COUNTY OF SAN MATEO
PLANNING AND BUILDING

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
planning.smcgov.org

November 3, 2021

Timothy Patterson
3550 Carter Drive, Unit No. 32
South San Francisco, CA 94080

Dear Mr. Patterson:
SUBJECT: Coastside Design Review Continuance
Cedar Street, Montara
APN 036-132-210; County File No. PLN 2019-00362

At its meeting of October 14, 2021, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a Design Review Permit to allow a 2,450 sq. ft., 2-story, single-family residence with an attached two-car, 480 sq. ft. garage on a legal 6,975 sq. ft. undeveloped parcel (PLN 2016-00222), associated with a staff-level Resource Management (RM) Permit, Coastal Development Permit (CDP) and a Variance to allow for 10 foot front and side setbacks, and a 12 foot rear setback, where a 50 foot front yard setback and 20 foot rear and side yard setbacks are required, due to the triangular shape of the parcel. The project includes minor grading and the proposed removal of 10 significant trees. The project is not appealable to the California Coastal Commission.
In light of concerns expressed by the neighbor to the south and as discussed at the meeting, the applicant will consult with Planning staff regarding the requested Variance(s) for front side and rear setbacks. CDRC has suggested that although the triangular shape of the parcel is challenging, the setback requirements may be able to be satisfied to a greater extent if either a custom modular home is selected instead of the off-the-shelf modular home currently proposed, using the placement of smaller modules to better accommodate the triangular lot; or a non-modular home is designed to better satisfy the setback requirements.

The revised design should comply with the Design Standards listed below, and specifically noted in the letter sent in response to the proposal reviewed at the July 8, 2021 meeting. The CDRC found that Items 1, 3, and 4 (repeated below) of the above-mentioned letter have yet to be adequately satisfied.

In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards for Design For One-Family and Two-Family Residential Development In The Midcoast" manual is required. As such, requirements and recommendations from the CDRC for further project redesign are as follows:

1. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; c. Second Stories; Standards (a): Locate the primary portion of the second stories toward the center of the first story and away from the property lines wherever feasible (i.e., the Master Suite above the Garage, the stair, the closet).

2. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; d. Daylight Plane/Facade Articulation; Standards: New Residential development shall conform to either daylight plane or facade articulation options: (1) Daylight Plane Option… as approved by the Design Review Committee (follow description in this section 6565.20(D)1.d. Standards (1),(a),(b) or (2) Facade Articulation Option - Facade shall be provided on all building sides, and is subject to approval by the Design Review Committee. Facade articulation is intended to break up the appearance of shear walls through the placement of projecting and recessing architectural details.

3. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards c. Quantity: (1) Use a number of exterior materials and colors that is consistent with the neighborhood and architectural style of the house. (2) Encourage the use of three or more colors on larger homes to reduce the appearance of bulk by emphasizing architectural features and trim. (3) Discourage the use of a single exterior material or color in a large unbroken surface.

At the meeting, you were presented with the following available options at the end of the CDRC's deliberation of the project: (i) request for a decision from the CDRC on the plans presented or (ii) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate the elements recommended for project redesign. You chose the second option, and the CDRC directed staff to schedule your project for consideration at a later date.

Please contact Camille Leung, Senior Planner, at 650/363-1826, if you have any questions. To provide feedback, please visit the Department's Customer Survey at the following link: http://planning.smcgov.org/survey.

Sincerely,

Ruemel Panglao, Design Review Officer

RSP:CML:agv – CMLFF0867_WAN.DOCX

cc: Pete Earnshaw, Co-Applicant (via email)
Carolyn Lee, Co-Applicant (via email)
Rebecca Katkin, Member Architect (via email)
Katie Kostiuk, Member Architect (via email)
Beverly Garrity, Montara Community Representative (via email)

Tom Moore, Interested Member of the Public (via email)
Paul McCormack, Interested Member of the Public (via email)

SEE ATTACHED PLANS

Length 57' 4"

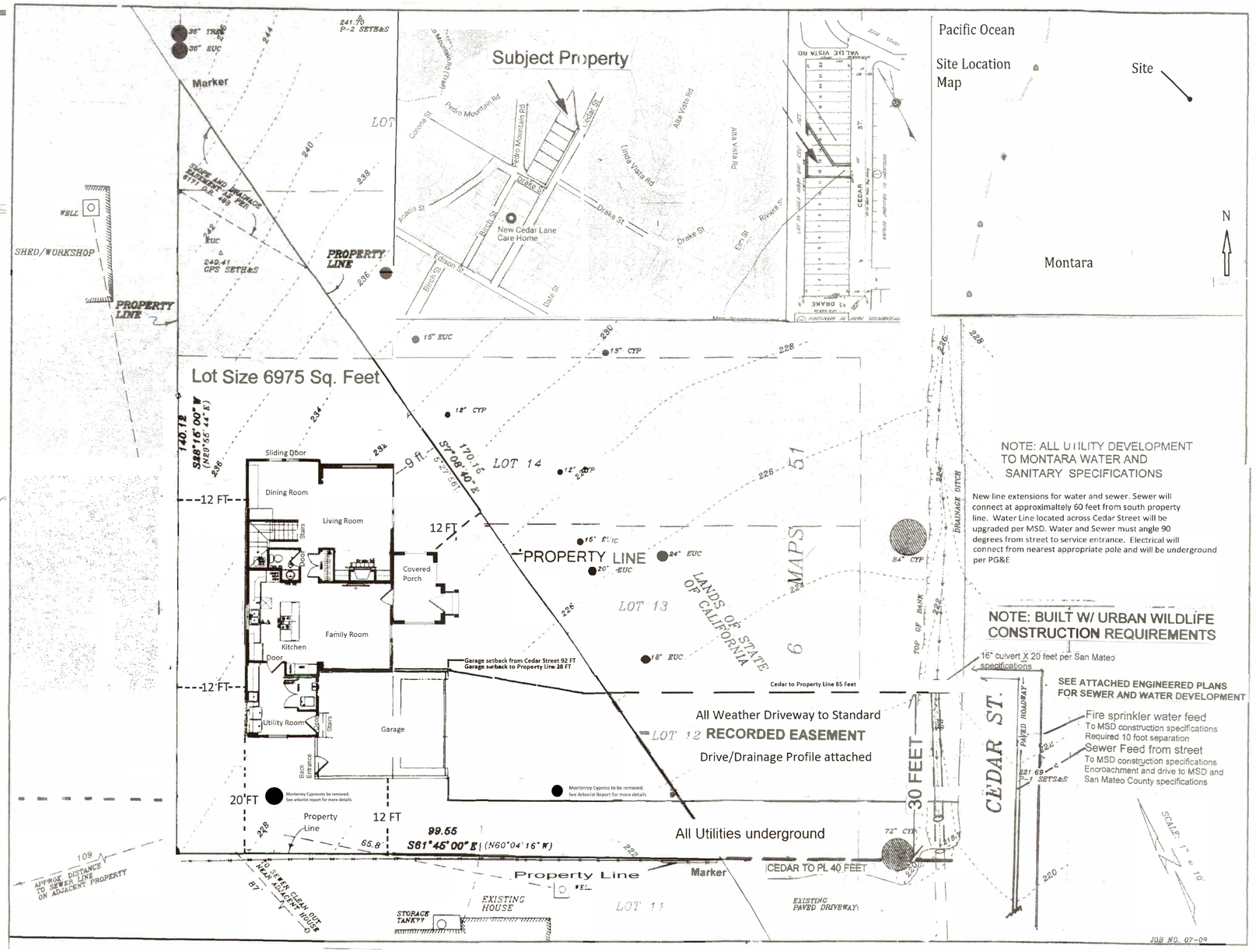
Length 37' 4" with Garage

PROPERTY COVERAGE MEASUREMENTS BY PERCENTAGE:

TOTAL PROPERTY AREA:
6975 SQ. FEET

TOTAL LIVING AREA UNDER ROOF INCLUDING GARAGE AND PORCH
2988 SQ. FT
MAIN FLOOR: 1259 SQ. FT
SECOND FLOOR: 1170 SQ. FT
PORCH:88 SQ. FT
GARAGE: 471 SQ. FT

FOOTPRINT PERCENTAGE OF PROPERTY COVERED BY ALL STRUCTURES :
26%
TOTAL PERCENTAGE OF PROPERTY TO ALL AREAS UNDER ROOF:
43%



NOTE: ALL UTILITY DEVELOPMENT TO MONTARA WATER AND SANITARY SPECIFICATIONS

New line extensions for water and sewer. Sewer will connect at approximaltely 60 feet from south property line. Water Line located across Cedar Street will be upgraded per MSD. Water and Sewer must angle 90 degrees from street to service entrance. Electrical will connect from nearest appropriate pole and will be underground per PG&E

NOTE: BUILT W/ URBAN WILDLIFE CONSTRUCTION REQUIREMENTS

16" culvert X 20 feet per San Mateo specifications

SEE ATTACHED ENGINEERED PLANS FOR SEWER AND WATER DEVELOPMENT

Fire sprinkler water feed
To MSD construction specifications
Required 10 foot separation

Sewer Feed from street
To MSD construction specifications
Encroachment and drive to MSD and San Mateo County specifications

SITE PLAN

Scale 1"= 10 Feet

NEW CONSTRUCTION
SINGLE FAMILY RESIDENCE
TIM PATTERSON
CEDAR STREET
MONTARA, CA
036-132-210

PATTERSON SFD
Montara, California
San Mateo County

MANUFACTURER:

S²A MODULAR
SUSTAINABILITY ADVANCED
300 Park Center Dr. Patterson, CA

AGENT/CONTACT
PETER EARNSHAW
3120 SANTA ROSA AVE.
SANTA ROSA, CA 95407
(707)576-7498

DRAWN BY: LCL
DATE: 7.16.15
SCALE: NONE
REVISIONS:

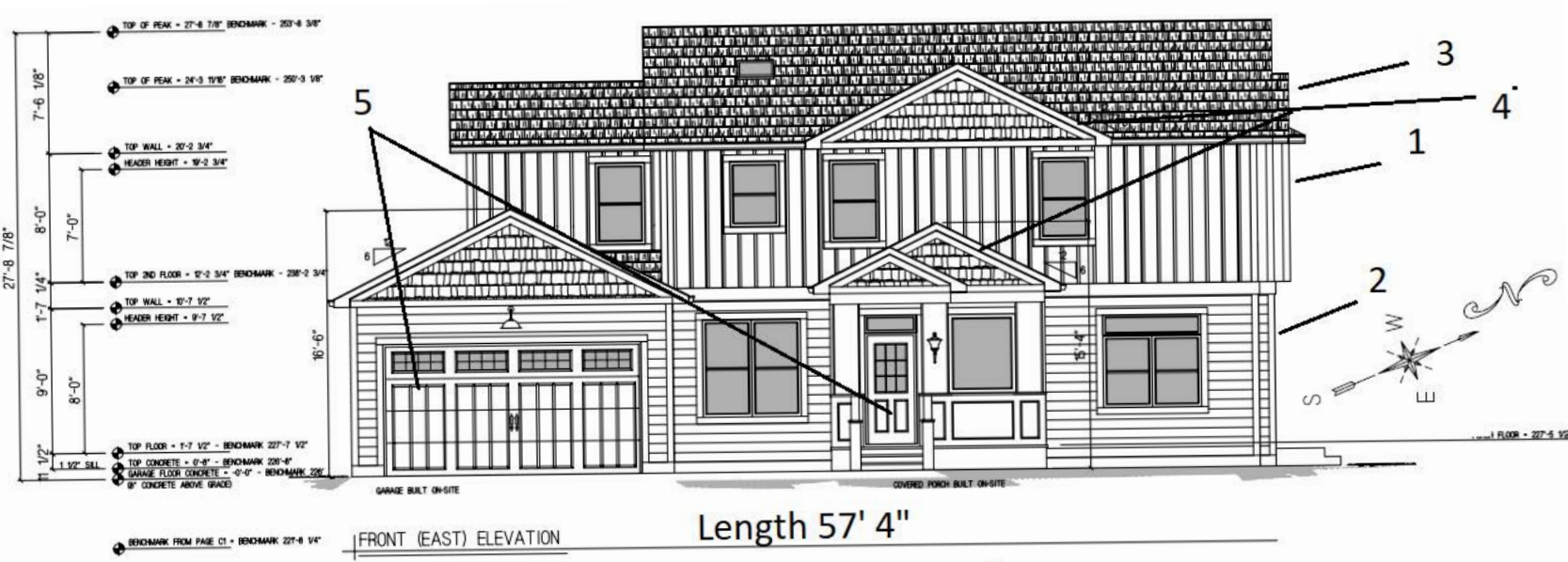
NO:	DATE:	DESCRIPTION:
1.		

APPROVAL STAMPS:

OWNER/APPLICANT
TIM PATTERSON
3550 CARTER DR. #32
SOUTH SAN FRANCISCO, CA. 94080

SHEET TITLE
SECTION VIEW

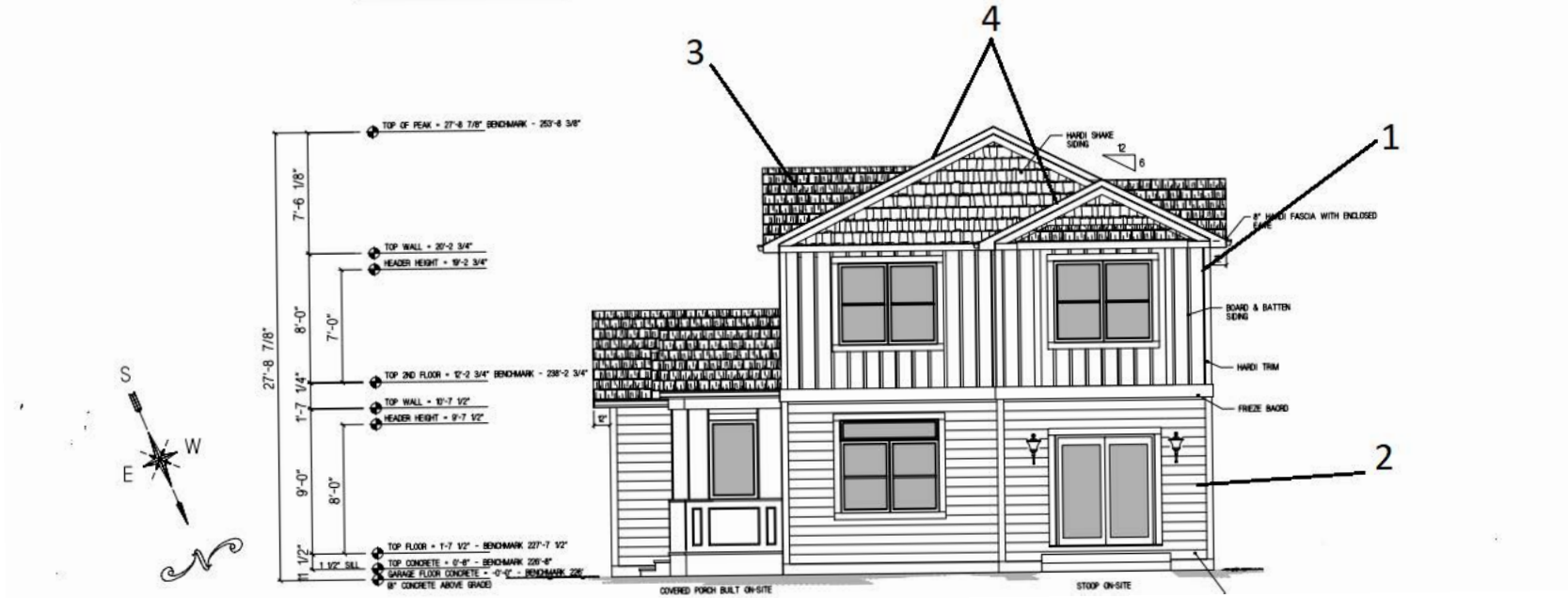
DRAWING NUMBER
SE1

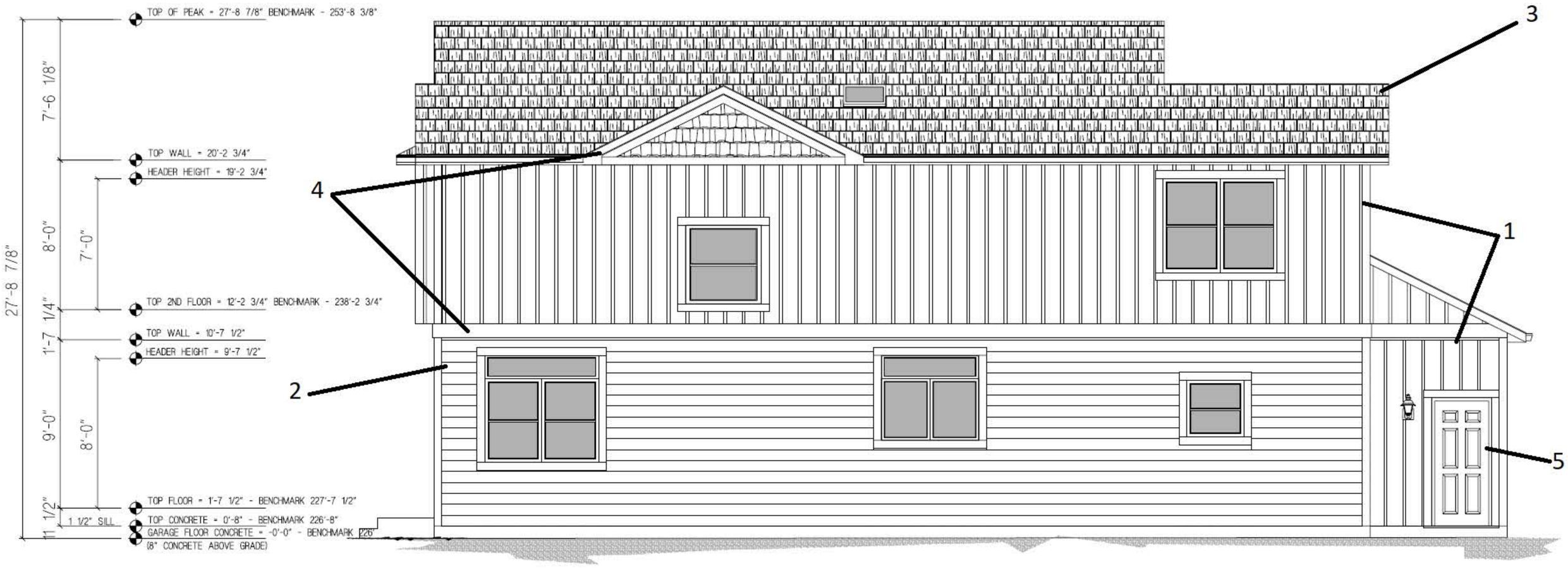


BENCHMARK FROM PAGE C1 - BENCHMARK 227'-6 1/4"

FRONT (EAST) ELEVATION

Length 57' 4"

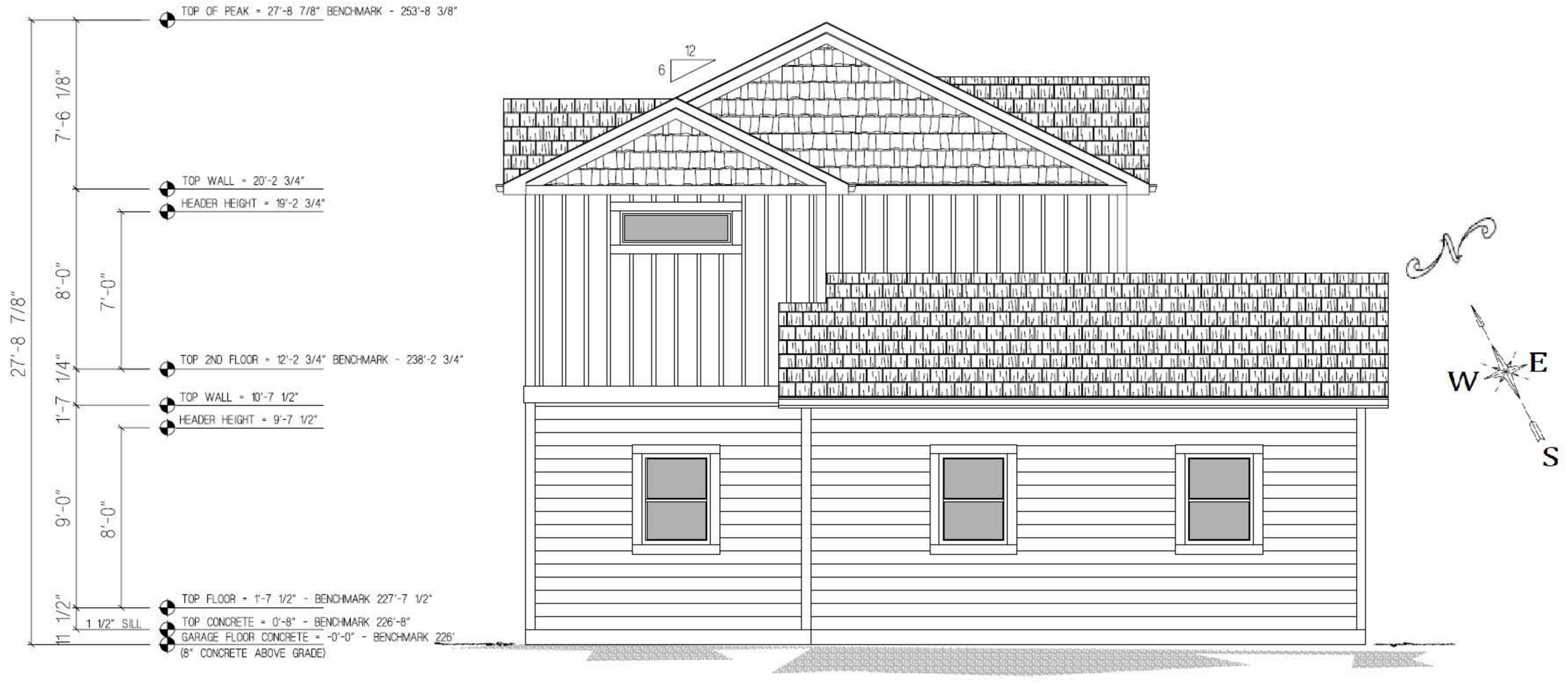




BENCHMARK FROM PAGE C1 = BENCHMARK 221'-8 1/4"

REAR (WEST) ELEVATION

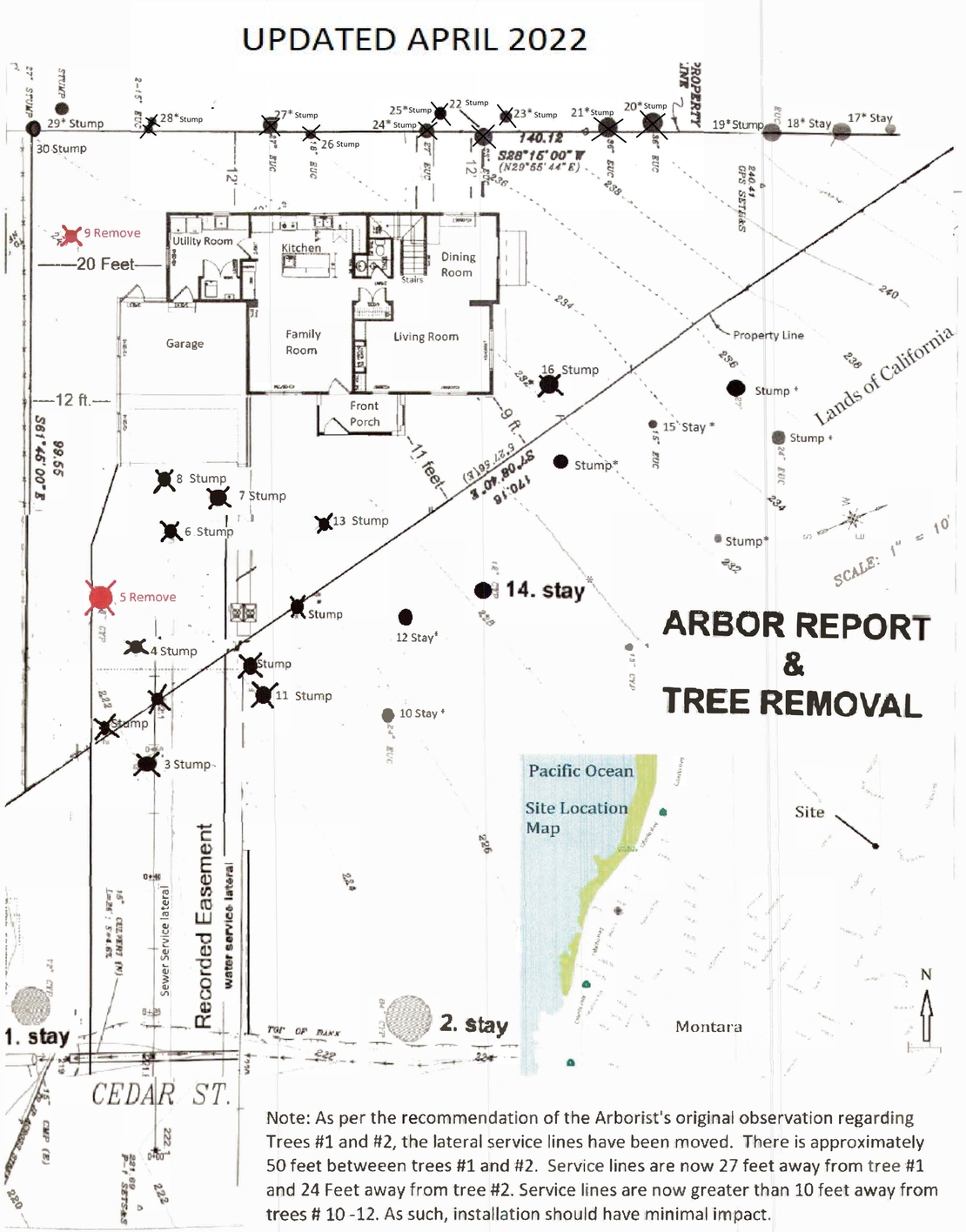
Length 57' 4"



BENCHMARK FROM PAGE C1 = BENCHMARK 221'-8 1/4"

LEFT (SOUTH) ELEVATION

Width 38' 1/2"



Note: As per the recommendation of the Arborist's original observation regarding Trees #1 and #2, the lateral service lines have been moved. There is approximately 50 feet betweeen trees #1 and #2. Service lines are now 27 feet away from tree #1 and 24 Feet away from tree #2. Service lines are now greater than 10 feet away from trees # 10 -12. As such, installation should have minimal impact.

Arborist Note from 2018

The proposed water service line is very close to trees #10 and #12, within the lands of the state of California. If these two trees cannot be removed, the line should be moved at leag 10 feet away from these two trees to keep impacts low. Excavation at the proposed distance could potentially have a high impact on tree stability and health. The proposed water line is also in close proximity to large cypress tree #2. If possible the water hook up should be at least 18 feet from cypress tree #2. The water line will need to be excavated with the use of an air knife in combination with hand tools when within 36 feet of cypress tree #2. No roots within 18 feet of this tree shall be cut. The line shall be tunneled underneath and between roots when possible to reduce impacts to the trees. This work shall be supervised by the Project Arborist. Impacts are expected to be minor if the above recommendations are followed.

Note: The owner has indicated that he will only be responsible for growth that is actually on his property and that tree stumps and growth that fall on the adjacent lines should remain to minimize any development impact.

Cedar Street
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Monterey cypress *(Hesperocyparis macrocarpa)*	72.6	70	65/50	Fair vigor, fair form, codominant at 8 feet. recommended to cable leaders and remove deadwood.
2	Monterey cypress *(Hesperocyparis macrocarpa)*	73.0	70	60/45	Fair vigor, fair form, multi leader at 10 feet. well maintained.
3	STUMP				
4	STUMP				
5R	Monterey cypress *(Hesperocyparis macrocarpa)*	23.1	45	50/20	Fair vigor, poor form, poor live crown ratio. suppressed by eucalyptus, topped in past.
6	STUMP				
7	STUMP				
8	STUMP				
9	Monterey cypress *(Hesperocyparis macrocarpa)*	16.8	45	20/20	Fair vigor, poor form, topped.
10*	Blue gum *(Eucalyptus globulus)*	28.6	50	75/20	Good vigor, fair form, tall for DBH.
11	STUMP				
12*	Blue gum *(Eucalyptus globulus)*	20.4	45	70/15	Poor vigor, poor form, tall for DBH. abundance of dead wood.
13	STUMP				
14*	Monterey cypress *(Hesperocyparis macrocarpa)*	17.3	45	50/20	Fair vigor, poor form, tall for DBH. suppressed.
15*R	Blue gum *(Eucalyptus globulus)*	27.8	40	75/20	Fair to poor vigor, poor form, suppressed. top of canopy leans at 45 degrees.
16	STUMP				
17*	Blue gum *(Eucalyptus globulus)*	30est	50		
18*	Blue gum *(Eucalyptus globulus)*	30est	40		
19*	STUMP				
20*	STUMP				
21*	STUMP				
22	STUMP				
23*	STUMP				
24*	STUMP				
25*	STUMP				
26	Stump				
27*	STUMP				
28*	STUMP				
29*	STUMP				
30*	STUMP				

R-*Indicates proposed or recommended tree removal* **-Indicates tree located on neighboring property*

For tree protection plan, See Erosion Plan C-2 Sheet

Kielty Arborist Services LLC
Certified Arborist WE#10724A
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

December 6, 2018, Revised March 15th, 2022, and April 18, 2022

Timothy Patterson
tep1993@outlook. com

Site: Patterson Property on Cedar Street, Montara, CA

Dear Mr. Patterson,

As requested on Thursday, October 11, 2018, and again on Monday March 7th, 2022, I visited the above site to inspect and comment onthe trees. A new home is proposed on this site, prompting the need for a tree survey and tree protection plan. This site is located on an undeveloped piece of land, and your concern for the future health and safety of the trees has prompted this visit. Civil plans C-1 and C-2 dated 04/05/22 were viewed for writing this report.

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

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

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

Summary:
A new home is proposed on this undeveloped piece of land. It would be impossible to construct a home on this property without the removal of some of the trees. All of the trees on site are of a "Significant" size (protected) in the county of San Mateo. The trees proposed for removal are needed to be removed in order to construct a home on site. Blue gum eucalyptus trees have naturalized in this area and have taken over a large portion of the land. They can be considered an invasive species in this area, as the fog enables them to spread by natural means of seed dispersal. All eucalyptus trees on site had weevil damage on their leaves. In Australia, where the Eucalyptus trees are from, the eucalyptus weevils have natural enemies that suppress their numbers. This is not the case here in California, because there is no biological control for this insect, their numbers rapidly increase. Heavy infestations cause die back of shoots which may result in the development of epicormic shoots(watersprouts). These epicormic growth shoots are areas where limbs are weakly attached and will often fail. A eucalyptus limb at 70+ feet that fails can cause serious damage to person or building. Evidence of past large limb failures was evident on site, as large limbs were observed laying on the ground.
Image showing history of limb loss on site

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

ARBORIST DISCLOSURE STATEMENT

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

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

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

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

Arborist: David Beckham
David Beckham

Date: March 15th, 2022

Revised 04 06 2022/ Parkland

LANDSCAPE PLAN

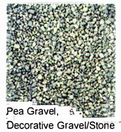
SCALE: 12' PER INCH

All drought tolerant plantings
no water irrigation system planned
for landscaped areas.

ALL PLANTS MEET APPROVAL:
* San Francisco Dept. of Public Works
* Coastal and Fog Zones
* Drought Tollerant
* Non Invasive species
* In place of non existent recommendation list for San Mateo.

Arctostaphylos edmundsii Carmel Sur

Ground cover on slope

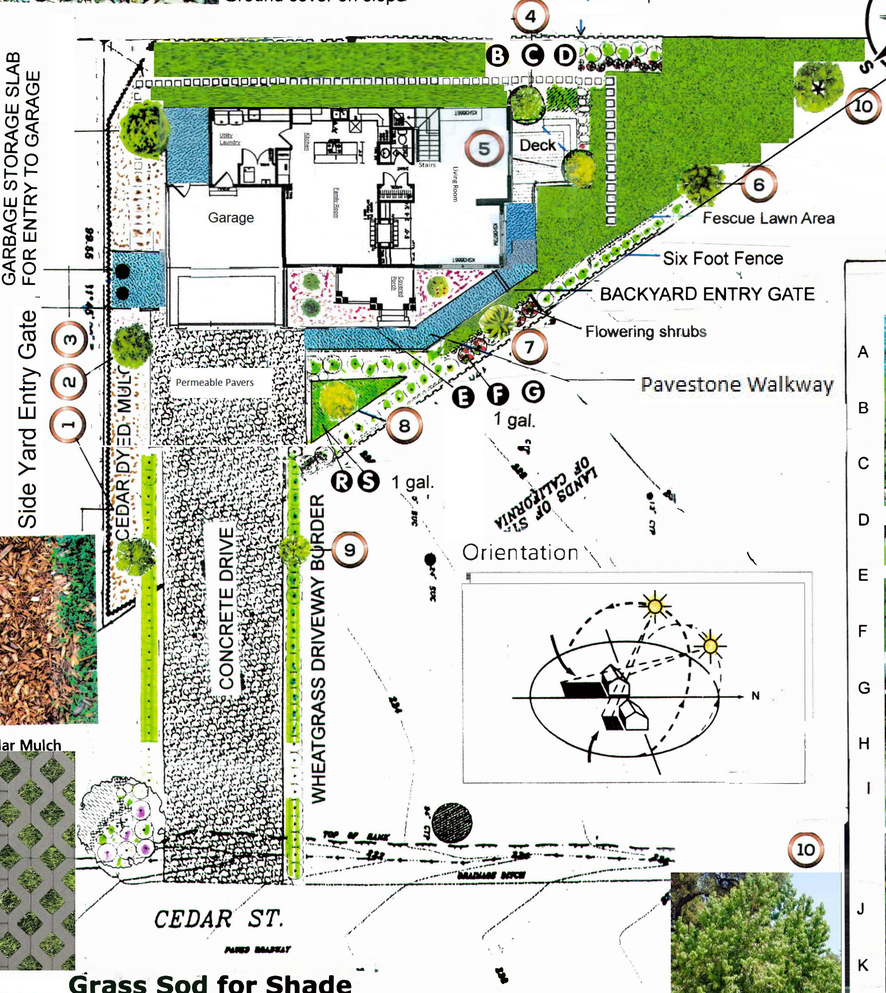


Pea Gravel, 5
Decorative Gravel/Stone

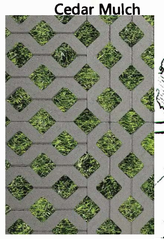
brick edging garden grass lawn

Pavestone 12x12 square 12-in L x

Rear Property line fence:



Cedar Mulch

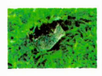


Permeable Pavers

Grass Sod for Shade

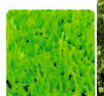
Coastal Conditions

Coastal weather provides a relatively kind environment for grass: not too hot, not too cold and not too dry. St. Augustine and Manilagrass top the list for full shade sites and zoysiagrass is a good choice for shady beach properties because it is also salt-tolerant. The best St. Augustine varieties are "Seville," "Delmar" and "Captiva," and the least shade-tolerant is "Floratam." St. Augustine is a good solution for a lawn that includes both full sun and full shade. Palmetto does well in partial or dappled shade. In north coastal climates, try Colonial bentgrass or tall fescue in partial shade and creeping red fescue or velvet bentgrass in full shade.



Palmetto St Augustine

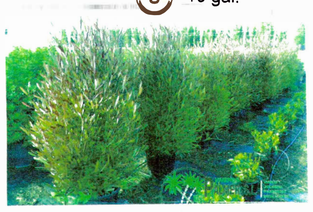
Harmony St Augustine Sod



Harmony 500 sq ft St Augustine

Catalina Cherry
15 Gal

5 10 gal.



DODONEA

6 25 gal.

MARINA STRAWBERRY

Plants that tolerate Shade, Part Shade, Wind, Seacoast and Fog (suited for Zone 1 in SF Climate Zone Map)

BORDER GRASS

	Photo	Name	Suitable Site Conditions: Sun	Part Shade	Shade	Wind	Seacoast /Fo	Plant Size Height x Width
A		*Elymus magellanicus* Blue Wheatgrass, Magellan Wheatgrass	x	x		x	x	Up to 1.5 ft x 1.5 ft
B		*Fragaria chiloensis* Beach Strawberry	x	x	x	x	x	4-8" x 12-18", spreading
C		*Helleborus foetidus* Bear's foot hellebore	x	x				2.5 ft. x 2.5 ft.
D		*Helleborus orientalis* Lenten Rose	x	x				up to 1.5 ft. tall
E		*Iris douglasiana*	x	x		x	x	1.5 - 3 ft Tall
F		*Pelargonium peltatum* Ivy Geranium	x	x		x	x	1-1.5 ftx 3-5 ft trailing
G		*Phormium 'Dusky Chief'* New Zealand Flax	x	x		x	x	3 - 4 ft. x 3 - 4 ft.
H		*Phormium 'Jack Pratt'*	x	x		x	x	1.5 ft. x 1.5 ft.
I		*Phormium 'Tiny Tiger'*	x	x		x	x	U to 1 ft. x 1 ft.

	Photo	Name	Suitable Site Conditions: Sun	Part Shade	Shade	Wind	Seacoast /F	Plant Size Height x Width
J		*Acanthus mollis* Bear's Breech		x	x			2-4 ft. x 3-4 ft.
K		*Agave attenuata 'Nova'*	x	x	x	x	x	3 -4ft. x 3 - 4 ft.
L		*Arctostaphylos 'Emerald Carpet'* Groundcover Manzanita	x			x	x	8-14" x 5 ft.
M		*Arctostaphylos uva ursi 'Radiant'* Radiant Bearberry	x	x		x	x	3 -6"x 10 ft.
N		*Calamagrostis nutkaensis* Pacific Reed Grass		x	x		x	2-3 ft. x 2-3 ft.
O		*Coprosma 'Verde Vista'*	x	x		x	x	1-3 ft. x 4-6 ft.
P		*Correa 'Dusky Bells'* Australian fuschia	x	x	x	x	x	2-3 ft. x 6-8 ft.
Q		*Delosperma cooperi* Hardy iceplant	x	x		x	x	3 in. x 1.5 ft.
R		*Dietes bicolor* Fortnight Lily	x	x		x	x	2 - 3 ft. x 2-3 ft.
S		*Dietes iridioides* African Iris	x	x		x	x	3 ft x 3 ft

25 gal. 7

Crape myrtle

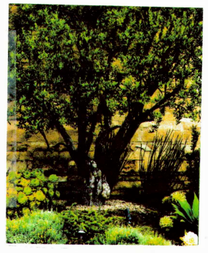
NINE REPLACEMENT TREES
IN DESIGNATED LOCATIONS

2

PRINCESS FLOWER
25 gal.
9

8

California Buckeye 25 gal.



Majestic Beauty® Fruitless Olive

3

CATALINA IRONWOOD

4

15 gal.
Improved Dwarf Meyer Lemon Trees

15 gal.
Clementine Mandarin Orange Tree
Alternate

Citrus Trees
1

Ornamental crabapple 25 gal.

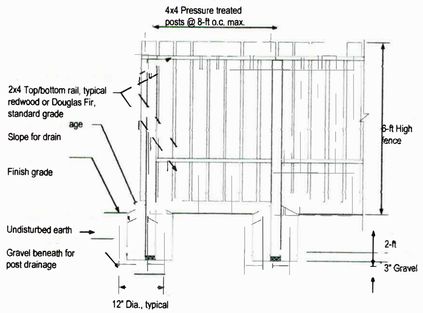
PATTERSON SFD

Montara, California

San Mateo County

NEW CONSTRUCTION
SINGLE FAMILY RESIDENCE
TIM PATTERSON
CEDAR STREET
MONTARA, CA
036-132-210

NOTE:
ALL PROPOSED PERIMETER FENCING TO BE 6 FEET WITH EXCEPTION OF NORTH BOUNDRY TO BE FOUR FEET



6-FT HIGH FENCE DETAIL

The construction of wood fences, six feet or less in height and not supporting any other superimposed loads such as those resulting from the self weight of chain link fences, glass panels, etc., does not require a building permit.

Wood Fences

Details for typical board fences are shown on pages 1 and 2. Additional requirements are noted below:

- Wood posts shall be of naturally durable or preservative-treated wood (CBC 2304.11.2.7). Wood posts shall be No. 2 foundation-grade redwood, or pressure-treated Douglas fir-larch No. 2 or better.
- Preservative treatment must be applied to the ends of wood posts buried in the ground.
- Set posts/pipes in 12-inch diameter concrete footing extending at least 24 inches into undisturbed natural ground or properly compacted fill. Footings should be placed over 3 inches of loose gravel. Wood posts should extend through concrete footings to gravel below.
- Use galvanized nails or screws at all wood-to-wood connections.

SECTION 6412. Fences, walls and hedges shall be subject to the following regulations, except as provided in Section 6412.1:

(a) Fences, walls, and hedges not exceeding four (4) feet in height may occupy any front yard area.

(b) Fences, walls, and hedges not exceeding six (6) feet in height may occupy any side or rear yard area, provided:

1. That they do not extend into any required front yard.
2. That, in the case of a corner lot, they do not extend into the side yard required along a side street or into that portion of the rear yard abutting such side street which is equal to the width of the side yard required on said side street.

(c) On any parcel of land having a street frontage of one hundred (100) feet or more, and located in any "S" District requiring a minimum building site of twenty thousand (20,000) square feet or more, fences, hedges, or walls not exceeding six (6) feet in height may be erected in any part of the yard area, except as limited by Paragraph (d).

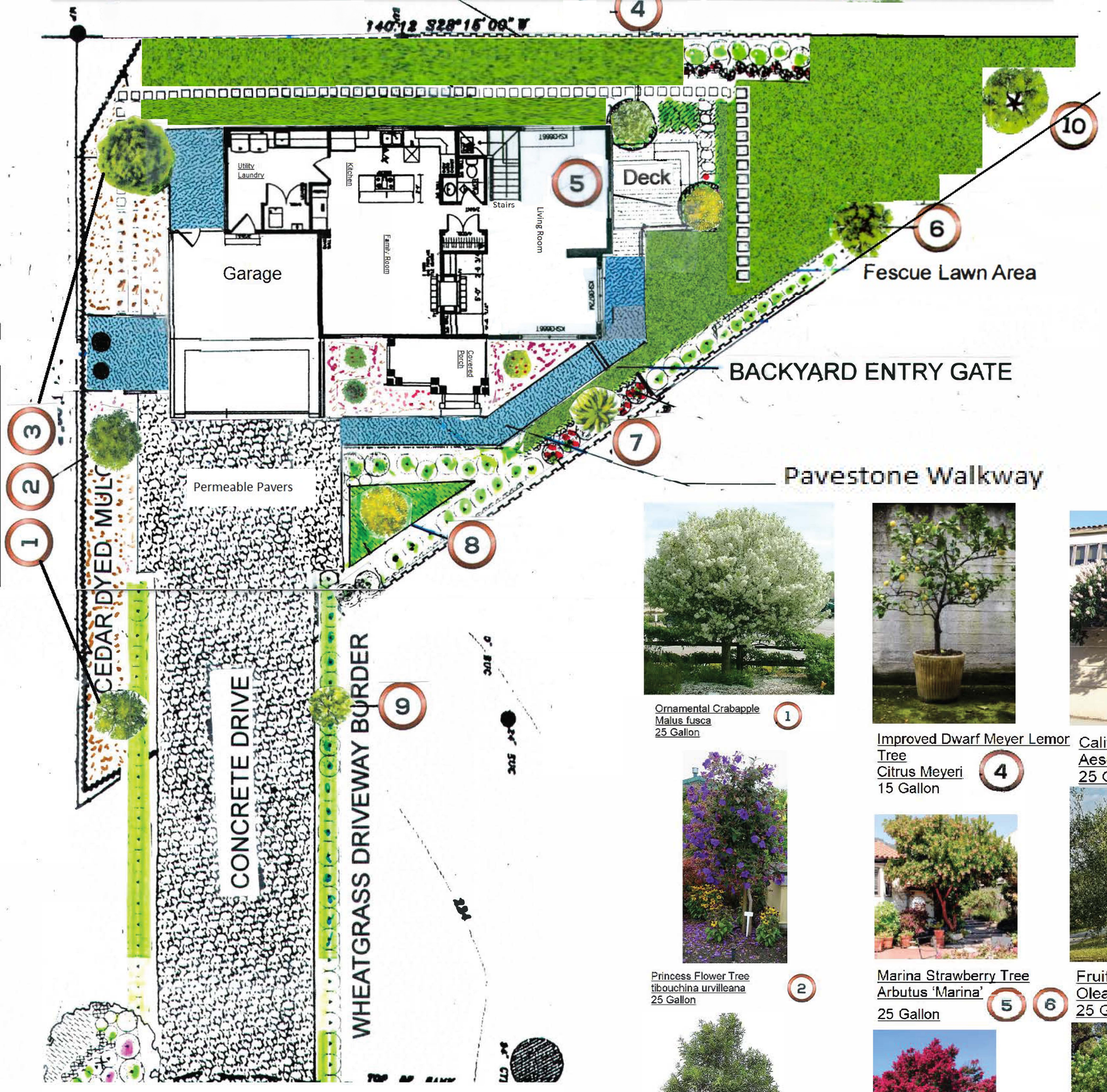
(d) On any corner lot, the maximum height of fences, walls, hedges, and growth located within fifty (50) feet of the intersected street lines shall not exceed four (4) feet in height; provided that nothing in this section shall prevent any fence, wall, or hedge from occupying any portion of the lot area that a main residence may occupy under the terms of this Part.

(e) Where trees are located within fifty (50) feet on the intersected street lines, the main trunks of such trees shall be trimmed free of branches to a height of seven and a half (7.5) feet above the curb grade.

SCALE: 12' PER INCH

All drought tolerant plantings
no water irrigation system planned
for landscaped areas.

ALL PLANTS MEET APPROVAL:
* San Francisco Dept. of Public Works
* Coastal and Fog Zones
* Drought Tollerant
* Non Invasive species
* In place of non existent recommendation list for San Mateo.



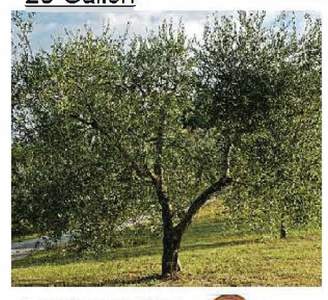
Ornamental Crabapple
Malus fusca
25 Gallon
1

Improved Dwarf Meyer Lemor Tree
Citrus Meyeri
15 Gallon
4

California Buckeye
Aesculus californica
25 Gallon
8

Princess Flower Tree
tibouchina urvilleana
25 Gallon
2

Marina Strawberry Tree
Arbutus 'Marina'
25 Gallon
5 6



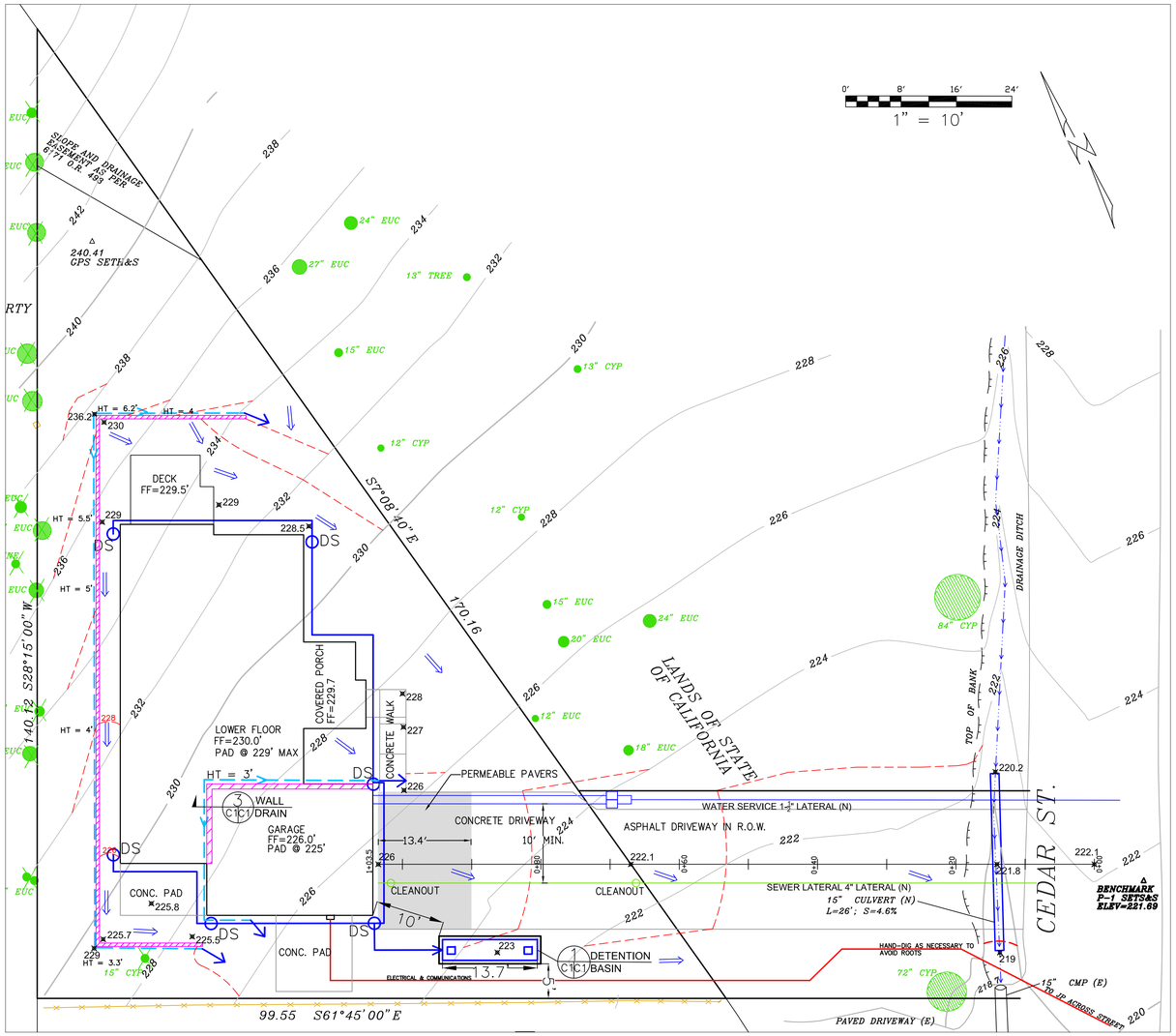
Fruitless Olive
Olea europaea
25 Gallon
9

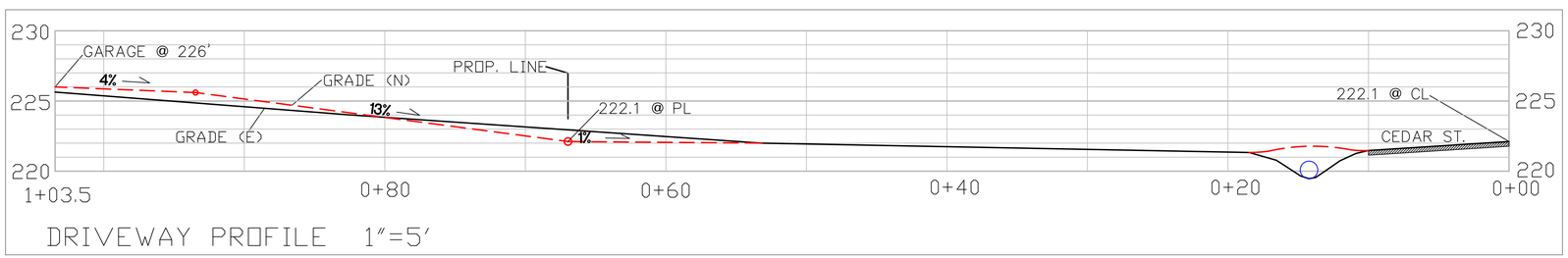
Catalina Ironwood
Lyonothamnus floribundus
15 Gallon
3

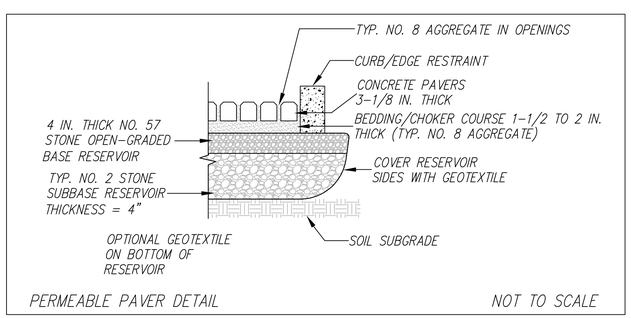
Crepe Myrtle
Lagerstroemia
25 gallons
7

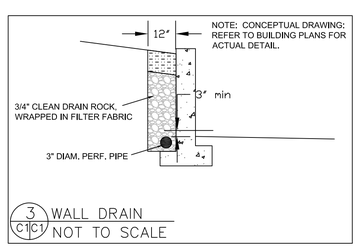
Catalina Cherry
Prunus ilicifolia ssp. lyonii
15 Gallon
10

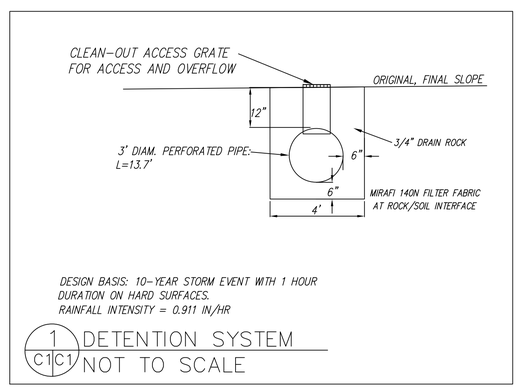
Landscape Addendum
Trees Only
036-132-210
Two trees to be Removed
Ten to be planted











LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- 222.1 PROPOSED SPOT ELEVATON
- RETAINING WALL (MAX HEIGHT = 4')
- DS DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE FLOW
- SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE. ALL SDR 35 DRAIN PIPES TO BE 4" DIA. UNLESS OTHERWISE NOTED.
- PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE. ALL SDR 35 DRAIN PIPES TO BE 4" DIA. UNLESS OTHERWISE NOTED.
- 18" EUC TREE TO BE REMOVED

GRADING NOTES

CUT VOLUME : 245 CY
FILL VOLUME: 0 CY

ABOVE VOLUMES ARE APPROXIMATE.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

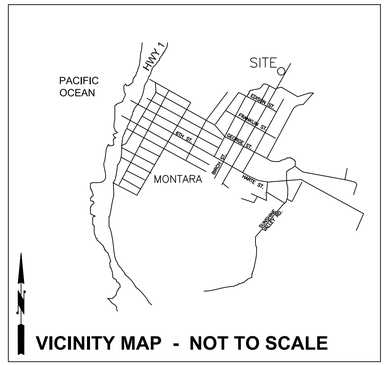
ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
   TIM PATTERSON, OWNER
2. SURVEY AND TOPOGRAPHY BY TURNROSE SURVEYING, APRIL 2007.
3. ELEVATION DATUM ASSUMED. THIS IS NOT A BOUNDARY SURVEY.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DETENTION BASIN SHOWN.
3. ALL DRAINAGE PIPES SHALL BE 4" MIN. DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.



SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION — 1 C1C1 — REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN — REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN

REGISTERED PROFESSIONAL ENGINEER CHARLES M. KISSICK No. 62264 9-30-23 EXPIRES CIVIL STATE OF CALIFORNIA

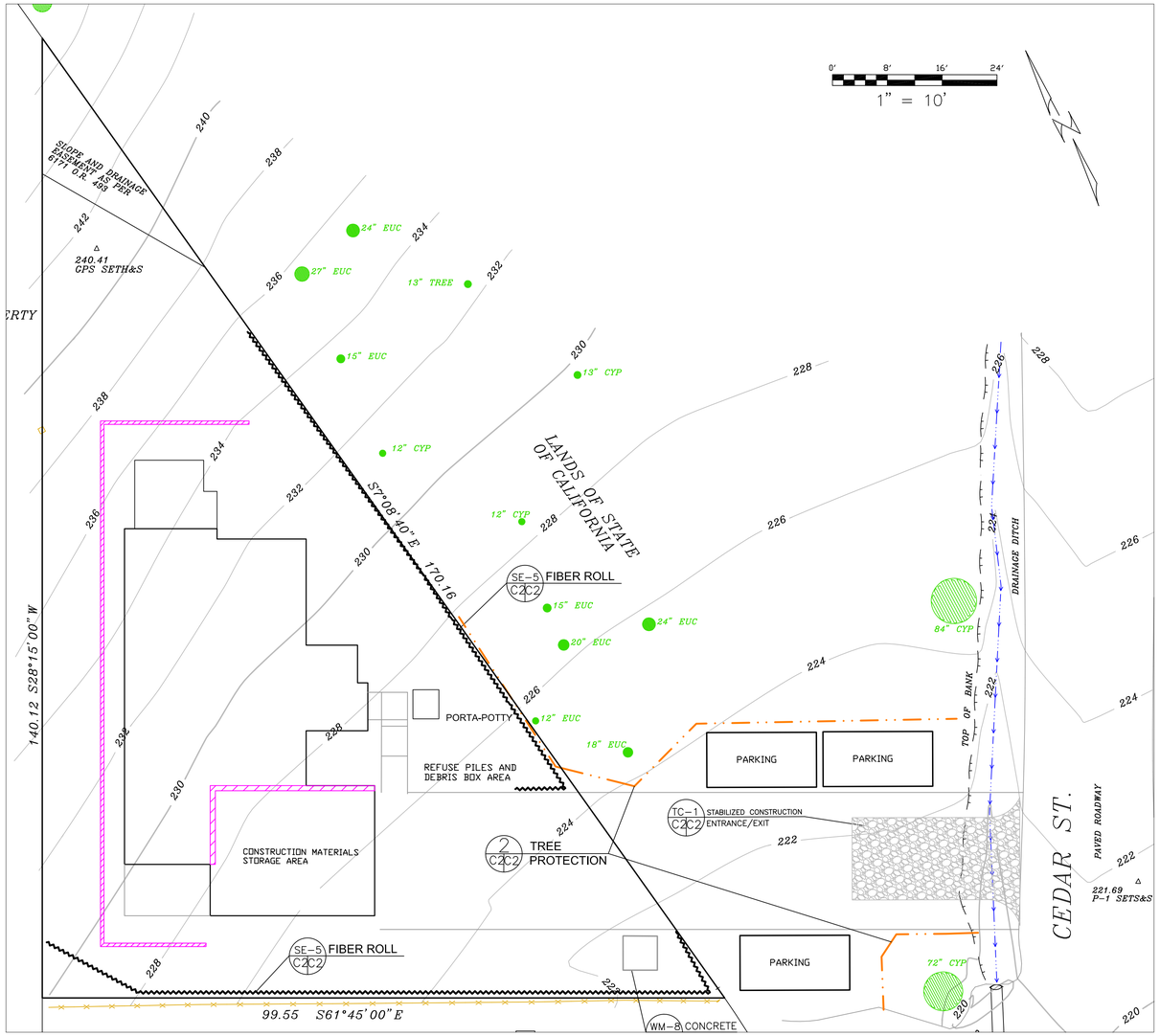
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 6-20-19	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 2-3-20	REV. DATE: 9-1-20	REV. DATE: 4-27-22

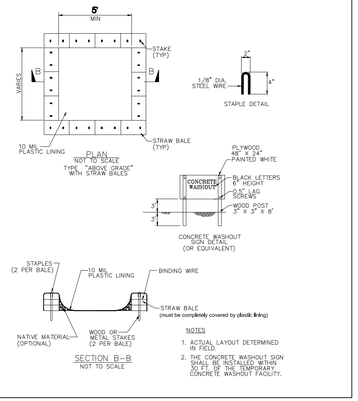
GRADING AND DRAINAGE PLAN

PATTERSON PROPERTY
CEDAR STREET
MONTARA, CALIFORNIA
APN 036-122-370

SHEET
C-1



CONCRETE WASTE MANAGEMENT WM-8



GENERAL EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLE
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site
- The tree protection shall be in place before any grading, excavating or grubbing is started.

EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: TIM PATTERSON

TITLE/QUALIFICATION: OWNER

PHONE: 956-337-2919

PHONE:

E-MAIL: TEP1993@OUTLOOK.COM

REGISTERED PROFESSIONAL ENGINEER CHARLES M. KISSOCK No. 62264 9-30-21 EXPIRES CIVIL STATE OF CALIFORNIA

TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSRUCTION PROCESS.

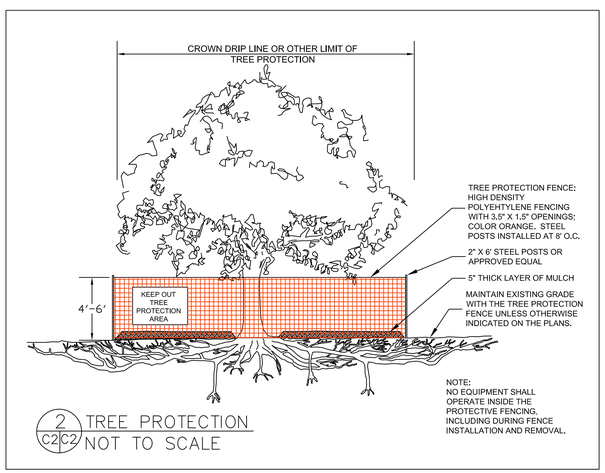
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.

3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.

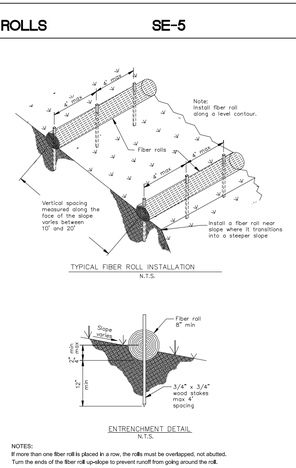
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.

5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.

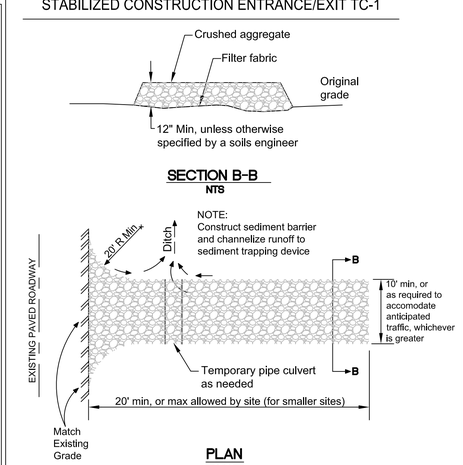
6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



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EROSION AND SEDIMENT CONTROL AND TREE PROTECTION PLAN

PATTERSON PROPERTY
CEDAR STREET
MONTARA, CALIFORNIA
APN 036-132-210

SHEET
C-2

: This rendering is proportionately and
rately scaled to the engineering drawings.

< Back

Crushed Silk

PPG1024-3

Crushed Silk is a soft, gray, caramel beige with a bronze undertone. It is a perfect paint color for an open floor plan. Pair it with white trim for a transitional look. Need to find a house painter to paint your room? Please click the Hire A Painter link directly below.

R: 216 **G:** 207 **B:** 190 **LRV:** 63

BUY ONLINE | ORDER FREE SWATCH | FIND IN STORE

Hire a quality local painter for your paint project needs.

SHADES

ACCENT

TRIM & CEILING

1) Vertical Lap siding color

PAINT BODY COLOR

https://www.ppgpaints.com/color/color-families/neutrals/ufo

chevron_leftBack

UFO

PPG1011-4

UFO is a midtone, cool, ashen gray with a blue-gray undertone. It is a perfect paint color for the exterior of your home. Pair it with deep burgundy red. If you'd like to get a house painter to complete your painting project, please click on the link below.

R: 152 **G:** 159 **B:** 163 **LRV:** 35

ORDER FREE SWATCH | BUY PEEL & STICK SWATCH

BUY ONLINE | FIND IN STORE

Hire a quality local painter for your paint project needs.

SHADES

2) Horizontal Lap siding Color

3) Shingle color Black

https://www.ppgpaints.com/color/color-families/neutrals/delicate-white

chevron_leftBack

Delicate White

PPG1001-1

fav

4) Trim

Delicate White is a pale, true, winter white with a non-existent undertone. It is a perfect paint color for a main wall, trim or accent for your project. Pair it with almost any color. Looking to hire a painter to help with your project? Please click on the link below.

R: 241 **G:** 242 **B:** 238 **LRV:** 88

BUY ONLINE

< Back

Burgundy Wine

PPG1053-7

Burgundy Wine is a dark, shaded, rusty red with a chocolate undertone. It is a perfect paint color for a rich dining room, wine-tasting room or front door. Pair it with midtoned tans as trim and travel inspired prints as a focal point.

This color is also part of our Harmony collection (PPG13-03).

R: 108 **G:** 64 **B:** 62 **LRV:** 6

BUY ONLINE

ORDER FREE SWATCH

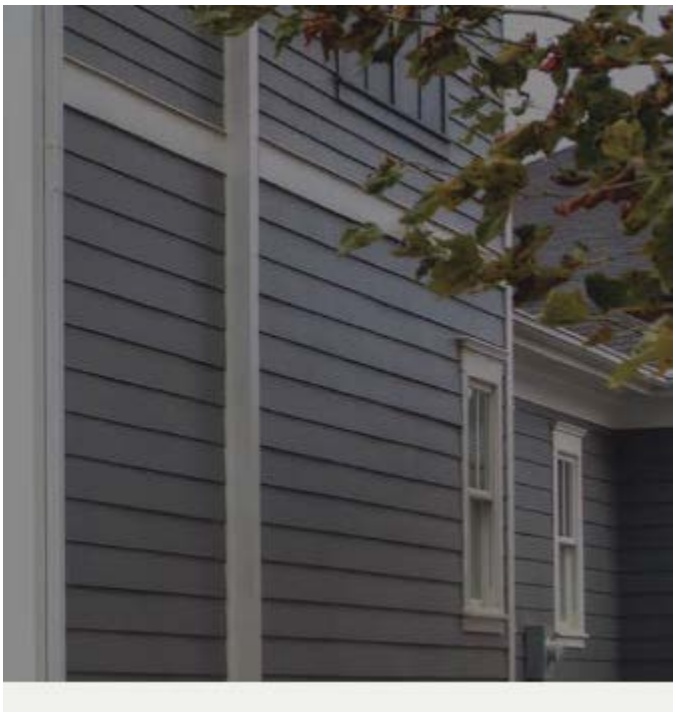
FIND IN STORE

Hire a quality local painter for your paint project needs.

SHADES

5) Door Colors

LAP SIDING TYPE
https://www.jameshardie.com/products/hardieplank-lap-siding



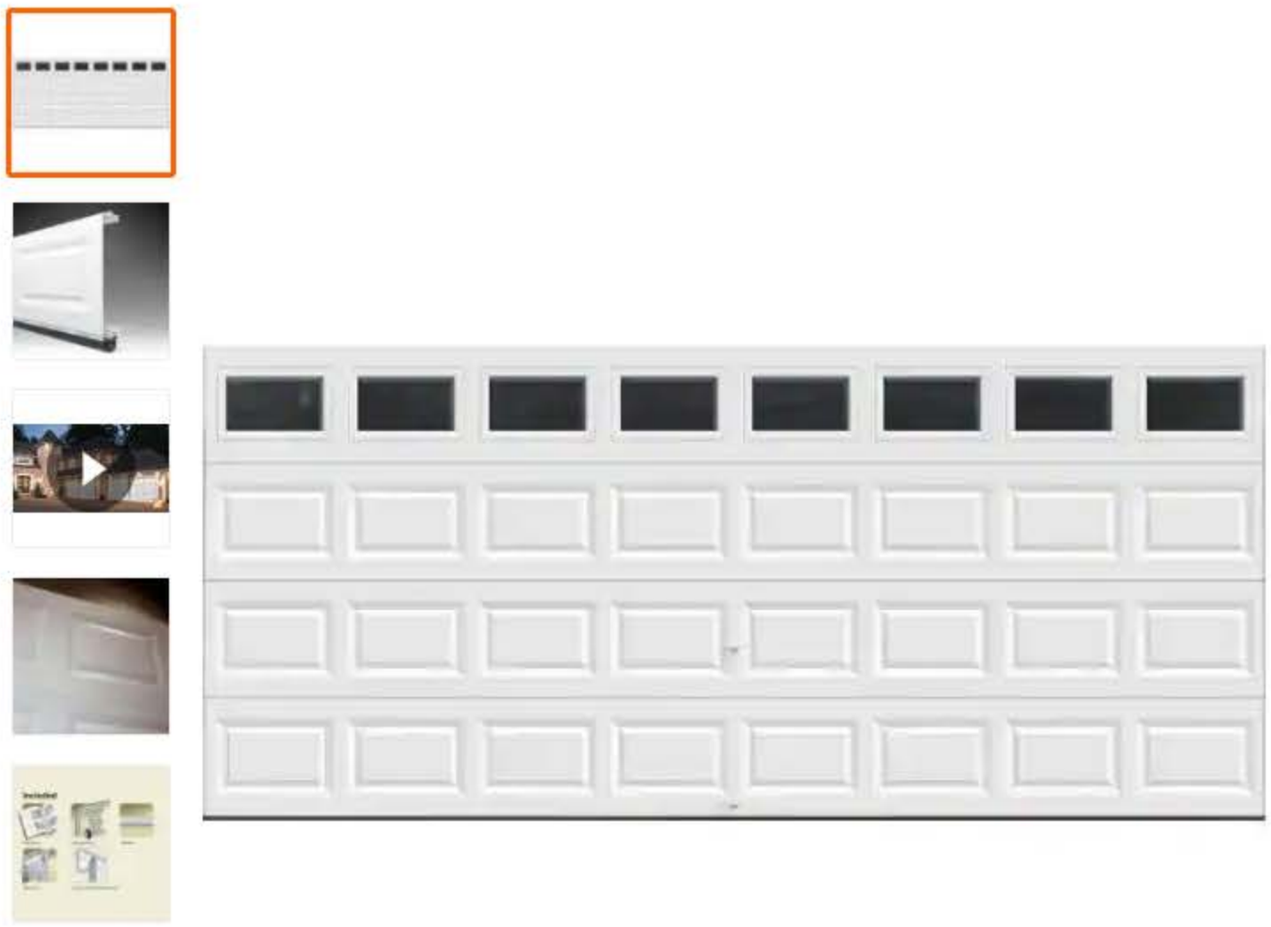
SHINGLE TYPE/ COLOR
https://www.homedepot.com/p/GAF-Timberline-Natural-Shadow-Charcoal-Algae-Resistant-Architectural-Shingles-33-33-sq-ft-per-Bundle-21-pieces-0601180/100658149

https://www.homedepot.com/p/Clopay-Classic-Collection-16-ft-x-7-ft-Non-Insulated-White-Garage-Door-with-Plain-Windows-HDB-SW-Plain/204598375

Clopay

Classic Collection 16 ft. x 7 ft. Non-Insulated White Garage Door with Plain Windows

★★★★☆ (95) Questions & Answers (110)



- 1-layer, 25-Gauge steel frame construction
- Raised panel details provide a classic look
- Can be painted to complement your home's exterior
- View More Details

Garage Door Color: **White**

Garage Door Size: **16 ft x 7 ft**

8 ft x 7 ft | **16 ft x 7 ft**

How to Get It Delivering to: **22150** | Change

Ship to Store
Not sold in stores

Ship to Home
Expect it
Jul 11 - Jul 15
Standard Delivery

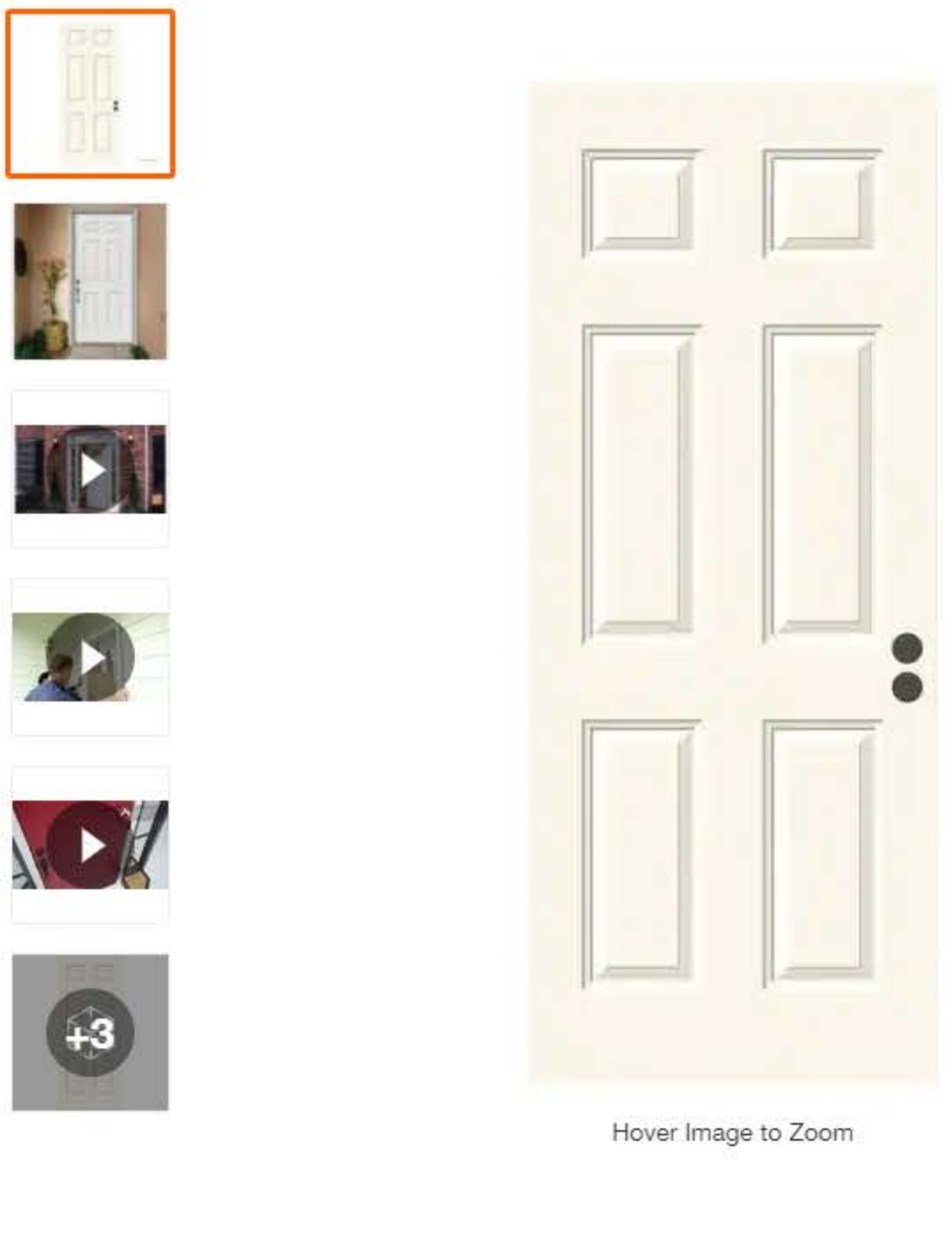
Scheduled Delivery
Not available for this item

https://www.homedepot.com/p/JELD-WEN-36-in-x-80-in-6-Panel-Primed-Premium-Steel-Front-Door-Slab-THDJW166100317/202036386

JELD-WEN

36 in. x 80 in. 6-Panel Primed Premium Steel Front Door Slab

★★★★☆ (158) Questions & Answers (193)



Hover Image to Zoom

Exterior View

- Made of durable rust-resistant galvanized steel
- Steel slab does not include frame to customize installation
- Fits into an existing 36 in. x 80 in. frame
- View More Details

Springfield Store

✔ 2 in stock Aisle 28, Bay 015 Text to Me

How to Get It Delivering to: **22150** | Change

Store Pickup
Pickup
Today
FREE

Ship to Home
Get it by
Wed, Apr 20
Standard Delivery

Scheduled Delivery
As soon as
Tomorrow
$79.00

2 in stock at **Springfield**
Check Nearby Stores

- 1 +

Add to Cart

— or —

Buy now with PayPal

KINRO WINDOWS (TYPICAL)

Kinro 30" x 60" White Vinyl Vertical Sliding Window, Item # KVS3060V |

Standard Features

- Vinyl construction provides high thermal performance
- Frame and sash corners are welded for added strength and water tight corners
- Deep pocket sill for added window strength and weather resistance
- Spiral balance system provides near effortless sash operation
- Frame designed with multiple hollow areas for maximum strength and energy efficiency
- Bottom window sash can be removed for easy cleaning on any level of the home
- Reinforcement bars in the meeting rails provide added strength
- Positive integral lock at the meeting rail for increased home security and weather resistance
- Dual weather seal to reduce drafts and enhance energy efficiency
- Nominal 3/4" insulating glass provides superior thermal performance
- Integral "J" trim eliminates the need for additional exterior frame accessories and covers the raw edge of the siding for a clean appearance
- Flush mount pre-punched flange for easy installation.
- Made in the USA

Specifications: Note: will meet WUI standards, Window Type Single Hung
Manufacturer Color/Finish White,
Rough Opening Width (Inches) 30.25, Rough Opening Height (Inches) 60.25
Mounting Flange Width (Inches)1.25
Manufacturer's Warranty (Parts) 5 Year Limited, Manufacturer's Warranty (Labor) N/A
Removable Screen Yes U-Factor 0.49
Solar Heat Gain Coefficient 0.63 Visible Transmittance 0.68
Tilting Top Sash No Tilting Bottom Sash Yes
Internal Grids No HUD Compliant Yes
AAMA Compliant to West Coast Guidelines Yes

https://www.lampsplus.com/products/ellington-16-and-one-quarter-inchh-oil-rubbed-bronze-outdoor-wall-light__75333.html

Home / Outdoor Lighting / Traditional / Designers Fountain / Style # 75333

Product Details

The Dark Sky design of this oil rubbed bronze outdoor wall light won't brighten the environment.

Additional Info:

Inspired by classic round oil-burning lanterns, this oil rubbed bronze medium outdoor wall light has a bit of Old World panache. Feted with delicate scrollwork and mounted as if hung freely on a hook, this no-glass, single-light design will look great on a traditional or coastal style home. From the Ellington collection by Designer's Fountain.

Designers Fountain Distinctive Lighting

Shop all Designers Fountain

- 16 1/4" high x 9" wide. Extends 11 3/4" from the wall. Back plate is 10" high x 4 1/2" wide. Mounting point to top of fixture is 4 1/4".
- Uses one maximum 100 watt standard-medium base bulb (not included).
- Updated Old World medium outdoor wall light with beautiful scroll grill work. From the Designers Fountain brand.
- Oil-rubbed bronze finish. Cast aluminum construction. No glass design.
- Dark Sky compliant with light being directed to the sides and ground, not the sky. Wet location outdoor rated for locations with full exposure to rain and weather.

Dark Sky Compliant

Home / Dark Sky Outdoor Lights / Style # 13T80 https://www.lampsplus.com/products/westley-8-and-one-half-inch-high-black-led-outdoor-wall-light__13t80.html

Westley 8 1/2" High Black LED Outdoor Wall Light

4.5 ★★★★½ 12 Reviews

$79.99

Comparable Value $119.99

Open Box Available

FREE SHIPPING & **FREE RETURNS***
SHIPS TODAY! (orders by 5 PM Eastern)

1 ADD TO CART ♡ SAVE

Dark Sky Compliant

Product Details

Make this charming Westley energy-efficient LED outdoor wall light a lovely feature outside your home.

Additional Info:

A traditional style that evokes warmth, this energy-efficient LED outdoor wall light looks great on a porch or patio. LED lighting ensures reliable and bright illumination. An oil-rubbed black finish complements its classic aura, offering character to any exterior. Gooseneck arm, barn-style lighting is a fabulous finishing touch for traditional, rustic, and farmhouse styles.

John Timberland Lighting · Energy · LED Lighting

- 8 1/2" high x 7 1/4" wide. Extends 8 1/2" from the wall. Backplate is 5" wide x 1" high. Weighs 1.23 lbs.
- 13 watt built-in LED module has a light output comparable to a 75 watt incandescent bulb. 1150 lumens. 3000K. 80 CRI. LED is not dimmable.
- Westley energy-efficient LED outdoor wall light inspired by industrial and farmhouse barn lights.
- A Dark Sky design outdoor light that directs light to the ground, not the sky.

Kielty Arborist Services LLC

Certified Arborist WE#10724A
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

December 6, 2018, Revised March 15th, 2022 and April 18, 2022

Timothy Patterson
tep1993@outlook.com

Site: Patterson Property on Cedar Street, Montara, CA

Dear Mr. Patterson,

As requested on Thursday, October 11, 2018, and again on Monday March 7th, 2022, I visited the above site to inspect and comment onthe trees. A new home is proposed on this site, prompting the need for a tree survey and tree protection plan. This site is located on an undeveloped piece of land, and your concern for the future health and safety of the trees has prompted this visit. Civil plans C-1 and C-2 dated 04/05/22 were viewed for writing this report.

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

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

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

Cedar Street (2)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Monterey cypress *(Hesperocyparis macrocarpa)*	72.6	70	65/50	Fair vigor, fair form, codominant at 8 feet, recommended to cable leaders and remove deadwood.
2	Monterey cypress *(Hesperocyparis macrocarpa)*	73.0	70	60/45	Fair vigor, fair form, multi leader at 10 feet, well maintained.
3	STUMP				
4	STUMP				
5**R**	Monterey cypress *(Hesperocyparis macrocarpa)*	23.1	45	50/20	Fair vigor, poor form, poor live crown ratio, suppressed by eucalyptus, topped in past.
6	STUMP				
7	STUMP				
8	STUMP				
9	Monterey cypress *(Hesperocyparis macrocarpa)*	16.8	45	20/20	Fair vigor, poor form, topped.
10*	Blue gum *(Eucalyptus globulus)*	28.6	50	75/20	Good vigor, fair form, tall for DBH.
11	STUMP				
12*	Blue gum *(Eucalyptus globulus)*	20.4	45	70/15	Poor vigor, poor form, tall for DBH, abundance of dead wood.
13	STUMP				

Cedar Street (3)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
14*	Monterey cypress *(Hesperocyparis macrocarpa)*	17.3	45	50/20	Fair vigor, poor form, tall for DBH, suppressed.
15***R**	Blue gum *(Eucalyptus globulus)*	27.8	40	75/20	Fair to poor vigor, poor form, suppressed, top of canopy leans at 45 degrees.
16	STUMP				
17*	Blue gum *(Eucalyptus globulus)*	30est	50	75/20	Fair vigor, fair to poor form, suppressed, n grove, history of limb loss, ivy to 40 feet.
18*	Blue gum *(Eucalyptus globulus)*	30est	40	70/20	Fair to poor vigor, poor form, top failed in past, ivy to 40 feet.
19*	STUMP				
20*	STUMP				
21*	STUMP				
22*	STUMP				
23*	STUMP				
24	STUMP				
25*	STUMP				
26	STUMP				
27*	STUMP				

Cedar Street (4)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
28*	STUMP				
29***R**	Blue gum *(Eucalyptus globulus)*	30est	0	4/0	DEAD, STUMP
30***R**	Monterey cypress *(Hesperocyparis macrocarpa)*	25est	0	10/0	DEAD, STUMP.

R-*Indicates proposed or recommended tree removal **-Indicates tree located on neighboring property*

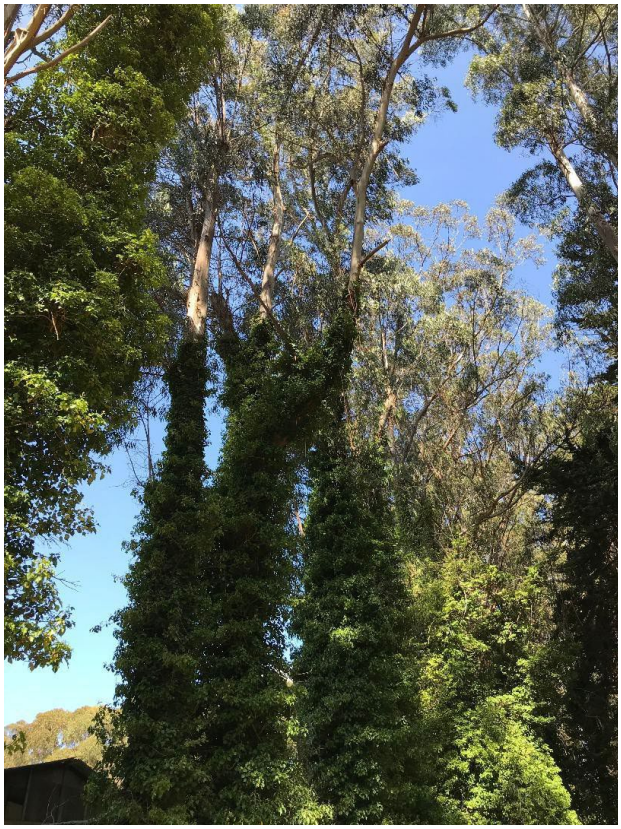
Summary:

A new home is proposed on this undeveloped piece of land. It would be impossible to construct a home on this property without the removal of some of the trees. All of the trees on site are of a "Significant" size (protected) in the county of San Mateo. The trees proposed for removal are needed to be removed in order to construct a home on site. Blue gum eucalyptus trees have naturalized in this area and have taken over a large portion of the land. They can be considered an invasive species in this area, as the fog enables them to spread by natural means of seed dispersal. All eucalyptus trees on site had weevil damage on their leaves. In Australia, where the Eucalyptus trees are from, the eucalyptus weevils have natural enemies that suppress their numbers. This is not the case here in California, because there is no biological control for this insect, their numbers rapidly increase. Heavy infestations cause die back of shoots which may result in the development of epicormic shoots(watersprouts). These epicormic growth shoots are areas where limbs are weakly attached and will often fail. A eucalyptus limb at 70+ feet that fails can cause serious damage to person or building. Evidence of past large limb failures was evident on site, as large limbs were observed laying on the ground.

Image showing history of limb loss on site

Blue gum eucalyptus trees have a longevity in the California landscape of 50-150 years. Some of the larger eucalyptus tree are on the mature end of their lifespan. As the trees mature they generally tend to shed limbs and can sometimes be a hazard if life or structures are in close proximity to the trees. Cal Poly Select Tree website rates the branch strength of this species as medium weak. Roots of the large blue gum trees can also be destructive to nearby homes and hardscapes.

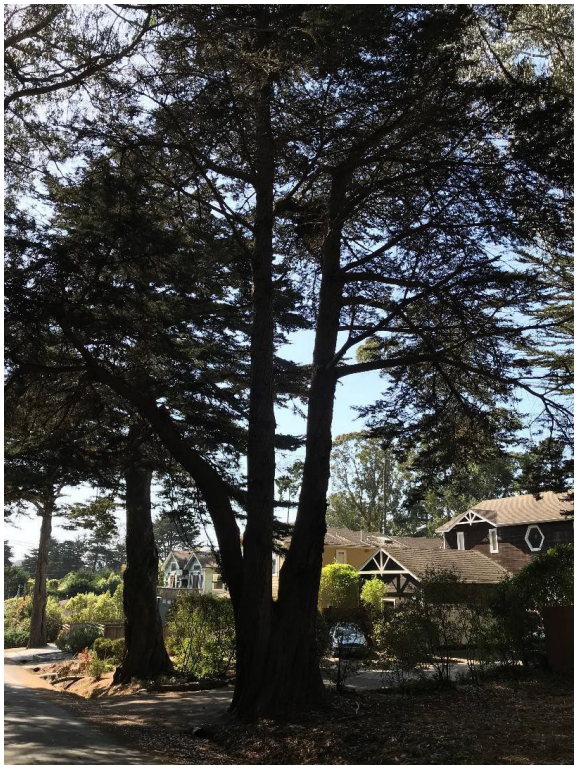
Blue gum eucalyptus trees create allopathic conditions underneath their canopies, meaning other plants/trees cannot grow sufficiently underneath these trees. Also they tend to be a fire hazard in areas that are prone to fires. In comparing wildfire parameters in blue gum stands versus oak woodland stands, fuel loads are significantly greater. Blue gum eucalyptus stands can accumulate significantly higher fuel loads than native woodlands. One study found fuel loads of 31 tons/acre in blue gum eucalyptus stands as compared to 12 tons/acre in native coast live oak woodlands (National Park Service 2006).



Showing ivy growth on eucalyptus trees

On the west side of the property, at the property line, is a large stand of mature blue gum eucalyptus trees. Ivy growth has taken over a majority of the trees, as ivy can be seen at heights of 40 feet up the tree trunks. The majority of these trees are on the neighboring property or on the property line and can be considered shared trees. All of these trees are recommended to be heavily pruned using acceptable reduction cuts out on the ends of the limbs, to reduce the risk of a large branch failure. Both sides of the tree, on the property side and neighboring side, should be pruned so that the tree canopies do not become unbalanced. All ivy growth is also recommended to be removed. Root crown inspection are recommended for all of the eucalyptus trees at the property line. Any signs of root rot may raise the need for tree removal. If the adjacent neighbor agrees, the trees should be removed and replaced with a different species acceptable in the climate as they can all be considered hazardous by nature.

Removing the eucalyptus trees and replanting with a native species or a species that does good in a coastal setting would help return the site to a more native setting and alleviate the liabilities associated with the grove of eucalyptus.



Large Monterey cypress trees #1 and #2 are in good condition. These trees are located on both sides of the existing entrance into the property (as well as the proposed driveway). These trees are both mature and have received pruning maintenance in the past. It is recommended to cable the leaders together on large cypress trees #1 and #2. These trees should receive pruning maintenance every 5-10 years, consisting of a general crown cleaning, as well as pruning to reduce risk of large branch failures.

Showing large cypress trees #1 and #2

Impacts from proposed construction/recommendations:
The proposed stabilized construction site entrance shows an excavation depth of 12 inches. The entrance is located 7 feet from large cypress tree #1, with a diameter of 72.6" and 24 feet from large cypress tree #2. Both cypress trees are very large mature trees. The construction site entrance requires an excavation depth of 12 inches. Because root growth is only in the top 3 feet of soil, with the majority of roots located in the top 18 inches of soil, the proposed excavation could potentially have a high impact on tree health and stability of cypress tree #1, as roots would need to be cut or damaged by aggregate compacted on top of the roots. It is recommended to have the construction site entrance on top of grade if possible. If excavation is needed, an excavation depth of 4 inches should be the maximum depth allowed when within 36 feet(6 times diameter) of Monterey cypress tree #1 and #2. Biaxial Geogrid is recommended to be used for the construction site entrance as this material can be pinned down over the existing soil as an underlayment which disperses loads laterally and helps to reduce compaction. Aggregate can then be placed on top of this material and will help to stabilize the soil.

The proposed parking areas when within 36 feet of cypress trees #1 and #2 must be on top of a landscape barrier to reduce risk of soil compaction within the root zone of cypress trees #1 and #2. Soil compaction is the leading cause of tree decline on construction sites as roots will die when soil is heavily compacted. Landscape barriers for vehicles shall consist of thick coarse

mulch spread to a depth of 8 inches with plywood placed on top of the mulch. The plywood boards shall be attached together in a way that reduces movement. Straw wattle can be placed at the edge of the mulched area to reduce movement. Anytime vehicles or heavy machinery are to be in an area of bare soil when within 36 feet of the cypress trees, they must be on top of a landscape barrier. The landscape barrier will protect the soil within the tree root zones from compaction. Impacts from the proposed parking areas are expected to be nonexistent if the landscape barriers are adequately installed.

The proposed sewer line is 18 feet from cypress tree #1. This line is recommended to be excavated with the use of an air spade (air knife) in combination with hand tools when within 36 feet(6 times diameter) of cypress tree #1. All existing roots encountered within the trench must be exposed and remain as damage free as possible. The line must be tunneled underneath or between roots when possible. Root cutting shall stay as minimal as possible. The Project Arborist must be on site when excavation within 18 feet of this tree is to take place in order to document and inspect the work.

No roots shall be cut when within 18 feet (3 times diameter) of Monterey cypress tree #1 and #2 as these roots are critical for tree stability. The proposed driveway is located 7 feet from mature cypress tree #1 and 24 feet from cypress tree #2. It is recommended to construct the new driveway using biaxial geogrid (Tensar brand BX-1100) when within 36 feet(6 times diameter) of cypress tree #1 and #2. This geogrid can be pinned down over the existing soil surface as an underlayment which disperses loads laterally, and allows for building up a base section over the soil as a zero cut type driveway build. This will raised finished driveway grade elevation, but will also allow for thinning of the required base section thickness to as much as 50% below standard. Some initial grading will likely be needed to make a flat surface. Grading shall stay as minimal as possible. The maximum depth of excavation for the driveway allowed when within 18 feet from cypress tree #1 and #2 should be no greater than 4 inches. The Project Arborist must be on site to witness the construction of the driveway when within 36 feet of the cypress trees. Minor irrigation will be needed during the construction of the driveway. The top foot of soil shall be saturated in areas where no driveway will be located every 2 weeks during the construction of the driveway. Any roots to be exposed and retained or root ends that have been cut, must be wrapped in burlap and kept moist by keeping the burlap moist. If the above recommendations are followed, impacts to the trees are expected to be minor with no long term impacts.

The proposed water service line is very close to trees #10 and #12, within the lands of the state of California. If these two trees cannot be removed, the line should be moved at least 10 feet away from these two trees to keep impacts low. Excavation at the proposed distance could potentially have a high impact on tree stability and health. The proposed water line is also in close proximity to large cypress tree #2. If possible the water hook up should be at least 18 feet from cypress tree #2. The water line will need to be excavated with the use of an air knife in combination with hand tools when within 36 feet of cypress tree #2. No roots within 18 feet of this tree shall be cut. The line shall be tunneled underneath and between roots when possible to

reduce impacts to the trees. This work shall be supervised by the Project Arborist. Impacts are expected to be minor if the above recommendations are followed.

The distance from the proposed retaining wall behind the proposed home and the property line fence is only 8 feet. At this distance impacts to the eucalyptus trees at the property line and on the neighboring property are expected to be high, and would likely impact tree stability. Trees #22-30 would need to be removed in order for the retaining wall to be constructed. If this is not possible the retaining wall should be at least 16 feet from the property line.

Recommended replacement trees:
The owner would like to replant with native or site appropriate species, in proper locations on the property. Replacement trees in coastal locations in San Mateo County are to be planted as 1-8 gallon tree for every tree removed.

New Zealand Christmas tree, Monterey cypress, California buckeye, Canary island pine, Norway maple, red maple, coast live oak or any tree with a good seaside tolerance is recommended to be planted. The following tree protection plan will help minimize impacts to the retained trees on site.

Tree Protection Plan:
Tree protection zones
Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 5 foot tall orange plastic type supported by metal stakes or poles pounded into the ground. The support poles should be spaced no more than 6 feet apart on center. The location for the protection fencing should be placed at the dripline or at 6 times the tree diameter (whichever is greater) while still allowing room for construction to safely continue. Signs should be placed on fencing signifying “Tree Protection Zone - Keep Out”. No material or equipment storage shall take place within the tree protection zones. Contractors shall not clean any tools, forms, or equipment within the tree protection areas.

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 or for any other reason, a landscape buffer consisting of wood chips spread to a depth of eight inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. If plywood is to be used, the boards must be connected in a way the reduces board movement. The landscape buffer will protect the trees from compaction.

Root cutting
If any large roots or large masses of roots need to be cut, the roots shall be inspected by the Project Arborist or registered forester prior to cutting. Any root cutting shall be documented by the Project Arborist. Roots to be cut shall be severed cleanly with a hand saw or loppers. A tree protection verification letter from the Project Arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.

Trenching
Trenching for irrigation, electrical, drainage or any other reason should be hand dug in combination with an air knife when within 6 times the diameter of the retained trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Grading
The existing grade level around the trees shall be maintained out to the dripline of the trees when possible. Anytime existing grades are to be changed underneath the dripline of a protected tree more than 4" special mitigation measures will need to be put into action to reduce impacts to the trees. Aeration will need to be provided to root zones of trees that are to experience fill soil being placed within the tree root zones. Lowering grades will result in roots needing to be cut and is highly discouraged when in close proximity to retained trees.

Irrigation
Normal irrigation should be maintained throughout the entire length of the project. The trees should not need warm season irrigation unless their root zones are traumatized, or in times of extreme drought. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the traumatized trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help to improve the soil and retain moisture.

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

Sincerely,
David Beckham Certified Arborist WE#10724A TRAQ Qualified David Beckham

Kielty Arborist Services

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650-532-4418

ARBORIST DISCLOSURE STATEMENT

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

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

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

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

Arborist: David Beckham
David Beckham

Date: March 15th, 2022