

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

DATE: November 2, 2017

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 42,727 sq. ft. parcel into two (2) lots, located at 890 Berkeley Avenue in the unincorporated Menlo Oaks areas of San Mateo County.

County File Number: PLN 2017-00076 (Kwitowski)

PROPOSAL

The applicant proposes to subdivide an existing legal 42,727 sq. ft. residential parcel into two (2) residential parcels: a 20,227 sq. ft. parcel (Parcel A), and a 22,500 sq. ft. parcel (Parcel B). Parcel A would have direct access to Berkeley Avenue from the proposed front yard. Parcel B would be a flag parcel which includes a 20 ft. wide, 213.35 ft. access corridor that will be parallel to the right property line of Lot 1 in order to access Berkeley Avenue. This section of Parcel B would also be a drainage easement shared between Parcel A and Parcel B. Separate joint utility trenches for water and power, stormwater drainage collection features, and sanitary sewer laterals are proposed for each parcel. Four (4) significant trees (12" or more in diameter at breast height (dbh) requiring a permit for removal) will be removed: one 27.2" dbh Mexican fan palm tree, one 20.5" dbh apple tree, one 33.8" dbh Monterey pine tree, and one 31.6" dbh coast live oak tree. The Monterey pine tree is in poor condition and health while the Mexican fan palm tree and apple tree are located within the proposed development footprint of Parcel B. The coast live oak tree has poor form, a significant lean and several large cavities throughout its limbs. The Monterey pine tree is in poor health and condition due to the recent drought in California. This tree is also highly susceptible to bark beetle infestations, especially if stressed by construction. The following seven (7) trees that are less than 12" dbh are also proposed for removal due to poor health and their location within future proposed development: one 4" dbh citrus tree, one 8" plum tree, one 8" pepper tree, one 8" coast live oak tree, and two redwood trees (8" and 10" dbh).

A building permit for the demolition of the existing single-family residence, two detached garages, and barn on the subject parcel (BLD 2017-01309) was submitted on June 22, 2017 and issued on August 7, 2017. Since the subject application is still currently under review, the applicant was required to install tree protection measures for the four significant trees proposed for removal. Additionally, tree protection measures were installed for the fourteen significant trees that will remain on the subject parcel. Prior to the issuance of this building permit, the proposed measures were reviewed and

approved by the Planning Department, installed under supervision of the project arborist, and inspected by the County's erosion control building inspector.

Aside from the subdivision proposed, the subject parcel represents a legal parcel. With the demolition of the existing residence, a new residence is allowed to be constructed. A building permit for the construction of a new two-story single-family residence with an attached two-car garage (BLD 2017-00617) was also submitted on March 27, 2017 and issued on September 21, 2017. The proposal complies with all applicable zoning regulations for both the current parcel size and the proposed parcel size of Parcel A. The tree protection measures that were installed as part of the building permit for demolition are required to be maintained for this building permit and until the application to subdivide the subject parcel is approved and the final map is recorded. Tree removal, protection, and replacement will be discussed in Section A.1 of this report. The respective tree protection plans are included in Attachments C and E. The required tree protection measures have also been included as conditions of approval in Attachment A.

RECOMMENDATION

That the Zoning Hearing Officer approve the Minor Subdivision, County File Number PLN 2017-00076, by making the required findings and adopting the recommended conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Carmelisa Morales, Project Planner, Telephone 650/363-1873

Applicant: Andy Kwitowski

Owner: AK Development Enterprises LLC

Location: 890 Berkeley Avenue, Menlo Park

APN(s): 062-190-060

Size: 0.98 acre (42,727 sq. ft.)

Parcel Legality: Parcel is considered legal as it is developed with a principally permitted use (single-family, residence), constructed in 1941 with a building permit.

Existing Zoning: R-1/S-100 (Single-Family Residential/ 20,000 sq. ft. minimum parcel size)

General Plan Designation: Low Density Residential (0.3-2.3 dwelling units per acre)

Sphere-of-Influence: City of Menlo Park

Existing Land Use: Single-Family Residence

Water Supply: California Water Service (Bear Gulch District)

Sewage Disposal: West Bay Sanitary District

Flood Zone: FEMA Flood Zone X (area of minimal flooding); Community Panel No. 06081C0308E; Effective date: October 16, 2012

Environmental Evaluation: Categorically exempt under provisions of Class 15, Section 15315 of the California Environmental Quality Act Guidelines for division of property in an urbanized area zoned residential into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years and the parcel does not have an average slope greater than 20 percent.

Setting: The generally flat parcel is located approximately 580 ft. south of the intersection of Berkeley Avenue and Bay Road and abuts two streets: Berkeley Avenue to the west and West Perimeter Road to the east. The parcel is surrounded by residential development of one- and two-story single-family homes to the north, south and west. The Department of Veterans Affairs Menlo Park VA Medical Center and Palo Alto Health Care System campus is located to the east. There are several flag parcels along Berkeley Avenue with the closest flag parcel abutting the subject parcel to the south. A one-story single-family home with two detached garages and a barn are currently on the property. Eighteen (18) significant trees, several trees less than 12" in dbh of varying species and sizes, and other vegetation can be found throughout the property. There is a 2.5 ft. wide, approximately 120 ft. long utility easement for access to a PG&E pole located along the left property line of the parcel. The existing residence (constructed in 1941) and all associated development on the property were recently demolished (BLD 2017-01309) to allow development of the two proposed parcels.

DISCUSSION

A. KEY ISSUES

1. Tree Removal, Protection and Replacement

Section 12,012 of the County Significant Tree Ordinance define a "significant tree" as any live woody plant rising above the ground with a single stem or trunk of a circumference of 38" or more or 12" in diameter measured at 4 1/2 ft. vertically above ground. All significant trees require a permit for removal.

As discussed in the Proposal section above, a building permit to demolish the existing development on the subject parcel was submitted on June 22, 2017 and issued on August 7, 2017. Since this building permit was to be issued prior to the approval of this application to subdivide the subject parcel, the applicant was required to install tree protection measures for the four significant trees proposed for removal in addition to tree protection

measures for the fourteen significant trees that will remain prior to the issuance of the building permit.

A building permit for the construction of a two-story single-family residence with an attached two-car garage was also submitted to the Planning and Building Department. The proposal was found to be in compliance with all applicable regulations and was issued on September 21, 2017. The applicant is required to maintain the tree protection measures installed as part of the building permit for demolition until the application to subdivide the subject parcel is approved and the final map is recorded.

The following subsections will go into detail on the tree removal, protection, and replacement proposed by the applicant.

Tree Removal

a. Significant Trees

The applicant proposes to remove four (4) significant trees on the subject parcel: one 27.2" dbh Mexican fan palm tree, one 20.5" dbh apple tree, one 33.8" dbh Monterey pine tree, and one 31.6" dbh coast live oak tree. The applicant submitted an arborist report (see Attachment K) prepared by the project arborist, Robert Weatherill of Advanced Tree Care, discussing his findings and recommendations for the significant trees observed on and nearby the subject parcel. Out of the eighteen significant trees identified, Weatherill recommended the removal of four of these trees, which are the four significant trees proposed for removal.

The project arborist's analysis of the four significant trees recommended for removal is discussed below. The tree numbers are in accordance with the tree survey provided in the arborist report (see Attachment K) and the tree protection plans submitted by the applicant (see Attachments C and E).

(1) Mexican Fan Palm Tree (Tree #8)

The 27.2" dbh Mexican fan palm tree is located in the front yard of proposed Lot 2. The arborist report states that this tree is approximately 70 ft. tall in good health and condition. The arborist recommends removal of this tree because it does not fit in with the surrounding native trees and therefore does not add any value to the property. Based on the Conceptual Development Plans (see Attachments E and F), this tree is located within the footprint of the future proposed development on Parcel B.

(2) Apple Tree (Tree #9)

The 20.5" dbh apple tree is adjacent to the Mexican fan palm tree in the front yard of proposed Parcel B. The arborist report states that this tree has a height of 20 ft. and spread of 20 ft. The arborist recommends removal of this tree because it is in poor health and condition with significant decay and several cavities at its base. Much like the Mexican fan palm tree, this tree is also located within the footprint of future proposed development of Lot 2.

(3) Monterey Pine Tree (Tree #12)

The 33.8" dbh Monterey pine tree is located in the left rear yard of proposed Lot 1. The arborist report states that this tree has a height of 70 ft. and spread of 30 feet. The drought stressed tree is in poor health with a thin canopy. California's drought crisis has caused many Monterey pine trees to decline in health. Monterey pine trees are also highly susceptible to bark beetle infestations, particularly if stressed by construction. The arborist report states that there is a high likelihood that this tree may not survive even with proper tree protections measures in place.

(4) Coast Live Oak Tree (Tree #14)

The 31.6" dbh coast live oak tree is located on the left side of the existing single-family residence and in the rear yard of proposed Lot 1. The arborist report states that this tree has a height of 40 ft. and spread of 30 ft. and is in poor health and condition. The tree significantly leans towards the existing single-family residence which has resulted in it being heavily pruned. The arborist observed large cavities throughout the scaffold limbs of the tree. The arborist concluded that the tree is at high risk of failure and recommends removal.

b. Non-Significant Trees

The applicant also proposes to remove the following seven (7) trees that are less than 12" dbh: one 4" dbh citrus tree, one 8" plum tree, one 8" pepper tree, one 8" coast live oak tree, and two redwood trees (8" and 10" dbh). Four of these trees are in the footprint of the future proposed development of the proposed parcels. The other trees will be removed due to poor health.

Tree Protection

As mentioned in the discussions above, tree protection measures are required for the four significant trees proposed for removal until the subject application to subdivide the subject parcel has been approved

and the final map has been recorded. As a result of this, the arborist report includes tree protection measures for all eighteen significant trees on and near the property (see Attachment K). The project arborist established Tree Protection Zones (TPZ) for each tree which are defined with chain linked fencing on 1.5" or 2" posts driven at least 2 ft. into the ground standing at least 6 ft. tall. If fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade-level concrete base. If roots are encountered when driving in the posts, concrete slabs or on-ground foundations can be used to support the fence posts. The Mexican fan palm tree is the only tree that does not require a TPZ. The project arborist states that the trunk of this tree should be wrapped with four layers of high visibility orange fencing and 8 ft. long, 2" by 4" wooden boards.

These tree protection measures in relation to proposed future site disturbance are detailed in the table below. The tree numbers shown are in accordance with the tree survey provided in the arborist report (see Attachment K) and the tree protection plans submitted by the applicant (see Attachments C and E).

Site Disturbance Activity	Trees Affected (Size, Type, Tree Number)	Tree Protection Measures
Demolition of Existing Development ²	18" dbh multi-trunk black walnut (Tree #4)	15 ft. from the trunk. Place wood chips (4" layer) within TPZ.
	34" dbh coast live oak (Tree #7)	
	30" dbh black walnut (Tree #10)	
	33.8" dbh Monterey pine ¹ (Tree #12)	TPZ shall be 12 ft. from the trunk. Place wood chips (4" layer) within TPZ.
	31.6" dbh coast live oak ¹ (Tree #14)	TPZ shall be 20 ft. from the trunk. Place wood chips (4" layer) within TPZ.
Demolition of Existing Development and Future Conceptual Development ²	46.8" dbh coast live oak (Tree #15)	TPZ shall be 20 ft. from the trunk. Place wood chips (4" layer) within TPZ.
	31.9" dbh coast live oak (Tree #16)	TPZ shall be 15 ft. from the trunk. Place wood chips (4" layer) within TPZ.
Demolition of Existing Development and Future Conceptual Development and Utility Lines ²	46.9" dbh coast live oak (Tree #11)	TPZ shall be 20 ft. from the trunk. Place wood chips (4" layer) within TPZ.

Site Disturbance Activity	Trees Affected (Size, Type, Tree Number)	Tree Protection Measures
Future Conceptual Development	31.5" dbh coast live oak (Tree #2)	TPZ shall be 15 ft. from the trunk. Place wood chips (4" layer) within TPZ.
	27.2" dbh Mexican fan palm ¹ (Tree #8)	The trunk shall be wrapped with four layers of high visibility orange fencing and 8 ft. long, 2" by 4" wooden boards.
	20.5" dbh apple ¹ (Tree #9)	TPZ shall be 10 ft. from the trunk. Place wood chips (4" layer) within TPZ.
Future Conceptual Utility Lines	31" dbh coast live oak (Tree #3)	TPZ shall be 15 ft. from the trunk. Place wood chips (4" layer) within TPZ.
	32.7" dbh coast live oak (Tree #17)	
	14" black acacia (Tree #18)	TPZ shall be 10 ft. from the trunk. Place wood chips (4" layer) within TPZ.
No Proposed Site Disturbance within Tree Dripline	31.5" dbh coast live oak (Tree #1)	TPZ shall be 15 ft. from the trunk. Place wood chips (4" layer) within TPZ.
	25" dbh coast live oak (Tree #5)	TPZ shall be 12 ft. from the trunk. Place wood chips (4" layer) within TPZ.
	20" dbh coast live oak (Tree #6)	
	16" dbh black walnut (Tree #13)	TPZ shall be 10 ft. from the trunk. Place wood chips (4" layer) within TPZ.
<p>¹ These trees will be preserved until the application to subdivide the subject parcel is approved and the final map is recorded.</p> <p>² Fencing may be removed for demolition activities within the TPZ if necessary. However, if machinery is used, demolition activities should be done by hand or by reaching into the TPZ with an excavator. The impacted trees should be wrapped with straw wattles and high visibility orange fencing to protect the tree from any mechanical damage. Upon completion of demolition activities, the original TPZ fencing must be placed at its approved location immediately.</p>		

The arborist report also includes additional tree protection measures which include specific requirements for excavation and demolition activities, tree pruning and maintenance, erosion and sediment control, and regular site visits by the project arborist. All tree

protection measures discussed in this section are included as conditions of approval in Attachment A.

Tree Replacement

Pursuant to Section 12,024(a) of the County Significant Tree Ordinance, the Community Development Director requires a 1:1 replacement of each significant tree removed. Additionally, one tree using at least 5-gallon stock was required to be planted for an Emergency Tree Removal Permit (PLN 2012-00016) approved on January 17, 2012 to remove a 65" dbh black acacia tree on the subject property with the high potential to fall due to a significant lean and poor root anchoring to support the tree. No photo verification of this tree planting was ever submitted to the County Planning and Building Department. Based on the County replanting requirements for the proposed removal of four significant trees on the subject property and the unfulfilled tree replanting requirement from the Emergency Tree Removal Permit, the applicant will be required to plant five trees, four trees using at least 15-gallon stock and one tree using at least 5-gallon stock. Staff will also require that one of the five trees proposed for removal to be replaced with an oak tree of at least 24" box size. This tree replanting requirement is included as Condition No. 11 in Attachment A.

The landscape plans submitted for the building permit to construct a new single-family residence with attached two-car garage on proposed Parcel A (BLD 2017-00617) include four new coast live oak trees and one new Chinese pistache tree, each of 24" box size. The Chinese pistache tree and three of the coast live oaks trees will be planted in the rear yard of proposed Parcel A while the fourth coast live oak tree will be planted in the front yard of proposed Parcel B. The proposed irrigated landscaping, including the planting of these five trees, are required to be installed and inspected prior to the final building inspection for this building permit which will consequently fulfill the replanting requirement of this subject application.

Staff's Observations

After installation of the tree protection measures recommended by the project arborist, the project site was inspected by staff on August 7, 2017 to ensure compliance. Staff inspected the project site and confirmed that the measures were installed correctly.

Staff conducted an additional site visit on August 9, 2017 to observe the significant trees proposed for removal. Staff also examined the 46.8" dbh coast live oak tree (Tree #15) which is within close proximity of the proposed residence that will be located on proposed Parcel A. The applicant delineated the approximate proposed building footprint with yellow caution tape to show this tree in relation to the proposed

residence. The applicant also submitted an addendum to the arborist report prepared by the project arborist, Robert Weatherill, prior to this site visit which includes additional justification for removal and specific pruning and maintenance methods and tree protection measures that will be implemented for this specific tree (see Attachment L). After observing the following trees proposed for removal, staff confirmed the findings, as discussed in the sections above, made by the project arborist and determined that these trees will require removal, and that the 46.8" dbh coast oak tree (Tree #15) will be sufficiently protected during all demolition and construction activities related to the development of the proposed parcels.

2. 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:

Urban Land Use Policies

Policy 8.15a (*Land Use Compatibility*) strives to protect and enhance the character of existing single-family areas. Urban Land Use Policy 8.37 (Density) also aims to regulate maximum allowable densities in zoning districts to ensure a level of development that is consistent with land use designations, to plan for the efficient provision of public facilities, services, and infrastructures, and to minimize exposure to natural and man-made hazards.

The County General Plan designates the subject property for Low Density Residential use at 0.3-2.3 dwelling units per acre. The proposed land division represents an average of approximately 0.49 dwelling units per acre and therefore complies with the land use designation and density of the General Plan. The proposed lot configurations are consistent with the existing single-family area surrounding the subject parcel. The conceptual development layouts included in the project plans (see Attachment F) also encourage future design proposals that will be consistent with surrounding parcels in the neighborhood. The proposed lot configurations would both be accessible to Berkeley Avenue. Parcel A will have direct access to Berkeley Avenue from the front property line while Parcel B will be a flag parcel that includes a 20 ft. wide, 213.35 ft. access corridor to the right of Parcel A to access Berkeley Avenue. This lot configuration is common along Berkeley Avenue. All public facilities, services and infrastructure are available to serve the two proposed parcels.

Urban Land Use Policy 8.38 (*Parcel Sizes*) regulates minimum parcel sizes in zoning districts in an attempt to ensure that parcels are usable and developable, establish orderly and compatible development patterns, protect public health and safety, and minimize significant losses of property values. Further, to ensure that development is consistent with land use

designations, Policy 8.35 (*Zoning Regulations*) aims to continue to use zoning districts to regulate development.

The subject parcel is in the R-1/S-100 Zoning District which requires a minimum parcel size of 20,000 sq. ft. The parcel sizes of Parcel A will be 20,227 sq. ft., and 22,500 sq. ft. for Parcel B, which exceed the minimum parcel size required. To ensure the two new parcels are usable and developable, any future development proposed would be required to comply with the R-1/S-100 zoning regulations for this neighborhood which include minimum yard setbacks and maximum allowable building height, lot coverage, and floor area. As discussed in the sections above, a building permit application for a new single-family residence with attached two-car garage on proposed Parcel A was submitted on March 27, 2017 (Case No. BLD 2017-00617) and issued on September 21, 2017. This proposal complies with all applicable zoning regulations in relation to both the current parcel size of 42,727 sq. ft. and the proposed 20,227 sq. ft. parcel size of Parcel A. Compliance with the applicable zoning regulations in regard to the proposed parcel size of Parcel A will ensure proposed future development complies if the subject application to subdivide the subject parcel is approved. The proposed subdivision is expected to allow the subject parcel to align and be compatible with the development patterns of this neighborhood while also protecting public health and safety and minimizing significant losses of property values.

Visual Quality Policies

Policy 4.29 (*Trees and Vegetation*) aims to (1) preserve trees except where removal is required for approved development or safety; (2) replace trees removed during construction wherever possible; and (3) provide special protection to large and native trees.

As discussed in Section A.1 above, the applicant proposes to remove four significant trees and seven trees less than 12" dbh. The arborist report submitted includes justification for removal of the four significant trees and recommended tree protection measures in order to preserve the fourteen significant trees that will remain on the property. The applicant will be required to plant five trees: four trees to replace those removed in this proposal, and one tree to fulfill the replacement requirement of a previously approved Emergency Tree Removal Permit (PLN 2012-00016). The tree protection measures and replanting requirement discussed in the previous sections are included as conditions of approval in Attachment A.

3. Compliance with Zoning Regulations

The subject parcel is zoned R-1/S-100 (Single-Family Residential/ S-100 Combining District). The two parcels proposed are in compliance with the minimum required standards of the R-1/S-100 Zoning District as follows:

	Minimum Lot Size Required	Proposed Net Lot Size	Minimum Lot Width Required	Proposed Average Lot Width
Lot 1	20,000 sq. ft.	20,227 sq. ft.	75 ft.	75.71 ft.
Lot 2	20,000 sq. ft.	22,500 sq. ft.	75 ft.	75.71 ft. ¹
¹ Regulated by Section 7020.2.i (Flag Parcels) of the County Subdivision Regulations.				

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 ft. or greater than three times the width, exclusive of rights-of-way or easements necessary for road purposes. The two proposed parcels are in compliance with the shortest proposed lot depth of Parcel A at 249.29 ft. and 175.06 ft. for Parcel B.

The access corridor of Parcel B, a flag parcel, is regulated by Section 7020.2.i (*Flag Parcels*) of the County Subdivision Regulations. The proposed access corridor of Parcel B is 20 ft. where 20 ft. is required. In addition, this section regulates the area of the access corridor and when it may be included in the calculation of minimum parcel size. The area of the access corridor may be included if the following conditions are met: (1) the subject property is within a single-family residential zoning district; (2) the creation of a flag parcel is not prohibited by provisions of the applicable zoning or combining district, or is otherwise inconsistent with General Plan or specific plan policies; (3) the proposed subdivision does not create more than two parcels; (4) the subject access corridor is in-fee ownership with the parcel it accesses; (5) the access area is not considered in the calculation of minimum parcel width, or minimum and maximum parcel depth; (6) the building area of the flag parcel is not less than 5,000 sq. ft. in size; and (7) with respect to development on the flag parcel, the access area of a flag parcel is not necessary to satisfy parcel coverage, percent natural, or other similar requirements, and all setbacks for building or structures are measured from the perimeter of the building area. The proposal complies with the first through sixth conditions. Further, the proposal also satisfies the seventh condition as future development on proposed Parcel B will not require the access area to satisfy any of the requirements mentioned, and all building setbacks will be measured from the perimeter of the building area.

The applicant submitted a conceptual development plan that includes conceptual building envelopes compliant with R-1/S-100 zoning standards. Future development of single-family residences on the two proposed parcels will be held to the following standards:

S-100 Development Standards	Required
Minimum Front Setback ¹	20 ft. ² / 40 ft.
Minimum Side Setbacks ¹	10 ft.

S-100 Development Standards	Required
Minimum Rear Setbacks ¹	20 ft.
Maximum Lot Coverage ³	25%
Maximum Floor Area ³	30%
Maximum Building Height	30 ft.
Daylight Plane	Measured along all setback lines a vertical distance of 20 ft. from natural grade and then inward at an angle of 45 degrees until a maximum building height of 30 ft. is reached.
<p>¹ Pursuant to Section 7020.2.i (Flag Parcels) of the County Subdivision Regulations, setbacks for buildings or structures on flag parcels are measured from the perimeter of the building area.</p> <p>² Pursuant to the “Clarification of Front Setback Requirement for Flag Lots in the S-90 and S-100 Combining Districts” Policy dated May 20, 1991 (Page 159 of Planning Policy Manual), flag parcels in the S-100 Combining District require a minimum 20 ft. front setback.</p> <p>³ Pursuant to the “Access Easements and Development Standards” Policy dated February 14, 1994 (Page 52 of Planning Policy Manual), for the purposes of subdivision and development standards, area of the access corridor does not count toward building site area for the purposes of determining lot coverage and floor area.</p>	

As discussed in the sections above, the single-family residence with attached two-car garage proposed on Parcel A under BLD 2017-00617 complies with all applicable R-1/S-100 zoning standards for both the current parcel size of 42,727 sq. ft. and proposed parcel size of Parcel A of 20,227 square feet.

4. Compliance with Subdivision Regulations

The proposed 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 Building Inspection Section, Department of Public Works, and Menlo Park Fire Protection District have also reviewed the proposed 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 findings:

- 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 Subdivision Regulations. The

parcel sizes as proposed, 20,227 sq. ft. and 22,500 sq. ft., comply with the minimum parcel size required for the S-100 Zoning District and are compatible with surrounding parcels along Berkeley Avenue and in the unincorporated Menlo Oaks neighborhood. The project is also consistent with all applicable County General Plan policies as discussed in Section A.2 of this report.

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

The proposed parcels comply with the minimum parcel size requirements of the S-100 Zoning District. Utility connections are also available to serve future development. The applicant is required to confirm the availability of sewer and water connections for both parcels prior to recordation of the Parcel Map. Therefore, the subject parcel is physically suitable for single-family development.

- 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.*

There is a 2.5 ft. wide, 100 ft. long utility easement granted to Pacific Gas and Electric Company on November 7, 1941 that starts from the front property line and runs parallel to the left property line of the subject parcel. The 20 ft. wide, 213.35 ft. access corridor for proposed Parcel B will also contain a drainage easement for proposed Parcel A. The submitted Tentative Map (Attachment B) shows the correct locations of the easements.

- 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 or their habitat. Future residential development on these parcels will require review by the County Planning and Building Department for conformance with the S-100 Zoning District Regulations and will also require building permits. As discussed in the preceding sections in this report, a building permit for a new single-family residence with an attached two-car garage has been reviewed and found to be in

compliance with all applicable zoning regulations. The building permit was issued on September 21, 2017. Lastly, tree removal is minimized and tree protection measures have been implemented as discussed in Section A.1 of this report. Conditions of approval in Attachment A have been included to ensure that tree protection measures are maintained, and monitored by the project arborist, as necessary.

- f. *Find that the discharge waster 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 two proposed 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 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 pay an in-lieu fee 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 \$65,980.39. 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 in Attachment M.

B. ENVIRONMENTAL REVIEW

This project is categorically exempt, pursuant to the California Environmental Quality Act Guidelines, Section 15315, Class 15, related to the minor division of

property in an urban residential area into four or fewer parcels. This project complies with the criteria for this categorical exemption as the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

C. REVIEWING AGENCIES

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

ATTACHMENTS

- A. Conditions of Approval
- B. Proposed Tentative Parcel Map
- C. Demolition Tree Protection Plan
- D. Demolition Plan
- E. Conceptual Development Tree Protection Plan
- F. Conceptual Development Plan
- G. Existing Paved Area Plan
- H. Proposed Paved Area Plan and Details
- I. Erosion Control Plans for Demolition and Construction and Details
- J. Copy of Arborist Report on Project Plans
- K. Arborist Report prepared by Robert Weatherill of Advanced Tree Care, dated July 21, 2017
- L. Addendum to Arborist Report prepared by Robert Weatherill of Advanced Tree Care, dated August 3, 2017
- M. In-Lieu Park Fee Worksheet

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2017-00076 Hearing Date: November 2, 2017

Prepared By: Carmelisa Morales
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) Guidelines, Section 15315 (Class 15), related to minor division of land (into four or fewer parcels), as the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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.2.
3. That the site is physically suitable for the type and proposed density of development. The R-1/S-100 Zoning District requires a minimum of 20,000 sq. ft. parcel size. The proposed subdivision will result in two (2) parcels measuring 20,227 sq. ft. and 22,500 sq. ft. in parcel size, thus complying with the criteria for the R-1/S-100 Zoning District. The applicant must confirm that sewer and water connections for all parcels are available prior to recordation of the Parcel Map. Parcel A can be accessed from Berkeley Avenue. Parcel B can be accessed via an access corridor connecting the parcel to Berkeley Avenue.
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. There is a 2.5 ft. wide, 100 ft. long utility easement granted to Pacific Gas and Electric Company on November 7, 1941 that starts from the front property line and runs parallel to the left property line of the subject parcel. The 20 ft. wide, 213.35 ft. access corridor for proposed Parcel B will also contain a drainage easement for proposed Parcel A. The tentative map

shows the correct locations of the two easements on the subject parcel for utilities and drainage.

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 (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.
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.

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 County Subdivision Regulations may be issued by the San Mateo County Planning Department upon written request and payment of any applicable extension fees, if required, sixty (60) days prior to expiration.
2. Building permits for the demolition of existing development on the subject parcel (BLD 2017-01309) and construction of a single-family residence on the subject parcel (in conformance with all applicable zoning regulations for both the subject parcel and new Parcel A) (BLD 2017-00617) have been approved and issued by the County Planning and Building Department. Construction, grading or other site disturbance activity shall not occur on new Parcel B until the Parcel Map is recorded.
3. Prior to recordation of the final parcel map, the applicant shall pay to the San Mateo County Planning and Building Department, an amount of \$65,980.39 for in-lieu park fees as required by Section 7055.3 of the County Subdivision Regulations. 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.

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.
5. Prior to any future construction or grading activities, the applicant shall implement erosion and sediment control methods including sensitive habitat exclusion fencing, stabilized construction entranceways, and fiber rolls or silt fencing. Photos of the installed measures may be required to be submitted to the Planning Department for review and approval. Erosion control measure deficiencies, as they occur, shall be immediately corrected.
6. An Erosion Control (EC) and/or Tree Protection Inspection may be required prior to the issuance of any future building permits for grading, construction, and demolition purposes, if the project requires tree protection of significant tree(s). If an EC and/or Tree Protection Inspection is required, 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 contact Jeremiah Pons, Building/Erosion Control Inspector, at 650/599-1592 or jpons@smcgov.org, to schedule a pre-site inspection. A \$144 inspection fee will be assessed to the building permit for the inspection. 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 Building Inspection Section.

Tree Removal, Tree Protection and Tree Replacement

7. For the current building permits (BLD 2017-01309 and BLD 2017-00617) and building permits or site disturbance associated with any future construction or related activity (i.e., construction of residence and associated development on Parcel B, trenching for installation of sanitary sewer, water and drainage lines),

the project arborist, Robert Weatherill, shall observe, document (photo, video and written, where best prescribed) and report to the County that the procedures and processes outlined in the arborist report and addendum to the arborist report are conducted properly. If for any reason, a new arborist is involved with directing and overseeing current and future development activities on the subject parcel, the arborist shall have the following minimum qualifications or designations: International Society of Arboriculture Board Certified Master Arborist® (BCMA) or Certified Arborist Municipal Specialist®, or an American Society of Consulting Arborists Registered Consulting Arborist® (RCA). The applicant shall notify the County Planning Department of this and submit all relevant information to verify the arborist's qualifications and/or designations.

8. Tree Removal

The significant trees allowed for removal on the subject parcel are the following four (4) trees: a 27.2" dbh palm tree (Tree #8), a 20.5" dbh apple tree (Tree #9), 33.8" dbh a Monterey pine tree (Tree #12), and a 31.6" dbh coast live oak tree (Tree #14) on the subject parcel. Removal of these trees may not occur until the Parcel Map is recorded. These trees shall be removed as directed and overseen by the project arborist. Removal of any other tree(s) on the subject parcel with a diameter equal to or greater than 12" as measured 4.5 ft. above the ground shall require a tree removal permit, pursuant to the processing and requirements of the County Significant and/or Heritage Tree Ordinance.

9. Tree Protection Measures Recommended By Arborist

The following tree protection measures recommended by the project arborist in the arborist report (see Attachment K) are required for the fourteen (14) significant trees to remain on the subject parcel (as shown on Attachments C and E). If the project arborist recommends a revision to a tree protection measure(s) or additional tree protection measures, the project arborist shall prepare an addendum to the arborist report. The applicant shall submit any addendums to the arborist report to the County Planning Department for review and approval. A Tree Inspection may be required to ensure the measures are installed as recommended.

- a. Tree Protection Zones (TPZ) shall be defined with chain linked fencing on 1.5" or 2" posts driven at least 2 ft. into the ground standing at least 6 ft. tall. If fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade-level concrete base. If roots are encountered when driving in the posts, concrete slabs or on-ground foundations can be used to support the fence posts.
- b. The following two (2) trees shall have a TPZ at 10 ft. from the trunk closing on the fence line: 16" dbh black walnut (Tree #13) and 14" dbh black acacia (Tree #18).

- c. The following two (2) trees shall have a TPZ at 12 ft. from the trunk closing on the fence line: 25" dbh coast live oak (Tree #5) and 20" dbh coast live oak (Tree #6).
- d. The following eight (8) trees shall have a TPZ at 15 ft. from the trunk closing on the fence line: 33.1" dbh coast live oak (Tree #1), 31.5" dbh coast live oak (Tree #2), 31.0" dbh coast live oak (Tree #3), 18" dbh black walnut (Tree #4), 34" dbh coast live oak (Tree #7), 30" dbh black walnut (Tree #10), 31.9" dbh coast live oak (Tree #16), and 32.7" dbh coast live oak (Tree #17).
- e. The following two (2) trees shall have a TPZ at 20 ft. from the trunk closing on the fence line: 46.9" dbh coast live oak (Tree #11) and 46.8" dbh coast live oak (Tree #15).
- f. The four (4) significant trees proposed for removal shall have the following tree protection measures until they are removed:
 - (1) The 27.2" dbh palm (Tree #8) shall be wrapped with 4 layers of high visibility orange fencing and 8 ft. long, 2" by 4" wooden boards to protect any damage to the trunk.
 - (2) The 20.5" dbh apple (Tree #9) shall have a TPZ at 10 ft. from the trunk closing on the fence line.
 - (3) The 33.8" dbh Monterey pine (Tree #12) shall have a TPZ at 12 ft. from the trunk closing on the fence line.
 - (4) The 31.6" dbh coast live oak (Tree #14) shall have a TPZ at 20 ft. from the trunk closing on the fence line.
- g. Place a 4" layer of wood chips within each TPZ.
- h. If machinery has to track through the TPZ, the root zones shall be protected with plywood or sheet metal laid on top of the 4" layer of wood chips.
- i. TPZ fencing may be removed for demolition activities within the TPZ if necessary. However, if machinery is used, demolition activities should be done by hand or by reaching into the TPZ with an excavator. The impacted trees should be wrapped with straw wattles and high visibility orange fencing to protect the tree from any mechanical damage. Upon completion of demolition activities, the original TPZ fencing must be placed at its approved location immediately.
- j. Any pruning and maintenance of a tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. No limbs greater than 4" in diameter shall be removed. The pruning shall be carried out by a qualified arborist, not by construction personnel.

- k. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter shall be carefully hand dug. Where possible, roots shall be dug around rather than cut.
- l. If roots are broken, every effort shall be made to remove the damaged area and cut it back to its closest lateral root. A clean cut shall be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.
- m. Do not allow run or spillage of damaging materials into the area below any tree canopy.
- n. Do not store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
- o. Do not cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the project arborist.
- p. Do not allow fires under and adjacent trees.
- q. Do not discharge exhaust into foliage.
- r. Do not secure cable, chain or rope to trees or shrubs.
- s. Do not apply soil sterilants under pavement near existing trees.
- t. Where roots are exposed, they should be kept covered with the native soil or four (4) layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.
- u. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 ft. below the surface of the soil in order to avoid encountering "feeder" roots.
- v. Compaction of the soil within the dripline shall be kept to a minimum.
- w. Any damage due to construction activities shall be reported to the project arborist within 6 hours so that remedial action can be taken. The project arborist shall notify the County Planning Department what has occurred and the measures that will be/were installed to remediate the damage.
- x. Ensure upon completion of the project that the original ground level is restored.
- y. All work within the TPZs including excavation for utilities, foundations, root pruning and pruning of tree canopies shall be monitored by the project arborist. A schedule of visits shall be set up with the project arborist to check on tree protection at relevant stages of demolition and construction.

This shall include, but is not limited to, one visit prior to demolition activities and on a monthly basis during construction. Construction monitoring shall look at the following conditions:

Protection Zones

- Tree protection fence intact
- No storage of materials
- No parking
- No dumping
- No evidence of disturbance within the TPZ

Note Any Tree Injury

- Damaged branches
- Cut, injured, or exposed roots

Unusual Tree Appearance and Recommendations

- Leaf color and density
- Wilting
- Oozing on bark
- Pest activity

Confirm Previously-Recommended Actions

- Irrigation
- Pruning
- Mulching
- Fencing
- Root pruning

Address New Problems

- Unapproved activity
- Plan changes

New Action

- Treatments and recommendations

10. *Tree Protection Maintenance*

From the time of the implementation of all tree protection measures, 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 project arborist.

11. Tree Replacement

The applicant shall be responsible for replacing the four (4) significant trees to be removed with five (5) trees: one tree shall use at least 5-gallon stock to fulfill the replanting requirement of an Emergency Tree Removal Permit (PLN 2012-00016) approved on January 17, 2012, three trees shall use at least 15-gallon stock, and one tree shall be an Oak tree of at least 24" box size. The plantings and locations shall occur under the observation, timing and care (including protection from remaining construction activity once planted) of the project arborist and shall be confirmed prior to the final building inspection approval of Parcel A and/or B.

12. Removal of Non-Significant Trees

Removal of the following seven (7) non-significant trees (less than 12" dbh) may be removed due to poor health and their location within future proposed development: one 4" dbh citrus tree, one 8" plum tree, one 8" pepper tree, one 8" coast live oak tree, and two redwood trees (8" and 10" dbh).

Department of Public Works

13. The applicant shall submit a drainage analysis of the proposed subdivision prepared by a Registered Civil Engineer to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a drainage 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 street improvement plans and submitted to the Department of Public Works for review and approval.
14. Prior to the issuance of the building 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 with County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate and 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.
15. 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 has been issued.

The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

16. 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 conditions from all departments have been met.
17. 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.

Menlo Park Fire Protection District

18. Access: Each driveway shall extend to within 150 ft. of all portions of the perimeter of the residence (facility). Driveways shall provide a minimum unobstructed width of 16 ft. and a minimum unobstructed height of 13.5 ft. Driveways in excess of 150 ft. in length shall be provided with turnarounds. Driveways in excess of 500 ft. in length and less than 20 ft. in width shall be provided with turnouts in addition to turnarounds.
19. Future development shall require a Building Backcheck Plan Review conducted by Menlo Park Fire Protection District (MPFD). The following general conditions shall apply for a new single-family dwelling and vehicle gates (requires a deferred submitted with permit fee provided to MPFD:

New Single-Family Dwelling

- a. Install a NFPA 13-D fire sprinkler system under a separate fire permit. Fire sprinkler system to comply with Menlo Park Fire Protection District Standards.
- b. Residential fire sprinklers shall have an interior alarm activated by the flow switch and is audible in all sleeping areas.
- c. Fire flow data shall be provided at time of deferred submittal for the fire suppression system.
- d. Smoke Detector: Pursuant to California Fire Code (CFC) Section 1103.0, smoke detectors shall be installed or verified in each sleeping area and the area outside sleeping areas. A carbon monoxide detector shall be installed outside each sleeping area. Smoke and carbon monoxide detectors shall be hardwired and interconnected for alarm.
- e. The applicant shall provide at least 4" tall with 1/2" stroke illuminated address numbers. The address shall be visible from the street and contrasting to its background. Address numbers shall be maintained.

Illuminated addresses shall be required at flag lot entrances or on gates if included scope of work site improvements are under a separate permit.

- f. The approved plans and approval letter must be on-site at the time of inspection.
- g. Final acceptance of this project is subject to field inspection.

Vehicle Gates

- h. The automatic vehicle gate shall have a Knox override key switch installed and the function verified prior to final.
- i. The vehicle gates and driveways shall have a minimum 16 ft. clear unobstructed linear width and minimum 13 ft. 6" clear vertical clearance. Driveways shall have a weather surface and be capable of supporting a 75,000 lbs. fire apparatus.
- j. Electric gates may have a backup source of power, but shall have at minimum a manual method to allow the opening of the gate(s) during a power failure.
- k. The applicant shall provide at least a 4" tall with 1.2" stroke illuminated address numbers. The address shall be visible from the street and contrasting to its background.
- l. The approved plans, approval letter and permit must be on-site at the time of inspection.
- m. Final acceptance of this project is subject to field inspection.

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SUBDIVIDER STATEMENT:

- OWNER / DEVELOPERS:
AK CONSTRUCTION ENTERPRISES INC.
ANDY KWITOWSKI, PRESIDENT
385 WOODVIEW AVENUE, SUITE 250
MORGAN HILL, CA 95037
- APPLICANT NAME: SAME AS ABOVE
- EXISTING USAGE: RESIDENTIAL
- PROPOSED USAGE: RESIDENTIAL
- EXISTING WELLS: NONE
- FLOOD ZONE: ZONE X, PER PANEL 0808100306
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORK
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
- WATER: CALIFORNIA WATER SERVICE COMPANY
- FIRE PROTECTION: MENLO PARK FIRE DEPT
- SANITARY SEWER: WEST BAY SANITATION DISTRICT
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE / CABLE: SBC / COMCAST
- STREET TREES: NONE
- EASEMENT: INGRESS/EGRESS, EMERGENCY VEHICLE ACCESS, PUBLIC UTILITY, DRAINAGE.
- CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS
- ALL DIMENSIONS ARE APPROXIMATE
- NO NEW STREET NAME
- NO TREES PROPOSED FOR REMOVAL WITH THIS APPLICATION

TREES TO BE REMOVED:

- TREE # 08 - 27.2' PALM TREE # 12 - 33.8' PINE
TREE # 09 - 20.5' APPLE TREE # 14 - 31.6' OAK
(1) 8" OAK (1) 4" CITRUS
(1) 8" PEPPER (1) 8" PLUM
(1) 8" REDWOOD (2) 10" REDWOOD

REFER TO ARBORIST REPORT FOR FURTHER TREE SPECIFICATIONS

EXISTING SITE DEVELOPMENT INFORMATION

ORIGINAL PARCEL ZONING: R1-S100
RESIDENTIAL
AREA (GROSS): 0.981 ACRES (42,727 S.F.)
AREA (NET): 0.981 ACRES (42,727 S.F.)

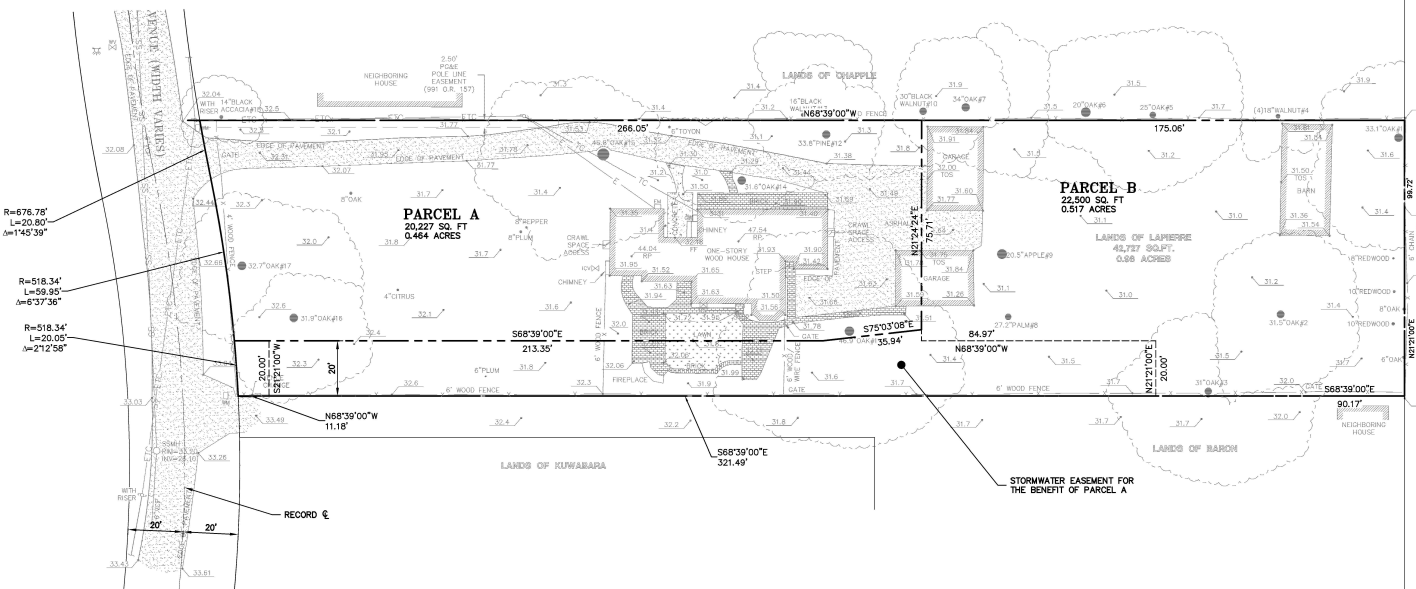
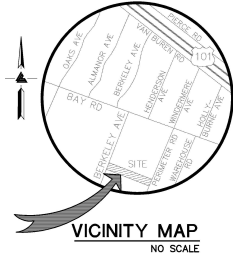
PROPOSED SITE DEVELOPMENT INFORMATION

PARCEL A: ZONING: R1-S100
PROPOSED USE: RESIDENTIAL
AREA (GROSS): 0.464 ACRES (20,227 S.F.)
AREA (NET): 0.464 ACRES (20,227 S.F.)

PARCEL B: ZONING: R1-S100
PROPOSED USE: RESIDENTIAL
AREA (GROSS): 0.517 ACRES (22,500 S.F.)
AREA (NET): 0.517 ACRES (22,500 S.F.)

LEGEND AND NOTES

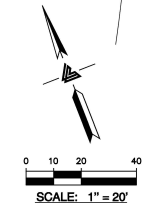
- BOUNDARY LINE
- E- ELECTRICAL OVERHEAD LINE
- ETC- ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
- X- FENCE LINE
- SS- SANITARY SEWER LINE
- TT- TELEPHONE/CABLE TV OVERHEAD LINE
- FF FINISH FLOOR
- INVERT
- M-- MULTIPLE TRUNKS
- RP ROOF PEAK
- TOS TOP OF SLAB
- VCP VITRIFIED CLAY PIPE
- EM ELECTRICAL METER
- FM FIRE HYDRANT
- GM GAS METER
- GA GUY ANCHOR
- IRV IRRIGATION CONTROL VALVE
- JP JOINT POLE
- SM SANITARY SEWER MANHOLE
- WM WATER METER
- WV WATER VALVE
- BM BENCHMARK
- SG SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- LAWN
- TR: TYPE AND SIZE AS NOTED



R=676.78'
L=20.90'
Δ=1745.39'

R=518.34'
L=59.95'
Δ=637.39'

R=518.34'
L=20.05'
Δ=212.98'



EASEMENT NOTE

EASEMENTS ARE SHOWN PER TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, TITLE NO. FLAP-00077004AS, DATED NOVEMBER 17 2016.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

BENCHMARK

CITY OF MENLO PARK BENCHMARK BENCHMARK: X150 DESCRIBED BY NATIONAL GEODETIC SURVEY 1984 AT MENLO PARK - AT MENLO PARK, AT THE "T" JUNCTION OF WILLOW ROAD AND DURHAM STREET, AT THE VETERANS ADMINISTRATION HOSPITAL, IN THE TOP OF THE NORTH SIDE OF THE CONCRETE BASE OF A FLAGPOLE, ABOUT 150 YARDS WEST OF THE CENTER LINE OF WILLOW ROAD, 87.7 FEET SOUTH EAST OF THE NORTHEAST CORNER OF THE ADMINISTRATION BUILDING (BUILDING 110) AND ABOUT 1 FOOT HIGHER THAN THE SIDEWALK. ELEVATION = 32.50' (CITY OF MENLO PARK DATUM ADJUSTED TO NAVD 88)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 32.73'
(NAVD 88 DATUM)

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	0	30	30
FILL	0	20	20
EXPORT/IMPORT			10

NOTE: GRADING QUANTITIES REPRESENT BANK VOLUME. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PERS. OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS REWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

- NOTE: TREES PROPOSED TO BE REMOVED WILL ONLY BE REMOVED AFTER SUBDIVISION IS APPROVED AND RECORDED. TREES TO BE REMOVED INCLUDE:
TREE # 08 - 27.2' PALM
TREE # 09 - 20.5' APPLE
TREE # 12 - 33.8' PINE
TREE # 14 - 31.6' OAK
- NOTE: REFER TO ARBORIST REPORT FOR TREE PROTECTION DETAILS.
- NOTE: TREE DRIP LINES SHOWN ARE PROVIDED BY THE ARBORIST REPORT. LEA AND BRAZE IS NOT RESPONSIBLE FOR THEIR ACCURACY. LOCATION, OR SIZE. FOR DETAILS CONTACT ADVANCED TREE CARE P.O. BOX 5328 REDWOOD CITY CALIFORNIA 94063.

OWNER INFORMATION

OWNER: AK DEVELOPMENT ENTERPRISES LLC
385 WOODVIEW AVENUE, SUITE 250
MORGAN HILL, CA 95037
APN: 062-190-080

REFERENCES

- TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED: "TOPOGRAPHIC SURVEY" 890 BERKELEY AVENUE, UNINCORPORATED SAN MATEO COUNTY, CA DATED: FEBRUARY 2017 JOB#: 2170053 SJ
- SITE PLAN BY 08 DESIGN STUDIO ENTITLED: "SITE PLAN" 890 BERKELEY AVENUE, MENLO PARK, CA, USA DATED: 2-17-2017
- ARBORIST REPORT BY ADVANCED TREE CARE ENTITLED: "ARBORIST REPORT" 890 BERKELEY AVENUE, MENLO PARK, CA, USA DATED: 07-21-2017

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

SHEET INDEX

NO.	DESCRIPTION	DATE
TM-1	PROPOSED PARCEL MAP	08-21-17
TP-D	DEMOLITION PHASE TREE PROTECTION PLAN	08-21-17
TM-2	DEMOLITION PLAN	07-25-17
TP-C	CONCEPTUAL DEVELOPMENT TREE PROTECTION PLAN	07-25-17
TM-3	CONCEPTUAL DEVELOPMENT EXISTING PAVED AREA	07-25-17
TM-4	PROPOSED PAVED AREA STANDARD DETAILS	07-25-17
TM-5	EROSION CONTROL PLAN - DEMOLITION	07-25-17
ER-2	EROSION CONTROL PLAN - SUBDIVISION	07-25-17
ER-3	EROSION CONTROL DETAILS	07-25-17
SW-1	STORMWATER POLLUTION PREVENTION PLAN	07-25-17
AR-1	ARBORIST REPORT - FOR REFERENCE ONLY	07-25-17
AR-2	ARBORIST REPORT - FOR REFERENCE ONLY	07-25-17
SU1	TOPOGRAPHIC SURVEY	02-28-17



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
2450 UNIVERSITY PARKWAY #455
MORGAN HILL, CA 95037
(916) 937-4266 (F) (916) 937-7263
WWW.LEA-BRAZE.COM

890 BERKELEY AVENUE
MENLO PARK,
CALIFORNIA

PROPOSED TENTATIVE
PARCEL MAP

NO.	DESCRIPTION	DATE
PLAN CHECK	08-21-17	JH
PLAN CHECK	08-21-17	JH
ARBORIST REV	07-25-17	JH
ARBORIST REV	07-25-17	JH

REVISIONS BY:

JOB NO: 2170054.P1
DATE: 02-28-17
SCALE: 1" = 20'
DESIGN BY: JH
DRAWN BY: JH

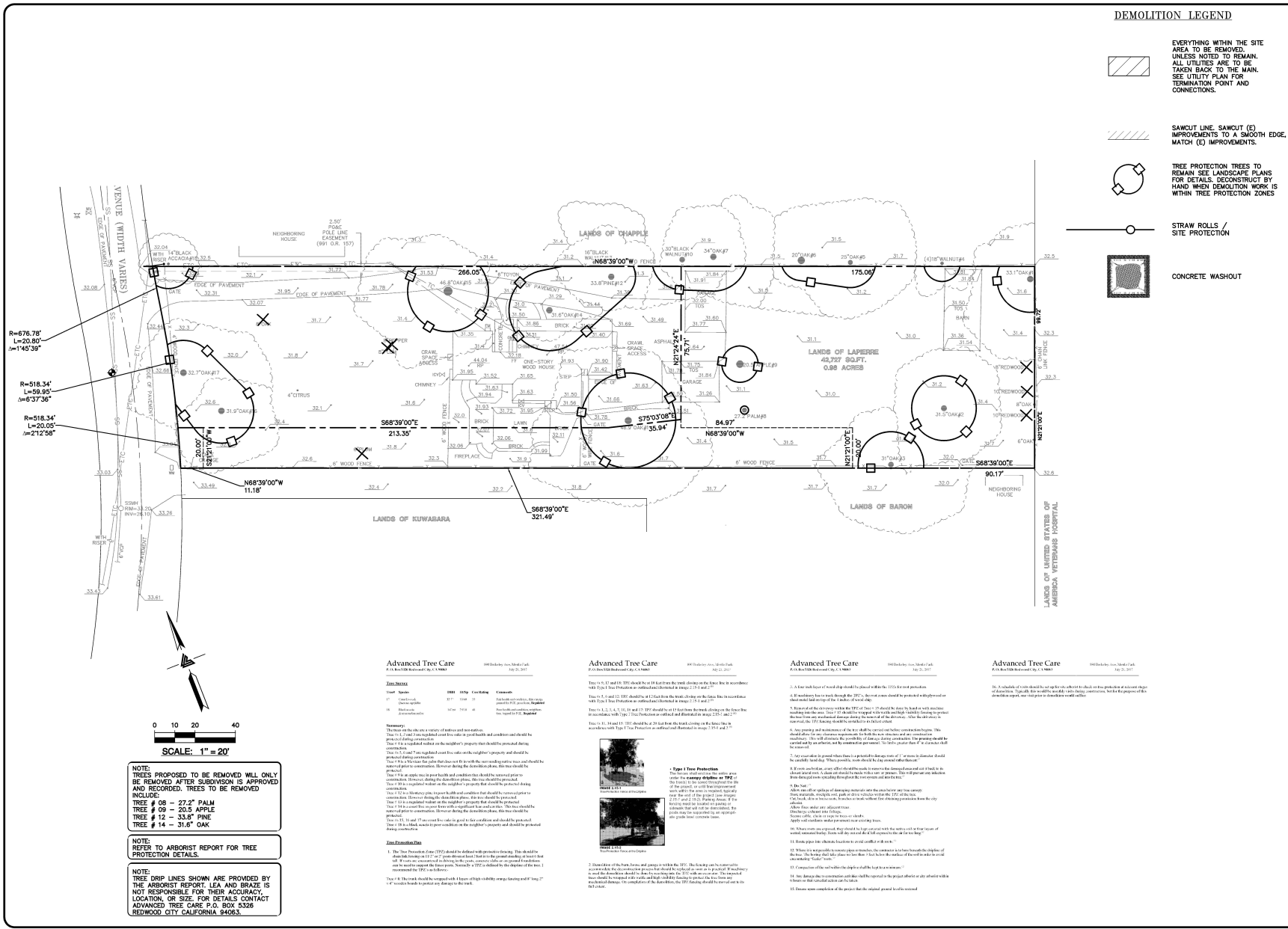
SHEET NO:
TM-1
01 OF 14 SHEETS

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Andy Kwitowski/ AK Development Enterprises LLC

File Numbers: PLN2017-00076

Attachment: B



DEMOLITION LEGEND

- EVERYTHING WITHIN THE SITE AREA TO BE REMOVED. UNLESS NOTED TO REMAIN, ALL UTILITIES ARE TO BE TAKEN BACK TO THE MAIN. SEE UTILITY PLAN FOR TERMINATION POINT AND CONNECTIONS.
- SAWCUT LINE, SAWCUT (E) IMPROVEMENTS TO A SMOOTH EDGE, MATCH (E) IMPROVEMENTS.
- TREE PROTECTION TREES TO REMAIN. SEE LANDSCAPE PLANS FOR DETAILS. DECONSTRUCT BY HAND WHEN DEMOLITION WORK IS WITHIN TREE PROTECTION ZONES.
- STRAW ROLLS / SITE PROTECTION
- CONCRETE WASHOUT

LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 2400 INDUSTRIAL BLVD., SUITE 300
 SAN MATEO, CALIFORNIA 94065
 (415) 997-4008
 (415) 997-3009
 (415) 997-3000
 SAN MATEO, CALIFORNIA 94065

**890 BERKELEY AVENUE
 MENLO PARK,
 CALIFORNIA**

**DEMOLITION TREE
 PROTECTION PLAN**

APR. 1992-060

SAUN COUNTY

1	PLAN CHECK	JH
2	PERMITS	JH
3	REVISIONS	JH

JOB NO: 2170054 P1
 DATE: 02-28-17
 SCALE: 1" = 20'
 DESIGN BY: JH
 DRAWN BY: JH
 SHEET NO: **TP-D**
 02 OF 14 SHEETS

Advanced Tree Care
 100 Redwood Ave. Menlo Park, CA 94025
 650.321.1000

Item	Species	DBH	Height	Condition
17	Oak	17"	15'	Good
18	Redwood	12"	10'	Good

NOTE:
 TREES PROPOSED TO BE REMOVED WILL ONLY BE REMOVED AFTER SUBDIVISION IS APPROVED AND RECORDED. TREES TO BE REMOVED INCLUDE:
 TREE # 08 - 27.2' PALM
 TREE # 09 - 20.5' APPLE
 TREE # 12 - 33.8' PINE
 TREE # 14 - 31.6' OAK

NOTE:
 REFER TO ARBORIST REPORT FOR TREE PROTECTION DETAILS.

NOTE:
 TREE DRIP LINES SHOWN ARE PROVIDED BY THE ARBORIST REPORT. LEA AND BRAZE IS NOT RESPONSIBLE FOR THEIR ACCURACY, LOCATION, OR SIZE. FOR DETAILS CONTACT ADVANCED TREE CARE, P.O. BOX 5326 REDWOOD CITY CALIFORNIA 94063.

Advanced Tree Care
 100 Redwood Ave. Menlo Park, CA 94025
 650.321.1000

Summary:
 The trees on this site are in various stages of health and condition. The trees that are in poor health and condition should be removed. The trees that are in good health and condition should be protected. The trees that are in fair health and condition should be protected and monitored. The trees that are in poor health and condition should be removed. The trees that are in good health and condition should be protected. The trees that are in fair health and condition should be protected and monitored.

Tree Protection Details:
 1. The Tree Protection Zone (TPZ) should be established by measuring the diameter of the tree trunk at 4.5 feet above the ground. The TPZ should be a minimum of 1.25 times the diameter of the tree trunk. The TPZ should be established by measuring the diameter of the tree trunk at 4.5 feet above the ground. The TPZ should be a minimum of 1.25 times the diameter of the tree trunk.

Advanced Tree Care
 100 Redwood Ave. Menlo Park, CA 94025
 650.321.1000

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Advanced Tree Care
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Advanced Tree Care
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 100 Redwood Ave. Menlo Park, CA 94025
 650.321.1000

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Tree Protection Details:
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San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Andy Kwitowski/ AK Development Enterprises LLC
 File Numbers: PLN2017-00076

Attachment: C

DEMOLITION LEGEND



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SAWCUT LINE. SAWCUT (E) IMPROVEMENTS TO A SMOOTH EDGE. MATCH (E) IMPROVEMENTS.



TREE PROTECTION TREES TO REMAIN. SEE LANDSCAPE PLANS FOR DETAILS. DECONSTRUCT BY HAND WHEN DEMOLITION WORK IS WITHIN TREE PROTECTION ZONES.



STRAW ROLLS / SITE PROTECTION



CONCRETE WASHOUT



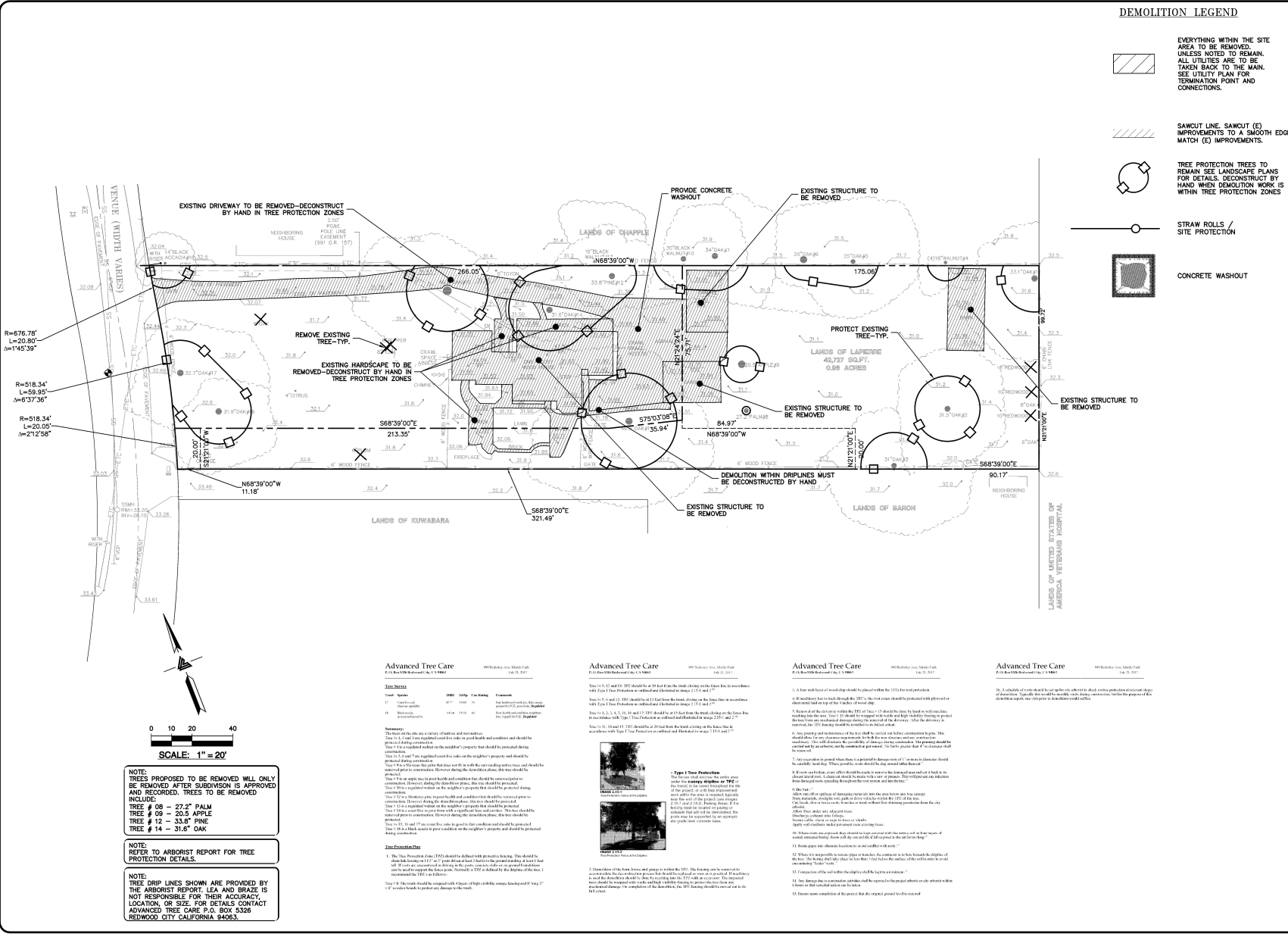
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 3072 DORRIS BLVD., SUITE 200
 BAYVIEW, CALIFORNIA 94026
 (415) 961-7933
 WWW.LEAANDBRAZE.COM

**890 BERKELEY AVENUE
 MENLO PARK,
 CALIFORNIA**

DEMOLITION PLAN

PLAN CHECK	JH
PLAN CHECK	JH
ARBORIST REV	JH
ARBORIST REV	JH
REVISIONS	BY
JOB NO:	2170054 P1
DATE:	02-28-17
SCALE:	1" = 20'
DESIGN BY:	JH
DRAWN BY:	JH
SHEET NO:	

TM-2
03 OF 14 SHEETS



Advanced Tree Care

1000 N. 1st St., Suite 100
 415.858.8888
 415.858.8888

Tree Species

Tree Species	DBH	Height	Condition
1. Palm	12"	27'	Good
2. Apple	12"	20.5'	Good
3. Pine	12"	33.8'	Good
4. Oak	14"	31.8'	Good

Notes:

1. This tree should be removed by hand with protection. It should be removed by hand with protection. It should be removed by hand with protection.
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San Mateo County Zoning Hearing Office Meeting

Owner/Applicant: Andy Kwitowski/ AK Development Enterprises LLC

File Numbers: PLN2017-00076

Attachment: D

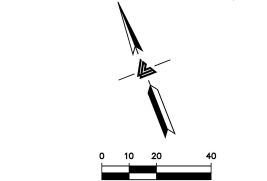
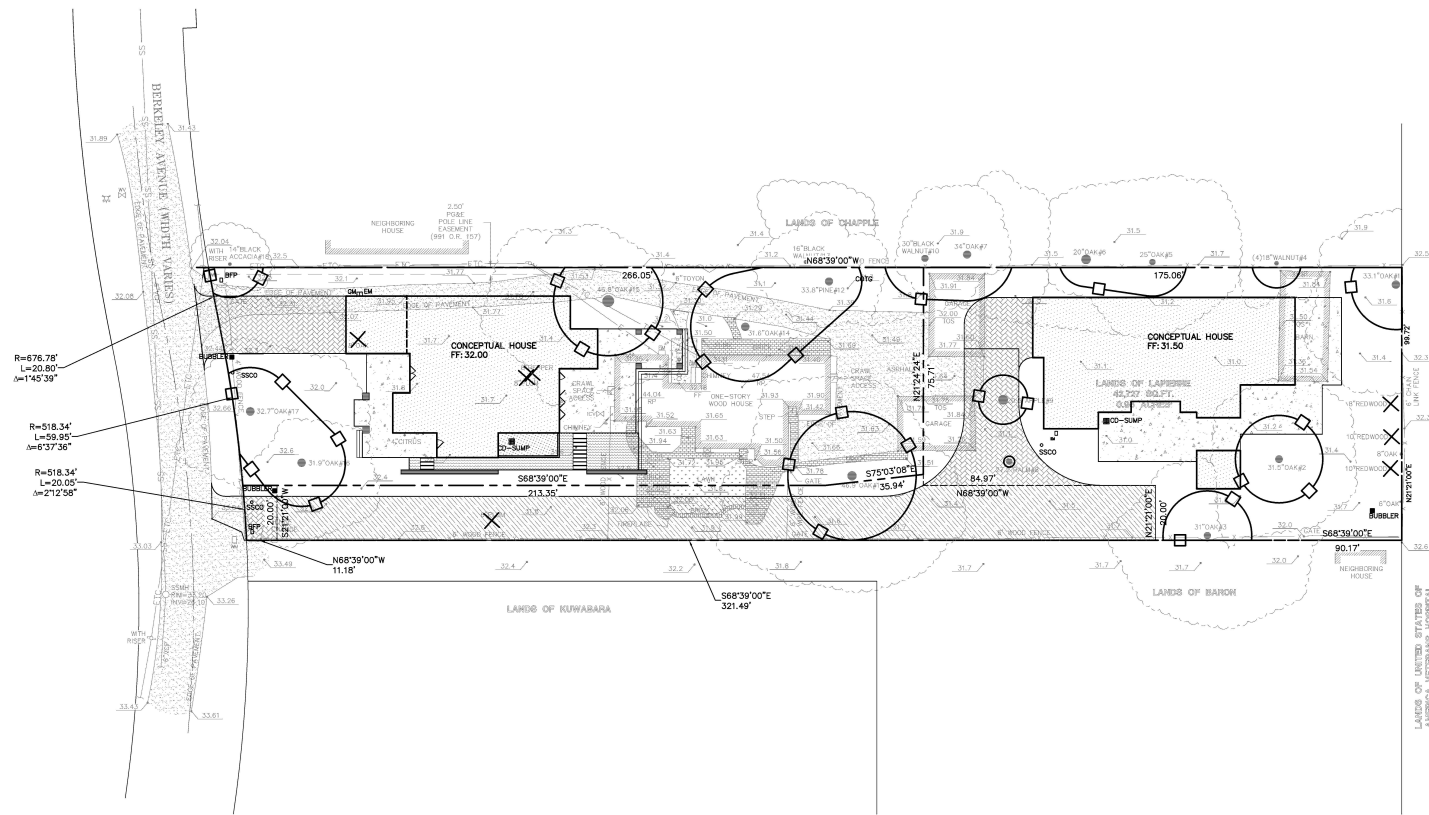


LEA & BRAZ ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 2405 REDWOOD PARKWAY #105
 REDWOOD CITY, CALIFORNIA 94061
 (P) (650) 887-0488 (F) (650) 887-0495
 (P) (650) 887-0499 (F) (650) 887-0500
 WWW.LEA-BRAZ.COM

890 BERKELEY AVENUE
 MENLO PARK, CALIFORNIA
 SAN MATEO COUNTY
 APR: 082-190-090
 WWW.LEA-BRAZ.COM

**CONCEPTUAL TREE
 DEVELOPMENT TREE
 PROTECTION PLAN**

PLAN CHECK	05-12-17	JH
PLAN CHECK	06-21-17	JH
ARBORIST REV	07-05-17	JH
ARBORIST REV	07-27-17	JH
REVISIONS	BY	
JOB NO:	2170054 P1	
DATE:	02-28-17	
SCALE:	1" = 20'	
DESIGN BY:	JH	
DRAWN BY:	JH	
TP-C		
04 OF 14 SHEETS		



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Advanced Tree Care
 815 Redwood Road, Suite 100
 Redwood City, CA 94061
 APR 27, 2017

Item	Quantity	Unit	Material	Notes
1	1	Hour	Site visit	
2	1	Hour	Site visit	
3	1	Hour	Site visit	
4	1	Hour	Site visit	

Summary:
 This report is for informational purposes only. It is not intended to be used for legal or other purposes. The information provided is based on the data provided and is subject to change. The information provided is for informational purposes only and does not constitute a warranty of any kind. The information provided is for informational purposes only and does not constitute a warranty of any kind.

Item Description:
 1. The Tree Protection Plan (TPP) shall be prepared by the contractor. The contractor shall be responsible for the accuracy of the information provided. The contractor shall be responsible for the accuracy of the information provided.

Advanced Tree Care
 815 Redwood Road, Suite 100
 Redwood City, CA 94061
 APR 27, 2017

Item	Quantity	Unit	Material	Notes
1	1	Hour	Site visit	
2	1	Hour	Site visit	
3	1	Hour	Site visit	
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Advanced Tree Care
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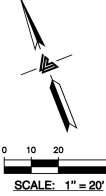
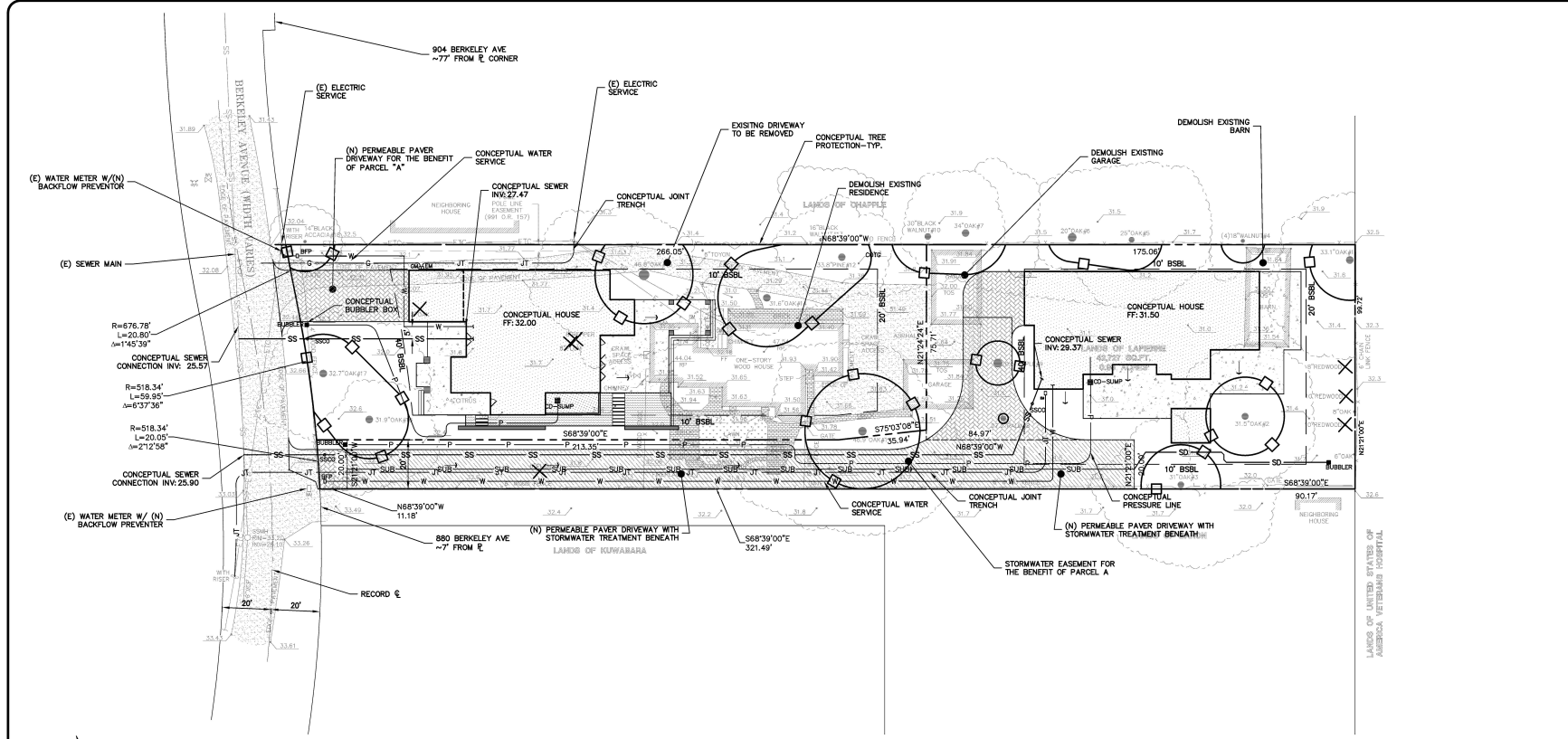


LEA & BRAZE ENGINEERING INC.
 ENGINEERS ARCHITECTS PLANNERS
 BAY AREA REGION
 1750 CALIFORNIA AVENUE, SUITE 300
 REDWOOD CITY, CALIFORNIA 94063
 (P) (650) 887-4008
 (F) (650) 887-4008
 (T) (650) 591-0920
 WWW.LEA-BRAZE.COM

**890 BERKELEY AVENUE
 MENLO PARK,
 CALIFORNIA**

**CONCEPTUAL
 DEVELOPMENT PLAN**

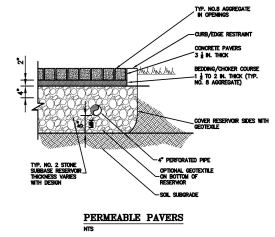
SAN MATEO COUNTY



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 TREE # 14 - 31.6' OAK

NOTE:
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 THE ARBORIST REPORT. LEA AND BRAZE IS
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 ADVANCED TREE CARE P.O. BOX 4328
 REDWOOD CITY CALIFORNIA 94063.



Advanced Tree Care
 485 Redwood Ave, Menlo Park
 P.O. Box 4328 Redwood City, CA 94063
 Tel: 650.221.2121

Tree Species:
 01 - Cypripedium
 02 - Quercus
 03 - Salix
 04 - Taxus

Tree Types:
 01 - 10' - 15'
 02 - 16' - 20'
 03 - 21' - 25'
 04 - 26' - 30'

Tree Status:
 01 - Good
 02 - Fair
 03 - Poor
 04 - Dead

Tree Protection:
 01 - 10' - 15'
 02 - 16' - 20'
 03 - 21' - 25'
 04 - 26' - 30'

Tree Removal:
 01 - 10' - 15'
 02 - 16' - 20'
 03 - 21' - 25'
 04 - 26' - 30'

Tree Pruning:
 01 - 10' - 15'
 02 - 16' - 20'
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Tree Transplant:
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PLAN CHECK	02-18-17	JH
PLAN CHECK	06-21-17	JH
ARBORIST REV	07-05-17	JH
ARBORIST REV	07-22-17	JH
REVISIONS	BY	

JOB NO: 2170054 P1
 DATE: 02-28-17
 SCALE: 1" = 20'
 DESIGN BY: JH
 DRAWN BY: JH
 SHEET NO:
TM-3
 05 OF 14 SHEETS

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Andy Kwitowski/ AK Development Enterprises LLC

Attachment: F

File Numbers: PLN2017-00076



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 BAY AREA REGION
 SACRAMENTO REGION
 HAWAII REGION
 890 BERKELEY AVENUE, SUITE 200
 MENLO PARK, CALIFORNIA 94025
 (P) (650) 887-4088 (F) (650) 887-7052
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**890 BERKELEY AVENUE
 MENLO PARK,
 CALIFORNIA**

SAN MATEO COUNTY
 APR. 02-190-000

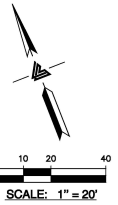
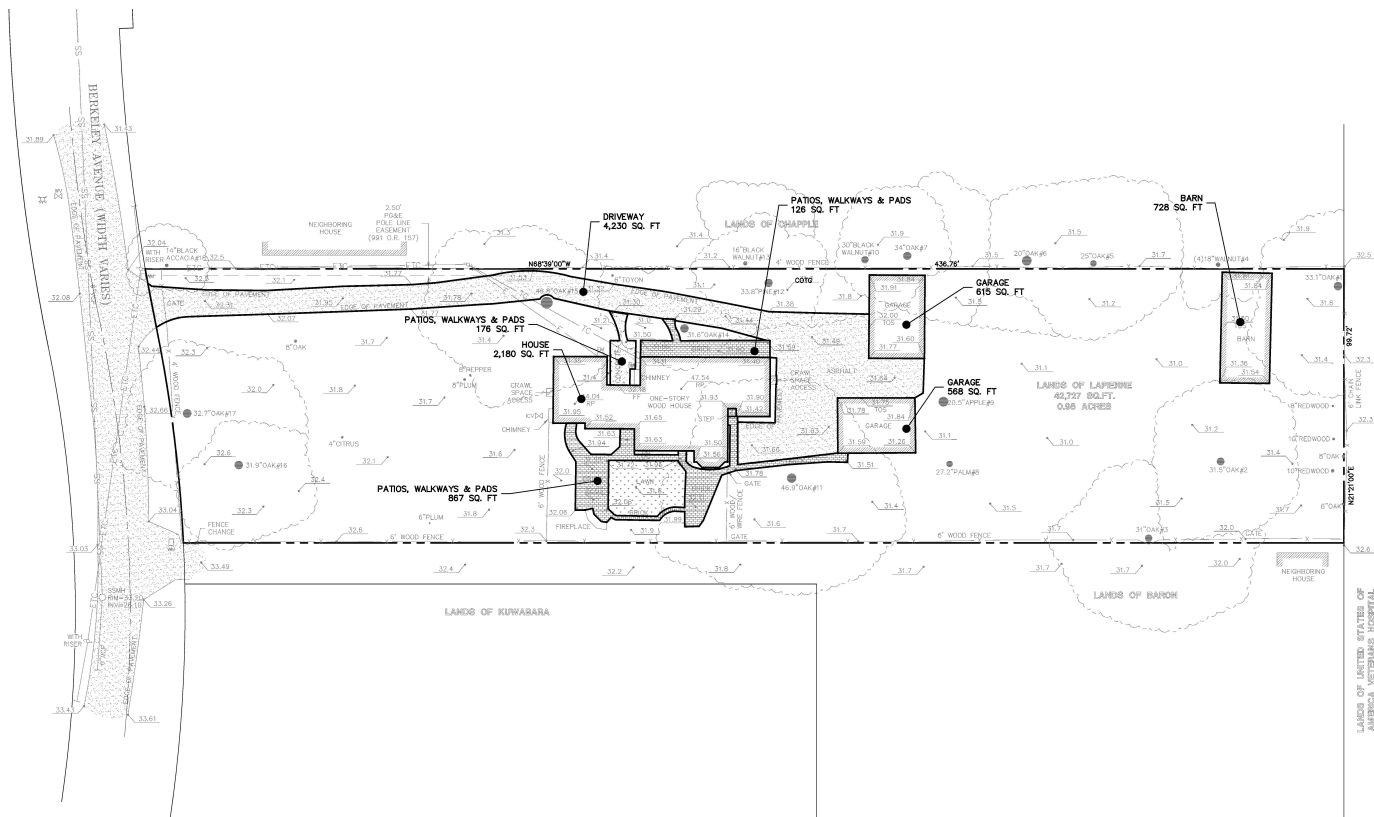
**EXISTING PAVED AREA
 EXHIBIT**

△	PLAN CHECK	JH
△	02-12-17	JH
△	PLAN CHECK	JH
△	02-21-17	JH
△	ARBORIST REV	JH
△	07-08-17	JH
△	ARBORIST REV	JH
△	07-27-17	JH
REVISIONS BY		

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06 OF 14 SHEETS



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San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Andy Kwitowski/ AK Development Enterprises LLC

Attachment: G

File Numbers: PLN2017-00076



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 PROFESSIONAL ENGINEERS
 CIVIL ENGINEERING
 240 AMSTERDAM PARK WEST
 BERKELEY, CALIFORNIA 94704
 (415) 887-4099
 (415) 887-1338
 (415) 887-1733
 WWW.LEAANDBRAZE.COM

**890 BERKELEY AVENUE
 MENLO PARK,
 CALIFORNIA**

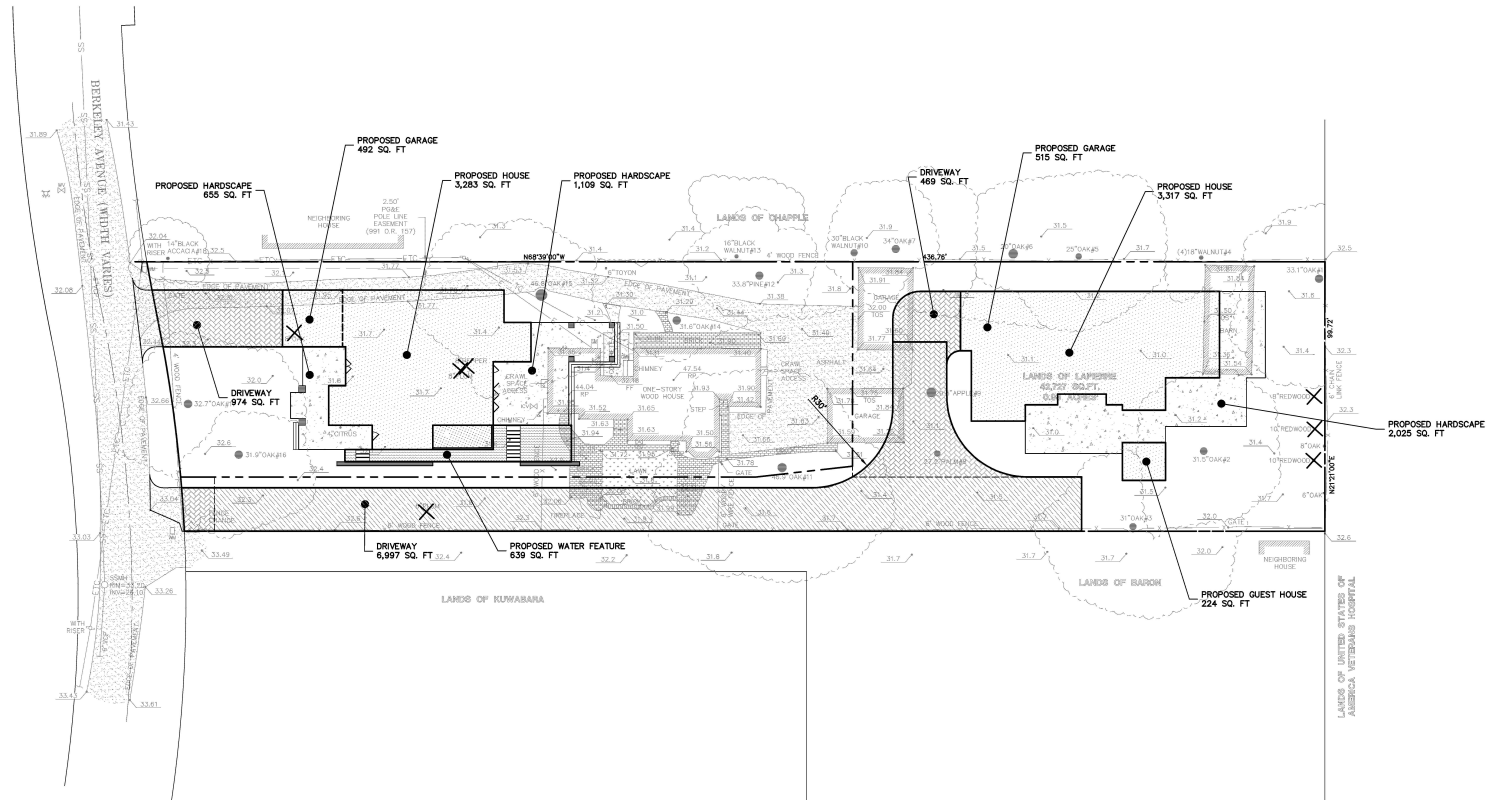
APN: 082-190-060
 SAN MATEO COUNTY

**PROPOSED PAVED
 AREA EXHIBIT**

NO.	DESCRIPTION	DATE	BY
1	PLAN CHECK	02-28-17	JH
2	PLAN CHECK	06-21-17	JH
3	ARBORIST REV	07-05-17	JH
4	ARBORIST REV	07-27-17	JH

JOB NO: 2170054 P1
 DATE: 02-28-17
 SCALE: 1" = 20'
 DESIGN BY: JH
 DRAWN BY: JH
 SHEET NO:

TM-5
 07 OF 14 SHEETS



0 10 20 40
 SCALE: 1" = 20'

NOTE:
 TREES PROPOSED TO BE REMOVED WILL ONLY
 BE REMOVED AFTER SUBDIVISION IS APPROVED
 AND RECORDED. TREES TO BE REMOVED
 INCLUDE:
 TREE # 08 - 27.2" PALM
 TREE # 09 - 20.5" APPLE
 TREE # 12 - 33.0" PINE
 TREE # 14 - 31.6" OAK

NOTE:
 REFER TO ARBORIST REPORT FOR TREE
 PROTECTION DETAILS.

NOTE:
 TREE BRIP LINES SHOWN ARE PROVIDED BY
 THE ARBORIST REPORT. LEA AND BRAZE IS
 NOT RESPONSIBLE FOR THEIR ACCURACY,
 LOCATION, OR SIZE. FOR DETAILS CONTACT
 ADVANCED TREE CARE P.O. BOX 5326
 REDWOOD CITY, CALIFORNIA 94063.

San Mateo County Zoning Hearing Officer Meeting

Applicant: Andy Kwitowski/ AK Development Enterprises LLC

Attachment: H

File Numbers: PLN2017-00076



LEA & BRAZE ENGINEERING, INC.
 ENGINEERS
 2400 REDWOOD AVENUE, SUITE 200
 SACRAMENTO REGION
 2025 DOLE CIRCLE, #200
 SACRAMENTO, CALIFORNIA 95834
 (P) (916) 887-4086
 (F) (916) 887-4086
 (T) (916) 887-4086
 WWW.LEA&BRAZE.COM

**890 BERKELEY AVENUE
 MENLO PARK,
 CALIFORNIA**

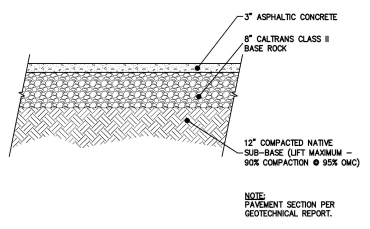
SAN MATEO COUNTY
 APR. 02-190-000

DETAILS

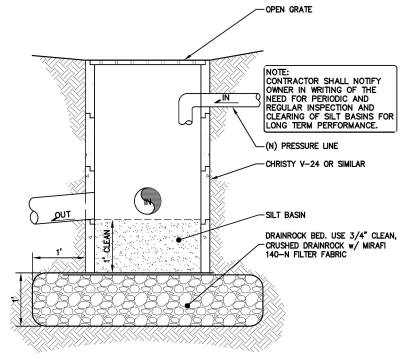
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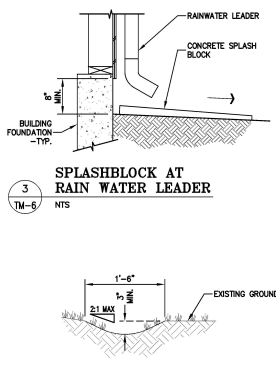
TM-6
 08 OF 14 SHEETS



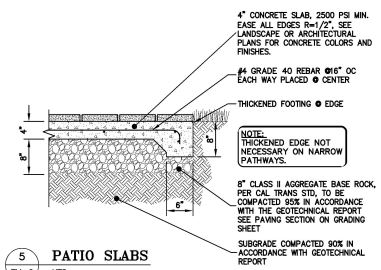
1 ASPHALT SECTION
 TM-6 NTS



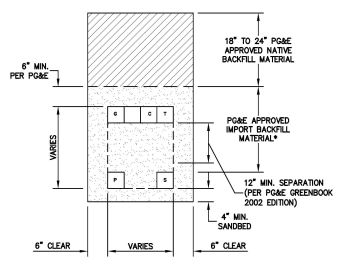
2 SILT BASIN w/ PRESSURE LINE
 TM-6 NTS



3 SPLASHBLOCK AT RAIN WATER LEADER
 TM-6 NTS



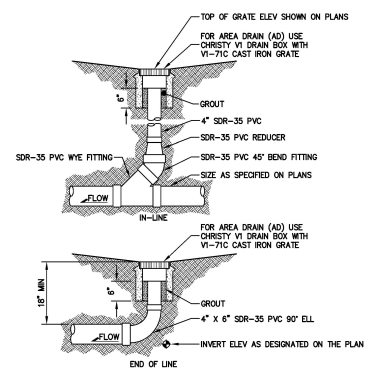
5 PATIO SLABS
 TM-6 NTS



MINIMUM BACKFILL REQUIREMENTS
 * CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATION

	MIN. SPACE FROM				MIN. COVER
	G	T	C	P	
B (GAS)					24", 30" IN STREET
T (TELEPHONE)					24", 30" IN STREET
C (C.A.T.V.)					18"
S (ELECT. SECONDARY)					24", 30" IN STREET
P (ELECT. PRIMARY)					30", 36" IN STREET

6 JOINT TRENCH
 TM-6 NTS



7 AREA DRAIN
 TM-6 NTS

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Andy Kwitowski/ AK Development Enterprises LLC

Attachment: H

File Numbers: PLN2017-00076

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA. APPROXIMATE NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENTATION RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMAL IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL PLAN AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PAVED PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET CLEANERS OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 15, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MP") NPDES PERMIT CAS 812006.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE MATERIAL REMOVED FROM THE SITE. STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS, NO STOPPING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARP LINER UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROMISONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDDED. HYDROSEEDING IS NOT USED UNTIL OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER, 2) BLOWN STRAW 3) TACKLER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 207 EROSION CONTROL, AND HIGHWAY "LIMITING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURER'S SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

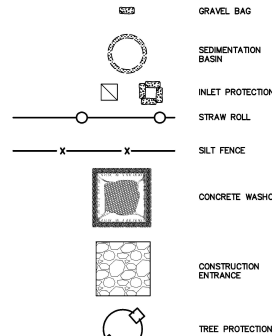
REFERENCES:

- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

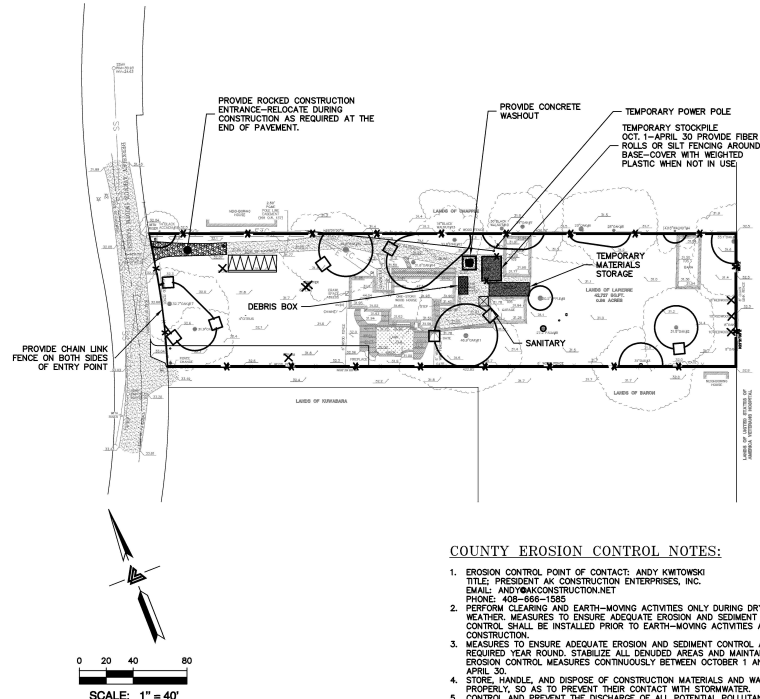
PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELLED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

EROSION CONTROL LEGEND



NOTE: SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



COUNTY EROSION CONTROL NOTES:

- EROSION CONTROL POINT OF CONTACT: ANDY KWITOWSKI TITLE: PRESIDENT AK CONSTRUCTION ENTERPRISES, INC. EMAIL: ANDY@AKCONSTRUCTION.COM PHONE: 408-666-1565
- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
- MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR ROUND. STABILIZE ALL EXPOSED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT 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.
- USE SEDIMENT CONTROLS OF FILTRATION TO REMOVE SEDIMENT WHEN Dewatering SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMITS(S) AS NECESSARY.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT TIME AND APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
- PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS: STABILIZED ENTRANCE, STOCKPILE AREA.
- THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, EXT. SHALL NOT BE ENLARGED OR "RUN OVER".
- CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
- DUST CONTROL IS REQUIRED YEAR ROUND.
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE UNLESS FOR USE ON STOCKPILES WHILE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCK FILE.
- TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING EXCAVATING OR GRUBBING IS STARTED.

CONSTRUCTION SCHEDULE

CONSTRUCTION START DATE:	JULY 31, 2017
DEMOLITION START DATE:	JULY 31, 2017
DEMOLITION END DATE:	AUGUST 11, 2017
CONSTRUCTION END DATE:	JULY 14, 2018
GRADING START DATE:	DECEMBER 12, 2017
GRADING END DATE:	OCTOBER 15, 2017

INSTALLATION DATE OF INTERIM EROSION CONTROL: (JULY 15, 2017 - END OF CONSTRUCTION)

INSTALLATION DATE OF PERMANENT EROSION CONTROL: JUNE 01, 2018

- SITE CONDITION:
- JULY 15: IN CONSTRUCTION (2017 - 2018)
 - AUGUST 15: IN CONSTRUCTION COMPLETE (2018)
 - OCTOBER 1: IN CONSTRUCTION (2017 - 2018)
 - OCTOBER 15: IN CONSTRUCTION (2017 - 2018)



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 890 BERKELEY AVENUE
 MENLO PARK, CALIFORNIA 94025
 (415) 321-7333
 (415) 321-7333
 WWW.LEAANDBRAZE.COM

890 BERKELEY AVENUE
 MENLO PARK,
 CALIFORNIA

EROSION CONTROL
 PLAN - DEMOLITION

PLAN CHECK	06-28-17	JH
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ER-1
 09 OF 14 SHEETS

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Andy Kwitowski/ AK Development Enterprises LLC

File Numbers: PLN2017-00076

Attachment: I

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING AREAS. PUBLIC UTILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION SHALL BE PROTECTED. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM MEASURES NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSITION OF SOIL, SAND, ROCKS, GRAVEL, OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFFORDSAD SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WASH WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 15, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 012008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE WATERLAWYER. STREET CLEANING SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS, NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH WOODEN OR A TARP/PAVILION THAT WATER AND RAINFALL IS REMOVED FROM THE SITE. REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.

EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

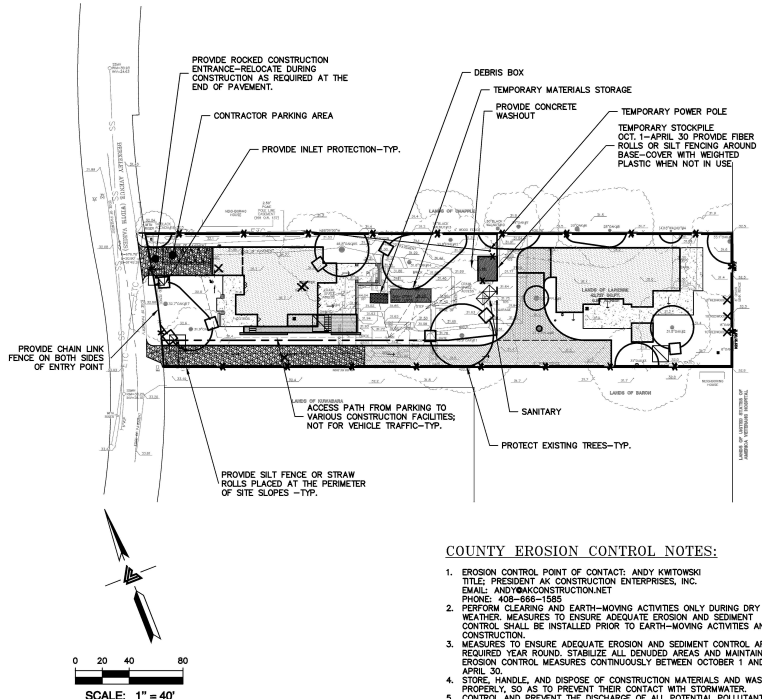
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT THE TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL, BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURER'S SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

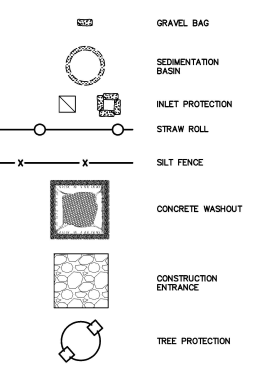
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH MORNING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - CEMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELLED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION.



EROSION CONTROL LEGEND



NOTE: SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

COUNTY EROSION CONTROL NOTES:

- EROSION CONTROL POINT OF CONTACT: ANDY KWITOWSKI TITLE: PRESIDENT AK CONSTRUCTION ENTERPRISES, INC. SMALL: ANDY@AKCONSTRUCTION.COM PHONE: 408-666-1585
- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
- MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT 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.
- USE SEDIMENT CONTROLS OF FILTRATION TO REMOVE SEDIMENT WHEN SEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT TIME AND APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
- PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS; STABILIZED ENTRANCE, STOCKPILE AREA.
- THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER".
- CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
- DUST CONTROL IS REQUIRED YEAR ROUND.
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE UNLESS FOR USE ON STOCKPILES WHILE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
- TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING EXCAVATING OR GRUBBING IS STARTED.

CONSTRUCTION SCHEDULE

CONSTRUCTION START DATE:	JULY 31, 2017
DEMOLITION START DATE:	JULY 31, 2017
DEMOLITION END DATE:	AUGUST 11, 2017
CONSTRUCTION END DATE:	JULY 14, 2018
GRADING START DATE:	AUGUST 12, 2017
GRADING END DATE:	OCTOBER 15, 2017
INSTALLATION DATE OF INTERIM EROSION CONTROL:	(JULY 15, 2017 - END OF CONSTRUCTION)
INSTALLATION DATE OF PERMANENT EROSION CONTROL:	JUNE 01, 2018

- SITE CONDITION:**
- JULY 15: IN CONSTRUCTION (2017 - 2018)
 - AUGUST 15: IN CONSTRUCTION (2017 - 2018)
 - OCTOBER 1: IN CONSTRUCTION (2017 - 2018)
 - OCTOBER 15: IN CONSTRUCTION (2017 - 2018)



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 890 BERKELEY AVENUE
 SAN MATEO COUNTY REGION
 SAN MATEO, CALIFORNIA 94402
 HAWAII, CALIFORNIA 94541
 (415) 891-3019
 (415) 891-7933
 WWW.LEAANDBRAZE.COM

890 BERKELEY AVENUE
 MENLO PARK,
 CALIFORNIA
 SAN MATEO COUNTY

EROSION CONTROL PLAN - SUBDIVISION

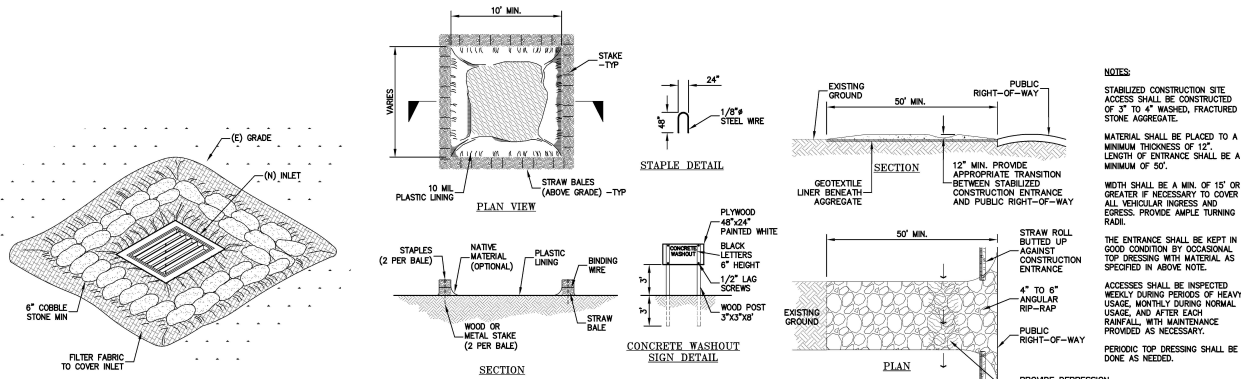
PLAN CHECK	6/6-15/17	JH
PLAN CHECK	6/6-15/17	JH
ARBORIST REV	6/12-27/17	JH
ARBORIST REV	6/12-27/17	JH
REVISIONS	BY	
JOB NO:	2170054 P1	
DATE:	02-28-17	
SCALE:	AS NOTED	
DESIGN BY:	JH	
DRAWN BY:	JH	
SHEET NO:		



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Andy Kwitowski/ AK Development Enterprises LLC
 File Numbers: PLN2017-00076

Attachment: I

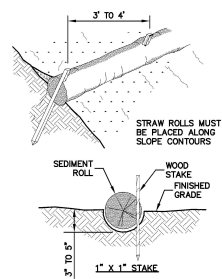


1 INLET PROTECTION
ER-2 NTS

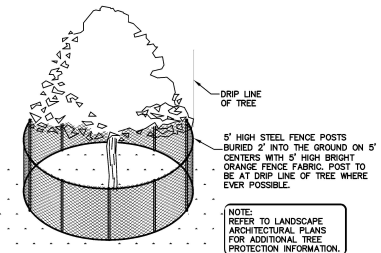
2 CONCRETE WASHOUT
ER-2 NTS

3 CONSTRUCTION ENTRANCE
ER-2 NTS

NOTES:
STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.
MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADI.
THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.
ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.



4 STRAW ROLLS FLAT LOT
ER-2 NTS



5 EXISTING TREE PROTECTION DETAIL
ER-2 NTS



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 BAY AREA REGION
 SACRAMENTO REGION
 HAWAII REGION
 SAN FRANCISCO REGION
 SAN JOSE REGION
 STOCKTON REGION
 VISALIA REGION
 YUBA REGION
 (P) (916) 887-4088
 (F) (916) 887-4088
 (T) (916) 887-4088
 WWW.LEA-BRAZE.COM

890 BERKELEY AVENUE
 MENLO PARK,
 CALIFORNIA

EROSION CONTROL
 DETAILS

PLAN CHECK	05-12-17	JH
PLAN CHECK	06-21-17	JH
ARBORIST REV	07-03-17	JH
ARBORIST REV	07-27-17	JH
REVISIONS	BY	

JOB NO: 2170054 P1
 DATE: 02-28-17
 SCALE: AS NOTED
 DESIGN BY: JH
 DRAIN BY: JH
 SHEET NO:

ER-3
 11 OF 14 SHEETS

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Andy Kwitowski/ AK Development Enterprises LLC

Attachment:

File Numbers: PLN2017-00076



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 2545 INDUSTRIAL DRIVE WEST
 SAN MATEO, CALIFORNIA 94405
 (415) 887-4008 #4045 (P) (415) 887-4338
 (P) (415) 887-3019 #3019 (P) (415) 887-7353
 WWW.LEA-AND-BRAZE.COM

890 BERKELEY AVENUE
 MENLO PARK, CALIFORNIA
 APR. 002-100-100
 SAN MATEO COUNTY

STORMWATER POLLUTION
 PREVENTION PLAN

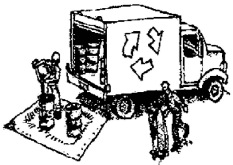
PLAN CHECK	JH
PLAN CHECK	JH
ANALYST REV	JH
ANALYST REV	JH
ANALYST REV	JH
REVISIONS	BY
JOB NO:	2170054 P1
DATE:	02-28-17
SCALE:	AS NOTED
DESIGN BY:	JH
DRAWN BY:	JH
SHEET NO:	
SW-1	
12 OF 14 SHEETS	



Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



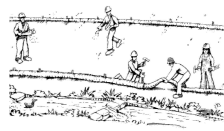
- Non-Hazardous Materials**
- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
 - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.
- Waste Management**
- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
 - Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
 - Clean or replace portable toilets, and inspect them frequently for leaks and spills.
 - Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum board, pipe, etc.)
 - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Construction Entrances and Perimeter**
- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
 - Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



- Maintenance and Parking**
- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
 - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
 - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.
- Spill Prevention and Control**
- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
 - Clean up spills or leaks immediately and dispose of cleanup materials properly.
 - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
 - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



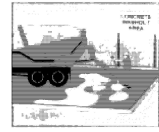
- Schedule grading and excavation work during dry weather.
 - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
 - Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
 - Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel basins, berms, etc.
 - Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.
- Contaminated Soils**
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
 - Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
 - Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
 - Do not use water to wash down fresh asphalt concrete pavement.
- Sawcutting & Asphalt/Concrete Removal**
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
 - Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
 - If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any credible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



- Painting Cleanup and Removal**
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
 - For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
 - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
 - Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

San Mateo County Zoning Hearing Officer Meeting

Applicant: Andy Kwitowski/ AK Development Enterprises LLC

Attachment: I

File Numbers: PLN2017-00076

Advanced Tree Care
P. O. Box 5328 Redwood City, CA 94063

890 Berkeley Ave, Menlo Park
July 21, 2017

Andy Kwitowski
385 Woodview Ave., #250
Menlo Park, CA 94027
Site: 890 Berkeley Ave., Menlo Park

Dear Andy Kwitowski,

As your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A subdivision and 2 new residences are planned for this property, prompting the need for this tree protection report. This report will address the demarcation of the existing home.

Method:
The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

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

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call. Sincerely



Robert Wadwell
Certified Arborist WE 1936A

Advanced Tree Care
P. O. Box 5328 Redwood City, CA 94063

890 Berkeley Ave, Menlo Park
July 21, 2017

Tree Survey

Tree#	Species	DBH	HtSp	Con Rating	Comments
1	Coast live oak (Quercus agrifolia)	33.1"	40-60	75	Good health and condition, not matured. Regulated
2	Coast live oak (Quercus agrifolia)	31.5"	40-50	75	Good health and condition, not matured, trunk, mesh, Regulated
3	Coast live oak (Quercus agrifolia)	31.0"	55-60	75	Good health and condition, not matured. Regulated
4	Black walnut (Juglans nigra)	4x18"	45-50	60	Fair health and condition, eye on trunk neighbor's tree. Regulated
5	Coast live oak (Quercus agrifolia)	27"	40-50	70	Good health and condition, not matured neighbor. Regulated
6	Coast live oak (Quercus agrifolia)	29"	30-25	60	Fair health and condition, poor structure trunk mesh, neighbor. Regulated
7	Coast live oak (Quercus agrifolia)	34"	40-25	60	Fair health and condition, suppressed by 9 neighbor's. Regulated
8	Mexican fan palm (Washingtonia filifera)	27"	70"	mark	Good health and condition. Remove. Regulated
9	Apple (Malus species)	26.5"	20-20	40	Poor health and condition. Remove. Regulated
10	Black walnut (Juglans nigra)	30"	60-40	60	Fair health and condition, neighbor's tree. Regulated
11	Coast live oak (Quercus agrifolia)	46"	70-80	70	Good health and condition, some decay and cavities. Regulated
12	Manzanita (Percaria californica)	33"	70-30	45	Poor health and condition, thin canopy, drought stress. Remove. Regulated
13	Black walnut (Juglans nigra)	18"	50-20	60	Fair health and condition, suppressed by 12 neighbor's. Regulated
14	Coast live oak (Quercus agrifolia)	31.8"	40-30	49	Poor health and condition, leaning, and condition poor form. Remove. Regulated
15	Coast live oak (Quercus agrifolia)	46"	55-70	45	Good health and condition, cabled canopy. Regulated
16	Coast live oak (Quercus agrifolia)	31.0"	55-60	60	Fair health and condition, one-sided canopy, leaning. Regulated

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July 21, 2017

16. A schedule of visits should be set up for site arborist to check on tree protection at relevant stages of demolition. Typically this would be monthly visits during construction, but for the purpose of this demarcation report, one visit prior to demolition would suffice.

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July 21, 2017

- A four inch layer of wood chip should be placed within the TPZ's for root protection.
- If machinery has to track through the TPZ's, the root zones should be protected with plywood or sheet metal laid on top of the 4 inches of wood chip.
- Removal of the driveway within the TPZ of Tree # 15 should be done by hand or with machine reaching into the area. Tree # 13 should be wrapped with waffle and high visibility fencing to protect the tree from any mechanical damage during the removal of the driveway. After the driveway is removed, the TPZ fencing should be installed to its fullest extent.
- Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. The pruning should be carried out by an arborist, not by construction personnel. No limbs greater than 4" in diameter shall be removed.
- Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.
- If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruner. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.
- Do Not:**
Allow run off or spillage of damaging materials into the area below any tree canopy. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arboret. Allow fires under any adjacent trees. Discharge exhaust into foliage. Secure cables, chain or rope to trees or shrubs. Apply soil sterilants under pavement near existing trees.
- Where roots are exposed, they should be kept covered with the native soil or four layers of washed, untreated burlap. Roots will dry out and die if left exposed to the air for too long.
- Route pipes into alternate locations to avoid conflict with roots.
- Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the drip-line of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.
- Compaction of the soil within the drip-line shall be kept to a minimum.
- Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
- Ensure upon completion of the project that the original ground level is restored.

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890 Berkeley Ave, Menlo Park
July 21, 2017

Tree Survey

Tree#	Species	DBH	HtSp	Con Rating	Comments
17	Coast live oak (Quercus agrifolia)	32.7"	55-60	55	Fair health and condition, the canopy pruned for PG&E, poor form. Regulated
18	Black wacax (Acacia melanocera)	14"	25-30	40	Poor health and condition, neighbor tree, topped for PG&E. Regulated

Summary:
The trees on the site are a variety of natives and non-natives.
Tree #s 1, 2 and 3 are regulated coast live oaks in good health and condition and should be protected during construction.
Tree # 4 is a regulated walnut on the neighbor's property that should be protected during construction.
Tree #s 5, 6 and 7 are regulated coast live oaks on the neighbor's property and should be protected during construction.
Tree # 8 is a Mexican fan palm that does not fit in with the surrounding native trees and should be removed prior to construction. However during the demolition phase, this tree should be protected.
Tree # 9 is an apple tree in poor health and condition that should be removed prior to construction. However, during the demolition phase, this tree should be protected.
Tree # 10 is a regulated walnut on the neighbor's property that should be protected during construction.
Tree # 12 is a Monterey pine in poor health and condition that should be removed prior to construction. However during the demolition phase, this tree should be protected.
Tree # 13 is a regulated walnut on the neighbor's property that should be protected.
Tree # 14 is a coast live in poor form with a significant lean and cavities. This tree should be removed prior to construction. However during the demolition phase, this tree should be protected.
Tree # 15, 16 and 17 are coast live oaks in good to fair condition and should be protected.
Tree # 18 is a black wacax in poor condition on the neighbor's property and should be protected during construction.

Tree Protection Plan

- The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be chain link fencing on 11/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. If roots are encountered in driving in the posts, concrete slabs or on ground foundations can be used to support the fence posts. Normally a TPZ is defined by the drip-line of the tree. I recommend the TPZ's as follows:
Tree # 8: The trunk should be wrapped with 4 layers of high visibility orange fencing and 8' long 2" x 4" wooden boards to protect any damage to the trunk.

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890 Berkeley Ave, Menlo Park
July 21, 2017

Tree #s 9, 13 and 18: TPZ should be at 10 feet from the trunk closing on the fence line in accordance with Type 1 Tree Protection as outlined and illustrated in image 2.15.1 and 2.16.
Tree #s 5, 6 and 12: TPZ should be at 12 feet from the trunk, closing on the fence line in accordance with Type 1 Tree Protection as outlined and illustrated in image 2.15.1 and 2.16.
Tree #s 1, 2, 3, 4, 7, 10, 16 and 17: TPZ should be at 15 feet from the trunk closing on the fence line in accordance with Type 1 Tree Protection as outlined and illustrated in image 2.15.1 and 2.16.
Tree #s 11, 14 and 15: TPZ should be at 20 feet from the trunk closing on the fence line in accordance with Type 1 Tree Protection as outlined and illustrated in image 2.15.1 and 2.16.



IMAGE 2.15.1
Tree Protection Fence at the Drip Line



IMAGE 2.15.2
Tree Protection Fence at the Drip Line

Type 1 Tree Protection
The fence shall enclose the entire area under the canopy drip-line or TPZ of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required. Typically over the west of the project (see images 2.15.1 and 2.15.2), Parking Areas: If the fencing must be located on parking or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

- Demolition of the barn, house and garage is within the TPZ. The fencing can be removed to accommodate the deconstruction process but should be replaced as soon as is practical. If machinery is used the demolition should be done by reaching into the TPZ with an excavator. The impacted trees should be wrapped with waffle and high visibility fencing to protect the tree from any mechanical damage. On completion of the demolition, the TPZ fencing should be moved out to its full extent.

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890 Berkeley Ave, Menlo Park
July 21, 2017



Location of protected trees, their canopies, their Tree Protection Zones

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890 Berkeley Ave, Menlo Park
July 21, 2017

Tree Removals

There are 4 recommended tree removals on this site. For the purpose of the demolition permit they will be retained and protected during demolition.
Tree # 8 is a Mexican fan palm standing 70 feet tall. This tree is quite healthy but does not add any value to the property which mostly consists of the more desirable coast live oaks and native shrubs.



Tree # 8: Mexican Fan Palm



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WWW.LEABRAZE.COM

890 BERKELEY AVENUE
MENLO PARK,
CALIFORNIA
APN: 082-190-060
SAN MATEO COUNTY

ARBORIST REPORT -
FOR REFERENCE ONLY

PLAN CHECK	JH
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ARBORIST REV	JH
ARBORIST REV	JH
ARBORIST REV	JH
REVISIONS	BY
JOB No:	2170054 P1
DATE:	02-28-17
SCALE:	AS NOTED
DESIGN BY:	JH
DRAWN BY:	JH
SHEET NO:	
AR-1	
13 OF 14 SHEETS	

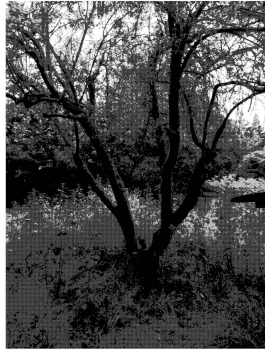
San Mateo County Zoning Hearing Officer Meeting

Applicant: Andy Kwitowski/ AK Development Enterprises LLC

File Numbers: PLN2017-00076

Attachment: J

Tree # 9 is an apple. It is a significant tree by the merit of the size of its trunk but it is in poor condition with a lot of decay and many cavities particularly at the base of the tree.



Tree # 9: Apple

Glossary

- Canopy** The part of the crown composed of leaves and small twigs.⁽¹⁾
- Cavities** An open wound, characterized by the presence of extensive decay and resulting in a hollow.⁽¹⁾
- Decay** Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin⁽¹⁾
- Drip-line** The width of the crown as measured by the lateral extent of the foliage.⁽¹⁾
- Genus** A classification of plants showing similar characteristics.
- Live Crown** The relative proportion of green crown to overall tree height⁽¹⁾
- Ratio**
- Root crown** The point at which the trunk flares out at the base of the tree to become the root system.
- Species** A classification that identifies a particular plant.
- Standard height** Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

- (1) Matheny, N.P., and Clark, J.P. *Evaluation of Hazard Trees in Urban Areas*. International Society of Arboriculture, 1994.
- (2) Harris, R.W., Matheny, N.P. and Clark, J.R. *Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines*. Prentice Hall, 1999.
- (3) Carlson, Russell E. *Palmyra on The Green: An Assessment of Tree Health and Structural Condition*. Tree Tech Consulting, 1998.
- (4) Extracted from a copy of Tree Protection guidelines. Aton
- (5) T. D. Sydner, *Arboricultural Glossary*, School of Natural Resources, 2000
- (6) D Doekter, *Tree Technical Manual*, City of Palo Alto, June, 2001

Tree # 12 is a mature Monterey pine in poor health and condition. Many Monterey pines are dying due to the last few years of drought stress. Monterey pines are highly susceptible to bark beetle infestations, particularly if stressed by construction. Even if all tree protective measures are put in place, there is a high likelihood that this tree may not survive.



Tree # 12: Monterey pine

Certification of Performance⁽¹⁾

I, Robert Weatherill certify:

- * That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions.
- * That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- * That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts.
- * That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of my subsequent events.
- * That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- * That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 15 years.

Sign of

Robert Weatherill

Robert Weatherill
Certified Arborist WE 1936A

Date: 7/21/17

Tree # 14 is a coast live oak in poor health and condition. The tree has been heavily pruned previously due to poor structure. There are large cavities throughout the scaffold limbs of the tree and the tree has a significant lean. This tree is at a high risk of failure and should be removed.



Tree # 14: Coast live oak

Terms and Conditions⁽¹⁾

1. The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care:
 1. All property, trees and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or location of property lines, or for results of any actions or recommendations based on inaccurate information.
 2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any title and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
 3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and its named clients and their assigns or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, concealment or alteration of any part of a report invalidates the entire appraisal evaluation.
 4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in these reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
 5. All inspections are limited to visual examination of accessible parts, without excavation, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warranty or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
 6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
 7. Advanced Tree Care has no warranty, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
 8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultant, and the fee for services is not in manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
 9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or services, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other person is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of the information.



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890 BERKELEY AVENUE
 MENLO PARK,
 CALIFORNIA
 APN: 082-180-060
 SAN MATEO COUNTY

ARBORIST REPORT
 FOR REFERENCE ONLY

1	PLAN CHECK	JH	
2	PLAN CHECK	JH	
3	ARBORIST REPORT	JH	
4	ARBORIST REPORT	JH	
	REVISIONS	BY	
	JOB NO:	2170054 P1	
	DATE:	02-28-17	
	SCALE:	AS NOTED	
	DESIGN BY:	JH	
	DRAWN BY:	JH	
	SHEET NO:		
	AR-2		
	14 OF 14 SHEETS		

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Andy Kwitowski/ AK Development Enterprises LLC

Attachment: J

File Numbers: PLN2017-00076

Andy Kwitowski
385 Woodview Ave, #250
Morgan Hill, CA 95037

Site: 890 Berkeley Ave., Menlo Park

Dear Andy Kwitowski,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A subdivision and 2 new residences are planned for this property, prompting the need for this tree protection report. This report will address the demolition of the existing home.

Method:

The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

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

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call. Sincerely



Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Coast live oak <i>Quercus agrifolia</i>	33.1"	40/60	75	Good health and condition, not maintained Regulated
2	Coast live oak <i>Quercus agrifolia</i>	31.5"	40/50	75	Good health and condition, not maintained, tussock moth, Regulated
3	Coast live oak <i>Quercus agrifolia</i>	31.0"	55/50	75	Good health and condition, not maintained Regulated
4	Black walnut <i>Juglans nigra</i>	4x18"est	45/50	60	Fair health and condition, ivy on trunk neighbor's tree, Regulated
5	Coast live oak <i>Quercus agrifolia</i>	25"est	40/30	70	Good health and condition, not maintained neighbors, Regulated
6	Coast live oak <i>Quercus agrifolia</i>	20"est	30/25	60	Fair health and condition, poor structure tussock moth, neighbors, Regulated
7	Coast live oak <i>Quercus agrifolia</i>	34"est	40/25	60	Fair health and condition, suppressed by #8 neighbor's, Regulated
8	Mexican fan palm <i>Washingtonia filifera</i>	27.2"	70'trunk	70	Good health and condition. Remove. Regulated
9	Apple <i>Malus species</i>	20.5"	20/20	40	Poor health and condition. Remove. Regulated
10	Black walnut <i>Juglans nigra</i>	30"est	60/40	60	Fair health and condition, neighbor's tree. Regulated
11	Coast live oak <i>Quercus agrifolia</i>	46.9"	70/80	70	Good health and condition, some decay and cavities, Regulated
12	Monterey pine <i>Pinus radiata</i>	33.8"	70/30	45	Poor health and condition, thin canopy, drought stress. Remove. Regulated
13	Black walnut <i>Juglans nigra</i>	16"est	55/20	60	Fair health and condition, suppressed by #12, neighbor's, Regulated
14	Coast live oak <i>Quercus agrifolia</i>	31.6"	40/30	49	Poor health and condition, leaning, and cavities poor form, Remove. Regulated
15	Coast live oak <i>Quercus agrifolia</i>	46.8"	55/70	65	Good health and condition, cabled cavities, Regulated
16	Coast live oak <i>Quercus agrifolia</i>	31.9"	55/40	60	Fair health and condition, one sided canopy, thinning, Regulated

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
17	Coast live oak <i>Quercus agrifolia</i>	32.7"	55/60	55	Fair health and condition, thin canopy pruned for PGE, poor form, Regulated
18	Black acacia <i>Acacia melanoxydon</i>	14"est	25/10	40	Poor health and condition, neighbors tree, topped for PGE, Regulated

Summary:

The trees on the site are a variety of natives and non-natives.

Tree #s 1, 2 and 3 are regulated coast live oaks in good health and condition and should be protected during construction

Tree # 4 is a regulated walnut on the neighbor's property that should be protected during construction.

Tree #s 5, 6 and 7 are regulated coast live oaks on the neighbor's property and should be protected during construction

Tree # 8 is a Mexican fan palm that does not fit in with the surrounding native trees and should be removed prior to construction. However during the demolition phase, this tree should be protected.

Tree # 9 is an apple tree in poor health and condition that should be removed prior to construction. However, during the demolition phase, this tree should be protected.

Tree # 10 is a regulated walnut on the neighbor's property that should be protected during construction.

Tree # 12 is a Monterey pine in poor health and condition that should be removed prior to construction. However during the demolition phase, this tree should be protected.

Tree # 13 is a regulated walnut on the neighbor's property that should be protected

Tree # 14 is a coast live in poor form with a significant lean and cavities. This tree should be removed prior to construction. However during the demolition phase, this tree should be protected.

Tree #s 15, 16 and 17 are coast live oaks in good to fair condition and should be protected.

Tree # 18 is a black acacia in poor condition on the neighbor's property and should be protected during construction

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be chain link fencing on 1 1/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. If roots are encountered in driving in the posts, concrete slabs or on ground foundations can be used to support the fence posts. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree # 8: The trunk should be wrapped with 4 layers of high visibility orange fencing and 8' long 2" x 4" wooden boards to protect any damage to the trunk.

Tree #s 9, 13 and 18: TPZ should be at 10 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾

Tree #s 5, 6 and 12: TPZ should be at 12 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾

Tree #s 1, 2, 3, 4, 7, 10, 16 and 17: TPZ should be at 15 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾

Tree #s 11, 14 and 15: TPZ should be at 20 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾



IMAGE 2.15-1
Tree Protection Fence at the Dripline



IMAGE 2.15-2
Tree Protection Fence at the Dripline

• **Type I Tree Protection**

The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see *Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

2. Demolition of the barn, house and garage is within the TPZ. The fencing can be removed to accommodate the deconstruction process but should be replaced as soon as is practical. If machinery is used the demolition should be done by reaching into the TPZ with an excavator. The impacted trees should be wrapped with wattle and high visibility fencing to protect the tree from any mechanical damage. On completion of the demolition, the TPZ fencing should be moved out to its full extent.

3. A four inch layer of wood chip should be placed within the TPZs for root protection.
4. If machinery has to track through the TPZ's, the root zones should be protected with plywood or sheet metal laid on top of the 4 inches of wood chip.
5. Removal of the driveway within the TPZ of Tree # 15 should be done by hand or with machine reaching into the area. Tree # 15 should be wrapped with wattle and high visibility fencing to protect the tree from any mechanical damage during the removal of the driveway. After the driveway is removed, the TPZ fencing should be installed to its fullest extent.
6. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed.
7. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾
8. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾
9. **Do Not:**⁽⁴⁾
 - Allow run off or spillage of damaging materials into the area below any tree canopy.
 - Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
 - Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
 - Allow fires under any adjacent trees.
 - Discharge exhaust into foliage.
 - Secure cable, chain or rope to trees or shrubs.
 - Apply soil sterilants under pavement near existing trees.
10. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁴⁾
11. Route pipes into alternate locations to avoid conflict with roots.⁽⁴⁾
12. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.⁽⁴⁾
13. Compaction of the soil within the dripline shall be kept to a minimum.⁽²⁾
14. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
15. Ensure upon completion of the project that the original ground level is restored

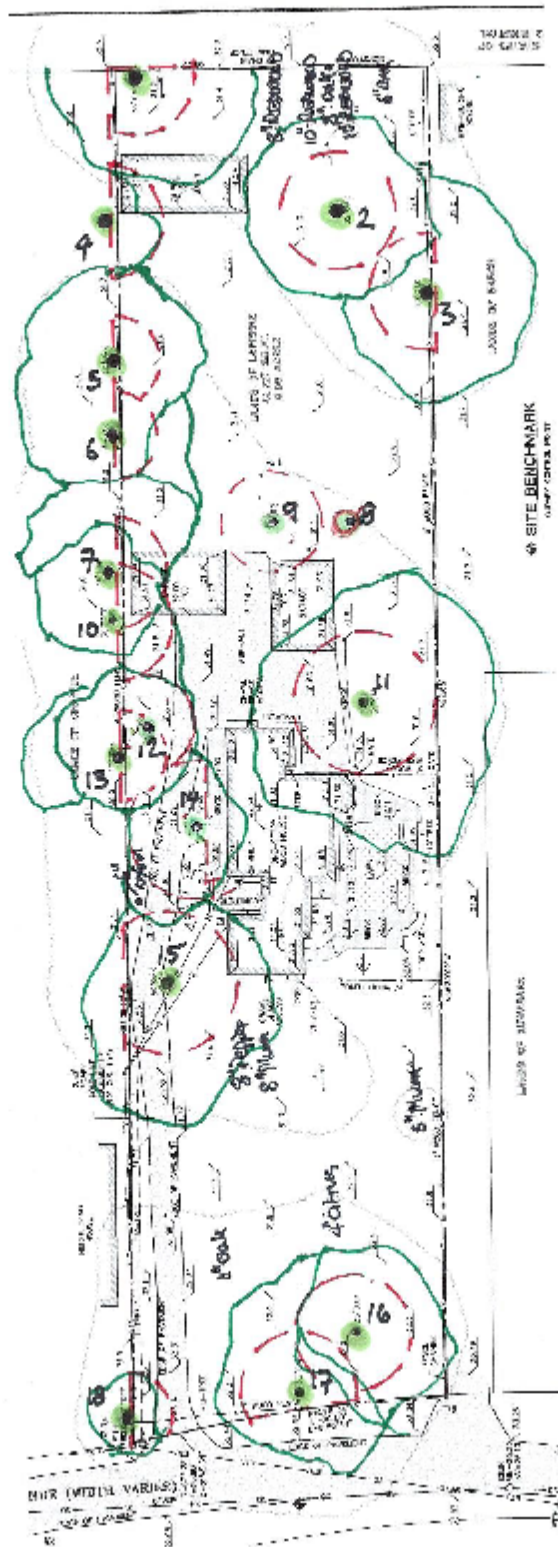
Advanced Tree Care

P. O. Box 5326 Redwood City, CA 94063

890 Berkeley Ave, Menlo Park

July 21, 2017

16. A schedule of visits should be set up for site arborist to check on tree protection at relevant stages of demolition. Typically this would be monthly visits during construction, but for the purpose of this demolition report, one visit prior to demolition would suffice.



Location of protected trees, their canopies, their Tree Protection Zones

Tree Removals

There are 4 recommended tree removals on this site. For the purpose of the demolition permit they will be retained and protected during demolition

Tree # 8 is a Mexican fan palm standing 70 feet tall. This tree is quite healthy but does not add any value to the property which mostly consists of the more desirable coast live oaks and native shrubs.



Tree # 8: Mexican Fan Palm

Tree # 9 is an apple. It is a significant tree by the merit of the size of its trunk but it is in poor condition with a lot of decay and many cavities particularly at the base of the tree.



Tree # 9: Apple

Tree # 12 is a mature Monterey pine in poor health and condition. Many Monterey pines are dying due to the last few years of drought stress. Monterey pines are highly susceptible to bark beetle infestations, particularly if stressed by construction. Even if all tree protective measures are put in place, there is a high likelihood that this tree may not survive.



Tree # 12: Monterey pine

Tree # 14 is a coast live oak in poor health and condition. The tree has been heavily pruned previously due to its poor structure. There are large cavities throughout the scaffold limbs of the tree and the tree has a significant lean. This tree is at a high risk of failure and should be removed.



Tree # 14: Coast live oak

Glossary

Canopy	The part of the crown composed of leaves and small twigs. ⁽²⁾
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow. ⁽¹⁾
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin ⁽¹⁾
Dripline	The width of the crown as measured by the lateral extent of the foliage. ⁽¹⁾
Genus	A classification of plants showing similar characteristics.
Live Crown Ratio	The relative proportion of green crown to overall tree height ⁽¹⁾
Root crown	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

Certification of Performance⁽³⁾

I, Robert Weatherill certify:

- * That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- * That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- * That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- * That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- * That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- * That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 15 years.

Signed



Robert Weatherill
Certified Arborist WE 1936a

Date: 7/21/17

Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and its named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.

Addendum to Arborist Report. Dated: 7/21/17

Pruning of Tree #15

Tree # 15 is located on the east rear corner of the proposed new construction. The proposed new construction is such that some pruning will be required to accommodate the new building. After a site visit it was determined that a couple of lower larger limbs will need to be removed, these 2 limbs can be seen in the attached photo. The largest limb is a 12 inch (estimate) diameter limb at its largest diameter where it meets the trunk; the second limb is an 8 inch (estimate) diameter limb where it meets its parent limb. There will also be several smaller cuts required in the canopy higher up of no more than 3 inches in diameter. I estimate that no more than 10% of the canopy will be removed to accommodate the construction and recommend further pruning throughout the canopy to lighten the rest of the canopy. The pruning of the tree will not impact the health and condition of the tree.

Monitoring of construction

All work within the TPZ's of trees will be monitored as requested by the Contractor. This will include excavation for utilities, foundations, root pruning and pruning of the canopy of the tree.

All work within the TPZ of Tree #15 will be monitored by the project arborist.

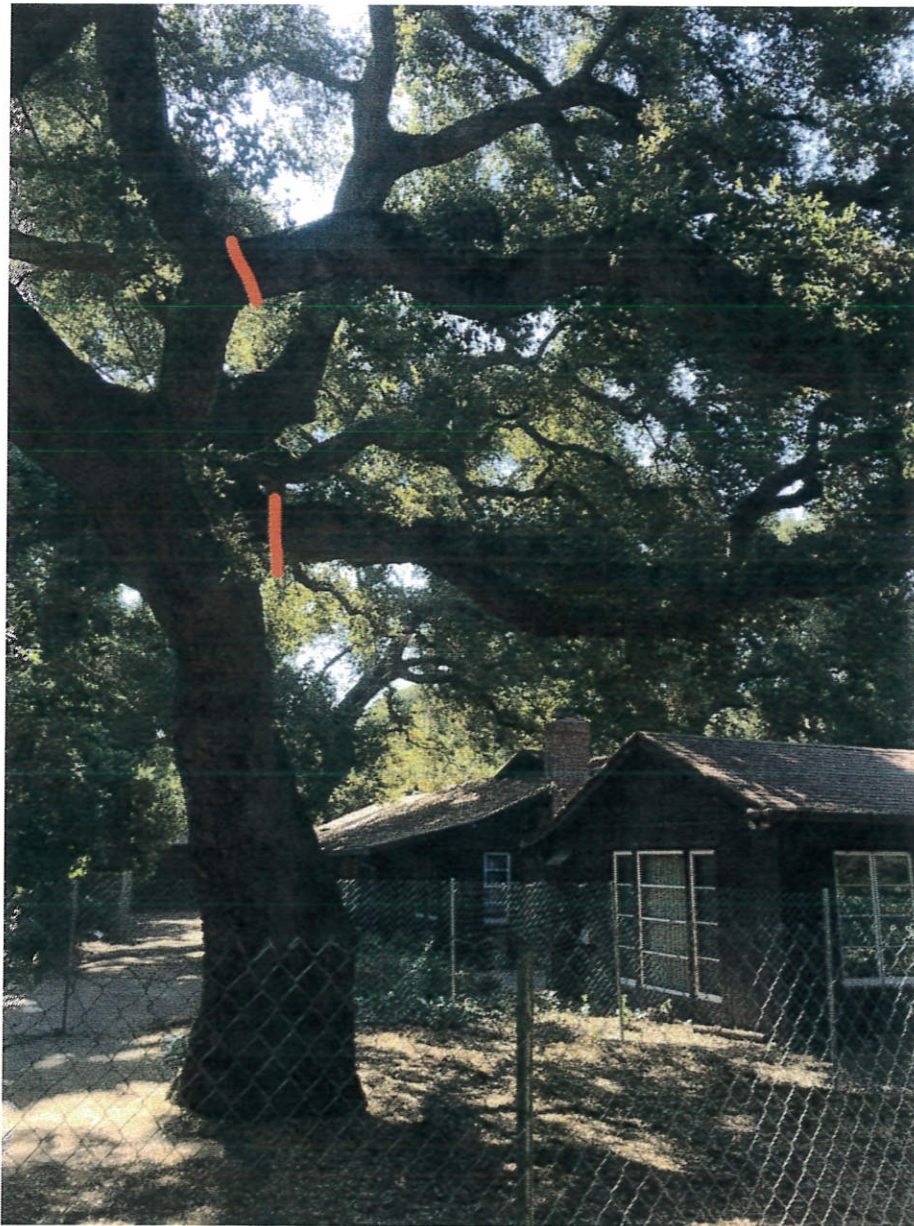
Trusses and Materials handling

After speaking with the Contractor, it was determined that there would be no material handling within the TPZs of any trees and so there will be no impact whatsoever.



Robert Weatherill
Certified Arborist WE 1936A

RESUBMITTED
AUG 15 2017
San Mateo County
Building Inspection



In-Lieu Park Fee Worksheet

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

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

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

Value of Land = _____

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

Acres of Land = _____

3. Determine the value of the property per acre.

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

<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>	
_____	_____
1 Acre	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 =	_____ = _____

4. Determine the number of persons per subdivision.

<u>Formula:</u>			
Number of New Lots Created*	X	2.75**	= Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.			
<u>Fill Out:</u>			
	X	2.75**	= _____
**Average number of persons per dwelling unit according to the most recent federal census (2010).			

5. Determine the parkland demand due to the subdivision.

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

6. Determine the parkland in-lieu fee.

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