COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: February 6, 2025

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, pursuant to Section 7011 of the County Subdivision Regulations, and Grading Permit, pursuant to Section 9283 of the County Ordinance Code, to subdivide a 24,311 sq. ft. parcel into three parcels with gross areas of 8,249 sq. ft. parcel (Lot 1), 8,031 sq. ft parcel (Lot 2) and 8,031 sq. ft. parcel (Lot 3) located at 1930 Stockbridge Avenue in the unincorporated Sequoia Tract area of San Mateo County. The project involves no tree removal and 270 cubic yards (c.y.) of grading. In conjunction with the requested permits, it is recommended that the Zoning Hearing Officer determine that the project is categorically exempt under Class 15, Section 15315 of the California Environmental Quality Act Guidelines for the division of a property in an urban zone into four or fewer parcels.

County File Number: PLN2024-00145 (Suppes)

PROPOSAL

The applicant proposes to subdivide a 24,311 sq. ft. parcel located at 1930 Stockbridge Avenue, into three parcels of gross areas of 8,249 sq. ft. parcel (Lot 1), 8,031 sq. ft parcel (Lot 2) and 8,031 sq. ft. parcel (Lot 3). Access to all three lots would be provided by the existing shared driveway easement located within the Stockbridge Avenue private right-of-way, which also serves three developed parcels located to the west of the subject parcel. Net parcel areas, excluding areas of access and newly proposed emergency easement, would be 6,701 sq. ft., 6,036 sq. ft. and 6,022 sq. ft., respectively. The existing house, pool, and other improvements would be demolished. A new Emergency Vehicle Access (EVA) easement would be proposed between Lots 2 and 3 for fire truck turnaround. The project involves 270 cu. yd. of grading for site improvements, removing existing structures, and for the new EVA easement. No trees are proposed for removal at this time, and permit applications for trees to be removed for construction of new houses will be submitted with the future building permits.

RECOMMENDATION

That the Zoning Hearing Officer approve the Minor Subdivision and Grading Permit, PLN2024-00145, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Sonal Aggarwal, Planner III, Saggarwal@smcgov.org

Applicant: John Suppes

Owner: Robert E. Sacher

Public Notification: Public notification was sent 10 days in advance of this meeting and was mailed to property owners within 300 feet of the project parcel. Notice of the hearing was posted in San Mateo County Times.

Location: 1930 Stockbridge Avenue, Unincorporated Sequoia Tract

APN: 069-280-670

Size: The gross area of the site is 24,311 sq. ft. with a net site area of 20,404 square feet. The site would be divided into three parcels including a gross area of 8,249 sq. ft. (Lot 1), 8,031 sq. ft. (Lot 2), and 8,031 sq. ft. (Lot 3) respectively, with a net area of 6,701 sq. ft. (Lot 1), 6,036 sq. ft. (Lot 2) and 6,022 sq. ft. (Lot 3) after deducting the shared driveway and area for the new EVA easement.

Existing Zoning: R-1/S-74

General Plan Designation: Medium Density Residential (6.1 to 8.7 du/ac)

Sphere-of-Influence: City of Redwood City

Existing Land Use: Single-Family (Medium Density Residential - 6.1 to 8.7 du/ac)

Proposed Land Use: Single-Family (Medium Density Residential - 6.1 to 8.7 du/ac)

Water Supply: California Water Service Company - Bear Gulch has conditionally approved the project, subject to review of any upgrades needed to meet flow requirements and any other requirements requested by the Fire Department.

Sewage Disposal: Fair Oaks Sewer Maintenance District has conditionally approved the project, subject to the applicant obtaining all necessary permits and meeting the conditions of approval listed in Attachment A of this report.

Flood Zone: Flood Zone X (Area of Minimum Flooding), FEMA Panel No. 06081C0303E (Effective October 16, 2012).

Environmental Evaluation: The project is categorically exempt under Section 15315 of the California Environmental Quality Act (CEQA) Guidelines. Class 15 consists of the division of a property in an urbanized area zoned for residential use into four or fewer parcels.

Setting: The subject site is a 24,311 sq. ft. parcel interior lot and is accessed through a 20-foot-wide shared private driveway access from Stockbridge Avenue. The shared driveway access runs towards the north of this parcel and also serves three other single-family homes located to the west of the subject parcel. There is a 10-foot public utility easement that also runs through this shared driveway and a 5-foot PG&E easement that runs toward the south of this parcel. The subject site contains a single-family residence, a pool, sheds, and other site improvements that would be removed as part of this subdivision. The site has an average slope of less than 20 percent; is mostly flat and is surrounded by single-family homes on all sides.

Chronology:

Date		Action
1939	-	Existing house constructed. A historical resource evaluation of the property found no significant historical resources.
May 13, 2024	-	Subdivision application submitted
January 3, 2025	-	Deemed Complete
February 6, 2025	-	Zoning Hearing Officer Meeting

DISCUSSION

A. KEY ISSUES

1. Compliance with the County General Plan

The County General Plan designates the subject property as Medium Density Residential (6.1- 8.7 dwelling units/acre). The proposed land division will result in a density of 6.41 dwelling units per net acre and is in compliance with this designation. The proposal is consistent with the surrounding residential land uses, per Policies 8.14 (*Land Use Compatibility*) and 8.35 (*Uses*), respectively.

General Plan Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The project site is within a neighborhood of single-family dwellings. Both sewer and water services are available and have adequate capacity to serve this subdivision. Additionally, the portion of Stockbridge Avenue running towards north of the subject parcel and other adjacent parcels is an existing improved private right of way not maintained by the Department of Public Works. The proposed subdivision represents the infill of an urban area, and the proposed parcel sizes are in compliance with the minimum parcel size (5,000 sq. ft.) required in this zoning district. The project also conforms to Policy 8.37 (*Parcel Sizes*).

2. **Compliance with County Zoning Regulations**

The subject parcel is zoned R-1/S-74 (Single-Family Residential/5,000 sq. ft. minimum parcel size). The three parcels resulting from the subdivision will be in compliance with the minimum required standards of the R-1/S-74 District as illustrated in Table 1 below:

Table 1
S-74 Combining District Standards

	Minimum Lot Size Required	Proposed Net Lot Size	Minimum Lot Width Requirement	Proposed Average Lot Width
Lot 1	5,000 sq. ft.	6,701 sq. ft.	50 feet	62.41 feet
Lot 2	5,000 sq. ft.	6,036 sq. ft.	50 feet	61.48 feet
Lot 3	5,000 sq. ft.	6,022 sq. ft.	50 feet	61.48 feet

Source: S-74 Combining District Development Standards, Zoning Regulations Section 6300.4.23 and 6300.4.24

Section 7020.2.c of the County Subdivision Regulations regulates lot depth. This section states that the lot depth shall be as necessary to provide the minimum parcel size for the zoning district, but in no case shall be less than 100 feet nor greater than three times the width, exclusive of rights-of-way or easements necessary for road purposes. The three proposed parcels are in compliance as the proposed lot depth is approximately 110 feet excluding a 20 feet wide driveway easement.

The applicant submitted a footprint analysis that includes building envelopes (shown in Attachment C), compliant with R-1/S-74 zoning standards. Future development of single-family residences on the three proposed parcels would comply with the R-1/S-74 zoning district standards.

3. **Compliance with County Subdivision Regulations**

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

a. **That the proposed map is consistent with applicable general and specific plans;**

The project is consistent with the County's General Plan as described in Section A.1 of this report. It will result in development that conforms to the Land Use Element's density limits and will implement General Plan Policies 8.14, Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas, and 8.30, Infilling. The proposed density is 6.41 dwelling units per net acre, which complies with and does not exceed the required density of 6.1 to 8.7 dwelling units per acre. Additionally, all public services and infrastructure are available to serve the proposed lots.

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

c. **That the site is physically suitable for the type of development;**

This site is physically suited for residential development as it has a minimal slope, utility services available, and adequate vehicular and emergency vehicle access is provided from Stockbridge Avenue. There is no identified sensitive habitat in the general project vicinity and minimal tree removal is needed to facilitate future developments. Further, the site is within an established residential neighborhood made up of similar parcel sizes and this project would be consistent with existing development patterns. The project was reviewed by the Drainage Section, Geotechnical Review Section, Department of Public Works, Menlo Park Fire Department, California Water Service Company- Bear Gulch, and Fair Oaks Sewer District, among others, who recommended approval with the conditions listed in Attachment A of this report.

d. **That the site is physically suitable for the proposed density of development;**

This site is physically suited for the proposed density of three single-family residential parcels. The parcels meet the requirements for lot size, width, and depth and will allow conforming single-family dwellings to be built. The proposed density of 6.4 dwelling units per net acre is within the range required by the General Plan designation. There is existing sewer, water, gas, electric, cable, and television lines that serve the existing development on the parent parcel. Water and sewer connections to the proposed parcels will be provided by the California Water Service Company Fair Oaks Sewer Maintenance District respectively.

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

The project is located in a developed medium-density residential neighborhood. There is no identified undisturbed natural habitat in the general vicinity of the project. With the implementation of tree protection measures (Condition 13) and standard erosion and stormwater control measures (Conditions 10 and 13) during construction, the project would not cause substantial environmental damage or substantially injure fish or wildlife or their habitat. No trees are proposed for removal as part of the proposed subdivision.

f. **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 will be served by water and sewer systems that have adequate capacity to serve this project. A review of the project by responsible agencies yielded no objections.

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

There is an existing 20-foot driveway and 10-foot utility easement that runs towards the north of the proposed parcels. These easements also serve three other parcels on the west of the proposed parcels. Existing driveway access and utility easements will be maintained. The applicant would be required to revise the existing easements to include legal access for these three newly-created parcels.

h. 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.

As noted above, the applicant would be required to maintain the existing access easement and record a new easement over the shared driveway (Condition 5 has been added to satisfy this requirement).

i. **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 Fair Oaks Sewer Maintenance District has reviewed the application and found no concerns with the future connections to the public sewer system.

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

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

k. **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:**

(1) **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;**

(2) **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**

(3) **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 the State or Local Responsibility Area of a Fire Hazard Severity zone. The project has been approved with conditions by the Menlo Parks Fire Protection District. The recommended conditions of approval from Menlo Park Fire Protection District are included in Attachment A of this report.

l. **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:**

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

(2) **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. It is not located in a State or Local Responsibility Area or Fire Severity zone. The project has been approved with conditions by the Menlo Park Fire Protection District. The recommended conditions of approval from the District are included in Attachment A of this report.

4. **Conformance with the Grading Ordinance**

The project proposes 270 c.y. of grading, including 40 c.y. of cut and 230 c.y. of fill. The grading is required to remove the existing house, fill the pool, for the new emergency access easement, and for removing other existing site improvements. The following findings must be made pursuant to Section 9290 of the San Mateo County Grading Ordinance:

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

The proposed grading of 270 c.y. is required to remove the existing site improvements, install the emergency access easement, and prepare the site for this subdivision. No trees are proposed for removal with this Subdivision and the grading is necessary to prepare the site for this Subdivision before it is recorded. Any future grading for the houses is excluded from this project and will be evaluated when the building permits for the houses are submitted.

b. **The project conforms to the criteria of Chapter 8, Division VII, of the San Mateo County Ordinance Code, including the standards referenced in Section 9296.**

The project, as proposed and conditioned, conforms to standards in the Grading Ordinance, including those relative to an erosion and sediment control plan, dust control plan, fire safety, and the timing of grading activity. The project plans have been reviewed and recommended for approval by the Geotechnical Section, the Department of Public Works, and the Drainage Section. Conditions of approval have been included in Attachment A to ensure compliance with the County's Grading Ordinance.

c. **The project is consistent with the General Plan.**

The project has been reviewed against the applicable policies of the San Mateo County General Plan and found to be consistent with its goals and objectives. See Section A.1 of this report for a detailed discussion regarding the project's compliance with applicable General Plan Policies.

5. **Compliance with Park-In Lieu Fee**

Subdivision Ordinance Chapter 4, Article 6 (*Park and Recreation Facilities*) requires that, as a condition of approval of a tentative map or tentative parcel map, the subdivider is required to dedicate land for park and recreation facilities. Alternatively, a subdivider can pay a fee in lieu of dedication for the purposes of acquiring, developing or rehabilitating County park and recreation facilities and/or assisting other providers of park and recreation facilities in acquiring, developing or rehabilitating facilities that will serve the proposed subdivision. Section 7055.3 (of the Subdivision Ordinance) further defines the formula for calculating the in-lieu fee for subdivisions of fifty lots or less. The anticipated fee for this subdivision is $5,542.71 for in-lieu park fees. A worksheet showing the computation methodology is included in Attachment F. However, the final fee shall be based on 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 is in conformance with the General Plan, requires no variances, all infrastructure and utility services are available and access to the property meets local standards. The property was not involved in a subdivision in the last two years and has an average slope of less than twenty percent (20 percent).

C. REVIEWING AGENCIES

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

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Tentative Map
D. Arborist Report by Kielty Arborists Services LLC, dated July 15, 2024
E. Historic Evaluation Report by PAST Consulting LLC, dated April 23, 2024
F. DRAFT Park In-Lieu Fee
G. Geotech Report by Earth Systems, dated July 29, 2024

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

File Number: PLN2024-00145 Hearing Date: February 6, 2025

Prepared By: Sonal Aggarwal, Planner III 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 urban/residential zone and would create only three 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. It will result in development that conforms to the Land Use Element's density limits and will implement General Plan Policies 8.14, Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas, and 8.30, Infilling. The proposed density is 6.41 dwelling units per net acre that complies with and does not exceed the required density of 6.1 to 8.7 dwelling units per acre. Additionally, all public services and infrastructure are available to serve the proposed lots.

3. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The 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 this site is physically suitable for the type of development. The site is physically suited for residential development as it has a minimal slope that residential development can accommodate, there are residential services available, and residential access is easily provided from Stockbridge Avenue. There is no identified sensitive habitat in the general project vicinity. Further, the site is within an established residential neighborhood made up of similar parcel sizes and this project was reviewed by the Building Inspection Section, Geotechnical Review Section, Department of Public Works, Menlo Park District, water and sewer districts, among others, which all indicated that they had no comments and recommended conditions of approval.

5. That the site is physically suited for the proposed density of three single-family residential parcels. The parcels meet the requirements for lot size, width, and depth and will allow conforming single-family dwellings to be built. The proposed density of 6.4 dwelling units per net acre is within the range required by the General Plan designation. There is existing sewer, water, gas, electric, cable, and television lines that serve the existing development on the parent parcel. Water and sewer connections to the proposed parcels will be provided by the California Water Service Company and Fair Oaks Sewer Maintenance District, respectively.

6. 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. With the implementation of tree protection measures (Condition 13) and standard erosion and stormwater control measures (Conditions 10 and 13) during construction, the project would not cause substantial environmental damage or substantially injure fish or wildlife or their habitat. No trees are proposed for removal as part of the proposed subdivision.

7. The proposed subdivision is not likely to cause serious public health problems as it will be served by water and sewer systems that have adequate capacity to serve this project. A review of the project by responsible agencies yielded no objections.

8. The existing 20-foot driveway and 10-foot utility easement runs towards the north of the proposed parcels. These easements also serve three other parcels on the west of the proposed parcels. Existing driveway access and utility easements will be maintained. The applicant would be required to revise the existing easements to include legal access for these three newly created parcels.

9. The applicant would be required to maintain the existing access easement and record a new easement over the shared driveway (Condition 5 has been added to satisfy this requirement).

10. The Fair Oaks Sewer Maintenance District has reviewed the application and found no concerns with the future connections to the public sewer system.

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

12. The project site is not located in the State or Local Responsibility Area of a Fire Hazard Severity zone. The project has been approved with conditions by the Menlo Parks Fire Protection District. The recommended conditions of approval from Menlo Park Fire Protection District are included in Attachment A of this report.

13. The project site is not designated as open space in the County General Plan. It is not located in a State or Local Responsibility Area or Fire Severity zone. The project has been approved with conditions by the Menlo Park Fire Protection District. The recommended conditions of approval from the District are included in Attachment A of this report.

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 February 6, 2025. Minor modifications to the project may be approved by the Director of Planning and Building 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. A building permit shall be applied for and obtained from the Building Inspection Section for the following:

    a. Demolition of the existing on-site structures: A building permit shall be obtained prior to demolishing the existing on-site structures. These structures shall be demolished prior to recordation of the parcel map.

b. Utility and Road Work: A building permit shall be obtained prior to utility and road word. Unless the County allows for bonding of such work, the County may require such work to be completed prior to recordation of the parcel map.

4. The applicant shall include a copy of this letter on the top pages of the building plans.

5. Driveway and utility access easements shall be amended and recorded to include legal access for the three newly created parcels.

6. A separate Emergency Access Easement shall be recorded on Parcels 2 and 3 for the newly created emergency access easement.

7. Prior to the 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.

8. No protected trees 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 trees as specified in Title 8, Article 7, Chapter 8.400 of the San Mateo County Ordinance Code. All tree replanting shall be completed prior to the final inspection of the building permits for the new single-family dwellings.

9. 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.

10. 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.

11. To reduce the impact of construction activities on neighboring properties, comply with the following:

a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Stockbridge Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Stockbridge Avenue. There shall be no storage of construction vehicles in the public right-of-way.

12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).

13. The applicant shall submit a tree protection plan for any work within tree driplines or adjacent to off-site trees, including the following:

a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.

b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.

c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.

d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or toppers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.

e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.

f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2x4 boards in concentric layers to a height of 8 feet.

Grading

14. No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

15. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.

16. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.

17. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by, and implemented under the observation of the engineer of record.

18. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) the engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Drainage Review Section and the Planning and Building Department's Geotechnical Engineer, and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

19. An Erosion Control and Tree Protection Pre-site Inspection is required prior to the issuance of the building permit and grading permit "hard card" to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

20. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.

21. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.

Geotechnical Section

22. Separate geotechnical reports for each parcel shall be submitted at the Building Permit application. Each report shall be updated to the current locally adopted building code. Geotechnical recommendations including significant grading profiles, grading proposals, foundation design, retaining wall design, and basement design, if any, shall be provided in the geotechnical report at the Building Permit stage. The Geotechnical Reports shall provide sufficient subsurface investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, slope stability, and liquefaction. If any hazards are found, mitigation shall be provided in the foundation design and grading proposal.

Department of Public Works

23. Before 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 percent) 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.

24. The applicant shall submit to the Department of Public Works, for review, documentation of amended and new ingress/egress easements through the property for use by property owners and the public.

25. 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.

26. 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.

27. 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.

Fair Oaks Sewer Maintenance District (Sewer District)

28. The vesting tentative parcel map indicates that the property will be subdivided into three parcels. The Sewer District records indicate that the property has one existing sewer connection. The Sewer District will allow the proposed additional two connections provided that all associated fees are paid. The Sewer District will require the applicant to purchase the additional sewer connections and obtain all appropriate permits for the installation of the connections. The fees for new sewer connections will be calculated based on the plans submitted prior to final approval of the building plans.

29. Each subdivided parcel must connect to the Sewer District main with an individual 4-inch sewer lateral.

30. The Sewer District will allow the proposed connections providing that all associated fees are paid. The Sewer District may require payment of additional sewer connection fees and sewage treatment capacity fees.

31. The applicant shall submit building plans to the Sewer District for review when the building permit application is submitted. 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.

32. Pool water shall not be discharged to the sanitary sewer without prior approval of the date and time of the discharge from the Sewer District. A Temporary Discharge Permit shall be obtained for each discharge and associated fees paid to the Sewer District.

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

34. The applicant shall pay a plan review fee in the amount of $300. Payment shall be made to the County of San Mateo.

California Water Service (CWS) Company Bear Gulch

35. The applicant is required to obtain all necessary permits with the water district prior to the final of the building permit.

36. It shall be the applicant's responsibility to pay for any upgrades to CWS infrastructure to meet flow requirements and any other requirements made by the Fire Department.

Drainage Section

37. The project will comply with County drainage policy to prevent stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the building permit for new residential development, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and approval.

38. Each lot of the subdivision will come in as a separate building permit. A final C.3 and C.6 Development Review Checklist, drainage analysis/drainage report, and drainage plan prepared by a registered Civil Engineer will be provided at the time of building permit submittal for each lot of the subdivision.

39. The project collectively creates greater than 5,000 sq. ft. of impervious surface. Per the Municipal Regional Stormwater NPDES Permit, new development projects that create 5,000 sq ft or more of impervious surface (collectively over the entire project site), including residential housing subdivision, are subject to C3 requirements. The project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Regulated Projects Guide for assistance in implementing LID measures at the site.

40. The design of stormwater treatment measures shall be consistent with technical guidance for the applicable type per C3 Regulated Guidebook (e.g., biotreatment measure provided in Chapter 6 of the C.3 Regulated Projects Guide, etc.).

41. Redevelopment projects that replace or alter more than 50 percent of the existing on-site impervious surface are required to treat stormwater runoff from the entire site consisting of all existing, new, and/or replaced impervious surfaces (as well as any frontage area that is redeveloped). Treatment controls shall be designed and sized to treat runoff from the entire redevelopment project (including all existing, new, and/or replaced impervious areas) using flow or volume-based sizing criteria specified in Provision C.3.d of the Municipal Regional Stormwater Permit.

42. No treatment measures (other than properly sealed and screened cisterns or rain barrels) shall have standing water for more than five days, for vector control.

43. Before the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Community Development Director) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control and HM measures according to the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide the County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property and/or made part of the CC&Rs.

44. The property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.

45. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.

46. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.

47. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Regional Water Quality Control Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems and runoff controls. A statement to that effect shall be made a part of the Maintenance Agreement and/or CC&Rs recorded for the property.

48. Property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.

49. Your project is classified as a SWRS site. The project is subject to all requirements of the Municipal Regional Stormwater NPDES Permit (MRP) provision C.6. Projects subject to MRP provision C.6 are subject to monthly inspections from October 1 to April 30. Please refer to the most recent edition of the MRP for C.6 as well as C.6.e. ii.

50. Advisory Comment: Based on the information provided, this project is classified as a "C.3 Regulated" (Standard Review). This classification of project is required to have a comprehensive precise drainage plan and drainage report prepared by a California Registered Professional Civil Engineer (PE). Reference the SMCWPPP - San Mateo County Wide C.3 Regulated Projects Guide for requirements and Site Design Measures. Please also refer to the County of San Mateo Drainage Manual.

Menlo Park Fire Protection District

51. The applicant shall provide the location of the nearest public fire hydrant and indicate on the civil plans either the location of the hydrant or the specific distance to the nearest hydrant.

52. A NFPA 13-D fire sprinkler system under separate fire permits shall be required for each future single-family home. Fire sprinkler system to comply with the Menlo Park Fire Protection District Standards.

53. Residential fire sprinklers shall have an interior alarm, activated by the flow switch that is audible in all sleeping areas.

54. The applicant shall provide the fire flow data at the time of deferred submittal for the fire suppression system.

55. Smoke detectors shall be installed in each sleeping area and the area outside sleeping areas. Carbon monoxide detectors shall be installed outside sleeping areas. Smoke and carbon monoxide detectors shall be hardwired and inter-connected for alarm.

56. The applicant shall provide at least 4 inches tall with ½ inch-stroke illuminated address numbers. The address shall be visible from the street and contrasting to its background. Address numbers shall be maintained.

57. Approved plans and the approval letter must be on-site at the time of inspection.

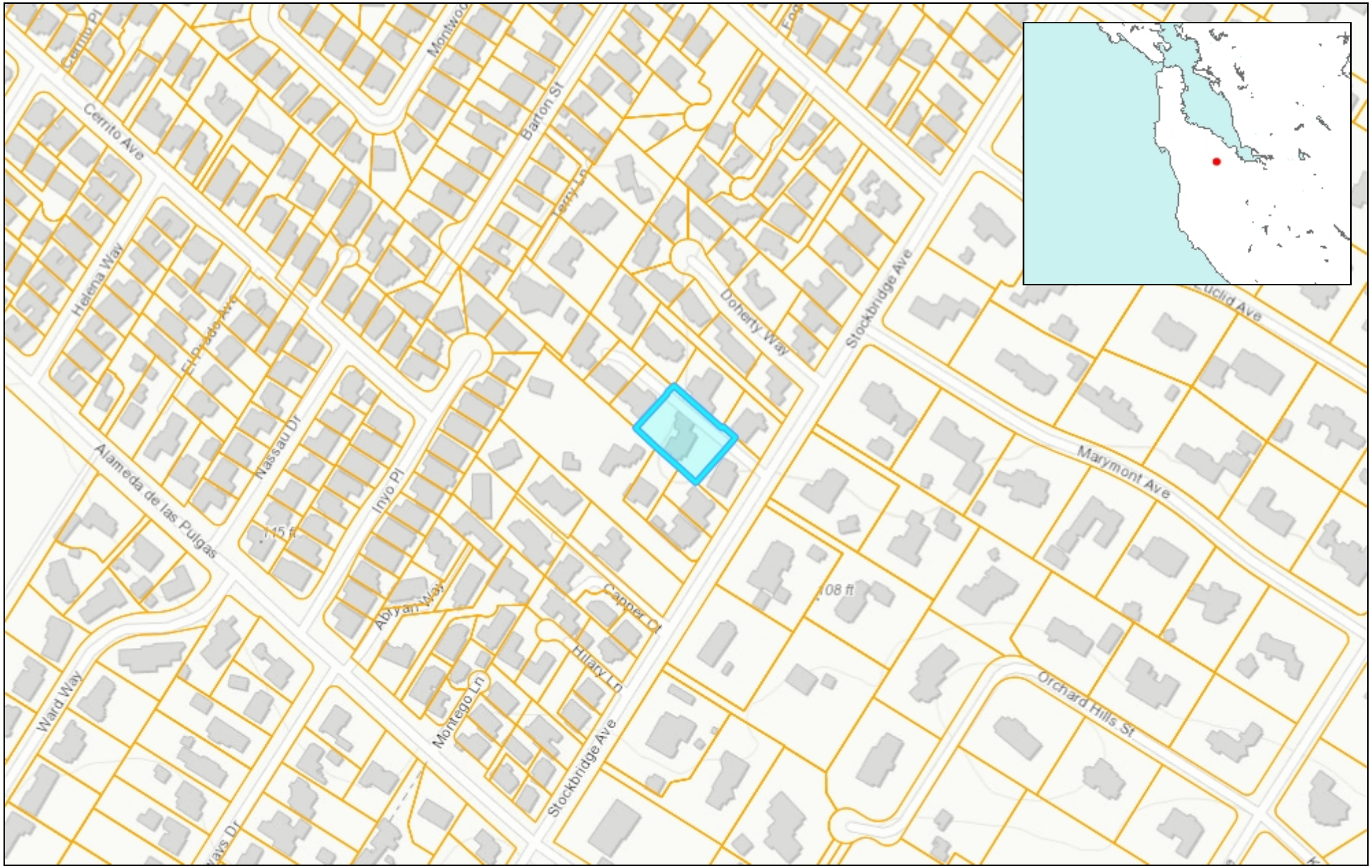
58. Final acceptance of this project is subject to field inspection.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

PLN2024-00145, 1930 Stockbridge Avenue - 3 Lot Subdivision Application



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 4,514

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

TENTATIVE PARCEL MAP
1930 STOCKBRIDGE AVENUE
REDWOOD CITY, CALIFORNIA
(UNINCORPORATED)

LEGEND & ABBBREVIATIONS

— — —	BUILDING SETBACK
——— ———	EASEMMENT
———	BOUNDARY LINE
— — —	CENTER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
OE	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
x	FENCE LINE
.....	FLOW LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
G	GAS LINE PAINT MARKINGS
T	TELEPHONE LINE PAINT MARKINGS
CB	CATCH BASIN
AD	AREA DRAIN
EB	ELECTRICAL BOX
(E)	EXISTING
FF	FINISH FLOOR
	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
	GUY ANCHOR
INV	INVERT
ICV	IRRIGATION CONTROL VALVE
	JOINT POLE
JT	JOINT TRENCH
	MAIN WATER VALVE
M—	MULTI—TRUNK TREE
MKP	MONKEY PUZZLE
(N)	NEW
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
RP	ROOF PEAK
RWD	REDWOOD
	SPOT ELEVATION
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
	UTILITY LIGHT
	STREET SIGN
TEL	TELEPHONE UTILITY BOX
TC	TOP OF CURB
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
BSBL	BUILDING SETBACK LINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT

BENCHMARK

CITY OF REDWOOD BENCHMARK 43.
MASSACHUSETTS AVE. AT MARYLAND ST. — TOP OF BRASS DISK OVER CATCH BASIN, ON MARYLAND ST. SOUTHEAST INTERSECTION, SOUTHWEST SIDE OF STREET, AT BEGINNING OF CURVE OF CURB RETURN.
ELEVATION = 88.03'
(NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 98.97'
(NAVD 88 DATUM)

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
EASEMENTS SHOWN ARE PER (21 PM 12).

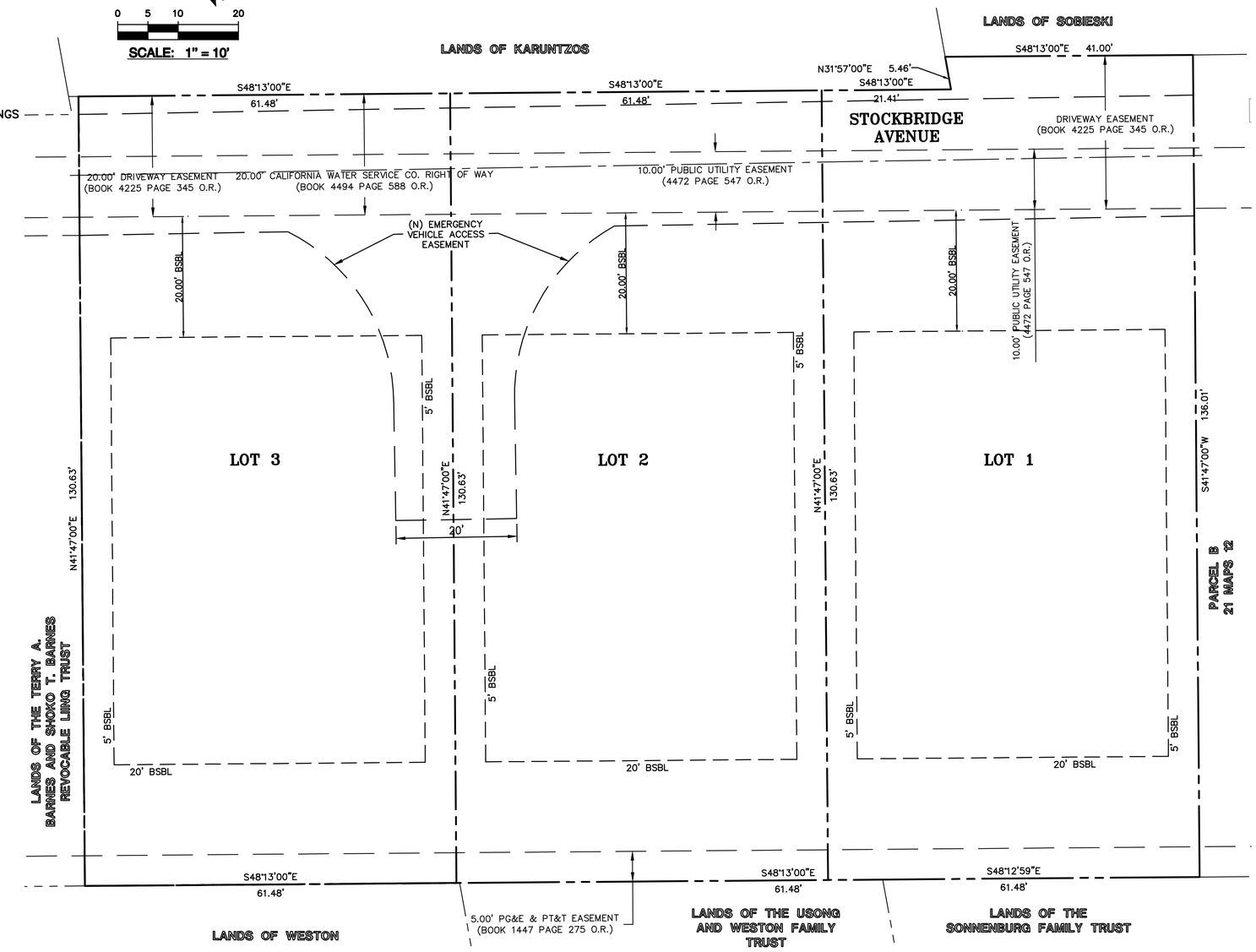
TREE NOTE

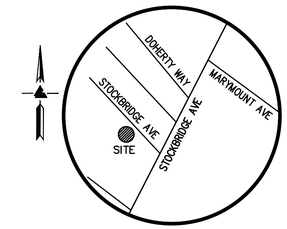
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

0 5 10 20
SCALE: 1" = 10'





VICINITY MAP
NO SCALE

OWNER'S INFORMATION

OWNER:
C/O JOHN SUPPES —CLARUM HOMES
550 COLLEGE AVENUE P.O. BOX 60970
PALO ALTO, CA 94306
(650) 322—7069

APN: 069—280—670

EXISTING PARCEL LEGAL DESCRIPTION

PARCEL ONE:
PARCEL A, AS DELINEATED UPON THE CERTAIN MAP ENTITLED "PARCEL MAP OF A RESUBDIVISION OF PARCEL 'D' AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 5 OF LICENSED LAND SURVEYORS MAPS AT PAGE 104, SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON JUNE 26TH, 1973 IN BOOK 21 OF PARCEL MAPS, AT PAGE 12.

PARCEL TWO:
A NON—EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND DRIVEWAY PURPOSES OVER A PORTION OF PARCEL B AS DELINEATED UPON THAT CERTAIN MAP ENTITLED, "PARCEL MAP OF A RESUBDIVISION OF PARCEL 'D' AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 5 OF LICENSED LAND SURVEYORS MAPS AT PAGE 104, SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD ON JUNE 26, 1973 IN BOOK 21 OF PARCEL MAPS AT PAGE 12 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, CALIFORNIA

REFERENCES

THIS TENTATIVE MAP PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, ENTITLED:
   "TOPOGRAPHIC SURVEY"
   1930 STOCKBRIDGE AVENUE
   REDWOOD CITY, CA
   DATED: 01—26—24
   JOB# 2240004
2. GEOTECHNICAL REPORT BY EARTH SYSTEMS ENTITLED:
   "PRELIMINARY GEOTECHNICAL ENGINEERING STUDY REPORT"
   1930 STOCKBRIDGE AVENUE
   REDWOOD CITY, CA

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

DEVELOPMENT SCHEDULE

GRADING START DATE: MAY 01, 2025
GRADING END DATE: SEPTEMBER 30, 2025

INSTALLATION DATE OF INTERIM EROSION CONTROL: (APRIL 01, 2025 — END OF DEVELOPMENT)

INSTALLATION DATE OF PERMANENT EROSION CONTROL: MARCH 01, 2026

PARCEL ZONING INFORMATION

SITE LOCATION	1930 STOCKBRIDGE AVENUE REDWOOD CITY, CA (UNINCORPORATED)
EXISTING ZONING DISTRICT	R—1/S—74 (ONE—FAMILY RESIDENTIAL/COMBINING)
EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONING DISTRICT	R—1/S—74 (ONE—FAMILY RESIDENTIAL/COMBINING)
PROPOSED LAND USE	MEDIUM DENSITY RESIDENTIAL

MINIMUM YARD SETBACKS (FT)	
FRONT	20
REAR	20
SIDE	5 MIN.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FEMA FLOOD INSURANCE RATE MAP NO.: 06081C0303E
EFFECTIVE DATE: OCTOBER 16, 2012

LOT AREA SUMMARY

LOT	GROSS LOT AREA (SQFT./ACRES)	NET LOT AREA* (SQFT./ACRES)	MAX BUILDING SITE COVERAGE (SQFT.)	PROPOSED IMPERVIOUS AREA COVERAGE (SQFT.)	OPEN SPACE (SQFT.)
ORIGINAL LOT (APN: 069—280—670)	24,311/0.558	20,404/0.468	EXISTING COVERAGE: 2,829	N/A	EXISTING: 17,575
PROPOSED LOT 1 OF 3	8,249/0.190	6,701/0.154	3,350	4,550	3,350
PROPOSED LOT 2 OF 3	8,031/0.184	6,036/0.139	3,018	4,550	3,018
PROPOSED LOT 3 OF 3	8,031/0.184	6,022/0.138	3,011	3,929	3,011

*NET LOT AREA=GROSS PARCEL AREA — EASEMENTS (E.G. PUBLIC DRIVEWAY EASEMENT, PUE, EVAE.)

UTILITIES/SERVICES

STORM DRAIN	COUNTY OF SAN MATEO
SEWER	FAIR OAKS SEWER DISTRICT
WATER	CAL WATER SERVICE COMPANY
FIRE DEPARTMENT	MENLO PARK FIRE
GAS	PACIFIC GAS AND ELECTRIC (PG&E)
ELECTRIC	PACIFIC GAS AND ELECTRIC (PG&E)

SHEET INDEX

REGISTERED PROFESSIONAL ENGINEER — JAMES TOBY — No. 93127 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

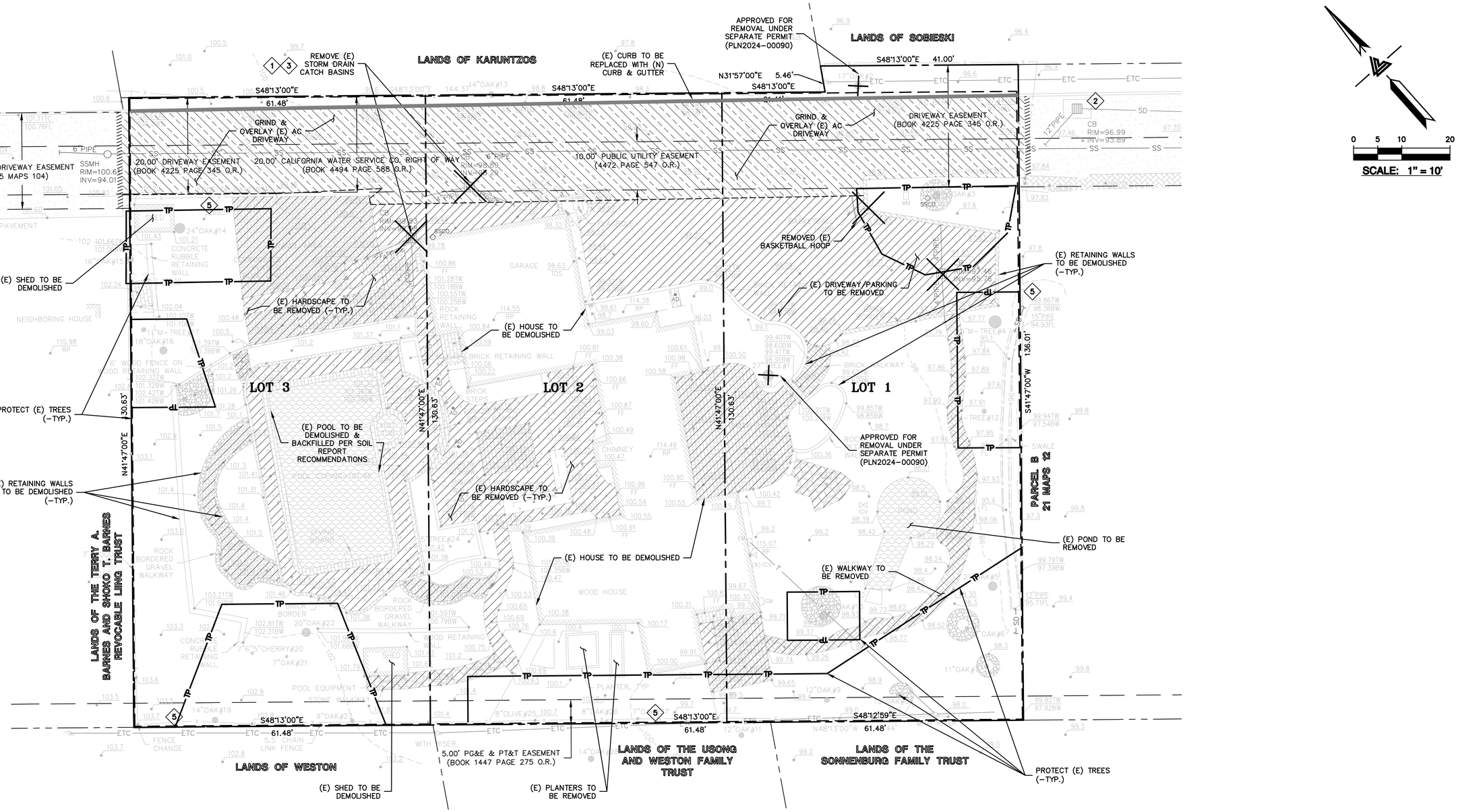
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887—4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

SACHER SUBDIVISION
1930 STOCKBRIDGE AVENUE
REDWOOD CITY, CALIFORNIA
UNINCORPORATED—SAN MATEO COUNTY
APN: 069—280—670

TENTATIVE PARCEL MAP

1	COUNTY COMMENTS 07—30—24	AV
2	COUNTY COMMENTS 09—30—24	AV
3	COUNTY COMMENTS 11—12—24	AV
4	COUNTY COMMENTS 01—07—25	JC
—	—	—
	REVISIONS	BY

JOB NO:	2240128
DATE:	05—03—24
SCALE:	AS NOTED
DESIGN BY:	AV
CHECKED BY:	JC
SHEET NO:	TPM—1.0



DEMOLITION NOTES:

1. SEE UTILITY PLAN FOR NEW TIE-IN FOR STORM DRAIN SYSTEM.
2. EXISTING STORM DRAIN TO REMAIN.
3. REMOVE EXISTING STORM DRAIN SYSTEM.
4. EXISTING SANITARY SEWER MAIN TO REMAIN.
5. EXISTING WOOD FENCE TO REMAIN.

DEMOLITION NOTES:

1. ALL UNDERGROUND UTILITIES SHALL REMAIN, UNLESS OTHERWISE NOTED ON PLANS.
2. ALL SIDEWALK, CURB & GUTTER TO BE REMOVED AND SAWCUT AT NEAREST SCORE MARK.
3. THE CONTRACTOR SHALL COMPLY WITH THE COUNTY RECYCLING PROGRAM.

DEMOLITION LEGEND

- REMOVE (E) CONCRETE PAD, SIDEWALK, AND PAVEMENT
- GRIND & OVERLAY AC PAVEMENT
- REMOVE (E) CURB & GUTTER
- REMOVE (E) STRUCTURE
- SAWCUT
- DEMOLITION BOUNDARY, UTILITIES TO BE PROTECTED. EXISTING AC PAVEMENT, CONCRETE AND OTHER STRUCTURES TO BE REMOVED UNLESS CALLED OUT TO REMAIN.
- REMOVE (E) TREE
- (N) TREE PROTECTION SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION

NOTE:

ALL SITE DEMOLITION, PREPARATION, AND FILL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT PREPARED BY EARTH SYSTEMS. THIS INCLUDES, BUT IS NOT LIMITED TO, SPECIFICATIONS FOR SOIL COMPACTION, MOISTURE CONTROL, FILL MATERIAL SELECTION, AND ANY OTHER SITE-SPECIFIC REQUIREMENTS AS OUTLINED BY THE GEOTECHNICAL ENGINEER.

REGISTERED PROFESSIONAL ENGINEER — JAMES TOM — No. 93127 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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REGIONAL OFFICES:
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DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

SACHER SUBDIVISION
1930 STOCKBRIDGE AVENUE
REDWOOD CITY, CALIFORNIA
UNINCORPORATED—SAN MATEO COUNTY
APN: 069-280-670

DEMOLITION PLAN

REVISIONS	BY
1 COUNTY COMMENTS 07-30-24	AV
2 COUNTY COMMENTS 09-30-24	AV
3 COUNTY COMMENTS 11-12-24	AV
4 COUNTY COMMENTS 01-07-25	JC
–	–

JOB NO:	2240128
DATE:	05-03-24
SCALE:	AS NOTED
DESIGN BY:	AV
CHECKED BY:	JC
SHEET NO:	TPM-1.1

2 OF 8 SHEETS

OVERALL SITE PLAN

SACHER SUBDIVISION
1930 STOCKBRIDGE AVENUE
REDWOOD CITY, CALIFORNIA

UNINCORPORATED–SAN MATEO COUNTY APN: 069–280–670

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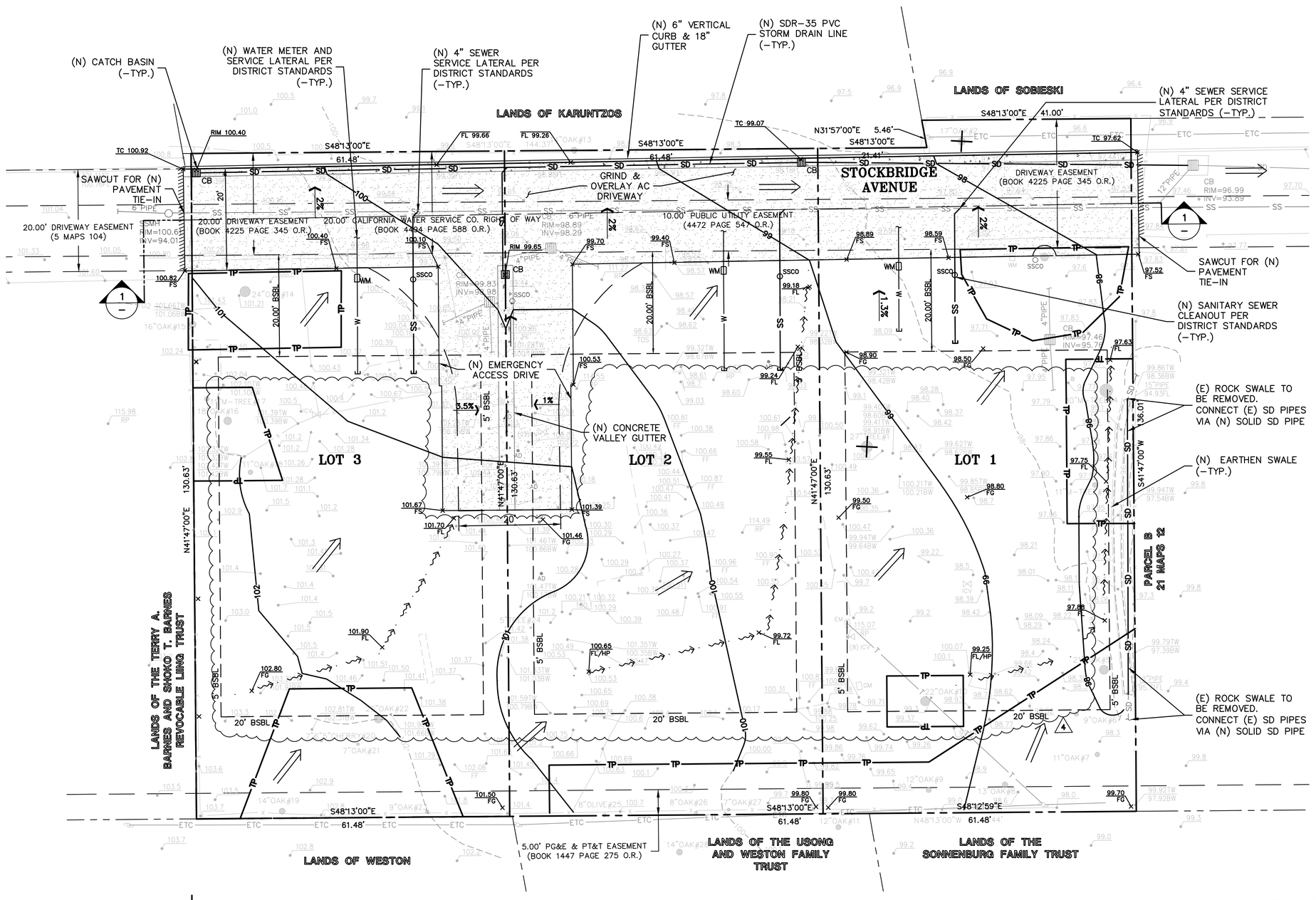
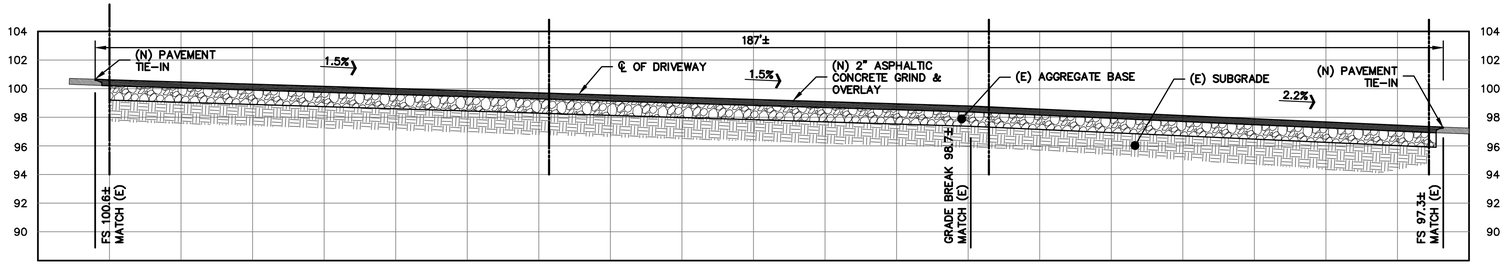
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

BY	REVISIONS
-	-
JC	01-07-25 COUNTY COMMENTS
AV	09-30-24 COUNTY COMMENTS
AV	01-30-24 COUNTY COMMENTS

JOB NO: 2240128
DATE: 05-03-24
SCALE: AS NOTED
DESIGN BY: AV
CHECKED BY: JC
SHEET NO: TPM-1.2
3 OF 8 SHEETS





1 — DRIVEWAY CENTERLINE PROFILE
SCALE: 1" = 10' HORIZ & 1"=5' VERT

4

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	ROUGH SITE GRADING	STREET	POOL	TOTAL CUBIC YARDS
CUT	40	0	0	40
FILL	20	70	140	230
IMPORT				190
TOTAL GRADING (CUT+FILL)				270

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. 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 PIERS (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

REGISTERED PROFESSIONAL ENGINEER
JAMES TOSE
No. 63127
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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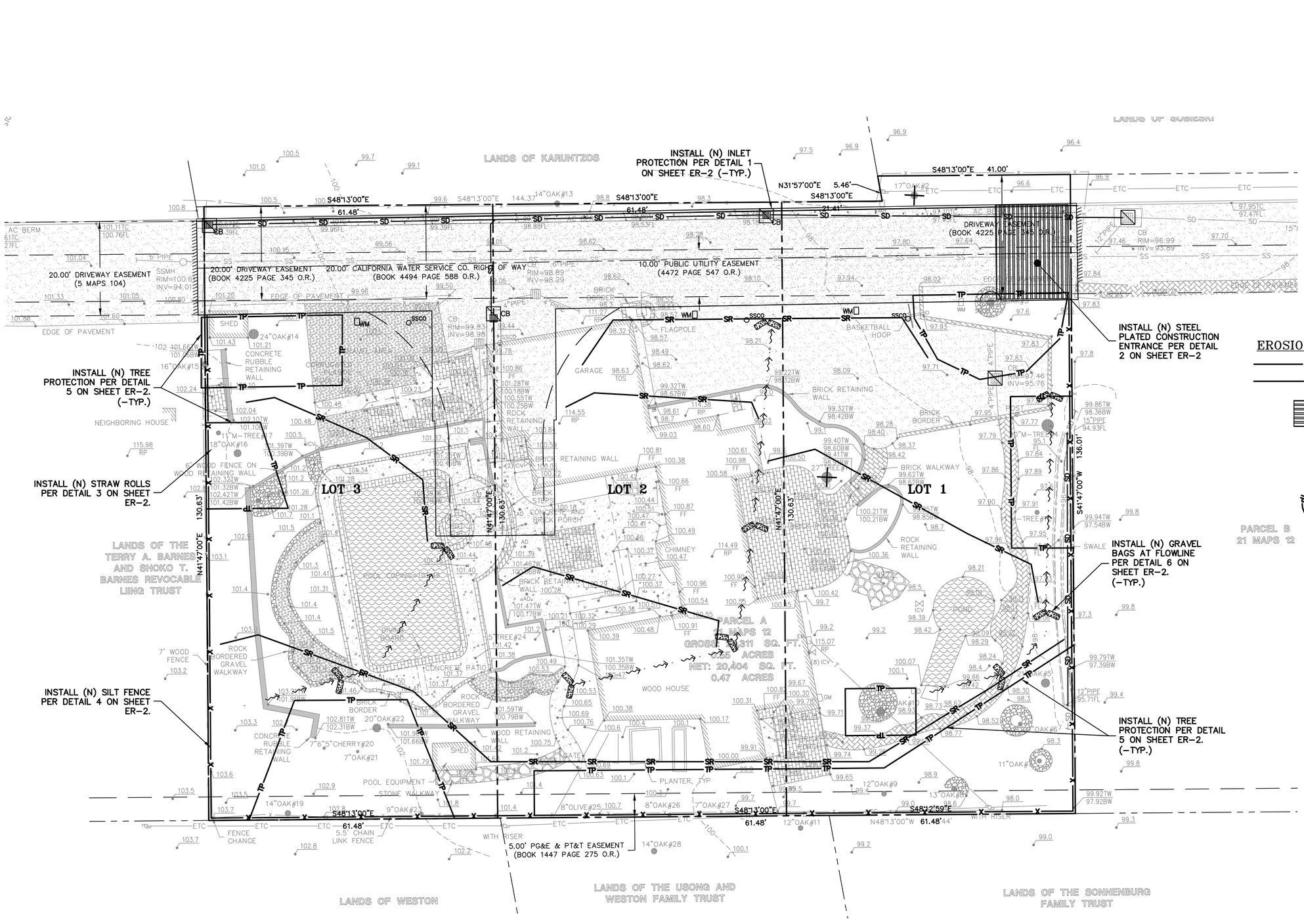
UNINCORPORATED–SAN MATEO COUNTY
APN: 069–280–670

PRELIMINARY GRADING, DRAINAGE, & UTILITY PLANS

1 COUNTY COMMENTS 07–30–24	AV
2 COUNTY COMMENTS 09–30–24	AV
3 COUNTY COMMENTS 11–12–24	AV
4 COUNTY COMMENTS 01–07–25	JC
–	–
REVISIONS	BY

JOB NO:	2240128
DATE:	05–03–24
SCALE:	AS NOTED
DESIGN BY:	AV
CHECKED BY:	JC
SHEET NO:	TPM–2.0

4 OF 8 SHEETS



REGISTERED PROFESSIONAL ENGINEER JAMES TOTH No. 83127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

SACHER SUBDIVISION
1930 STOCKBRIDGE AVENUE
REDWOOD CITY, CALIFORNIA
UNINCORPORATED—SAN MATEO COUNTY
APN: 069-280-670

EROSION CONTROL PLAN

1 COUNTY COMMENTS 07-30-24	AV
2 COUNTY COMMENTS 09-30-24	AV
3 COUNTY COMMENTS 11-12-24	AV
4 COUNTY COMMENTS 01-07-25	JC
–	–
REVISIONS	BY

JOB NO:	2240128
DATE:	05-03-24
SCALE:	AS NOTED
DESIGN BY:	AV
CHECKED BY:	JC

SHEET NO:

ER-1

5 OF 8 SHEETS

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 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:

1. 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.
2. 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.
3. 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.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. 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 SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. 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 MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. 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 PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 15, WHICHEVER IS GREATER.

PERIODIC MAINTENANCE:

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

REFERENCES:

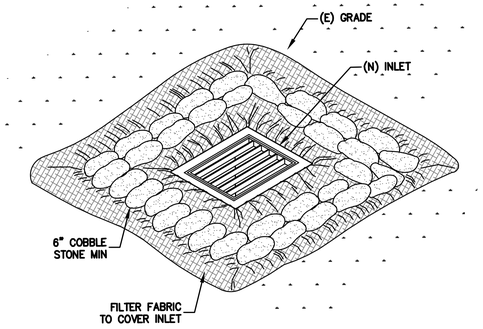
1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

EROSION CONTROL MEASURES:

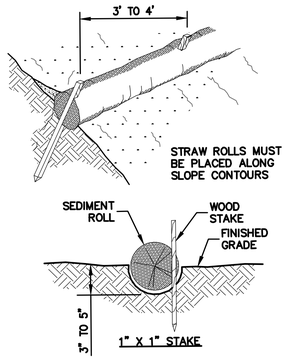
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. 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.
3. 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.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF 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.
5. 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
6. 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.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. 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 MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

CONSTRUCTION BEST MANAGEMENT PRACTICES

1. REFER TO THE CALIFORNIA STORMWATER QUALITY ASSOCIATION HANDBOOK FOR CONSTRUCTION BMP FACT SHEETS FOR A COMPLETE DESCRIPTION OF THE BEST MANAGEMENT PRACTICES TO BE USED.
2. CONSTRUCTION BMP FACT SHEETS FROM THE HANDBOOK FOR BMPS USED ON THIS PROJECT ARE LOCATED IN APPENDIX E OF THE EROSION POLLUTION PREVENTION PLAN.

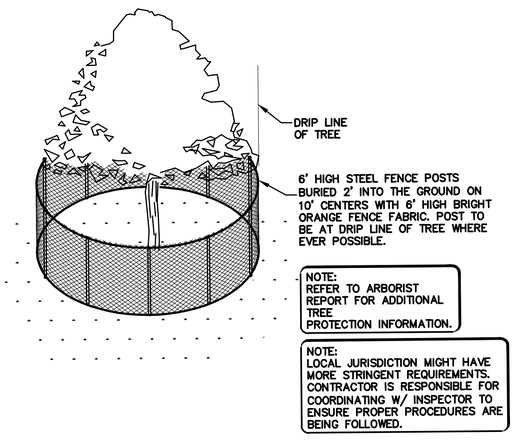


1 INLET PROTECTION
ER-2 NTS

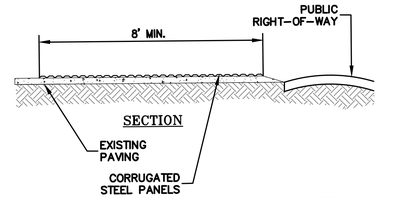


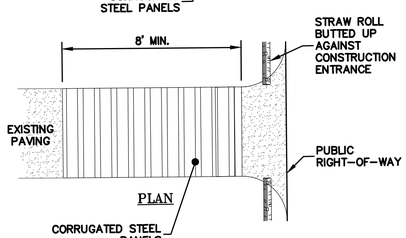
NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

3 STRAW ROLLS FLAT LOT
ER-2 NTS



5 EXISTING TREE PROTECTION DETAIL
ER-2 NTS





NOTES:

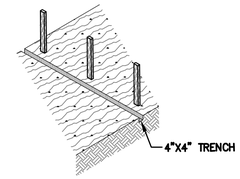
CORRUGATED STEEL PANELS SHALL BE A MINIMUM OF 8'.

WIDTH SHALL BE A MIN. OF 16' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

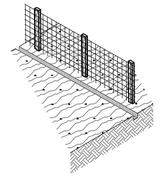
ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

2 STEEL PLATED CONSTRUCTION ENTRANCE
ER-2 NTS

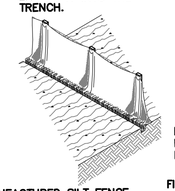
1. SET POSTS AND EXCAVATE A 4"X4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.



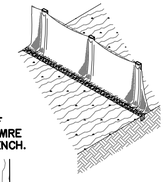
2. STAPLE WIRE FENCE TO THE POSTS.



3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.

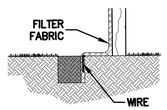


4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



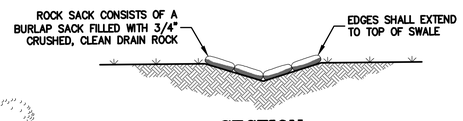
EXTENSION OF FABRIC AND WIRE INTO THE TRENCH.

NOTE:
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.

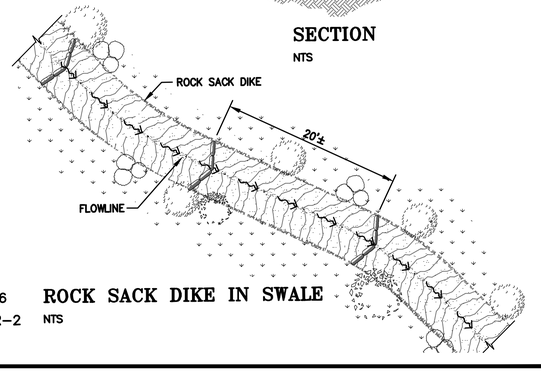


NOTE:
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

4 SILT FENCE
ER-2 NTS



SECTION
NTS



6 ROCK SACK DIKE IN SWALE
ER-2 NTS

REGISTERED PROFESSIONAL ENGINEER JAMES TOTH No. 63127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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SACHER SUBDIVISION
1930 STOCKBRIDGE AVENUE
REDWOOD CITY, CALIFORNIA
UNINCORPORATED-SAN MATEO COUNTY
APN: 069-280-670

EROSION CONTROL DETAILS

1	COUNTY COMMENTS 07-30-24	AV
2	COUNTY COMMENTS 09-30-24	AV
3	COUNTY COMMENTS 11-12-24	AV
4	COUNTY COMMENTS 01-07-25	JC
–	–	–
	REVISIONS	BY

JOB NO:	2240128
DATE:	05-03-24
SCALE:	AS NOTED
DESIGN BY:	AV
CHECKED BY:	JC
SHEET NO:	ER-2
	6 OF 8 SHEETS

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS
GROSS:
24,311± SQUARE FEET / 0.56± ACRES
NET:
20,404± SQUARE FEET / 0.47± ACRES

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
EASEMENTS SHOWN ARE PER (21 PM 12).

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK

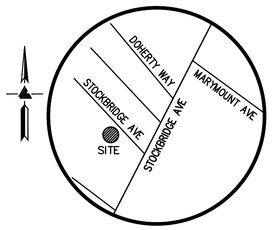
CITY OF REDWOOD BENCHMARK 43.
MASSACHUSETTS AVE. AT MARYLAND ST. –
TOP OF BRASS DISK OVER CATCH BASIN, ON MARYLAND ST. SOUTHEAST INTERSECTION, SOUTHWEST SIDE OF STREET, AT BEGINNING OF CURVE OF CURB RETURN.
ELEVATION = 88.03'
(NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 98.97'
(NAVD 88 DATUM)

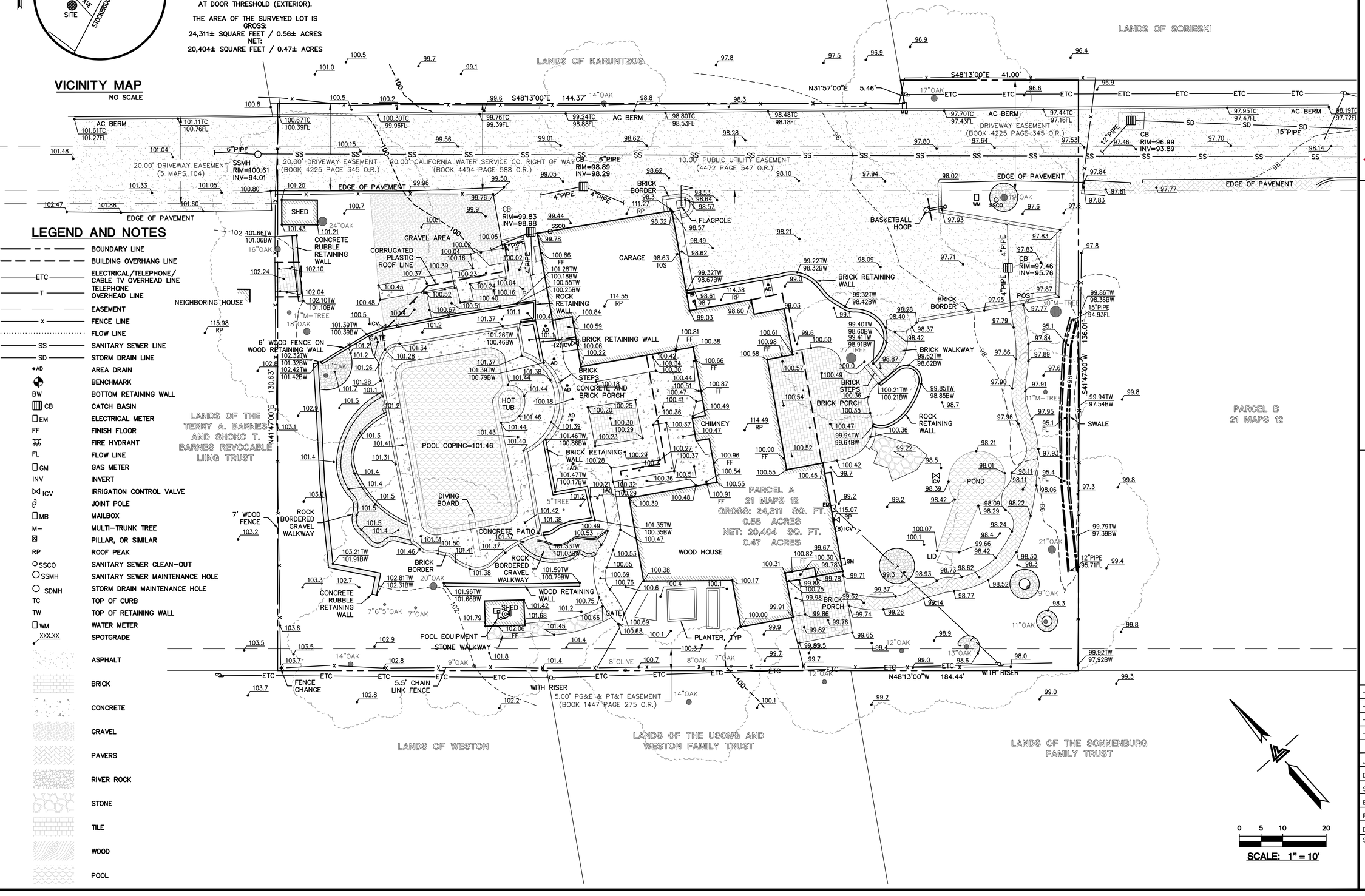
VICINITY MAP

NO SCALE



LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- T — TELEPHONE OVERHEAD LINE
- EASEMENT
- x — FENCE LINE
- FLOW LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- AD — AREA DRAIN
- BENCHMARK
- BW — BOTTOM RETAINING WALL
- CB — CATCH BASIN
- EM — ELECTRICAL METER
- FF — FINISH FLOOR
- FH — FIRE HYDRANT
- FL — FLOW LINE
- GM — GAS METER
- INV — INVERT
- ICV — IRRIGATION CONTROL VALVE
- JP — JOINT POLE
- MB — MAILBOX
- M— — MULTI–TRUNK TREE
- PILLAR, OR SIMILAR
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN–OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- SDMH — STORM DRAIN MAINTENANCE HOLE
- TC — TOP OF CURB
- TW — TOP OF RETAINING WALL
- WM — WATER METER
- XXX.XX — SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- PAVERS
- RIVER ROCK
- STONE
- TILE
- WOOD
- POOL



LICENSED LAND SURVEYOR
GREGORY F. SHAZE
No. 7623
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS

REGIONAL OFFICES:
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PLEASANTON
SAN JOSE
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1930 STOCKBRIDGE AVENUE
REDWOOD CITY
CALIFORNIA

APN: 069–280–670

SAN MATEO COUNTY

TOPOGRAPHIC SURVEY

–	–
–	–
–	–
–	–
REVISIONS	BY
JOB NO:	2240004
DATE:	1–26–24
SCALE:	1"=10'
BNDY BY:	RM
FIELD BY:	AO
DRAWN BY:	ZB

SHEET NO:

SU1

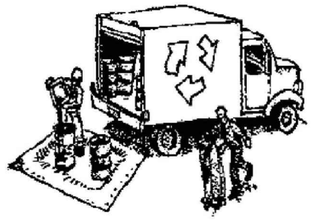
1 OF 1 SHEETS

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

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, gyp 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

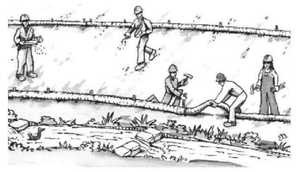
Maintenance and Parking

- ❑ 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 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, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) 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).

Earthwork & Contaminated Soils



Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ 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.

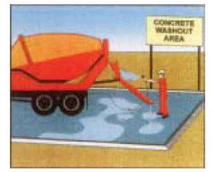
Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ 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

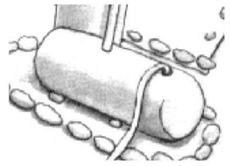
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



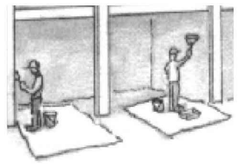
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a 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 residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of 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.

Landscape Materials

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

1930 Stockbridge Ave
Redwood City, CA
Arborist Report 2024

Prepared For:
John Suppes

Site: 1930 Stockbridge Ave
Redwood City, CA 94061

Submitted by:
David Beckham
Certified Arborist
WE#10724A
TRAQ Qualified

DAVID BECKHAM
WE#10724A

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Date: July 15, 2024

Attn: John Suppes
Clarum Homes
Site: 1930 Stockbridge Ave, Redwood City, CA 94061

Subject Re: Tree Protection Plan for 1930 Stockbridge Ave, Redwood City, CA 94061

Dear John Suppes,

At your request, Kielty Arborists Services LLC visited the property referenced above on 2/13/2024 to evaluate the trees present concerning the proposed subdivision improvements. The report below contains the analysis of the site visit.

SUMMARY

30 trees were surveyed, 16 of which are protected (1-3, 5, 8, 10, 11*, 13*, 14-16, 19, 20, 22, 28*, 30*) and 7 are neighboring trees (11*, 13*, 25*, 26*, 28*, 29*, 30*) Indicated with a (*).

Data Summary

Total Trees	Significant / Protected Trees	Non-Protected Trees
30	16	14

2 trees are proposed for removal (#1 & #2,) and have already been approved for removal under PLN2024-00090. All other protected trees are in Poor to Good condition and should be retained and protected as detailed in the recommendations below. With proper protection and cultural practices, all retained trees are expected to survive and thrive during and after construction. No trees will be affected by the proposed sub-division improvements

ASSIGNMENT

At the request of John Suppes, Kielty Arborists Services LLC conducted a site visit on 2/13/2024 to prepare a comprehensive Tree Inventory Report/Tree Protection Plan for the proposed subdivision improvements. This report is a requirement when submitting plans to the city of Redwood City. The analysis in this report is based on the plans received from Lea and Braze Engineering, Inc. dated 7/12/2024, sheets TPM-1 through TPM-3 Titled Sacher Subdivision.

The primary focus of this report is as follows:

- Identification and assessment of trees on the construction site that may be affected by the proposed development.
- Determination of potential impacts on tree health and stability, considering factors such as root damage and crown damage.

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- Provision of recommendations for tree protection and preservation measures during the construction process to mitigate potential impacts.
- Ensuring compliance with local regulations pertaining to tree preservation, protection, and removal within the construction plans.

Please note that the report will provide specific details regarding tree assessments, impacts, and preservation measures.

INTRODUCTION

According to our past communications with city staff, the City of Redwood City requires the following tree reporting elements for development projects:

1. Inventory of all trees over 12 inches in diameter.
2. Map of tree locations.
3. Tree protection or removal recommendations for all trees over 12 inches in diameter.

LIMITS OF THE ASSIGNMENT

As part of this assessment, it is important to note that Kielty Arborists Services LLC did not conduct an aerial inspection of the upper crown, a detailed root crown inspection, or a plant tissue analysis on the subject trees. Therefore, the information presented in this report does not include data obtained from these specific methods.

Furthermore, it is essential to clarify that no tree risk assessments were completed as part of this report unless stated otherwise. The focus of this assessment primarily centers on tree identification, general health evaluation, and the potential impacts of the proposed construction.

While the absence of these specific assessments limits the scope of the analysis, the findings and recommendations provided within this report are based on available information and observations made during the site visit.

PURPOSE & USE OF THE REPORT

This report informs tree management decisions for the construction project and provides recommendations to maximize tree survival. It serves as a valuable resource for stakeholders, facilitating informed discussions and sustainable tree management practices.

TESTING & ANALYSIS

In order to assess the trees, a thorough examination was conducted using a variety of methods. For trees with accessible trunks, precise measurements of the Diameter at Breast Height (DBH) were taken using a specialized diameter tape measure. In cases where the trunks were not readily accessible, visual estimations were employed to determine the DBH. As part of the inventory process, all trees exceeding a specific DBH threshold of 12 inches were included.

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To evaluate the health of the trees, multiple factors were considered, including their overall appearance and our team's extensive experiential knowledge of each species. This holistic approach ensured a comprehensive understanding of the tree's well-being.

To accurately document the location of each tree, a GPS smartphone application was utilized during the data collection process. This enabled us to create detailed maps that are included in this report. However, it is important to note that despite our efforts to minimize errors, inherent limitations of GPS data collection, coupled with slight discrepancies between GPS data and CAD drawings, may result in approximate tree locations depicted on the map.

To perform this assessment, a site visit was conducted on 2/13/2024. During this visit, meticulous observations and high-quality photographs were obtained to provide a comprehensive analysis.

The findings and recommendations presented in this report are based on the civil plans titled "Sacher Subdivision" by Lea and Braze Engineering, Inc. These plans were electronically provided to us via email and are dated 7/12/2024. By thoroughly analyzing these plans in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions.

METHOD OF INSPECTION

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 36 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. For the surveying of multi-trunk trees, our methodology aligns with city ordinances. In cases where the city does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the "Guide for Plant Appraisal, 10th Edition, Second Printing" by the Council of Tree and Landscape Appraisers. Additionally, the protected trees were evaluated for their health, structure, form, and suitability for preservation with the following explanation of the ratings:

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EVALUATION FIELDS:

Tree Tag #:	Protected Tree:
Identification number for individual trees.	Specifies whether the tree is protected by the city or county ordinance.

Height (ft.) / Canopy Spread (ft.):	Trunk (in.):
Measures both the height of the tree and the spread of its canopy.	Measures the primary trunk's diameter at the required height.

Comments:	Tree Picture:
Any additional notes or observations about the tree.	A photograph of the tree for visual assessment and record-keeping.

Preserve or Remove:	Common Name / Scientific Name:
Indicates the recommended action based on the tree's condition.	Specifies the name of the tree, both in common terms and scientific nomenclature.

If more than 1 Trunks, Total Diameter:	6 ,8, 10 Times the Diameter (ft.):
If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	Provides calculations based on the diameter to assist in various tree protection requirements.

Appraised Value:
An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings:
Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.
Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.

Tree Health Ratings:
Poor: Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.
Fair: Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.

Suitability for Preservation:
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.
Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.

Tree Form Ratings:
Poor: Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Significant asymmetries; deviation from species norm; compromised function or aesthetics.
Good: Near ideal form; minor deviations; consistent aesthetics and function in landscape.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

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

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

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Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
1	Yes	(R)	SILVER MAPLE *Acer saccharinum*	27.5	25/20	Poor	Poor	Poor	Poor	30%	**Tree already approved for removal under PLN2024-00090**	
2	Yes	(R)	COAST LIVE OAK *Quercus agrifolia*	18.3	30/20	Fair	Poor	Poor	Poor	45%	**Tree already approved for removal under PLN2024-00090**	
3	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	18.4	35/25	Fair	Good	Good	Good	70%	Adjacent to driveway. And underground utilities.	
4	No	(P)	CALIFORNIA BAY LAUREL *Umbellularia californica*	6"x25	20/15	Good	Poor	Poor	Poor	40%	Codominant at grade, likely a stump re-sprout, prune on one side by Neighbor	
5	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	20.6	35/25	Fair	Fair	Fair	Fair	50%	Codominant at 8 feet with included bark, 2 feet from drainage ditch, in heavily irrigated landscape, buried root crown	
6	No	(P)	COAST LIVE OAK *Quercus agrifolia*	9.5	30/12	Fair	Fair	Fair	Fair	50%	Buried root crown, suppressed, prune on one side for utilities, in heavily irrigated landscape	
7	No	(P)	COAST LIVE OAK *Quercus agrifolia*	1.2	30/12	Fair	Fair	Fair	Fair	50%	Buried root crown, suppressed, prune on one side for utilities, in heavily irrigated landscape	
8	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	13.4	30/20	Fair	Fair	Fair	Fair	60%	Suppressed by neighboring Redwood trees, prune for one side for utility line clearance, in highly irrigated landscape, somewhat buried root crown	

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Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #I
9	No	(P)	COAST LIVE OAK *Quercus agrifolia*	11.5	30/15	Fair-Poor	Poor	Poor	Poor	40%	Topped in past for utilities, in highly irrigated landscape, buried root crown, codominant at 10 feet	
10	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	22.5	40/30	Fair	Fair	Good	Good	65%	Codominant at 10 feet, 11',6" from home, in highly irrigated landscape, canopy over home by 5 feet	
11*	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	12	30/15	Fair	Poor	Poor	Fair	45%	Tree on neighboring property, 3 feet from property line, prune for utility line clearance, limited visual inspection	
12	No	(P)	PURPLE-LEAF PLUM *Prunus cerasifera*	11.2	15/12	Fair-Poor	Poor	Fair	Poor	40%	Codominant at 4 feet with included Bark, abundance of sprout growth, in decline	
13*	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	12	30/20	Poor	Fair	Fair	Poor	45%	Tree on neighboring property at property line, codominant at 10 feet, very thin canopy, adjacent to driveway, in decline, limited visual inspection	
14	Yes	(P)	VALLEY OAK *Quercus lobata*	24.2	50/45	Good	Good	Good	Good	70%	Codominant at 15 feet, hangs over road, recently pruned.	
15	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	16.8	30/20	Fair	Fair	Fair	Fair	60%	Suppressed by Tree number 14, grows towards neighboring property, buried root crown, in raised area	
16	Yes	(P)	VALLEY OAK *Quercus lobata*	19.4	45/40	Good	Fair	Good	Good	65%	Codominant at 10 feet, seem running down union, recently pruned, buried root crown	

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Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #I
17	No	(P)	JAPANESE PRIVET *Ligustrum japonicum*	8.9	15/10	Poor	Poor	Poor	Poor	30%	Codominant at grade, in decline	
18	No	(P)	COAST LIVE OAK *Quercus agrifolia*	11.6	25/20	Fair	Fair	Fair	Fair	60%	Suppressed, leans slightly in the property, thin canopy	
19	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	15.1	26/25	Fair	Poor	Fair	Fair	50%	Topped in the past for utility line clearance, good property line screen	
20	Yes	(P)	CATALINA CHERRY *Prunus ilicifolia subsp. lyonii*	12	20/20	Fair-Poor	Poor	Fair	Poor	45%	Codominant at 1 foot, thin canopy, deadwood, suppressed	
21	No	(P)	VALLEY OAK *Quercus lobata*	6.3	30/10	Fair	Fair	Fair	Good	65%	Young Tree, suppressed	
22	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	20.9	35/30	Fair	Fair	Fair	Fair	55%	Large bleeding canker on trunk at 5 feet, in highly irrigated landscape, prune back from pool in past, leans towards pool, codominant at 10 feet	
23	No	(P)	COAST LIVE OAK *Quercus agrifolia*	9	30/20	Fair	Fair	Fair	Fair	60%	Growing underneath utility lines at property line, good screen between properties	
24	No	(P)	CRAPE MYRTLE *Lagerstroemia indica*	5	12/12	Fair	Good	Good	Good	60%	Surrounded by Hardscapes	

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TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
25*	No	(P)	OLIVE TREE ***Olea europaea***	8	20/15	Poor	Poor	Fair	Poor	30%	Tree on neighboring property, topped for utilities, in decline, Pushing up low voltage lines.	
26*	No	(P)	VALLEY OAK ***Quercus lobata***	8	30/20	Fair-Poor	Poor	Poor	Poor	30%	Neighboring trees, topped for utility line clearance, in decline, covered in Ivy	
27	No	(P)	OLIVE TREE ***Olea europaea***	6	15/12	Fair	Poor	Poor	Fair	45%	Under utilities.	
28*	Yes	(P)	VALLEY OAK ***Quercus lobata***	14	30/20	Fair-Poor	Poor	Poor	Poor	30%	Neighboring trees, topped for utility line clearance, in decline, covered in Ivy	
29*	No	(P)	OLIVE TREE ***Olea europaea***	6	15/12	Fair	Poor	Poor	Fair	45%	Neighboring tree, limited inspection, Under utilities.	
30*	Yes	(P)	REDWOOD ***Sequoia sempervirens***	36 -25 Or 60 at base	85/30	Fair	Poor	Good	Fair	65%	Neighboring tree, Codominant at grade, 6 feet from property line, drought stressed symptoms, near utilities, root crown raised, limited visual inspection	

*** - Indicates a neighboring tree**

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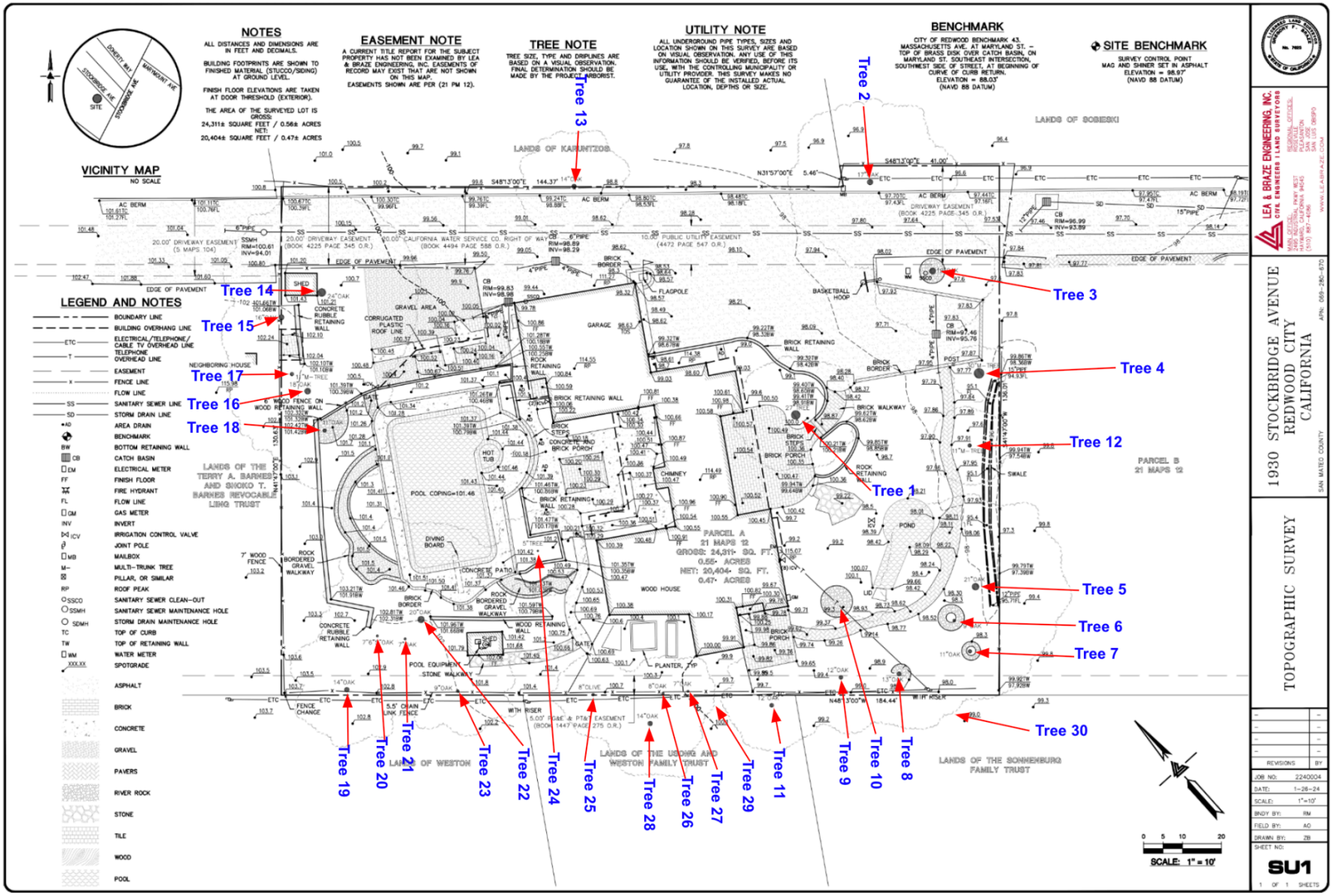
TREE MAP



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OBSERVATIONS

Species List:
30 trees were surveyed on this property. The surveyed species comprise of the following:

1- "CALIFORNIA BAY LAUREL, *Umbellularia californica"*
1- "CATALINA CHERRY, *Prunus ilicifolia subsp. lyonii"*
15- "COAST LIVE OAK, *Quercus agrifolia"*
1- "CRAPE MYRTLE, *Lagerstroemia indica"*
1- "JAPANESE PRIVET, *Ligustrum japonicum"*
3- "OLIVE TREE, *Olea europaea"*
1- "PURPLE-LEAF PLUM, *Prunus cerasifera"*
1- "REDWOOD, *Sequoia sempervirens"*
1- "SILVER MAPLE, *Acer saccharinum"*
5- "VALLEY OAK, *Quercus lobata"*

Tree Removal For Proposed Development:
No trees are proposed to be removed as a part of this submittal. Trees #1 and #2 have already been approved to be removed under PLN2024-00090.

PROJECT PLAN REVIEW

All proposed work shown underneath the dripline of a protected tree is required to be done by hand under the direct supervision of the project arborist. The existing road is proposed to be removed and replaced with a new asphalt driveway. The road way is to be widened to standards. This work will be taking place within the tree protection zones of oak trees #3, 13, and 14. When demolishing the existing road great care shall take place when working underneath the dripline of the trees. A jackhammer can be used to break the existing material into small hand manageable-sized pieces. Any exposed roots during this process measuring 2” in diameter or larger shall be retained for the project arborist to inspect. Where possible, roots shall be retained. If roots are found in the proposed baserock sections, base rock shall be packed around roots to avoid the need to cut roots. Roots encountered within the proposed curb cuts shall also be retained when possible by bridging over roots or building a sleeve to go around a root. Impacts are expected to be minor. Oak tree #3 and #14 are recommended to be deep water fertilized with Nutriroot once the roadway work has been completed. This will act as mitigation for the minor impacts.

Grading and swale work will be taking place within the driplines of trees #4, 5, 6, 10, 12, 15-18, and 24. All grading and swale work will be required to be done by hand when underneath the driplines of the retained trees. Any roots encountered within the swale work are recommended to be retained and remain exposed within the swale. Existing grades underneath the tree driplines are recommended to be retained where possible. Where not possible, the grading shall be done by hand when underneath a tree dripline while under the direct supervision of the project arborist. Impacts are expected to be minor. All trees with work proposed underneath the dripline shall be deep water fertilized with Nutriroot as a mitigation measure.

Demolition of the structures is not expected to have any impacts on the retained trees. To ensure the health and resilience of trees impacted by construction activities, a meticulously planned approach that includes both pre-construction and post-construction care is essential. This comprehensive strategy is designed to mitigate stress, promote root and shoot growth, and ensure long-term tree vitality.

Pre-Construction Care:
In the pre-construction phase, it is critical to prepare the trees for the upcoming stress and disturbances. Implementing a deep watering schedule is foundational, ensuring trees receive adequate moisture deep within their root zones. To enhance soil moisture control and support new root growth, applying NutriRoot (2-2-3) is recommended. It is also recommended to introduce microbial inoculants at this stage which is beneficial for improving soil health and facilitating nutrient uptake. The application of these treatments sets a robust foundation for the trees to withstand construction impacts.

Post-Construction Care:
Following the completion of construction activities, it's vital to continue supporting the trees' recovery and growth. Maintaining the deep watering schedule will ensure that trees remain adequately hydrated. A post-construction application of NutriRoot is advised to sustain soil moisture control and support ongoing root health. It is also pertinent to reintroduce microbial inoculants to restore beneficial microbial communities that may have been disrupted during construction. Additional applications of soil amendments like Biochar and HydraHume will continue to enhance soil structure, fertility, and water-holding capacity, supporting the trees' long-term health and resilience. Employing air spading techniques can also be advantageous to aerate the soil and gently introduce these amendments without causing root damage.

By adopting this dual-phase approach, (Pre & Post Construction) leveraging a combination of deep watering, nutritional support, and soil health enhancement, the strategy aims to not only protect the trees during construction but also promote their recovery and thriving in the post-construction landscape. This holistic care plan underscores a commitment to sustainable tree management, ensuring that the trees remain a valuable and vibrant part of the ecosystem for years to come.

TREE PROTECTION PLAN

Detailed Tree Protection Plan
For the aforementioned tree protection plan, this detailed guide has been designed by Kielty Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees. Should you have any questions or require further clarification, please contact Kielty Arborists Services directly.

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Definitions And Distances:
***TPZ*-**The Tree Protection Zone (TPZ) refers to a radius spanning from the external surface of the trunk measured at 36 inches above grade. It is possible to find many, but certainly not all, of the tree's roots in this area, which are essential for its biological functioning and structural stability. Any activity occurring in the TPZ or within the confines of the Tree Protective Zone (TPZ) needs to adhere to the work scheme endorsed by the Project Arborist as discussed in the plan review section of this report. Work within the TPZ is required to be done under the supervision of the project arborist. The TPZ is determined by the dripline of the trees (canopy spread).

Tree roots predominantly grow in the top two feet of soil, with a small number of roots occasionally extending deeper. Establish Tree Protection Zones (TPZ) around each preserved tree to safeguard the root system from disturbance. Clearly mark the TPZ with weatherproof signage stating "Tree Protection Zone - Authorized Persons Only" to prevent unauthorized access. Prohibit the storage of equipment, materials, or any other activity that may damage the tree's root system within the TPZ. During construction, regularly inspect and maintain the TPZ to ensure its integrity and effectiveness.

Fencing Specifications:
The tree protection fencing should be established and maintained throughout the entire length of the project. It's essential that no equipment, materials, or debris are stored or cleaned inside these protection zones. The zones should remain free from human activity unless explicitly authorized. The choice of fencing type depends on the tree's location and the nature of the surrounding environment.

Type I Tree Protection:
Description: This is the most comprehensive form of tree protection fencing. It encompasses the full canopy dripline or Tree Protection Zone (TPZ) of trees designated for preservation.
Application: Typically used in areas where trees are a significant distance away from construction activity or when trees have a large canopy spread.

Specifications:
The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 6-foot-tall metal chain link type supported by 2-inch thick diameter metal posts pounded into the ground to a depth of no less than 2 feet, ensuring stability even in challenging conditions. Poles should be spaced no more than 10 feet apart from center to center, providing a consistent and strong barrier. For trees near existing hardscapes or structures, tree protection fencing shall be placed as close as possible while still allowing access. Sensitive areas may require a landscape barrier if fencing needs to be reduced for access reasons. The location for tree protection fencing for the protected trees on site should be placed at the tree driplines where possible (TPZ). All other non-protected trees are recommended to be protected by fencing placed at the drip line. 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

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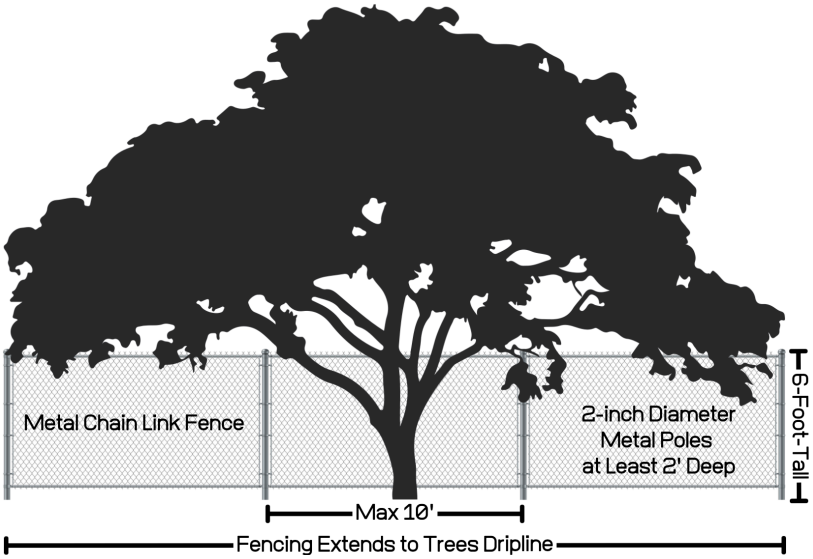
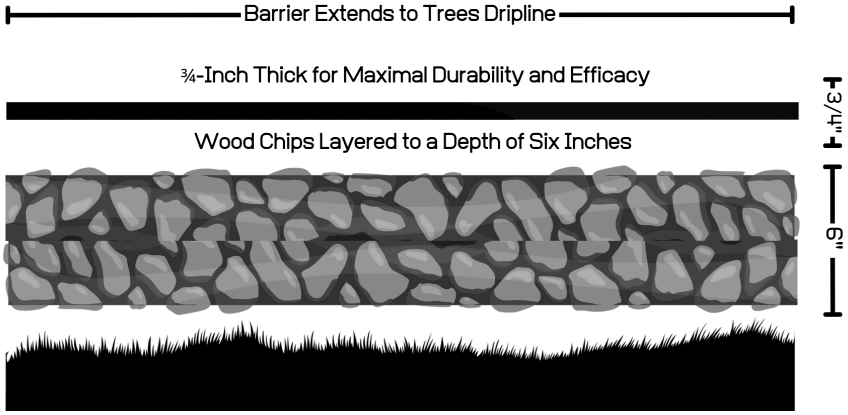
recommendations, watering, and construction schedules shall be implemented in full by the owner and contractor. All retained trees are to be protected by Type I tree protection fencing.



Type I Fencing

Landscape Barrier Zone

If for any reason a smaller tree protection zone is needed for access, a landscape buffer should be used, composed of wood chips layered to a depth of six inches, complemented by plywood atop the wood chips where tree protection fencing would typically be situated. The plywood should be ¾-inch thick for maximal durability and efficacy. This landscape buffer plays a crucial role in mitigating soil compaction within the tree's vulnerable root zone. For optimum stability, it is advisable to securely join the plywood boards, thus preventing any unwanted shifts in the plywood or underlying wood chips.



Landscape Barrier Zone

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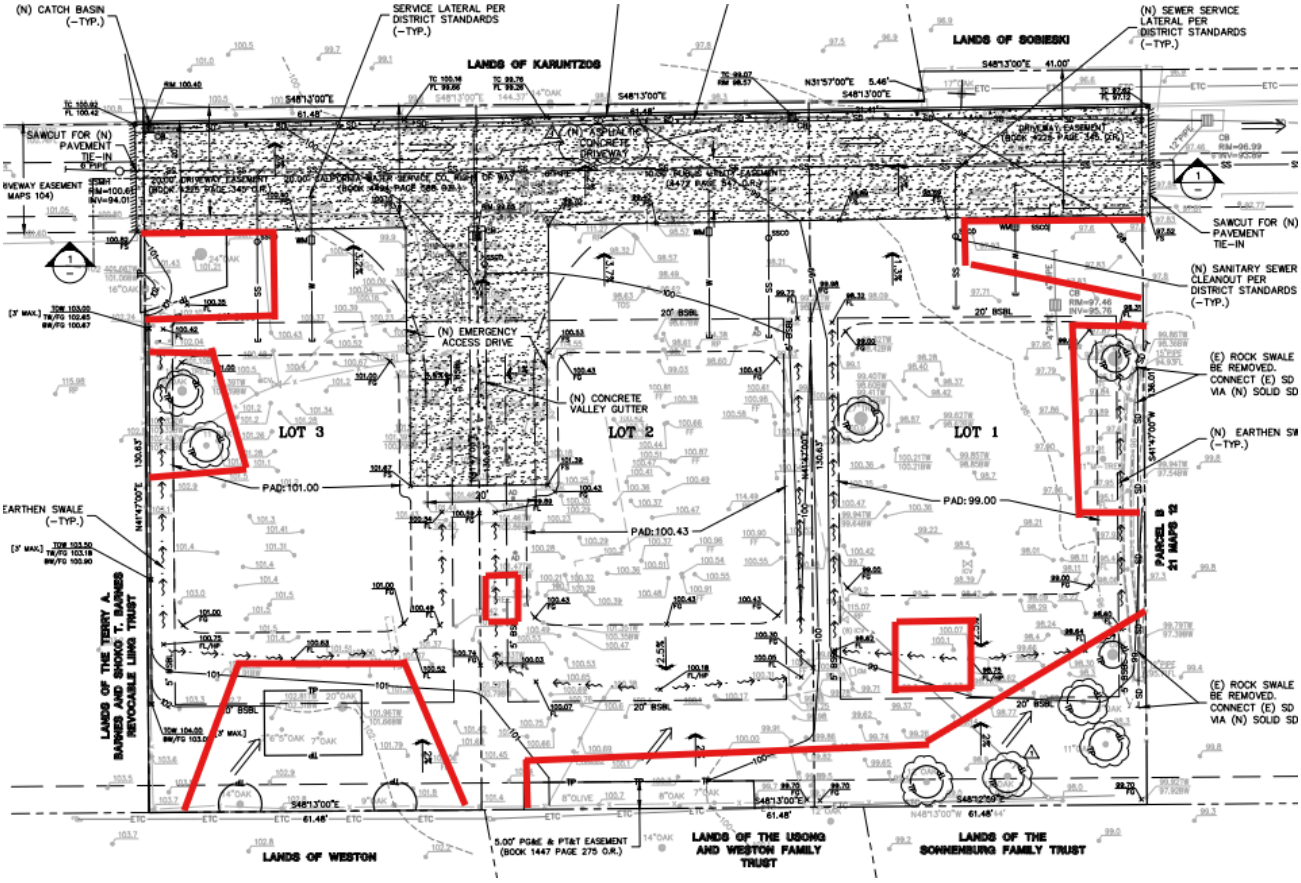

TREE PROTECTION MAP- Type 1 Fencing in RED

Staging

All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the town. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread, and plywood laid over the mulch layer. This type of landscape buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces

Root Cutting

If for any reason roots are to be cut, the work shall be monitored and documented. Large roots (over 2 inches in diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching/excavation

Trenching or excavation for irrigation, drainage, electrical, foundation, or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near their original

level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Grading
All existing grades underneath the dripline of a protected tree shall remain as is where possible. Grading within the dripline of a protected tree is required to be done under the supervision of the project arborist.

Irrigation
Non native trees- Irrigating the retained mature trees in the landscape is important to ensure their health and vitality. Proper watering can help the trees continue to thrive. Deep irrigation is recommended to take place every other week during the dry season. During the dry season, trees typically need deep, infrequent watering. Watering every 2 weeks is sufficient for the retained trees on this site. Applying water slowly and consistently until it penetrates at least 12-18 inches into the soil is recommended. Avoid spraying water directly on the trunks, as this can lead to disease and decay. Mulch is recommended to be maintained with mulch added overtime as needed. Mulch helps retain soil moisture, regulates temperature, and prevents weeds, which can compete with the tree for water. The use of soaker hoses or an inline drip emitter system set up in a grid like manner to provide deep irrigation during the dry season is recommended. The irrigation system should be placed on top of grade and require no excavation. This will help to keep the trees healthy.

Native oak trees- Native oak trees are recommended to only be irrigated during the months of May and September or if their root zones are traumatized. Frequent irrigation during dry summer months can significantly raise the risk of oak trees developing oak root fungus disease and is the leading cause of oak tree death and failure in the urban landscape.

Tree Pruning
Tree pruning during construction is not just about aesthetics and safety; it's also about adhering to best practices and standards set by professional bodies like the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI A300 Pruning Standards) . The ISA sets rigorous standards to ensure trees are cared for sustainably and scientifically. Under these guidelines, and for the well-being of trees during construction, it's imperative to have an expert arborist oversee any pruning. Their knowledge guarantees that only the necessary branches are removed, ensuring both safety and tree health. The guideline to prune no more than 25% of the tree's total foliage is grounded in sound arboricultural practices. This safeguards the tree's photosynthetic capability, reduces undue stress, and preserves the balance between its roots and canopy. Homeowners should be aware of these standards and ensure they are being met, trusting in the expertise of their arborist and keeping open communication about their tree care decisions. This approach not only ensures the tree's compatibility with new construction aesthetics but also its long-term health and vitality.

Traffic Within TPZs
Strictly prohibit driving vehicles or heavy foot traffic on bare soil within the TPZs of protected trees. Such activities can crush roots directly and compact the soil, impeding oxygen and water infiltration. In areas without existing pavement, use temporary anti-compaction materials, such as wood chips

covered with plywood, to prevent damage to tree roots (landscape barrier). Temporary pathways or boardwalks can be constructed to facilitate access while minimizing soil compaction within the TPZ.

Chemical and Material Handling
Store chemicals and construction materials away from TPZs to prevent accidental spills or exposure that may harm tree health. Follow proper handling and disposal procedures for chemicals to ensure compliance with environmental regulations. Minimize the use of toxic materials near trees and opt for environmentally friendly alternatives whenever possible.

Monitoring and Inspection
Regularly monitor and inspect the tree protection measures throughout the construction process to ensure their effectiveness and compliance with the Tree Preservation Plan. Assign a qualified individual, such as a project arborist or certified arborist, to conduct periodic inspections and provide recommendations for any necessary adjustments or improvements. Maintain detailed records of inspections, including dates, findings, and any actions taken.

Post-Construction Maintenance
After construction is completed, continue monitoring the health and condition of preserved trees to address any potential issues promptly. Implement post-construction maintenance practices such as watering, mulching, pruning, and fertilization as needed to support the recovery and long-term health of the trees. Regularly assess the trees for signs of stress, disease, or structural instability and take appropriate measures, including consulting with a certified arborist if necessary.

Compliance with Environmental Laws
Ensure full compliance with all applicable local, state, and federal environmental laws, regulations, and permit requirements pertaining to tree protection during construction. Familiarize yourself with specific regulations regarding tree preservation in your jurisdiction and consult with local authorities or arborists for guidance if needed.

Responsibility
Designate a responsible person or team within the project organization to oversee the implementation and enforcement of the Tree Preservation Plan. Clearly communicate the roles and responsibilities of all parties involved in the construction project regarding tree protection.

Emergency Procedures
Develop clear procedures to follow in the event of emergencies that may impact tree preservation, such as severe storms, accidents, or unexpected tree health issues. Ensure that emergency response plans address prompt actions to mitigate potential risks to trees and contact qualified professionals, such as arborists or tree care companies when needed.

Communication and Training
Facilitate effective communication among all project stakeholders, including contractors, subcontractors, architects, engineers, and landscape professionals, regarding the importance of tree preservation and the specific guidelines to follow. Conduct training sessions or workshops to educate personnel.

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TREE WORK STANDARDS AND QUALIFICATIONS

To ensure high-quality tree work, including removal, pruning, and planting, the following standards and qualifications will be adhered to:

- **Industry Standards**: All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care and maintenance.
- **Contractor Licensing and Insurance:** The contractor undertaking the tree work must possess a valid State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27). Additionally, they must have comprehensive general liability, worker's compensation, and commercial auto/equipment insurance coverage.
- **Workmanship Standards:** Contractors must adhere to the current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI). These standards, including ANSI A300 and Z133.1, outline guidelines for tree pruning, fertilization, and safety. Compliance with these standards ensures the use of proper techniques and practices throughout the tree work process.

By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

SCHEDULE OF INSPECTIONS

Kielty Arborists Services LLC:

We will conduct the following inspections as needed for the project:

- **Pre-Equipment Mobilization, Delivery of Materials, Tree Removal, and Site Work:** Our project arborist will meet with the general contractor and owners to review tree protection measures. We will identify and mark tree-protection zone fencing, specify equipment access routes and storage areas, and assess the existing conditions of trees to determine any additional necessary protection measures.
- **Inspection after Installation of Tree-Protection Fencing:** Upon completion of tree-protection fencing installation, our project arborist will inspect the site to ensure that all protection measures are correctly implemented. We will also review any contractor requests for access within the tree protection zones and assess any changes in tree health since the previous inspection.
- **Inspection during Soil Excavation or Work Potentially Affecting Protected Trees:** During any work within non-intrusion zones of protected trees, our project arborist will inspect the site and document the implemented recommendations. We will assess any changes in tree health since the previous inspection to monitor the well-being of the trees.
- **Final Site Inspection:** Prior to project completion, our project arborist will conduct a final site inspection to evaluate tree health and provide necessary recommendations to promote their longevity. A comprehensive letter report summarizing our findings and conclusions will be provided to the City of Redwood City.

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Our inspections aim to ensure proper tree protection, health, and adherence to project requirements.

ASSUMPTIONS AND LIMITING CONDITIONS

- **Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.
- **Compliance with Laws and Regulations:** The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.
- **Reliability of Information:** Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.
- **Testimony or Court Attendance:** The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.
- **Report Integrity:** Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.
- **Restricted Publication and Use:** This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.
- **Non-disclosure to Public Media:** The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- **Opinion-based Report:** The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any predetermined outcomes, values, or events.
- **Visual Aids Limitation:** Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.
- **Inspection Limitations:** The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- **Limitations of Tree Assessment:** Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.
- **Remedial Treatments Uncertainty:** Remedial treatments for trees have variable outcomes and cannot be guaranteed.
- **Considerations Beyond Scope:** The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.
- **Inherent Risks:** Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.
- **Client's Responsibility:** The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

CERTIFICATION

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

David Beckham

Signature of Consultant
David Beckham
Certified Arborist
WE#10724A TRAQ Qualified
July 15, 2024

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

PAST
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

April 23, 2024

Nicole Gittleson, Executive Vice President
Clarum Homes
550 College Ave.
Palo Alto, CA 94306

Re: Historical Resource Evaluation for 1930 Stockbridge Ave., San Mateo County, CA
APN 069-280-670

Dear Ms. Gittleson:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 1930 Stockbridge Avenue, in unincorporated San Mateo County. PAST Consultants, LLC (PAST) attended a site visit to the subject property on April 19, 2024 to photograph and assess the existing conditions of the buildings. Research in local repositories was conducted in April 2024 to evaluate the historic significance of the subject property. The property contains a modified circa-1939 house with attached garage constructed in the California Ranch style.

Summary of Findings

The subject property is one of a standardized set of California Ranch-style designs developed as part of a larger suburban tract west of Redwood City in 1939. The house on the subject property is a relatively common example of the California Ranch style and has been altered with additions to its massing, roofline and fenestration. The subject building is not associated with a significant historic event or a significant person. The altered building has lost historic integrity and is not significant at the national, California or local level because it does not have any historical associations with a significant event or a significant person and is not a significant example of architectural design or construction method.

The following report lists the project team, provides the project methodology, a property description and construction chronology of all buildings on the subject parcel, a historical summary of the property's development, provides biographical research into the various property owners for purposes of establishing any connections with significant persons, and evaluates the property for eligibility for the National-and California-registers of historic places.

Project Location

The property is located at 1930 Stockbridge Avenue, west of Redwood City and in unincorporated San Mateo County (**Figure 1**).

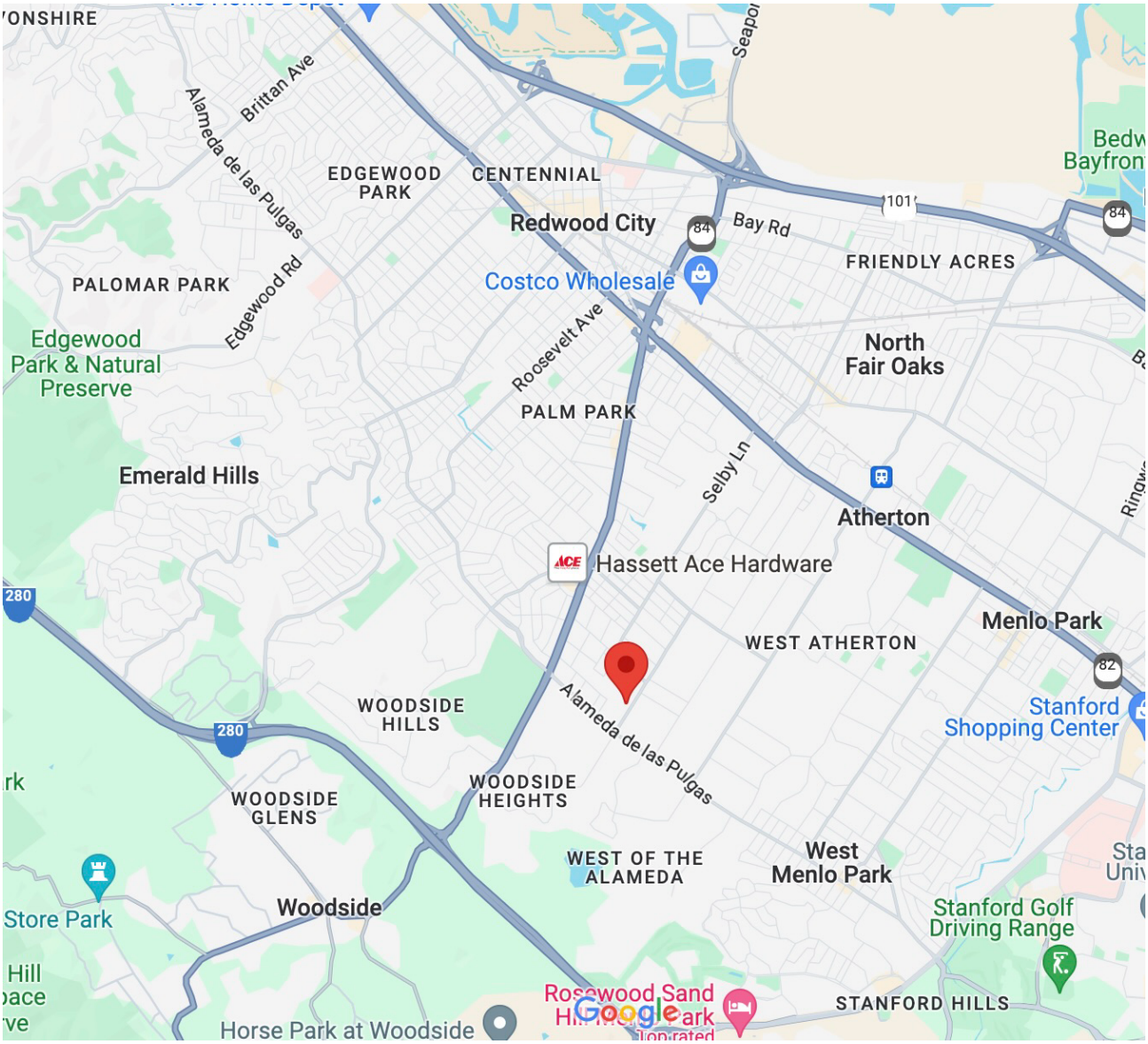

Figure 1. Location map for the subject property (*Courtesy: Google Maps*).

Project Team

Client/Applicant
Clarum Homes
Attn: Nicole Gittleson, Executive Vice President
550 College Ave.
Palo Alto, CA 94306

Regulatory Agency
San Mateo County Planning Department
455 County Center 2nd Floor
Redwood City, CA 94063

Historic Preservation Consultant
Seth Bergstein, Principal
PAST Consultants, LLC
P.O. Box 721
Pacific Grove, California 93950
Architectural Historian and Report Author: Seth Bergstein meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History.

PAST Consultants, LLC: Summary of Qualifications

Seth Bergstein, Principal of PAST Consultants, LLC, began his technical career as a civil, structural and geotechnical engineer for a variety of commercial and transportation engineering projects. This experience created an appreciation for historic engineering and architectural structures and led him to architectural study at the University of Oregon and a Master of Arts in Historic Preservation from Cornell University. After Cornell, Seth was an architectural historian, materials conservator and project manager for Architectural Resources Group and managed projects for a diverse range of historic building types, including the Point Reyes Lighthouse, Bernard Maybeck's First Church of Christ, Scientist, Pasadena City Hall, the John Muir House, and a number of historic bridges, including project management for the restoration of the Wawona Covered Bridge in Yosemite National Park.

In 2004, Mr. Bergstein founded PAST Consultants, LLC (PAST), a historic preservation consulting firm specializing in preservation planning, documentation, and conservation of historic and cultural resources. PAST's clients include the State of California, public agencies, architectural and engineering firms, museums, nonprofit organizations, preservation advocates and private property owners. PAST is represented on the California Historical Resources Information System (CHRIS) list of qualified historic consultants sponsored by the California Office of Historic Preservation and is on numerous certified consultant lists for public agencies throughout California.

PAST has prepared successful National Register nominations, written historic context statements for public agencies, photo-documented historic buildings for HABS/HAER projects, prepared historic structure reports and evaluated numerous historic buildings throughout central and northern

California for both public and private clients. PAST is often hired to evaluate proposed changes to historic buildings for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. PAST is presently the on-call historic preservation consultant for the City of Carmel-by-the-Sea and the City of Capitola.

Principal Seth Bergstein has over 30 years combined experience in civil and structural engineering, materials conservation, architectural history and historic preservation planning. Seth meets the *Secretary of the Interior's Professional Qualifications* Standards in Architectural History and History. Mr. Bergstein has been keynote speaker at preservation conferences, has written articles on historic contexts and the preparation of historic context statements, provided historic preservation training to city planning staff and has led architectural tours. He is a member of the Alliance of Monterey Area Preservationists (AMAP) and is founding board member of the Monterey Area Architectural Resources Archive (MAARA).

Previous Certified Local Government (CLG) Experience

In 2010 and 2011 PAST was awarded two CLG-funded projects through the California State Office of Historic Preservation (SHPO): the 2010 *Historic Context Statement for Agricultural Resources in the North County Planning Area, Monterey County* and the 2011 *Agricultural Resources Evaluation Handbook, Monterey County, California*. The latter project was a collaborative effort with Monterey County, the California State Office of Historic Preservation (SHPO) and the community to develop a methodology for evaluating historic agricultural resources as a model for all regions of California. Both public reports are published on the Monterey County housing and community development website.

In 2022, PAST completed the Certified Local Program (CLG)-funded Carmel Historic Context Update 1966 – 1986. The update included historic developments in Carmel-by-the-Sea for the assigned time period and an evaluative methodology for assessing historic significance and historic integrity for buildings of the Modern Movement: 1935 – 1986.

Methodology

Site Visits

PAST attended a site visit to the subject property on April 19, 2024 to photograph and perform a conditions assessment of all buildings on the subject property.

Research Design

Research was conducted during April 2024. PAST performed research in local and regional repositories to develop this historic assessment report:

- San Mateo County Assessor's Office, Redwood City, CA;
- San Mateo County Planning Department, Redwood City, CA.
- San Mateo County History Museum, Redwood City, CA;

- Local History Room, Redwood City Public Library, Redwood City, CA;
- Redwood City Public Library, Redwood City, CA; and
- California History Room, Monterey Public Library, Monterey, CA.
- On-line Genealogy Portals: Ancestry.com and Newspapers.com

The purpose of the research design was to determine the construction chronologies of the buildings on the subject property, to understand the historical uses of the property, and to determine if any of the previous property owners were significant persons in national, California or Redwood City history.

A Chain of Title Guarantee was conducted to determine previous owners of the subject property dating from 1935 – 1975. The ownership names listed in this document were used for establishing the potential historic significance associated with significant persons.[1]

Registration

None of the properties are listed on the National Register of Historic Places, the California Register of Historical Resources, or the San Mateo County local register of historical resources. The subject property has not been evaluated previously for National Register of California Register historic significance.

Regulatory Framework

The County of San Mateo evaluates historic resources according to the guidelines of the California Environmental Quality Act, and the California Register Program. The California Environmental Quality Act (CEQA) provides the framework for the evaluation and treatment of historic properties (Section 15064.5). CEQA defines a historical resource as: (1) a resource determined by the State Historical Resources Commission to be eligible for the California Register of Historical Resources (including all properties on the National Register); (2) a resource included in a local register of historical resources, as defined in Public Resources Code (PRC) Section 5020.1(k); (3) a resource identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) any object, building, structure, site, area, place, record, or manuscript that the County determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in light of the whole record.[2]

National Register of Historic Places (NR)

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to create the National Register of Historic Places. Districts, sites, buildings, structures, and objects significant in

[1] Old Republic National Title Insurance Company, Guarantee No. A04201-PIGA-181171 March 6, 2024.

[2] California Code of Regulations, 14 CCR § 15064.5.

American history, architecture, archeology, engineering and culture are eligible for listing if they meet at least one of four criteria.[3] Eligible resources are those:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. That have yielded, or may be likely to yield, information important in prehistory or history.

Eligible resources must also retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey the relevant historic significance.[4] The seven aspects of integrity are described in a separate section below.

California Register of Historical Resources (CR)

A resource is eligible for listing in the California Register of Historical Resources if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.[5]

The California Code of Regulations notes that integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

The same seven aspects of integrity are considered when evaluating resources for listing in the National Register and California Register: location, design, setting, materials, workmanship, feeling, and association. Alterations over time or historic changes in use may themselves be significant. However, resources that may not retain enough integrity to meet National Register criteria may still be eligible for listing in the California Register.

Historic Integrity

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation defines **historic integrity** as "the ability of a property to convey its significance." Historic properties either retain their integrity or they do not. To retain integrity, a resource will always retain several and usually most of the seven aspects of integrity:

[3] 16 U.S.C. 470, *et seq.,* as amended, 36 C.F.R. § 60.1(a).
[4] 36 C.F.R. § 60.4.
[5] California Public Resources Code § 5024.1(c).

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

National Register Bulletin 15 notes that evaluating historic integrity may be a subjective analysis, but is always based on understanding the property's physical features and how they relate to the property's historic significance. The integrity evaluation can begin only after the evaluator establishes the property's significance: *why* it is significant (identifying its area of significance and how it meets the relevant National, State or Local designation criteria), *where* it is important (location), and *when* the resource is significant (its "period of significance")[6]

San Mateo County Municipal Code

The San Mateo County Municipal Code for designating historic resources follows the guidelines outlined in CEQA Section 15064.5, which utilizes the California Register criteria for establishing historic significance. Requirements for evaluation in a Historic Resource Evaluation Report, as provided by the San Mateo County Planning and Building Departments are:

The historical resource evaluation report must evaluate the following criteria to determine whether the property qualifies as a historical resource under CEQA *(a property qualifies as a historical resource if it meets* **any one** *of the criteria below)***.**

A. The property meets any of the criteria of CEQA Guidelines Section 15064.5:
(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.

The subject property has not been determined eligible by the California State Historical Resources Commission and is not currently listed on the California Register (CR). Evaluation for California Register historical significance is provided at the end of this report.

[6] U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1997, 44-49 (bold in original).

(2) Any object, building, structure, site, area, place, record, or manuscript which the County determines to be historically significant because it meets the criteria for listing on the California Register of Historical Resources, including the following:
a. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
b. Is associated with the lives of persons important in our past;
c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
d. Has yielded, or may be likely to yield, information important in prehistory or history.

Evaluation for National Register (NR) and California Register (CR) historic significance is provided at the end of this report.

B. A resource included in a local register of historical resources. *As of November 2023, the County only has one property in the local register:*

Historic Montara School located at 496 6th Street, Montara
Assessor's Parcel Number: 036-091-250

The subject property is not included in the San Mateo County local register of historical resources.

C. The property is included in the Coastal Historical Resources Inventory and has an eligibility rating of 1 to 5D for listing on the local, State, or Federal historic register as an individual contributor or part of a district, available online.

The subject property is not included in the Coastal Historical Resources Inventory. The property is not within or a contributor to a historic district.

D. The property is included in the General Plan Overview and Background Issues Historical and Archaeological Resources Appendix B (Inventory of County Historic Resources), available online.

The subject property is not included in the General Plan Overview and Background Issues Historical and Archaeological Resources Appendix B (Inventory of County Historic Resources).

E. The property is listed on the State or Federal historic register; listed resources can be found online through the California Office of Historic Preservation and the National Park Service.[7]

The subject property is presently not listed on the NR or CR registers. Evaluation of the NR/CR criteria appear at the end of this report.

[7] "Historical Resource Evaluation Report," County of San Mateo, Planning and Building, 11/7/23. Responses to the listed requirements for this property appear in italics.

Site Description

The subject parcel is shown on the parcel map below (**Figure 2**).

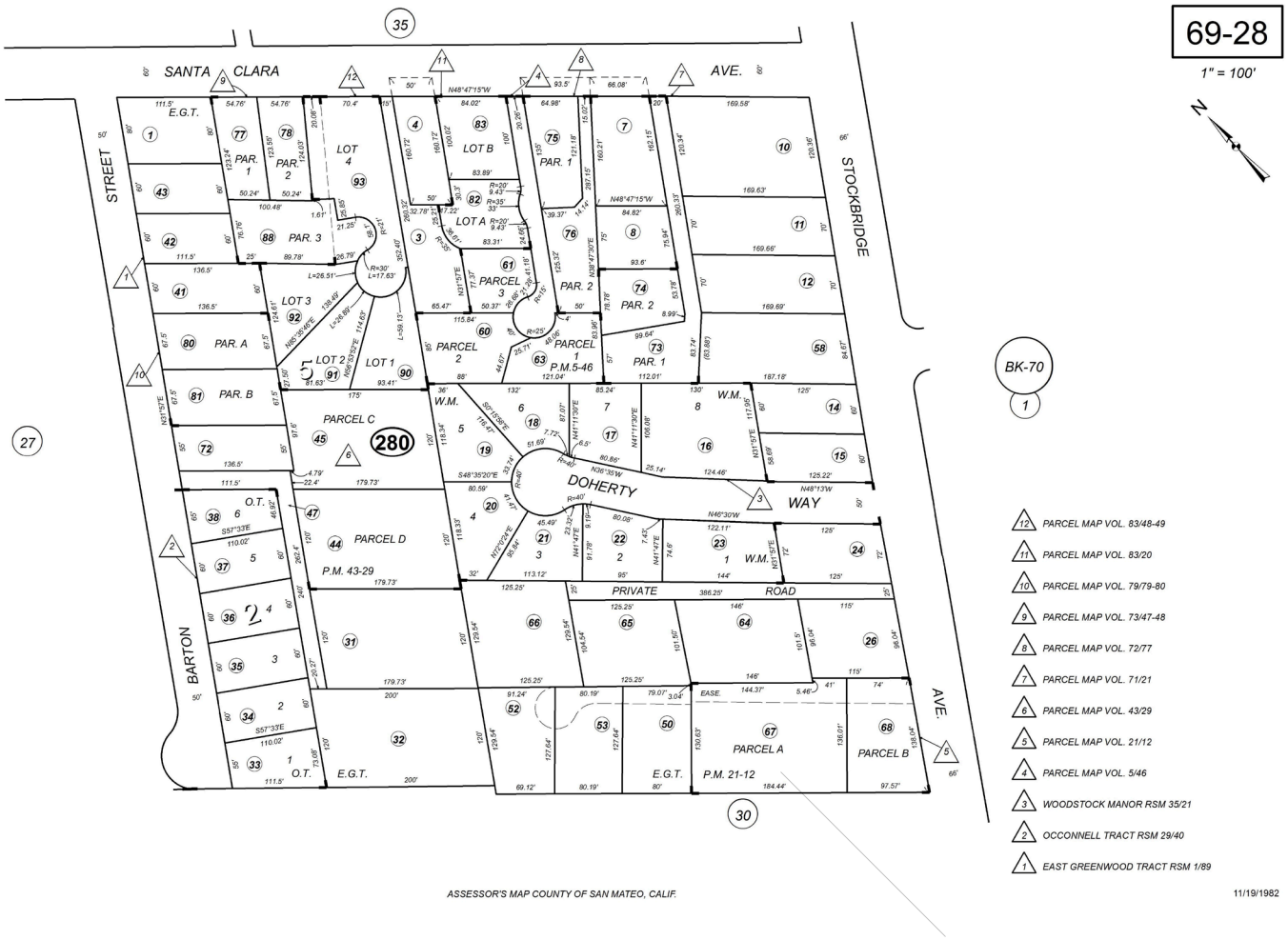

Figure 2. Parcel map, showing the subject property with an arrow (*San Mateo County Assessor's Office*).

The flat, urban site is bounded by a paved driveway easement to the north, Stockbridge Avenue to the east, and residential properties to the south and west.

Property Description

The property contains a wood-framed, single-story house with attached garage (c-1939) constructed in the California Ranch style. The house has an irregular plan with a side-gable roof that contains a prominent front gable end. The front (east) elevation features an integrated front porch on square columns with two skylights. The house features two chimneys, with the more prominent chimney placed onto the rear elevation, board-and-batten wood exterior siding and a wood-shake roof. (**Figures 3 - 8)**.


Figures 3 and 4. Left image is a view of the front (east) elevation. Right image details the front elevation entrance, showing the integrated front porch and replaced windows and doors.


Figures 5 and 6. Left image shows the north elevation at the garage. The building's roofline was modified at the garage (arrow). Right image shows the rear (west) elevation, with all windows and doors replaced with vinyl-clad sash. An arrow indicates the 1947 guest room addition.

Figures 7 and 8. Left image details the changes to the building's front elevation, when the roofline was modified for the 1967 laundry room addition (arrow). Right image shows the 1947 guest room and laundry room addition to the rear elevation (arrows).

Construction Chronology

A records search conducted at the San Mateo County Assessor and the San Mateo County Planning Department has revealed few permits that date the alterations. The available Assessor's records indicate a construction date of 1939. Given its location, the subject building does not appear on available historical Sanborn maps. The building's construction chronology is:

- Permit No. 4616, 1939: Construct house with attached garage. Demolish existing chicken coop for construction of house (Assessor's Records).
- Permit No. 6513, 1941: Construct small utility shed.
- Permit No. 16352, 1947: Convert former maid's room adjacent to garage to guest room; add bath and modify roofline where the garage interfaces with the house (**Figures 7 and 8**).
- Permit No. 4395, 1963: Construct rear pool.
- Estimated date, circa-1990s: Replace front door. Replace windows with vinyl-clad sash in most locations; add window openings on rear and side elevations.

Historical Overview

Introduction

The following historic context focuses on commercial and residential development in Redwood City that impacted the construction of the subject property. Many sources exist that provide a thorough historical understanding of Redwood City in the early years of its development, from its pre-historic occupants, to the development of Redwood City's early port and the establishment of downtown at Main Street and Broadway. Rather than repeating this excellent information, the reader is referred to these secondary source documents for comprehensive historical information on the early development of Redwood City.[8]

Summary of Development in Redwood City

Commercial Development

By the time that Redwood City became the county seat and the first incorporated city in San Mateo County on March 27, 1868, the city was an established port city with a turning basin at the terminus of Redwood Creek near Broadway and a steady stream of lumber related products departing for regional construction projects. Industries included lumber, shingles, leather, hay and wheat; with support retail and service businesses springing up downtown at the intersection of Main Street and Broadway.[9]

Downtown Redwood City remained the center of commerce until the end of the nineteenth century. Two events would lead to an influx of new residents: the arrival of the railroad and the 1906 San Francisco earthquake. In 1863 the San Francisco and San Jose railroad, Gold Rush pioneer Peter Donahue's vision, had completed tracks to Menlo Park, with a railroad station at Redwood City. The railroad's construction increased local land values dramatically, created the first Peninsula-to-San Francisco commuters, and ushered in an era of Peninsula real estate development by the elite and wealthy of San Francisco. By the time of the Southern Pacific railroad's purchase of the San Francisco and San Jose railroad in 1868, Redwood City became one of the first bedroom communities for city workers who could now live in the peaceful suburbs, yet commute by rail to San Francisco.[10]

Following the 1906 San Francisco earthquake and the repairs made to the city's damaged buildings, the nature of development changed. The great estates of the San Francisco elite were subdivided

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[8] Excellent works concerning Redwood City history include *Redwood City: A Hometown History*, by the Archives Committee of the Redwood City Public Library (2007: Star Publishing Co.); *Redwood City: Images of America* by longtime Redwood City residents and photographer Reg McGovern, with Janet McGovern, Betty S. Veronico and Nicholas A. Veronico (2008: Arcadia Publishing Company); *Redwood City: Then and* Now, by Betty S. Veronico and Nicholas A. Veronico, Reg McGovern and Janet McGovern (2010: Arcadia Publishing Company); and historical documentation provided for the Redwood City General Plan and the Redwood City Downtown Precise Plan (available on-line).

[9] Archives Committee of the Redwood City Public Library, *Redwood City: A Hometown History*. Belmont, CA: Star Publishing Company, 2007, xxiii.

[10] *Redwood City: A Hometown History*, 168.

and residential lots laid out on the property. Displaced residents from San Francisco were the initial buyers of these new residential homes, designed in the Arts & Crafts and other period-revival styles. By 1920, Redwood City's population had grown to 5,500 residents, many of them making the daily commute by rail into San Francisco.

As the population grew and Redwood Creek silted at its original location downtown, the turning basin was removed, the property developed and the Port of Redwood City was moved to the east at the inlet of San Francisco Bay. The city dredged a deep-water channel and larger industries, such as the Leslie Salt Company and the Pacific-Portland Cement Company developed on the bay. The focus of commercial activity shifted west to El Camino Real and Broadway by the 1930s. [11]

Residential Development

The 1885 map of the East Greenwood Tract in which the subject property is located, indicates the large parcels intended for the development of the region's great estates (**Figure 9**).

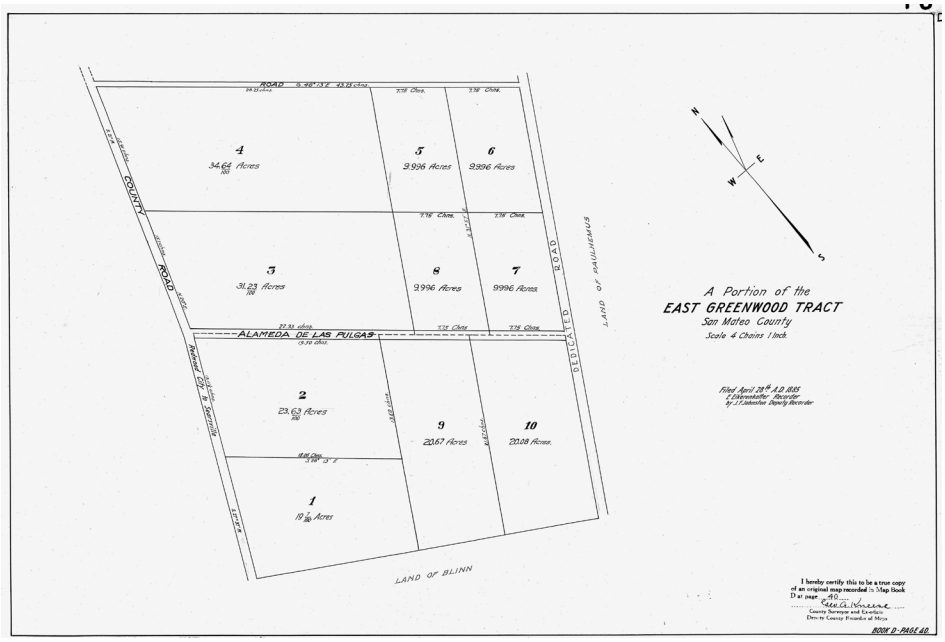

Figure 9. 1885 map of the East Greenwood Tract (*Courtesy: San Mateo County Assessor*).

This area would remain largely undeveloped until the region's population began to boom in the late 1930s. By 1940, the city's population had reached 12,400 residents. The population boom and subsequent suburban expansion following World War II created unprecedented demand for both housing and commercial development, both of which transformed the region. However, unlike previous periods when development followed the construction of railroad and suburban rail lines, development now revolved around the automobile. Following World War II, Redwood City experienced the substantial suburban expansion and population influx that was experienced by numerous other Peninsula cities: by 1960 the number had swelled to 46,300. Like much of the

[11] *Redwood City: A Hometown History*, xxv.

peninsula and the Santa Clara Valley to the south, existing farmland was developed for residential subdivisions, shopping centers and other commercial development.[12] Completed by 1958, the Bayshore Highway (U.S. 101) fostered growth further, increasing suburbanization of the region. The larger parcels shown on Figure 9 began to be further subdivided into residential subdivisions, beginning in the 1930s. These parcels were largely developed as spec homes by regional builders; most of them constructed in the California Ranch style.

Ownership of the Subject Property

A Chain of Title Guarantee was conducted to determine previous owners of the subject property dating from 1935 – 1979. The ownership names listed in this document were used for establishing historic significance associated with significant persons. The following lists the owners and periods of occupancy:

- John P. McNeill and Ethel F. McNeill: 1939 - 1945
- Elie F.R. De Lanoy and Johanna De Lanoy: 1945 - 1953
- James M. Doherty and Frances M. Doherty: 1953 - 1956
- William M. Hunt and Elsie W. Hunt: 1956 – 1957. Occupied the property for only one year.
- Dagmar Edwards (widow): 1957 – 1962. Retired at the subject property.
- Alex Massey and Helen Massey: 1962 - 1979

A native of Cleveland, Ohio, John McNeill (1890 – 1999) was a Redwood City mechanic, who worked in San Francisco before moving to the subject property. His spouse, Ethel F. McNeill (1891 – 1970) was a homemaker. The couple did not make any significant contributions to national, California, or San Mateo County history.[13]

A native of Holland, Elie Francois Rene De Lanoy (1887 – 1976) was a manager for a Steam Ship Line and lived in San Francisco and Oakland in the 1940s. His wife, Johanna McNeill was a homemaker, raising two children. The couple moved and retired to the subject property in 1945.[14]

James M. Doherty (1918 – 1965) was a service manager for Belestra Pontiac in Menlo Park. His spouse, Frances M. Doherty was a musician, but volunteered in the arts, working as volunteer society editor for the Menlo Park Gazette and was a member of the local musicians' union. While the couple appears to have worked successful careers, they did not make any significant contributions to national, California or San Mateo County history.[15]

Alex Massey (1923-2002) was a salesman at Keith Cole Studio and Camera Shop. He was an avid musician and played saxophone for many local bands that toured small venues in the Bay Area and on the Peninsula. While these occupations helped him lead a successful career as a salesman and

[12] *Redwood City Downtown Precise Plan, Draft EIR*, November 7, 2006, p. 8-3.

[13] U.S. World War II Draft Registration Card: John Percy McNeill, 1950 U.S. Federal Census: John P. McNeill, Ethel McNeill Obituary, *The Peninsula Times Tribune*, 2/6/1970.

[14] 1940 U.S. Federal Census: Elie Francois De Lanoy; U.S. Social Security Death Index: 1935 – 2014.

[15] Polk's Redwood City Directories: 1930-1970; Frances M. Doherty Obituary, *Santa Cruz Sentinel* 7/28/95.

musician, his work would not elevate him to the level of significant persons in national, California and San Mateo County history.[16]

In conclusion, the prior owners of the subject property are not considered to be significant persons according to National Register and California Register criteria.

Historic Significance of the Subject Property

The following section evaluates the subject property for historic significance according to criteria of the National Register (NR) program and the California Register (CR) program.

The National (NR) and California (CR) registers have the same four-part criteria (see *Regulatory Framework section*). The criteria break down into Association with an *event* (NR - A; CR – 1); Association with an *important person* (NR - B; CR – 2); Association with *architectural and/or construction method* (NR - C; CR – 3); and *Information potential* (NR - D; CR – 4).

Given the disturbed nature of the sites and development of the area, the subject property does not qualify under the fourth criterion, archaeological/informational potential (NR - D; CR – 4). It should be noted that archaeological investigation will assigned to a certified archaeologist by the County of San Mateo, if necessary.

National Register and California Register Significance

Event: National Register- Criterion A/ California Register-Criterion 1.
Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

The subject property is not significant according to this Criterion. The subject property was developed as the result of suburban expansion caused by considerable population growth in the region. Population growth and its subsequent suburban expansion is too broad of an event to qualify a property for historic significance because this event applies to virtually every city in San Mateo and Santa Clara counties, which developed steadily until the close of World War II, then expanded rapidly when demand for housing, services and substantial suburbanization dominated the area.

Important Person: National Register Criterion B/California Register-Criterion 2. *Associated with the lives of persons important to local, California or national history.*

As discussed above, the property was owned by a series of couples who either worked in local occupations and/or retired at the subject location. Research did not reveal any significant contributions by any of the property owners to national, California or San Mateo County history. The subject property is not eligible under this Criterion.

[16] Alex Massey Obituary, *San Francisco Examiner*, 7/28/2002; Polk's City Directories: 1960 – 1970.

Architectural Design: National Register Criterion C/California Register-Criterion 3.
Architectural design/construction method or represents the work of a master or possesses high artistic values.

The subject building was developed as one of several tract-home designs in the burgeoning suburbs in San Mateo County. Examples of similar California Ranch-style massing, design and exterior detailing for the subdivision's individual buildings are evident when driving the surrounding blocks. The building's architectural design is a relatively common example of the California Ranch style and was not designed by a significant local or regional architect. In addition, the subject building has been altered with additions to its roofline and massing, and replacement of nearly all windows and doors in original and new locations. These alterations have caused a substantial loss of historic integrity of design, materials, workmanship, feeling and association. The building is not eligible under this Criterion.

San Mateo County Historic Significance Criteria

San Mateo County uses the same four-part criteria as the National- and California-register programs. As described under these criteria above, the subject property is not eligible for the San Mateo County local register of historical resources.

Conclusion

In conclusion, the property located at 1930 Stockbridge Avenue, in unincorporated San Mateo County is not eligible for the National, California or San Mateo County historic registers. The proposed project does not require mitigations for historic resources according to the California Environmental Quality Act (CEQA - Section 15064.5), as the subject properties within the project area are not historically significant.

Please contact me if you have any questions about this historic evaluation report.

Sincerely,

Seth Bergstein

Seth A. Bergstein
Principal

cc: John Suppes, President, Clarum Homes; San Mateo County Planning Department

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

County of San Mateo Planning and Building Department

In Lieu Park Fee Worksheet

[The formulas for this sheet are excerpted from Section 7055 of the County's Subdivision Regulations]

	APN	*Land assessment*	*Acreage*
Parcel 1		$174,146.00	0.558
Parcel 2			
	Total	$174,146.00	0.558

New Created lots:*	2

*Example = A 2-lot split would = 1 newly created lot.

Ppl/Household for SMC in last Federal Census (2020):	2.96
Parkland acres per person**	0.003

**See Section 7055.1 of subdivision ordinance

Testing

Total pop/Tenure by hosuehold size:	764,442/269,417 = 2.837
Total pop/Total housing units:	764,442/283693 = 2.69

Value of land per acre:	$312,089.61	(land assessent /acreage
People per Subdivision:	5.9200	
Parkland demand:	0.0178	(2.96*.003)

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.

Instructions: Enter info about proposed subdivision in yellow boxes. Fee required will be automatically calculated in green box. If more than 11 original parcels, use "insert " to avoid breaking calculations.

Parkland in-lieu fee: $5,542.71

(0.0089 * 5,801,796.72)

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

EARTH SYSTEMS
48511 Warm Springs Boulevard, Suite 210 | Fremont, CA 94539 | (510) 353-3833 | www.earthsystems.com

July 29, 2024 File No.: 306745-001

Mr. John Suppes
Innovative Homes, LLC
550 College Avenue
P. O. Box 60970
Palo Alto, CA 94306

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
1930 STOCKBRIDGE AVENUE
REDWOOD CITY, CALIFORNIA

SUBJECT: Preliminary Geotechnical Engineering Study Report

REF.: Proposal for a Geotechnical Engineering Report, Innovative Homes, LLC, 1930 Stockbridge Avenue, Redwood City, CA, dated June 25, 2024

Dear Mr. Suppes:

Per your authorization, Earth Systems Pacific (Earth Systems) has completed the scope of services described in the referenced proposal. The scope of our services included 1) reviewing the site conditions; 2) reviewing published geologic literature to develop an understanding of the geologic setting of the site; 3) reviewing published literature to develop an understanding of the seismic setting of the project; and 4) preparation of this report summarizing the results of our literature review and presenting preliminary recommendations for site grading, foundation construction, and backfilling of the swimming pool. The purpose of this report was to assist with the project planning. The scope of our services did not include any subsurface exploration or laboratory testing which will be needed for the preparation of a design level geotechnical engineering report. The design level report will be prepared when the site plans and the site development plans are finalized.

Site Description

The subject rectangular shaped site, with an approximate size of 24,311 square feet is located at 1930 Stockbridge Avenue in Redwood City, California. The site area currently contains a one-story wood framed residential structure. The site area is bordered by Stockbridge Avenue to the north and residential properties on the other three sides. At the time of our site visit, the site area contained a asphaltic concrete paved driveway in the northeastern portion, a lawn

and landscape area in the eastern portion, a single story residence in the middle portion, and a swimming pool in the western portion of the parcel. The State of California has not yet published a seismic hazards report/map for the site area but since the site area is relatively flat, the landslide hazard is non-existent and based on the site geology (see below), the liquefaction hazard at the site is anticipated to be low.

Project Description

It is our understanding that as a part of the proposed development, the existing residence and select trees will be removed and the subject parcel will be split into three lots. The swimming pool in the western portion of the site will be removed and the excavation will be backfilled. Each parcel will be 61.5 feet wide and 131 feet long. A new residential structure will be constructed on each one of these lots with the pad elevations of 99 feet, 100.43 feet, and 101 feet for Lot 1, Lot 2, and Lot 3, respectively. Lot 1 will be the eastern lot, Lot 3 will be the western one and Lot 2 will be the middle one. Details of the residential structures are currently being planned but the site grading will be minor with the exception of the swimming pool area, which will be removed and backfilled.

Site Geology

A review of the published geologic map of the site area by Pampeyan indicates that the site area is underlain by Santa Clara Formation (QTss) of lower Pleistocene and upper Pliocene era. Santa Clara formation in the site area could comprise of yellowish-orange to reddish brown, moderately consolidated to well consolidated fluvial deposits of pebble and cobble gravel with lesser amounts of sand, silt, and clay.

The site is located within a seismically active region of California, but outside Alquist-Priolo Earthquake Fault Zones. The site is located approximately 3.4 miles southwest of the Zayante fault, 6.4 miles south of the Butano fault, 7.0 miles southwest of the Sargent fault, and 7.0 miles of the San Andreas fault (Santa Cruz Mountains section).

Seismic Setting

Using information from recent earthquakes, improved mapping of active faults, and a new model for estimating earthquake probabilities, the 2014 Working Group on California Earthquake Probabilities updated the 30 years earthquake forecast for California. They

concluded that there is a 72 percent probability (or likelihood) of at least one earthquake of magnitude 6.7 or greater striking somewhere in the San Francisco Bay region before 2043. A summary of the significant faults in the vicinity of the site and their probabilities of exceeding an earthquake of magnitude 6.7 within 30 years is presented below.

Major Active Faults in Site Vicinity

Fault	Distance from Site (miles)	Probability of Mw≥6.7 within 30 Years1
Monte Vista - Shannon	1.3 (SW)	<1%
San Andreas (Peninsula)	6.4 (SW)	6.4%
Hayward (So)	15.7 (NE)	22.3%
Calaveras (No)	21.5 (NE)	7.5%

[1] Working Group on California Earthquake Probabilities, 2015

Site Observations

At the time of our site visit, the existing pavement, residential structure, swimming pool, and concrete decking around the pool appeared to be in a good condition with almost no structural cracks. No major cracks were observed in the landscape area.

Subsurface Exploration

The scope of services for this phase of our investigation did not include any subsurface exploration or laboratory testing. Subsurface exploration and laboratory testing will be needed for the design level geotechnical engineering investigation.

Subsurface Soil Classification

Based on the review of the site geology and our experience in the general area, the site area was assigned to Site Class D (“Stiff Soil”) as defined by Table 20.3-1 of the ASCE 7-16.

Seismic Design Parameters

The seismic design parameters for the site per Chapter 16 of the California Building Code (2022 Edition) are as follows. The parameters were determined using the OSHPD/U.S. Seismic Design Maps web site.

Summary of Seismic Parameters - CBC 2022

(Site Coordinates 37.4465° N, 122.2237° W)

Parameter	Design Value
Site Class	D
Mapped Short Term Spectral Response Parameter, (S_s)	2.1 g
Mapped 1-second Spectral Response Parameter, (S_1)	0.8 g
Site Coefficient, (F_a)	1
Site Coefficient, (F_v)	1.7
Site Modified Short Term Response Parameter, (S_{Ms})	2.1 g
Site Modified 1-second Response Parameter, (S_{M1})	1.4 g
Design Short Term Response Parameter, (S_{Ds})	1.4 g
Design 1-second Response Parameter, (S_{D1})	0.9 g

Preliminary Recommendations

Since ESP did not perform any subsurface exploration or geotechnical laboratory testing at the site, these recommendations should be considered preliminary and mostly for planning purposes only. These recommendations will be finalized as a part of the design-level geotechnical engineering investigation once the results of subsurface exploration, geotechnical laboratory testing, and actual site development plans are available.

Site Preparation and Grading

General Site Preparation

1. The site should be prepared for grading by removing existing building, vegetation, debris, and other potentially deleterious materials from areas to receive improvements. Existing utility lines associated with the existing building and the ones that will not be serving the proposed building should be either removed or abandoned. The appropriate method of utility abandonment will depend upon the type and depth of the utility. Recommendations for abandonment can be made as necessary.

2. Due to the ground disturbance from demolition activities, at the existing structure and remnants to be demolished, a program of over-excavation and backfilling will be required. Loose, disturbed soil within the area of the proposed improvements should be cleaned out (excavated) to a depth of 1 foot below the old foundation elements. The exposed ground should be inspected by the Geotechnical Engineer to determine the need for additional excavation work. Over-excavation on the order of 2 to 3 feet deep within the footprints of the previous building should be anticipated. The over-excavation and recompaction should extend a minimum of 5 feet beyond the foundation footprint of the currently proposed buildings.

3. Ruts or depressions resulting from the removal of utilities, undocumented fill soils, and abandoned and/or buring structures, buried debris, and remnants of the former use of the site that are discovered during site grading should be properly cleaned out down to undisturbed native soil. The bottoms of the resulting depressions should be cross-scarified at least 8-inches in depth, moisture conditioned and recompacted. The depressions should then be backfilled with approved, compacted, moisture conditioned structural fill, as recommended in other sections of this report.

4. “Organic” soil or soil contaminated with debris will not be suitable for use as structural fill and should be removed from the site or stockpiled for use in landscape areas.

5. Site clearing and backfilling operations should be conducted under the field observation of the Geotechnical Engineer. The Geotechnical Engineer should be notified at least 48 hours prior to commencement of grading operations.

Compaction Recommendations

1. Prior to placing new fill, the existing ground in the building areas should be over-excavated to remove the previously placed uncompacted fill. The exposed native soil should be scarified at least 8 inches, moisture conditioned and recompacted to the recommended relative compaction presented below, unless noted otherwise. This scarification operation should be performed at locations designated for proposed structural fill, at-grade concrete floor slabs, exterior flatwork, foundations, and pavement areas.

2. Engineered fill (excavated native soil) should be placed in level lifts not exceeding 8 inches in loose thickness and compacted to a minimum of 90 percent of maximum dry density at slightly above optimum moisture content.

3. In areas to be paved, the upper 8 inches of subgrade soil should be compacted to a minimum 92 percent of maximum dry density at a moisture content above optimum moisture content. The aggregate base courses should be compacted to a minimum of 95 percent of maximum dry density at a moisture content that is above optimum. The subgrade and base should be firm and unyielding when proof-rolled with heavy, rubber-tired equipment prior to paving. The pavement subgrade soils should be frequently moistened as necessary prior to placement of the aggregate base to maintain the soil moisture content near optimum.

Fill Recommendations

1. Structural fill is defined herein as a native or import fill material which, when properly compacted, will support foundations, pavements, and other fills. The on-site native soil that are free of debris, organics, fat clays, and other deleterious material, may be used as structural fill.

2. Imported fill should meet the following criteria:

   a. Be coarse grained and have a plasticity index of less than 12 and/or an expansion index less than 20;

   b. Be free of organics, debris or other deleterious material;

   c. Have a maximum rock size of 3 inches; and

   d. Contain sufficient clay binder to allow for stable foundation and utility trench excavations.

3. A representative sample of the proposed imported soils should be submitted at least five working days before being transported to the site for evaluation by the Geotechnical Engineer. During importation to the site the material should be further reviewed on an intermittent basis.

Swimming Pool Backfilling

1. Prior to backfilling the swimming pool, the concrete deck slab around the pool should be removed along with any abandoned drainage lines, water lines or electrical lines.

2. The side walls of the pool should be removed to a minimum depth of 3 feet below the subgrade elevation of the future pad elevation in the area. The project Geotechnical Engineer may require the removal of sidewalls to a greater depth upon review of the site conditions and the nature of the future development in the area.

3. The bottom of the swimming pool slab, if less than 4 feet below the final subgrade elevation in the area, should be completely removed. However, if it is deeper than 4 feet below the final subgrade elevation, it could be left in place. Prior to backfilling, the concrete shell of the swimming pool should be thoroughly damaged in place so it does not retain any water.

4. Since there is a possibility that the swimming pool area will be used to support new structural loads, the swimming pool should be backfilled with granular soil such as Class 2 Aggregate baserock. The aggregate baserock material should be placed in thin layers and each layer should be compacted to a minimum of 90 percent relative compaction at slightly over optimum moisture content.

5. The fill material placed with the pool area should be keyed into the sidewalls of the excavation by cutting into the sidewalls. The differential fill thickness across the building pad should be maintained to be less than 3 feet. This may require over-excavation of existing soils and backfilling with engineered fill. The nature of near surface soil below the building pad should be maintained to be relatively uniform in the top 2 feet bgs.

Foundations

1. The proposed building may be supported by conventional spread/strip footings bearing in compacted engineered fill. The footings should have minimum depths of 18 inches below the lowest adjacent soil pad grade. Footings should be reinforced as directed by the architect/structural engineer. The adequacy of the existing foundation should be determined by the structural engineer.

2. Recommendations regarding the maximum allowable bearing capacity of the footings will be provided after the results of subsurface exploration and laboratory testing are available.

3. Recommendations regarding the calculation of lateral capacity of the foundations will also be provided upon review of the results of subsurface exploration and laboratory testing. .

Concrete Floor Slab Construction

1. Slabs-on-grade should have a minimum thickness of 4 full inches and be reinforced as directed by the architect/structural engineer.

2. In areas where moisture transmitted from the subgrade would be undesirable, or where moisture sensitive materials will be stored directly on the slab, a capillary break system that consists of a vapor retarder and a 6-inch-thick, clean crushed rock layer should be placed above the pad subgrade to serve as a capillary break.

3. The vapor retarder should comply with ASTM Standard Specification E 1745-17 and the latest recommendations of ACI Committee 302. The vapor retarder should be installed in accordance with ASTM Standard Practice E 1643-18a. Care should be taken to properly lap and seal the vapor retarder, particularly around utilities, and to protect it from damage during construction. A sand layer above the vapor retarder is optional.

4. If sand, gravel or other permeable material is to be placed over the vapor retarder, the material over the vapor retarder should be only lightly moistened and not saturated prior to casting the slab. Excess water above the vapor retarder would increase the potential for moisture damage to floor coverings. Recent studies, including those by ACI Committee 302, have concluded that excess water above the vapor retarder would increase the potential for moisture damage to floor coverings and could increase the potential for mold growth or other microbial contamination. These studies also concluded that it is preferable to eliminate the sand layer and place the slab in direct contact with the vapor retarder, particularly during wet weather construction. However, placing the concrete directly on the vapor retarder would require special attention to using the proper vapor retarder, concrete mix design, and finishing and curing techniques.

5. When concrete slabs are in direct contact with vapor retarders, the concrete water to cement (w/c) ratio must be correctly specified to control bleed water and plastic shrinkage and cracking. The concrete w/c ratio for this type of application is typically in the range of 0.45 to 0.50. The concrete should be properly cured to reduce slab curling and plastic shrinkage cracking. Concrete materials, placement, and curing methods should be specified by the architect/structural engineer.

Exterior Flatwork

1. Exterior concrete flatwork that will not experience vehicular traffic should have a minimum thickness of 4 full inches and should be reinforced as directed by the architect/structural engineer. The flatwork should be cast over a minimum of 6 inches of compacted Class 2 aggregate base conforming with Section 26-1.02B of the Caltrans Standard Specifications. The edges of the flatwork should be thickened to penetrate a minimum of 3 inches into the underlying subgrade elevation at the bottom of the aggregate base layer.

2. Assuming that movement (i.e., ¼-inch or more) of exterior flatwork beyond the structure is acceptable, the flatwork should be designed independent of the building foundations. The flatwork should not be doweled to the foundations, and a separator should be placed between the two.

3. Prior to placement of the concrete, the soils surface in the flatwork area should be maintained above optimum moisture content.

4. To reduce shrinkage cracks in concrete, the concrete aggregates should be of appropriate size and proportion, the water/cement ratio should be low, the concrete should be properly placed and finished, contraction joints should be installed, and the concrete should be properly cured. Concrete materials, placement and curing specifications should be at the direction of the designer; ACI 302.1R-04 and ACI 302.2R-04 are suggested as resources for the designer in preparing such specifications.

Utility Trench Backfills

1. A select, noncorrosive, easily compacted material, capable of providing even support to pipes and distributing the loads evenly on the pipes should be used as bedding and shading immediately around utility pipes. The on-site site soils may be used for trench backfill above the select material.

2. Trench backfill in the upper 12 inches of subgrade beneath pavement areas should be compacted to a minimum of 95 percent of maximum dry density at a moisture content at slightly over optimum moisture content. Aggregate base courses should be compacted to a minimum 95 percent of maximum dry density at a moisture content over optimum. Trench backfill in other areas should be compacted to a minimum of 90 percent of maximum dry density at a moisture content at slightly over optimum moisture content. Jetting of utility trench backfill should not be allowed.

3. Parallel trenches excavated in the area under foundations defined by a plane radiating at a 45-degree angle downward from the bottom edge of the footing should be avoided, if possible. Trench backfill within this zone, if necessary, should consist of Controlled Density Fill (Flowable Fill).

Management of Site Drainage and Finish Improvements

1. Unpaved ground surfaces should be finish graded to direct surface runoff away from site improvements at a minimum 5 percent grade for a minimum distance of 10 feet. If this is not practical due to the terrain or other site features, swales with improved surfaces should be provided to divert drainage away from improvements. The landscaping should be planned and installed to maintain proper surface drainage conditions.

2. Runoff from driveways, roof gutters, downspouts, planter drains, and other improvements should discharge in a non-erosive manner away from foundations, pavements, and other improvements. The downspouts may discharge on to splash blocks that direct the flow away from the foundation.

3. Stabilization of surface soils, particularly those disturbed during construction, by vegetation or other means during and following construction is essential to protect the site from erosion damage. Care should be taken to establish and maintain vegetation.

4. Raised planter beds adjacent to foundations should be provided with sealed sides and bottoms so that irrigation water is not allowed to penetrate the subsurface beneath foundations. Outlets should be provided in the planters to direct accumulated irrigation water away from foundations.

5. Open areas adjacent to exterior flatwork should be irrigated or otherwise maintained so that constant moisture conditions are created throughout the year. Irrigation systems should be controlled to the minimum levels that will sustain the vegetation without saturating the soil.

We thank you for your consideration of Earth Systems for this project. Please feel free to contact the office at your convenience if you have any questions or require additional information.

Sincerely,

Earth Systems Pacific

Ajay Singh, GE 3057
Principal Engineer