

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

DATE: May 16, 2019

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, pursuant to Section 7010 of the County Subdivision Regulations, to subdivide a 10,054 sq. ft. parcel into two (2) 5,027 sq.ft. parcels, located at 2141 Mills Avenue in the unincorporated West Menlo Park area of San Mateo County. The project includes the removal of five significant trees.

County File Number: PLN 2019-00004 (DWD Properties LLC)

PROPOSAL

The applicant proposes to subdivide a 10,054 sq. ft. legal parcel into two 5,027 sq.ft. parcels. The purpose of the subdivision is to construct single-family homes on each of the parcels as illustrated by the footprint analysis, as required by the County Subdivision Regulations. No development is proposed under this application. Both parcels would have road access off of Mills Avenue. Five significant trees (12" diameter or more at breast height) would be removed to facilitate construction: One Cherry tree, one apple tree, one Birch, one Acacia, and one Pineapple Guava. Tree removal is discussed in Section A.5 of this report. The project will also involve the demolition of the existing single-family home under a separate building permit.

A building permit application for the development of the southern parcel (House #2) was submitted on April 11, 2019 (BLD2019-00674). The application shows a detailed site plan and elevations for a 2,799.52 sq. ft. single-family home on the proposed southern parcel (Attachment B – Building Permit Application). To date the building permits are still in process and have not been issued.

RECOMMENDATION

Staff recommends approval of the Minor Subdivision, County File Number PLN 2019-00004, based on the required findings

and subject to the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Kanoa Kelley, Project Planner (650)363-1873

Applicant/Owner: DWD Properties, LLC

Location: 2141 Mills Avenue, Menlo Park, CA

APN: 074-022-170

Size: 10,054 sq. ft.

Existing Zoning: R-1/S-72 (Single-Family Residential/5,000 sq. ft. minimum lot size)

General Plan Designation: Medium Density Residential, Urban (6.1-8.7 dwelling units/acre)

Parcel Legality: The parcel is considered legal as it was developed with a principally permitted use (single-family residence) constructed in 1947.

Sphere-of-Influence: City of Menlo Park

Existing Land Use: Single-family residence

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

Sewage Disposal: West Bay Sanitary District

Fire Authority: Menlo Park Fire District

Flood Zone: FEMA Designation: Flood Zone X (Areas of Minimal Flooding), FEMA Panel No. 06081C0312E, effective date October 16, 2012.

Environmental Evaluation: The project is categorically exempt under Section 15315 of the California Environmental Quality Act Guidelines. Class 15 consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels. The project does not involve a variance or exception and all services and access in compliance with County standards is available.

Setting: The parcel is located approximately 300 feet southwest of the corner of Mills avenue and Alameda De Las Pulgas. This 10,027 sq. ft. site includes a single-family residence (to be demolished). A new single-family dwelling is proposed on the southern lot under BLD2019-00674. The site is nearly flat, and is surrounded by existing single-family homes (Attachment C).

DISCUSSION

A. KEY ISSUES

1. Tree Protection

As required by Condition No. 5 of Attachment A, the applicant shall preserve the five significant trees proposed for removal until after: 1) The plans submitted for a building permit for each lot demonstrates the necessity to remove each tree and 2) a building permit for house construction has been issued for each respective lot (i.e., Trees may not be removed on Lot 1 until the building permit for Lot 1 has been issued). During demolition activities and construction activities on the adjoining lot, the applicant shall implement tree protection measures of the arborist report, consisting of the establishing tree protection zones for each tree, defined by 6-foot metal chain-link fencing supported by 2 inch diameter poles spaces no more than 10 feet apart. If tree protection zones need to be removed for access, a landscape barrier shall be installed where the tree protection does not extend to the dripline. The County Arborist will need to be onsite to review any modifications of the tree protection zones near the Valley Oak (tree #16) before they are implemented.

2. Tree Replacement

Per Section 12,024 of the County Significant Tree Removal Ordinance, the Planning Commission may impose a condition to replace trees removed with trees acceptable to the Planning Commission, at a rate not to exceed 3 to 1. Staff recommends adding a condition requiring the applicant to plant a total of four replacement trees to include one native oak species (such as coast live oak) and one ornamental or native species per parcel. This condition has been added as Condition No. 6 to Attachment A.

3. Compliance with General Plan

The County General Plan designates this area as Medium Density Residential, which allows for residential development at the density of 6.1-8.7 dwelling units per acre. The proposed density, after subdivision, would be 8.69 dwelling units per acre, which is almost equal to the maximum density allowed. All public services and infrastructure is available to serve the proposed parcels.

General Plan Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The project was reviewed by the applicable water and sanitary districts; both districts stated that there is adequate capacity to provide respective service to the additional parcel proposed via the subdivision and any subsequent single-family

development. The proposed subdivision represents infill of an urban area, and the proposed parcel sizes are in compliance with the minimum parcel size (5,000 sq. ft.) required by the zoning district. Additionally, the General Plan encourages increasing urban densities by redeveloping underutilized parcels as it is more cost effective than building new communities and their related infrastructure.

4. Compliance with Zoning Regulations

The subject parcel is zoned R-1/S-72 (Single-Family Residential/S-72 Combining District). The two parcels are in compliance with the minimum required standards of the R-1/S-72 District as illustrated in Table 1:

Table 1 S-72 Combining District Standards				
	Minimum Lot Size Required	Proposed Net Lot Size	Minimum Lot Width Required	Proposed Average Lot Width
Lot 1	5,000 sq.ft.	5,027 sq.ft.	50 feet	50 feet
Lot 2	5,000 sq.ft.	5,027 sq.ft.	50 feet	50 feet
Source: S-72 Combining District Development Standards, Zoning Regulations Section 6300.4.00				

Section 7020.2.c of the County Subdivision Regulations regulates lot depth. This section states that the lot depth shall be as necessary to provide the minimum parcel size for the zoning district, but in no case shall be less than 100 feet nor greater than three times the width, exclusive of rights-of-way or easements necessary for road purposes. The two proposed parcels are in compliance as the proposed lot depth is 100.53 feet.

The applicant submitted a footprint analysis that includes building envelopes (shown in Attachment F), compliant with R-1/S-72 zoning standards. Future development of single-family residences on the two proposed parcels would be held to R-1/S-72 zoning district standards.

5. Compliance with Subdivision Regulations

The proposed Tentative Parcel Map (Attachment F) for the Minor Subdivision has been reviewed by staff under the provisions of the County Subdivision Regulations which implement the Subdivision Map Act (Section 66410, et seq., of the Government Code of the State of California). The Building Department, Department of Public Works, and Menlo Park Fire District have also reviewed the proposed project and found that, as conditioned, it complies with their respective standards.

A preliminary soils report was reviewed and approved by the Planning and Building Department's Geotechnical Section, with the condition that

additional analysis would be required during the building permit phase for the residential structures, as the parcels are partially within the state mandated liquefaction investigation zone. A conceptual drainage plan has been reviewed and approved with conditions by the Drainage Section. The applicant is required to submit a drainage analysis by a Registered Civil Engineer along with the building permit application for the single-family homes.

In order to approve this subdivision, the Zoning Hearing Officer must make the following findings:

- 1-2. That the proposed map and the design and improvement of the proposed subdivision is consistent with applicable general and specific plans: As discussed in Section A.1, the County General Plan designates this area as Medium Density Residential, 6.1-8.7 dwelling units per acre. The proposed density, after subdivision, would be approximately 8.69 dwelling units per acre, which is almost equal to the maximum density allowed. All public services and infrastructure is available to serve the proposed parcels.
- 3-4. That the site is a level site in an established residential neighborhood and is therefore physically suitable for the type and the proposed density of development. The proposed parcels comply with the minimum parcel size requirements of the S-72 Zoning District. Utility connections are also available to serve future development. The applicant is required to confirm the availability of sewer and water connections for both parcels prior to recordation of the Parcel Map. Therefore, the subject parcel is physically suitable for single-family development.
5. That the design of the subdivision or type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision and the proposed improvements would not substantially injure fish or wildlife or their habitat, as the site is not located within 100 feet of any water bodies. Additionally, planning staff has included conditions of approval in Attachment A to require that the project minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide stormwater Prevention Programs and General Construction and Site Supervision Guidelines.

6. The design of the subdivision or type of improvements is not likely to cause serious public health problems. There is no evidence to suggest that the project would create a public health problem or cause

substantial environmental damage. While the demolition of the existing structures may result in temporary air quality impacts to the site and surrounding neighborhood, conditions of approval have been included in Attachment A of this report to substantially mitigate these impacts.

- 7-8. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public-at-large for access through or use of property within the proposed subdivision. There are no existing or proposed easements on the parcel.
 9. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. West bay Sanitary District has indicated that sewer capacity is available. The County requires individual sewer laterals to be constructed at the time of the development of the two lots.
 10. That, since the land is not subject to a Williamson Act Contract, the finding regarding Williamson Act Contract compliance related to sustaining agricultural use is not applicable.
 11. That, for a subdivision on land located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record: The proposed subdivision is not located in state responsibility area or a very high fire hazard severity zone. This finding is not applicable.
 12. That, since the proposed subdivision is not land designated in the County General Plan as open space, and is not located in a state responsibility area or a very high fire hazard severity zone, the finding regarding consistency with open space purposes and the requirement for a recorded restriction prohibiting the development of a habitable, industrial or commercial building or structure are not applicable.
 13. That in carrying out the provisions of the Subdivision Regulations, the County has considered the effect of actions taken pursuant to these regulations on the housing needs of the region and the housing needs of the County as expressed in the Housing Chapter of the County's General Plan and has balanced these needs against the public service needs of residents
6. Compliance with In-Lieu Park Fees

Section 7055.3 (Fees In-Lieu of Land Dedication) of the County Subdivision Regulations requires that, as a condition of approval of the tentative map, the sub divider pay an in-lieu fee prior to recordation of the Final Parcel Map. This fee is for acquisition, development or rehabilitation of County parks and recreation facilities, and/or to assist other providers of park and recreation facilities to acquire, develop or rehabilitate facilities that will serve the proposed subdivision. The section further defines the formula for calculating this fee. The fee for this subdivision is \$108,122.59. Fees are based on the current land value provided by the County Assessor’s Office at the time of payment and are subject to change. A worksheet showing the prescribed calculation is shown in Attachment G.

7. Tree Removal Protection and Replacement

Section 12,2012 of the County Significant Tree Ordinance define a “Significant Tree” as a live woody plan rising above the ground with a single stem or trunk of a circumference of 38 inches or more or 12 inches in diameter measure and 4 ½ feet vertical above ground. All significant trees require a permit for removal.

The applicant proposes to remove five significant trees as shown in Table 2.

Table 2 Proposed Significant Trees to be Removed				
Tree Number	Species	Size	Health per Arborist Report	Reason for Removal
3	Pineapple Guava (multi-stem)	2”x40	Good	In footprint of house #2
4	Cherry	12.8”	In decline	In footprint of house #1
8	Apple	18.0”	Fair	In rear footprint of house #1
14	Birch	14,17.5,13	Poor	In footprint of house #1
17	Acacia	19.6”	Invasive, poor	Poor Health
Source: Kielty Arborist Services report for 2141 Mills Avenue, revised January 27,2019				

The applicant submitted an arborist report dated December 21, 2018 and revised January 27, 2019, prepared by Kevin Kielty with Kielty Arborist Services (Attachment D). The arborist noted that the site is overgrown due to lack of maintenance and recommended the removal of the five significant trees listed above, as well as the four non-significant trees less than 12 inches in diameter: one 8.1 inches Hawthorn, one 9.8 inches Persimmons, one 8.4 inches Trident Maple, and one 10.0 inches Italian Cypress.

Notice of the proposed removal of significant trees was sent to all property owners within a 100-foot radius on March 6, 2019. Staff received two comments from neighborhood residents in opposition of tree removal

(Attachment E). Comments stated that the trees beautified the area and the removal would degrade the aesthetics and charm of the neighborhood.

Staff recommends approval of proposed tree removals as they are either in poor health or within the footprint of the proposed residences. If approved the tree removal will take place at the time that a building permit is issued for each the single family homes respectively. A total of 4 replanting's will be required, one native tree and one decorative tree for each lot.

B. ENVIRONMENTAL REVIEW

The proposed minor subdivision is categorically exempt from CEQA environmental review procedures, pursuant to Class 15, Section 15315 of the California Environmental Quality Act. The exemption applies to the division of property located in urbanized areas, into four or fewer parcels and the division is in conformance with the General Plan, requires no variances, where all infrastructure and utility services are available and access meets local standards, have not been involved in a subdivision in the last two years, and the property has an average slope of less than twenty percent (20%). The project site is within an urban/residential zone, would create two parcels, does not require a variance, has available water and sewage and other utility service, was not subdivided in the last two years, and is relatively flat.

C. REVIEWING AGENCIES

Department of Public Works
Building Inspection Section
Geotechnical Section
Drainage Section
Menlo Park Fire District
West Bay Sanitary District
California Water Service – Bear Gulch

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Building Permit Application
- C. Vicinity and Aerial Map
- D. Arborist Report
- E. Public Comments
- F. Proposed Tentative Parcel Map and Legal Description
- G. In-Lieu Park Fee Worksheet

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2019-00004 Hearing Date: May 16, 2019

Prepared By: Kanoa Kelley,
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. The proposed minor subdivision is categorically exempt from CEQA environmental review procedures, pursuant to Class 15, Section 15315 of the California Environmental Quality Act. The exemption applies to the division of property located in urbanized areas, into four or fewer parcels and the division is in conformance with the General Plan, requires no variances, where all infrastructure and utility services are available and access meets local standards,, have not been involved in a subdivision in the last two years, and the property has an average slope of less than twenty percent (20%). The project site is within the urban/residential zone, would create two parcels, does not require a variance, has available water and sewage and other utility service, was not subdivided in the last two years, and is relatively flat.

For the Minor Subdivision, Find:

- 1-2. That the proposed map and the design and improvement of the proposed subdivision is consistent with applicable general and specific plans: As discussed in Section A.1, the County General Plan designates this area as Medium Density Residential, 6.1-8.7 dwelling units per acre. The proposed density, after subdivision, would be approximately 8.69 dwelling units per acre, which is almost equal to the maximum density allowed. All public services and infrastructure is available to serve the proposed parcels.
- 3-4. That the site is a level site in an established residential neighborhood and is therefore physically suitable for the type and the proposed density of development. The proposed parcels comply with the minimum parcel size requirements of the S-72 Zoning District. Utility connections are also available to serve future development. The applicant is required to confirm the availability of sewer and water connections for both parcels prior to recordation of the Parcel Map. Therefore, the subject parcel is physically suitable for single-family

development.

5. That the design of the subdivision or type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision and the proposed improvements would not substantially injure fish or wildlife or their habitat, as the site is not located within 100 feet of any water bodies. Additionally, planning staff has included conditions of approval in Attachment A to require that the project minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide stormwater Prevention Programs and General Construction and Site Supervision Guidelines.

6. The design of the subdivision or type of improvements is not likely to cause serious public health problems. There is no evidence to suggest that the project would create a public health problem or cause substantial environmental damage. While the demolition of the existing structures may result in temporary air quality impacts to the site and surrounding neighborhood, conditions of approval have been included in Attachment A of this report to substantially mitigate these impacts.
- 7-8. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public-at-large for access through or use of property within the proposed subdivision. There are no existing or proposed easements on the parcel.
9. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. West bay Sanitary District has indicated that sewer capacity is available. The County requires individual sewer laterals to be constructed at the time of the development of the two lots.
10. That, since the land is not subject to a Williamson Act Contract, the finding regarding Williamson Act Contract compliance related to sustaining agricultural use is not applicable.
11. That, for a subdivision on land located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record: The proposed subdivision is not located in state responsibility area or a very high fire hazard severity zone. This finding is not applicable.
12. That, since the proposed subdivision is not land designated in the County General

Plan as open space, and is not located in a state responsibility area or a very high fire hazard severity zone, the finding regarding consistency with open space purposes and the requirement for a recorded restriction prohibiting the development of a habitable, industrial or commercial building or structure are not applicable.

13. That in carrying out the provisions of the Subdivision Regulations, the County has considered the effect of actions taken pursuant to these regulations on the housing needs of the region and the housing needs of the County as expressed in the Housing Chapter of the County's General Plan and has balanced these needs against the public service

CONDITIONS OF APPROVAL

Current Planning Section

1. The parcel map shall be recorded pursuant to the plans approved by the Zoning Hearing Officer; any deviation from the approved plans shall be reviewed and approved by the Community Development Director or Zoning Hearing Officer, as deemed necessary.
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.
3. A building permit shall be applied for and obtained from the Building Inspection Section prior to demolishing the existing on-site structures. These structures shall be demolished prior to recordation of the parcel map.
4. Prior to recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees as required by County Subdivision Regulations, Section 7055.3. The fees shall be based upon the assessed value of the project parcel at the time of recordation and calculated as shown on the attached worksheet.
5. Prior to the issuance of a building permit for any demolition or future construction, the applicant shall provide an erosion and sediment control plan, which demonstrates how erosion will be mitigated during the construction period. The mitigation will be in place at all times during construction. Only upon issuance of the building permit to demolish the development on the parcel may the trees approved for removal be removed.
6. The applicant shall preserve the five significant trees proposed for removal until after: 1) The plans submitted for a building permit for each lot demonstrates the necessity to remove each tree and 2) a building permit for house construction has

been issued for each respective lot (i.e., Trees may not be removed on Lot 1 until the building permit for Lot 1 has been issued). During demolition activities and construction activities on the adjoining lot, the applicant shall implement tree protection measures of the arborist report, consisting of the establishing tree protection zones for each tree, defined by 6-foot metal chain-link fencing supported by 2-inch diameter poles spaces no more than 10 feet apart. If tree protection zones need to be removed for access, a landscape barrier shall be installed where the tree protection does not extend to the dripline. The County Arborist will need to be on-site to review any modifications of the tree protection zones near the Valley Oak (tree #16) before they are implemented.

7. Upon the future submittal of building permits for the construction of a single-family residence on each of the two lots, each respective site plan for such development shall include the location and type of one (1) minimum 15-gallon sized native Oak tree and one (1) minimum 15-gallon decorative or native tree. The trees' planting shall be confirmed prior to the final inspection approval of the building permit, respectively, for each lot.
8. During any demolition or future project construction, the applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines" below.
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. Removing spoils promptly and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled spoils and other materials shall be covered with a tarp or other waterproof material.
 - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - e. Limiting and timing applications of pesticides and fertilizer to avoid polluting runoff.
9. The applicant shall provide for the extension of water, gas, electric, cable and television lines to service the new parcel. All new electric lines for the proposed subdivision shall be installed from the nearest existing utility pole. The extension of water, gas and electric lines will require the issuance of a building permit.
10. The applicant shall submit photo verification to the planning department of the

planted replacement trees required in condition No.5. Photos shall be submitted in person or via email to plnbdg@smcgov.org.

11. 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 Ordinance Code Section 4.88.360).

Planning and Building Department's Geotechnical and Drainage Section

12. Additional geotechnical analysis would be required for building permit application for the construction of residential structures, as the parcels are partially within the state mandated liquefaction investigation zone.
13. Prior to the issuance of the Building permit on each of the two lots, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Building Inspection Section for forwarding to the Geotechnical Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Planning and Building Department for review and approval.

Department of Public Works

14. Prior to the issuance of a building permit for a new residence, 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.
15. The applicant shall apply separately for an encroachment permit from the Department of Public Works for all proposed work, including landscaping and signs, within the County right-of-way prior to commencing any work. The application shall be accompanied by plans specific to work in the public right-of-way, and shall conform to County standards and special provisions. No work shall commence until the encroachment permit has been issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
16. Prior to the issuance of future Building permits on each of the two lots (or Planning permits, if applicable), the applicant shall submit a driveway "Plan and Profile" to the Department of Public Works, showing the driveway access to the parcel

(garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standard for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

17. The applicant shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and the Planning Department stating that they will provide energy and communication services to the proposed parcels of this subdivision.
18. 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 parcel map will be recorded only after all Inter-Department conditions have been met.

Building Inspection Section

19. A separate demotion permit must be obtained for the existing structures to be removed. Buildings must be demolished before recording of the parcel map.

Menlo Park Fire District

20. Upon the future submittal of building permits for residential development on each of the two lots, the plans shall comply with all standards and requirements of the Menlo Park Fire District.

West Bay Sanitary District

21. Prior to demolition the existing sewer lateral must be permanently capped at the server main per WBSD detail No. 24. This will require a sewer permit and will require the District Inspector approval prior to backfill.
22. The new sever lateral shall conform to WBSD specification from the property line clean out to the main sewer.
23. The new sewer laterals will require a conforming PLCO within 5 feet of the property line. The clean out box shall be accessible for maintenance purposes and plainly visible to the eye.
24. Each new lateral will require a Class 1 Sewer permit from WBSD.

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County of San Mateo - Planning and Building Department

ATTACHMENT B



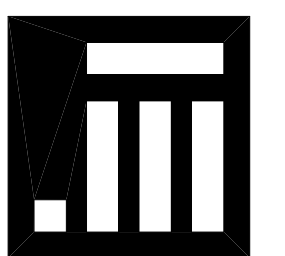
NEW RESIDENCE FOR: DWD PROPERTIES

PROJECT TITLE & LOCATION
NEW RESIDENCE
FOR

DWD
PROPERTIES

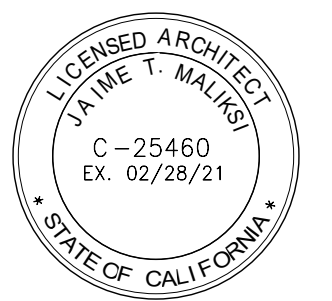
2141 MILLS AVENUE
MENLO PARK, CA 94025

REVISION
REV. NO. REV. DATE REV. DESC.



J MALIKSI & ASSOC.
ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE
MENLO PARK, CA 94025
TEL. NO. 650 323 2902
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NO. DATE ISSUE
4/8/19 ISSUE FOR PERMIT

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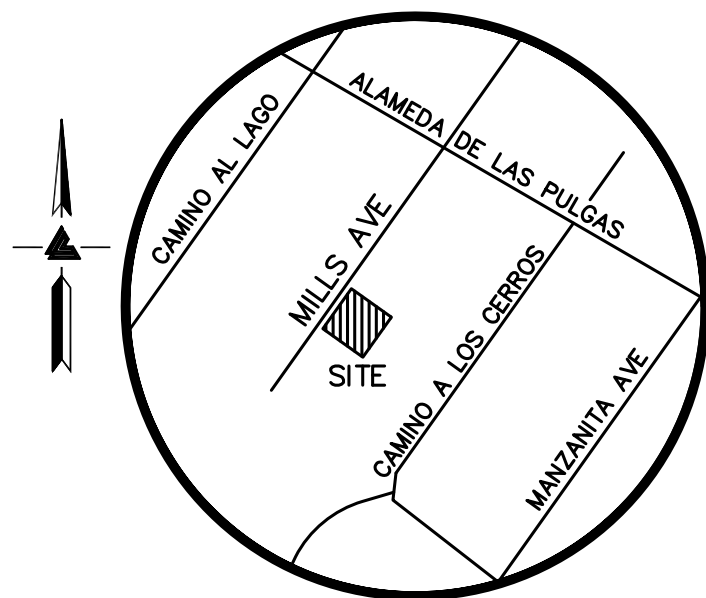
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PROJECT DATA,
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SCALE: As indicated
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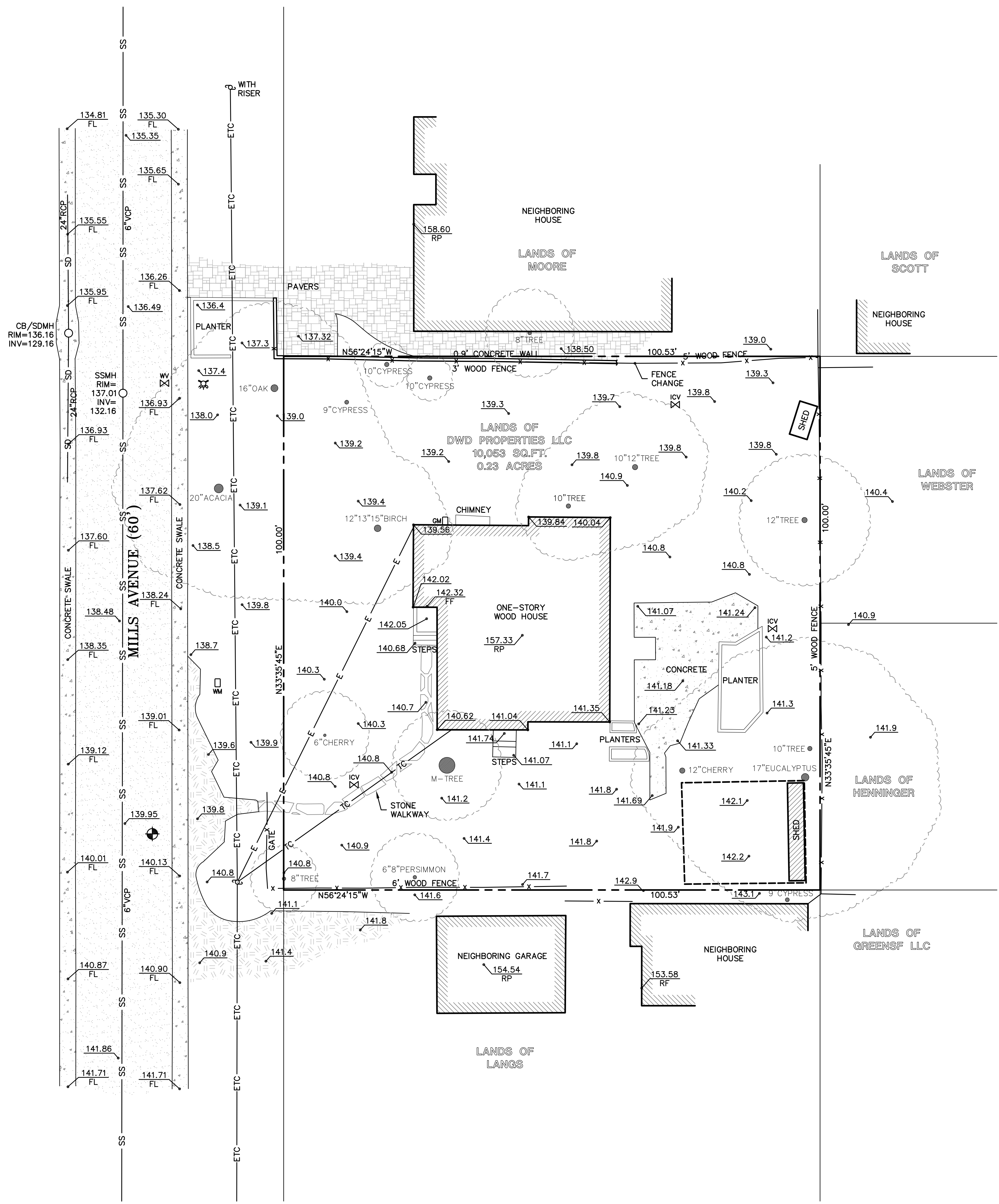
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<p>CRAWLSPACE VENT CALC.</p> <p>PER 2016 CRC R408.408.2 OPENINGS FOR UNDER-FLOOR VENTILATION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.0929 m²) FOR EACH 150 SQUARE FEET (14 m²) OF UNDER-FLOOR AREA. ONE VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIAL PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6.4 mm)</p> <p>NOTE: CRAWLSPACE TO BE PROVIDED WITH APPROVED VAPOR BARRIERS</p> <p>EXCEPTION: THE TOTAL AREA OF VENTILATION OPENINGS SHALL BE PERMITTED TO BE REDUCED TO 1/1500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE. 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A-11	DETAILS	21																																																																																																																																																																																																																				
A-12	DETAILS	21																																																																																																																																																																																																																				
A-13	CUSTOM-BUILT METALS TYPICAL DETAILS	22																																																																																																																																																																																																																				
A-14	CUSTOM-BUILT METALS TYPICAL DETAILS	23																																																																																																																																																																																																																				
S1	STRUCTURAL NOTES	24																																																																																																																																																																																																																				
S2	FOUNDATION PLAN	25																																																																																																																																																																																																																				
S3	LOWER FLOOR FRAMING PLAN	26																																																																																																																																																																																																																				
S4	UPPER FLOOR & LOWER CEILING FRAMING PLAN	27																																																																																																																																																																																																																				
S5	STRUCTURAL DETAILS	28																																																																																																																																																																																																																				
S6	STRUCTURAL DETAILS	29																																																																																																																																																																																																																				
SG	GENERAL STRUCTURAL DETAILS	30																																																																																																																																																																																																																				
E1	GROUND FLOOR ELECTRICAL/ LIGHTING & MECH. PLAN	31																																																																																																																																																																																																																				
E2	SECOND FLOOR ELECTRICAL/ LIGHTING PLAN & MECH. PLAN	32																																																																																																																																																																																																																				
OCCUPANCY GROUP:	R-3U																																																																																																																																																																																																																					
TYPE OF CONSTRUCTION:	TYPE V-B																																																																																																																																																																																																																					
STORIES:	2																																																																																																																																																																																																																					
FIRE SPRINKLERS:	YES																																																																																																																																																																																																																					
GROUND FLOOR HEATED:	1,497.63 SF																																																																																																																																																																																																																					
GARAGE:	383.9 SF																																																																																																																																																																																																																					
SECOND FLOOR:	917.99 SF																																																																																																																																																																																																																					
TOTAL BUILDING AREA:	2799.52 SF																																																																																																																																																																																																																					
OWNER:	DWD PROPERTIES																																																																																																																																																																																																																					
ADDRESS:	2141 MILLS AVE MENLO PARK, CA 94025																																																																																																																																																																																																																					
A.P.N.#:																																																																																																																																																																																																																						
ZONE:	R-1S-72																																																																																																																																																																																																																					
LOT SIZE:	10,053 S.F.																																																																																																																																																																																																																					
BUILDING SITE COVERAGE RATIO: 50%(SITE AREA) = 50%(10,053.6 SF)	5026.5 SF																																																																																																																																																																																																																					
BUILDING AREA > 5,000 SF 28*(10,053 - 5000) + 2,800 =	4,113.78 SF																																																																																																																																																																																																																					
NEW GROUND FLOOR AREA: (INCLUDING GARAGE)	1881.53 SF																																																																																																																																																																																																																					
NEW SECOND FLOOR AREA:	917.99 SF																																																																																																																																																																																																																					
TOTAL FLOOR AREA:	2799.52																																																																																																																																																																																																																					
FOOTPRINT OF GROUND FLOOR: COVER PORCH:	1881.53 SF 31.12 SF																																																																																																																																																																																																																					
TOTAL BUILDING SITE COVERAGE:	1912.65 SF																																																																																																																																																																																																																					
		<p>RULES AND REGULATOIN</p> <p>2016 CALIFORNIA BUILDING CODES, VOLUMES 1 & 2 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE</p>																																																																																																																																																																																																																				



VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- - - - BUILDING OVERHEAD LINE
- E - ELECTRICAL OVERHEAD LINE
- ETC - ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- x - FENCE LINE
- SS - SANITARY SEWER LINE
- SD - STORM DRAIN LINE
- TC - TELEPHONE/CABLE TV OVERHEAD LINE
- CB CATCH BASIN
- FF FINISH FLOOR
- FL FLOW LINE
- INV INVERT
- M- MULTIPLE TRUNKS
- RF ROOF FLAT
- RP ROOF PEAK
- VCP VITRIFIED CLAY PIPE
- ⊗ FIRE HYDRANT
- GM GAS METER
- ⊗ IVCV IRRIGATION CONTROL VALVE
- ⊕ JOINT POLE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- ⊗ WV WATER VALVE
- ⊕ BENCHMARK
- XXX.XX SPOTGRADE
- ASPHALT
- CONCRETE
- GRAVEL
- PAVERS
- STONE
- TREE: TYPE AND SIZE AS NOTED



NOTES

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

BENCHMARK

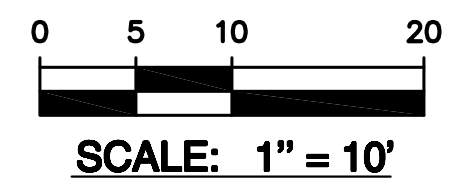
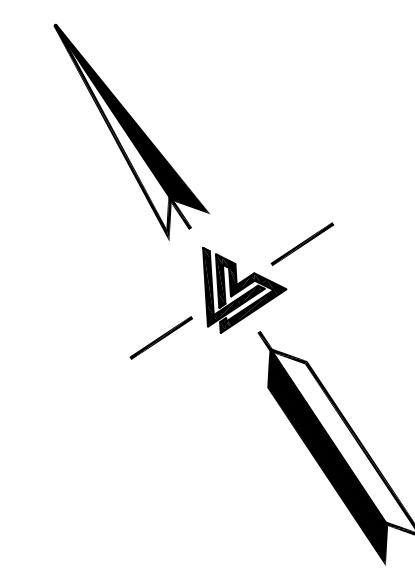
CITY OF MENLO PARK BENCHMARK #5 BRASS DISC SET IN TOP OF CURB STAMPED "CITY BENCHMARK 5" AT THE INTERSECTION OF SHARON PARK DRIVE AND MONTE ROSA DRIVE AT THE BACK OF THE RAMP AT THE SOUTHWESTERLY CURB RETURN ELEVATION = 232.56' (NAVD88)

EASEMENT NOTE

NO EASEMENTS ARE LISTED IN TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0623014099-KS, DATED MAY 7, 2018.

SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 140.00' (NAVD 88)



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 3017 DOUGLAS BLVD., # 300
 ROSEVILLE, CA 95661
 HAYWARD, CALIFORNIA 94545
 (P) (916) 998-1338
 (F) (916) 887-4086
 (C) (916) 887-7019
 WWW.LEA-BRAZE.COM

2141 MILLS AVENUE
 MENLO PARK, CALIFORNIA
 UNINCORPORATED
 SAN MATEO COUNTY

TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO:	2180897
DATE:	09-11-18
SCALE:	1" = 10'
FIELD BY:	DR
DRAWN BY:	JN
SHEET NO:	



CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MENLO PARK AND THE COUNTY OF SAN MATEO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MENLO PARK AND THE COUNTY OF SAN MATEO.

GRADING & DRAINAGE NOTES:

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

- ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF MENLO PARK DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
- APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
- THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
- THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
- FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.
- ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER.
- THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
- ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

BENCH MARK

DESCRIPTION: CITY OF MENLO PARK BENCHMARK #5
BRASS DISC SET IN TOP OF CURB STAMPED
"CITY BENCHMARK 5" AT THE INTERSECTION OF SHARON PARK DRIVE AND MONTE ROSA DRIVE AT THE BACK OF THE RAMP AT THE SOUTHWESTERLY CURB RETURN
ELEVATION = 232.56' (NAVD88)

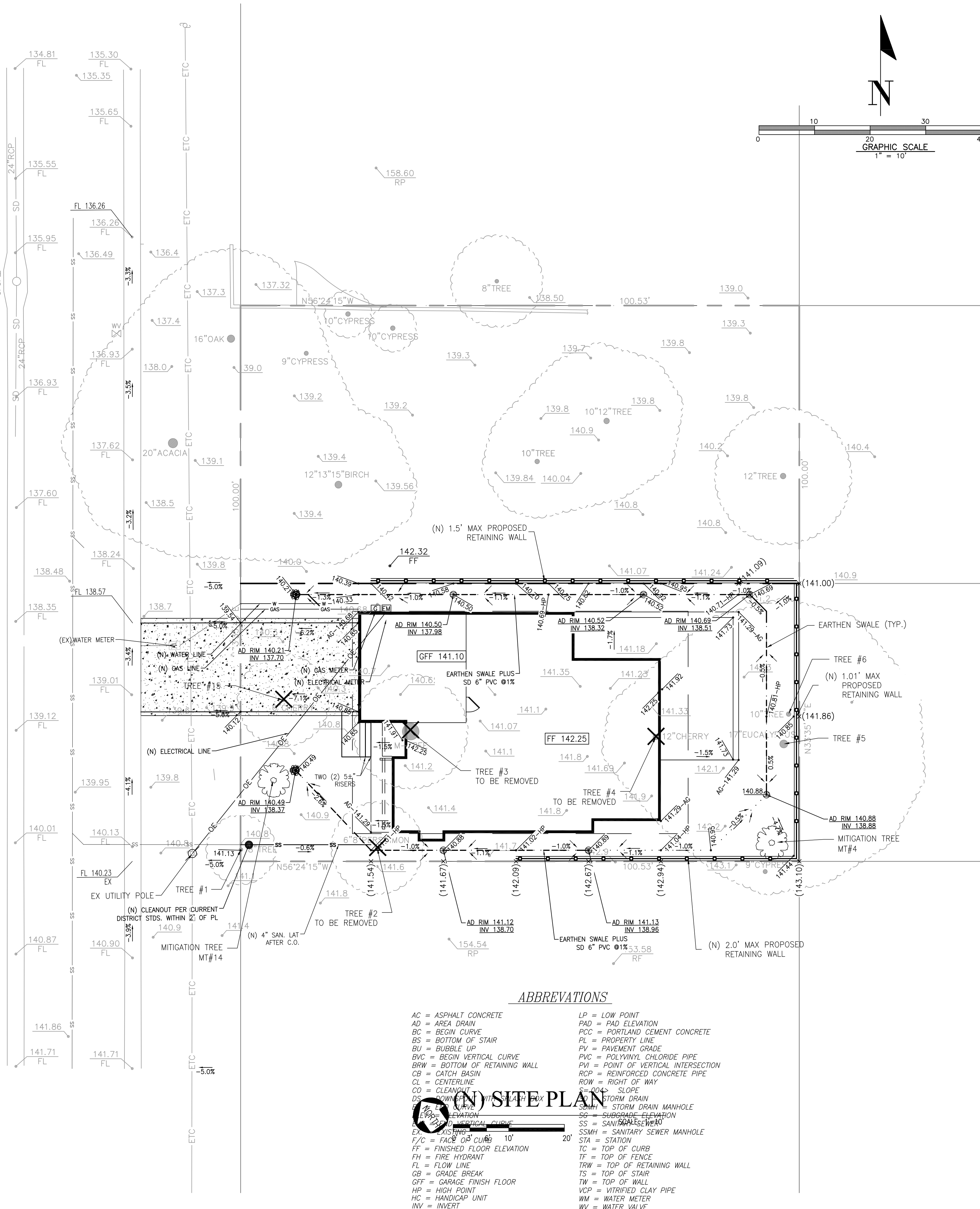
ALL TOPOGRAPHIC FEATURES AND ELEVATIONS HAD BEEN TAKEN FROM SURVEYS BY OTHERS, PROVIDED BY THE OWNER

DESCRIPTION	SYMBOL
BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
SIDEWALK	---
WOOD FENCE	X X
CHAIN LINK FENCE	---
RETAINING WALL	---
DRIVEWAY DRAIN INLET	---
AREA DRAIN	---
DROP INLET	---
MONUMENT	---
FIRE HYDRANT	---
ELECTROFLUOR	---
WATER METER	---
AC UNIT	---
SANITARY SEWER LATERAL	---
STORM DRAIN	SD
SANITARY SEWER	SS
STREET LIGHT CONDUITS	SL
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	SVC
SLOPE ARROW	---
EXISTING CONTOUR	100
PROPOSED CONTOUR	100
OVERLAND RELEASE	---
DIRECTION OF SURFACE DRAINAGE	---
5% SLOPE AWAY FROM BUILDING	---
GAS LINE	---
OVERHEAD ELECTRICAL LINE	OE
UNDERGROUND ELECTRICAL LINE	UE

TREE #	SIGNIFICANT TREE (S)	DBH	SPECIES	COMMENTS	(N) MITIGATION TREE ID
1		8.1	HAWTHORNE	TO REMAIN	
2		9.8	PERSIMMON	TO BE REMOVED	
3		2"x40	PINAPPLE GUAVA	TO BE REMOVED	
4	S	12.8	CHERRY	TO BE REMOVED	MT#4
5	S	17.2	SILVER DOLLAR GUM	TO REMAIN	
6		10.6	XYLOSMA	TO REMAIN	
7		11.5	FLAXLEAF PAPERBARK	TO REMAIN	
8	S	18	APPLE	TO BE REMOVED	MT#8
9		8.4	TRIDENT MAPLE	TO BE REMOVED	
10		8	PEAR	TO REMAIN	
11		10	ITALIAN CYPRESS	TO BE REMOVED	
12		10	ITALIAN CYPRESS	TO BE REMOVED	
13		9	ITALIAN CYPRESS	TO BE REMOVED	
14	S	14-17.5-13	BIRCH	TO BE REMOVED	MT#14
15		6	CHERRY	TO BE REMOVED	
16	S	16	VALLEY OAK	TO REMAIN	
17	S	19.6	ACACIA	TO BE REMOVED	MT#17

* REFER TO ARBORIST REPORT.
** TREE TO BE PLANTED IN PLACE OF REMOVED SIGNIFICANT TREE. LOCATION MAY VARY IN ULTIMATE DESIGN OR AS-BUILT LOCATION

MILLS AVENUE



ABBREVIATIONS

- | | |
|---------------------------------|--------------------------------------|
| AC = ASPHALT CONCRETE | LP = LOW POINT |
| AD = AREA DRAIN | PAD = PAD ELEVATION |
| BC = BEGIN CURVE | PCC = PORTLAND CEMENT CONCRETE |
| BS = BOTTOM OF STAIR | PL = PROPERTY LINE |
| BU = BUBBLE UP | PV = PAVEMENT GRADE |
| BVC = BEGIN VERTICAL CURVE | PVC = POLYVINYL CHLORIDE PIPE |
| BRW = BOTTOM OF RETAINING WALL | PVI = POINT OF VERTICAL INTERSECTION |
| CB = CATCH BASIN | RCP = REINFORCED CONCRETE PIPE |
| CL = CENTERLINE | ROW = RIGHT OF WAY |
| CO = CLEAVANUT | S = SLOPE |
| CS = DOWNSPOUT WITH SPLASH BOX | SD = STORM DRAIN |
| CU = CURB | SSMH = STORM DRAIN MANHOLE |
| CV = CURB VALVE | SS = SUBGRADE ELEVATION |
| DE = DEPARTMENT OF PUBLIC WORKS | SSS = SANITARY SEWER |
| ELEVATION | SSMH = SANITARY SEWER MANHOLE |
| EL = ELEVATION | STA = STATION |
| F/C = FACE OF CURB | TC = TOP OF CURB |
| FF = FINISHED FLOOR ELEVATION | TF = TOP OF FENCE |
| FH = FIRE HYDRANT | TRW = TOP OF RETAINING WALL |
| FL = FLOW LINE | TS = TOP OF STAIR |
| GB = GRADE BREAK | TW = TOP OF WALL |
| GFF = GARAGE FINISH FLOOR | VCP = VITRIFIED CLAY PIPE |
| HP = HIGH POINT | WM = WATER METER |
| HC = HANDICAP UNIT | WV = WATER VALVE |
| INV = INVERT | |

NO.	DATE	BY	CITY	REVISIONS

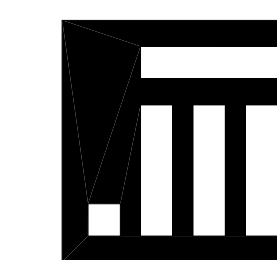
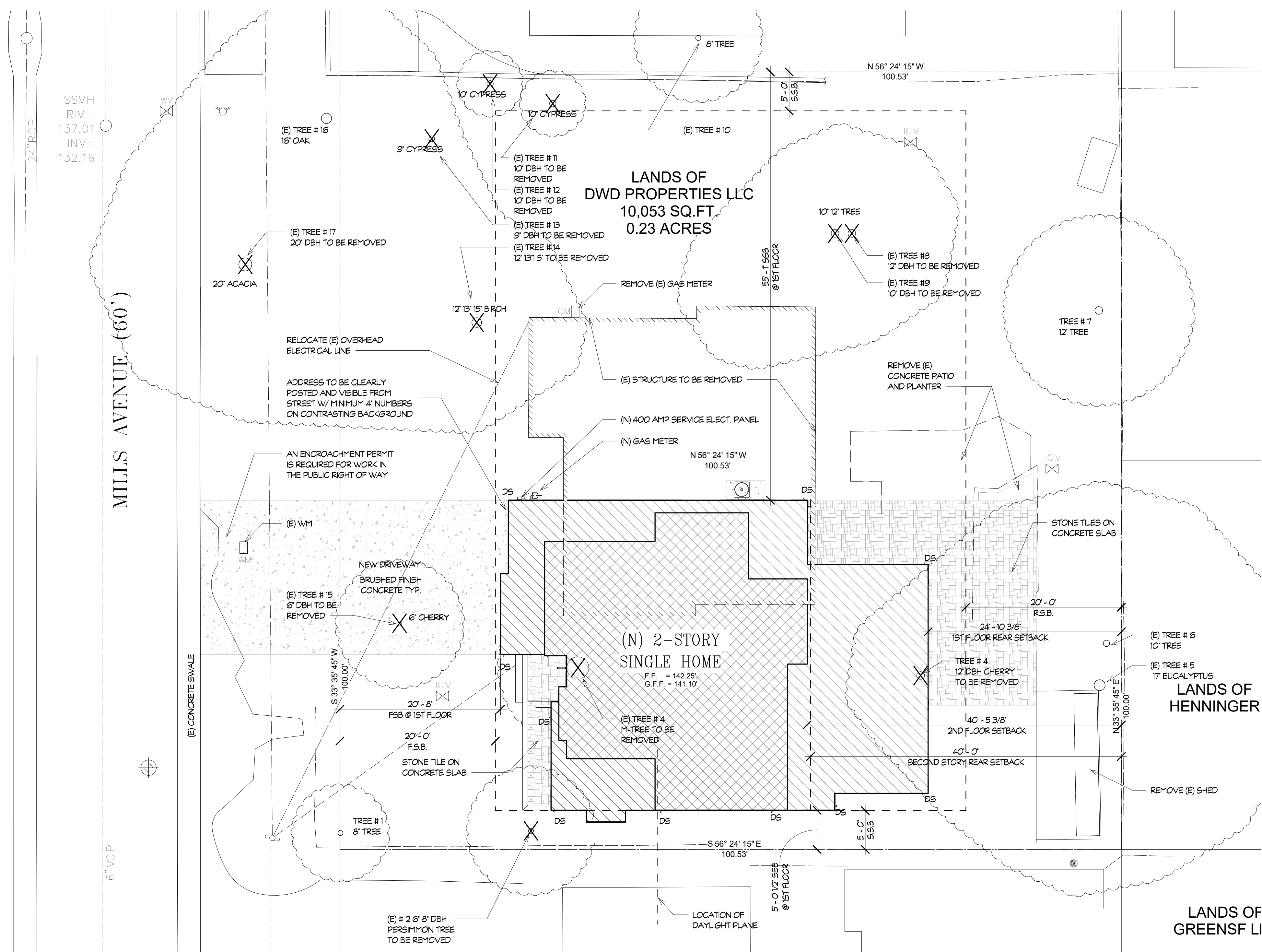
OSUNA ENGINEERING INC.
ENGINEERING SURVEYING & LAND SURVEYORS
Planning Surveying Civil Engineering
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
117 BERNAL RD. STE. 70-336 SAN JOSE, CA 95119
TEL: (408) 772-4381
info@osunaengineering.com

GRADING & DRAINAGE PLAN

2141 MILLS AVE

MENLO PARK, CALIFORNIA
Project No.: 1756 | Design: O.O. | Check: O.O. | Date: 3/29/19

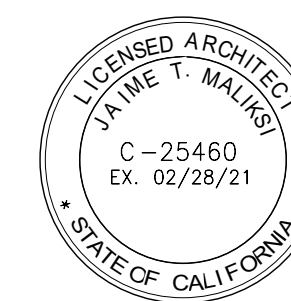
SHEET
C1
OF 3 SHEETS



J MALIKSI & ASSOC.
 ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE
 MENLO PARK, CA 94025

TEL. NO. 650 323 2902
 FAX NO. 650 323 6433



NO.	DATE	ISSUE
1	4/8/19	ISSUE FOR PERMIT

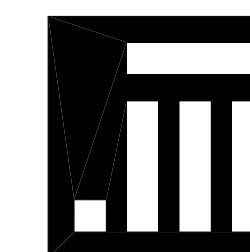
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DRAWING TITLE

SITE PLAN

SCALE: As indicated
 PROJECT NAME: DWD
 CADD FILE NO.
 DRAWING NO.

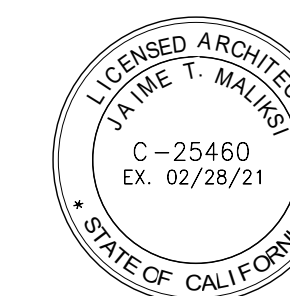




J. MALIKSI & ASSOC.
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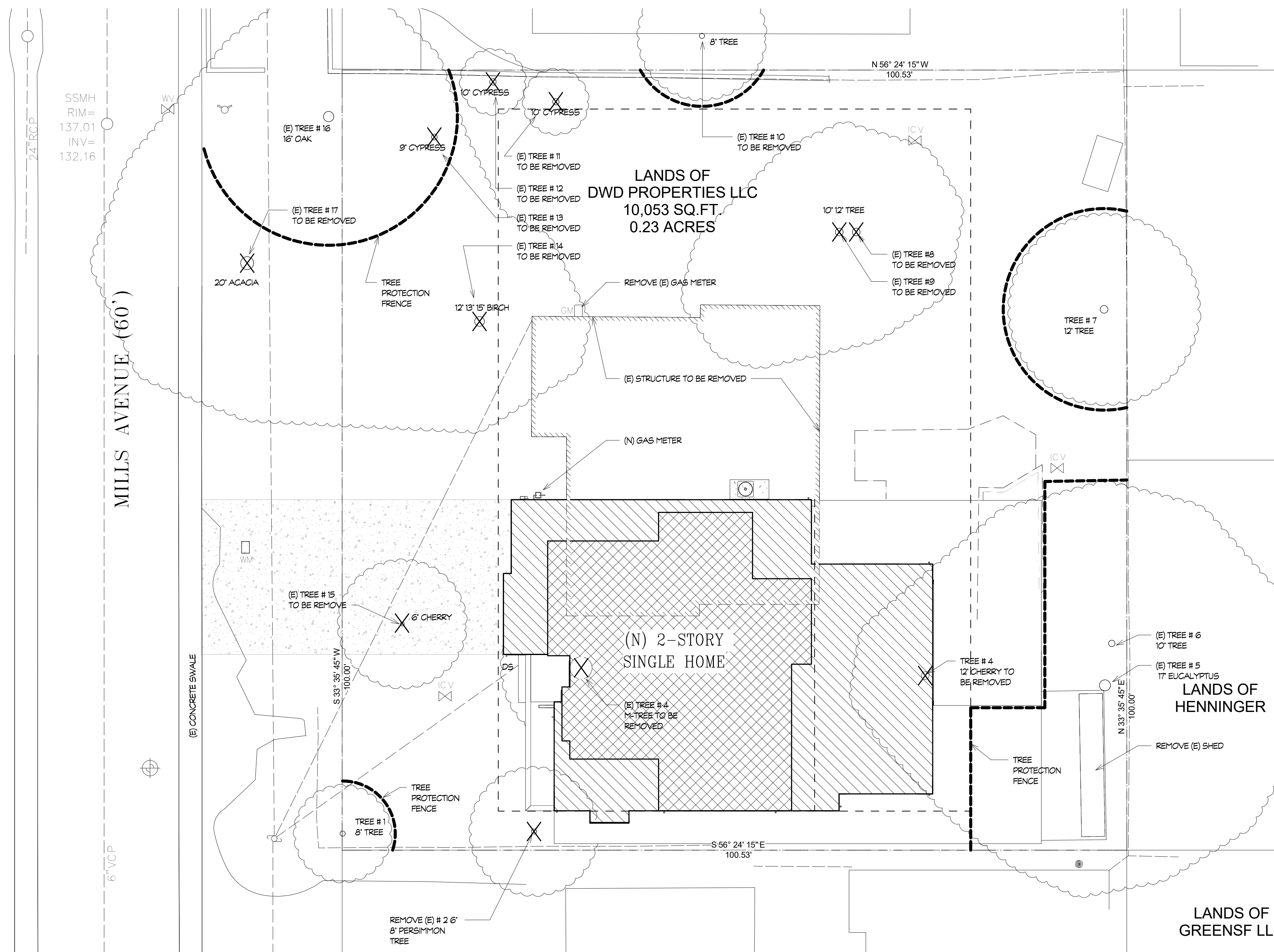
NO.	DATE	ISSUE
	4/8/19	ISSUE FOR PERMIT

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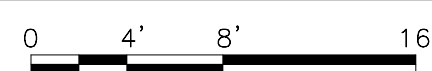
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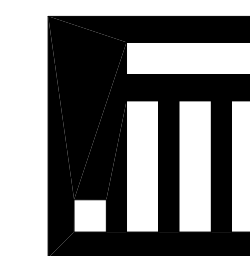
TREE PROTECTION
 PLAN

SCALE: As indicated
 PROJECT NAME: DWD
 CADD FILE NO.
 DRAWING NO.



1 TREE PROTECTION PLAN
 1/8" = 1'-0"

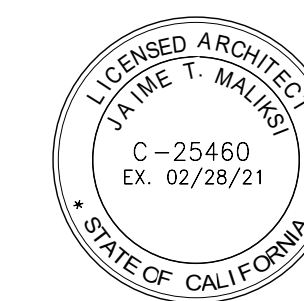




J. MALIKSI & ASSOC.
 ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE
 MENLO PARK, CA 94025

TEL. NO. 650 323 2902
 FAX NO. 650 323 6433



NO.	DATE	ISSUE
1	4/8/19	ISSUE FOR PERMIT

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DRAWING TITLE

**GROUND FLOOR
 PLAN**

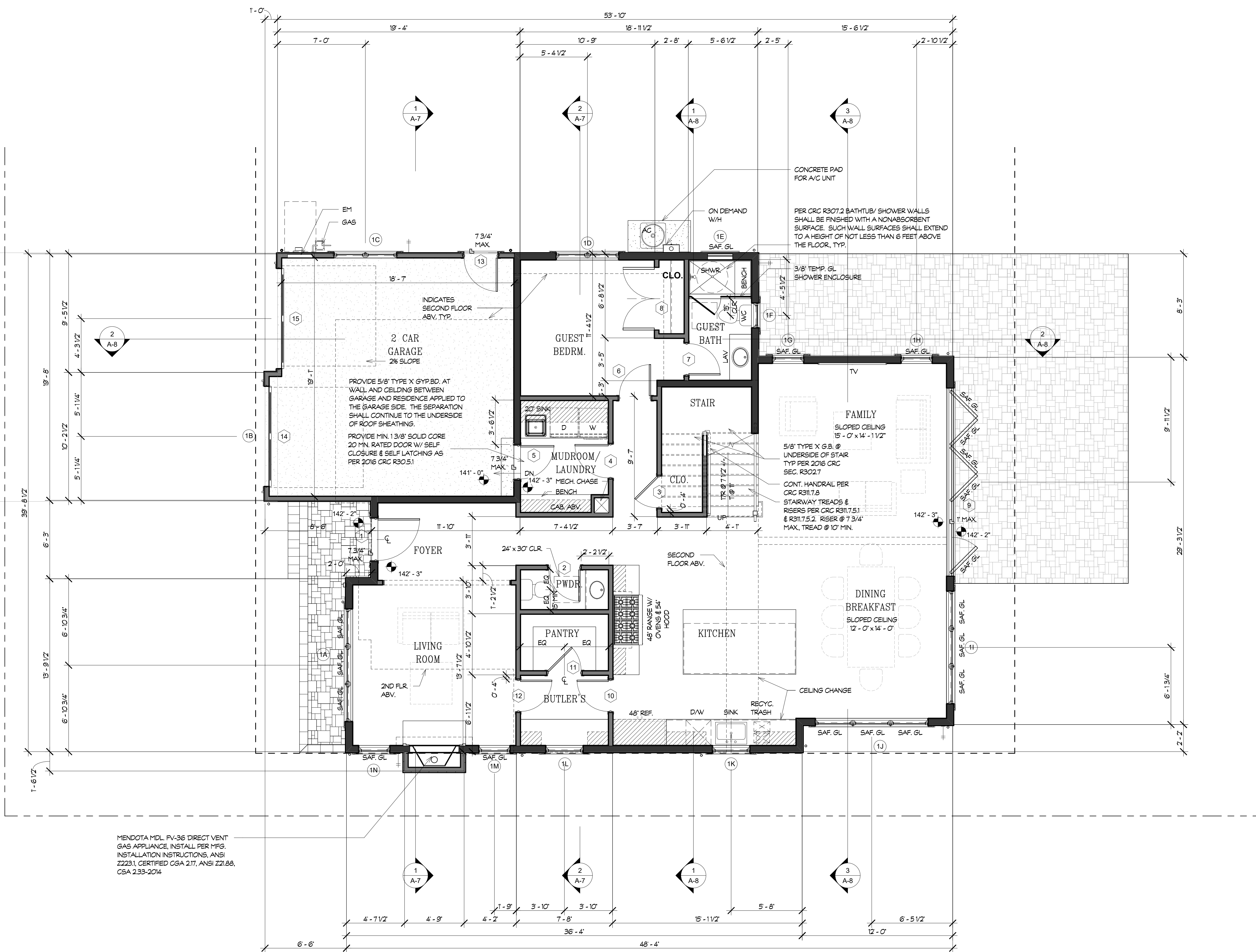
SCALE: 1/4" = 1'-0"

PROJECT NAME: DWD

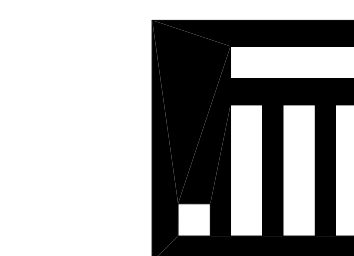
CADD FILE NO.

DRAWING NO.

A-2.1



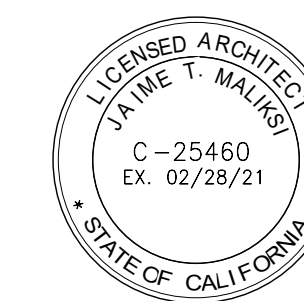
MENDOTA MDL. FV-36 DIRECT VENT
 GAS APPLIANCE, INSTALL PER MFG.
 INSTALLATION INSTRUCTIONS, ANSI
 Z223.1, CERTIFIED CGA 217, ANSI Z21.88,
 CSA 2.33-2014



J MALIKSI & ASSOC.
 ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE
 MENLO PARK, CA 94025

TEL. NO. 650 323 2902
 FAX NO. 650 323 6433



NO.	DATE	ISSUE
4/8/19		ISSUE FOR PERMIT

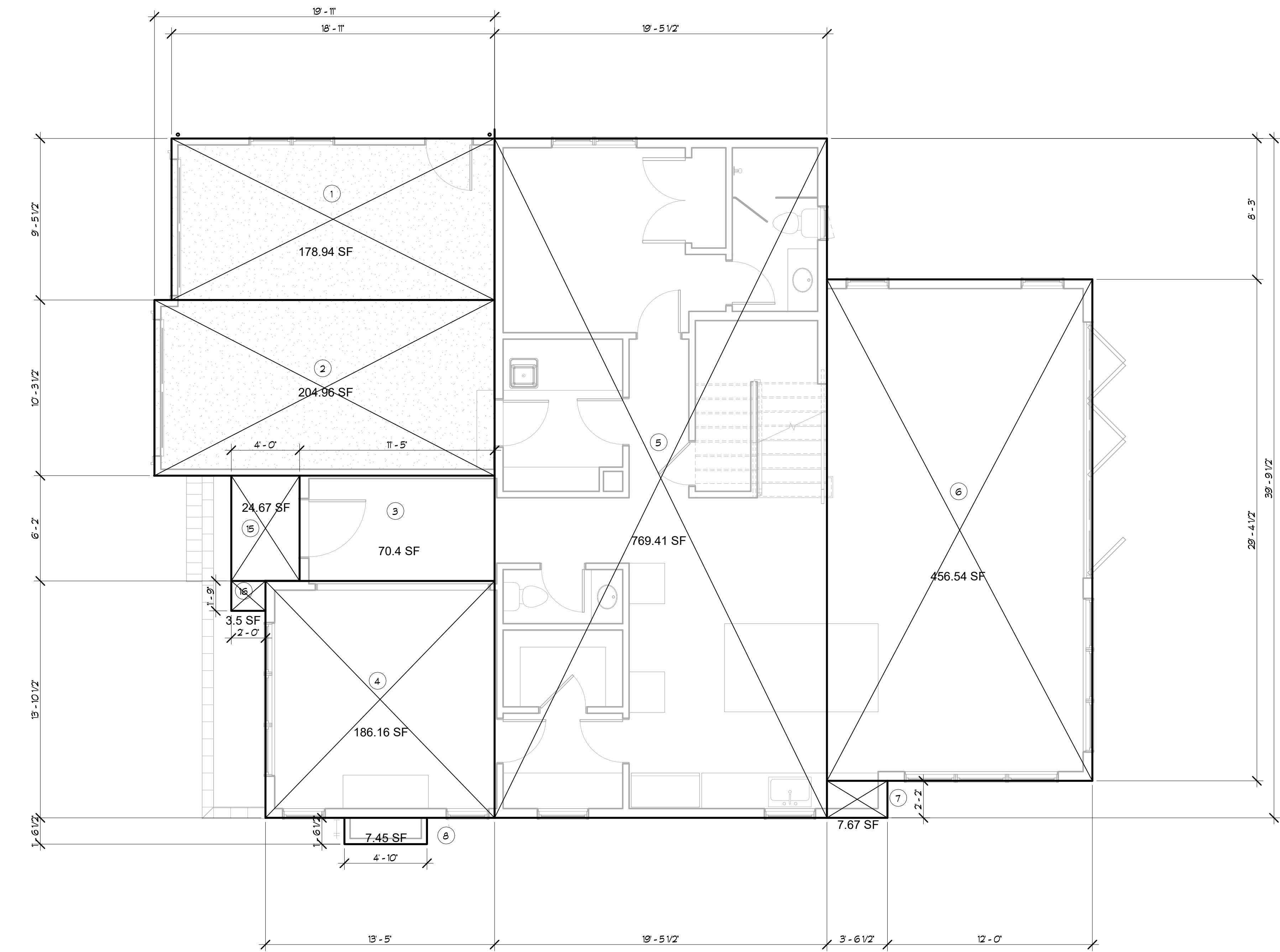
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DRAWING TITLE

GROUND FLOOR
 AREA DIAGRAM

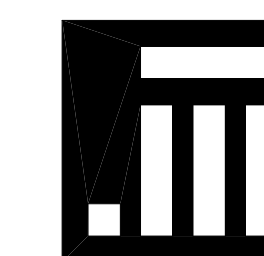
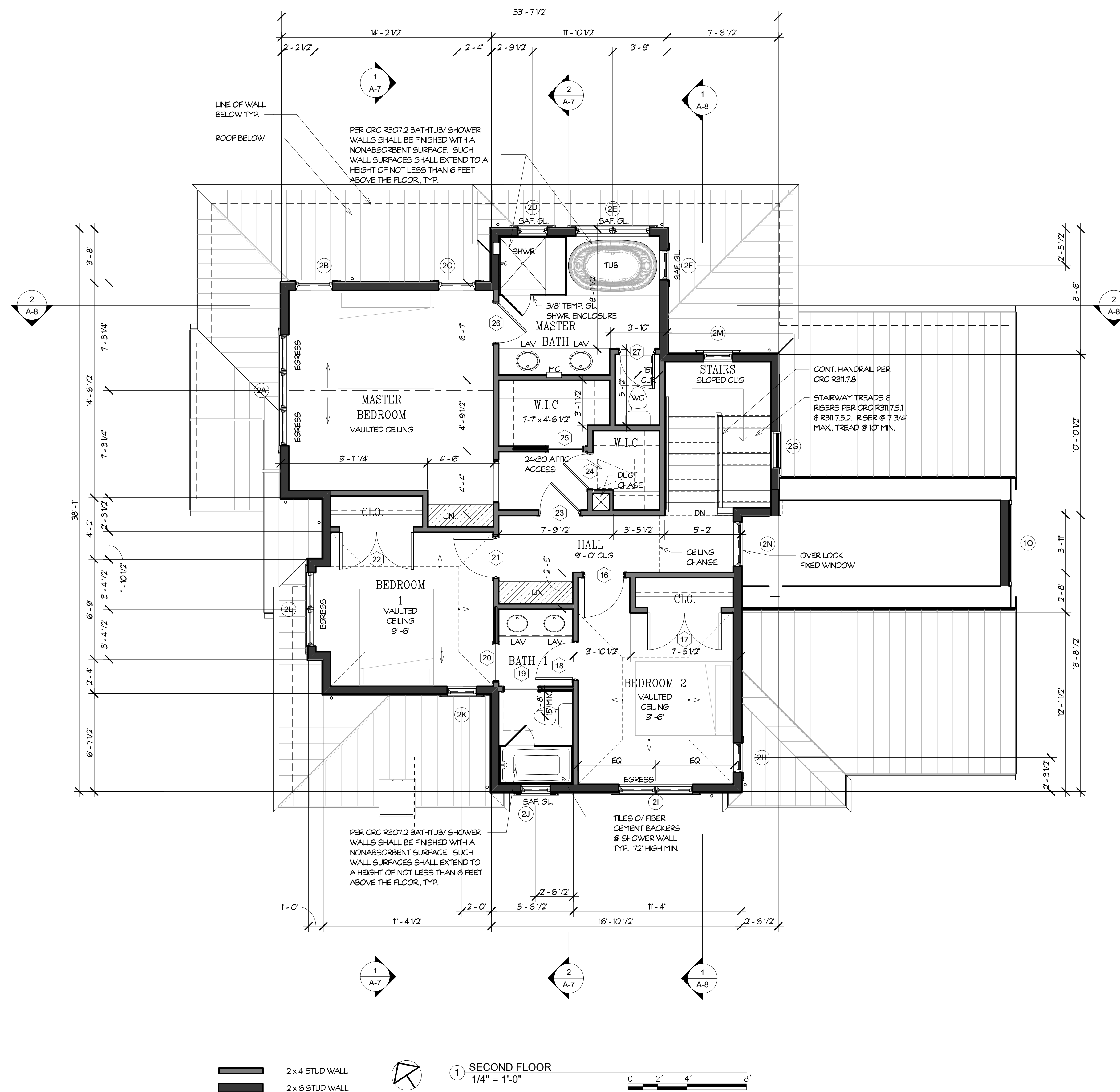
SCALE: As indicated
 PROJECT NAME: DWD
 CADD FILE NO.
 DRAWING NO.

A-2.2



BUILDING FLOOR AREA			
GARAGE	1	178.94 SF	
	2	204.96 SF	
TOTAL GARAGE FLOOR AREA		383.9 SF	
GROUND FLOOR	3	70.4 SF	
	4	186.16 SF	
	5	769.41 SF	
	6	456.54 SF	
	7	7.67 SF	
	8	7.45 SF	
	TOTAL GROUND FLOOR HEATED AREA		1497.63 SF
	TOTAL GROUND FLOOR INCLUDE GARAGE		1881.53 SF
SECOND FLR	9	41.44 SF	
	10	317.08 SF	
	11	1011.5 SF	
	12	119.39 SF	
	13	6.83 SF	
	14	332.1 SF	
	TOTAL SECOND FLOOR AREA		2799.9 SF
	TOTAL BUILDING FLOOR AREA		2799.9 SF
	COVERED PORCH	15	26.87 SF
		16	4.25 SF
TOTAL PORCH AREA		31.12 SF	
TOTAL LOT COVERAGE		1912.65 SF	

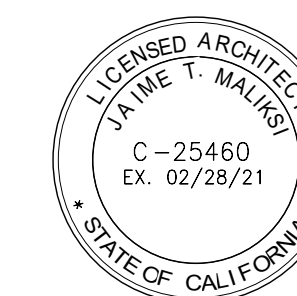
1 GROUND FLOOR AREA DIAGRAM
 1/4" = 1'-0"



J. MALIKSI & ASSOC.
 ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE
 MENLO PARK, CA 94025

TEL. NO. 650 323 2902
 FAX NO. 650 323 6433



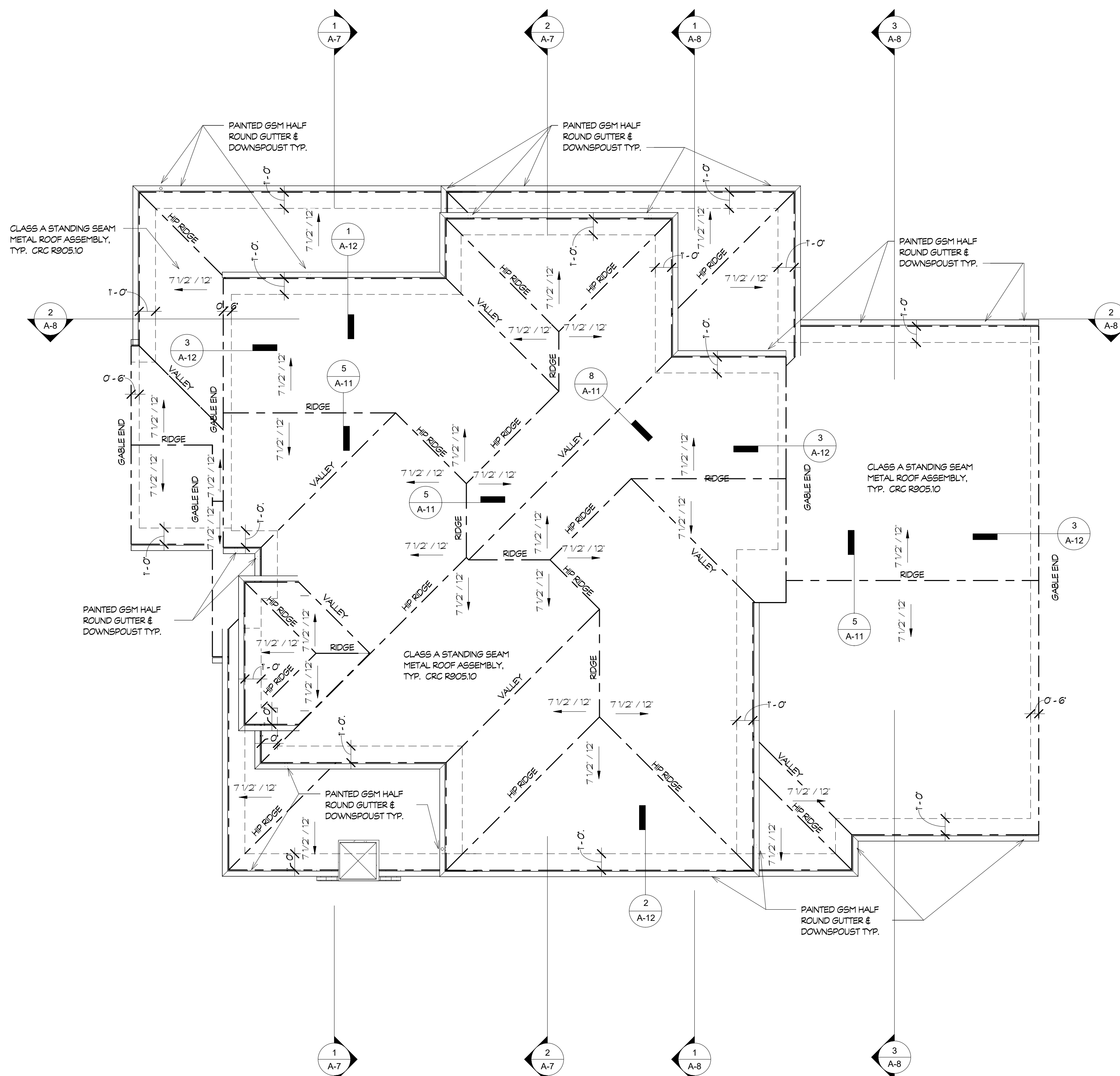
NO.	DATE	ISSUE
1	4/8/19	ISSUE FOR PERMIT

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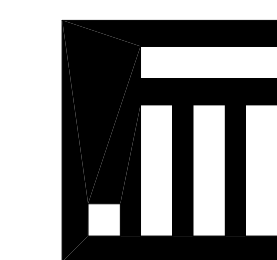
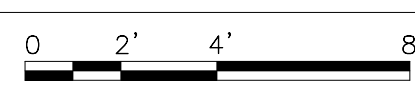
DRAWING TITLE

SECOND FLOOR
 PLAN

SCALE: 1/4" = 1'-0"
 PROJECT NAME: DWD
 CADD FILE NO.
 DRAWING NO.



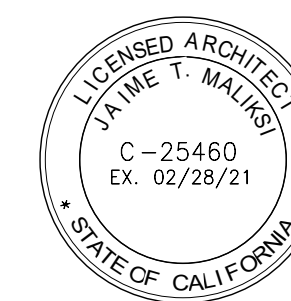
1 ROOF PLAN
 1/4" = 1'-0"



J. MALIKSI & ASSOC.
 ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE
 MENLO PARK, CA 94025

TEL. NO. 650 323 2902
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DRAWING TITLE

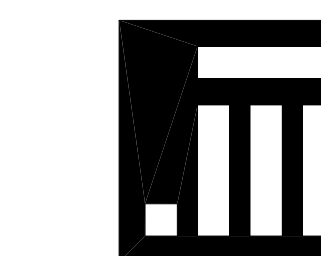
ROOF PLAN

SCALE: 1/4" = 1'-0"
 PROJECT NAME: DWD
 CADD FILE NO.
 DRAWING NO.

PROJECT TITLE & LOCATION
**NEW RESIDENCE
 FOR**
**DWD
 PROPERTIES**

2141 MILLS AVENUE
 MENLO PARK, CA 94025

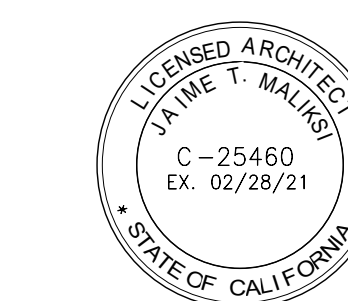
REVISION
 REV. NO. REV. DATE REV. DESC.



J MALIKSI & ASSOC.
 ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE
 MENLO PARK, CA 94025

TEL. NO. 650 323 2902
 FAX NO. 650 323 6433



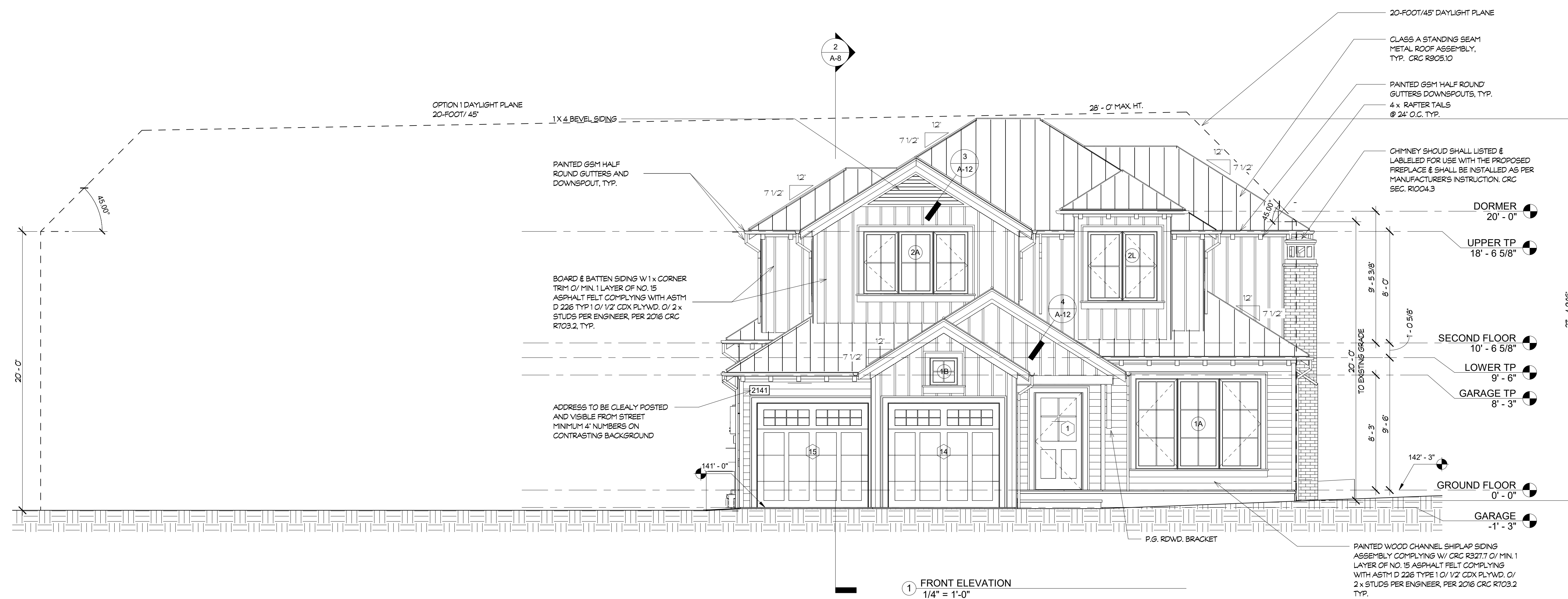
NO.	DATE	ISSUE
1	4/8/19	ISSUE FOR PERMIT

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DRAWING TITLE

**FRONT AND RIGHT
 ELEVATIONS**

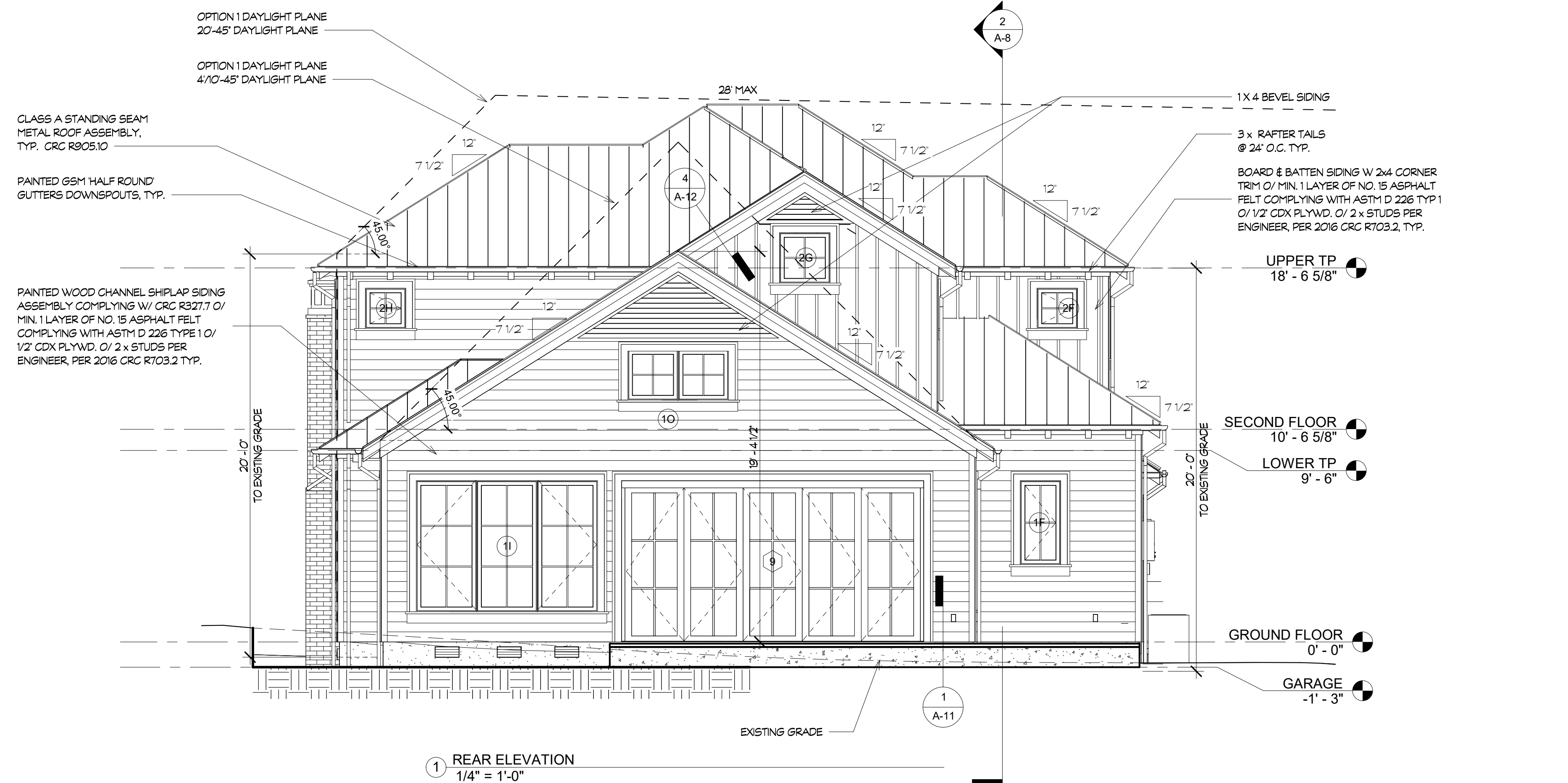
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 DRAWING NO.



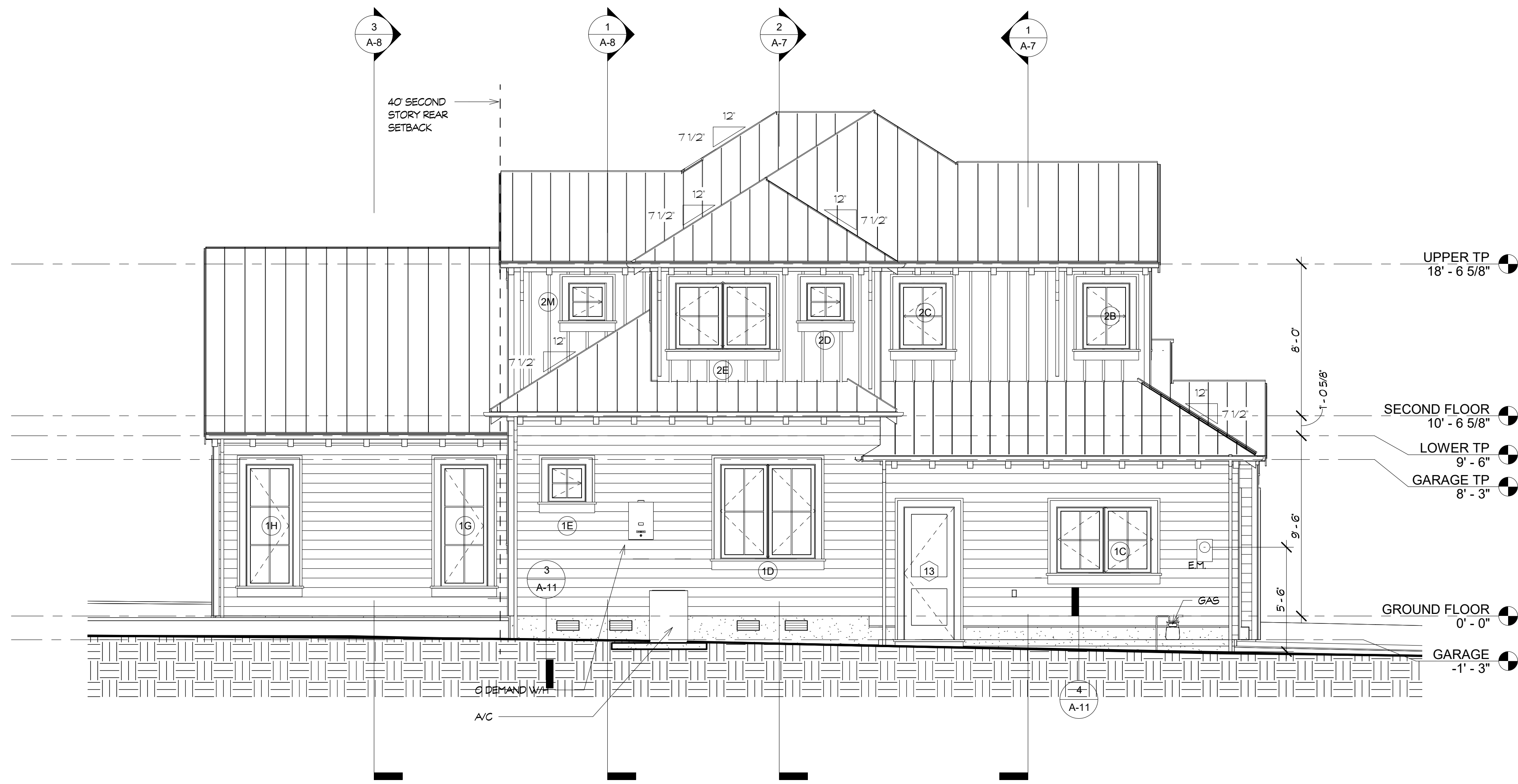
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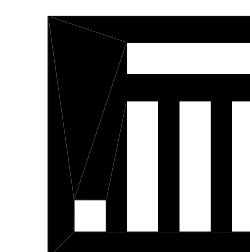
2 RIGHT ELEVATION
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1 REAR ELEVATION
1/4" = 1'-0"



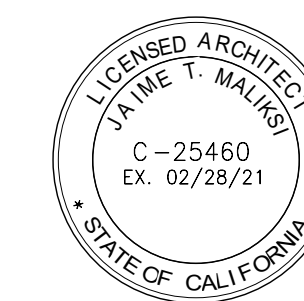
2 LEFT ELEVATION
1/4" = 1'-0"



J. MALIKSI & ASSOC.
ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE
MENLO PARK, CA 94025

TEL. NO. 650 323 2902
FAX NO. 650 323 6433



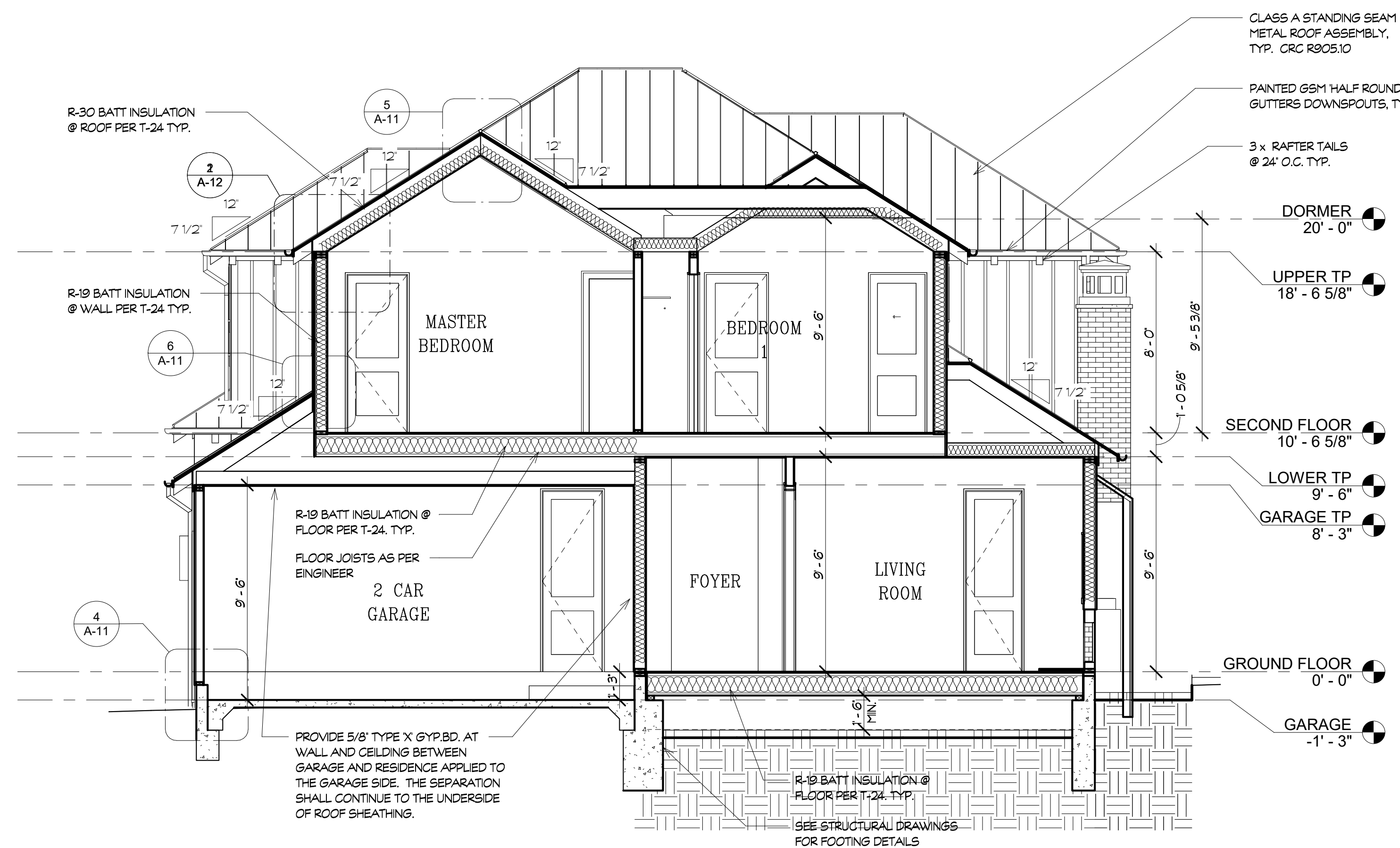
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1	4/8/19	ISSUE FOR PERMIT

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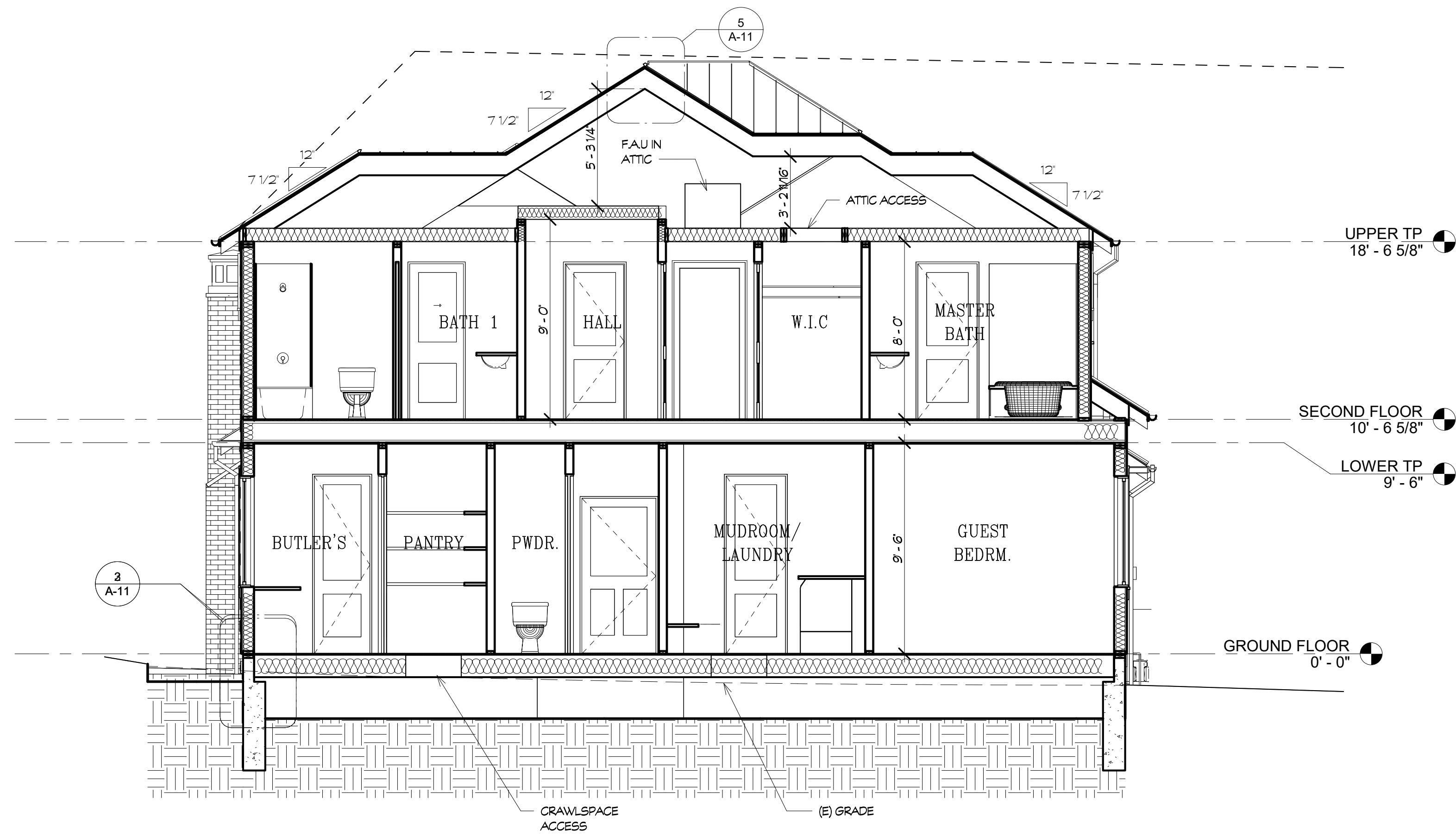
DRAWING TITLE

REAR ELEVATION &
LEFT ELEVATION

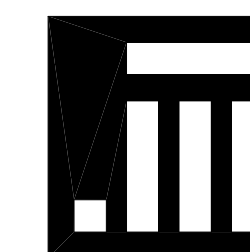
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PROJECT NAME: DWD
CADD FILE NO.
DRAWING NO.



1 SECTION A-A
1/4" = 1'-0"



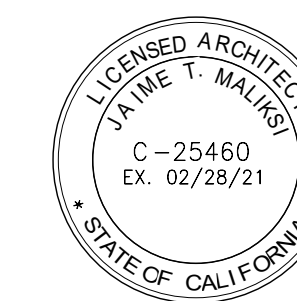
2 SECTION B-B
1/4" = 1'-0"



J MALIKSI & ASSOC.
ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE
MENLO PARK, CA 94025

TEL. NO. 650 323 2902
FAX NO. 650 323 6433



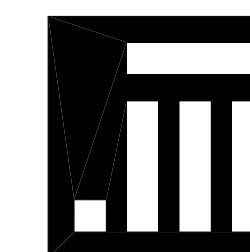
NO.	DATE	ISSUE
	4/8/19	ISSUE FOR PERMIT

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DRAWING TITLE

SECTION A-A
SECTION B-B

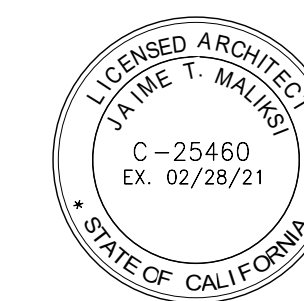
SCALE: 1/4" = 1'-0"
PROJECT NAME: DWD
CADD FILE NO.
DRAWING NO.



J. MALIKSI & ASSOC.
 ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE
 MENLO PARK, CA 94025

TEL. NO. 650 323 2902
 FAX NO. 650 323 6433



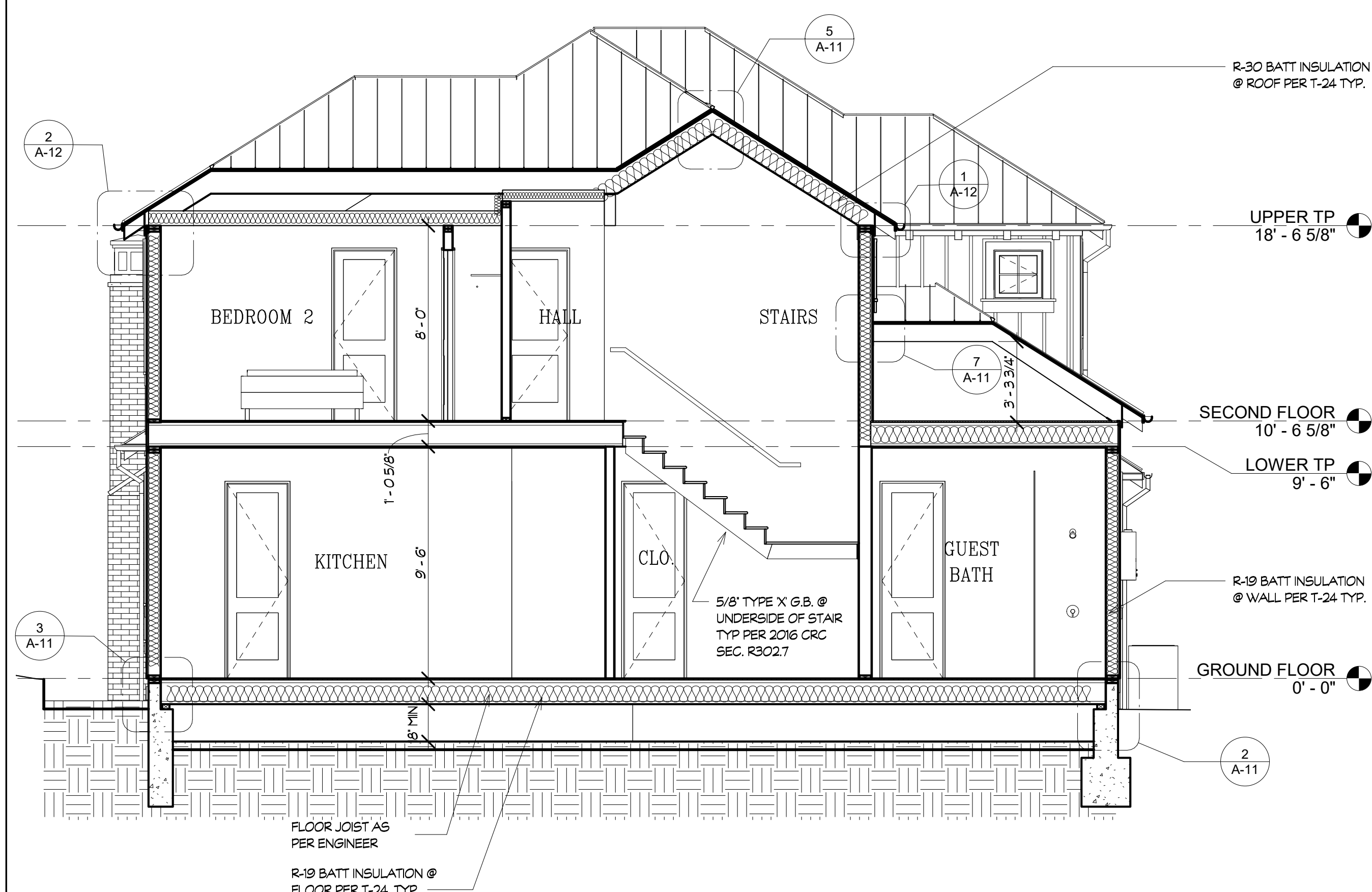
NO.	DATE	ISSUE
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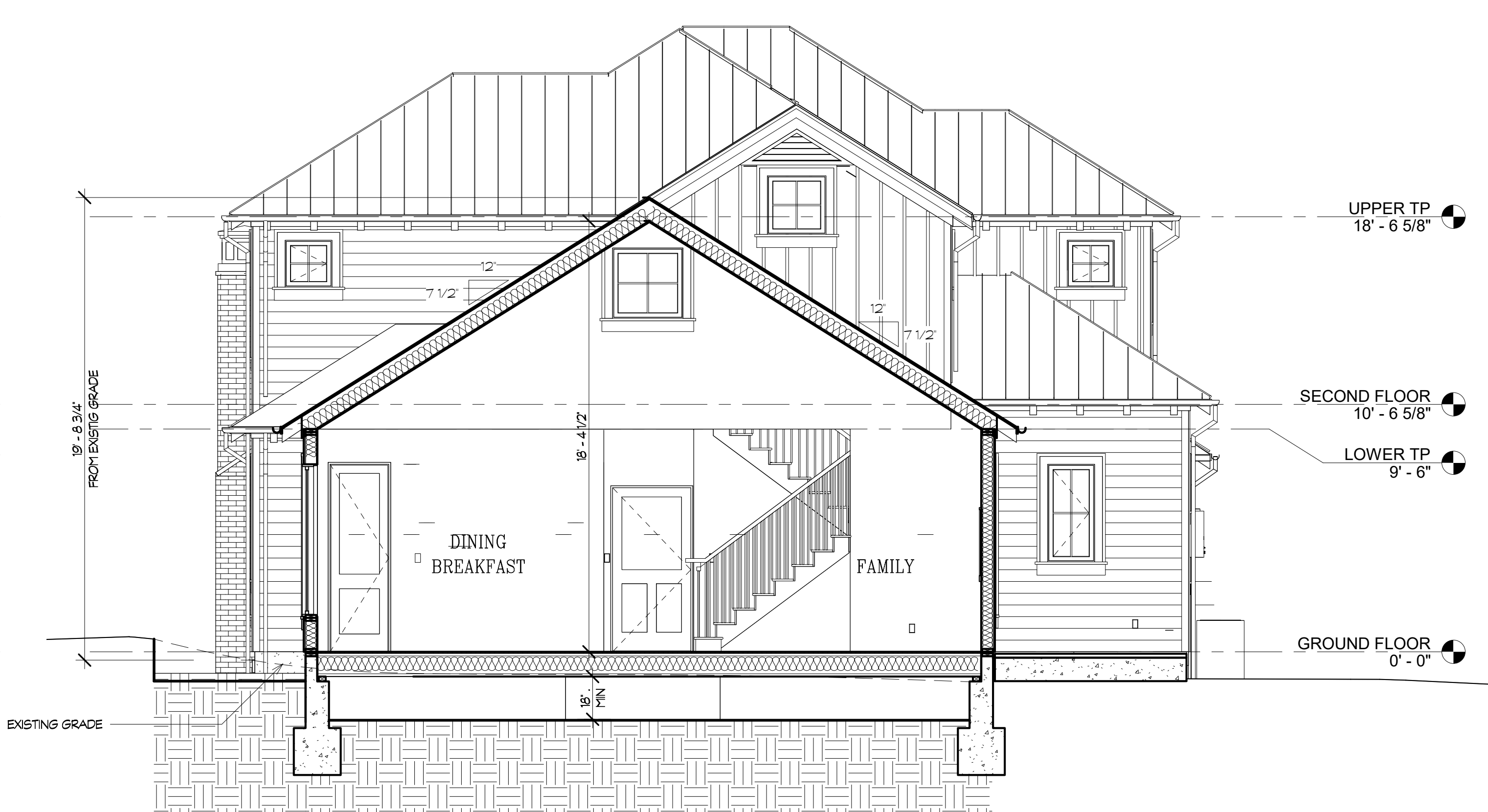
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SECTION C-C,
 SECTION D-D,
 SECTION E-E

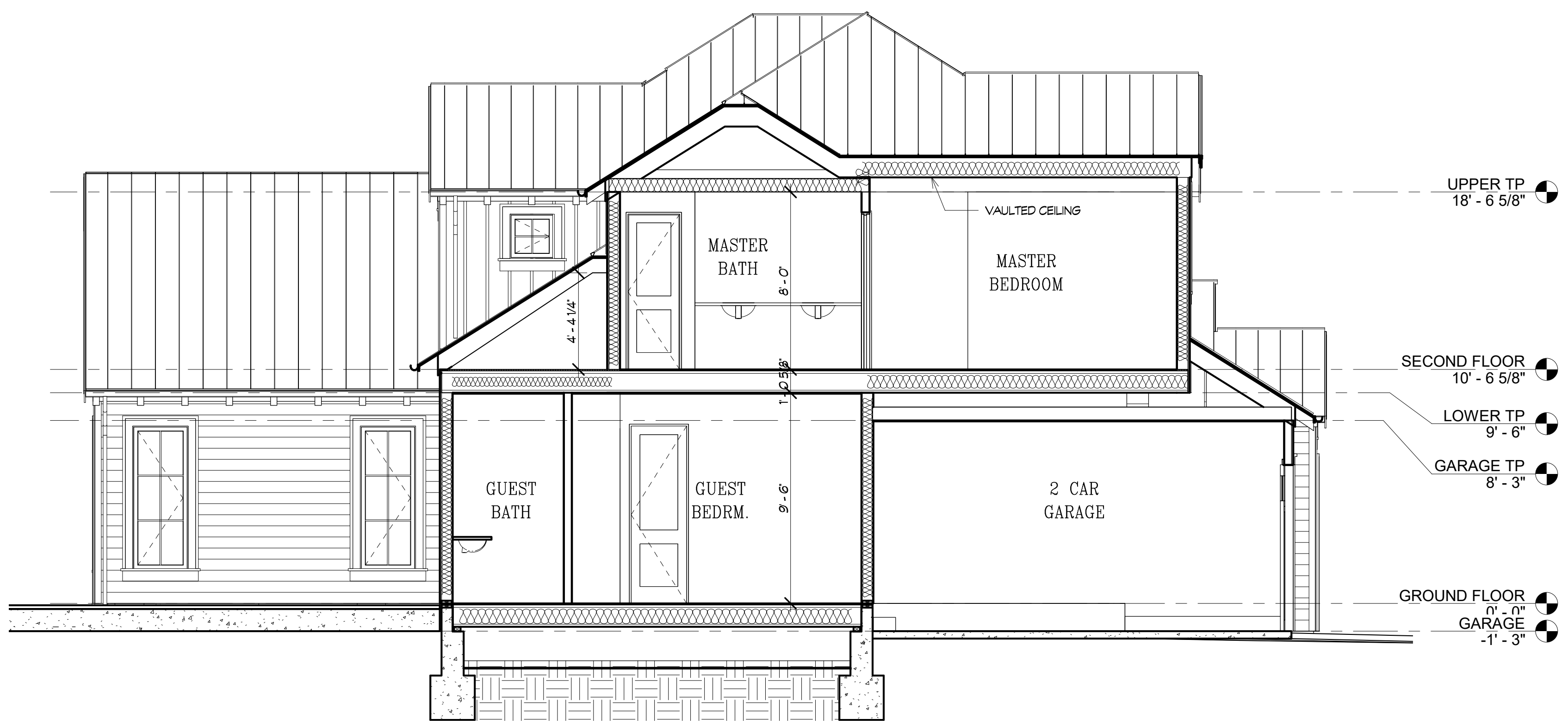
SCALE: 1/4" = 1'-0"
 PROJECT NAME: DWD
 CADD FILE NO.
 DRAWING NO.



1 SECTION C-C
 1/4" = 1'-0"



3 SECTION E-E
 1/4" = 1'-0"

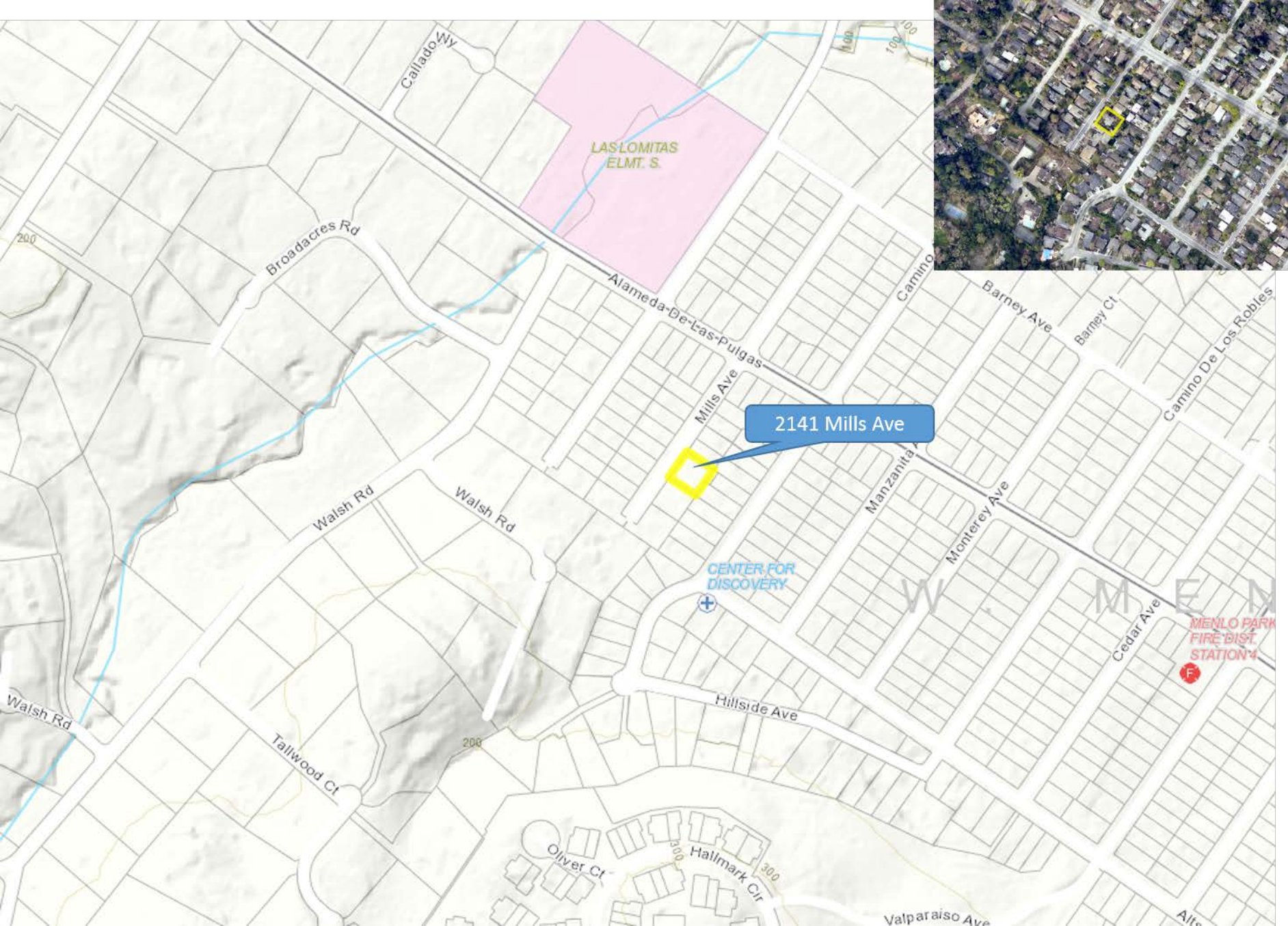


2 SECTION D-D
 1/4" = 1'-0"



County of San Mateo - Planning and Building Department

ATTACHMENT C



LAS LOMITAS
ELMT. S.

2141 Mills Ave

CENTER FOR
DISCOVERY

MENLO PARK
FIRE DIST.
STATION 4



County of San Mateo - Planning and Building Department

ATTACHMENT D

BLD2019-00674

RECEIVED

Kielty Arborist Services LLC

Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

APR 11 2019

SAN MATEO COUNTY
BUILDING INSPECTION

December 21, 2018, Revised January 27, 2019

DWD Properties
765 Hobart Street
Menlo Park, CA 94025
Contact: Caitlin Darke

Site: 2141 Mills Avenue, Menlo Park (San Mateo County area) CA

Dear Ms. Darke,

As requested on Friday, November 30, 2018, I visited the above site to inspect and comment on the trees. The property has been subdivided, and 2 new homes are proposed. Your concern as to the future health and safety of the trees on site has prompted this visit. A tree protection plan will also be included in this report. The most current site plan was used for this report. Civil plans have not yet been provided for review.

Method:

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

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

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

2141 Mills Ave/1/27/19

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1R	Hawthorne (<i>Crataegus laevigata</i>)	8.1	30	15/10	Fair vigor, poor form, codominant at 5 feet with split union, hazard, recommended for removal.
2R	Persimmon (<i>Diospyros kaki</i>)	9.8	40	15/15	Poor vigor, poor form, dead on property side, heavy into neighbor's property, vine in tree suppressing growth, Remove to facilitate construction.
3R	Pineapple guava (<i>Acca sellowiana</i>)	2"x40	40	12/20	Good vigor, poor form, stump re sprout. Remove to facilitate construction.
4S/R	Cherry (<i>Prunus spp.</i>)	12.8	45	15/12	Poor vigor, fair form, weeping cultivar, abundance of dead wood, was in planter, planter box frame removed, in decline, remove to facilitate construction.
5S	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	17.2	50	40/25	Fair vigor, fair form, heading cuts in past.
6	Xylosma (<i>Xylosma congesta</i>)	10.6	50	15/12	Fair vigor, fair form, suppressed.
7	Flaxleaf paperbark (<i>Melaleuca linariifolia</i>)	11.5	55	25/15	Fair vigor, poor form, suppressed, one sided.
8S/R	Apple (<i>Malus spp.</i>)	18.0	50	15/20	Good vigor, fair form, codominant at 3 feet, decay on largest trunk. Remove to facilitate construction.
9R	Trident maple (<i>Acer buergerianum</i>)	8.4	45	15/12	Fair vigor, poor form, topped in past, too close to home. Remove to facilitate construction.
10*	Pear (<i>Pyrus spp.</i>)	8est	55	10/10	Fair vigor, fair form, well maintained, espalier against wall, at neighbor's foundation.
11R	Italian cypress (<i>Cupressus sempervirens</i>)	10.0	60	40/2	Good vigor, fair form, near property line. Remove to facilitate construction.
12	Italian cypress (<i>Cupressus sempervirens</i>)	10.0	60	40/2	Good vigor, fair form, near property line.

2141 Mills Ave/1/27/19

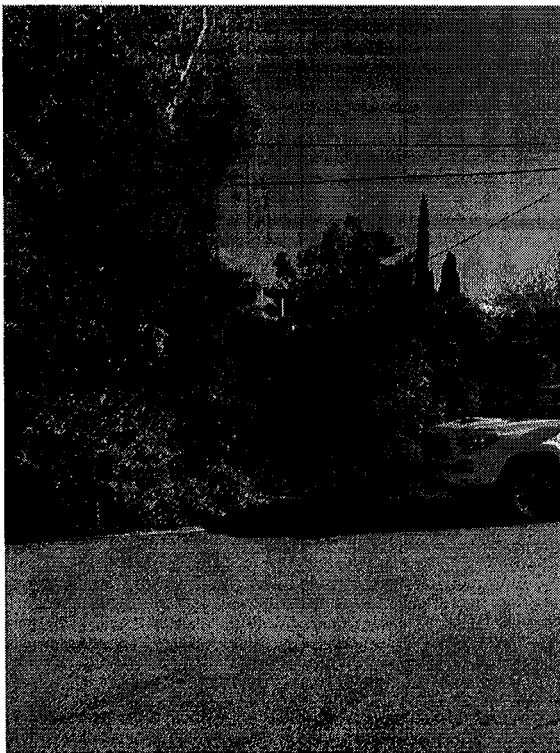
(3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
13	Italian cypress (<i>Cupressus sempervirens</i>)	9.0	60	40/2	Good vigor, fair form, near property line.
14S/R	Birch (<i>Betula pendula</i>)	14-17.5-13	45	45/25	Fair vigor, poor form, multi leader at 1 foot with poor unions, mitigated in past thru pruning of leaning leaders, Recommended for removal, and to facilitate construction.
15R	Cherry (<i>Prunus spp.</i>)	6.0	30	12/12	Fair vigor, poor form, topped at 4 feet. Recommended for removal
16S	Valley oak (<i>Quercus lobata</i>)	16.0	65	40/30	Good vigor, fair form, pruned for overhead utility line clearance, needs maintenance.
17S/R	Acacia (<i>Acacia dealbata</i>)	19.6	30	25/20	Fair vigor, poor form, topped for line clearance, invasive, decay on trunk from grade to 8 feet(large scar). Recommended for removal.

S-Indicates significant tree (protected) in San Mateo County

*-Indicates tree on neighboring property



Site observations:

The site has been heavily planted in the past, and has become quite over grown due to a lack of maintenance. 8 out of the 17 trees surveyed are in poor condition (under 50 condition rating). Trees with poor condition rating should be removed.

Showing site heavily planted

Significant trees proposed for removal:

Four significant (protected) trees are proposed for removal on this site. Cherry tree #4 is within the proposed building footprint and is needed to be removed to facilitate the proposed construction. This tree is in poor condition as an abundance of dead wood was observed in the tree canopy. This tree was in a planter originally, but the planter was removed leaving large roots exposed to the elements. Roots that are exposed for long periods of time can die as a result of desiccation. This may be why the tree is in significant decline.

Apple tree #8 is in fair condition. This tree is in the foot print of the proposed building and needs to be removed to facilitate construction. The tree is codominant at 3 feet. Decay was observed on the larger of the two codominant trunks.



Birch tree #14 is in poor condition. This tree is codominant at 1 foot with 3 large leaders creating poor unions. The tree's poor form has been mitigated through reduction pruning of the 2 smaller leaders. Included bark was observed within the poor formed unions, and raises risk for a leader failure. This tree is at the end of its natural lifespan within the landscape. Birch trees generally have a short lifespan of 40-100 years within the landscape. This tree would not tolerate construction impacts of a new foundation at the proposed location, therefore removal is needed to facilitate construction. Birch trees are not a recommended tree in this area as they need large amounts of supplemental irrigation to maintain a healthy canopy.

Showing 3 leaders at 1 foot

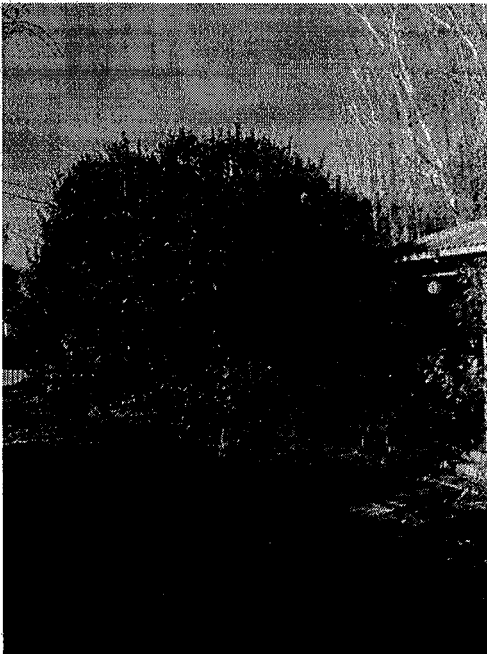
Acacia tree #17 is recommended for removal for various reasons. The tree is located directly underneath overhead utilities and has been repeatedly topped for clearance. Topping trees tends to lead to decay and raises risk of future limb failure. A large scar with decay was visible from grade to a height of 8 feet and makes the tree hazardous. This species is generally recommended for removal due to its invasiveness. This tree is hazardous and is given a condition rating of 30 out 100 making it a poor tree.

Many other smaller non-significant trees are proposed for removal either to facilitate construction or because they are in poor condition.

Summary:

The trees surveyed are a mix of imported trees with one native oak tree surveyed. The only significant trees to be retained are valley oak tree #16 and silver dollar eucalyptus tree #5. These trees will be required to be protected during the entire length of the proposed construction. The proposed landscape underneath the dripline of valley oak tree #16 is recommended to consist of mulch(very dry). No irrigation shall be provided underneath the canopy of this tree, as irrigation during dry summer months significantly increases the risk of the tree developing oak root fungus disease. The valley oak tree has been pruned on one side of its canopy for line clearance. It is recommended to prune the untouched side of the canopy using approved reduction cuts out on the ends of the limbs back to sound lateral limbs. All interior growth should be retained when possible in order to make future reduction cuts possible. This will help reduce risk of limb failure due to an off balanced canopy caused by the past line clearance pruning. Tree protection fencing for the valley oak tree must be placed at 8 feet from the tree or at the dripline of the tree (whichever is greater). No impacts are expected for the retained valley oak tree, as the plan has been redesigned to have the driveway on the opposite side of the property.

Silver dollar eucalyptus tree #5 is in fair condition and will be retained during the proposed construction. A no dig zone of 9 feet(6 times diameter) from the tree is recommended in order to maintain a healthy structurally stable tree. An existing shed in close proximity to this tree will likely need to be demolished. This work should be carefully done while protecting the tree where possible. Tree protection fencing during demolition will need to be placed at the edge of the existing shed and out to 9 feet from the tree or at the dripline (whichever is greater) where possible. Once the shed has been demolished the tree protection fencing will need to be expanded. This tree is recommended to be pruned using acceptable reduction cuts every 3-5 years. This will keep the tree at a manageable size. No impacts are expected for this tree.



Showing pineapple guava #3

Pineapple guava #3 has been cut down in the past and allowed to re sprout. This tree has been maintained as a shrub not a tree, and is the reason it has so many trunks (40). This shrub does not meet criteria of a significant tree as it does not have the capacity of naturally producing one main axis that will continue to grow more vigorously than the lateral axes. Also, this shrub does not have a single stem measurement of 12 inches in diameter.

Any other tree to be retained should be protected by fencing placed at the dripline where possible. For the retained Italian cypress trees, fencing must be placed at 8 feet from the trees where possible. Where not possible because of the proposed building, fencing must be placed at the building edge. The following tree protection plan will help to insure the future health of the retained trees on site.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type supported by 2 inch diameter metal poles pounded into the ground to a depth of no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be placed at a minimum distance equal to the trees driplines or 6 times the tree diameters (whichever greater). Where tree protection fencing cannot be placed at the dripline because of the approved proposed work, tree protection should be placed as close as possible to the proposed work while still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. If tree protection zones need to be reduced for access or any other reason than a landscape barrier shall be installed where tree protection does not extend out to the trees driplines. The Project Arborist will need to be called out to the site to witness the relocation of the tree protection zone near the valley oak tree #16.

Landscape Barrier

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

Tree Pruning

During construction any trimming will be supervised by the site arborist and must stay underneath 25% of the trees total foliage. At this time no pruning is proposed. All pruning shall be done by a licensed tree care provider.

Root Cutting

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation and a tree monitoring program at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation

Trenching and excavation shall strive to stay outside of the tree protection zones. If not possible trenching for any reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project for the imported trees. Irrigation should consist of surface flooding, with enough water to wet the entire root zone once a month during the dry season. The top foot of soil shall be saturated. If a root zone is traumatized this type of irrigation should be carried out two times per month during the dry season. The native oak tree shall not be irrigated unless its root zone is traumatized.

Inspections

The site will be inspected after the tree protection measures are installed and before the start of construction. It is the contractors responsibility to notify the Project Arborist when construction is to start, and whenever there is to be work preformed underneath the canopy of a protected tree on site at least 48 hours in advance. Kielty Arborist Services can be reached at 650-515-9783(Kevin) or by email at kkarbor0476@yahoo.com

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

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

Kielty Arborist Services

P.O. Box 6187
San Mateo, CA 94403
650-515-9783

ARBORIST DISCLOSURE STATEMENT

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

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

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

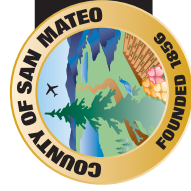
Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist:

Kevin R. Kielty

Date:

January 27, 2019



County of San Mateo - Planning and Building Department

ATTACHMENT E

Laura Richstone

From: Thomas Moore <tectonictom@msn.com>
Sent: Monday, February 11, 2019 12:22 PM
To: Laura Richstone
Cc: Karen Morgenstern
Subject: PLN2019-00035

February 11, 2019

Dear Ms. Richstone,

I am writing you regarding the tree removal and other decisions being made regarding the property at 2141 Mills Ave., Menlo Park (PLN2019-00035). My wife and I live next door to the property where the tree removal project is planned and want to let County Planners such as yourself know that we have enjoyed these trees and the extensive accompanying gardens for many years. Although the birch tree is quite beautiful, our favorite is the flowering crab apple tree. This tree is located in the backyard so that many people might not see it but it is visible to us directly outside our kitchen window. It is a well formed fully mature tree and is prototypical of its type. Each spring, it flowers prolifically and is a stunningly beautiful sight to see. Hordes of bees are attracted to it so much that it seems that the tree is humming. The tree is an enchanting centerpiece of the garden, and both we and the bees will be very sad to see this tree be removed.

The notice also mentions that an application has been filed to subdivide the property at 2141 Mills. This is news to us and will impact us significantly. Instead of a garden view, this will lead to a view of a wall of a house for us. In addition, if a two-story house is approved, the wall would be quite tall (it is on the up-hill, SW side of our house) and very likely would shade the solar panels that power our house. About four years ago we invested many thousands of dollars in the solar equipment with the expectation that the virtual elimination of our electricity bill would eventually pay for the solar equipment. We are concerned that a new structure will make our investment in solar electricity virtually useless. We would fight to preserve this asset and our contribution to fighting climate change. Please keep us informed as this project moves forward so that we can make our concerns known.

Sincerely,

Thomas Moore and Karen Morgenstern
2131 Mills Ave.
Menlo Park, CA 94025
Sent from my iPhone

Laura Richstone

From: Karen Zack <kzack@stanford.edu>
Sent: Friday, March 15, 2019 8:44 PM
To: Laura Richstone
Cc: Karen Zack
Subject: Tree removal request at 2141 Mills Ave, Menlo Park

Dear Laura,

I understand that the new property owners at 2141 Mills Avenue are applying to destroy all 5 of the trees on the double-sized lot they purchased. These trees have been carefully nurtured and cared for by the original owner of the property for more than 40 years (she passed away a year ago) and are a cornerstone of the street. I encourage you to go by and take a look at the beautiful trees there.

The birch trees are incredibly tall and majestic, the crab apple tree is probably starting to flower right about now, the guava tree was fruiting like mad again this fall and winter, and the acacia tree close to the street has a very, very old rose that has climbed up and into the tree so that after the acacia finishes flowering, the rose takes over and it looks like a white rose tree because it is just covered in roses.

I know the new owners paid a large amount for the lot and likely intend to build a large house on it, but surely one or more of those trees could be saved or relocated. If those 5 trees are cut down and destroyed there will be NO trees whatsoever on the property. Then a giant McMansion will be built corner to corner on the property, which will further degrade the charm and character of the street...this is already happening across the street.

Please go look at the property. If you're able to go on the property and see the crab apple tree in particular, you will be rewarded by the most beautiful mass of pink flowers.

Respectfully,
Karen Zack



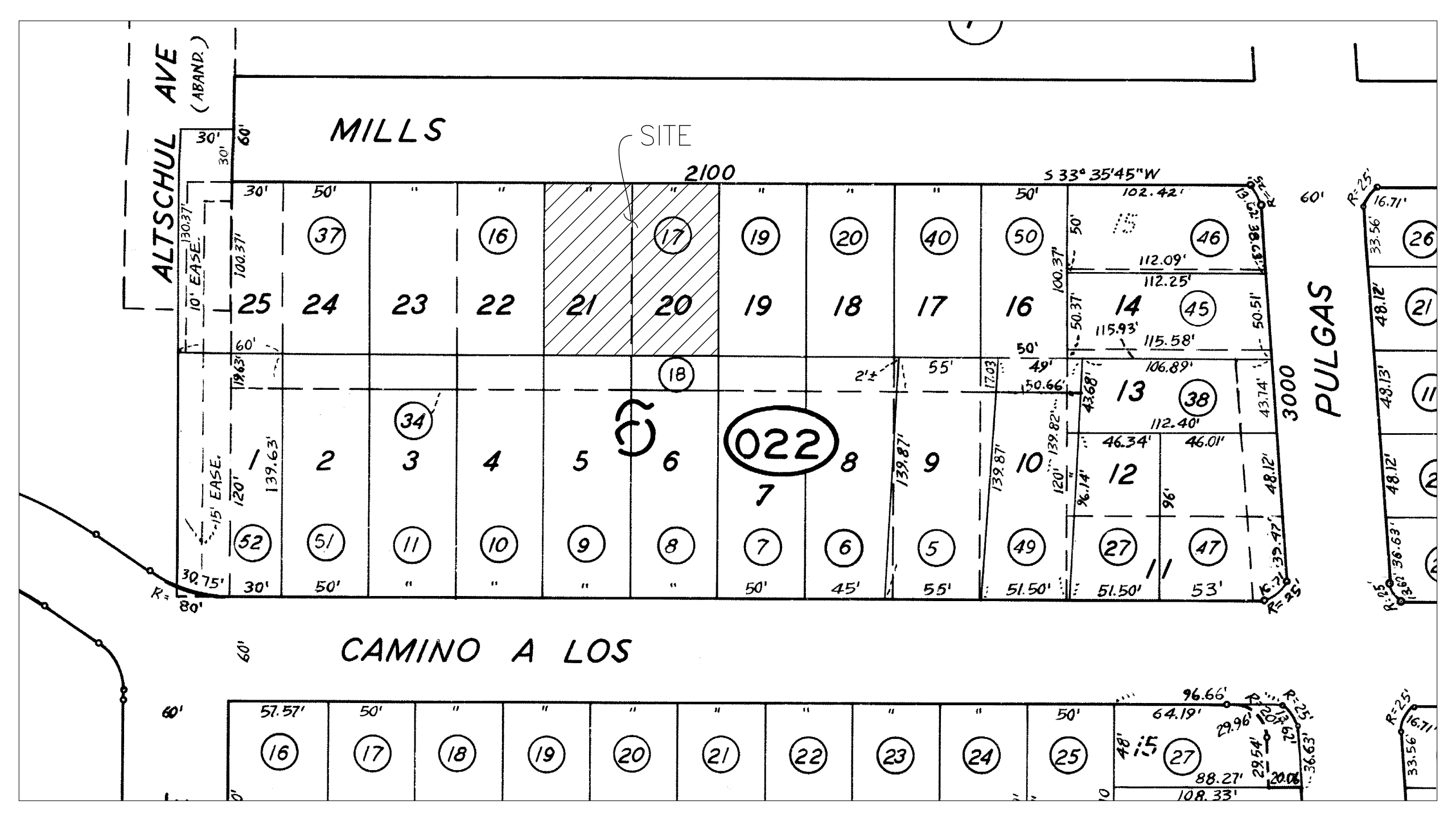
County of San Mateo - Planning and Building Department

ATTACHMENT F

PERVIOUS AND IMPERVIOUS SURFACE COMPARISON TABLE				
a. Project Phase Number: (N/A, 1, 2, etc.)	N/A	b. Total Site (acres):	0.23	
c. Impervious Surfaces (square feet):	2,471	d. Total Area of Site Disturbed (acres):	0.23	
e. Impervious Surfaces	Existing Condition of Site Area Disturbed (+/- sq.ft.)	Proposed Condition of Site Area Disturbed (+/- sq.ft.)		
		Replaced (1)	New (2)	
Roof Area(s)	1,906	1,906	2,460	
Parking/Driveways	0	0	678	
Sidewalks, Patios, etc.	565	565	509	
Streets (Public)	0	0	0	
Roadway Projects	0	0	0	
Streets (Private)	0	0	0	
Total Impervious Surfaces:	e.1 2,471	e.2 2,471	e.3 3,647	
f. Pervious Surfaces				
Landscape Areas	7,582	0	3,935	
Pervious Pavers	0	0	0	
Other Pervious Surfaces (green roof, etc.)	0	0	0	
Total Pervious Surfaces:	f.1 7,582	f.2 0	f.3 3,935	
g. Total Proposed Replaced + New Impervious Surfaces (e.2 + e.3):				6,118
h. Total Proposed Pervious Surfaces = Total Proposed Replaced + New Pervious Surfaces:				3,935
i. Percent of Replacement of Impervious Area in Redevelopment Projects (e.2/c x 100)				100%
j. Percent of Impervious Area of proposed Projects (g.2/c x 100)				61%

TREE SUMMARY TABLE*					
TREE #	SIGNIFICANT TREE (S)	DBH	SPECIES	COMMENTS	(N) MITIGATION TREE ID
1		8.1	HAWTHORNE	TO REMAIN	
2		9.8	PERSIMMON	TO BE REMOVED	
3		2"x40	PINAPPLE GUAVA	TO BE REMOVED	
4	S	12.8	CHERRY	TO BE REMOVED	MT#4
5	S	17.2	SILVER DOLLAR GUM	TO REMAIN	
6		10.6	XYLOSMA	TO REMAIN	
7		11.5	FLAXLEAF PAPERBARK	TO REMAIN	
8	S	18	APPLE	TO BE REMOVED	MT#8
9		8.4	TRIDENT MAPLE	TO BE REMOVED	
10		8	PEAR	TO REMAIN	
11		10	ITALIAN CYPRESS	TO BE REMOVED	
12		10	ITALIAN CYPRESS	TO BE REMOVED	
13		9	ITALIAN CYPRESS	TO BE REMOVED	
14	S	14-17.5-13	BIRCH	TO BE REMOVED	MT#14
15		6	CHERRY	TO BE REMOVED	
16	S	16	VALLEY OAK	TO REMAIN	
17	S	19.6	ACACIA	TO BE REMOVED	MT#17

* REFER TO ARBORIST REPORT.
 ** TREE TO BE PLANTED IN PLACE OF REMOVED SIGNIFICANT TREE. LOCATION MAY VARY IN ULTIMATE DESIGN OR AS-BUILT LOCATION



VICINITY CONTEXT MAP

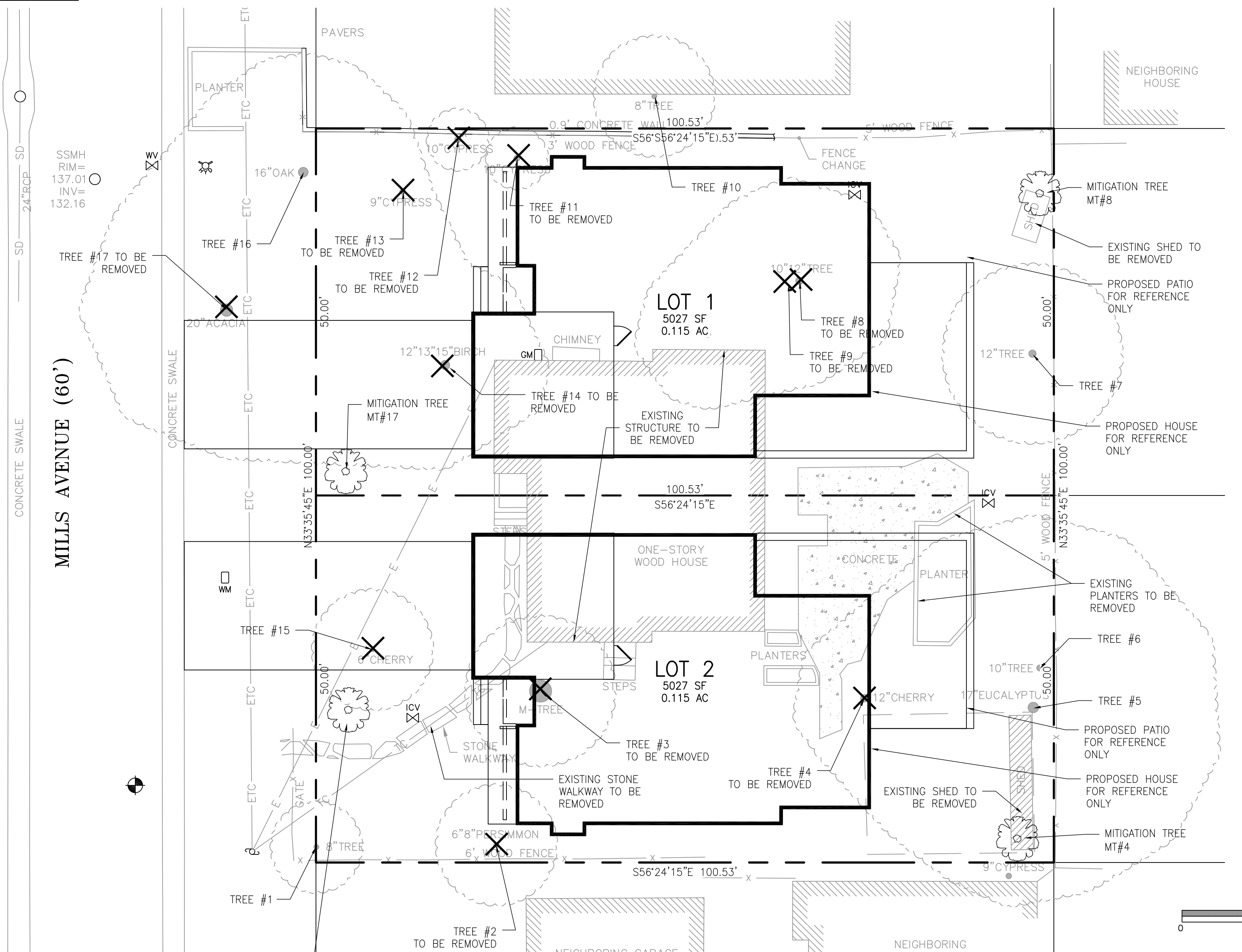
PROFESSIONAL LAND SURVEYOR
 PORFIRIO OSCAR OSUNA
 No. 8921
 Exp. 9-30-18
 STATE OF CALIFORNIA
 P. Oscar Osuna
 PORFIRIO OSCAR OSUNA
 PLS 8921 EXP. 9-30-18

OWNERS: PETER G. HARTWELL AND CAITLIN DARKE (TRUSTEES)
 2141 MILLS AVE.
 MENLO PARK, CA 94025
 (650) 388-8449

SUBDIVIDER: PETER G. HARTWELL AND CAITLIN DARKE (TRUSTEES)
 2141 MILLS AVE.
 MENLO PARK, CA 94025
 (650) 388-8449

CIVIL ENGINEER/
 LAND SURVEYOR: PREPARED BY: P. OSCAR OSUNA, PLS 8921, RCE 70829
 OSUNA ENGINEERING INC.
 117 BERNAL RD. #70-336
 SAN JOSE, CA 95119
 (408) 772-4381

ASSESSOR'S PARCEL NO.: APN 074-022-170
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL
 MAXIMUM NO. AND TYPE OF DU'S: 2 SINGLE FAMILY HOMES
 EXISTING ZONING: R-1, S-72
 NUMBER OF LOTS/UNITS: 2 LOTS
 TOTAL ACREAGE: 0.2308 AC +/- 10,054 SF



TENTATIVE MAP SHEET INDEX	
LOTING PLAN	T1
CONCEPTUAL DRAINAGE PLAN	T2
DETAILS	T3

OSUNA
 ENGINEERING INC.
 Planning/Surveying/Civil Engineering
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 TEL: (408) 772-4381
 117 BERNAL RD. STE. 70-336
 SAN JOSE, CA 95119
 info@osunaengineering.com

TENTATIVE MAP
 2141 MILLS AVENUE
 LOTTING PLAN

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE CONTINUOUS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE OWNER AND THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE OWNER AND THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE OWNER AND THE ENGINEER.

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
SIDEWALK	---
WOOD FENCE	X X
CHAIN LINK FENCE	---
RETAINING WALL	---
DRIVEWAY DRAIN INLET	---
AREA DRAIN	---
DROP INLET	---
MONUMENT	---
FIRE HYDRANT	---
ELECTROLIER	---
WATER METER	---
AC UNIT	---
SANITARY SEWER LATERAL	---
STORM DRAIN	SD
SANITARY SEWER	SS
STREET LIGHT CONDUITS	---
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	SVC
SLOPE ARROW	---
EXISTING CONTOUR	100
PROPOSED CONTOUR	100
OVERLAND RELEASE	---
DIRECTION OF SURFACE DRAINAGE	---
5% SLOPE AWAY FROM BUILDING	---
GAS LINE	---
OVERHEAD ELECTRICAL LINE	OE
UNDERGROUND ELECTRICAL LINE	UE

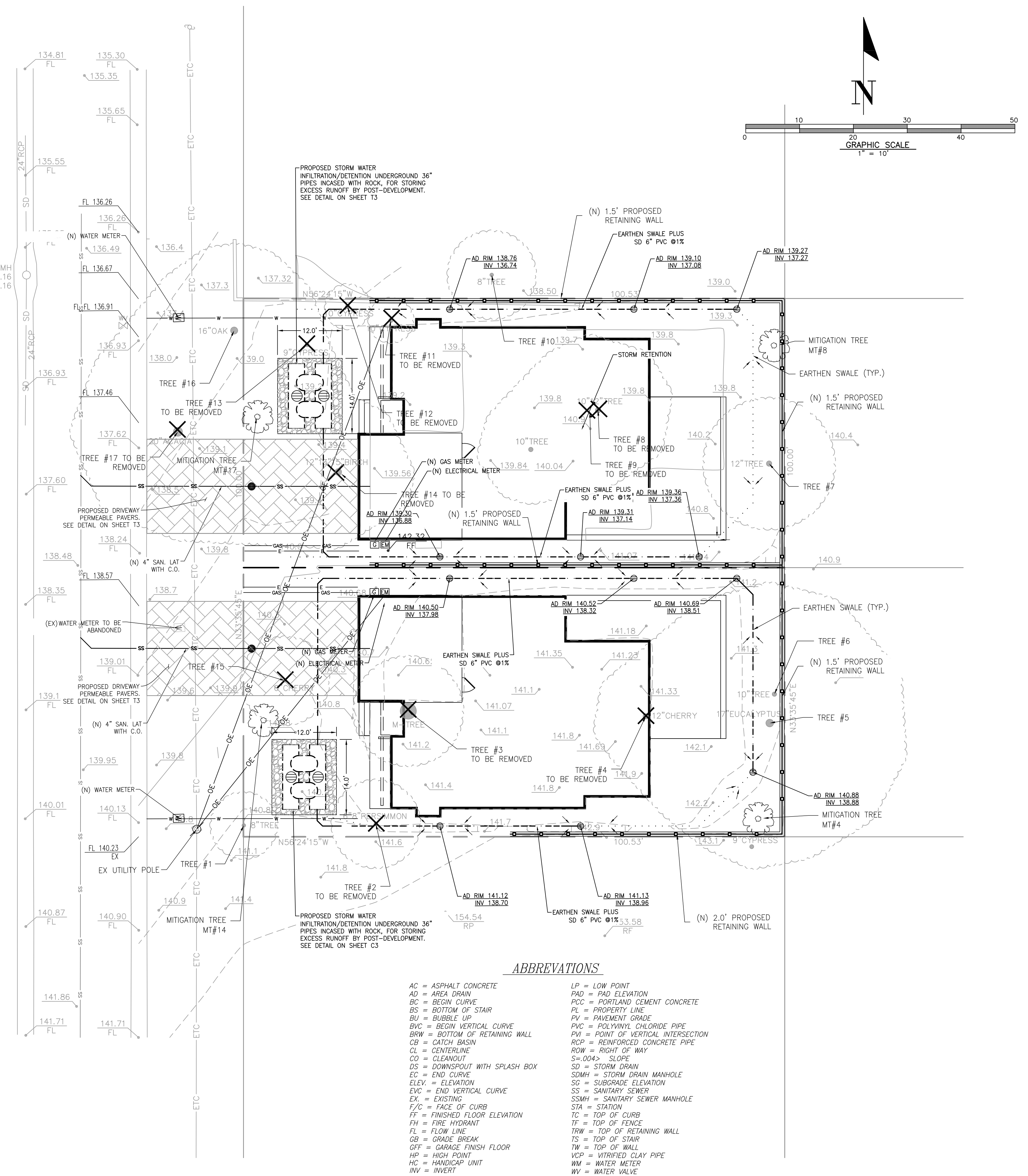
BENCH MARK
 DESCRIPTION: CITY OF MENLO PARK BENCHMARK #5
 BRASS DISC SET IN TOP OF CURB STAMPED
 "CITY BENCHMARK 5" AT THE INTERSECTION OF SHARON PARK DRIVE AND MONTE ROSA DRIVE AT THE BACK OF THE RAMP AT THE SOUTHWESTERLY CURB RETURN
 ELEVATION = 232.56' (NAVD88)
 ALL TOPOGRAPHIC FEATURES AND ELEVATIONS HAD BEEN TAKEN FROM SURVEYS BY OTHERS, PROVIDED BY THE OWNER

TREE SUMMARY TABLE*

TREE #	SIGNIFICANT TREE (S)	DBH	SPECIES	COMMENTS	(N) MITIGATION TREE ID
1		8.1	HAWTHORNE	TO REMAIN	
2		9.8	PERSIMMON	TO BE REMOVED	
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* REFER TO ARBORIST REPORT.
 ** TREE TO BE PLANTED IN PLACE OF REMOVED SIGNIFICANT TREE. LOCATION MAY VARY IN ULTIMATE DESIGN OR AS-BUILT LOCATION

MILLS AVENUE

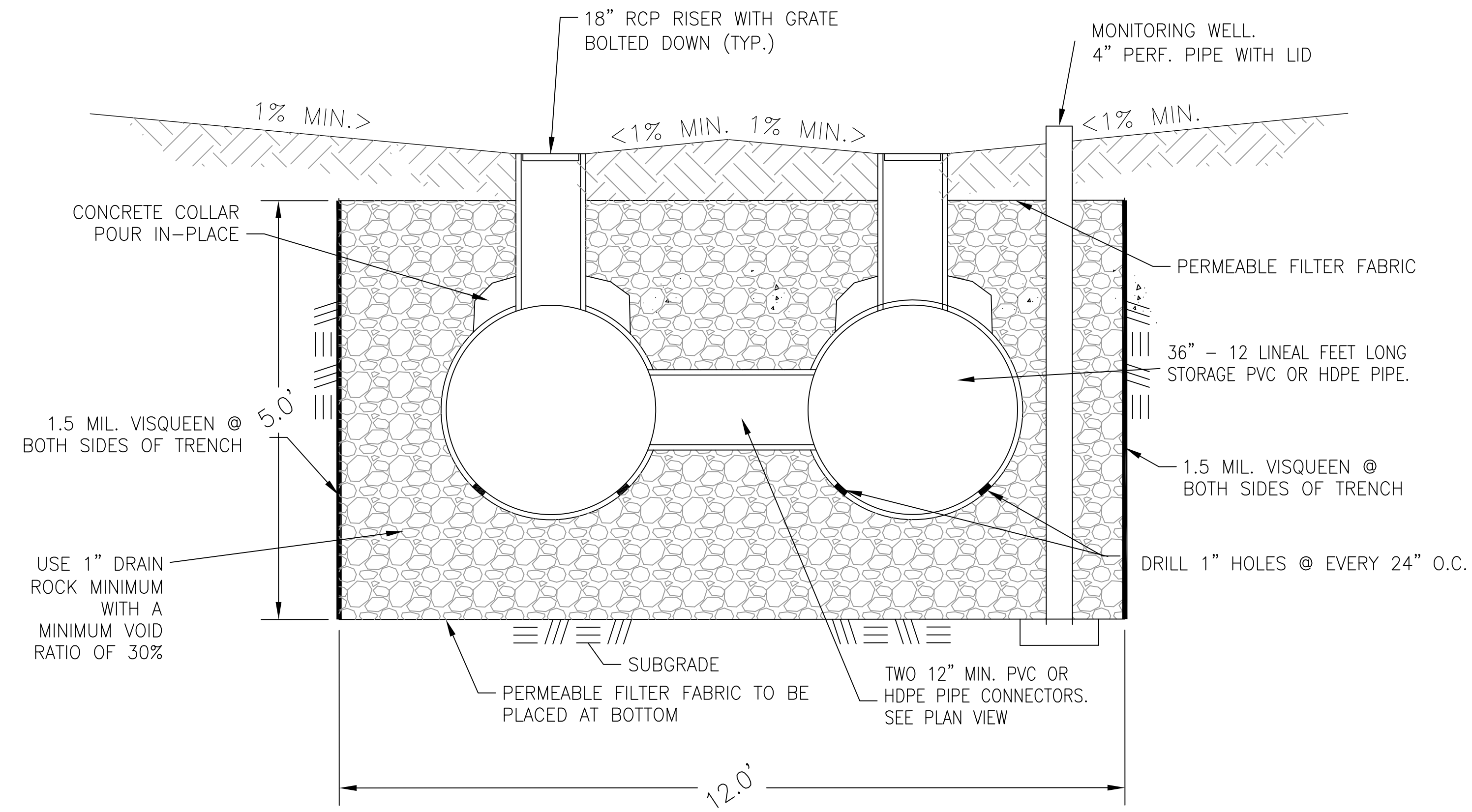


ABBREVIATIONS

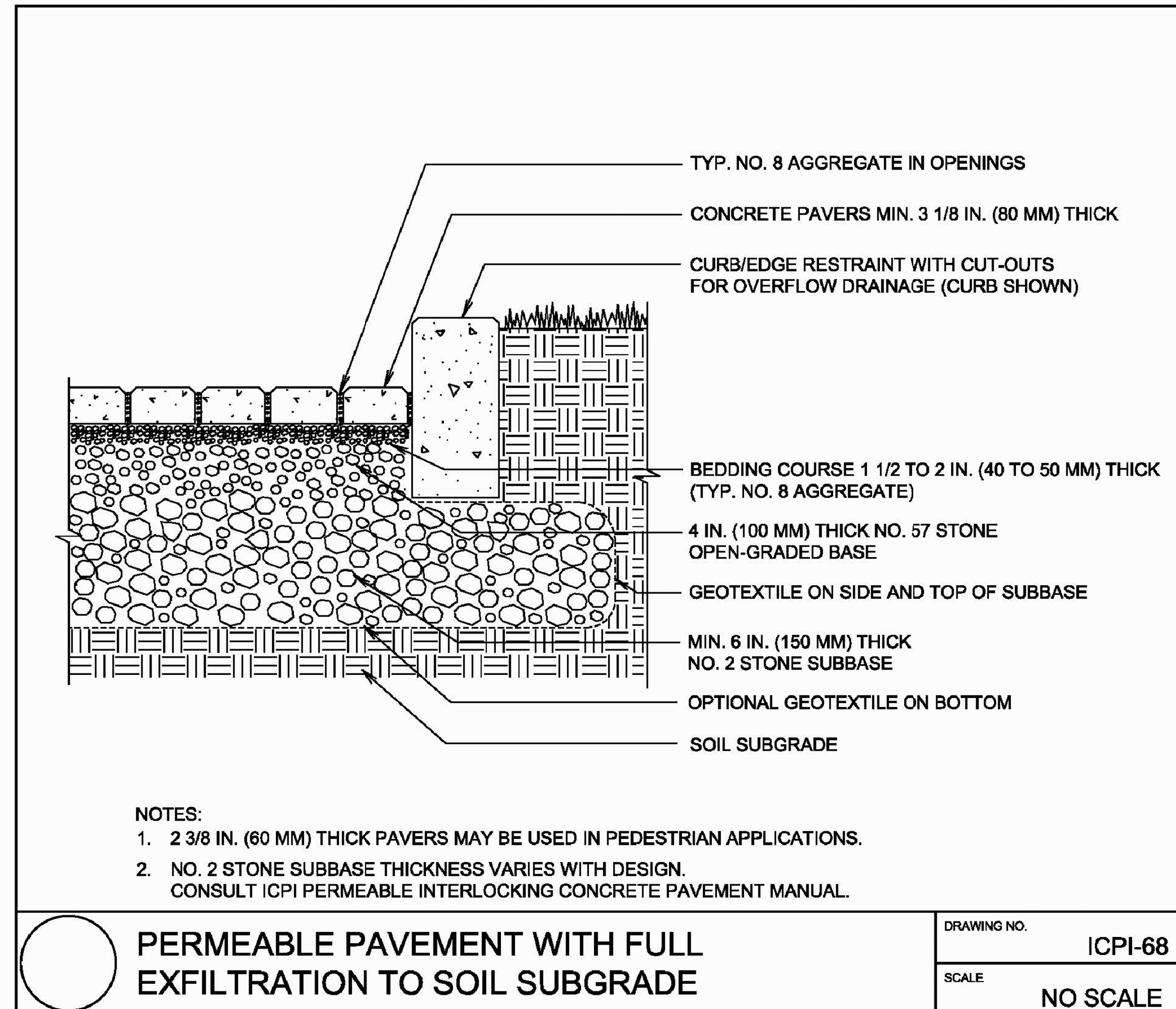
- | | |
|--------------------------------|--------------------------------------|
| AC = ASPHALT CONCRETE | LP = LOW POINT |
| AD = AREA DRAIN | PAD = PAD ELEVATION |
| BC = BEGIN CURVE | PCC = PORTLAND CEMENT CONCRETE |
| BS = BOTTOM OF STAIR | PL = PROPERTY LINE |
| BU = BUBBLE UP | PV = PAVEMENT GRADE |
| BVC = BEGIN VERTICAL CURVE | PVC = POLYVINYL CHLORIDE PIPE |
| BRW = BOTTOM OF RETAINING WALL | PVI = POINT OF VERTICAL INTERSECTION |
| CB = CATCH BASIN | RCP = REINFORCED CONCRETE PIPE |
| CL = CENTERLINE | ROW = RIGHT OF WAY |
| CO = CLEANOUT | S=0.04% SLOPE |
| DS = DOWNSPOUT WITH SPLASH BOX | SD = STORM DRAIN |
| EC = END CURVE | SDMH = STORM DRAIN MANHOLE |
| ELEV. = ELEVATION | SG = SUBGRADE ELEVATION |
| EVC = END VERTICAL CURVE | SS = SANITARY SEWER |
| EX = EXISTING | SSMH = SANITARY SEWER MANHOLE |
| F/C = FACE OF CURB | STA = STATION |
| FF = FINISHED FLOOR ELEVATION | TC = TOP OF CURB |
| FH = FIRE HYDRANT | TF = TOP OF FENCE |
| FL = FLOW LINE | TRW = TOP OF RETAINING WALL |
| GB = GRADE BREAK | TS = TOP OF STAIR |
| GFF = GARAGE FINISH FLOOR | TW = TOP OF WALL |
| HP = HIGH POINT | VCP = VITRIFIED CLAY PIPE |
| HC = HANDICAP UNIT | WM = WATER METER |
| INV = INVERT | WV = WATER VALVE |

<p>TENTATIVE MAP CONCEPTUAL DRAINAGE PLAN 2141 MILLS AVE</p>	<p>OSUNA ENGINEERING INC. ENGINEERING & LAND SURVEYORS CONSULTING CIVIL ENGINEERS & LAND SURVEYORS 117 BERNAL RD. STE. 70-336 SAN JOSE, CA 95119 TEL: (408) 772-4381 info@osunaengineering.com</p>																
<p>SHEET T2 OF 3 SHEETS</p>	<p>Project No.: 1756 Design: O.O. Check: O.O. Date: 1/11/19</p>																
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CITY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY	CITY													<p>REGISTERED PROFESSIONAL ENGINEER PORFIRIO OSCAR OSUNA No. 70829 Exp. 6-30-19 CIVIL ENGINEER STATE OF CALIFORNIA</p> <p><i>P. Oscar Osuna</i> PORFIRIO OSCAR OSUNA RCE 70829 EXP. 6-30-19</p>
NO.	DATE	BY	CITY														

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK.



STORM WATER RETENTION/FILTRATION DETAIL (OR APPROVED EQUAL)
N.T.S.



PERMEABLE PAVEMENT WITH FULL EXFILTRATION TO SOIL SUBGRADE

DRAWING NO. ICPI-68
SCALE NO SCALE

NO.	DATE	CITY	BY

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-19
CIVIL
STATE OF CALIFORNIA

P. Oscar Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-19

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117 BERNAL RD. STE. 70-336
SAN JOSE, CA 95119

TENTATIVE MAP
DETAILS
2141 MILLS AVE

Project No.: 1756 | Design: 0.0 | Check: 0.0 | Date: 1/11/19

SHEET
T3
OF 3 SHEETS

EXHIBIT A

DESCRIPTION OF PROPOSED LOTS

2141, Mills Ave, Menlo Park, CA 94025

The land referred to herein below is situated in the unincorporated , county of Santa Clara, state of California and is described as follows:

LOT 1

The land referred to is situated in the unincorporated area of the County of San Mateo, State of California, and is described as follows:

Portion of Lot 20 in Block 6 as shown on that certain Map entitled "Map of Menlo Heights, San Mateo County, Cal.", filed in the Office of the County Recorder of San Mateo County on July 30, 1891 in Book "B" of Maps at Page 38 and copied into Book 2 of Maps at Page 32, more particularly described as:

BEGINNING at the point of intersection of the Northeasterly line of Lot 20 in Block 6 with the Southeasterly line of Mills Avenue, as said Lot, Block and Avenue are shown on the Map above mentioned; thence along said Northeasterly line, South 56°24'15" East a distance of 100.53 feet, more or less to the Northwesterly line of lands described in the Deed to R. U. Evjenth, dated August 19, 1919 and recorded September 16, 1919 in Book 285 of Deeds at Page 280, Records of San Mateo County, California; thence along said Northwesterly line, South 33°35'45" West a distance of 50.00 feet to the Northeasterly line of Lot 21; thence along said Northeasterly line, North 56°24'15" West a distance of 100.53 feet, more or less, to the Southeasterly line of Mills Avenue; thence along said line of Mills Avenue, North 33°35'45" East a distance of 50.00 feet to THE POINT OF BEGINNING.

Containing 5,027 S.F., more or less.

LOT 2

The land referred to is situated in the unincorporated area of the County of San Mateo, State of California, and is described as follows:

Portion of Lots 21 in Block 6 as shown on that certain Map entitled "Map of Menlo Heights, San Mateo County, Cal.", filed in the Office of the County Recorder of San Mateo County on July 30, 1891 in Book "B" of Maps at Page 38 and copied into Book 2 of Maps at Page 32, more particularly described as:

BEGINNING at the point of intersection of the Northeasterly line of Lot 21 in Block 6 with the Southeasterly line of Mills Avenue, as said Lot, Block and Avenue are shown on the Map above mentioned; thence along said Northeasterly line, South 56°24'15" East a distance of 100.53 feet, more or less to the Northwesterly line of lands described in the Deed to R. U. Evjenth, dated August 19, 1919 and recorded September 16, 1919 in Book 285 of Deeds at Page 280, Records of San Mateo County, California; thence along said Northwesterly line, South 33°35'45" West a

distance of 50.00 feet to the Southwesterly line of Lot 21; thence along said Southwesterly line, North 56°24'15" West a distance of 100.53 feet, more or less, to the Southeasterly line of Mills Avenue; thence along said line of Mills Avenue, North 33°35'45" East a distance of 50.00 feet to THE POINT OF BEGINNING.

Containing 5,027 S.F., more or less.

This description was prepared by me or under my direction in conformance with the Land Surveyor's Act.

Osuna Engineering, Inc.

Porfirio Oscar Osuna
PLS 8921





County of San Mateo - Planning and Building Department

ATTACHMENT G

County of San Mateo
 Planning and Building Department

In-Lieu Park Fee Worksheet

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

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

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

Value of Land = \$2,674,000

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

Acres of Land = 0.23

3. **Determine the value of the property per acre.**

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

<u>Formula:</u>	
$\frac{\text{Parcel Size in Acres (From Item 2)}}{1 \text{ Acre of Land}}$	$\frac{\text{Value of Subject Parcel (From Item 1)}}{\text{Value of Land/Acre}}$
<u>Fill Out:</u>	
$\frac{0.23}{1 \text{ Acre}}$	$\frac{\$2,674,000}{\text{Value of Land/Acre}}$

b. Solve for X by cross multiplying.

<p>Formula:</p> <p>Value of Land = $\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}} = \underline{\hspace{2cm}}$</p>
<p>Fill Out:</p> <p>Value of Land = $\frac{\\$2,674,000}{0.23} = \underline{\hspace{2cm}} \\$11,626,086$</p>

c. Determine the number of persons per subdivision.

<p>Formula:</p> <p>Number of New Lots Created* X 3.10** = Number of Persons Per Subdivision</p>
<p>*Example = A 2-lot split would = 1 newly created lot.</p>
<p>Fill Out:</p> <p>$\underline{\hspace{1cm}} 1 \quad X \quad 3.10^{**} = \underline{\hspace{1cm}} 3.10$</p>
<p>**Average number of persons per dwelling unit according to the most recent federal census (2010).</p>

d. Determine the parkland demand due to the subdivision.

<u>Formula:</u>				
Number of Persons Per Subdivision (From Item 4)	X	0.003*** Acres/Person	=	Parkland Demand
<u>Fill Out:</u>				
<u>3.10</u>	X	0.003*** Acres/Person	=	<u>0.0093</u>
*** Section 7055.1 of the County's Subdivision Ordinance establishes the need for 0.003 acres of parkland property for each person residing in the County.				

e. Determine the parkland in-lieu fee.

<u>Formula:</u>				
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	=	Parkland In-Lieu Fee
<u>Fill Out:</u>				
<u>0.0093</u>	X	<u>\$11,626,086</u>	=	<u>\$108,122.59</u>