

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

DATE: October 7, 2021

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, pursuant to Section 7010 of the County Subdivision Regulations, to subdivide a 11,957 sq. ft. parcel into two (2) parcels (Lot 1: 6,931 sq. ft., Lot 2: 5,026 sq. ft.), located at 2191 Mills Avenue in the unincorporated West Menlo Park area of San Mateo County.

County File Number: PLN2021-00086 (Amiri)

PROPOSAL

The applicant is proposing to subdivide an 11,957 sq. ft. parcel located at 2191 Mills Avenue to create two residential parcels - Parcel 1: 6,931 sq. ft., Parcel 2: 5,026 sq. ft. All existing buildings and structures on the parcel will be removed. Both proposed parcels will take access directly from Mills Avenue. Water will be supplied by the California Water Service, via an existing water line serving the project site. The West Bay Sanitary District will provide sewer service to the site. The arborist report submitted for this project indicates that all of the trees on the project site (including three within the Mills Avenue right of way) are ornamental or landscaping species and none are greater than 12" in diameter. According to the report, most of the trees are in fair to good condition but have not been maintained for some time. The applicant is proposing to remove all of the trees on the subject parcel to accommodate new residential construction and landscaping.

There are two significant size (approx. 28" dia.) redwood trees on the neighboring parcel to the east (on or near the property line between 2190 and 2198 Camino a Los Cerros). As discussed in the arborist report (Attachment D), the canopy for the most westerly tree encroaches somewhat into the project site. The arborist report recommends a number of tree protection measures to reduce potential impacts to these two trees. These recommendations have been incorporated as conditions of approval in Attachment A.

RECOMMENDATION

That the Zoning Hearing Officer approve PLN2021-00086 by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Michael Schaller, Senior Planner, Telephone 650/363-1849
mschaller@smcgov.org

Owner/Applicant: Sean Amiri

Location: 2191 Mills Avenue, West Menlo Park

APN(s): 074-022-370

Size: 11,957 sq. ft.

Existing Zoning: R-1/S-72 (Single-Family Residential/5,000 sq. ft. minimum lot size)

General Plan Designation: Medium Density Residential, Urban (6.1-8.7 dwelling units/acre)

Sphere-of-Influence: City of Menlo Park

Existing Land Use: Single-family residence

Water Supply: California Water Service (Cal Water), Bear Gulch Division

Sewage Disposal: West Bay Sanitary District

Flood Zone: Flood Zone X (Areas of Minimal Flooding), FEMA Panel No. 06081C0312E, effective date October 16, 2012.

Environmental Evaluation: The project is categorically exempt under Section 15315 of the California Environmental Quality Act Guidelines. Class 15 consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels. The project does not involve a variance or exception and all services and access in compliance with County standards are available.

Setting: The parcel is located approximately 550 feet southwest of the corner of Mills Avenue and Alameda De Las Pulgas. The 11,957 sq. ft. site includes a single-family residence and several concrete planter boxes (all to be demolished). A new single-family dwelling is proposed on the southern lot under BLD2021-00980. The site is relatively flat, and is surrounded by existing single-family homes.

DISCUSSION

A. KEY ISSUES

1. Compliance with the County General Plan

The County General Plan designates the subject property as Medium Density Residential (6.1-8.7 dwelling units/acre). The proposed land division will result in a density of 7.29 dwelling units per acre and complies with this designation. The proposal is consistent with the surrounding residential land uses, per Policies 8.14 (*Land Use Compatibility*) and 8.35 (*Uses*), respectively.

General Plan Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The project site is within a neighborhood of single family dwellings on lots between 5,000 square feet and 7,000 square feet in size. Both sewer and water services are available and have adequate capacity to service this subdivision. Additionally, Mills Avenue is an existing improved street, maintained by the County Department of Public Works. The proposed subdivision represents infill of an urban area, and the proposed parcel sizes are in compliance with the minimum parcel size (5,000 sq. ft.) required in this zoning district. The project also conforms to Policy 8.37 (*Parcel Sizes*).

2. Compliance with the County Zoning Regulations

The subject parcel is zoned R-1/S-72 (Single-Family Residential/S-72 Combining District). The two proposed parcels are in compliance with the minimum required standards of the R-1/S-72 District as illustrated in Table 1:

| Table 1 S-72 Combining District Standards | | | | |
|---|---------------------------|-----------------------|----------------------------|----------------------------|
| | Minimum Lot Size Required | Proposed Net Lot Size | Minimum Lot Width Required | Proposed Average Lot Width |
| Lot 1 | 5,000 sq. ft. | 5,026 sq. ft. | 50 feet | 60 feet |
| Lot 2 | 5,000 sq. ft. | 6,931 sq. ft. | 50 feet | 50 feet |
| Source: S-72 Combining District Development Standards, Zoning Regulations Section 6300.4.00 | | | | |

Section 7020.2.c of the County Subdivision Regulations regulates lot depth. This section states that the lot depth shall be as necessary to provide the minimum parcel size for the zoning district, but in no case shall be less than 100 feet nor greater than three times the width, exclusive of rights-of-way or easements necessary for road purposes. The two proposed parcels are in compliance as the proposed lot depth is 100.52 feet.

The applicant submitted a Tentative Parcel Map that includes building envelopes (shown in Attachment C), compliant with R-1/S-72 zoning standards. Future development of single-family residences on the two proposed parcels can comply with the R-1/S-72 zoning district standards.

3. Compliance with the County Subdivision Regulations

The proposed Tentative Parcel Map (Attachment C) for the Minor Subdivision has been reviewed by staff under the provisions of the County Subdivision Regulations which implement the Subdivision Map Act (Section 66410, et seq., of the Government Code of the State of California). The County's Building Inspection Section, Department of Public Works, and Menlo Park Fire District have also reviewed the proposed project and found that, as conditioned, it complies with their respective standards.

A preliminary Geotechnical report was reviewed and approved by the Planning and Building Department's Geotechnical Section, with the condition that additional analysis will be required during the building permit phase for the residential structures, as the parcels are partially within a mapped liquefaction investigation zone as identified by the State of California's Department of Conservation. A conceptual drainage plan has been reviewed and approved with conditions by the Department's Drainage Review Section. The applicant is required to submit a drainage analysis by a Registered Civil Engineer at the time of building permit submittal for any future homes on the created parcels.

Per Section 7013.3.b of the County Subdivision Ordinance, the Zoning Hearing Officer must make the following findings in order to approve the proposed subdivision:

(1) That the proposed map is consistent with applicable general and specific plans;

The project is consistent with the County's General Plan as described in Section A.1 of this report. It will result in development that conforms to the Land Use Element's density limits and will implement General Plan Policies 8.14, 8.30, 8.35, and 8.37.

(2) That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;

Staff has reviewed the design of the proposed subdivision and found it consistent, as conditioned in Attachment A of this report, with State and County land division regulations. The project is consistent with the County General Plan and Zoning Regulations as discussed in Sections A.1 and A.2 of this report.

(3) That the site is physically suitable for the type of development;

This site is physically suited for residential development as it has a minimal slope that residential development can accommodate, there are

residential services available, and residential access is easily provided from Mills Avenue. There is no identified sensitive habitat in the general project vicinity and minimal tree removal is needed to facilitate development. Further, the site is within an established residential neighborhood made up of similar parcel sizes and this project would be consistent with the existing neighborhood lot fabric. The project was reviewed by the Building Inspection Section, Geotechnical Review Section, Department of Public Works, Menlo Park Fire, water and sewer districts, among others, who all indicated that they had no comments or recommended conditional approval.

(4) That the site is physically suitable for the proposed density of development;

This site is physically suited for the proposed density of two single family residential parcels. The parcels meet the requirements of the zoning regulations and will allow conforming single-family dwellings to be built. The proposed density is within the range required by the General Plan designation. There are existing sewer, water, gas, electric, cable and television lines that serve the existing development on the parent parcel. Water is provided by the California Water Service Company and sewer services by the West Bay Sanitary District.

(5) That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the above, a tentative map or tentative parcel map may be approved if an EIR was prepared for the subdivision and a finding is made pursuant to Subdivision (c) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make the mitigation measures or project alternatives identified in the EIR infeasible.

The project is located in a developed medium density residential neighborhood. There is no identified undisturbed natural habitat in the general vicinity of the project. There is no evidence to suggest that, with the implementation of standard erosion and stormwater control measures during construction, that the project will cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

As discussed in the project description section, there are no significant size trees on the subject parcel. All existing trees on the parcel are non-native ornamentals which have not been maintained. There are two significant size redwood trees on an adjacent parcel. The applicant's arborist report includes recommendations designed to minimize potential

impacts to those trees. Those recommendations have been included as conditions of approval in Attachment A.

(6) That the design of the subdivision or type of improvements is not likely to cause serious public health problems;

The proposed subdivision is not likely to cause serious public health problems as it is served by public water and sewer systems that have adequate capacity to serve this project. Review of the project by affected agencies yielded no objections. There are no hazardous or noxious uses proposed and no public health problems are likely to occur from construction and grading work.

(7) That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

There are no known easements for access through the subject parcel. There is a 10 ft. wide stormdrain easement that runs along the westerly edge of the subject parcel. The proposed subdivision has been reviewed by the University Heights Drainage Maintenance District which has conditionally approved the proposed subdivision.

(8) That in this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, are otherwise available within a reasonable distance from the subdivision, will be provided, and are substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the Advisory Agency to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Not applicable. No easements for access across the subject parcel or alternative use exist on the parcel.

(9) That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.

The West Bay Sanitary District has reviewed the application and found no concerns with the connections to the public sewer system.

- (10) That the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (“The Williamson Act”) and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use. For purposes of this section, land shall be presumed to be in parcels too small to sustain their agricultural use if the land is: (a) Less than ten (10) acres in size in the case of prime agricultural land, or; (b) Less than forty (40) acres in size in the case of land which is not prime agricultural land. A subdivision of land subject to the Williamson Act, with parcels smaller than those specified above, may be approved only under the special circumstances prescribed in Section 66474.4(b) of the Map Act.**

The project site is not subject to a Williamson Act contract and is not designated by the General Plan as open space so the findings regarding such are not applicable to this proposed subdivision.

- (11) That, for a subdivision on land located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:**

(a) The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code;

(b) Structural fire protection and suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or the Department of Forestry and Fire Protection by contract entered into Pursuant to Section 4133, 4142, or 4144 of these Public Resources Code; and

(c) To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code as interpreted and applied by the County Fire Marshal, and any applicable County ordinance.

The project site is not located in a state responsibility area or a very high fire hazard severity zone. This finding is not applicable.

(12) That, for the subdivision of land designated in the County General Plan as open space and located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:

(a) The subdivision is consistent with the open space purpose; and

(b) If the subdivision would result in parcels that are forty (40) acres or smaller in size, those parcels are subject to a binding and recorded restriction prohibiting the development of a habitable, industrial, or commercial building or structure, while all other structures shall comply with defensible space requirements described in Government Code Section 51182 or Section 4291 of the Public Resources Code. Any later approval to remove the aforementioned binding restriction shall make the subdivision subject to the requirements of (11) above.

The project site is not designated as open space in the County General Plan nor is it located in a state responsibility area or a very high fire hazard severity zone. This finding is not applicable.

4) Compliance with In-Lieu Park Fees

Subdivision Ordinance Chapter 4, Article 6 (*Park and Recreation Facilities*) requires that, as a condition of approval of a tentative map or tentative parcel map, the subdivider is required to dedicate land for park and recreation facilities. Alternatively, a subdivider can pay a fee in lieu of dedication for the purposes of acquiring, developing or rehabilitating County park and recreation facilities and/or assisting other providers of park and recreation facilities in acquiring, developing or rehabilitating facilities that will serve the proposed subdivision. Section 7055.3 (of the Subdivision Ordinance) further defines the formula for calculating the in-lieu fee for subdivisions of fifty lots or less. The anticipated fee for this subdivision is \$117,665 for in-lieu park fees. A worksheet showing the computation methodology is included in Attachment E. However, the final fee shall be based upon the assessed value of the project parcel at the time of recordation of the parcel map.

B. ENVIRONMENTAL REVIEW

The proposed minor subdivision is categorically exempt from CEQA environmental review procedures, pursuant to Class 15, Section 15315 of the California Environmental Quality Act. This exemption applies to the division of property located in urbanized areas, into four or fewer parcels. The division must be in conformance with the General Plan, require no variances, all infrastructure and utility services are available and access to the property meets local

standards. The property cannot have been involved in a subdivision in the last two years, and the property must have an average slope of less than twenty percent (20%). This project site is within an urban/residential zone and would create only two parcels. As discussed above, the project is in conformance with the County's General Plan and requires no variances to allow for future construction. All necessary service providers have confirmed they can provide their respective services to the subject property and adequate public access to the site exists. The subject property has not been subdivided in the last two years, and is relatively flat, with a slope of less than 3%.

C. REVIEWING AGENCIES

Building Inspection Section
Drainage Review Section
Geotechnical Review Section
San Mateo County Department of Public Works
Menlo Park Fire Protection District
West Bay Sanitary District
California Water Service – Bear Gulch
University Heights Drainage Maintenance District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Tentative Map
- D. Arborist Report
- E. Parkland In-Lieu Fee Worksheet

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2021-00086

Hearing Date: October 7, 2021

Prepared By: Michael Schaller
Senior Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the proposed minor subdivision is categorically exempt from CEQA environmental review procedures, pursuant to Class 15, Section 15315 of the California Environmental Quality Act. This exemption applies to the division of property located in urbanized areas, into four or fewer parcels. The division must be in conformance with the General Plan, require no variances, all infrastructure and utility services are available and access to the property meets local standards. The property cannot have been involved in a subdivision in the last two years, and the property must have an average slope of less than twenty percent (20%). This project site is within an urban/residential zone and would create only two parcels. As discussed above, the project is in conformance with the County's General Plan and requires no variances to allow for future construction. All necessary service providers have confirmed they can provide their respective services to the subject property and adequate public access to the site exists. The subject property has not been subdivided in the last two years, and is relatively flat, with a slope of less than 3%.

For the Minor Subdivision, Find:

2. That the proposed map is consistent with applicable general and specific plans. The proposed map will result in development that conforms to the Land Use Element's density limits and is compatible with surrounding land uses.
3. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans. Staff has reviewed the design of the proposed subdivision and found it consistent, as conditioned in Attachment A of this report, with State and County land division regulations. The project is consistent with the County General Plan and Zoning Regulations as discussed in Sections A.1 and A.2 of this report.

4. That the site is physically suitable for the type of development. This site is physically suited for residential development as it has a minimal slope that residential development can accommodate, there are residential services available, and residential access is easily provided from Mills Avenue. There is no identified sensitive habitat in the general project vicinity and minimal tree removal is needed to facilitate development. Further, the site is within an established residential neighborhood made up of similar parcel sizes and this project would be consistent with the existing neighborhood lot fabric. The project was reviewed by the Building Inspection Section, Geotechnical Review Section, Department of Public Works, Cal-Fire, water and sewer districts, among others, who all indicated that they had no comments or recommended conditional approval.
5. That the site is physically suitable for the proposed density of development. The parcels resulting from this subdivision meet the requirements of the zoning regulations and will allow conforming single-family dwellings to be built. There are no physical constraints that will prohibit development of houses on each parcel. There are existing sewer, water, gas, electric, cable and television lines that serve the existing development on the parent parcel.
6. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project is located in a developed medium density residential neighborhood. There is no identified undisturbed natural habitat in the general vicinity of the project. There is no evidence to suggest that, with the implementation of standard erosion and stormwater control measures during construction, that the project will cause substantial environmental damage or substantially injure fish or wildlife or their habitat. As discussed in the project description section, there are no significant size trees on the subject parcel. All existing trees on the parcel are non-native ornamentals which have not been maintained. There are two significant size redwood trees on an adjacent parcel. The applicant's arborist report includes recommendations designed to minimize potential impacts to those trees. Those recommendations have been included as conditions of approval in Attachment A.
7. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision is served by public water and sewer systems that have adequate capacity to serve this project. Review of the project by affected agencies yielded no objections. There are no hazardous or noxious uses proposed and no public health problems are likely to occur from construction and grading work.
8. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. There are no known easements for access through the subject parcel. There is a 10 ft. wide storm drain easement that runs along the westerly edge of the subject parcel. The proposed subdivision has been reviewed

by the University Heights Drainage Maintenance District which has conditionally approved the proposed subdivision.

9. That the discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The West Bay Sanitary District has reviewed the application and found no concerns with the connections to the public sewer system.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

- 1) This approval only applies to the proposal, documents and plans described in this report and approved by the Zoning Hearing Officer on October 7, 2021. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with this approval.
- 2) This subdivision approval is valid for two years, during which time a parcel map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees prior to the expiration date.
- 3) Prior to recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees as required by County Subdivision Regulations, Section 7055.3. The fees shall be based upon the assessed value of the project parcel at the time of recordation and calculated as shown on the attached worksheet.
- 4) Tree Protection Plan: Tree protection zones shall be established and maintained throughout the entire length of the project. Fencing for the protection zones shall be 6-foot-tall metal chain link type supported by 2-inch diameter metal poles pounded into the ground to a depth of 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 placed at a minimum distance equal to the tree's driplines or 6 times the tree diameters (whichever greater). Where tree protection fencing cannot be placed at the dripline because of the approved proposed work, tree protection shall be placed as close as possible to the proposed work while still allowing room for construction to safely continue. Signs shall be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment shall be stored or cleaned inside the tree protection zones. If tree protection zones need to be reduced for access or any other reason than a landscape barrier shall be installed where tree protection does not extend out to the trees driplines.

- 5) Landscape Barrier: Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone
- 6) Tree Pruning: During construction any trimming will be supervised by the site arborist and must stay underneath 25% of the tree's total foliage. At this time no pruning is proposed. All pruning shall be done by a licensed tree care provider.
- 7) Root Cutting: Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut shall be inspected by the site arborist. The site arborist may recommend irrigation and a tree monitoring program at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time shall be covered with layers of burlap and kept moist.
- 8) Trenching and Excavation: Trenching and excavation shall strive to stay outside of the tree protection zones. If not possible trenching for any reason, shall be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.
- 9) Inspections: The site will be inspected after the tree protection measures are installed and before the start of construction. It is the contractor's responsibility to notify the Project Arborist when construction is to start, and whenever there is to be work performed underneath the canopy of a protected tree on site at least 48 hours in advance.
- 10) Prior to the issuance of a building permit for any demolition or future construction, the applicant shall provide an erosion and sediment control plan, which demonstrates how erosion will be mitigated during the construction period. The mitigation will be in place at all times during construction. Only upon issuance of the building permit to demolish the development on the parcel may the trees approved for removal be removed.
- 11) The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth-moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Geotechnical and Drainage Section

- 12) For each of the lots, at development stage (Building Permit Application Stage), a Geotechnical Report shall be submitted. The report shall be updated to the current adopted code (if 2020 -> CBC2019). Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report at Building Stage. The Geotechnical Report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.
- 13) Stormwater Management Design: Prior to the issuance of a building permit for new residential development on the original parcel or on either of the lots created pursuant to this subdivision, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Planning and Building for review and approval. The drainage analysis shall consist of a written narrative and plan. The flow of the stormwater onto, over, and off the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the measures to certify adequate drainage. Recommended measures shall be designed and included on applicable improvement plans and submitted to the Department of Planning and Building for review and approval.
- 14) Driveway Design: Prior to the issuance of a building permit for new residential development on the original parcel or on either of the lots created pursuant to this subdivision, the applicant shall submit a roadway plan and driveway plans and profiles for each parcel, to the Department of Public Works and the Department of Planning and Building. Site plan shall show driveway access for each parcel up to the proposed garage slab. Driveways must comply with County standards for driveway design (maximum slopes not to exceed 20% and their elevation at the property line must be the same elevation as the centerline of the access roadway). The driveway plans shall also include and show specific provisions and details for handling both the existing and the proposed drainage.

Department of Public Works

- 15) The applicant shall submit to the Department of Public Works University Height Drainage Maintenance District any proposed work in the storm drain easements for review and approval.
- 16) No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

- 17) Prior to the issuance of Building Permits on the resulting parcels, the applicant shall provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
- 18) The applicant shall submit a Parcel Map to the Department of Public Works County Surveyor for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter Department conditions have been met.
- 19) The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.

University Heights Drainage Maintenance District

- 20) Permanent features, including but not limited to landscaping or structural, are not recommended in Drainage District easements as they may cause damage and impede maintenance, repair, or reconstruction of Drainage District owned facilities. The Drainage District is not responsible for replacement of any permanent features if damaged or removed for drainage work.
- 21) Plan Sheet T-2 includes information for end of a wall adjacent to the storm drain easement but does not provide similar information for beginning of wall. Details of retaining walls and landscaping within the storm drain easement shall be submitted to the Drainage District for review at the time of building permit submittal.
- 22) Plan Sheet T-2 shows a proposed 4" storm drain line within the storm drain easement. This 4" line should be located outside of the easement if possible.
- 23) Plan Sheet T-2 shows an existing retaining wall in the northwestern corner of Lot 1. Please indicate whether this retaining wall is to remain or be removed. Drainage District facilities shall be protected during any excavation to remove the retaining wall.
- 24) The applicant shall pay a plan review fee in the amount of \$300. Payment shall be made to the County of San Mateo.

California Water Service

- 25) If construction of the project has not commenced within a two-year time frame, California Water Service will be under no further obligation to serve the project unless the developer receives an updated letter from California Water Service reconfirming our commitment to serve the above-mentioned project.

West Bay Sanitary District

- 26) Prior to demolition, the existing sewer lateral must be capped per WBSD Detail No. 24. This will require a Class 4 Sewer Permit and will require the District Inspector's approval prior to backfill.
- 27) The existing sewer lateral can potentially be reused for one of the new homes, but CCTV of the existing sewer lateral must be submitted to WBSD for review.
- 28) Each new home will require a Class 1 Sewer Permit for connection of the sewer laterals to the main. Each home shall have its own independent sewer lateral as shown on the plans.
- 29) Each home will require a conforming property line clean out within 5-feet of the property line.
- 30) Plans of the new homes will need to be submitted to the District for final review.

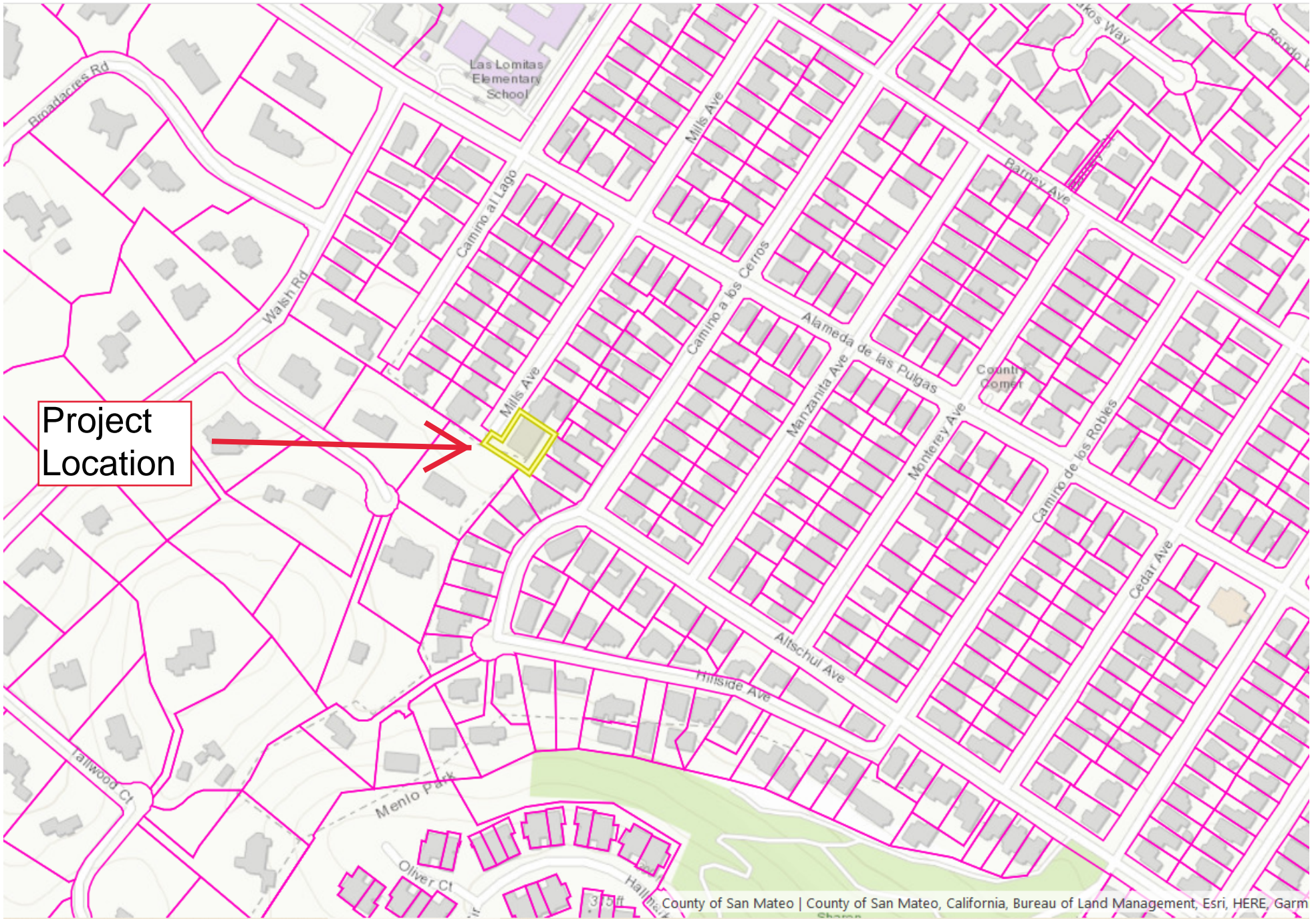
Menlo Park Fire District

- 31) Upon the future submittal of building permits for residential development on each of the two lots, the plans shall comply with all standards and requirements of the Menlo Park Fire District.
- 32) Access to the public fire hydrant is within the required distance and meets the provisions listed in CFC Section 507.5, Fire Hydrant Systems.
- 33) The access driveways noted on the tentative map meet the provisions required in the CFC Section 503, Fire Apparatus Access Roads.



County of San Mateo - Planning and Building Department

ATTACHMENT B




















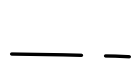

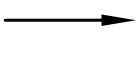





Project
Location

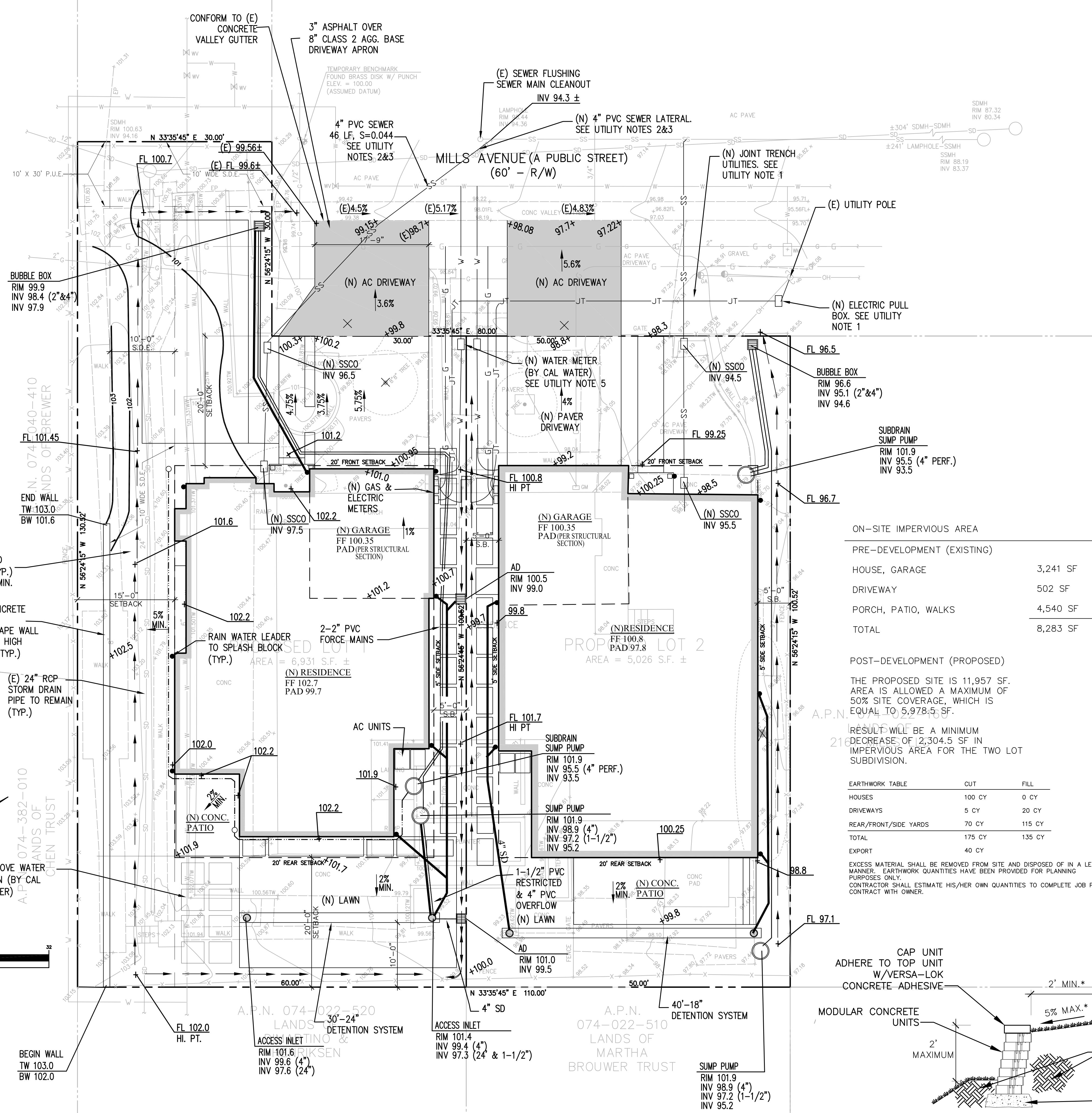


County of San Mateo - Planning and Building Department

ATTACHMENT C

LEGEND / ABBREVIATIONS

-  SILT FENCE OR FIBER ROLL
-  +101.8 SPOT SHOT (PROPOSED GRADE)
-  AC ASPHALT
-  AD AREA DRAIN
-  CB CATCH BASIN
-  FM FORCE MAIN
-  FL FLOW LINE
-  FDCO FOUNDATION CLEAN OUT
-  SSCO SEWER CLEANOUT
-  RWL RAIN WATER LEADER
-  PD PATIO DRAIN
-  MIN. MINIMUM
-  INV INVERT
-  SD STORM DRAIN PIPE SEE UTILITY NOTE 4
-  SDCO SUB-DRAIN CLEANOUT
-  TW TOP OF WALL
-  BW BOTTOM OF WALL
-  (E) EXISTING
-  GENERAL DRAINAGE FLOW DIRECTION
-  4" SD STORM DRAIN PIPE
-  RAIN WATER LEADER W/ 4" SD COLLECTION PIPING TO DRAINAGE
-  PROPERTY LINE
-  NEIGHBORING PROPERTY LINE
-  X TREE PROTECTION FENCING
-  VEGETATED SWALE ALIGNMENT OR SURFACE SWALE ALIGNMENT



ON-SITE IMPERVIOUS AREA

| PRE-DEVELOPMENT (EXISTING) | AREA |
|----------------------------|----------|
| HOUSE, GARAGE | 3,241 SF |
| DRIVEWAY | 502 SF |
| PORCH, PATIO, WALKS | 4,540 SF |
| TOTAL | 8,283 SF |

POST-DEVELOPMENT (PROPOSED)

THE PROPOSED SITE IS 11,957 SF. AREA IS ALLOWED A MAXIMUM OF 50% SITE COVERAGE, WHICH IS EQUAL TO 5,978.5 SF.

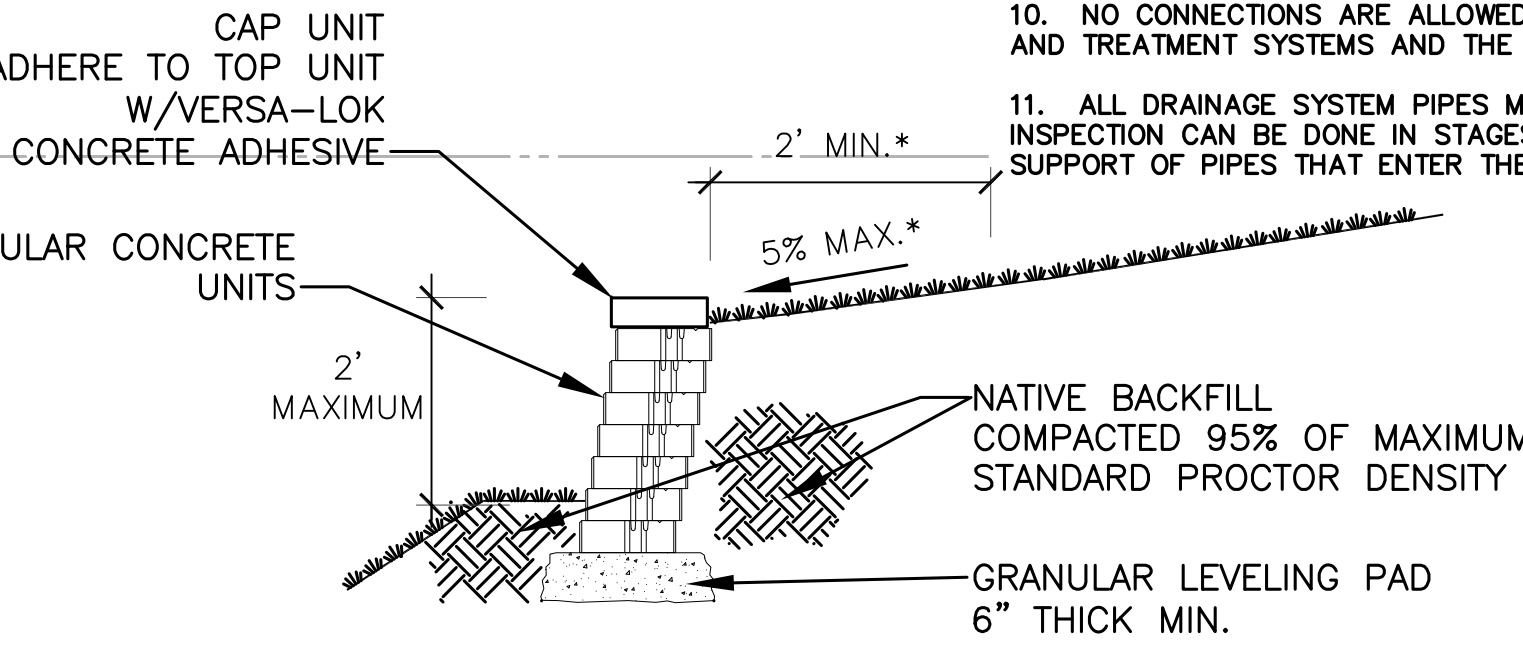
| EARTHWORK TABLE | CUT | FILL |
|-----------------------|--------|--------|
| HOUSES | 100 CY | 0 CY |
| DRIVEWAYS | 5 CY | 20 CY |
| REAR/FRONT/SIDE YARDS | 70 CY | 115 CY |
| TOTAL | 175 CY | 135 CY |
| EXPORT | 40 CY | |

EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER.

RESULT WILL BE A MINIMUM DECREASE OF 2,304.5 SF IN IMPERVIOUS AREA FOR THE TWO LOT SUBDIVISION.

| EARTHWORK TABLE | CUT | FILL |
|-----------------------|--------|--------|
| HOUSES | 100 CY | 0 CY |
| DRIVEWAYS | 5 CY | 20 CY |
| REAR/FRONT/SIDE YARDS | 70 CY | 115 CY |
| TOTAL | 175 CY | 135 CY |
| EXPORT | 40 CY | |

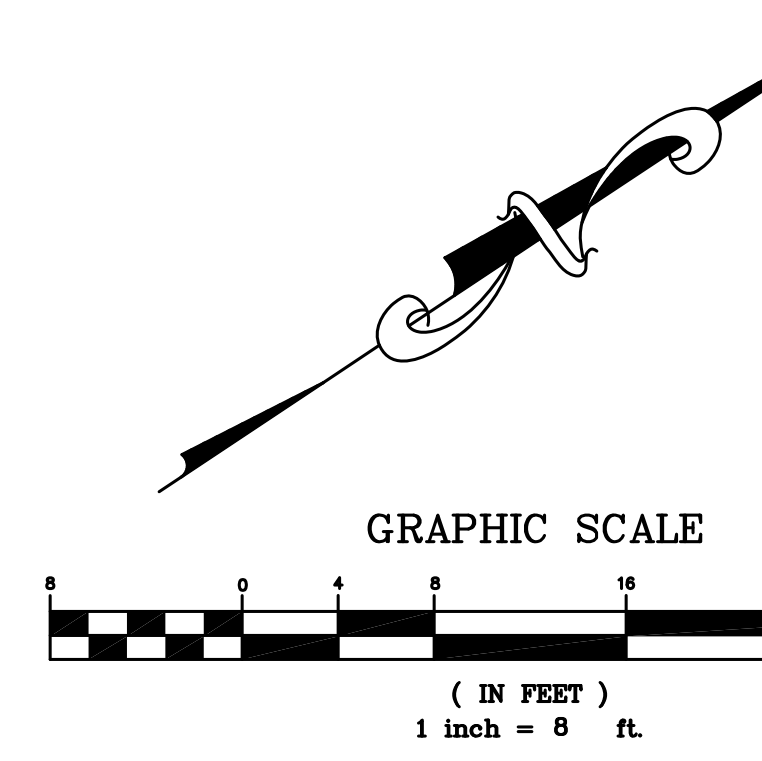
EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER.



1 TYPICAL CONCRETE BLOCK WALL SECTION
NOT TO SCALE

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.
 - TOPOGRAPHIC INFORMATION PROVIDED BY McLEOD AND ASSOCIATES, JANUARY 21, 2021.
 - SLOPE PORCHES, LANDINGS AND TERRACES 2% AWAY FROM RESIDENCE.
 - PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM THE HOUSE PERIMETER BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5% AWAY FROM RESIDENCE.
 - CONTRACTOR TO CONTACT SOILS ENGINEER TO COORDINATE INSPECTIONS AT LEAST ONE WEEK PRIOR TO PENDING INSPECTIONS.
 - ALL EARTHWORK, SUBSLAB PREPARATION, FOUNDATION AND SLAB CONSTRUCTION, BACKFILLING, SITE DRAINAGE, AND GEOTECHNICAL OBSERVATION AND TESTING SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS.
 - THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES AND DEPRESSED LANDSCAPE AREAS WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.
 - CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
 - ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.
 - CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.
 - FOR ADDITIONAL SITE LAYOUT INFORMATION SEE ARCHITECTURAL PLANS.
 - PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY'S ENGINEERING DIVISION PRIOR TO STARTING ANY WORK. APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING TO CITY FOR ENCROACHMENT PERMIT.
 - CONTRACTOR SHALL ADHERE TO "BEST MANAGEMENT PRACTICES" (BMP)'S GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
 - CONTRACTOR SHALL REVIEW AND UNDERSTAND GRADING AND DRAINAGE GUIDELINES SET FORTH IN THE GEOTECHNICAL REPORT PRIOR TO STARTING ANY SITE WORK.
 - CONTRACTOR SHALL ADHERE TO CAL OSHA STANDARD WHEN GRADING AND EXCAVATING.
 - CONTRACTOR AND OWNER SHALL OBTAIN ALL NECESSARY COUNTY STANDARD DETAILS, FROM THE COUNTY, TO PERFORM ALL TRENCHING AND SITE WORK IN THE PUBLIC RIGHT-OF-WAY.
 - APPLICANT/CONTRACTOR SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED, UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS, EXISTING OR DAMAGED BY CONSTRUCTION ACTIVITIES, PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE ON MILLS AVENUE.
 - STORM WATER RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.
- UTILITY NOTES:**
- CONTRACTOR TO ASSIST OWNER IN COORDINATION WITH PG&E FOR THE INSTALLATION/RELOCATION OF GAS, PHONE, TV AND ELECTRIC SERVICES. SIZE OF NEW SERVICE TO BE DETERMINED BY PG&E AND RESPECTIVE AGENCIES.
 - EXISTING SS LATERAL TO REMAIN. OWNER TO VIDEO INSPECT TO CONFIRM LATERAL IS IN GOOD WORKING ORDER. INSTALL NEW 4" PVC SEWER FROM LATERAL CLEAN-OUT TO HOME, PER WEST BAY SANITARY DISTRICT'S SPECIFICATIONS. CONTRACTOR TO ASSIST OWNER IN APPLICATIONS AND PERMITTING WITH THE WEST BAY SANITARY SEWER DISTRICT AS REQUIRED.
 - ALL SEWER WORK TO BE IN CONFORMANCE WITH COUNTY AND THE WEST BAY SANITARY DISTRICT STANDARDS.
 - ALL STORM DRAIN PIPE SHALL BE PVC SDR 35, SLOPED AT 1% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION, ELBOWS AND TEE'S SHOULD BE AVOIDED.
 - ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM, UNLESS SHOWN OTHERWISE ON PLAN, WITH 4" M PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
 - CONTRACTOR SHALL INSTALL NEW COPPER WATER MAIN FROM EXISTING WATER MAIN STANDARDS AND AS REQUIRED TO SERVE HOME. CONTRACTOR AND OWNER SHALL COORDINATE WITH WATER SERVICE PROVIDER, FOR METER UP-GRADE, IF REQUIRED.
 - ALL SUB-DRAINAGE TO BE INSTALLED PER THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS. GEOTECHNICAL ENGINEER SHALL REVIEW ALL INSTALLATION OF SUB-DRAINAGE SYSTEM(S).
 - ANY DISTURBANCE OF THE WATER SERVICE LATERAL OR METER MUST BE APPROVED IN ADVANCE BY CALIFORNIA WATER SERVICE COMPANY, BEAR GULCH DISTRICT, AT 3351 EL CAMINO REAL, SUITE 190, ATHERTON, CA 94027-3844, PHONE 650-321-6800.
 - ANY DISTURBANCE OF THE SEWER CLEANOUT OR SEWER LATERAL, DOWNSTREAM OF THE CLEANOUT AT THE PROPERTY LINE MUST BE APPROVED IN ADVANCE BY WEST BAY SANITARY DISTRICT, 500 LAUREL STREET, MENLO PARK, CA 94025.
 - NO CONNECTIONS ARE ALLOWED, BETWEEN THE STORM WATER COLLECTION AND TREATMENT SYSTEMS AND THE SANITARY SEWER SYSTEM.
 - ALL DRAINAGE SYSTEM PIPES MUST BE INSPECTED BEFORE COVERING. INSPECTION CAN BE DONE IN STAGES AS BACKFILLING PROCEEDS, TO ALLOW FOR SUPPORT OF PIPES THAT ENTER THE SIDES OF STRUCTURES.

ALL LANDSCAPE IMPROVEMENTS WITHIN THE EXISTING STORM DRAIN EASEMENT SHALL NOT BE PERMANENT OR PREVENT ACCESS FOR MAINTENANCE AND REPAIR OF THE EXISTING STORM DRAIN SYSTEM.



PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
1/8" = 1'-0"

CLIFFORD BECHTEL AND ASSOCIATES
1331 9th Street, Suite 8
Belmont, CA 94002
650-333-0103
cliffbechtel@comcast.net

TENTATIVE MAP
2191 MILLS AVENUE
SAN MATEO COUNTY
Menlo Park

CONTENTS:
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

DATE: 09/27/21
SCALE: AS NOTED
REVISIONS:

DRAWN: J.G.
CHECKED: C.B.
JOB No. 2021735
SHEET No. T-2
OF SHEETS



County of San Mateo - Planning and Building Department

ATTACHMENT D

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

January 13th, 2021

Sean Amiri
1190 West Hillsdale Blvd #13
San Mateo, CA
94403

Site: 2191 Mills Avenue, Menlo Park (San Mateo County), CA

Dear Mr. Amiri,

As requested on Wednesday, January 6th, 2021, I visited the above site to inspect and comment on the trees. The property is in the process of being subdivided, and 2 new homes will be proposed on site in the future. Your concern as to the future health and safety of the trees on site has prompted this visit. A tree protection plan will also be included in this report. At this time no site plan has been reviewed. Once a site plan has been made available it shall be sent to the Project Arborist for further review.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

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

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key:

DBH-Diameter at breast height (54" above grade)

CON- Condition rating

HT/SP- Tree height and canopy spread in feet

S- "Significant" tree (protected) in San Mateo County

*****- Indicates neighboring tree

2191 Mills Ave/1/13/21

(2)

Survey:

| Tree# | Species | DBH | CON | HT/SP | Comments |
|--------------|--|------------|------------|--------------|---|
| 1S | Flowering plum (<i>Prunus x blireiana</i>) | 10.3 | 30 | 12/10 | Fair to poor vigor, poor form, topped, decay on trunk, in decline, LOCATED WITHIN PUBLIC RIGHT OF WAY. |
| 2S | Persimmon (<i>Diospyros kaki</i>) | 5.9 | 65 | 12/10 | Good vigor, fair form, topped for fruit production. LOCATED WITHIN PUBLIC RIGHT OF WAY. |
| 3 | Lemon (<i>Citrus sp.</i>) | 6.0 | 70 | 10/10 | Good vigor, fair form, well maintained. |
| 4 | Hollywood juniper (<i>Juniperus chinensis</i>) | 7.7-7.2 | 60 | 14/12 | Fair vigor, fair form, codominant at grade. |
| 5 | Hawthorn (<i>Crataegus phaenopyrum</i>) | 6.0 | 50 | 12/12 | Good vigor, fair form, topped, close to home. |
| 6*S | Redwood (<i>Sequoia sempervirens</i>) | 28est | 70 | 90/25 | Good vigor, good form, crown raised in past. SIGNIFICANT TREE |
| 7*S | Redwood (<i>Sequoia sempervirens</i>) | 28est | 70 | 90/25 | Good vigor, good form, crown raised in past. SIGNIFICANT TREE |
| 8 | Fig (<i>Ficus carica</i>) | 8"x3 | 45 | 12/25 | Good vigor, poor form, at home foundation, pruned back from roof in past. |
| 9 | Crape myrtle (<i>Lagerstroemia sp.</i>) | 5.0 | 65 | 15/8 | Good vigor, fair form, topped in past. |
| 10 | Crape myrtle (<i>Lagerstroemia sp.</i>) | 2-2 | 65 | 10/4 | Good vigor, fair form, topped in past. |
| 11 | Orange (<i>Citrus sp.</i>) | 5.0 | 65 | 10/6 | Fair to poor vigor, fair form, abundance of dead wood. |
| 12 | Grapefruit (<i>Citrus sp.</i>) | 6.0 | 70 | 8/10 | Good vigor, fair form. |
| 13S | Saucer magnolia (<i>Magnolia x soulangeana</i>) | 5.0 | 80 | 12/10 | Good vigor, good form, aesthetically pleasing. LOCATED WITHIN PUBLIC RIGHT OF WAY |

2191 Mills Ave/1/13/21

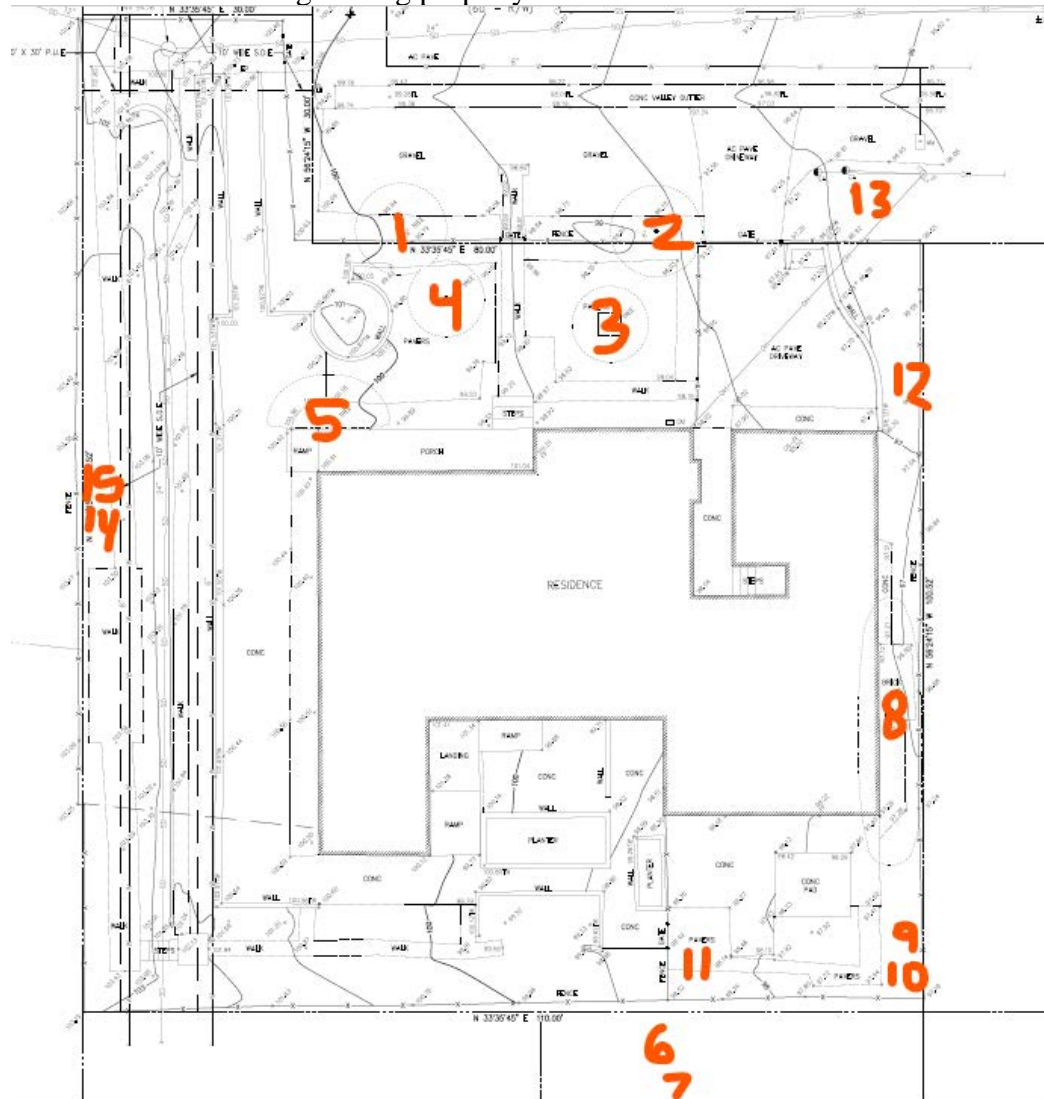
(3)

Survey:

| Tree# | Species | DBH | CON | HT/SP | Comments |
|-------|---|-----|-----|-------|---|
| 14 | Spanish dagger (<i>Yucca gloriosa</i>) | 8.1 | 50 | 10/5 | Fair vigor, fair form, suppressed by #15. |
| 15 | Privet (<i>Ligustrum japonicum</i>) | 6-4 | 50 | 15/10 | Good vigor, poor form, multi leader at grade. |

S-Indicates significant tree (protected) in San Mateo County

*****-Indicates tree on neighboring property



Showing tree locations

Site observations:

The landscape has not been maintained for some time. The majority of the trees are in fair to good condition with the exception of plum tree #1 and fig tree #8 that are in poor condition.



Summary:

The trees surveyed are a mix of imported trees. The only “Significant” trees (protected) observed are neighboring redwood trees #6 and #7. The redwood trees are in good condition. The diameter of the redwood trees was estimated at 28 inches. The recommended construction off set distance from the trees to a foundation is 15 feet. This is likely easily achieved as the set backs prohibit foundation work within this distance. All work within 23 feet from the trees will need to be reviewed by the Project Arborist.

Showing neighbor’s redwood trees #6 and #7



Trees #1, 2, and 13 are located within the public right of way and are considered to be protected. Flowering plum tree #1 is in decline and recommended for removal as no mitigation measures are expected to improve the health of the tree. The plum tree will likely be dead within the next 2 years. Persimmon tree #2 is in good condition. Saucer magnolia tree #13 is in good condition and aesthetically pleasing. The following tree protection plan will help to insure the future health of the retained trees on site. Once a site plan is available it shall be sent to the Project Arborist for further review.

Showing plum tree #1

**Showing persimmon tree #2****Showing magnolia tree #13****Tree Protection Plan:**

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 diameter metal poles pounded into the ground to a depth of 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 placed at a minimum distance equal to the trees driplines or 6 times the tree diameters (whichever greater). Where tree protection fencing cannot be placed at the dripline because of the approved proposed work, tree protection should be placed as close as possible to the proposed work while still allowing room for construction to safely continue. 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. If tree protection zones need to be reduced for access or any other reason than a landscape barrier shall be installed where tree protection does not extend out to the trees driplines.

Landscape Barrier

Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Tree Pruning

During construction any trimming will be supervised by the site arborist and must stay underneath 25% of the trees total foliage. At this time no pruning is proposed. All pruning shall be done by a licensed tree care provider.

Root Cutting

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation and a tree monitoring program at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation

Trenching and excavation shall strive to stay outside of the tree protection zones. If not possible trenching for any reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project for the imported trees. Irrigation should consist of surface flooding, with enough water to wet the entire root zone once a month during the dry season. The top foot of soil shall be saturated. If a root zone is traumatized this type of irrigation should be carried out two times per month during the dry season. The native oak tree shall not be irrigated unless its root zone is traumatized.

Inspections

The site will be inspected after the tree protection measures are installed and before the start of construction. It is the contractor's responsibility to notify the Project Arborist when construction is to start, and whenever there is to be work performed underneath the canopy of a protected tree on site at least 48 hours in advance. Kielty Arborist Services can be reached at 650-515-9783(Kevin) or by email at kkarbor0476@yahoo.com

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty *Kevin Kielty* David P. Beckham *David Beckham*
Certified Arborist WE#0476A Certified Arborist WE#10724A

Kielty Arborist Services

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

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: Kevin Kielty David Beckham
Kevin R. Kielty David P. Beckham

Date: January 13, 2021



County of San Mateo - Planning and Building Department

ATTACHMENT E

In-Lieu Park Fee Worksheet

[This formula is excerpted from Section 7055 of the County's Subdivision Regulations]

This worksheet should be completed for any residential subdivision which contains 50 or fewer lots. For subdivisions with more than 50 lots, the County may require either an in-lieu fee or dedication of land.

1. **For the parcel proposed for subdivision, look up the value of the land on the most recent equalized assessment roll. (Remember you are interested in the land only.)**

Value of Land = _____

2. **Determine the size of the subject parcel in acres.**

Acres of Land = _____

3. **Determine the value of the property per acre.**

- a. **Set up a ratio to convert the value of the land given its current size to the value of the land if it were an acre in size.**

| | |
|---|--|
| Formula: | |
| <u>Parcel Size in Acres (From Item 2)</u> 1 Acre of Land | <u>Value of Subject Parcel (From Item 1)</u> Value of Land/Acre |
| Fill Out: | |
| _____ | _____ |
| 1 Acre | Value of Land/Acre |

- b. **Solve for X by cross multiplying.**

| | |
|----------------------|--|
| Formula: | |
| Value of Land = | $\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}}$ = _____ |
| Fill Out: | |
| Value of Land = | _____ = _____ |

4. **Determine the number of persons per subdivision.**

| | | | | |
|---|---|--------|---|-----------------------------------|
| Formula: | | | | |
| Number of New Lots Created* | X | 2.75** | = | Number of Persons Per Subdivision |
| *Example = A 2-lot split would = 1 newly created lot. | | | | |
| Fill Out: | | | | |
| _____ | X | 2.75** | = | _____ |
| **Average number of persons per dwelling unit according to the most recent federal census (2020). | | | | |

5. **Determine the parkland demand due to the subdivision.**

| | | | | |
|--|---|----------------------|---|-----------------|
| Formula: | | | | |
| Number of Persons Per Subdivision (From Item 4) | X | .003*** Acres/Person | = | Parkland Demand |
| Fill Out: | | | | |
| _____ | X | .003*** Acres/Person | = | _____ |
| ***Section 7055.1 of the County's Subdivision Ordinance establishes the need for .003 acres of parkland property for each person residing in the County. | | | | |

6. **Determine the parkland in-lieu fee.**

| | | | | |
|-------------------------------|---|---|---|----------------------|
| Formula: | | | | |
| Parkland Demand (From Item 5) | X | Value of the Land/Acre (From Item 3.b) | = | Parkland In-Lieu Fee |
| Fill Out: | | | | |
| _____ | X | _____ | = | _____ |