital Data Available
	Unmapped
<b>MAP PANELS</b>	

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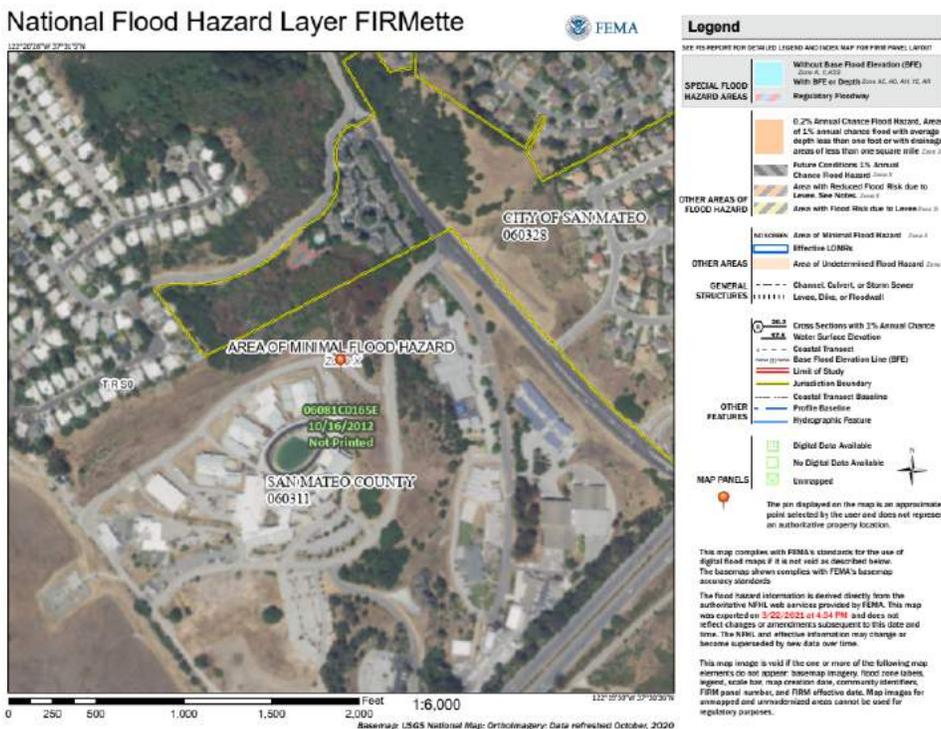
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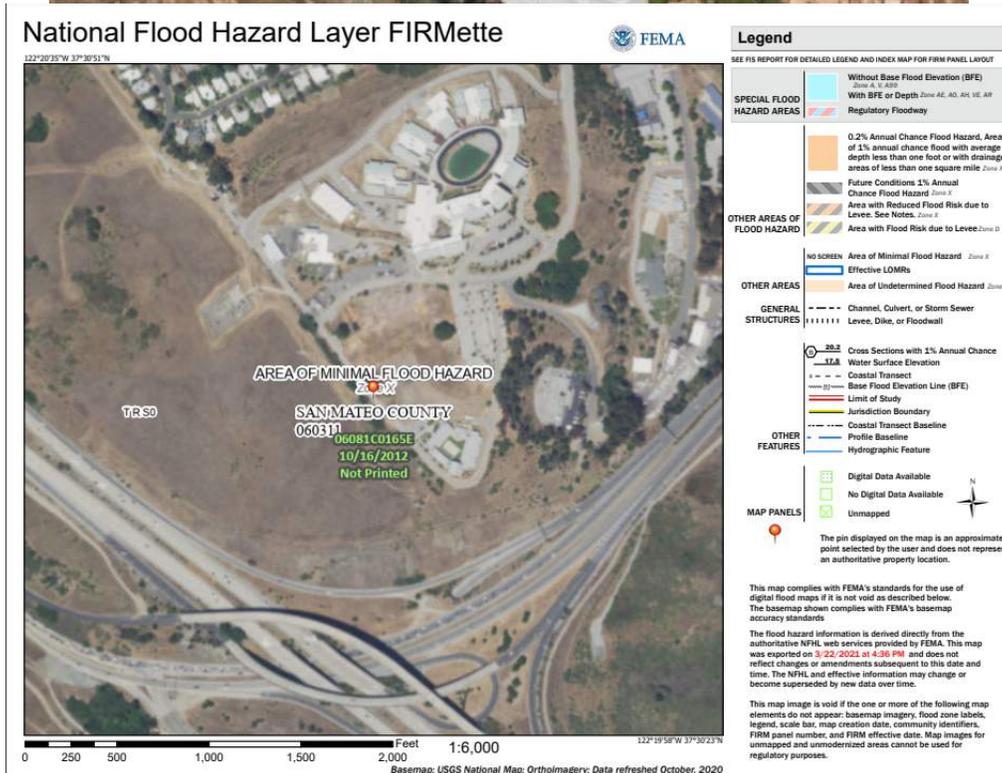
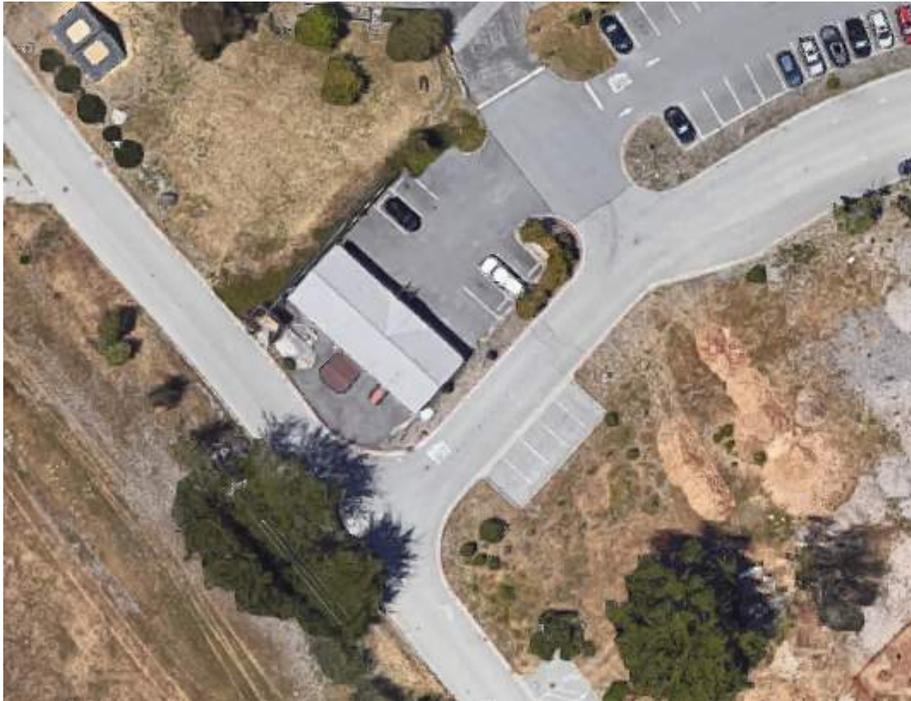
## Hillcrest at Youth Services Center

Hillcrest at Youth Services Center is not located within a FEMA flood hazard zone. This does not indicate that the school is free from hazards relating to flooding. Keep the campus clear of hazards. Check the campus buildings for signs of cracks or damage that may cause flooding. Also inspect the roofing for the buildings. Also bring an arborist in to check campus trees.



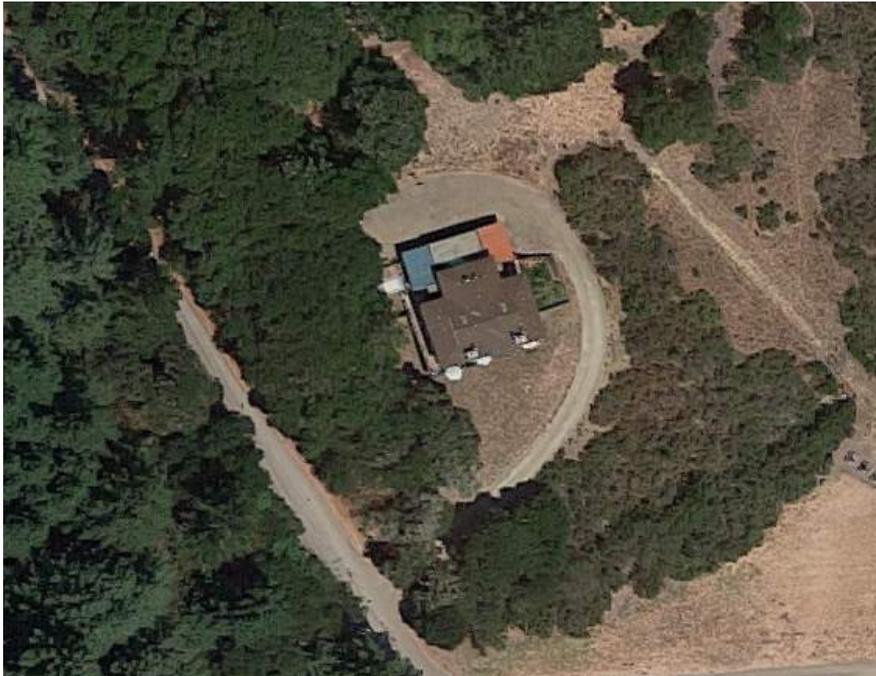
## Margaret J. Kemp

Margaret J. Kemp is not located within a FEMA flood hazard zone. This does not indicate that the school is free from hazards relating to flooding. Keep the campus clear of hazards. Check the campus buildings for signs of cracks or damage that may cause flooding. Also inspect the roofing for the buildings. Also bring an arborist in to check campus trees.



## Outdoor Education

Outdoor Education is not located within a FEMA flood hazard zone. This does not indicate that the school is free from hazards relating to flooding. Keep the campus clear of hazards. Check the campus buildings for signs of cracks or damage that may cause flooding. Also inspect the roofing for the buildings. Also bring an arborist in to check campus trees.



### National Flood Hazard Layer FIRMette



122°16'50"W 37°18'13"N



#### Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- Without Base Flood Elevation (BFE)  
*Zone A, X, APF*
  - With BFE or Depth *Zone AE, AD, AH, VE, AR*
  - Regulatory Floodway
- SPECIAL FLOOD HAZARD AREAS**
- 0.2% Annual Chance Flood Hazard, Areas of 2% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
  - Future Conditions 1% Annual Chance Flood Hazard *Zone X*
  - Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
  - Area with Flood Risk due to Levee *Zone D*
- OTHER AREAS OF FLOOD HAZARD**
- Area of Minimal Flood Hazard *Zone X*
  - Effective LOMRs
  - Area of Undetermined Flood Hazard *Zone D*
- OTHER AREAS**
- Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- GENERAL STRUCTURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
- OTHER FEATURES**
- Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
  - No Digital Data Available
  - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

0 250 500 1,000 1,500 2,000 Feet 1:6,000 122°16'12"W 37°17'44"N  
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

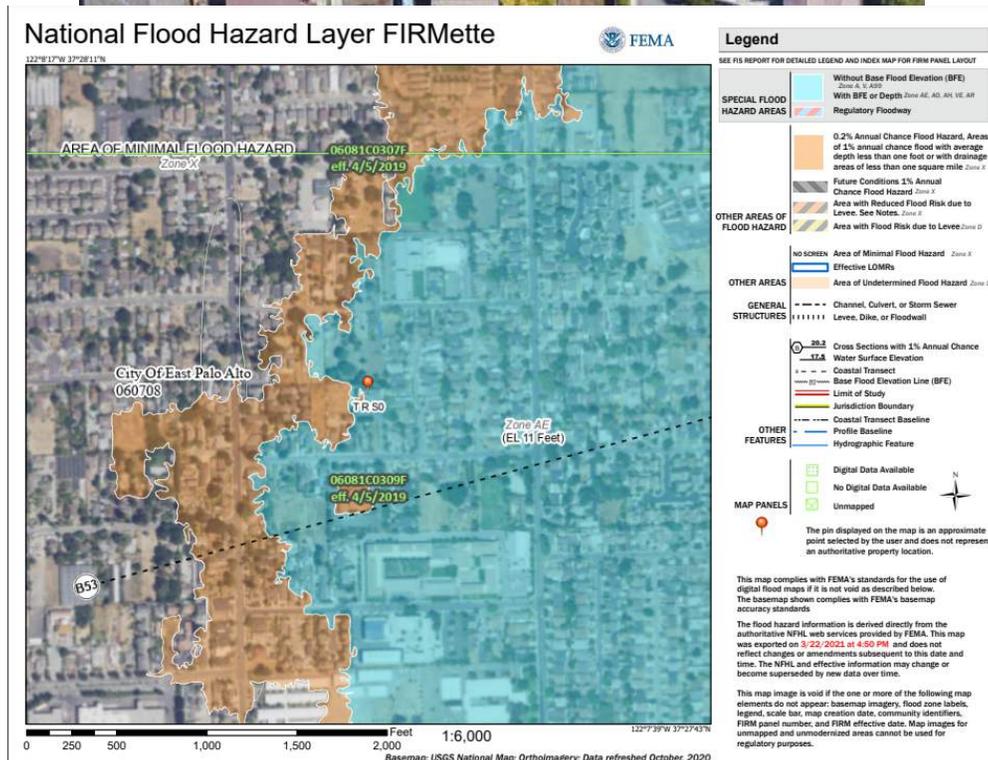
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## Oxford Day Academy

Oxford Day Academy is located in an area without base flood elevation. It does not necessarily indicate that they are free from flood hazards. Keep the campus clear of hazards. Check the campus buildings for signs of cracks or damage that may cause flooding. Also inspect the roofing for the buildings. Also bring an arborist in to check campus trees.



### **Items recommended to be completed in July**

#### Building/Surfaces:

- Inspect campus sidewalks, playgrounds & paved areas.
- Identify and address trip/fall hazards.
- Check pavement for cracks, fill cracks and apply seal coat.

#### Roofing:

- Roofs need to be inspected at least twice a year. Clear gutters to avoid buildup of debris, inspect mounted equipment, roof surface inspection.
- Remove growing plant life from roofs.

#### Trees/Plants:

- Prune trees and shrubs. Make sure they do not conduct moisture to the roof or siding.
- Establish and maintain a tree maintenance schedule.
- Remove/cutback overhanging tree limbs.
- Retain an arborist to assess the condition of trees.

#### Pipes/Gutters:

- Check for clogging in drains by flushing them with water.
- Ensure gutters are anchored.
- Map storm drains.

#### HVAC:

- Fire-test water heaters and boilers.
- Make sure ventilation is clear.

### **Items recommended to be completed in August**

#### Building/Surfaces:

- Patch/Repair potholes, uneven surfaces.
- Inspect the condition of paint for buildings, repaint as necessary.
- Check fencing to ensure it is weather proofed.
- Inspect the condition of walls, floors, ceilings. Check for signs of mold and moisture.
- Check for signs of leaks.

#### Pipes/Gutters:

- Check the drains' connection with the sanitary sewer.
- Identify ownership of easements, hillside, and city sewer line connections.
- Keep weeds to a minimum.
- Remove dead plants.
- Check tree branches and make sure none are about to fall.
- Remove rotted limbs, cut back overgrowth.
- Inspect for roots exposed above ground.

Preparedness:

- Start a FIT plan.
- Prepare a flood response plan.

### **Items recommended to be completed in September**

Pipes/Gutters:

- Ensure sump and sewage ejection pumps are functioning.
- Monitor plumbing for leaks and strange noises at least once a year.
- Clear gutters of debris.
- Service sewer lines.
- Inspect exposed lines for deterioration, corrosion, leaks etc.

Preparedness:

- Establish and maintain sandbag reserves for emergency use.

Building/Surfaces:

- Seal/patch open and obvious cracks in exterior walls..
- Check window locks and open/close properly and easily. Lubricate hinges and locking mechanisms.

Roofing:

- Inspect roof systems for cracks, deterioration and/or openings.
- Check the roof for standing water (during the rainy season).
- Remove growing plant life.

### **Items recommended to be completed in October**

Building/Surfaces:

- Window/door sealant protection.
- Inspect roof systems for cracks, deterioration and/or openings.
- Check for broken doors/windows.
- Check for signs of leaks.
- Check and test aging gas lines.

HVAC:

- Change the furnace filter.
- Maintain heat in storage & “abandoned” buildings.

Pipes/Gutters:

- Clear gutters of debris.
- Verify shut off valves are working properly.
- Insulate pipes before Winter begins.
- Identify and insulate pipes in areas where pipes are susceptible to freezing.

Plants/Trees:

- Prune trees and shrubs. Make sure they do not conduct moisture to the roof or siding.

Preparedness:

- Prepare for the predicted Winter season.

**Items recommended to be completed in November/December**

Pipes/Gutters:

- Inspect stormwater drains.
- Make sure the low water shut-off is functioning properly.

Building/Surfaces:

- Inspect locks/doors for weather proofing.
- Check pavement for cracks, fill cracks and apply seal coat.
- Check the condition of sidewalk, driveway, parking areas. Replace coating every 10 years

HVAC:

- Fire-test water heaters and boilers.
- Check furnace/heating units before winter use.
- Check/service carbon monoxide and smoke detectors.

Roofing:

- Check the roof for standing water (during the rainy season).
- Identify cracks on the roof.
- Seal perimeter of roof to prevent water intrusion (flat roofs, tar & gravel, foam roofing materials).