

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

DATE: December 1, 2016

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, pursuant to Section 7010 of the San Mateo County Subdivision Regulations, to subdivide a 23,641 sq. ft. parcel into three (3) parcels and the assignment of the name "Cardinal Court" to the new private street, located at 2050 Santa Cruz Avenue, in the unincorporated West Menlo Park area of San Mateo County.

County File Number: PLN 2016-00226 (Surv Land, LLC/Bragg)

PROPOSAL

The applicant proposes to subdivide an existing legal 23,641 sq. ft. residential parcel into three (3) residential parcels, Lots 1, 2, and 3 of the following sizes: Lot 1 would be 7,911 sq. ft.; Lot 2 would be 7,865 sq. ft.; Lot 3 would be 7,865 sq. ft. One (1) significant tree is to be removed and one (1) significant tree is to be relocated (in association with construction of the private roadway) as part of this subdivision application. The applicant is also proposing to name the new private street accessing the subdivision "Cardinal Court".

RECOMMENDATION

That the Zoning Hearing Officer approve the Minor Subdivision, and Street Naming, County File Number PLN 2016-00226, by making the required findings and adopting the recommended conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Dave Holbrook, Project Planner, Telephone 650/363-1837

Applicant/Owner: David Bragg/Surv Land, LLC

Location: 2050 Santa Cruz Avenue, Menlo Park

APN: 074-091-620

Size: 23,641 sq. ft.

Existing Zoning: R-1/S-72 (Single-Family Residential/5,000 Sq. Ft. minimum parcel size)

Parcel Legality: A Lot Line Adjustment, recorded December 21, 2006, involving the subject parcel confirms the parcel's legal status.

General Plan Designation: Medium Density Residential (6.1 to 8.7 dwelling units per acre)

Existing Land Use: Single-Family Residence

Sphere-of-Influence: Menlo Park

Water Service: California Water Service

Sanitary Service: West Bay Sanitary District

Flood Zone: FEMA Flood Zone C (area of minimal flooding);
Community Panel No. 06081C0313E; Effective date: October 16, 2012.

Environmental Evaluation: Categorically Exempt CEQA Section 15315 (Class 15) Minor Land Division.

Setting: The subject property is relatively flat and is surrounded by residential development of 1- and 2-story single-family homes. There are old growth shrubberies and a number of trees of various sizes throughout the property, (thirty seven (37) trees identified in accompanying survey and arborist report, four (4) of which are dead). The existing residence on the parcel (constructed in 1947) would be demolished to allow development of the three proposed lots.

A Lot Line Adjustment between the subject parcel and the adjacent neighboring parcel to the north was recorded on December 21, 2006. This adjustment provided the current parcel configuration for the proposed subdivision.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

Upon review of the applicable provisions of the San Mateo County General Plan, staff has determined that the project complies with the following governing policies:

The County General Plan designates the subject property for Medium-Density Residential use at 6.1 to 8.7 dwelling units per acre. The proposed land division represents an average of about 7.4 dwelling units per acre and complies with the land use designation and density of the General Plan.

Visual Quality Policy 4.14(b) specifically addresses the requirement to regulate land division to promote visually attractive development. The proposed lot configurations and conceptual structure layouts encourage potential future design proposals that will be consistent with surrounding parcels in the established neighborhood. Additionally, future development of residences on the three (3) lots will be pursuant to the R-1/S-72 Zoning Regulations relative to maximum allowable building height, floor area, lot coverage and minimum required setbacks. See Section A.2. of this report for discussion regarding the project's proposed tree removal and tree protection measures.

Urban Land Use Compatibility Policy 8.14(a) pertains to the protection and enhancement of the character of existing single-family areas. The Regulatory Zoning Requirements affecting future parking allotment, building envelopes and development standards, and regulations affecting tree preservation and tree removal associated with future residential construction (see Section A.2 of report) will ensure that the character of the area is protected, and enhanced accordingly.

Urban Land Use Density Policy 8.36 regulates the maximum allowable densities in zoning districts in order to: (1) ensure a level of development that is consistent with the land use designations, (2) plan for the efficient provision of public facilities, services, and infrastructure, and (3) minimize exposure to natural and manmade hazards. The density equivalent of the existing parcel proposed for subdivision translates into the accommodation for up to 7.4 dwelling units/per acre, which is within the limits allowed for the Medium-Density Residential designation of the area. All public facilities, services and infrastructure are available to serve the new parcels.

Urban Land Use Parcel Size Policy 8.37 regulates the minimum parcel sizes in zoning districts in an attempt to: (1) ensure the parcels are usable and developable, (2) establish orderly and compatible development patterns, (3) protect public health and safety, and (4) minimize significant losses of property values. The R-1/S-72 Zoning District mandates a minimum parcel size of 5,000 sq. ft. The project proposes lots that meet or exceed the minimum lot size and thus complies with this policy.

2. **Tree Removal, Tree Relocation, Tree Protection and Tree Replacement**

Of the 37 trees identified on the subject property (as listed in the submitted revised arborist report, by Kielty Arborist Services, dated October 14, 2016), four (4) trees are dead (Tree #'s 6, 7, 16 and 34; see Attachments E and F) and may be removed upon approval of the tentative map without County permits. The following discussion addresses all live trees to remain, with associated conditions of approval, numbers 5 through 10 listed in Attachment A.

Alternatives Considered for Tree Preservation. The applicant, prior to their formal application, had considered placing the private roadway on the opposite (north) side of the parcel. The issues arising from that scenario included: 1) some neighbor opposition from those who live along that side of the subject parcel of having a driveway next to their properties, and 2) the inevitable removal of trees to accommodate the roadway, including a 17.2-inch DBH Blue Oak (Tree # 18) located at what would be the roadway's entry from Santa Cruz Avenue), a 10.6-inch DBH Black Acacia (Tree # 37), and an 11.4-inch DBH Maple tree. Based on neighbors' (on both sides of the property) concerns and preferences around the issue of which side to place the roadway, the applicant decided on the present proposal. The applicant has determined that, which he believes, with the measures recommended by the Arborist implemented, that all of the trees on the left side (except the one together than the one to be removed and the one to be relocated) can be preserved to accommodate the roadway's placement and construction, with one tree being relocated. While proposed tree protection measures and special roadway construction (affecting Tree #'s 1, 2 and 26) are required given how close the roadway will be to the trees, moving the minimum 20-foot wide roadway further away from the trees would result in Lot 3 having a substandard depth of less than 100 feet. This would be reflect the roadway's close location to these trees' trunks, moving the roadway (minimum 20 feet wide along that portion as required by the Fire Department) away from the trees would result in Lot 3 having a substandard depth of the required minimum of 100 feet, in conflict with the subdivision regulations and no exceptions are allowed to this requirement.

Additional Trees Approved for Removal. There are three (3) trees that staff has determined may additionally be removed as part of this approval. They are Tree #25 (Pineapple/Quava tree), #30 (Pecan tree) and #36 (Strawberry Tree). The reasons for allowing their removal are as follows: a) none are considered "Significant Tree" size (pursuant to the definition by tree diameter or circumference of the County's Significant Tree Regulations) or are of a native tree species, b) all are in poor or poor-to-fair condition as cited by the arborist, c) their removal would allow the applicant more room to implement the required tree protection measures (as discussed in this section and pursuant to the conditions of approval in Attachment A), and d) they are generally located within the likely footprints of future residential development on Lots 1 and 3, thus are very likely to be removed at that time; such removal would not require permits because they don't qualify as "Significant Trees".

Proposed Removal and Relocation of Select Trees. Due to their proximity to or within the proposed private roadway on the parcel's south side, the project includes the removal of one 20.3-inch diameter at base height (DBH) Coast Live Oak (Tree #4) and the relocation of one 22.1-inch DBH Coast Live Oak (Tree #3). While approval of this application would authorize the

removal of Tree #4, the proposed relocation of Tree #3 warrants further discussion.

Additionally, one 19.8-inch DBH Blue Oak (Tree #1), one 8.9-19.8 inches DBH (multiple trunk) Coast Live Oak (Tree #2), and one 4.8-6.8 inches DBH (multiple trunk) Coast Live Oak located along the south property line are proposed to be preserved through careful placement of the roadway around the Coast Live Oak trunks and roots. The single tree (Tree #4) proposed for removal, while of "fair vigor", is well within the proposed driveway's path and is of poor form, with a major trunk extending well into the roadway area.

Relocated Tree. The Coast Live Oak tree (Tree #3) to be relocated, lies within the proposed driveway. Upon relocation, this tree would be replanted on one of the created lots, per further requirements and associated Conditions of Approval (Attachment A). The exact location is yet to be determined, but the specific location would be identified prior to issuance of any building permit for a house on the first of any of the three created lots created by this subdivision. Any relocation would be accomplished by implementing a procedure recommended by Mighty Tree Movers (Attachment G) or other qualified contractors licensed and experienced in tree relocation. However, staff has a concern about the tree's long term survival, even given the best of relocation and post care practices. In response to this concern, staff recommends an alternative consideration that includes two options (from which the applicant shall choose prior to any site or tree disturbance on the parcel):

Option 1: Relocate Tree As Proposed. If the applicant chooses this option, staff would require that the company transplanting the tree adhere to specific measures to ensure transplanting success, including oversight by the applicant's arborist and regular reporting to the County. The arborist would recommend such measures as needed to ensure success at the time of removal and transplanting, would include assessments of its health at critical junctures during future development of all three lots, both prior to issuance of building permits for any new houses, and upon the final inspection approval of such houses. If, in the opinion of the arborist, the relocated tree is failing, two (2) additional trees (minimum 60-inch boxed Coast Live Oaks) shall be planted in locations on the lots chosen for optimal tree health, away from any development disturbance, and with protection measures installed around them, if planted prior to completion of construction.

Option 2: Remove/Replace Tree. If the applicant chooses this option, the tree may be removed, but instead of relocating and replanting it (due to the risk of failure discussed), proceed with the planting of two (2) new (minimum 60-inch boxed) Coast Live Oaks as described above, with the same measures of oversight by the arborist and its

future protection as clarified under applicable Conditions of Approval 5 through 10 (Attachment A).

If this project is approved, disturbance occurring on the site prior to final recordation of the Parcel Map would include: a) installation of nearly the entire length of a private roadway, b) installation of 230 linear feet of subgrade storm drain pipe (of two lengths: 100 feet between proposed Lots 1 and 2, and 130 feet along the rear property line of Lots 1 and 2, which will properly drain all three lots, conveying stormwater to a County storm drain system located west of Lot 1 on Harrison Way), and c) installation of sanitary sewer laterals (entering from the west to serve Lot 1, along a proposed easement across Lot 1 to serve Lot 2, and entering from the east to serve Lot 3). While all live trees shall be protected via the temporary fencing methods shown on the Tree Protection Plan (Attachment H), and whose implementation will be pursuant to Conditions 5 through 10 (Attachment A), the trees most directly affected and in need of special protection measures are cited in the table below:

Site Disturbance Activity	Trees Affected (Tree #'s) as seen on Tree Protection Plan	Disposition of Tree & Summary of Preservation
Private Roadway	4 (Coast Live Oak)	Remove
	3 (Coast Live Oak)	
	1 (Blue Oak) 2, 26 (Coast Live Oaks)	1) Relocate or 2) Remove/Replace. 1) Relocate tree pursuant to guidelines as required by staff & provided by Mighty Tree Movers or licensed tree mover, with requirement to plant 2 new 60" DBH Coast Live Oaks should the relocated tree decline or die; or 2) Remove tree & replace with 2 60" box Coast Live Oaks, to be planted in approved locations & protected as overseen by arborist.
	27 (Coast Live Oak)	Preserve. Trees protected with wooden slats & wrapped with straw wattle. Minimize roadway excavation, with base rock material to be compacted around roots. Apply pervious road surface material.
Stormwater Drain Lines (Affecting Lot 1)	14 (Redwood) 34 (Acacia; Dead, can be removed)	Preserve. Drainage line to be routed around tree. Hand dig to necessary excavation depth, lay pipe below/beside protected roots; backfill trench with native material. Water via soaker hose for 5 hours every 2 weeks during dry season.
	15 (Coast Live oak)	Preserve. Same as above
Sanitary Sewer Laterals		
(Affecting Lot 1; Serving Lot 2)	15 (Coast Live Oak)	Preserve. See Above
(Affecting/Serving Lot 1)	11 (Redwood)	Preserve. Sanitary line to be routed around tree. Hand dig to necessary excavation depth, install line beside protected roots; backfill trench with native material. Water via soaker hose for 5 hours every 2 weeks during dry season.

The applicant shared the latest arborist report (dated 10/14/2016) which he submitted along with the Tree Protection Plan, with several concerned residents who live adjacent to or in close proximity to the subject parcel. That outreach included invitation to the residents to come onto the property with the applicant to see and discuss the specific trees of concern (summarized in the table above). On October 23, 2016, County staff met with the applicant (David Bragg and his associates), and their arborist (Kevin Kielty). County staff included Joe LaClair (Planning Services Manager), who is overseeing the development of new tree removal and tree protection measures, to be included in new Tree Removal Regulations and David Petrovich, who is the planner charged with drafting new Subdivision revisions. At this site meeting, staff reviewed all aspects of the proposed tree removal, tree protection and, replacement, including options/alternatives.

With the exception of requiring the consideration of asking the applicant to choose an alternative regarding the relocation of the Coast Live Oak (Tree #3), staff supports the project including the removal of the one Coast Live Oak (Tree #4), along with the tree protection measures specific to those trees that will be at greater risk due to development (as summarized in table above) as well as the standard tree protection measures to be installed around all remaining trees elsewhere on the property. Implementation of all such measures will have to be confirmed prior to any development activity or disturbance on the property, by the applicant's arborist at the critical junctures outlined in Conditions 6 through 9 (Attachment A). It is also understood that any trees to be preserved, whose canopy or limbs are in the way of work to be performed around such trees, may be trimmed or limbed up as necessary, as long as such trimming activity does not adversely impact the overall health of the trees, under the direction and observation of the applicant's arborist. Finally, it is understood that the four (4) trees listed in the arborist report as "Dead" can also be removed independent of this project decision, with the qualification that they can only be removed upon commencement of all other approved post-tentative map approval activities on the site.

3. **Conformance with the Zoning Regulations**

Below is a table listing the development standards for the R-1/S-72 Zoning District and how each proposed parcel compares with the applicable standard. The proposed parcels are compliant with the minimum required standards as follows:

R-1/S-72 Requirement	Minimum Required Lot Size	Net Proposed Lot Size	Minimum Required Lot Width	Proposed Average Lot Width
Lot 1	5,000 sq. ft.	7,911 sq. ft.	60 feet	61.69 feet
Lot 2	5,000 sq. ft.	7,865 sq. ft.	60 feet	65.0 feet
Lot 3	5,000 sq. ft.	7,865 sq. ft.	50 feet	65.0 feet

The minimum lot depth requirement of 100 feet is mandated by the County Subdivision Regulations, and is in compliance for all three (3) of the proposed parcels.

The tentative map includes conceptual building envelope layouts compliant with the following R-1/S-72 Zoning District Development Standards. Future development of single-family dwellings on the parcels would be held to the following standards:

Development Standards	Required
Maximum Lot Coverage	50%
Front Setback	20 feet
Side Setback (non-road frontage)	5 feet
Lot 3 (Side setback along Santa Cruz Ave.)	10 feet *
Rear Setbacks	20 feet
Maximum Height	28 feet

- * This represents a correction to the applicant’s submitted Tentative Map (Attachment C) whereby the side yard setback for proposed Lot 3 was identified at 5 feet instead of the 10-foot requirement.

Future structures proposed on the newly created lots must comply with the R-1/S-72 Zoning Regulations.

4. Compliance with Subdivision Regulations

The proposed minor subdivision has been reviewed by staff with respect to the County Subdivision Regulations, which implements the State Subdivision Map Act. The Department of Public Works, Menlo Park Fire Protection District, and the Building Inspection Section have also reviewed the project and found that, as conditioned, it complies with their standards and the requirements of the County Subdivision Regulations.

In order to approve this subdivision, the Zoning Hearing Officer must make the following seven findings, each followed by the supporting evidence.

- a. *Find that this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan.*

The Department of Public Works and the Planning Department have reviewed the tentative map and found it consistent, as conditioned in Attachment A, with State and County Land Division Regulations. The lot sizes as proposed, ranging from 7,865 sq. ft. to 7,911 sq. ft., are significantly greater than the 5,000 sq. ft. minimum required lot per the zoning requirements, and significantly larger than most of the parcels in the surrounding neighborhoods. The project is also consistent with the County General Plan as discussed in Section A.1 of this report.

- b. *Find that the site is physically suitable for the type and proposed density of development.*

This site is physically suited for single-family residential development for the following reasons: (1) the proposed parcels conform to the minimum parcel size requirements of the R-1/S-72 Zoning District (2) utility connections are available to serve future development; the applicant must confirm that sewer and water connections for all parcels are available prior to having the tentative map finalized.

- c. *Find that the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.*

The subdivision as proposed presents no conflicts with existing easements. An existing 6-foot wide sanitary sewer easement exists along the parcel's existing rear lot line. This existing easement will fall within the 20-foot rear setback for Lot 3 and will not conflict with future development on these lots. There is another existing 6-foot wide sanitary sewer easement leading from APN 074-091-380 (2 Crocus Court, owned by Pacifico) that runs parallel to the western boundary of proposed Lot 1, before angling to the left for connection with the sanitary sewer line within the Harrison Way right-of-way. While the submitted Tentative Map (Attachment C) shows the "potential house footprint" encroaching onto the easement at its lower corner, that footprint was only for the purpose of providing a maximum development envelope for the calculation of adequate drainage calculations and measures for review by the Department of Public Works. The detail plan (Attachment C, 2nd page) shows a corrected detail of this sewer easement, including its accurate locational boundaries. Additionally, Condition Number 15 will require that any future development on Lot 1 be located outside of said easement.

- d. *Find that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.*

Any future development could make use of passive heating and cooling opportunities to the extent practicable.

- e. *Find that the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat.*

The design of the subdivision will not cause serious public health problems nor will it cause substantial environmental damage. There are no creeks nearby and thus the subdivision will not impact any fish, wildlife or their habitat. Future residential development on these parcels will require review by the San Mateo County Planning and Building Department for conformance with the R-1/S-72 Zoning District Regulations and will also require building permits. Tree removal is minimized and tree protection measures will be implemented as discussed in Section A.2 of this report.

- f. *Find that the discharge waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by State Regional Water Quality Control Board (RWQCB) pursuant to Division 7 (commencing with Section 1300) of the State Water Code as their discharge would be typical of future residential homes and not violate requirements of the RWQCB.*

The West Bay Sanitary District has confirmed that adequate sewer capacity and hook-ups are available to serve the proposed three (3) parcels of this subdivision. The discharge of waste into the existing community sewer system will not result in any violations of existing RWQCB requirements.

- g. *Find that the benefits of additional housing are greater than any negative effects the subdivision would have on fiscal and environmental resources.*

The County has determined that the benefits of additional housing are greater than any negative effects to fiscal or environmental resources caused by implementation of the subdivision and they will be less than significant if the applicant complies and completes the conditions of approval in Attachment A.

5. **Compliance with Standard Requirements for Road and Street Design and Improvement**

The design for this private road as shown on the tentative map is in compliance with Article 3 – Section 7022 “Standard Requirements for Road

and Street Design and Improvement” of the San Mateo County Subdivision Regulations.

6. **Compliance with In-Lieu Park Fees**

Section 7055.3 (Fees In Lieu of Land Dedication) requires that, as a condition of approval of the tentative map, the subdivider is required to dedicate land or pay an in-lieu fee; in this case the in-lieu fee must be paid prior to recordation of the Final Parcel Map. Said fee is for acquisition, development or rehabilitation of County park and recreation facilities, and/or to assist other providers of park and recreation facilities to acquire, develop or rehabilitate facilities that will serve the proposed subdivision. The section further defines the formula for calculating this fee. The fee for this subdivision is \$659,980.39. Fees are based on the current land value provided by the County Assessor’s Office at the time of payment and are subject to change. A worksheet showing the prescribed calculation appears as Attachment D.

7. **Conformance with the Street Naming Regulations**

As the proposed access is to three (3) separate parcels, the applicant is required to apply for a street name. The Planning and Building Department has formulated procedures for street naming. Prior to the Zoning Hearing Officer action, three (3) tasks were involved in the processing of this application.

- a. *Examination of maps to determine if there are similar or identical names within 5 to 10 miles that might be confused with the proposed street name.*

There are no other roads named “Cardinal Court” or similar within 5 to 10 miles of the project parcel.

- b. *Public Notification*

- (1) *When such Street Naming is in conjunction with a proposed subdivision, public notification shall follow that as required for the Subdivision, pursuant to the County Subdivision Ordinance, Section 7013.*

Public notification was sent out, via the required agenda published in the newspaper as well as the mailing of that agenda to all property owners within 300 feet of the subject parcel.

- (2) *Published legal notice at least ten (10) days prior to the public hearing.*

Notice has been posted and published as required, as part of this subdivision application.

c. *Street Naming Finding*

In order to approve this request to name a private road, the Zoning Hearing Officer must make the following finding:

“That the proposed street naming of “Cardinal Court” in unincorporated Menlo Park of San Mateo County would assist in the effective delivery of public services and would not be detrimental to the public welfare in the neighborhood.” The street naming provides identification and safe access to the proposed parcels.

B. **ENVIRONMENTAL REVIEW**

This project is categorically exempt, pursuant to the California Environmental Quality Act, Section 15315 (Class 15), related to minor division of land (into four or fewer parcels in urban areas on slopes less than 20%. This urban area is relatively flat, with only minor varied slope. The tree removal, relocation and preservation proposed, taken together with the arborist’s recommended mitigations and staff’s conditions of approval to ensure that all such mitigations are followed, as well as other measures implemented, ensure that the subdivision qualifies for the exemption as cited.

C. **REVIEWING AGENCIES**

Department of Public Works
Building Inspection Section
Menlo Park Fire Protection District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location and Zoning Map
- C. Tentative Subdivision Map and Tentative Map Sanitary Sewer Detail
- D. In-Lieu Park Fee Worksheet
- E. Arborist Report and Tree Protection Fencing Detail (Dated 10/14/2016)
- F. Tree Protection Plan; Showing Trees Referenced in Arborist Report and Tree Protection Measures
- G. Tree Relocation Estimate (Coast Live Oak, Tree #3)
- H. Public Notification Map (Parcels within 300 feet of Subject Parcel)

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2016-00226

Hearing Date: December 1, 2016

Prepared By: Dave Holbrook, Project Planner

For Adoption By: Zoning Hearing
Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt, pursuant to the California Environmental Quality Act (CEQA), Section 15315 (Class 15), related to minor division of land (into four or fewer parcels) in urban areas on slopes less than 20%. This urban area is relatively flat, with only minor varied slope.

Regarding the Subdivision, Find:

2. That this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan, as described in the staff report under Section A.1.
3. That the site is physically suitable for the type and proposed density of development. The R-1/S-72 Zoning District requires a minimum of 5,000 sq. ft. parcel size. The proposed subdivision will result in three (3) lots measuring 5,000+ sq. ft. parcel size, thus complying with the criteria for the R-1/S-72 Zoning District. The applicant must confirm that sewer and water connections for all parcels are available prior to having the tentative map finalized. Lots 1, 2, and 3 can be accessed from a new street, "Cardinal Court."
4. That the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
5. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities as these opportunities are available through the new residential development.
6. That the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or

substantially and avoidably injure fish or wildlife or their habitat, as the site is not near any sensitive habitat.

7. That the discharge waste from the proposed subdivision into an existing community sewer system (West Bay Sanitary District) would not result in violation of existing requirements prescribed by State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 1300) of the State Water Code as their discharge would be typical of future residential homes and not violate requirements of the RWQCB.
8. That the County has determined that the benefits of additional housing are greater than any negative effects from fiscal or environmental resources caused by implementation of the subdivision and they will be less than significant if the applicant complies and completes the conditions of approval in Attachment A.

Regarding the Street Name, Find:

10. That the proposed street name of "Cardinal Court" in unincorporated West Menlo Park would assist in the effective delivery of public services and would not be detrimental to the public welfare in the neighborhood because the naming of the private road "Cardinal Court" positively impacts emergency response capability by helping emergency service professionals to distinguish properties accessed from this private road from those properties accessed directly from Santa Cruz Avenue.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This subdivision approval is valid for two (2) years, during which time a final parcel map shall be filed and recorded. An extension to this time period in accordance with Section 7013.5.c of the Subdivision Regulations may be issued by the Planning Department upon written request and payment of any applicable extension fees, if required, 60 days prior to expiration.
2. Prior to recordation of the final parcel map, the applicant shall pay to the San Mateo County Planning and Building Department, an amount of \$659,980.39 for in-lieu park fees as required by County Subdivision Regulations Section 7055.3. Fees are based on the current land value provided by the County Assessor's Office at the time of payment and are subject to change.
3. Prior to the issuance of a building permit for any future construction, the applicant shall provide an erosion and sediment control plan, which demonstrates how erosion will be mitigated during the construction period. This mitigation will be in place at all times during construction.
4. During any future project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport

and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
- b. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled spoils and other materials shall be covered with a tarp or other waterproof material.
- c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
- d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
- e. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

Tree Removal, Tree Relocation, Tree Protection and Tree Replacement

5. **Tree Removal.** The only significant live tree allowed for removal is (as shown on the Tree Protection Plan, Attachment F): Tree #4 (Coast Live Oak, within location of proposed private roadway). Additionally, Tree #'s 25 (Pineapple/Quava tree), 30 (Pecan tree) and 36 (Strawberry Tree) may be removed, for the reasons discussed in this report; no special authorization is required since their diameter size and type do not meet the definition of "Significant Tree". Further, Tree #'s 6, 7, 16 and 34 are all dead trees, and the Significant Tree Ordinance only regulates "live" trees. However, such removal shall not occur until the Tentative Subdivision Approval is final, and all other tree protection measures, as described below, are confirmed to have been implemented via an inspection by the Planning Department prior to any development-related activity or disturbance at the site. All of the following tree protection measures shall be overseen, documented and reported to the Community Development Director (in writing with photo documentation/email) throughout the implementation stage of such measures, as well as post implementation where indicated.

This approval does not include any future tree removal as may be proposed in future residential development on any of the lots. In such cases, any such proposed tree removal shall require that a Tree Removal Application be submitted, which shall be noticed to all surrounding property owners, accompanied by, where necessary, an arborist report and reviewed by staff and the Community Development Director prior to a rendered decision.

6. Tree Relocation

Tree #4 (Coast Live Oak) to be Relocated. The applicant shall choose between one of the following options relative to the disposition of this tree:

OPTION 1: If relocation of the tree is chosen, the procedures for excavating and replanting the tree shall follow the procedures cited below:

- (a) Excavation and relocation of the tree shall not occur until a suitable area for the tree's relocation is identified on the site plan, deemed free of any future soil or development disturbance, as recommended by the applicant's arborist and approved by the Community Development Director. The tree shall be replanted as soon as possible after its excavation;
- (b) Over-extended tree canopy will be trimmed or thinned as necessary to accommodate extraction and moving and to better ensure the tree's survival upon replanting;
- (c) Tree will be side-boxed, then excavated underneath and a bottom and top bracing will be banded and secured. Box will be built to withstand the strain the crane (lifting the tree) will put on the box;
- (d) All four sides will be slowly excavated about 12 inches from final root ball size of 144 to 156 inches. When roots are encountered, they will be cut by hand. The root ball will be trimmed down, also by hand, to fit within the final container box dimensions. The box sides shall then be banded;
- (e) A large crane shall be used to move the tree into position, to place within the transport truck. The tree shall be replanted in a 16 to 18-foot wide hole, whose depth is appropriate for final grade. Back fill content shall be comprised of 80% native soil and 20% local topsoil and organic amendment mix. Slow-release fertilizer and root hormones shall be added to the critical root zone directly after replanting. A temporary soil basin will be built up around the root zone, along with tree protection fencing, to identify areas not to be travelled on by foot or vehicle traffic and to help get subsequent irrigation to the critical root zone;
- (f) The tree shall be pre-watered depending on the season and rainfall which shall include a slight berm and heavy soaking one week prior to excavation and boxing of the tree. After transplanting of the tree, it shall be deep watered for 5-6 hours every two weeks, unless adequate watering is provided by winter season rains, as determined, overseen and confirmed by the applicant's arborist, as reported to the Community Development Director;

(g) Once relocated, the tree shall be supported by gut wires adequate to protect the tree from falling over. The gut wires shall remain in place for at least one (1) year;

(h) Once transplanted, watering and the general health and condition of the tree shall be monitored and confirmed by the applicant's arborist for a time duration of one (1) year from the day the tree was relocated to its permanent location. While irrigation to the tree must be consistent with the needs of a Coast Live Oak, such irrigation shall be removed within 2-3 years so that the tree does not become over-irrigated. All future landscaping around the new tree shall be consistent with the water needs of this type of oak;

(i) This entire process shall be observed and confirmed, in writing (to the Community Development Director) and with applicable photographs, by the applicant's arborist (Kielty Arborist Services). The applicant shall submit to the County a contract ensuring that the arborist's services are retained for a minimum of one (1) year from the date of the tree's relocation or the final building inspection approval of the first new house on any of the three lots, whichever is longer;

(j) Should the tree's health (1) fail within the timeframe between the roadway's completion through the final inspection approval of the final house, proposed on any of the three lots or (2) be deemed at significant risk by the applicant's arborist, or as otherwise determined by the Community Development Director, the applicant shall remove the replanted tree and plant two (2) additional trees (minimum 60-inch boxed Coast Live Oaks and/or Valley Oaks) in locations on the lots chosen for optimal tree health, away from any development disturbance on such lots, and with protection measures installed around them. The Coast Live Oaks and/or Valley Oaks shall be selected by the applicant's arborist from a reputable nursery and planted by a professional Landscape Contractor under the supervision of the applicant's arborist. The trees must be free of girdling roots, have the root collar well exposed, show vigorous signs of growth and be pest and disease free. The trees shall be planted with their root collars well exposed and 6 inches above finished grade. Irrigation to the trees must be consistent with the needs of such newly planted trees, but shall also be prepared to remove such irrigation within 2-3 years so that the trees do not become over-irrigated. All future landscaping around the new trees shall be consistent with the water needs of these oak types.

OPTION 2: Remove the tree instead of relocating and replanting it (due to the risk of failure as discussed above), and proceed with the planting of the two (2) new Coast Live Oaks and/or Valley Oaks as described above, with the same measures of oversight by the arborist, confirmation of measures taken as submitted to and approved by the Community

Development Director and its future protection measures as clarified under Option 1 above.

7. Preservation of Select Trees.

(a) Tree #'s 1, 2 and 26 (Blue Oak, Coast Live Oaks). Prior to any excavation or ground disturbance associated with construction of the proposed private roadway, these trees shall be protected as follows:

(1) Wooden slats shall be placed against the tree trunks and wrapped with straw wattle. On the outside of the straw wattle, orange construction site fencing shall be wrapped around these trees. If any construction/disturbance of the proposed storm drain line is to occur prior to construction of the roadway, tree protection fencing (per Condition 6.f. below) shall be placed at 15 feet from the trunks of the trees or 1-foot outside of the trees' driplines, whichever is greater;

(2) The final improvement roadway construction plan shall show ample room around the trees and their trunks at grade level. The roadway surfacing material shall be of a pervious material (i.e. pavers, other affective pervious materials) in order to allow for water and air penetration to the root zones of the trees in close proximity to the roadway. All excavation must be achieved using only hand tools in order to expose roots that have grown in this immediate area and leave them damage-free. The use of an air-spade is required to achieve the required excavation depth. The proposed roadway, overall, should involve the least amount of excavation as possible;

(3) Base rock material shall be placed within 20 feet of the trees in close proximity to the roadway and shall consist of structural soil. Structural soil shall be packed around the roots and compacted to engineering standards and still allow for future root growth (thus eliminating the need to cut roots in the base rock area, thus lowering potential impacts). All roots over 2 inches in diameter on top of the base rock area to be cut, shall be documented by the applicant's arborist and shall be cleanly cut using a hand-saw or loppers. It is the contractor's and/or applicant's responsibility to have the arborist go to the site 48 hours in advance of any disturbance to document the roadway work; if feasible, the grade of the private roadway shall be raised in the vicinity of these trees using light pervious materials, such as volcanic rock to avoid excessive root pruning. Such revisions shall include input from the applicant's arborist, civil engineer (including any revised drainage requirements), and shall be reviewed by the County Department of Public Works prior to any such disturbance around the trees relating to the roadway construction.

(4) Mitigations for minor root loss will consist of deep water injection to the trees' root zones in close proximity to the proposed roadway before any

excavation or disturbance occurs. After excavation, a soaker hose shall be placed underneath the trees driplines where possible and turned on for 5 hours every 2 weeks, unless adequate watering is provided by winter season rains, as determined, overseen and confirmed by the applicant's arborist, as reported to the Community Development Director.

(5) Should any of these tree's health fail within the timeframe of the roadway's completion (though to the final inspection approval of any of the subsequent houses proposed on any of the three lots), or otherwise be deemed at significant risk by the applicant's arborist within this timeframe, or as otherwise determined by the Community Development Director, the applicant shall plant an additional tree (minimum 24-inch boxed Coast Live Oak and/or Valley Oak) in locations on the lots chosen for optimal tree health, away from any development disturbance on such lots, and with protection measures installed around them. The Coast Live Oaks and/or Valley Oaks shall be selected by the applicant's arborist from a reputable nursery and planted by a professional Landscape Contractor under the supervision of the applicant's arborist. The trees must be free of girdling roots, have the root collar well exposed, show vigorous signs of growth and be pest and disease free. The trees shall be planted with their root collars well exposed and 6 inches above finished grade. Irrigation to the trees must be consistent with the needs of such newly planted trees, but shall also be prepared to remove such irrigation within 2-3 years so that the trees do not become over-irrigated. All future landscaping around the new trees shall be consistent with the water needs of these oak types.

b. Tree #'s 10, 11, 12, 13, 14 (Redwoods). These trees shall be deep-root watered by a licensed tree care provider under the direction of the applicant's arborist. Due to their drought-stressed condition, 300 gallons of clean water shall be injected into the root zones of each tree. Afterwards, a soaker hose shall be placed underneath the trees driplines and be turned on for 5 hours every 2 weeks, unless adequate watering is provided by winter season rains, as determined, overseen and confirmed by the applicant's arborist, as reported to the Community Development Director;

(1) Tree #11 is in close proximity to the proposed sanitary sewer lateral being installed from the main line on Harrison Way, across the western property boundary of proposed Lot 1. Under the supervision of the applicant's arborist, this line shall either be bored underneath the redwood's root zone of an adequate depth to cause no harm to the tree, or the line shall be routed an adequate distance from the tree's root zone;

(2) Tree #14 is in close proximity to the proposed subgrade storm drain line in the northwest corner of proposed Lot 1. The drain line shall be hand-dug in combination with an airspade to the required excavation depth (to 4-foot depth if possible). If that depth is not possible, all excavation shall be documented by the arborist when in close proximity to

the tree or its root zone. Hand-digging and carefully laying the drain pipe below or beside the protected roots is required to reduce root loss, thus reducing trauma to the tree. The trenches shall be backfilled as soon as possible with native materials and compacted to near its original conditions. Trenches that must be left exposed for a period of time shall be covered with layers of burlap or straw wattle and kept moist. Plywood placed over the top of the trench will also help protect exposed roots below. An irrigation plan shall be implemented, including a deep water injection prior to the start of constructing the storm drain line. Upon the work's completion, a soaker hose shall be placed underneath the tree's dripline and turned on for 5 hours every 2 weeks, unless adequate watering is provided by winter season rains, as determined, overseen and confirmed by the applicant's arborist, as reported to the Community Development Director. Tree protection fencing (per Condition 6.f. below) around this and any other nearby trees may be temporarily removed during the drain line's construction. The fencing shall be put back in place after the drain line work is completed and may not be removed for house construction. The applicant's arborist shall be called out to the site when excavation for the drain line is to take place in order to document, inspect and to offer any additional mitigation measures as deemed necessary to protect the tree.

(3) Future Construction in Proximity to Tree #12 (Redwood). The site plan showing any future development or ground disturbance associated with construction of a single family residence on Lot 1 shall include the clear delineation of this tree's dripline. Any such development shall either: a) be located beyond the tree's dripline, or – if located anywhere within the tree's dripline – b) shall include a report prepared by a licensed arborist as to how any such construction or related ground disturbance can occur with no adverse impacts to the tree's root system, including adverse impacts from ground compaction due to such construction activities. This report shall be reviewed by the Community Development Director for approval prior to the building permit's issuance. Tree protection measures shall still be implemented around this tree to the standards cited in other conditions of this report.

c. Tree #15 (Coast Live Oak). While Tree #'s 16 and 34 are dead, Tree #15 is located in close proximity to and between the proposed stormwater drain line (serving Lots 1 and 2) and the sanitary sewer lateral (crossing Lot 1 to serve Lot 2). Trenching for both lines shall be hand-dug when underneath the dripline of this tree or bored underneath the tree's root zone at a depth of 4 feet, as observed by the arborist. Hand-digging and carefully laying the pipes below or beside protected roots will reduce root loss and, thus, trauma to the tree. The trenches shall be backfilled as soon as possible with native material and compacted to its original condition. Trenches that must be left exposed for a period of time shall be covered with layers of burlap or straw wattle and kept moist. Plywood placed over the top of the trench will also help protect exposed

roots below. An irrigation plan shall be implemented after the hand-dug trench has been viewed by the arborist, including water injection prior to the start of constructing the two lines. Upon the work's completion, a soaker hose shall be placed underneath the tree's dripline and turned on for 5 hours every 2 weeks, unless adequate watering is provided by winter season rains, as determined, overseen and confirmed by the applicant's arborist, as reported to the Community Development Director.

d. Tree #s 20, 21, 22, 23 24 (Olive trees). These trees are located generally to the east of the property boundary of Lot 3, within the Santa Cruz Avenue County right-of-way. However, due to their proximity to any and all development related site disturbance, these trees shall have tree protection fencing placed at the trees' driplines.

8. Tree Preservation/Protection For All Live Trees on Site (Unless Otherwise Approved for Removal). The actual construction drawings for roadway construction, stormwater drainage lines, sanitary sewer lines and demolition of the house and other existing development on the site shall include erosion control measures and tree protection measures. These plans shall be submitted to the Planning Department (which shall include the Public Works Department) for review and approval prior to any activity proposed on such plans.

Tree protection fencing (per the detail illustration provided at the end of the arborist report, Attachment E) shall be installed and maintained throughout the entire length of the project, including eventual demolition of the house through to the completion of all new residential construction on all three lots. Fencing for tree protection shall be 6 feet tall, comprised of high density (orange colored) polyethelene material supported by metal 2-inch diameter poles, pounded into the ground to a depth of no less than 2 feet. The protective fencing's location shall be as close to the dripline of the respective trees as possible. Exceptions to this distance shall only be allowed where construction of subdivision-related improvements is in close proximity to the subject trees where additional area is required for construction to safely occur. In such cases, the fencing shall be placed under the supervision of the arborist. No materials shall be stored or cleaned inside the fenced protection zones. Areas outside the protection fencing, but still beneath the respective tree's dripline, where foot or vehicle traffic is expected to be heavy, shall be mulched with 4-6 inches of chipper chips covered with plywood. The spreading of chips will help to reduce compaction and preserve soil structure. The chip buffer shall extend over the entire tree protection zone. A Tree Protection Inspection shall occur prior to issuance of demolition or building permits and any development related activity or disturbance on the site to ensure that all cited tree protection and erosion control measures are in place.

a. Retention of and Repair/Correction to Existing Tree Protection Fencing. From the time of the implementation of all Tree Protection measures cited above, the applicant shall be responsible for ensuring that all such protection measures are

maintained to ensure their maximum effectiveness. Any failed fencing or measures shall be repaired or replaced as directed by and under the supervision of the applicant's arborist.

b. Trenching for Future Irrigation, Electrical/Gas, Additional Drainage. The following measures shall be included in association with the future construction of any residential development on any of the proposed lots, including the continuation of tree protection measures and any proposed tree removal. Such trenching shall be hand-dug when beneath the driplines of the protected trees. Such hand-digging and laying conduit or pipe below or beside the tree's protected roots will reduce root loss of and trauma to the entire tree. The trenches shall be backfilled as soon as possible with native material and compacted to its original level. Trenches that must be left exposed for a period of time shall be covered with layers of burlap or straw wattle and kept moist. Plywood placed over the top of the trench will also help protect exposed roots below.

9. Tree Trimming. For any trees to be preserved, selective trimming of certain limbs or within the tree canopy may occur, when it is determined by the arborist to be necessary for either the health of the tree or due to work to be safely and effectively performed around such trees. Such trimming shall occur under the direction and observation of the applicant's arborist.
10. Arborist Contractual Obligation to Project. The applicant shall submit a contract, for review and approval by the Community Development Director, that ensures that Kiely Arborist Services is retained to observe, implement and confirm to the County's satisfaction all applicable conditions cited above regarding tree removal, trimming, relocation and preservation measures. The contract shall indicate that the arborist's contract extends through to the County's final inspection approval of the third residence associated with this subdivision.

Street Naming

11. The street name shall become effective 45 days from approval to allow for public notification with public service agencies.

Department of Public Works

12. The street must be clearly marked from the entrance on Santa Cruz Avenue so emergency vehicles can locate the street. The new signs must meet Menlo Park Fire requirements in terms of size and location. The applicant shall contact Menlo Park Fire for these requirements prior to installation.
13. No grading is permitted as part of this subdivision approval. Any grading required shall comply with the County Grading Ordinance, including a separate permitting process with the Planning Department.

14. Any and all future development on Lot 1 shall be located such that it does not encroach into the 6-foot wide sanitary sewer easement (recorded in Book 4346, Page 175 of Official Records of San Mateo County) located generally parallel to and close to that lot's western boundary, which provides sanitary sewer service for APN 074-091-380 (2 Crocus Court) and direct it to the sanitary sewer line located within Harrison Way road right-of-way.
15. Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
16. Prior to the issuance of the Building permit or Planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile", to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details from both the existing and the proposed drainage patterns and drainage facilities.
17. The applicant shall submit to the Department of Public works, for review, documentation of ingress/egress easements, stormwater easements, and sanitary sewer easements for the applicant's use and the use of others.
18. 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 plan, 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.
19. The applicant shall execute and record a maintenance agreement in a form approved by the County for the proposed stormwater facilities and connection to County storm drain facilities.
20. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

21. Future development of any and all parcels resulting from the approved subdivision must comply with these requirements. The applicant shall note the requirement in the deeds for each parcel, copies of which shall be provided to the Planning Department, and shall disclose the requirement to any potential buyer(s). Each parcel shall be tagged by the Planning Department with this requirement, and no permits shall be issued for any development of the parcel(s) until this requirement is met. For future structures to be built on the individual parcels, prior to the issuance of a building permit for any structure on the project site, all plans shall be reviewed by the Planning Department for conformance with this condition. .
22. 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.
23. The applicant shall submit written certification from the appropriate utilities to the Department o 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.

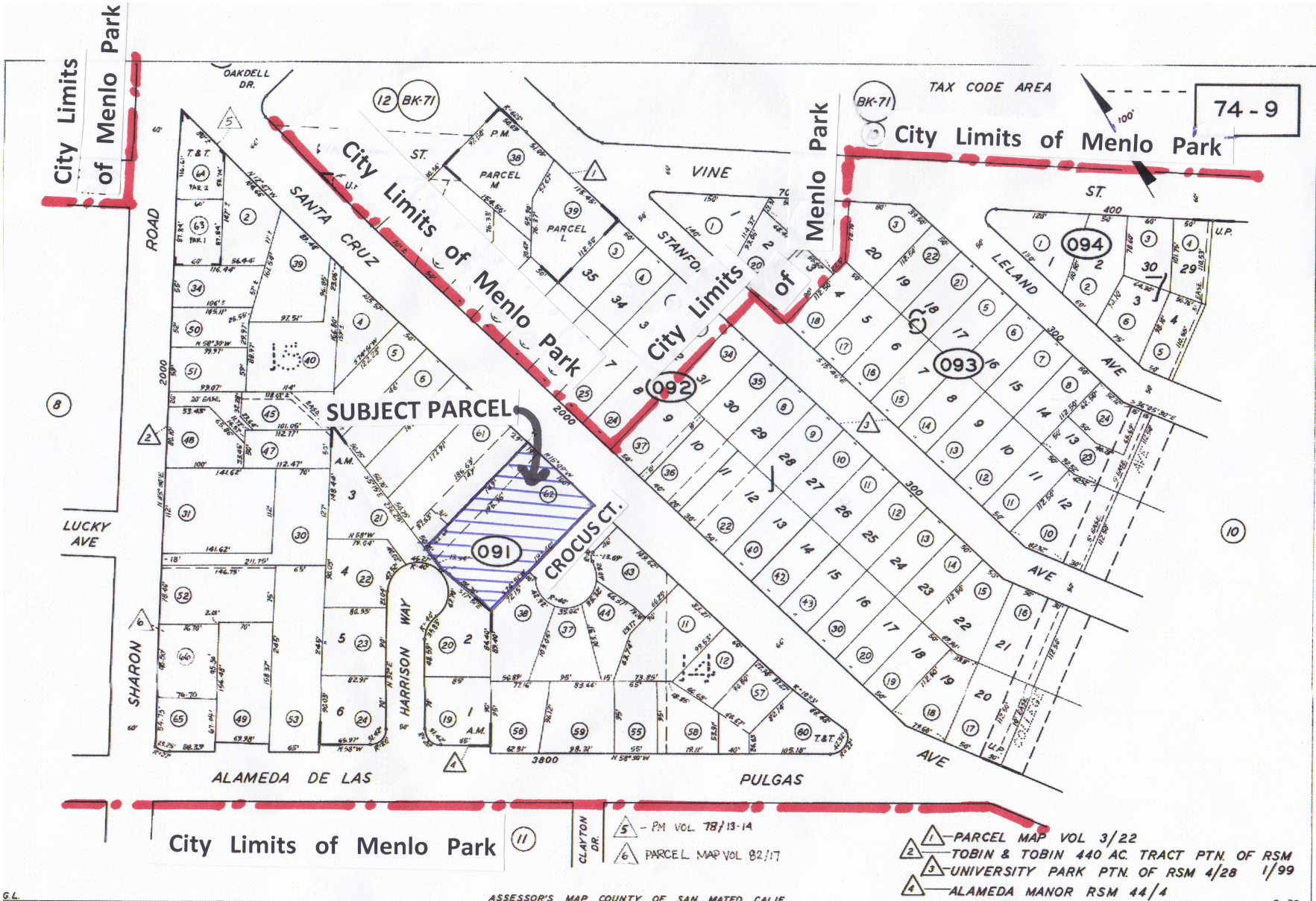
Building Inspection Section

24. A demolition permit will be required for the removal of the existing structure. This permit must be finalized before the final map can be recorded.
25. The applicant must contact Amery Sandoval with the County Building Inspection Section for address assignments for the new street.
26. Sediment and erosion control measures to be installed prior to beginning any demolition or site work.

Menlo Park Fire Protection District

27. There shall be no vehicle parking allowed on “Cardinal Court”. The roadway shall be posted with “No Parking” signs throughout.
28. Approved numbers shall be placed on all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background.

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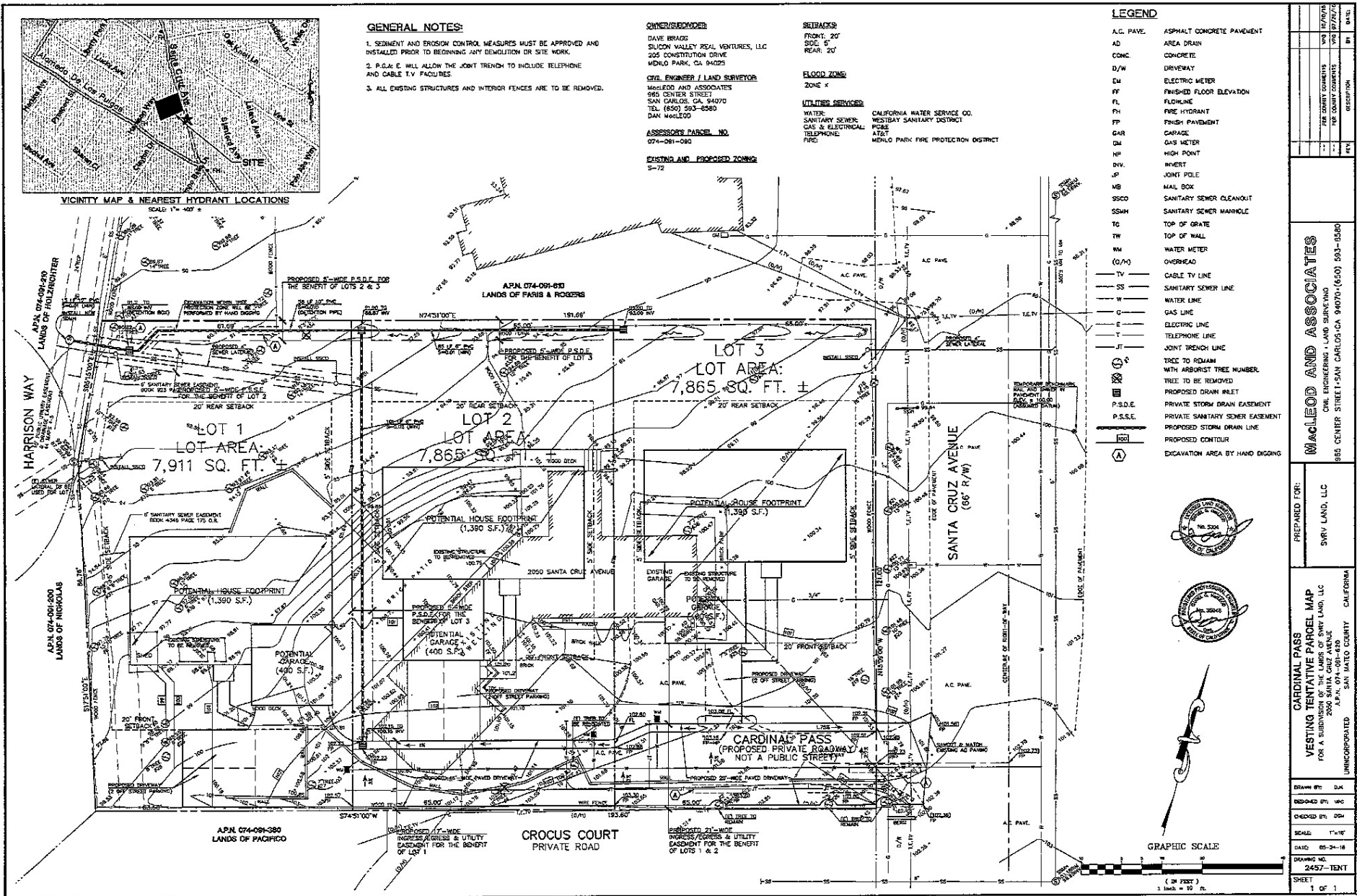
G.L. ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF. 23

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



APN 074-091-280 LANDS OF HOLZMANTER	APN 074-091-280 LANDS OF HOLZMANTER	APN 074-091-280 LANDS OF HOLZMANTER	APN 074-091-280 LANDS OF HOLZMANTER	APN 074-091-280 LANDS OF HOLZMANTER
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PREPARED FOR:
 SWHY LAND, LLC
 885 CENTER STREET SAN CARLOS, CA 94070 (850) 593-8580

CARDINAL PASS
 VESTING TENTATIVE PARCEL MAP
 FOR A SUBDIVISION OF THE LANDS OF SWHY LAND, LLC
 2050 SANTA CRUZ AVENUE
 SAN CARLOS, CA 94070
 UNINCORPORATED

DRAWN BY: DKA
 CHECKED BY: WJC
 SCALE: 1"=10'
 DATE: 05-24-18
 DRAWING NO.: 2457-TENT
 SHEET: 1 OF 1

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment:

File Numbers:

County of San Mateo
Planning and Building Department

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.)

$$\text{Value of Land} = \$2,167,356$$

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

$$\text{Acres of Land} = \frac{23,641}{43,560} = 0.542 \text{ Acres}$$

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:	
$\frac{\text{Parcel Size in Acres (From Item 2)}}{1 \text{ Acre of Land}}$	$\frac{\text{Value of Subject Parcel (From Item 1)}}{\text{Value of Land/Acre}}$
Fill Out:	
$\frac{0.542}{1 \text{ Acre}}$	$\frac{\$2,167,356}{\text{Value of Land/Acre}}$

- 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	= $\frac{\$2,167,356}{0.542} = \$3,998,811.81$

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:				
<u> *2 </u>	X	2.75	=	<u> 5.50 </u>
**Average number of persons per dwelling unit according to the most recent federal census (2010).				

5. Determine the parkland demand due to the subdivision.

Formula:				
Number of Persons Per Subdivision Demand (From Item 4)	X	.003*** Acres/Person	=	Parkland Demand
Fill Out:				
<u> 5.50 </u>	X	.003*** Acres/Person	=	<u> 0.0165 </u>
***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) Fee	X	Value of the Land/Acre (From Item 3.b)	=	Parkland In-Lieu Fee
Fill Out:				
<u> 0.0165 </u>	X	<u> \$3,998,811.81 </u>	=	<u> \$65,980.39 </u>

Kiely Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 515-9783

May 6, 2016, Revised October 14, 2016

Silicon Valley Real Ventures

Attn: Mr. Dave Bragg

205 Constitution Drive

Menlo Park, CA 94025

Site: 2050 Santa Cruz, Menlo Park, CA

Dear Mr. Bragg,

As requested on Wednesday, May 4, 2016, I visited the above site for the purpose of inspecting and commenting on the trees. New homes are planned for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the tree was not climbed for this inspection. The trees were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The tree was given a condition rating for form and vitality. The trees' condition rating is 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 tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for tree protection will be provided.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Blue oak (<i>Quercus douglasii</i>)	19.8	55	30/30	Fair vigor, fair form, at edge of existing driveway.
2	Coast live oak (<i>Quercus agrifolia</i>)	8.9-7.6-18.9	50	30/35	Fair vigor, poor-fair form, multi leader.
3	Coast live oak (<i>Quercus agrifolia</i>)	22.1	55	35/30	Fair vigor, fair form, near southern property To be relocated

2050 Santa Cruz/10/14/16

(2)

Tree#	Species	DBH	CON	HT/SP	Comments
4R	Coast live oak (<i>Quercus agrifolia</i>)	20.3	40	35/30	Fair vigor, poor form, severe lean.
5	Siberian elm (<i>Ulmus pumila</i>)	9.0-8.0-5.7	20	35/30	Poor vigor, poor form, multi leader.
6	Siberian elm (<i>Ulmus pumila</i>)	13.3-10.6	0	35/25	Dead.
7	Siberian elm (<i>Ulmus pumila</i>)	12.3	0	35/25	Dead.
8	Ash (<i>Fraxinus uhdei</i>)	30est	35	45/40	Poor vigor, poor form, in severe decline, recent large leader failure.
9	Camphor (<i>Cinnamomum camphora</i>)	30est	30	35/25	Poor vigor, poor form, in decline.
10	Redwood (<i>Sequoia sempervirens</i>)	50est	55	60/35	Poor-fair vigor, fair form.
11	Redwood (<i>Sequoia sempervirens</i>)	14.4	50	50/25	Fair vigor, fair form, suppressed.
12	Redwood (<i>Sequoia sempervirens</i>)	16.1-16.7	55	60/25	Poor-fair vigor, poor form, topped.
13	Redwood (<i>Sequoia sempervirens</i>)	32.3-29.8	55	65/30	Fair vigor, poor form, topped.
14	Redwood (<i>Sequoia sempervirens</i>)	13.9	55	60/20	Fair vigor, poor form, suppressed.
15	Coast live oak (<i>Quercus agrifolia</i>)	13.9	50	30/25	Good vigor, poor-fair form, leans south.
16	Mayten (<i>Maytenus boaria</i>)	13.9	0	16/18	Dead.
17	Coast live oak (<i>Quercus agrifolia</i>)	20.9	55	40/30	Good vigor, fair form, codominant at 8 feet.

2050 Santa Cruz/10/14/16

(3)

Tree#	Species	DBH	CON	HT/SP	Comments
18	Blue oak (<i>Quercus douglasii</i>)	17.2	60	35/30	Fair vigor, fair form, one sided.
19	Coast live oak (<i>Quercus agrifolia</i>)	16.0	55	35/30	Fair vigor, fair form.
20	Olive (<i>Olea europa</i>)	14.8	60	30/25	Good vigor, fair form, makes good screen.
21	Olive (<i>Olea europa</i>)	14.7	60	30/25	Good vigor, fair form, makes good screen.
22	Olive (<i>Olea europa</i>)	13.4	60	30/25	Good vigor, fair form, makes good screen.
23	Olive (<i>Olea europa</i>)	10.2	60	30/25	Good vigor, fair form, makes good screen.
24	Olive (<i>Olea europa</i>)	14.5	60	30/25	Good vigor, fair form, makes good screen.
25	Pineapple guava (<i>Feijoa sellowiana</i>)	6.7-4.8-2.8	45	15/15	Poor vigor, poor form, multi leader.
26	Coast live oak (<i>Quercus agrifolia</i>)	6.8-4.8	55	20/15	Good vigor, poor-fair form, low branching.
27	Coast live oak (<i>Quercus agrifolia</i>)	7.2	55	25/15	Fair vigor, fair to poor form, curved trunk.
28	Siberian elm (<i>Ulmus pumila</i>)	8.4	50	25/15	Poor-fair vigor, fair form.
29	Siberian elm (<i>Ulmus pumila</i>)	7.9	50	25/20	Poor-fair vigor, fair form.
30	Pecan (<i>Carya illinoensis</i>)	7.0	45	25/20	Poor vigor, fair form.
31	Olive (<i>Olea europa</i>)	8.8-6.8-6.7	35	30/20	Poor vigor, poor form.
32	Flowering plum (<i>Prunus cerasifera</i>)	6.3-3.3	15	30/25	Poor vigor, poor form.

2050 Santa Cruz/10/14/16

(4)

Tree#	Species	DBH	CON	HT/SP	Comments
33	Valley oak (<i>Quercus agrifolia</i>)	9.5	50	30/25	Poor-fair vigor, poor form.
34R	Black acacia (<i>Acacia melanoxylon</i>)	8.2-4.5	0	40/30	Dead.
35	Maple (<i>Acer spp.</i>)	11.4	40	35/25	Poor vigor, fair form, in decline.
36	Strawberry tree (<i>Arbutus unedo</i>)	7.3-7.4	45	18/20	Fair to poor vigor, poor form, heavy decay at crotch.
37	Black acacia (<i>Acacia melanoxylon</i>)	10.6	45	35/30	Fair to poor vigor, codominant at 9 feet, invasive tree.

R-Indicates proposed removal

Summary:

The trees on site are a mix of native oaks and several species of imported trees including redwoods which are not native to this area of San Mateo County. The site has not been well maintained in recent years and a majority of the trees are now in decline. The valuable trees on the site are on the perimeter of the property ideal for construction.

Oak trees #1,2, and #26 are located on the perimeter of the property in close proximity to the proposed private road way. Tree protection for these trees during construction of the roadway shall consist of wooden slats placed against the trees trunks and wrapped with straw wattle. On the outside of the straw wattle orange construction site fencing shall be wrapped around these trees. If construction of the proposed drain line is to occur before the construction of the roadway, tree protection for these trees should be placed at 15 feet from the trunks of the trees or at 1 foot outside the trees driplines(whichever is greater).

The site plan show a small area where the proposed road way opens up in order to allow room trees #1,2, and #26. It is recommended that the roadway be a pervious material(if possible) in order to allow for water penetration to the root zones of the trees in close proximity to the driveway. Also all required excavation depth must be achieved using only hand tools in order to expose roots that have grown in this area and to leave them damage free. The use of an air-spade is highly recommended to achieve excavation depth. The proposed roadway should be one with the least amount of excavation as possible. Base rock material when within 20 feet of the trees in close proximity to the proposed roadway shall consist of structural soil. Structural soil can be packed around roots and compacted to engineering standards and still allow for future root growth. This will eliminate the need to cut roots in the base rock area, thus lowering potential impacts. All roots over 2 inches in diameter on top of the base rock area to be cut will need to be documented by the site arborist. Roots to be cut will need to be cleanly cut using a hand saw or loppers. The site arborist will need to be called out to the site 48 hours in advance in order to document the driveway work. It is the contractor's responsibility to contact the site arborist. If

the above recommendations are put in place impacts to these trees will be minor. Mitigations for minor root loss will consist of a deep water injection to the trees root zones in close proximity to the proposed driveway before excavation takes place. After excavation a soaker hose shall be placed underneath the trees driplines where possible and be turned on for 5 hours every 2 weeks.

Oak tree #3 is poorly located in the planned roadway. This tree will be relocated elsewhere on the property. Oak tree #4 is in poor condition with very poor form and is proposed for removal as it sits in the footprint of the proposed roadway. A replacement tree will likely need to be planted for removal of this tree.

Redwood trees #10-14 are in fair condition. These trees appear to be slightly drought stressed. Some of these trees have also been topped. It is recommended that the redwood trees be deeply watered by a licensed tree care provider. 300 gallons of clean water is recommended to be injected into each trees root zone. It is also recommended that a soaker hose be placed underneath the trees driplines and be turned on every 2 week for 6 hours at a time during the dry season.

Redwood tree #14 is located in the north west corner of the property. This tree has a diameter of 13.9 inches. A storm drain line is proposed in close proximity to this tree. This line will need to be hand dug in combination with an airspade to reach the required excavation depth. If possible boring this line at a depth of 4 feet should take place. If not possible all excavation will need to be documented when in close proximity to this tree. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to the entire tree. The trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below. Mitigations will include an irrigation plan and a deep water injection before the start of constructing the storm drain line. A soaker hose should be placed underneath the tree's dripline and be turned on every 2 weeks for 6 hours at a time during the dry season. Tree protection fencing will need to be temporarily removed during construction of the storm drain line. The fencing shall be put back in place after the drain line work has been completed. The site arborist must be called out to the site when excavation for the storm drain is to take place in order to document, inspect and to offer mitigation measures were seen fit.

The storm drain line is proposed in close proximity to trees #15,16 and 34. The storm drain line and sewer line will need to be dug by hand when underneath the dripline of these trees or bored underneath the root zone of the tree at a depth of 4 feet. The site arborist must be on site to view excavation underneath the dripline of coast live oak #15. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to the entire tree. The trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below. Mitigations consisting of an

irrigation plan will be put in place after the hand dug trench has been viewed by the site arborist. Mitigations will likely include an irrigation plan. Black acacia tree #34 is proposed for removal as it is directly in the foot print of the storm drain line. This tree is dead and should be removed regardless of construction.

Olive trees #20-24 are located along Santa Cruz Avenue. These trees are in fair condition and will be retained. These trees will be protected by tree protection fencing placed just outside of the trees driplines. No impacts are expected for these trees. The remaining trees on site will be retained and should improve as maintenance is provided. The following tree protection plan will help to reduce impacts to the retained trees.

Tree Protection Plan:

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing should be as close to the dripline of desired trees as possible, still allowing room for construction to safely continue. No materials shall be stored or cleaned inside the protection zones. Areas outside protection fence, but still beneath the tree's driplines, where foot traffic is expected to be heavy, should be mulched with 4-6" of chipper chips covered with plywood. The spreading of chips will help to reduce compaction and improve soil structure. The chip buffer should extend over the entire tree protections zone.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Normal irrigation should be maintained throughout the entire length of the project. The redwood trees will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The native oak trees on site will not need any irrigation unless their root zones are traumatized.

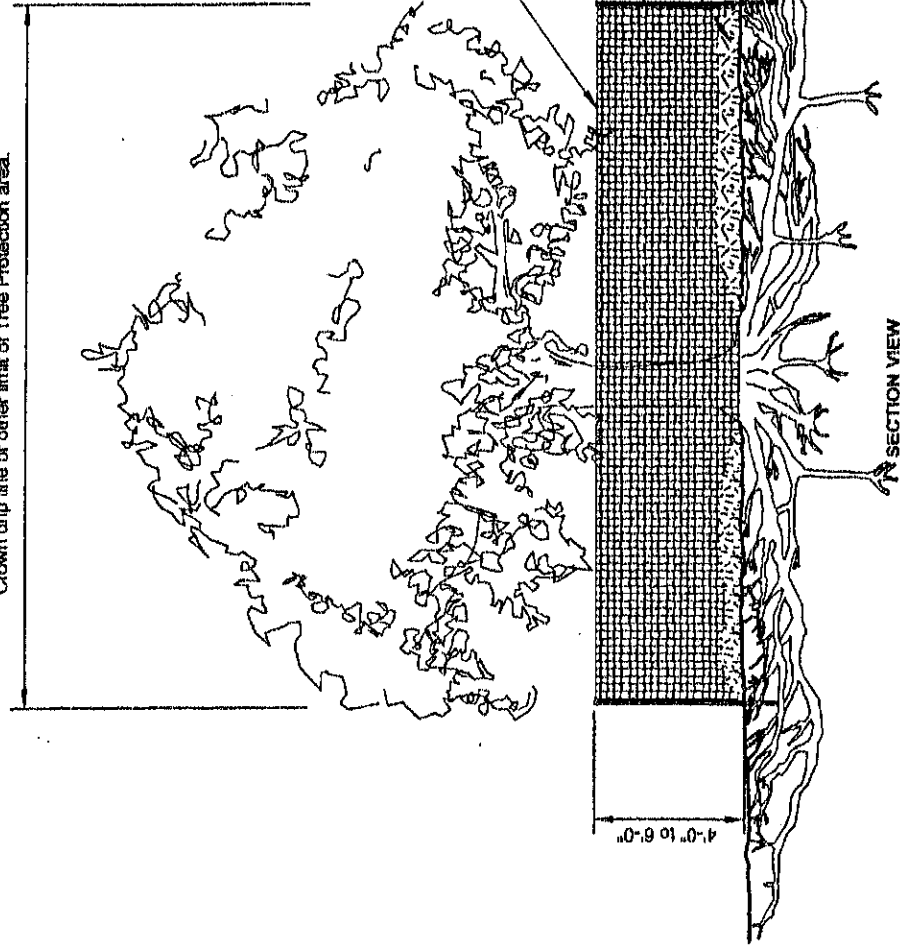
The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,
Kevin R. Kielty
Certified Arborist WE#0476A

Notes:

No equipment shall operate inside the protective fencing including during fence installation and removal.

Crown drip line or other limit of Tree Protection area.



Tree Protection fence: High density polyethylene fencing with 3.5" x 1.5" openings; Color: orange; Steel posts installed at 8' o.c. 2" x 6" steel posts or approved equal. 5" thick layer of mulch.

Maintain existing grade with the tree protection fence unless otherwise indicated on the plans.

SECTION VIEW

TREE PROTECTION DETAIL

NOT TO SCALE

Mighty Tree Movers Inc.
 PO Box 12
 Los Gatos CA 95031
 Phone: 408-464-5200

ESTIMATE

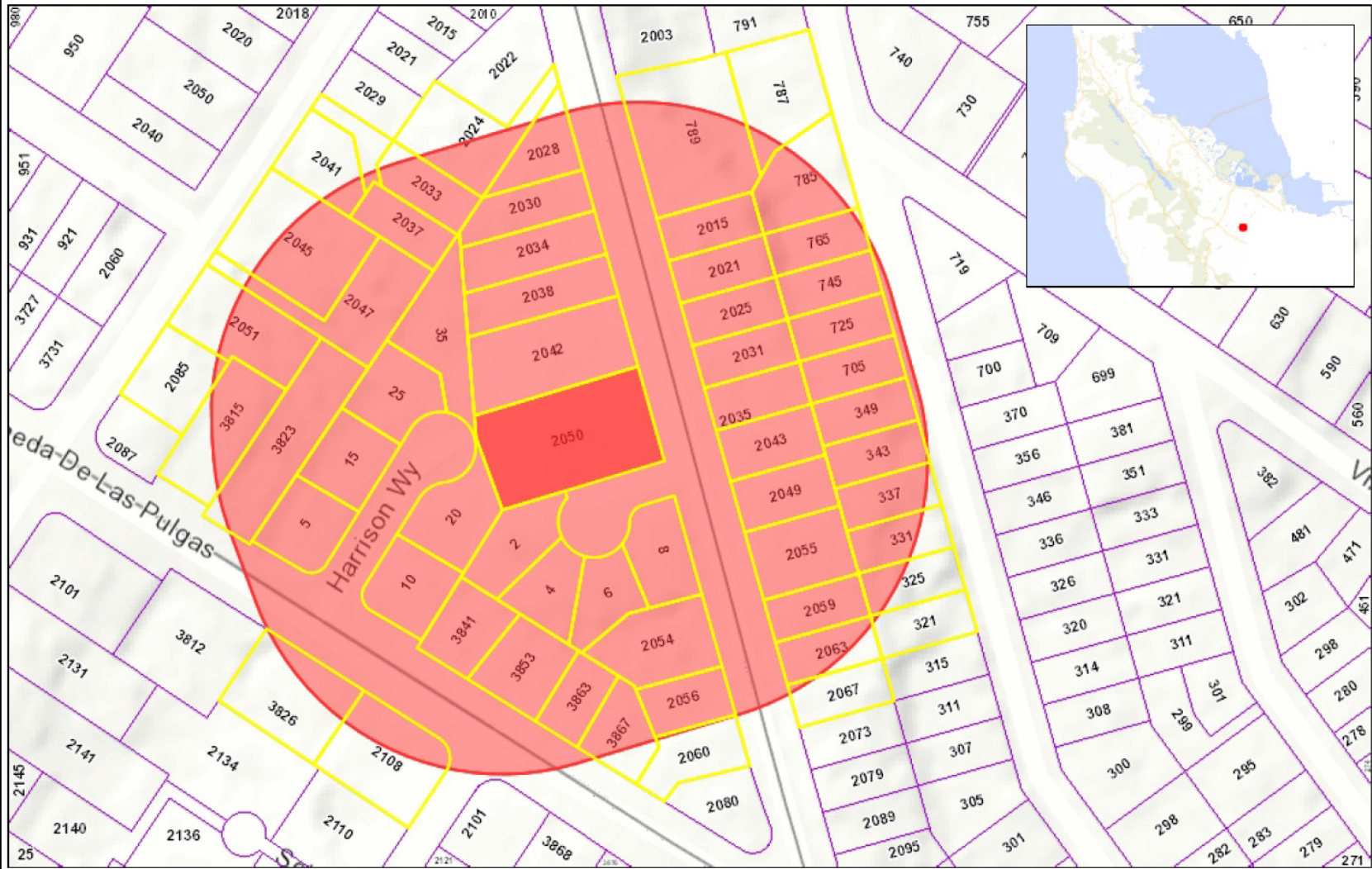


SV Real Ventures LLC
 Dave Bragg
 2050 Santa Cruz Ave
 Menlo Park CA 94025

Estimate #:	0000631
Date:	April 17, 2016
Estimate Total (USD):	\$25,000.00

Item	Description	Unit Cost (\$)	Quantity	Price (\$)
Tree Relocation	<p>One 21 inch diameter Live oak will be moved on site post demolition of existing structures.</p> <p>Trees will be side boxed, then excavated underneath and a bottom and top bracing will be banded and secured. Box will be built to withstand the strain the crane will put on the box.</p> <p>Sides will be slowly excavated on 4 sides about 12 inches from final root ball size of 144 to 156 inches. When roots are encountered they will be cut by hand, as the root ball is trimmed down, also by hand to final box dimensions. Sides then banded. 3-4 working days to complete.</p> <p>Large crane used to crane into position. Transport truck will be used for on same property move. Trees planted in 16-18 foot wide hole, depth appropriate for final grade (see below). Backfill will be 80% native soil, 20% local topsoil and organic amendment mix. Slow-release fertilizer and root hormones added to critical root zone directly after planting. A temporary soil basin will be built up around the root zone. This will help identify areas not to be travelled on by any foot or vehicle traffic and to help get subsequent irrigation to the critical root zone.</p> <p>Access to water on site required.</p> <p>* Trees may be pre-watered depending on season and will be responsibility of GC. This would include a slight berm and a heavy soaking one week prior to boxing.</p> <p>Tree will be guyed to protect from falling over. Plans should take into consideration guy wires for at least a year.</p> <p>**Note if tree is to be moved to neighboring property, price will decrease by \$2000. This does not include any cement work, or time to work with PG&E to schedule a line-drop to facilitate the move.</p>	25,000.00	1	25,000.00
Release 1	<p>This bid is for tree moves scheduled post demolition. Boxing and craning will be one operation, any required 2nd mobilizations (due to project schedule) for crew or crane will add substantial costs. Tree protection is not included, but may be added. This bid does not include soil export from site or compaction of holes created from trees' original location. Concrete removal where tree excavation will go out onto sidewalk and streets will be the responsibility of the GC. Traffic control not included.</p> <p>Utilities encountered will have to be cut in place. If not able to shut off and remove, tree may not be able to be move. Final grade must be marked prior to planting, as we will want to</p>	0.00	0	0.00

	plant a couple inches above grade. USA dig to be completed.			
Arborist	ISA Certified arborist overseeing entire project. WE-8858 CA lic# 916423	0.00	0	0.00
Alternate-Add	Alternate to appease neighbors would be to plant 15 to 20 foot tall Coast Live oak in center of their driveway with 90 inch tree spade.	7,000.00	0	0.00
		Subtotal:		25,000.00
		Estimate Total (USD):		\$25,000.00



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1: 2,256



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____