

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

DATE: October 6, 2022

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, pursuant to Section 7010 of the County Subdivision Regulations and a Grading Permit for 425 cubic yards of earthwork, pursuant to Section 9283 of the San Mateo County Grading Regulations, to subdivide a 37,914 sq. ft. parcel into two (2) parcels, (Parcel A: 21,912 sq. ft., Parcel B: 16,002 sq. ft.), located at 3865 Jefferson Avenue in the unincorporated Emerald Lake Hills area of San Mateo County. The project includes the removal of four (4) significant trees.

County File Number: PLN 2021-00357 (Ernst)

PROPOSAL

The applicant is proposing to subdivide an 37,914 sq. ft. parcel located at 3865 Jefferson Avenue to create two (2) residential parcels - Parcel 1: 21,912 gross sq. ft. (flag lot 19,905 net sq. ft.), Parcel 2: 16,002 sq. ft. Both parcels have slopes less than 12% and meet the 12,000 sq. ft. parcel size of the Residential Hillside (RH) Zoning District. Both proposed parcels will take access from Jefferson Avenue via separate driveways, which require a grading permit for 425 c.y. of earthwork. An existing house and associated improvements on the property will be removed. Water will be supplied by the Redwood City Municipal Water District, via an existing water line serving the project site, with an additional connection. The Emerald Lake Sewer District will provide sewer service to the site. The plans submitted for this project indicate 23 significant trees on the site, only one of which is an indigenous tree. Four of the significant (greater than 6 inches in diameter at breast height) trees on the project site (including two within the Jefferson Avenue right of way) are in the footprint of the proposed driveway and proposed for removal.

RECOMMENDATION

That the Zoning Hearing Officer approve PLN 2021-00357 by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Erica Adams, Planner III, Telephone 650/363-1828
eadams@smcgov.org

Owner/Applicant: Gary Ernst Trust /Gary Ernst

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in the San Mateo Times, a general public circulation newspaper.

Location: 3865 Jefferson Avenue

APN(s): 057-270-110

Size: 37,914 sq. ft.

Existing Zoning: RH/DR (Residential Hillside/Design Review)
General Plan Designation: Low Density Residential, Urban (0.3-2.3 dwelling unit (du)/net acre (ac))

Sphere-of-Influence: City of Redwood City

Existing Land Use: Single-family Residential

Water Supply: Redwood City Municipal Water Department

Sewage Disposal: Emerald Lake Sewer District

Flood Zone: Flood Zone X (Areas of Minimal Flooding), FEMA Panel No. 06081C0285E, 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 37,914 sq. ft. project property is a developed, relatively flat site (approximate slope of 9%), that slopes downward from its frontage along Jefferson Avenue, toward the shoreline of Upper Emerald Lake, an artificial water body within the unincorporated community of Emerald Lake Hills. The property is improved with an approximately 5,270 sq. ft. single-family residence constructed in 1953, brick patios, a fountain, and driveway access to Jefferson Avenue. Due to its frontage at the lake, the property has a 20-foot-wide access easement at the shoreline, and 5-foot-wide pathway easement on the existing western property line. Parcels surrounding the lake range in

size from 13,701 sq. ft. to 41,921 sq. ft. with smaller, non-conforming size parcels on the east side of Jefferson Avenue.

DISCUSSION

A. KEY ISSUES

1. Compliance with the County General Plan

The County General Plan designates the subject property as Low Density Residential (0.3-2.3 du/acre). The proposed land division will result in a density of 1.896 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 located on both conforming- and non-conforming-size lots where the minimum parcel size is 12,000 sq. ft. The proposed subdivision represents infill of an urban area, and the proposed parcel sizes comply with the minimum parcel size (12,000 sq. ft.) required in this zoning district. Public sewer and water services are available and service providers have adequate capacity to service this subdivision. Additionally, Jefferson Avenue is an existing improved street maintained by the County Department of Public Works.

The stated goal of the Emerald Hills Area Plan is “Preservation of rural character.” The proposed subdivision does not modify allowable density and the proposed parcels are consistent with the required slope and size guidelines found in the zoning regulations. Therefore, the proposal is consistent with the Emerald Hills Area Plan.

2. Compliance with the County Zoning Regulations

The subject parcel is zoned RH/DR (Residential Hillside/Design Review). The two proposed parcels are in compliance with the 12,000 sq. ft. minimum required standards of the RH/DR District as illustrated in Table 1:

Table 1 Residential Hillside District Standards					
	Proposed Average Lot Slope	Minimum Lot Size Required	Proposed Lot Size	Minimum Lot Width Required	Proposed Lot Width
Parcel A	6.68%	12,000 sq. ft	19,905 sq. f.	50 feet	125.71
Parcel B	9.36%	12,000 sq. ft.	16,002 sq. ft.	50 feet	153.3
Source: Residential Hillside (RH) Zoning Regulations (Section 6800)					

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 depths are 102 and 134 feet.

The applicant submitted a Tentative Parcel Map that includes building envelopes (shown in Attachment C,) compliant with RH/DR zoning standards. Future development of single-family residences on the two proposed parcels can comply with the RH/DR 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 Woodside Fire Protection 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 preliminarily approved by the Planning and Building Department's Geotechnical Section, with the condition that additional analysis will be required at the time of building permit application 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 preliminarily 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 applications 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. The Minor Subdivision would result in development that conforms to the Land Use Chapter's density limits and would implement General Plan Policies, including those pertaining to infilling. In addition, the proposed subdivision does not modify allowable density and the proposed parcels are consistent with the required slope and size guidelines found in the zoning regulations. Therefore, the proposal is consistent with the Emerald Lake Hills Area Plan.

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;**

The site is physically suited for residential development as it has a moderate slope that can accommodate residential development, water and sewer services are available, and vehicle access is feasibly provided from Jefferson Avenue. There is no identified sensitive habitat on the property as it is adjacent to a man-made lake, it is largely disturbed by previous residential development 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 development pattern. The project was reviewed by the Building Inspection Section, Geotechnical Review Section, Department of Public Works, Woodside Fire Protection District, water and sewer districts, among others, who either 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 district and will allow conforming single-family dwellings to be built. The proposed density is within the range established 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 City of Redwood City Municipal Water Department and sewer services by the Emerald Lake Sewer 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 low density residential portion of the Emerald Lake Hills neighborhood. The property as it is largely disturbed by previous residential development. There is no evidence to suggest that, with the implementation of standard erosion and stormwater control measures during grading and driveway construction, that the project will cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

An arborist report was submitted which evaluated all 26 trees on the site. Twenty-three of the trees are 6-inch or larger in diameter at breast height size which requires a permit for removal. Only one of the trees is an indigenous tree, a 10-inch Coast live oak which will remain. Four significant trees, three black acacias and one apple tree are proposed to be removed to accommodate the driveway of the flag lot (Parcel A). The rest of the trees on the site will remain unless and/or until proposed and approved with future residential development. 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 would not 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 responsible agencies yielded no objections. There are no hazardous or noxious uses proposed and with required dust control measures to be implemented during grading per Condition 13, 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.**

Due to its frontage at the lake, the property has a 20-foot-wide access easement at the shoreline, and 5-foot-wide pathway easement on the existing western property line. Parcels surrounding the lake range in size from 13,701 sq. ft. to 41,921 sq. ft. with smaller, non-conforming size parcels on the east side of Jefferson Avenue. There is a 10-foot-wide sewer easement that runs along the south side of the subject parcel. The proposed subdivision has been reviewed by the Emerald Lake Sewer District which has conditionally approved the proposed subdivision. No easements are modified with this proposal.

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.**

No easements are modified with this proposal.

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 Emerald Lake Sewer District has reviewed the application and preliminarily approved the proposed 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.**

As the project site is not subject to a Williamson Act contract and is not designated by the General Plan as open space this finding is not applicable to the 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 located in a very high fire hazard severity zone. Woodside Fire Protection District has reviewed the proposal and has provided a preliminary approval with conditions to ensure compliance with fire safety standards.

- 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 designated for habitable development and review of the site by relevant agencies indicate that no prohibitions are required.

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 \$28,979.45 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.

5. Compliance with the Grading Regulations

The proposed project requires approximately 425 cubic yards of cut grading work to accommodate at he proposed flagpole access driveway. This will include work within previously disturbed and new areas.

Planning and Geotechnical staff have reviewed the proposal and submitted documents and determined that the project conforms to the criteria for review contained in the Regulations for Excavating, Grading, Filling and Clearing on Lands in Unincorporated San Mateo County (referred to in this report as “Grading Regulations”). The findings and supporting evidence of staff’s analysis are outlined below:

- a. *That the granting of the permit will not have a significant adverse effect on the environment.*

The applicant has submitted a geotechnical study from, Jae H. Yang, dated November 25, 2021, which has been reviewed by the County’s Geotechnical Section.

The report from Jae H. Yang provides detailed recommendations about the proposed development. These specific recommendations and recommendations from other reviewing agencies have been integrated into the application and have been made conditions of approval for the grading permit and will prevent a significant adverse impact on the environment. The grading plan, including driveway design, has been prepared by a licensed civil engineer and reviewed and preliminarily approved by the Department of Public Works.

- b. *That the project conforms to the criteria of Chapter 8, Division VII of the San Mateo County Ordinance.*

The project, as conditioned, conforms to the criteria for review contained in the Grading Regulations, including an erosion and sediment control plan, dust control measures, and required replacement of removed vegetation.

- c. *That the project is consistent with the General Plan.*

The General Plan designation for this site in the Emerald Lake Hills community is Low Density Residential. The proposed construction grading for a residence is consistent with the land use allowed by this General Plan designation. In addition, as discussed in the General Plan Compliance Section A. 1. of this report, the project, as conditioned, complies with all applicable General Plan goals and policies.

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. Applicable service providers have confirmed capacity to serve the resulting parcels 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 9 percent.

C. REVIEWING AGENCIES

Building Inspection Section
Drainage Review Section
Geotechnical Review Section
San Mateo County Department of Public Works
Woodside Fire Protection District
Emerald Lake Sewer District
Redwood City Municipal Water District
Local Agency Formation Commission
County Arborist

ATTACHMENTS

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

EDA:cmc – EDAGG0282_WCU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2021-00357

Hearing Date: October 6, 2022

Prepared By: Erica Adams

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. 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 two parcels. As discussed above, the project is in conformance with the County's General Plan and requires no variances. Applicable service providers have confirmed capacity to serve the resulting parcels 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 9 percent.

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 can accommodate residential development, there are residential services available, and residential access is easily provided from Jefferson 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, Woodside Fire Protection District, Redwood City Municipal Water, and Emerald Lake Hills Sewer District, 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 low density residential neighborhood. There is no identified undisturbed natural habitat in the general vicinity of the project. As discussed in the project description section, there are four significant size trees proposed for removal to accommodate the flagpole driveway. With the exception of one Coastal oak tree which will remain, all existing trees on the parcel are not indigenous trees. Additional tree removal is likely when residential development occurs. The applicant's arborist report includes recommendations designed to minimize potential impacts to remaining 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. The property has a 20-foot-wide access easement a 5-foot-wide pathway easement and a 10-foot-wide sewer easement. The existing easements will not be modified with the proposed division.

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. Emerald Lake Sewer District has reviewed the application and found no concerns with the connections to the public sewer system.

For the Grading Permit, Find:

10. That the granting of the permit will not have a significant adverse effect on the environment. This project has been reviewed by the Department of Public Works and the Building Department's Geotechnical Section. Based on the foregoing, the project, as proposed and conditioned, can be completed without significant adverse effect to the environment.
11. That the project conforms to the criteria of Chapter 5 of the County's Building Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Ordinance, with regard to the erosion and sediment control plan, dust control plan, and timing of grading activity.
12. That the project is consistent with the General Plan. As proposed and conditioned, the project complies with General Plan Policies 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and 2.17 (*Erosion and Sedimentation*) because the project includes measures to control erosion and sediment both during grading and construction.

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 6, 2022. 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 measures, as described by Kielty Arborist Services, LLC, dated October 5, 2020, shall be implemented during periods of construction activity on the site.
5. Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6-foot-tall metal chain link type supported by 2-inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be placed at the edge of the tree driplines. 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.
6. 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 fertilizing or irrigation if root cutting is significant. 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. It is the contractor's responsibility to contact the site arborist if excavation is to take place underneath a tree's dripline. At this time no excavation is planned underneath the protected trees on site. Kevin at Kielty Arborist Services can be reached at 650/515 9783 and David at Kielty Arborist Services can be reached at 650/532 4418. We can also be reached through email at kkarbor0476@yahoo.com.
7. 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 and kept moist. Plywood over the top of the trench will also help protect exposed roots below. The project arborist must be on site to witness all trenching when underneath a protected trees dripline.
8. Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site 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 two 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 shall not be irrigated as this is a native tree that survives off of annual rainfall.

Providing supplemental irrigation to a native oak tree can raise the risk of oak root fungus and failure of the tree.

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.

Grading Conditions

- 12. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if the associated building permit is a week or less from being issued, dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
- 13. Add notes to plans submitted for a building permit with the following minimum dust control measures:
 - a. Water all construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.
 - c. Pavement apply water two times daily or apply (non-toxic) soil on all unpaved access roads, parking areas, and staging areas at the project site.
 - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

- e. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
14. Prior to issuance of the grading permit “hard card,” the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. Along with the “hard card” application, the applicant shall submit a letter to the Current Planning Section, at least two weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation, and haul route. If the schedule of grading operations calls for the grading to be completed in one dry season, then the winterization plan shall be considered a contingent plan to be implemented if work falls behind schedule.
 15. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
 16. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant trees and a grading permit. Once all review agencies have approved your building permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please send photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Project Planner.
 17. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) the engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department’s Geotechnical Engineer; and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department’s Geotechnical Engineer and the Current Planning Section.

Local Agency Formation Commission (LAFCo)

18. An application for an Outside Service Agreement for one new domestic water service shall be submitted to and approved by the City of Redwood City and San Mateo County LAFCo prior to the issuance of any building permits by the Planning and Building Department for development of the newly created parcel. The connection to the City of Redwood City water utilities shall not occur prior to this Outside Service Agreement approval by LAFCo as required by Government Code Section 56133.

Building Inspection Section

19. Demolition of structures shall occur before Parcel Map recordation.
20. Any subsequent development will require appropriate building permit(s).

Drainage Section

21. Project shall comply with County drainage policy to prevent stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the building permit or planning 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 project and submit it to the Planning and Building Department 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 being subdivided 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 and Planning and Building Department for review and approval.
22. A final C.3 and C.6 Development Review Checklist drainage analysis/drainage report, and drainage plan prepared by a registered Civil Engineer will be provided at the time of building permit submittal.
23. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Regulated Projects Guide for assistance in implementing LID measures at the site.
24. Design of biotreatment measures shall be consistent with technical guidance for the applicable type of biotreatment measure provided in Chapter 6 of the C.3 Regulated Projects Guide.

25. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Community Development Director) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control measures according to the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property and/or made part of the CC&Rs.
26. Property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.
27. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.
28. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.
29. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems and runoff controls. A statement to that effect shall be made a part of the Maintenance Agreement and/or CC&Rs recorded for the property.
30. Property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.

Geotechnical Section

31. 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. 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. The Geotechnical Report shall address:

- a. The potential for cohesionless soils to experience liquefaction during a seismic event, given that the potential of groundwater level fluctuation.
- b. The potential for shearing planes going close to or near the proposed site, causing rockslides in bedrock, during seismic events and during high groundwater seasons.
- c. Any other significant hazards shall identify during single family development phase shall be investigated and evaluated, and mitigation measures shall be provided for review.

Department of Public Works

32. The project shall comply with the San Mateo County Drainage Policy and the San Mateo Countywide National Pollution Discharge Elimination System (NPDES) permit. Prior to the issuance of the building permit or, the applicant shall submit a plan with construction details conforming with County standards, and a drainage analysis including narrative and calculations showing pre-development and post-development runoff onto and off of the parcel(s) demonstrating compliance with the Policy for review and approval by the Department of Public Works.
33. The applicant shall have prepared, by a Registered Civil Engineer, a drainage analysis of the proposed subdivision 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 being subdivided 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 predeveloped state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.
34. Prior to the issuance of the BLD permit, 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 for both the existing and the proposed drainage patterns and drainage facilities.

35. 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.
36. 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 No.3277.
37. 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.
38. 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.

City of Redwood City Municipal Water

39. The property is within Redwood City Water sphere of influence and service area. Will Serve Letter and complete set of comments will be issued only after a full review of the proposed improvements. Conditions of service will apply. See list below:

Initial Conditions of Service:

1. LAFCO approval of the application for the proposed water service connection;
2. Property owner's payment of LAFCO fees;
3. After approval of the construction drawings by the San Mateo County Building Department and upon application for new water service, property owner's payment of all applicable City fees, including connection fees associated with providing proposed water service;
4. Property owner's payment of the City's water service annexation fees;
5. Property owner's installation, of new water service lines;
6. Property owner is responsible for the design, construction, and connection of any water main modifications or extensions necessary to provide

adequate flow for domestic use and fire suppression, in accordance to City Code Section 38.26 and as determined by the City;

7. Property owner shall pay the fees for any construction permit in connection with improvements for new water service, and shall pay associated costs for plan review and inspections;
8. Property owner shall adhere to all the review comments and conditions of service stated by the City; and
9. Property owner shall submit a signed Declaration of Restriction to the City, and record it with the County of San Mateo.

Emerald Lake Sewer District (Sewer District)

40. The vesting tentative parcel map indicates that the property will be subdivided into two parcels. The Sewer District records indicate that the property has one existing sewer connection. The Sewer District will allow the proposed additional one (1) connection provided that all associated fees are paid. The Sewer District will require the applicant to purchase the additional sewer connections and obtain all appropriate permits for the installation of the connections. The fees for new sewer connections will be calculated based on the plans submitted prior to final approval of the building plans.
41. Each subdivided parcel must connect to the Sewer District main with an individual 4-inch sewer lateral.
42. The applicant shall submit building plans to the Sewer District for review when the building permit application is submitted to County of San Mateo Building Inspection Section. The plans shall indicate the location of the existing and proposed sewer laterals to the Sewer District main. The County Sanitary Sewer and Streetlight Requirements Checklist can be found on our website at <http://publicworks.smcgov.org/sewer-services> . All appropriate information and notes shall be included on the plans.
43. A Sewer Inspection Permit (SIP) must be obtained to cap the existing sewer lateral prior to demolition of the existing building. A Sewer Inspection Permit may be obtained from the Sewer District office at 555 County Center, 5th Floor, Redwood City, California.
44. The applicant shall pay a plan review fee in the amount of \$300. Payment shall be made to the County of San Mateo.

Woodside Fire Protection District (WFPD)

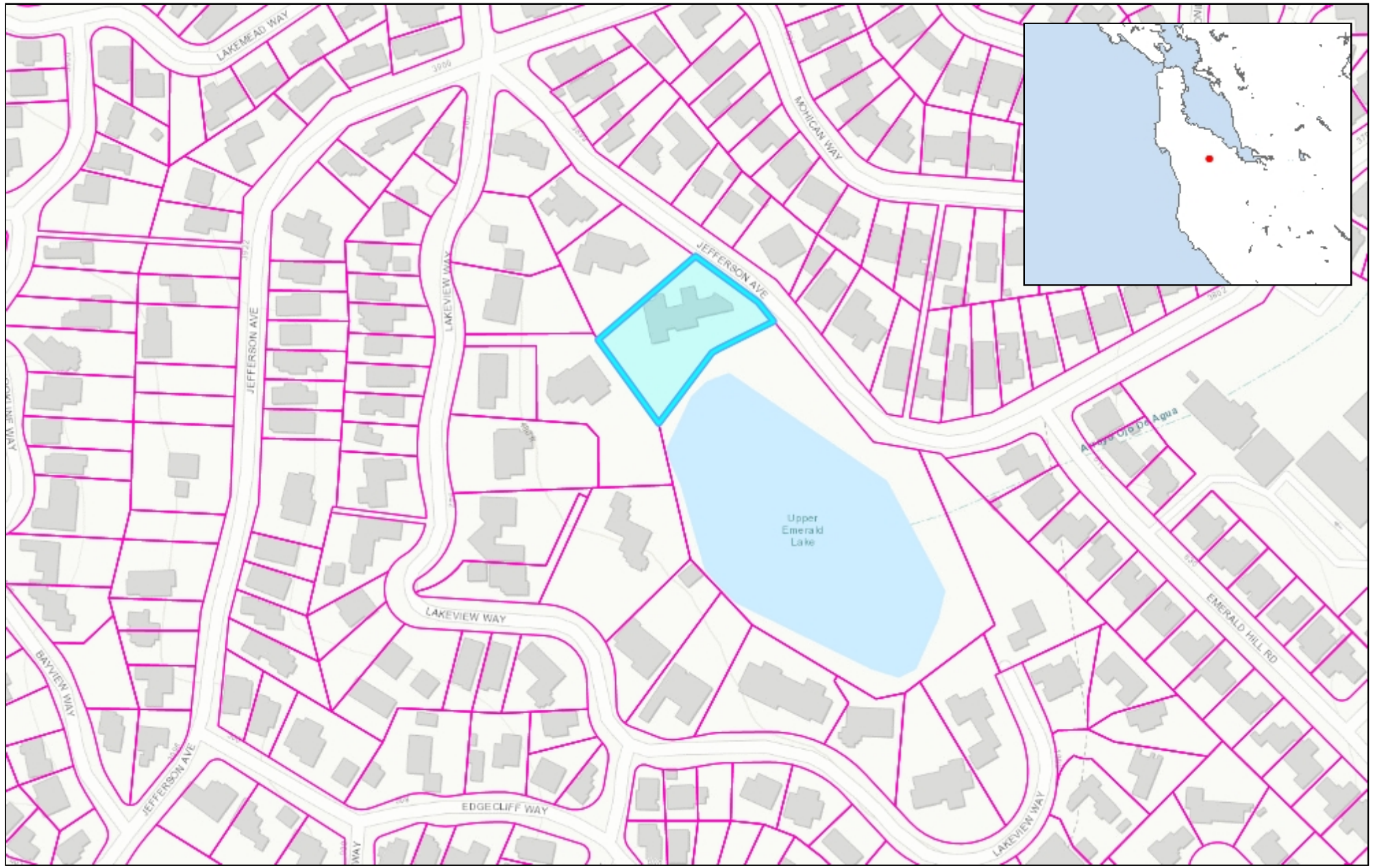
45. Prior to construction 100 feet defensible space from structures shall be required prior to start of construction.
46. Prior to construction 30-foot perimeter property line defensible space shall be required per WFPD ordinance section 304.1.2.A
47. Driveways with less than 15% grade may be maintained all weather type, and shall support the weight of the heaviest fire apparatus during the wet season. Driveways greater than 15% grade shall be rough grooved concrete or an alternate material approved by Woodside Fire Protection District. NO driveway shall exceed a 20% grade. All driveway radius turns must be 40-degree radius and the driveway transitions must be no more than 14% angle of departure.
48. Any driveway over 150 feet shall be required to have fire truck turnaround. see WFPD standards (www.woodsidefire.org).
49. A water supply for fire protection shall mean a fire hydrant within 600 feet from the building, capable of the required flow. Distance from hydrant to structure shall be measured via an approved roadway in which the engine can safely drive from the fire hydrant to front door of structure. A Fire Hydrant must have minimum fire flow shall be 1000 GPM.

EDA:cmc – EDAGG0282_WCU.DOCX




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Latitude Geographics Group Ltd.

1:3,357 

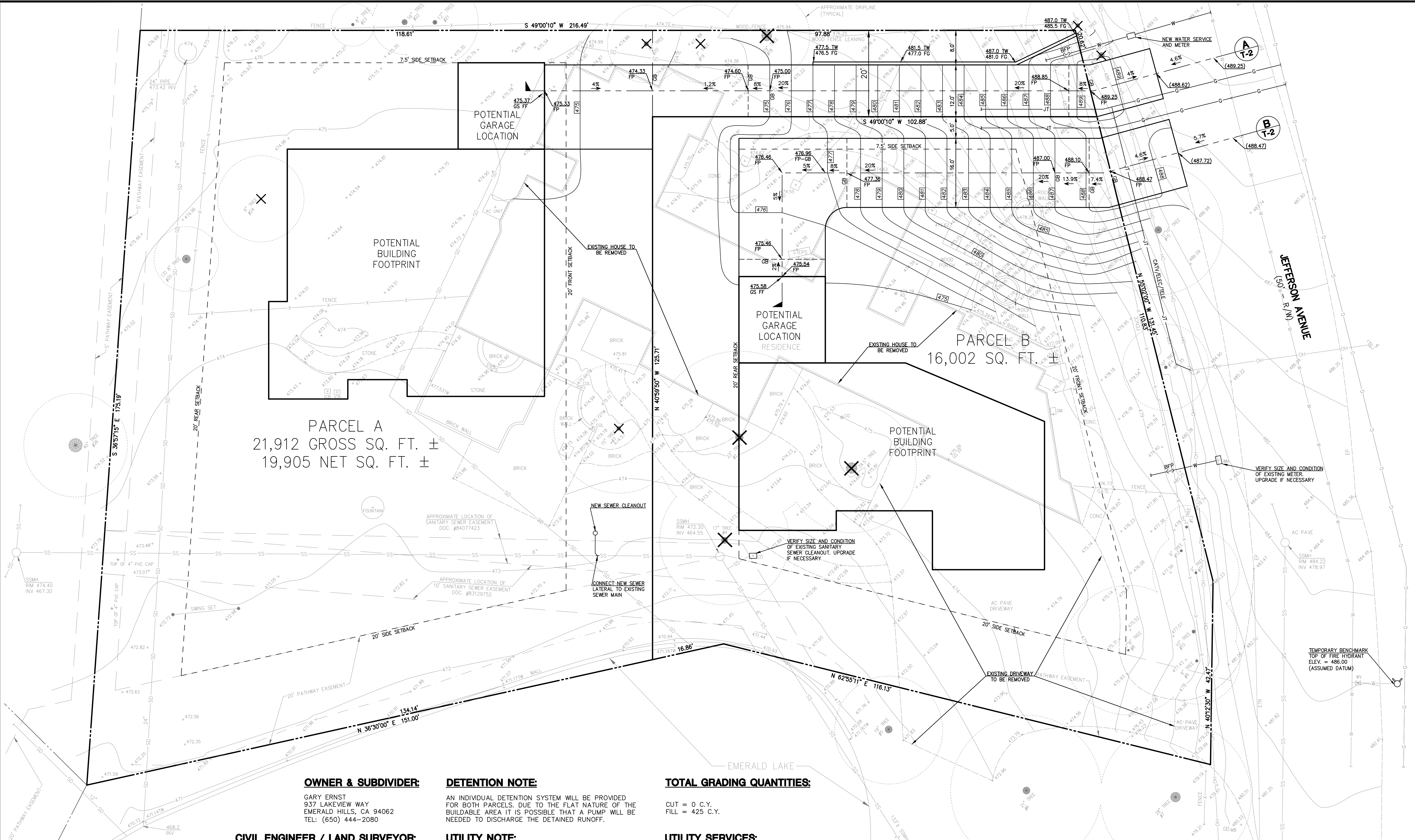
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



OWNER & SUBDIVIDER:

GARY ERNST
937 LAKEVIEW WAY
EMERALD HILLS, CA 94062
TEL: (650) 444-2080

CIVIL ENGINEER / LAND SURVEYOR:

DAN MacLEOD
MacLEOD & ASSOCIATES, INC.
965 CENTER STREET
SAN CARLOS, CA 94070
TEL: (650) 593-8580

EXISTING AND PROPOSED LAND USE:

SINGLE FAMILY RESIDENTIAL

EXISTING AND PROPOSED ZONING:

RH/DR

FLOOD ZONE:

ZONE "X"

DETENTION NOTE:

AN INDIVIDUAL DETENTION SYSTEM WILL BE PROVIDED FOR BOTH PARCELS. DUE TO THE FLAT NATURE OF THE BUILDABLE AREA IT IS POSSIBLE THAT A PUMP WILL BE NEEDED TO DISCHARGE THE DETAINED RUNOFF.

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

ASSESSOR'S PARCEL NUMBER:

057-270-110

LOT AREA:

= 37,914 S.F. ±
= 0.870 ACRES. ±

TOTAL GRADING QUANTITIES:

CUT = 0 C.Y.
FILL = 425 C.Y.

UTILITY SERVICES:

GAS & ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
SANITARY SEWER: EMERALD LAKES SEWER DISTRICT
WATER: CITY OF REDWOOD CITY MUNICIPAL WATER DEPARTMENT
TELEPHONE: AT & T
FIRE PROTECTION: WOODSIDE FIRE PROTECTION DISTRICT

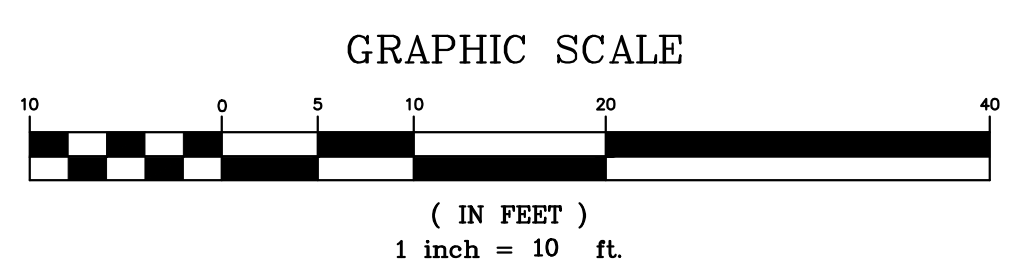
GENERAL NOTES:

- ALL EXISTING BUILDINGS AND DRIVEWAYS WILL BE REMOVED.
- EXISTING CONTOUR INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY MACLEOD & ASSOCIATES IN JANUARY OF 2020.
- TREE NUMBERS ARE PER ARBORIST REPORT BY KIELTY ARBORIST SERVICES LLC, DATED OCTOBER 5, 2020.
TREES TO REMAIN: #5-#15, #21-#23, #25, #26
TREES TO BE REMOVED: #1-#4, #16-20, #24

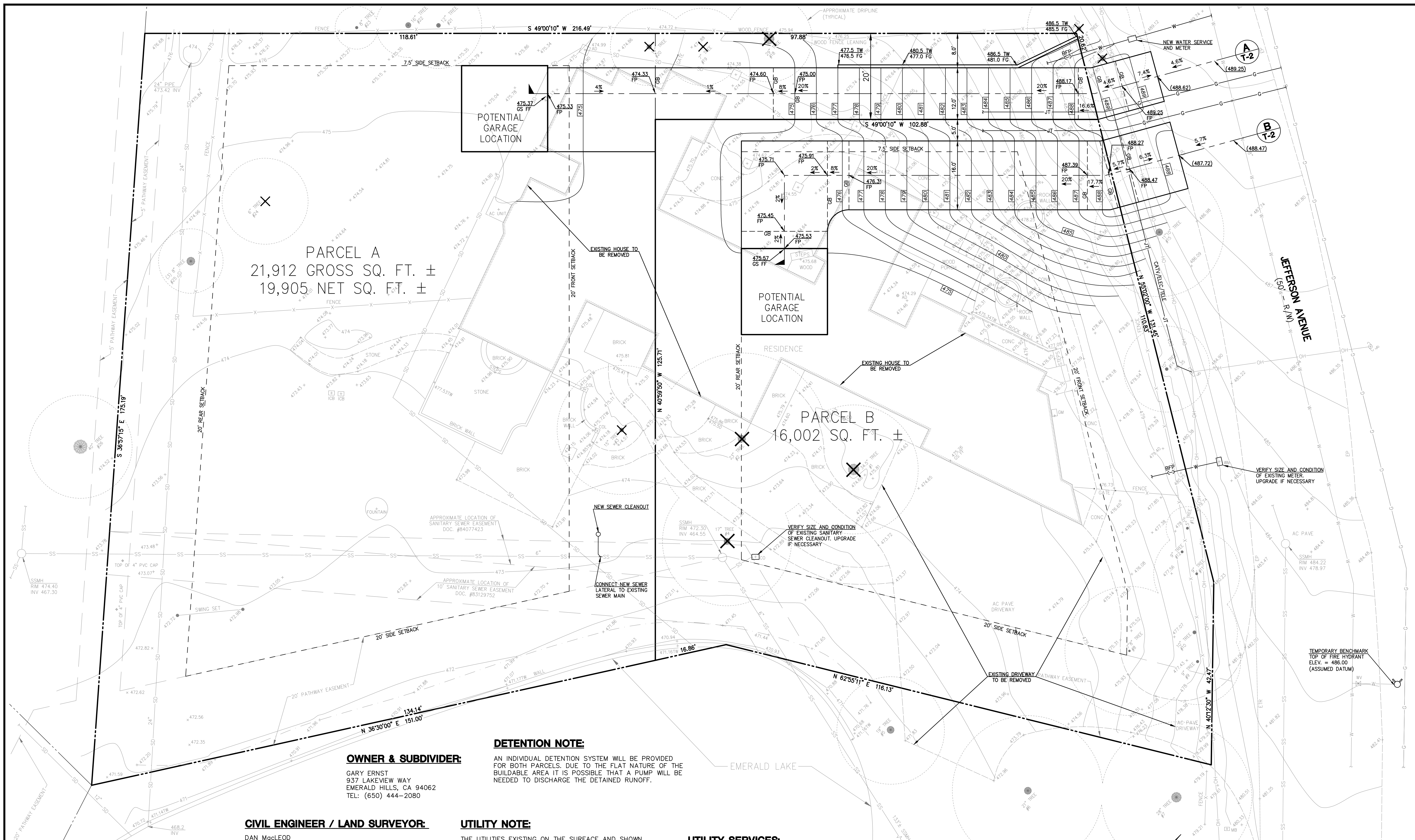
PARCEL A
21,912 GROSS SQ. FT. ±
19,905 NET SQ. FT. ±

PARCEL B
16,002 SQ. FT. ±

ADD POTENTIAL BUILDING FOOTPRINTS AND GRADING QUANTITIES	DJK	08/25/22
PER COUNTY COMMENTS	DJK	05/23/22
PER COUNTY COMMENTS	DJK	02/15/22
REV.	BY:	DESCRIPTION
MACLEOD AND ASSOCIATES		
CIVIL ENGINEERING • LAND SURVEYING		
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580		
PREPARED FOR:	ERNST DEVELOPMENT	
VESTING TENTATIVE PARCEL MAP WITH PRELIMINARY DRIVEWAY GRADING & TREE LOCATIONS	3865 JEFFERSON AVENUE	
	DOC. NO. 2016-048286	
	SAN MATEO COUNTY	
	CALIFORNIA	
DRAWN BY:	DJK	
DESIGNED BY:	DJK	
CHECKED BY:	DGM	
SCALE:	1"=10'	
DATE:	08-13-21	
DRAWING NO.	4193-TM	
SHEET	1 OF 2	



T-1



PARCEL A
21,912 GROSS SQ. FT. ±
19,905 NET SQ. FT. ±

PARCEL B
16,002 SQ. FT. ±

OWNER & SUBDIVIDER:
GARY ERNST
937 LAKEVIEW WAY
EMERALD HILLS, CA 94062
TEL: (650) 444-2080

CIVIL ENGINEER / LAND SURVEYOR:
DAN MacLEOD
MacLEOD & ASSOCIATES, INC.
965 CENTER STREET
SAN CARLOS, CA 94070
TEL: (650) 593-8580

EXISTING AND PROPOSED LAND USE:
SINGLE FAMILY RESIDENTIAL

EXISTING AND PROPOSED ZONING:
RH/DR

FLOOD ZONE:
ZONE "X"

DETENTION NOTE:
AN INDIVIDUAL DETENTION SYSTEM WILL BE PROVIDED FOR BOTH PARCELS. DUE TO THE FLAT NATURE OF THE BUILDABLE AREA IT IS POSSIBLE THAT A PUMP WILL BE NEEDED TO DISCHARGE THE DETAINED RUNOFF.

UTILITY NOTE:
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

ASSESSOR'S PARCEL NUMBER:
057-270-110

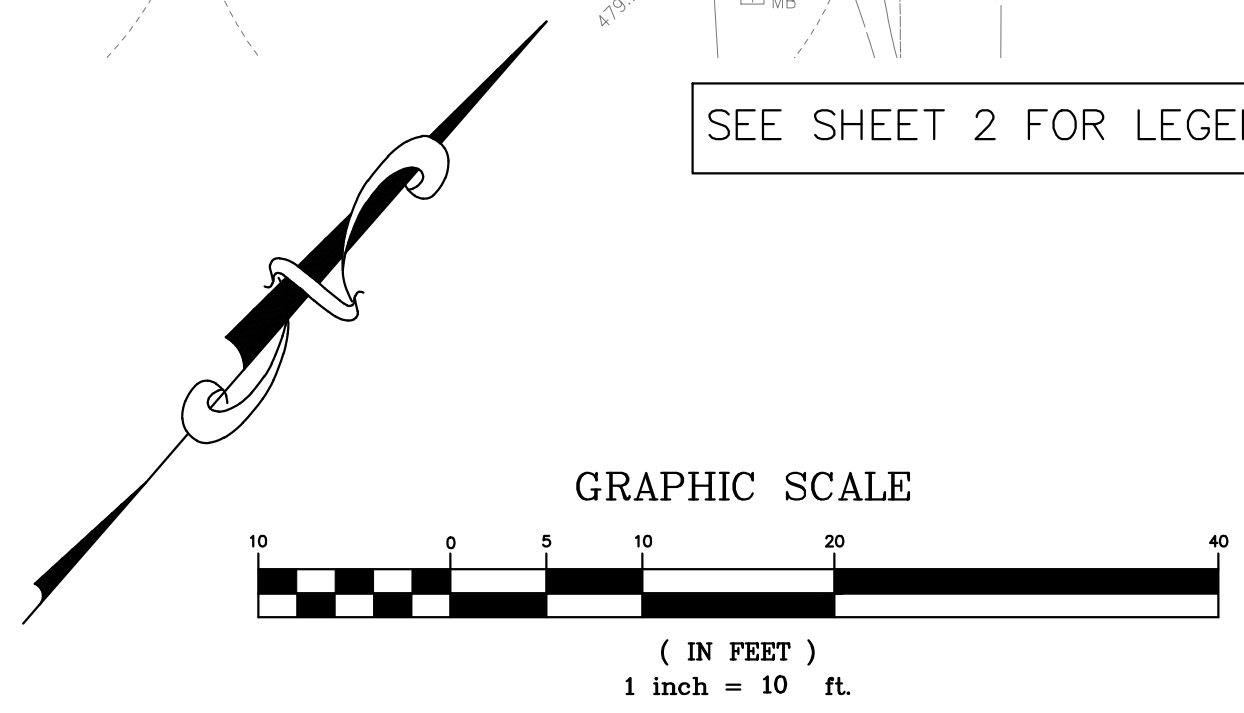
LOT AREA:
= 37,914 S.F. ±
= 0.870 ACRES. ±

UTILITY SERVICES:
GAS & ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
SANITARY SEWER: EMERALD LAKES SEWER DISTRICT
WATER: CITY OF REDWOOD CITY MUNICIPAL WATER DEPARTMENT
TELEPHONE: AT & T
FIRE PROTECTION: WOODSIDE FIRE PROTECTION DISTRICT

GENERAL NOTES:

- ALL EXISTING BUILDINGS AND DRIVEWAYS WILL BE REMOVED.
- EXISTING CONTOUR INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY MACLEOD & ASSOCIATES IN JANUARY OF 2020.
- TREE NUMBERS ARE PER ARBORIST REPORT BY KIELTY ARBORIST SERVICES LLC, DATED OCTOBER 5, 2020.
TREES TO REMAIN: #5-#15, #21-#23, #25, #26
TREES TO BE REMOVED: #1-#4, #16-20, #24

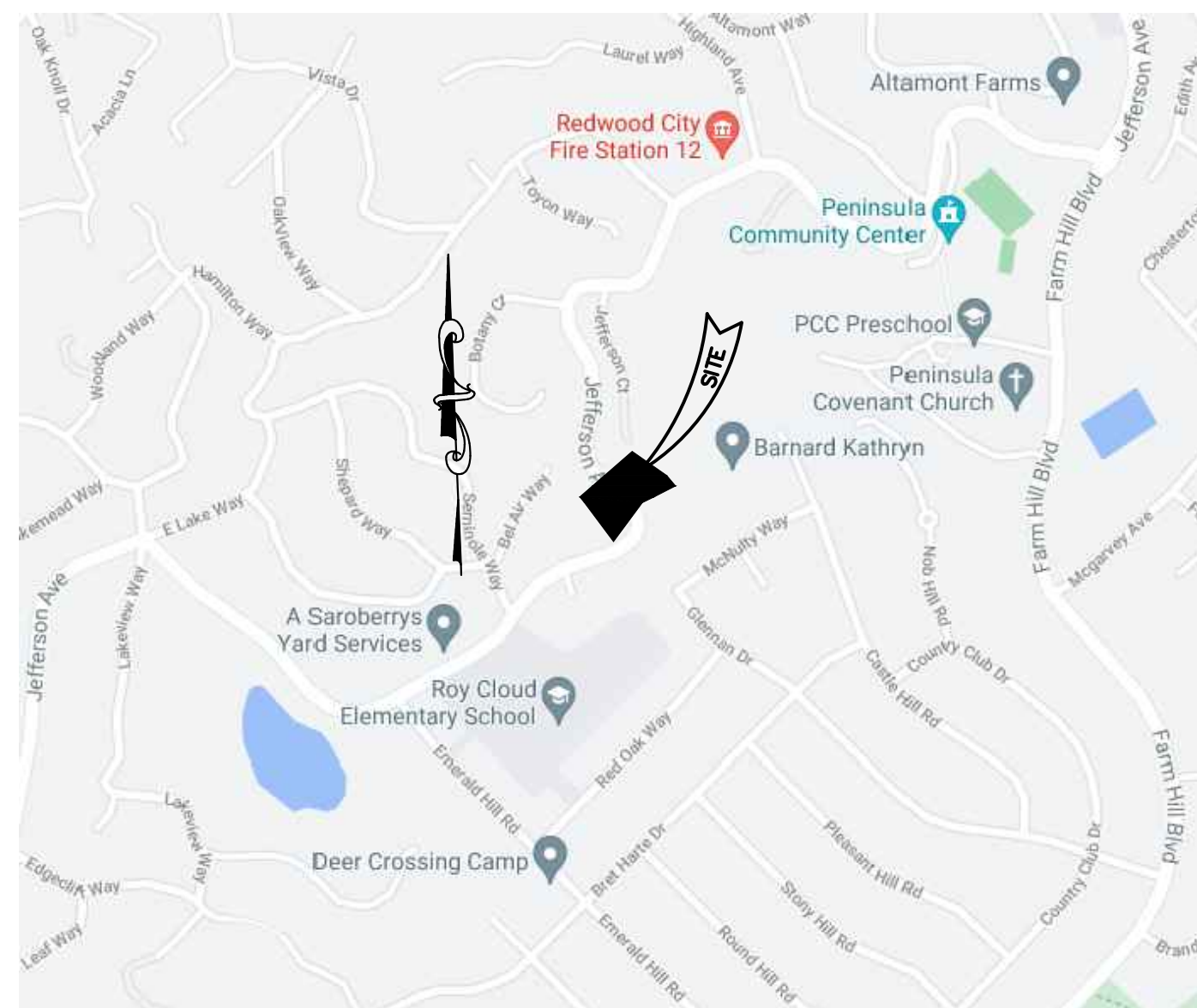
SEE SHEET 2 FOR LEGEND



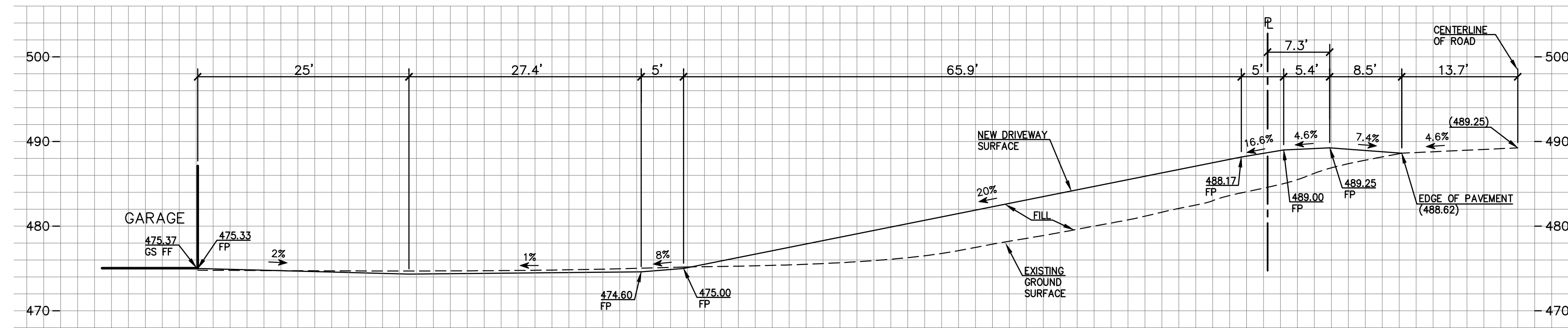
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580	
PREPARED FOR: ERNST DEVELOPMENT	VESTING TENTATIVE PARCEL MAP WITH PRELIMINARY DRIVEWAY GRADING & TREE LOCATIONS 3865 JEFFERSON AVENUE DOC. NO. 2016-048286 SAN MATEO COUNTY CALIFORNIA UNINCORPORATED
DRAWN BY: DJK DESIGNED BY: DJK CHECKED BY: DGM SCALE: 1"=10' DATE: 08-13-21 DRAWING NO. 4193-TM SHEET	PER COUNTY COMMENTS D.J.K. 02/15/22 BY: _____ DESCRIPTION REV. _____

LEGEND

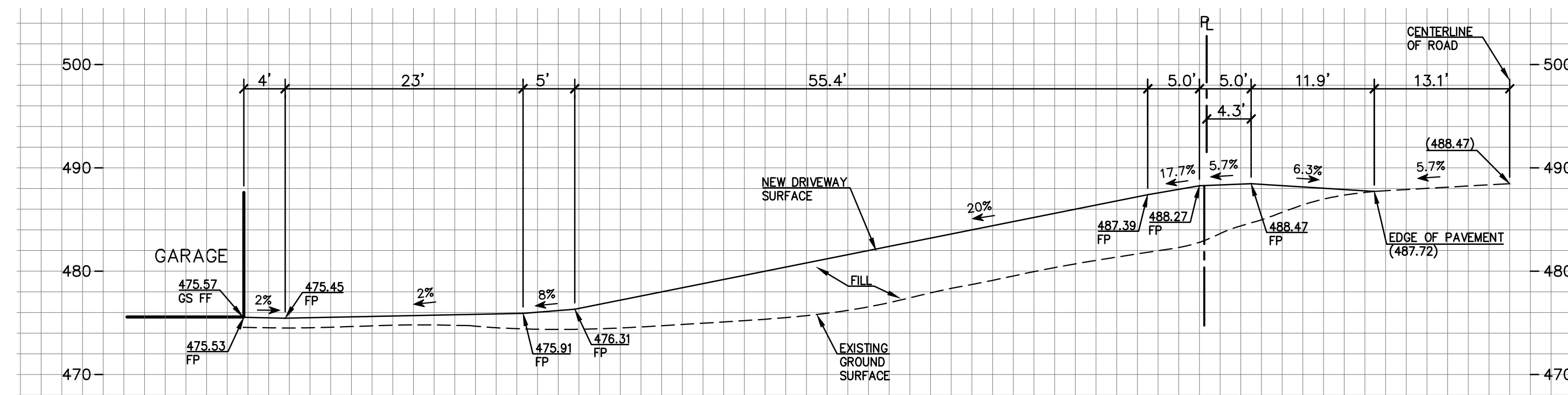
---	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
AD	AREA DRAIN
CO	CLEANOUT
CONC	CONCRETE
EP	EDGE OF PAVEMENT
ETR	EDGE OF TRAVELED ROAD
FF	FINISH FLOOR
GS FF	GARAGE SLAB FINISH FLOOR
ICB	IRRIGATION CONTROL BOX
INV	INVERT
JP	JOINT UTILITY POLE
MB	MAILBOX
SSMH	SANITARY SEWER MANHOLE
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
● 12" TREE	TREE W/ SIZE & ARBORIST NUMBER
✕ 12" TREE	EXISTING TREE TO BE REMOVED
-X-X-	FENCE
G	GAS LINE
OH	OVERHEAD LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE



VICINITY MAP
(NOT TO SCALE)



A DRIVEWAY & PROFILE
SCALE: 1"=10' (V & H)



B DRIVEWAY & PROFILE
SCALE: 1"=10' (V & H)

PER COUNTY COMMENTS	D.J.K	02/15/22
DESCRIPTION	BY:	DATE:
REV.		
<p>PREPARED FOR: ERNST DEVELOPMENT</p>		
<p>VESTING TENTATIVE PARCEL MAP DRIVEWAY PROFILES 3865 JEFFERSON AVENUE DOC. NO. 2016-048286 SAN MATEO COUNTY CALIFORNIA</p>		
DRAWN BY:	MDL	
DESIGNED BY:	---	
CHECKED BY:	DGM	
SCALE:	NONE	
DATE:	08-13-21	
DRAWING NO.	4193-TM	
SHEET	2 OF 2	

MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580



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

October 5, 2020

Ernst Development Inc.
Attn: Mr. Gary Ernst
937 Lakewiew Way
Redwood City, CA 94062

Site: 3865 Jefferson, Redwood City, CA

Dear Mr. Ernst,

As requested on Monday, September 28, 2020, I visited the above site for the purpose of inspecting and commenting on the existing trees. Your concern as to the future health and safety of the trees has prompted this visit.

Method:

The significant trees on this site were located on a boundary and topographic survey provided by you. Each tree was given an identification number. This number was inscribed on a metal foil tag and nailed to the trees at eye level. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). Each tree was given a condition rating of 1-100 for vigor and form using the following rating system:

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

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

3865 Jefferson/10/5/20

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1X	Redwood (<i>Sequoia sempervirens</i>)	34.5	50	70/35	Fair vigor, fair form, poor location near home.
2X	Brazilian pepper (<i>Schinus terebinthifolia</i>)	23.2	45	30/35	Good vigor, poor form, poor crotch at 2 feet with included bark, poor location 30 inches from home.
3X	Crabapple (<i>Malus floribunda</i>)	14.9	35	25/30	Poor-fair poor form, trunk is horizontal, supported by prop.
4X	Camphor (<i>Cinnamomum camphora</i>)	16.8	45	30/30	Poor-fair vigor, poor-fair form, codominant at 2 feet.
5*	Black acacia (<i>Acacia melanoxylon</i>)	18.6	45	30/25	Poor-fair vigor, poor form, poor crotch at 8 feet.
6*	Black acacia (<i>Acacia melanoxylon</i>)	20.8	40	35/35	Good vigor, poor form, in decline.
7*	Silver dollar (<i>Eucalyptus polyanthemos</i>)	28.6	45	35/35	Good vigor, poor form, poor location, trimmed for line clearance.
8X	Black acacia (<i>Acacia melanoxylon</i>)	8.4-7.1	45	30/25	Good vigor, poor form, multi at base.
9	Monterey cypress (<i>Cupressus macrocarpa</i>)	9.3	50	30/20	Poor-fair vigor, fair form, screening tree.
10	Monterey cypress (<i>Cupressus macrocarpa</i>)	9.9	50	30/20	Poor-fair vigor, fair form, screening tree.
11	Monterey cypress (<i>Cupressus macrocarpa</i>)	8.9	50	30/20	Poor-fair vigor, fair form, screening tree.
12	Monterey cypress (<i>Cupressus macrocarpa</i>)	9.4	50	30/20	Poor-fair vigor, fair form, screening tree.
13	Monterey cypress (<i>Cupressus macrocarpa</i>)	5.2	50	30/20	Poor-fair vigor, fair form, screening tree.

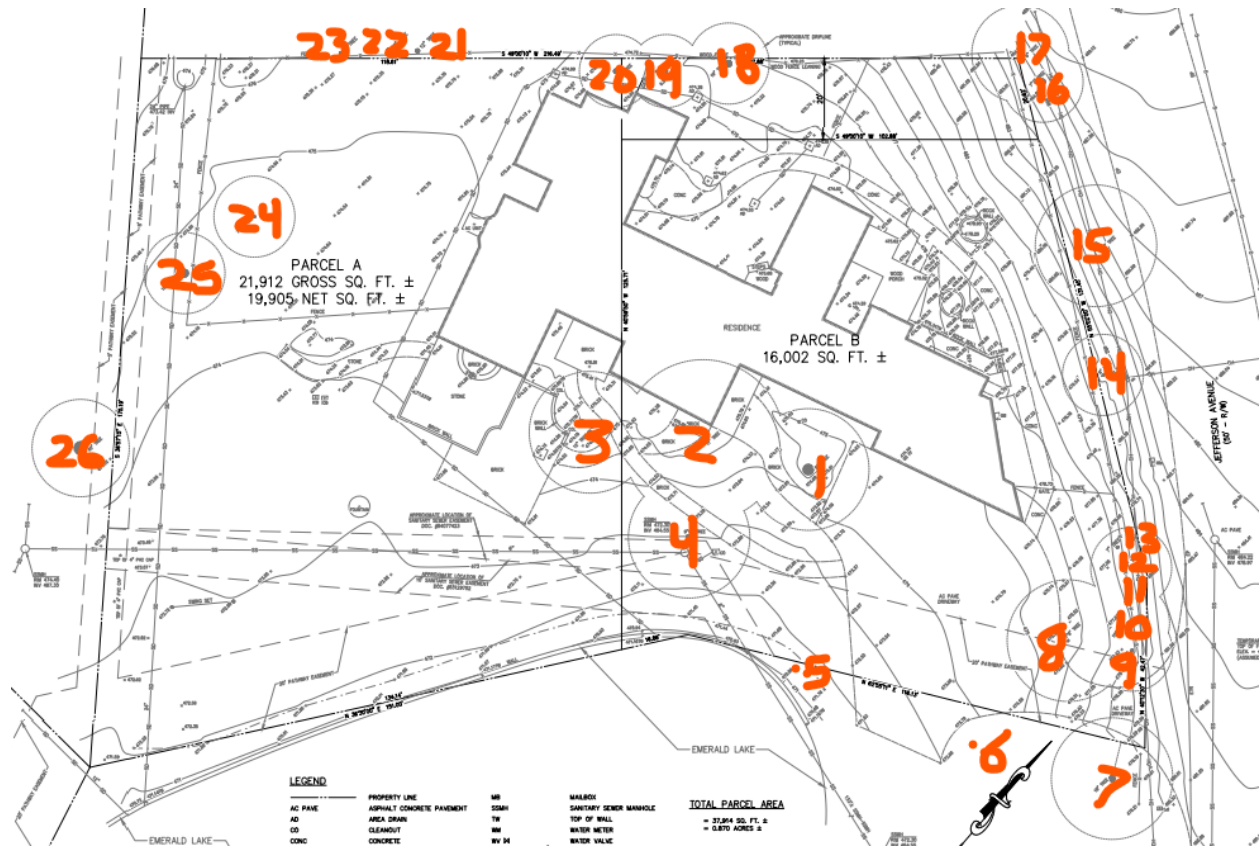
3865 Jefferson/10/5/20

(3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
14	Bailey acacia (<i>Acacia baileyana</i>)	9.8	50	30/20	Fair vigor, poor form, poor location, trimmed for line clearance.
15	Coast live oak (<i>Quercus agrifolia</i>)	10.6-10.1	55	30/30	Good vigor, poor form, trimmed for line clearance.
16	Black acacia (<i>Acacia melanoxylon</i>)	7.1-7.0	40	30/30	Poor vigor, poor form, in decline, trimmed for line clearance.
17	Bailey acacia (<i>Acacia melanoxylon</i>)	10.7-4.2	35	30/30	Poor vigor, poor form, in decline.
18	Black acacia (<i>Acacia melanoxylon</i>)	28.8	40	45/20	Fair vigor, poor form, codominant at 5' with included bark, invasive, recommended to prune.
19	Apple (<i>Malus sp.</i>)	7.1	45	15/10	Poor vigor, fair form, suppressed.
20	Ornamental plum (<i>Prunus cerasifera</i>)	14.2	40	25/15	Poor vigor, poor form, topped.
21*	Monterey pine (<i>Pinus radiata</i>)	12est	60	50/20	Fair vigor, fair form, poor species.
22*	Black acacia (<i>Acacia melanoxylon</i>)	16est	50	45/15	Fair vigor, poor form, suppressed, invasive.
23*	Monterey pine (<i>Pinus radiata</i>)	8est	50	40/10	Fair vigor, fair form, suppressed.
24	Pear (<i>Pyrus sp.</i>)	5.5	50	10/10	Fair vigor, fair form, topped in past.
25	Rubber tree (<i>Ficus elastica</i>)	8"x3	65	10/15	Good vigor, poor form, topped.
26*	Canary island palm (<i>Phoenix canariensis</i>)	40est	80	30/20	Good vigor, good form.

*indicates neighbor's tree, X indicates removal recommended.



Summary:

The trees on site are a mix of native oaks and several species of imported trees. The trees are in poor to fair condition with no excellent trees on site. Trees #1- #4 will be removed to facilitate the proposed construction. Tree #1 is a medium to large redwood. The tree is very close to the existing home and has damaged the home and hardscapes near the home. The tree has fair vigor but is showing decline due to lack of irrigation. Years of less than normal annual rainfall and water restrictions has caused redwoods to struggle in this area.

Trees #2, #3 and #4 are all in poor condition. The trees are quite close to the existing home and will be removed. The removed trees will be replaced at the time of landscaping.

Black acacia #8 is of a poor species of tree. Acacias are very invasive and known for their poor crotch formations and propensity for failure. The acacia should be removed and replaced at the time of landscaping. The remaining trees will be retained. The following tree protection plan will help to reduce impacts to the retained trees.

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 metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be placed at the edge of the tree driplines. 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.

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 fertilizing or irrigation if root cutting is significant. 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. It is the contractor's responsibility to contact the site arborist if excavation is to take place underneath a tree's dripline. At this time no excavation is planned underneath the protected trees on site. Kevin at Kielty Arborist Services can be reached at 650 515 9783 and David at Kielty Arborist Services can be reached at 650 532 4418. We can also be reached through email at kkarbor0476@yahoo.com.

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 and kept moist. Plywood over the top of the trench will also help protect exposed roots below. The project arborist must be on site to witness all trenching when underneath a protected tree's dripline.


Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site 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 shall not be irrigated as this is a native tree that survives off of annual rainfall. Providing supplemental irrigation to a native oak tree can raise the risk of oak root fungus and failure of the tree.

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

Certified Arborist WE#0476A





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.)**

$$\text{Value of Land} = \underline{\$2,928,236}$$

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

$$\text{Acres of Land} = \underline{.87038}$$

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.**

<u>Formula:</u>	
$\frac{\text{Parcel Size in Acres (From Item 2)}}{1 \text{ Acre of Land}}$	$\frac{\text{Value of Subject Parcel (From Item 1)}}{\text{Value of Land/Acre}}$
<u>Fill Out:</u>	
$\frac{.8703}{1 \text{ Acre}}$	$\frac{\$2,928,236}{\text{Value of Land/Acre}}$

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

<u>Formula:</u>	
Value of Land	= $\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}}$ = _____
<u>Fill Out:</u>	
Value of Land	= $\underline{\$3,364,628.20}$ = \$

4. Determine the number of persons per subdivision.

Formula:				
Number of New Lots Created*	X	2.87**	=	Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.				
Fill Out:				
1	X	2.87**	=	2.87
**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 (From Item 4)	X	0.003*** Acres/Person	=	Parkland Demand
Fill Out:				
2.87	X	0.003*** Acres/Person	=	.00861
***Section 7055.1 of the County's Subdivision Ordinance establishes the need for 0.003 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:				
.00861	X	\$3,364,628.20	=	\$28,969.45