

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

**DATE:** July 6, 2023

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Minor Subdivision, pursuant to Section 7010 of the County Subdivision Regulations, to subdivide a 12,007 sq. ft. parcel into two (2) parcels located at 413-6th Avenue in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2022-00320 (Lai)

**PROPOSAL**

The applicant is proposing to subdivide a 12,007 sq. ft. parcel to create one 6,003 sq. ft. parcel (Lot 1) and one 6,004 sq. ft. parcel (Lot 2). The existing residence and accessory structures will be demolished as part of this project. Two (2) significant size trees which are located in the right-of-way in front of the property are proposed for removal as part of the proposed subdivision.

**RECOMMENDATION**

That the Zoning Hearing Officer approve the minor subdivision to subdivide a 12,007 sq. ft. parcel into two (2) parcels by making the required findings and adopting the conditions of approval listed in Attachment A.

**BACKGROUND**

Report Prepared By: Katheryne Castro Rivera, Project Planner

Owner/Applicant: Ryan Lai/Dani Lai

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within [300 or 500] feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo Times [and Half Moon Bay Review]) of general public circulation

Location: 413- 6th Avenue, North Fair Oaks

APN: 060-072-170

Existing Parcel Size: 12,007 sq. ft.

Proposed Parcel Sizes: Lot 1 – 6,003 sq. ft., Lot 2 – 6,004 sq. ft.

Existing Zoning: R-1/S-73 (One Family Residential District/5,000 sq. ft. minimum parcel size)

General Plan Designation: Single-Family Residential (15-24 dwelling units/acre).

Sphere-of-Influence: City of Redwood City

Existing Land Use: Single-family Residence

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

Sewage Disposal: Fair Oaks Sewer Maintenance District

Flood Zone: Flood Zone X (Areas of Minimal Flooding), FEMA Panel No. 06081C0302E, effective date October 16, 2012.

Environmental Evaluation: The project is categorically exempt under Section 15315 of the California Environmental Quality Act Guidelines. Class 15 consists of the division of property in urbanized areas zoned for residential use into four (4) or fewer parcels. The project does not involve a variance or exception, does not have an average slope over 20%, and all utility services and access to the resulting properties are available and compliant with County standards.

Setting: The subject parcel is located approximately 170 feet from the intersection of Middlefield Road and 6th Avenue. The project site is relatively flat and is currently developed with a single-family residence and detached garage, both of which are proposed to be demolished as part of this project. All immediately contiguous parcels are developed with single-family residences. There are commercially developed parcels in the vicinity as the project site is located just to the east of where the zoning district boundary changes to Neighborhood Mixed Use/Design Review (NMU/DR).

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Compliance with the County General Plan**

Staff has reviewed the project and found it to be compliant with the policies of the General Plan. The relevant policies are discussed below.

- a. Policy 8.12 (*General Plan Land Use Designations for Urban Areas*) calls for the adoption of the land use designations and amendments

there to, of several community specific plans including the North Fair Oaks Community Plan. The North Fair Oaks Community Plan was originally adopted in 1979 and most recently updated in 2011 and defines the land use designations and allowable densities for the area. The subject property has a land use designation of Single-Family Residential (15-24 dwelling units/acre). Specific, discussion of the project's compliance can be found below under the North Fair Oaks Community Plan discussion.

b. Compliance with the North Fair Oaks Community Plan

The North Fair Oaks Community Plan is the primary document guiding land use and development in North Fair Oaks. As directed by the General Plan, the Community Plan establishes policies and programs intended to guide the amount, type, location, and design of future development and future improvements to infrastructure, public space, and other uses in ways that reflect the community's desired vision for future growth, help meet current and future needs, and reflect current conditions and anticipated changes and trends over the next 20 to 30 years.

Chapter 2. - Land Use Designations

Chapter 2 of the North Fair Oaks Community Plan provides the land use designations for North Fair Oaks to guide future growth of the community and address the needs of current and future residents and workers. Key goals of the land use designations seek to allow and encourage additional housing and new development and redevelopment on underutilized and vacant land throughout North Fair Oaks to support projected growth of the community and to address current housing shortfalls.

**Policy 2C: Calls for the allowance of residential infill development on vacant and underutilized residential parcels and within areas identified as appropriate for additional mixed use residential, commercial, and other development.**

The North Fair Oaks Community Plan designates land use and density of the subject property as Single-Family Residential (15-24 dwelling units/acre). The proposed land division will result in a density of 7.2 dwelling units per acre and is compliant with this designation as it is below the allowed maximum density. The existing parcel is zoned R-1/S-73 (One-Family Residential/5,000 sq. ft. minimum parcel size) and the resulting parcels will continue with this zoning designation. The resulting parcels will be of a size and configuration to conform with the applicable development standards. The proposed minor subdivision

would result in new a new parcel which would serve to allow new infill residential development within the existing established residential neighborhood, consistent with Policy 2C and the community goals of Chapter 2, as it would result in two parcels that can support future development of single-family residences consistent with the development standards of the R-1/S-73 Zoning Regulations.

#### Chapter 6. - Housing

Chapter 6 of the North Fair Oaks Community Plan provides an overview of current and future housing needs and recommends strategies to address the full range of community housing needs. Overarching goals of this chapter seek to meet the needs of existing and future residents by promoting the creation of new housing, new types of housing, and housing in appropriate locations.

#### **Goal 6.2: Calls for addressing current and future housing needs by encouraging density and promote housing units in existing residential areas.**

The project proposes to create two (2) new residential parcels and maintain the current zoning designation which is consistent with the surrounding residential land uses. The subdivision would result in an increase in density from 3.7 du/ac to 7.2 du/ac and would result in two (2) parcels that can support future residential development which is consistent with the community housing goal to encourage density and promote the creation of new housing within existing residential areas.

#### **Goal 6.6: Calls for increasing availability and accessibility of housing of all types, respectively.**

As discussed, the subdivision would result in two (2) parcels that can support future development of single-family residences which is consistent with the community housing policy goals to increase housing availability.

#### 2. Compliance with the County Zoning Regulations

The subject parcel is zoned R-1/S-73 (One-Family Residential/5,000 sq. ft. minimum parcel size). The two (2) parcels resulting from this subdivision will be compliant with the minimum parcel size and parcel width of the R-1/S-73 Zoning District and will be of sufficient size and shape to meet the required development standards as illustrated in Table 1:

Table 1 S-73 Combining District Standards				
	Minimum Lot Size Required	Proposed Net Lot Size	Minimum Lot Width Required	Proposed Average Lot Width
Lot 1	5,000 sq. ft.	6,003 sq. ft.	50 feet	50 feet
Lot 2	5,000 sq. ft.	6,004 sq. ft.	50 feet	50 feet
Source: S-73 Combining District Development Standards, Zoning Regulations Section 6300				

3. Compliance with the County Subdivision Regulations

Staff has reviewed the proposed tentative parcel map (Attachment C) 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). A specific discussion of the proposed subdivision's compliance with the Subdivision Regulations is detailed below:

In accordance with Section 7010, the applicant submitted a footprint analysis which provides a comprehensive evaluation of the site development constraints and potential impacts associated with the proposed subdivision. The analysis includes potential building envelopes (shown in Attachment C), which confirm that the setbacks required by the R-1/S-73 Zoning District standards can be met. The analysis also includes the removal of two (2) significant size trees which are located in the right-of-way, at the front of the property, to accommodate the driveway for proposed Lot 2.

The County's Building Inspection Section, Department of Public Works, Parks Department, and Menlo Park Fire Protection District have also reviewed the proposed project and found that, as conditioned, it complies with their respective standards.

a. Required Findings for Subdivision Approval

Per Section 7013.3.b of the County Subdivision Ordinance, the following findings must be made in order to approve the proposed subdivision:

- (1) **That the proposed map is consistent with applicable general and specific plans.**

As discussed in Section A.1.b, the resulting parcels conform with the North Fair Oaks Community Plan land use designation and defined density. The proposed subdivision will result in an

additional lot which will allow infill development in an already established residential community. The resulting lot sizes are conforming with the minimum parcel size established by the zoning district and are of a shape that allows for future construction that can meet the required development standards, consistent with the development pattern of the surrounding neighborhood.

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

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

Section 7020.2.c of the County Subdivision Regulations regulates lot depth. This section requires that the lot depth shall be as necessary to provide the minimum parcel size for the zoning district, but in no case shall be less than 100 feet nor greater than three times the width, exclusive of rights-of-way or easements necessary for road purposes. The two (2) proposed parcels comply with this requirement as each has a proposed lot depth of approximately 120 feet.

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

This site is physically suited for residential development as the lot is relatively flat, there are municipal utilities available to serve the parcels, and residential access can be provided directly from 6th Avenue. The site is within an established residential neighborhood made up of similar parcel sizes and the proposed parcels would be consistent with the existing neighborhood lot fabric. The project was reviewed by the Department of Public Works, Drainage Review Section, Parks Department, Menlo Park Fire Protection District, California Water Service Company, and the Fair Oaks Sewer Maintenance District, who all indicated that they had no comments or recommended conditional approval.

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

This site is physically suited for the proposed density of two (2) single-family residential parcels. The parcels meet the requirements of the zoning regulations and will allow conforming single-family dwellings to be built. The proposed density is within the range required by the North Fair Oaks Community Plan. There is existing sewer (Fair Oaks Sewer Maintenance District), water (California Water Service Company-Bear Gulch District), and electric lines that serve the existing single-family residence. A review by the responsible utilities confirmed that there are available connections to serve the new parcel.

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

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

Two (2) significant size trees are proposed for removal as part of the project. The removal is necessary to carry out the construction of the proposed driveway for one of the proposed single-family residences. Staff concludes the tree removal is necessary to accommodate the proposed driveway and will not substantially impact the environment. Additionally, two (2) significant sized trees were removed on the subject parcel in 2022, resulting in the condition for the replacement planting of two (2) 15-gallon size stock trees. Condition of Approval number 5 has been included in Attachment A requiring the replacement of the four removed trees. No other significant trees on the lot will be affected by the subdivision, therefore no existing tree protection is required at this time.

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

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

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

A review of County records and the submitted preliminary title report indicates that there are no existing easements on the subject property.

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

Not applicable, as no easements of record exist.

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

The County Drainage Policy requires that all drainage facilities have sufficient capacity to carry the anticipated peak flows or mitigation procedures must be taken, and that no additional runoff caused by development can cross property lines. The Fair Oaks Sewer Maintenance District has reviewed the



application and found no concerns with the connections to the public sewer system.

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

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

- (11) **That, for a subdivision on land located in a State Responsibility Area or a Very High Fire Hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:**
- (i) **The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code.**
  - (ii) **Structural fire protection and suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or the Department of Forestry and Fire Protection by contract entered into Pursuant to Section 4133, 4142, or 4144 of these Public Resources Code; and**

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

The project site is not located in a State Responsibility Area or a Very High Fire Hazard severity zone. The project has been reviewed and approved by the responsible fire agency, Menlo Park Fire Protection District.

- (12) That, for the subdivision of land designated in the County General Plan as open space and located in a State Responsibility Area or a Very High Fire Hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:**

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

The project site is not designated as open space in the County General Plan or in the North Fair Oaks Community Plan. The project site is not located in a State Responsibility Area or a Very High Fire Hazard severity zone. The project has been reviewed and approved by the Menlo Park Fire Protection District.

4. Compliance with In-Lieu Park Fees

Section 7053 of the County Subdivision Ordinance requires that, as a condition of approval of a tentative map or tentative parcel map, the subdivider is required to dedicate land for park and recreation facilities. Alternatively, a subdivider can pay a fee in lieu of dedication for the purposes of acquiring, developing or rehabilitating County Park and recreation facilities, and/or assisting other providers of park and recreation facilities in acquiring, developing or rehabilitating facilities that will serve the proposed subdivision. Section 7055.3 further defines the formula for calculating the in-lieu fee for subdivisions of fifty lots or less. The anticipated fee for this subdivision is \$41,478.83 for in-lieu park fees. A worksheet showing the computation methodology is included in Attachment E. However, the final fee shall be based upon the assessed value of the project parcel at the time of recordation of the parcel map.

B. ENVIRONMENTAL REVIEW

The proposed minor subdivision is categorically exempt from California Environmental Quality Act environmental review procedures, pursuant to Class 15, Section 15315 of the California Environmental Quality Act. This exemption applies to the division of property located in urbanized areas, into four or fewer parcels. The division must be in conformance with the General Plan, require no variances, all infrastructure and utility services are available and access to the property meets local standards. The property cannot have been involved in a subdivision in the last two years, and the property must have an average slope of less than 20 percent.

This project site is within an established urbanized residential area and would result in only two parcels. As discussed above, the project is in conformance with the County's General Plan/North Fair Oaks Community Plan and does not require a variance to allow for future construction. All necessary utility service providers have confirmed they can provide their respective services to the subject property. The resulting properties will both be accessible via an existing improved street. The subject property has not been subdivided in the last two years and has an average slope of less than 20 percent.

C. REVIEWING AGENCIES

Menlo Park Fire Protection District  
Drainage Review Section  
San Mateo County Department of Public Works  
San Mateo County Parks Department  
California Water Service Company Bear Gulch District  
Fair Oaks Sewer Maintenance District

## **ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Tentative Map and Development Footprint Analysis
- D. Arborist Report
- E. Park In-Lieu 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 2022-00320

Hearing Date: July 6, 2023

Prepared By: Katheryne Castro,  
Project Planner

For Adoption By: Zoning Hearing Officer

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. That the proposed minor subdivision is categorically exempt from California Environmental Quality Act environmental review procedures, pursuant to Class 15, Section 15315 of the California Environmental Quality Act. This exemption applies to the division of property located in urbanized areas, into four or fewer parcels. The division must be in conformance with the General Plan, require no variances, all infrastructure and utility services are available and access to the property meets local standards. The property cannot have been involved in a subdivision in the last two years, and the property must have an average slope of less than 20 percent. This project site is within an urbanized residential area and would create only two (2) parcels. As discussed above, the project is in conformance with the County's General Plan and requires no variances to allow for future construction. All necessary service providers have confirmed they can provide their respective services to the subject property and adequate public access to the site exists. The subject property has not been subdivided in the last two years and has an average slope of less than 20 percent.

For the Minor Subdivision, Find:

2. That the proposed map is consistent with applicable general and specific plans. The proposed map will result in development that conforms to the land use and density designations defined in the North Fair Oaks Community Plan and is compatible with surrounding land uses.
3. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans. Staff has reviewed the design of the proposed subdivision and found it consistent, as conditioned in Attachment A of this report, with State and County land division regulations. The project is

consistent with the County General Plan and Zoning Regulations as discussed in Sections A.1 and A.2 of this report.

4. That the site is physically suitable for the type of development. This site is physically suited for residential development as the lot is relatively flat, there are residential utility services available, and direct access from 6th Street is available for each parcel. There are no identified sensitive habitats in the general project vicinity. Further, the site is within an established residential neighborhood made up of similar parcel sizes and this project would be consistent with the existing neighborhood lot fabric. The project was reviewed by the Department of Public Works, Drainage Review Section, Parks Department, Menlo Park Fire Protection District, California Water Service Company, and Fair Oaks Sewer Maintenance District, who all indicated that they had no comments or recommended conditional approval.
5. That the site is physically suitable for the proposed density of development. The parcels resulting from this subdivision meet the designated density requirements of the zoning regulations and will allow conforming single-family dwellings to be built. There are no physical constraints that will prohibit development of houses on each parcel. There are existing sewer, water, gas, and electric lines that serve the existing development on the parent parcel.
6. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project is located in a developed medium density residential neighborhood. There is no identified undisturbed natural habitat in the general vicinity of the project. There is no evidence to suggest that, with the implementation of standard erosion and stormwater control measures during construction, that the project will cause substantial environmental damage or substantially injure fish or wildlife or their habitat. Two (2) significant size trees are proposed for removal as part of the proposed subdivision. The removal is necessary to carry out the construction of the proposed driveway for one of the two proposed single-family residences. Staff has concluded that the removal of these trees is necessary to allow for conforming development of the lots and will not substantially impact the environment.
7. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision is served by public water and sewer systems that have adequate capacity to serve this project. Review of the project by affected agencies yielded no objections. There are no hazardous or noxious uses proposed and no public health problems are likely to occur from construction and grading work.

8. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The preliminary title report indicates that there are no existing easements on the subject property.
9. In this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, are otherwise available within a reasonable distance from the subdivision, will be provided, and are substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the Advisory Agency to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. This finding is not applicable as the preliminary title report indicates that there are no easements of record exist on the subject property.
10. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The County Drainage Policy requires that all drainage facilities have sufficient capacity to carry the anticipated peak flows or mitigation procedures must be taken, and that no additional runoff caused by development can cross property lines. The Fair Oaks Sewer Maintenance District has reviewed the application and found no concerns with the connections to the public sewer system.
11. That the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("The Williamson Act") and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use. For purposes of this section, land shall be presumed to be in parcels too small to sustain their agricultural use if the land is:
  - a. Less than ten (10) acres in size in the case of prime agricultural land, or;
  - b. Less than forty (40) acres in size in the case of land which is not prime agricultural land.

A subdivision of land subject to the Williamson Act, with parcels smaller than those specified above, may be approved only under the special circumstances prescribed in Section 66474.4(b) of the Map Act.

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

- 12. That, for a subdivision on land located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:
  - a. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code.
  - b. Structural fire protection and suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or the Department of Forestry and Fire Protection by contract entered into Pursuant to Section 4133, 4142, or 4144 of these Public Resources Code; and
  - c. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code as interpreted and applied by the County Fire Marshal, and any applicable County ordinance.

The project site is not located in a State Responsibility Area or a Very High Fire Hazard severity zone. The project has been reviewed and approved by the Melo Park Fire Protection District.

- 13. That, for the subdivision of land designated in the County General Plan as open space and located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:
  - a. The subdivision is consistent with the open space purpose; and
  - b. If the subdivision would result in parcels that are forty (40) acres or smaller in size, those parcels are subject to a binding and recorded restriction prohibiting the development of a habitable, industrial, or commercial building or structure, while all other structures shall comply with defensible space requirements described in Government Code Section 51182 or Section 4291 of the Public Resources Code. Any later approval to remove the aforementioned binding restriction shall make the subdivision subject to the requirements of (11) above.



The project site is not designated as open space in the County General Plan or in the North Fair Oaks Community Plan. The project site is not located in a State Responsibility Area or a Very High Fire Hazard severity zone. The project has been reviewed and approved by the Melo Park Fire Protection District.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. This approval only applies to the proposal, documents and plans described in this report and approved by the Zoning Hearing Officer on July 6, 2023. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with this approval.
2. This subdivision approval is valid for two years, during which time a parcel map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees prior to the expiration date.
3. Prior to recordation of the parcel map the applicant shall apply for and obtain a building permit from the Building Inspection Section prior to demolishing the existing on-site structures. These structures shall be demolished prior to recordation of the parcel map.
4. Prior to recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees as required by County Subdivision Regulations, Section 7055.3. The fees shall be based upon the assessed value of the project parcel at the time of recordation and calculated as shown on the attached worksheet.
5. No additional trees, beyond the two identified in this report, are approved for removal. Any additional tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal. The applicant is required to plant two (2) replacement trees, minimum 15-gallon size, for the removed trees. The applicant is required to plant two (2) additional replacement trees, minimum 15-gallon size, as a condition of two significant sized trees previously removed under PLN 2022-00172. All tree replanting shall be completed prior to the final inspection of the building permits for the new single-family dwellings.

6. Prior to the issuance of a building permit for any demolition or future construction, the applicant shall provide an erosion and sediment control plan, which demonstrates how erosion will be mitigated during the construction period. The erosion control measures shall be in place at all times during construction. Only upon issuance of the building permit to demolish the existing structures on the parcel may the trees approved for removal be removed.
7. The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
  - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Performing clearing and earth-moving activities only during dry weather.
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

### Drainage Section

- 8. Stormwater Management Design: Prior to the issuance of a building permit for new residential development on the original parcel or on either of the lots created pursuant to this subdivision, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Planning and Building for review and approval. The drainage analysis shall consist of a written narrative and plan. The flow of the stormwater onto, over, and off the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the measures to certify adequate drainage. Recommended measures shall be designed and included on applicable improvement plans and submitted to the Department of Planning and Building for review and approval.
- 9. C.3 Stormwater Treatment: If the resulting lots of this subdivision are developed as a common plan of development with applicable building permits submitted (or planning permits deemed complete) after June 30, 2023, the project will be subject to the impervious surface thresholds and stormwater treatment requirements of the Municipal Regional Permit Section C.3 at that time.
- 10. Driveway Design: Prior to the issuance of a building permit for new residential development on the original parcel or on either of the lots created pursuant to this subdivision, the applicant shall submit a roadway plan and driveway plans and profiles for each parcel, to the Department of Public Works and the Department of Planning and Building. Site plan shall show driveway access for each parcel up to the proposed garage slab. Driveways must comply with County standards for driveway design (maximum slopes not to exceed 20% and their elevation at the property line must be the same elevation as the centerline of the access roadway). The driveway plans shall also include and show specific provisions and details for handling both the existing and the proposed drainage.

11. Maintenance Responsibility: If applicable, the applicant shall record documents which identify who will be responsible for any future maintenance of any private drainage and/or roadway facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Planning and Building for review. If applicable, said documents shall be recorded prior to recordation of the parcel map.
12. "As-built" Plans: All construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "as-built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
13. Written Utilities Certification Letters: 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.
14. Encroachment Permit: No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

#### Department of Public Works

15. The applicant shall have prepared, by a Registered Civil Engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post development flows and velocities shall not exceed those that existed in the predeveloped state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.
16. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The

driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

17. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
18. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
19. The applicant shall submit a Parcel Map to the Department of Public Works County Surveyor for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter Department conditions have been met.
20. 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.

#### Department of Public Works – Sewer Review

21. The vesting tentative parcel map indicates that the property will be subdivided into two (2) parcels. The Sewer District records indicate that the property has one (1) existing sewer connection. The Sewer District will allow the proposed additional one (1) connection provided that all associated fees are paid. The Sewer District will require the applicant to purchase the additional sewer connection and obtain all appropriate permits for the installation of the connections. The fees for new sewer connections will be calculated based on the plans submitted prior to final approval of the building plans.
22. Each subdivided parcel must connect to the Sewer District main with an individual 4-inch sewer lateral.
23. The applicant shall submit building plans to the Sewer District for review when the building permit application is submitted to County Building Department. The plans shall indicate the location of the existing and proposed sewer laterals to the Sewer District main. The County Sanitary Sewer and Streetlight Requirements Checklist can be found on our website at <http://publicworks.smcgov.org/sewer-services> . All appropriate information and notes shall be included on the plans.

24. A Sewer Inspection Permit must be obtained to cap the existing sewer lateral prior to demolition of the existing building. A Sewer Inspection Permit may be obtained from the Sewer District office at 555 County Center, 5th Floor, Redwood City.

#### Parks Department

25. Orientation of the dry-wells and underground utility services may need to be adjusted to minimize impact to existing trees.

#### California Water Service Company

26. California Water Service Company Bear Gulch district (Cal Water) has determined that water is available to serve the above-referenced project based on the information provided. Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission (CPUC) and the company's approved tariffs on file with the CPUC. This determination of water availability shall remain valid for two years from the date of this letter. If construction of the project has not commenced within this two-year time frame, Cal Water will be under no further obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming water availability. Additionally, Cal Water reserves the right to rescind this letter at any time in the event its water supply is severely reduced by legislative, regulatory or environmental actions.
27. Cal Water will provide such potable water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells, in addition to the cost of mains and services. Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

#### Menlo Park Fire Protection District

28. The applicant shall comply with all Menlo Park Fire Protection District requirements at the building permit stage of the application.

KCR:cmc – KCRHH0197\_WCU.DOCX



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

# **ATTACHMENT B**



0.03 0 0.01 0.03 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:839

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

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**





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

# **ATTACHMENT C**

A.P.N. 060-072-270  
LANDS OF ORTIZ TRUST

A.P.N. 060-072-280  
LANDS OF CALVARIO TRUST

A.P.N. 060-072-290  
LANDS OF ESPINO TRUST

**LEGEND**

- PROPERTY LINE
- AC PAVE ASPHALT CONCRETE PAVEMENT
- BFP BACK FLOW PREVENTER
- COL COLUMN
- CONC CONCRETE
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FL FLOWLINE
- FP FINISH PAVE
- GM GAS METER
- INV INVERT
- JP JOINT UTILITY POLE
- MB MAILBOX
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TW TOP OF WALL
- WM WATER METER
- 12" TREE
- X FENCE
- JT JOINT TRENCH LINE
- OH OVERHEAD UTILITY LINE
- SS SANITARY SEWER LINE
- W WATER LINE

A.P.N. 060-072-180  
LANDS OF MORENO

**PROPOSED LOT 1**  
AREA = 6,003 S.F. ±

**PROPOSED LOT 2**  
AREA = 6,004 S.F. ±

A.P.N. 060-072-160  
LANDS OF INSTITUTE FOR  
HUMAN AND SOCIAL  
DEVELOPMENT, INC.

POTENTIAL  
RESIDENCE  
FOOTPRINT

POTENTIAL  
RESIDENCE  
FOOTPRINT

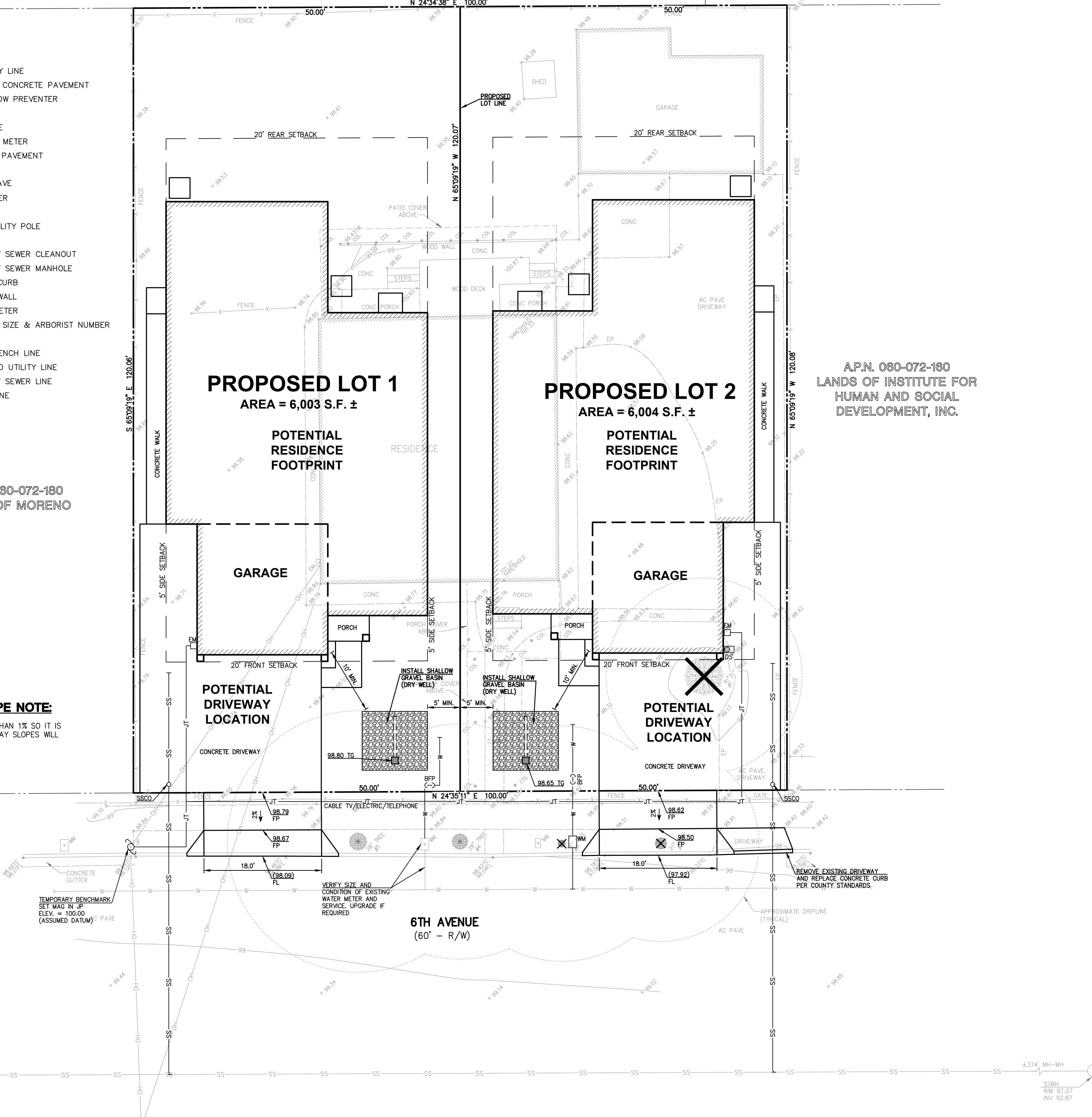
GARAGE

GARAGE

POTENTIAL  
DRIVEWAY  
LOCATION

POTENTIAL  
DRIVEWAY  
LOCATION

**DRIVEWAY SLOPE NOTE:**  
THE LOT SLOPE IS LESS THAN 1% SO IT IS  
ANTICIPATED THAT DRIVEWAY SLOPES WILL  
NOT EXCEED 15%.



**OWNER / SUBDIVIDER:**

DANI LAI  
WRD GREEN INC.  
258 ALAMEDA DE LAS PULGAS  
REDWOOD CITY, CA 94062

**CIVIL ENGINEER / LAND SURVEYOR:**

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

**EXISTING & PROPOSED LAND USE:**

SINGLE FAMILY RESIDENTIAL

**EXISTING & PROPOSED ZONING:**

R-1/S-73

**FLOOD ZONE:**

ZONE "X"

**ASSESSOR'S PARCEL NUMBER:**

060-072-170

**LOT AREA:**

= 12,007 S.F. ±  
= 0.276 ACRES. ±

**UTILITY SERVICES:**

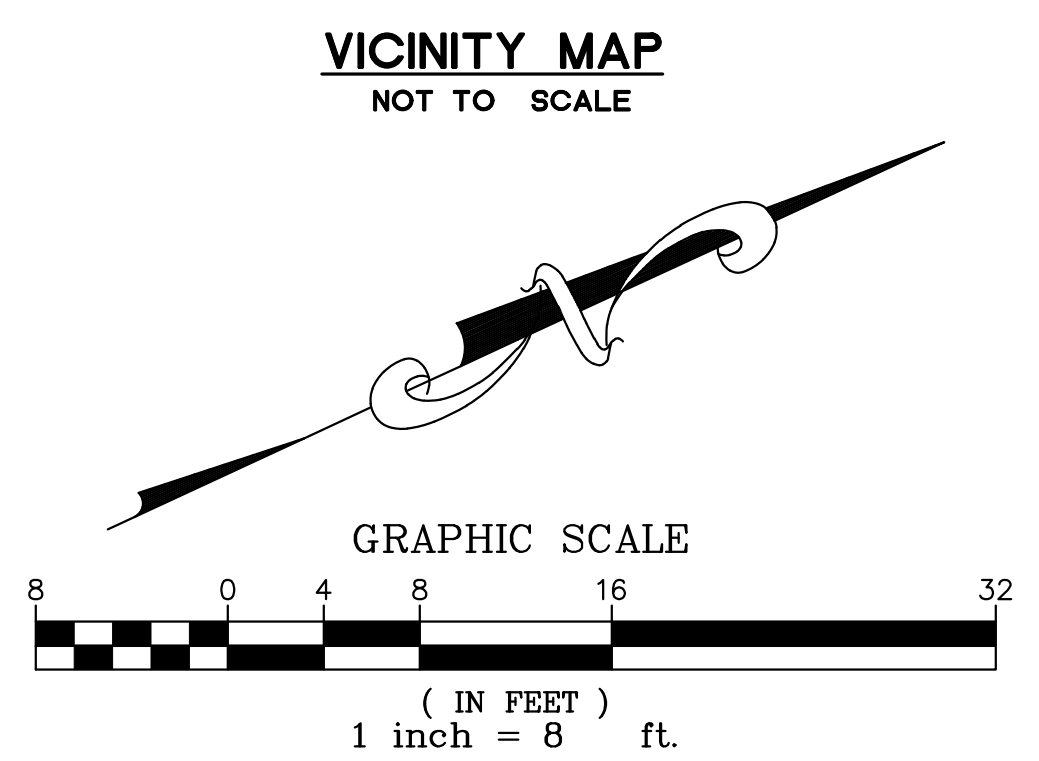
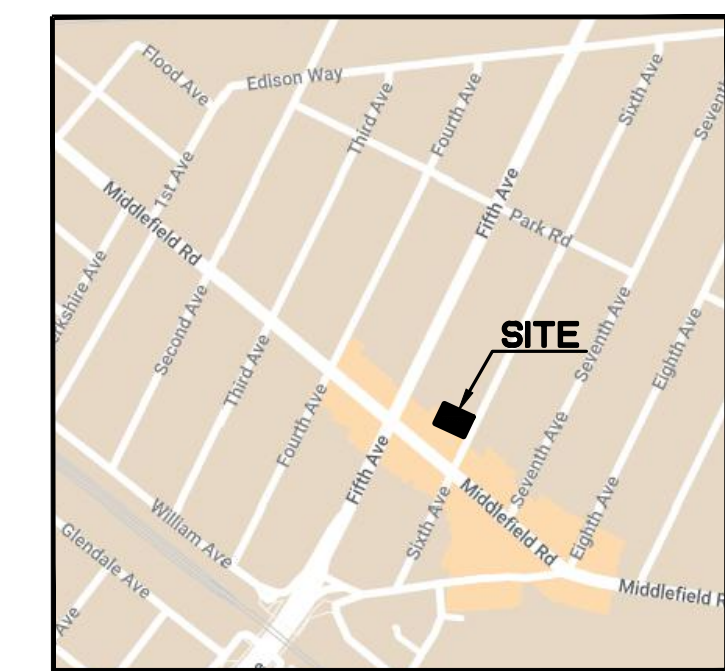
- GAS & ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
- SANITARY SEWER: FAIR OAKS SEWER DISTRICT
- WATER: CALIFORNIA WATER SERVICE - BEAR GULCH
- TELEPHONE: AT & T
- FIRE PROTECTION: MENLO PARK FIRE PROTECTION DISTRICT

**GENERAL NOTE:**

EXISTING CONTOUR INFORMATION IS BASED UPON A FIELD  
SURVEY PERFORMED BY MACLEOD & ASSOCIATES IN  
AUGUST OF 2022.

**UTILITY NOTE:**

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



REV.	DESCRIPTION	BY:	DATE:

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

PREPARED FOR:  
DANI LAI

VESTING TENTATIVE PARCEL MAP  
WITH POTENTIAL BUILDING FOOTPRINTS  
413 6TH AVENUE  
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY: DJK  
DESIGNED BY: DJK  
CHECKED BY: DGM  
SCALE: 1"=8'  
DATE: 10/25/22  
DRAWING NO.  
5302-TM

SHEET  
1 OF 1

**T-1**



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

**ATTACHMENT D**

# Kielty Arborist Services LLC

Certified Arborist WE#10724A

P.O. Box 6187

San Mateo, CA 94403

650- 532-4418

September 22<sup>nd</sup>, 2022

Dani Li

Site: 413 6<sup>th</sup> Avenue, Menlo Park (SM County)

Dear Ms. Li,

As requested on Thursday, September 8<sup>th</sup>, 2022, Kielty Arborist Services LLC visited the above site for the purpose of providing a Tree Inventory Report/Tree Protection Plan for the proposed construction. The property is proposed to be subdivided with two new two-story homes with attached ADU's are proposed for this site, and as needed an Arborist Report is required when submitting plans to the County of San Mateo. Site plan A1-A dated May 2022 was reviewed for writing this report. This Tree Inventory Report is not a Tree Risk Assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this report unless stated otherwise. The owner/applicant, GC, and other contractors are all responsible for knowing and following the guidelines for the preservation of trees found in this report.

## Method:

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

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

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

## Survey Key:

**DBH**-Diameter at breast height (54 inches above grade)

**CON**- Condition rating

**HT/SP**-Tree height/canopy spread (in feet)

**S**- Significant tree by County ordinance.(Protected)

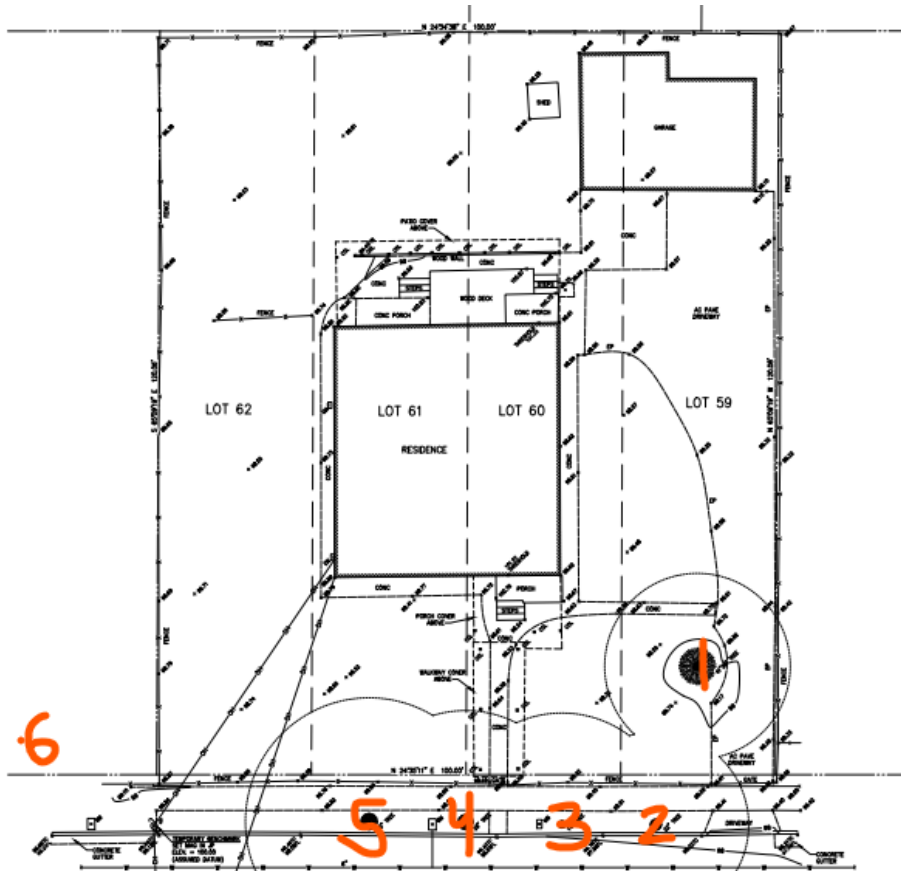
**R**- Indicates proposed tree removal

413 6<sup>th</sup> Avenue

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1S/R	Redwood ( <i>Sequoia sempervirens</i> )	30.8-41.4	0	65/30	DEAD, codominant at grade, next to existing driveway.
2S/R	London Plane ( <i>Platanus x hispanica</i> )	21.3	45	45/40	Poor vigor, fair form, codominant at 5', <b>street tree</b> , damaging sidewalk.
3S/R	London Plane ( <i>Platanus x hispanica</i> )	14.5	45	45/35	Poor vigor, fair form, suppressed, in decline, <b>street tree</b> , damaging sidewalk.
4S	London Plane ( <i>Platanus x hispanica</i> )	27.5	70	50/50	Good vigor, good form, <b>street tree</b> . damaging sidewalk.
5S	London Plane ( <i>Platanus x hispanica</i> )	27.9	65	50/45	Good vigor, fair form, suppressed, grows away form #4, <b>street tree</b> , damaging sidewalk.
6*S	Coast Live Oak ( <i>Quercus agrifolia</i> )	30est	70	35/50	Good vigor, good form, limited visual assessment, 15' from property line.



Showing tree locations

**Summary of trees proposed for removal:**

All of the trees surveyed on site are “Significant Trees” (protected) in this area of San Mateo County. Trees #1-3 are in poor condition and are recommended/proposed to be removed. Redwood tree #1 is dead and should be removed as soon as possible at the tree is a hazard for the site and surrounding neighbor’s. The tree is also now a fire hazard. This tree meets the following criteria for allowable tree removal in the County of San Mateo: The tree: (1) is diseased; (2) could adversely affect the general health and safety; (3) **could cause substantial damage**; (4) is a public nuisance; (5) **is in danger of falling (11) is a substantial fire hazard.**



**Showing dead Redwood tree #1**

A new driveway is proposed on the north side of the lot raising the need to remove both London Plane street trees #2 and #3. The proposed driveway is significantly wider than the existing driveway on site and is within the footprint of London Plane Street tree #2 and too close to London Plane street tree #3 to allow for retention. A double driveway is needed on site due to the proposed ADU. The minimum width for a double driveway in the County of San Mateo is 16'. Both of the London plane street trees #2 and #3 were given poor condition ratings. Both trees have poor vigor when compared to the healthier London Plane street trees #4 and #5, with large areas of dead wood observed. The decline in vigor may be due to Anthracnose disease which the species usually quickly recovers from. London Plane street tree #3 is heavily suppressed by the adjacent trees. The trees have also caused substantial damage to the sidewalk and curb and gutter. These trees meet the following criteria for allowable tree removal in the County of San Mateo: **The required action is necessary (1) to utilize the property in a manner which is of greater public value than any environmental degradation caused by the action; or (2) to allow reasonable economic or other enjoyment of the property.**

**Summary of retained trees:**

London Plane street trees #4 and #5 are in fair to good condition. London Plane tree #4 is the dominate tree. The street trees have caused a substantial amount of damage to the sidewalk as the sidewalk is raised with the curb and gutter also being damaged. These trees will require tree protection fencing. Neighboring Coast Live Oak tree #6 is in good condition. The tree is 15' from the property line.



**Showing London Plane trees #2 and #3 To be removed**



**Showing London Plane trees #4 and #5 in better condition than trees #2 and #3**

**Plan Review:**

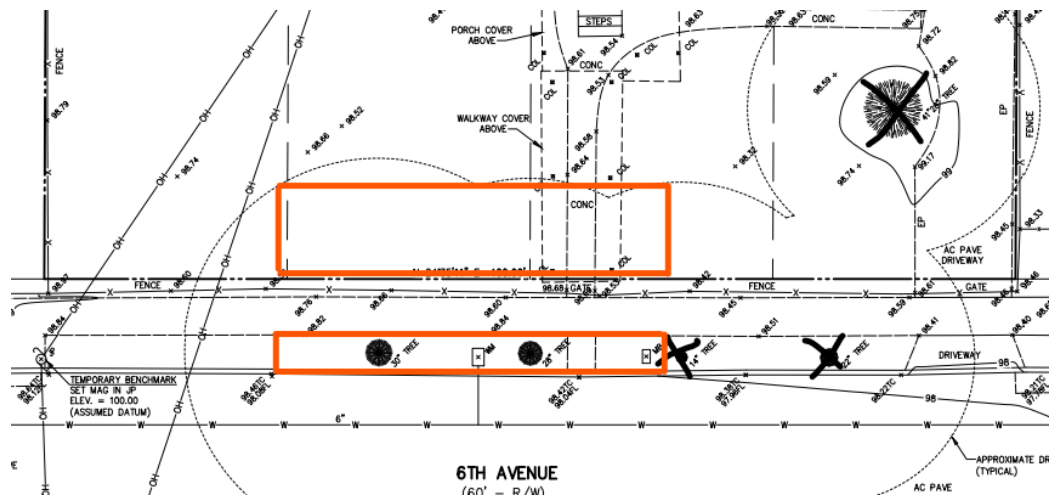
The proposed driveways near London Plane street trees #4 and #5 and neighboring Oak tree #6 are recommended to be reduced to the minimum width of a double driveway to reduce impacts to the London Plane street trees. The proposed driveway and driveway aprons are recommended to be excavated by hand under the Project Arborist supervision when working within 25' from the trees. Encountered roots are recommended to be retained and kept moist by covering/wrapping roots in layers of wetted down burlap. The contractor is recommended to wet down the burlap daily while roots are exposed to help avoid root desiccation. Roots encountered within the proposed base rock layers are recommended to be retained. Structural Soil (CU Mix) is recommended to be used as the base rock material for the driveways when within 25' from the trees. This mix looks like your average base rock material, but slightly larger pieces mixed with a hydro gel. This mix will allow for root growth while still under compacted conditions of the driveway. Base rock depth is recommended to stay as minimal as possible to avoid tree roots. Before the driveway work is to start the trees are recommended to be irrigated with 50 gallons of water per tree. Every other week during the dry season, the trees are recommended to be irrigated in this manner. The use of soaker hoses within the tree protection zones is recommended to promote deep watering. The following spring after the construction of the driveways, the trees are recommended to be deep water fertilized as an additional mitigation measure. Impacts are expected to be minor if the above recommendations are followed. No other impacts are expected on site from the review of the site plan.

**Tree Protection Plan:**

## Tree protection fencing

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for protection zones should consist of 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the tree driplines where possible. The entire street tree planting strip between the two proposed adjacent driveway are recommended to be protected by a continuous fencing for retained London Plane street trees #4 and #5. The area inside of the property where the canopies extend shall also be protected by continuous fencing. Neighboring Coast Live Oak tree #6 will be protected by the existing property line fence. Where proposed work or existing hardscapes/foundations exist, fencing shall be placed as close as possible to the existing structures or hardscapes. No equipment or materials should be stored or cleaned inside protection zones. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering and construction scheduling shall be implemented in full by the owner and contractor.





**Showing the recommended tree protection fencing locations**

### Landscape Buffer

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

### Root Cutting

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. All roots encountered measuring 2 inches in diameter or over shall be exposed and remain damage free for the site arborist to view. Mitigation measures will be applied at this time.

### Trenching and Excavation

Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

### Irrigation

Normal irrigation for the imported trees should be maintained throughout the entire length of the project. All of the imported trees will require normal irrigation. The London Plane trees are recommended to be irrigated with 50 gallons of water per tree. Every other week during the dry season, the trees are recommended to be irrigated in this manner. The use of soaker hoses within the tree protection zones is recommended to promote deep watering.

413 6<sup>th</sup> Ave

(7)

### Inspections

The site will be inspected after the tree protection measures are installed and before the start of construction. Other inspections will be carried out on an as needed basis. Any time excavation is needed underneath the dripline of a protected tree, the site arborist must be notified 48 hours in advance so that a site visit can be scheduled during the proposed work.

### Grading

The grading work on site is recommended to be supervised by the Project Arborist.

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

Sincerely,

David Beckham Certified Arborist WE#10724A TRAQ Qualified *David Beckham*

## Kielty Arborist Services

P.O. Box 6187  
San Mateo, CA 94403  
650-532-4418

### ARBORIST DISCLOSURE STATEMENT

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

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

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

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

Arborist: *David Beckham*

David Beckham

Date: September 22<sup>nd</sup>, 2022



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

**ATTACHMENT E**

