COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: March 5, 2020

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit, pursuant to Zoning Regulations Section 6500, to construct a new 13,200 sq. ft. two-story fire station to replace an existing station on two merged parcels zoned R-1/S-72 located at 3322 Alameda de las Pulgas in West Menlo Park, an unincorporated community of San Mateo County.

County File Number: PLN 2019-00276 (Menlo Park Fire Protection District)

PROPOSAL

Project Scope

The applicant, Menlo Park Fire Protection District, is requesting a Use Permit to allow the construction of a new Fire Station No. 4. The project requires the expansion of the existing fire station parcel located at 3322 Alameda de las Pulgas, by merging with the adjacent residential parcel located at 2110 Valparaiso Avenue, into one 28,433 sq. ft. building parcel. The 4,020 sq. ft. existing station built in 1949 will be demolished and a new two-story 13,200 sq. ft. fire station with offices, living quarters, and storage areas to meet the current equipment and coverage requirements will be constructed. The Use Permit also includes a request to exceed the maximum 28-foot R-1/S-72 District height limit by 2.5 feet (for a maximum of 30.5 feet).

Six (6) Coast Redwood trees (24-inch, 29-inch, 32-inch, 20-inch, 18-inch and 28-inch diameter at breast height (dbh)) require removal in order to accommodate the larger building footprint of the new fire station and parking lot. Trees located along property boundaries and on neighboring properties will be protected.

Project Phasing

The Menlo Park Fire Protection District will maintain emergency services throughout the construction of the new fire station. The existing single-family residence at 2110 Valparaiso will serve as a temporary station and sleeping quarters for staff during the demolition of the current station and the subsequent construction of the expanded fire station. Once the new station and facilities have been completed and served a

certificate of occupancy, the single-family residence will then be demolished for the fire station parking lot.

RECOMMENDATION

That the Zoning Hearing Officer approve the Use Permit, County File No. PLN 2019-00276, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Bryan Albini, Project Planner, Telephone: 650/363-1807

Applicant/Owner: Jon Hitchcock, Menlo Park Fire Protection District

Location: 3322 Alameda de las Pulgas and 2110 Valparaiso Avenue
APN: 074-036-240 & 074-036-220

Parcel Size: 28,433 sq. ft. (merged parcels)

Existing Zoning: R-1/S-72 (Single-Family Residential)

General Plan Designation: Medium Density Residential

Sphere-of-Influence: Menlo Park

Existing Land Use: Fire Station, Single-Family Residence

Water Supply: California Water Service - Bear Gulch

Sewage Disposal: West Bay Sanitary District

Flood Zone: Zone X (area of minimal flood hazard): Community Panel No. 06081C0312E, effective October 16, 2012.

Environmental Evaluation: Menlo Park Fire Protection District, as lead agency, has determined this project to be Categorically Exempt pursuant to Section 15302, Class 2 of the California Environmental Quality Act (CEQA), related to replacement and reconstruction of existing facilities and has filed a Notice of Exemption.

Setting: The project site is a flat site, at the intersection of Valparaiso Avenue and Alameda de las Pulgas, completely within an urbanized residential neighborhood. The site is bounded by single-family residences to the west and south.

Chronology:

Date		Action
May 15, 2019	-	Major Development pre-application meeting at Fire Station No. 4
July 25, 2019	-	Use Permit application submittal for the construction of a new 13,200 sq. ft. fire station on a merged 28,433 sq. ft. parcel.
March 5, 2020	-	Zoning Hearing Officer Hearing

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

Staff has reviewed and determined that the project complies with all of the applicable General Plan Policies, including the following:

Visual Quality Policies

a. Policy 4.36 (*Urban Area Design Concept*) regulates the appearance of new development in urban areas to maintain and, where possible, improve upon the appearance and visual character of development in urban areas; to ensure that it is design and constructed to contribute to the orderly and harmonious development of the locality. The proposed fire station conforms to the surrounding neighborhood character of the residential setting, utilizing natural materials and colors to blend with adjacent properties. Landscaping has also been proposed around the building to soften its appearance from the street.

Urban Land Use Policies

b. Policy 8.36 (*Uses*) promotes the allowance of uses in zoning districts that are consistent with the overall land use designation. The new 13,200 sq. ft. fire station is an improvement of an existing public service facility commonly located within residential areas and is a conditional use in the R-1 District with the approval of a Use Permit.

c. Policy 8.39 (*Height, Bulk, and Setbacks*) regulates development to ensure that it is of a size and scale compatible with parcel size, that it provides sufficient light and air, that the densities proposed are feasible, and to ensure public health and safety. The fire station was designed in conformance with the R-1/S-72 development standards

for lot coverage, floor area, and setback requirements. However, due to the equipment and facility requirements for a modern fire station, the project is designed with a 30.5 feet ridge height, which exceeds the maximum allowed height by 2.5 feet.

d. Policy 8.40 (*Parking Requirements*) regulates minimum on-site parking requirements to accommodate the needs of the development, provide safe access, and prevent street congestion. The new fire station provides 19 parking spaces (one being an ADA van-accessible space), as opposed to the 9 spaces currently available. The spaces will be used for both Menlo Park Fire Protection District staff and for members of the public to use the proposed community room available for reservation.

Natural Hazards Policies

e. Policies 15.8 (*Definition of Critical Facilities and Structures*) and 15.15 (*Critical Facilities*) define fire and other emergency services as a critical facility and discuss avoiding such facilities in areas which contain significant natural hazards due to the impacts of climate change and to ensure these facilities have incorporated structural safety measures to be adequately protected from natural hazards. The proposed fire station is not located within proximity to mapped fault zones or seismically hazardous areas and is approximately one mile away from the State Responsibility Area (SRA) of high fire severity located at the Stanford Lands (Jasper Ridge Biological Preserve and SLAC National Accelerator Laboratory) properties. The Building Division has evaluated the proposed project for consistency with the California Building Code and applicable regulations for emergency facilities.

2. Compliance with Zoning Regulations

The merged parcel is located in the R-1/S-72 Zoning District. Development standards for the parcel are outlined below.

Development Standard	R-1/S-72 Development Standards	Project Parcel
Minimum Site Area	5,000 sq. ft.	28,433 sq. ft. (merged)
Minimum Site Width	50 ft.	128 ft.
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	75 ft.
Minimum Side Setback	5 ft.	24 ft. (right) 12 ft. (left)
Maximum Building Height	28 ft.	30.5 ft. (Ridge Ht.) *
Maximum Lot Coverage	50% (5,000 sq. ft.)	33% (9,409 sq. ft.)

* Exception request with use permit.

a. Conformance with Parking Regulations

As mentioned in previous sections, the project is providing 19 parking spaces, versus the 9 parking spaces currently on site. The number of spaces necessary for the new expanded fire station was calculated based on the maximum number of staff on-site at a given shift (1, and public spaces needed for meeting room use. Not including circulation areas and restrooms, the proposed fire station has approximately 5,750 sq. ft. of floor area dedicated to equipment, maintenance, decontamination areas, and storage; and 2930 sq. ft. specifically for crew living quarters and offices. Additionally, the fire station has also included 400 sq. ft. for a conference/meeting room that would be available for public use, requiring 2 parking spaces. The fire engine bay doors will remain facing onto Alameda de las Pulgas but will reduce the existing driveway curb cut of 65 feet down to 47 feet. The larger project site size will improve vehicle circulation on site by separating emergency vehicle exits from public and staff vehicle access. The parking lot entrance and fire engine return will be relocated further back from the current driveway entrance, approximately 167 feet from the Valparaiso and Alameda de las Pulgas intersection. The proposed 26 feet driveway entrance exceeds drive isle width requirements, with the turning radius necessary to accommodate the larger fire engines and emergency vehicles entering the bay doors.

3. Compliance with Use Permit Regulations

Section 6500 of the zoning regulations allows the granting of a use permit to allow the construction of a fire station in a residentially zoned district provided the following finding is made:

That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The replacement of the existing fire station with a new facility serves to improve emergency response within the West Menlo Park community. None of the improvements proposed will be detrimental to the public welfare or injurious to property in the unincorporated community of West Menlo Park. The design of the facility is such, that it requires a taller roof ridge of 30.5 feet, where 28 feet is the maximum allowed, to accommodate the screening of emergency radio/telecommunication equipment. The fire station is compliant with all other standards in the R-1/S-72 Zoning District, and with the approval of the Use Permit, will be fully in compliance.

4. Compliance with Significant Tree Ordinance

The proposed fire station site will require the removal of six (6) Coast Redwood trees (24-inch, 29-inch, 32-inch, 20-inch, 18-inch and 28-inch diameter at breast height (dbh)) located along the property line fronting Valparaiso that are within the building footprint. An arborist report was conducted by David L. Babby (Registered Consulting Arborist #399, ISD Board-Certified Master Arborist #WE-4001B) of Arbor Resources evaluated all the trees impacted by the proposed development, as well as four (4) significant trees (all redwoods) located off-site with critical root zones impacted by the project. The six (6) significant trees to be removed were determined as being in poor to fair condition, with recommendation for removal. The trees to remain would be assigned tree protection zones (TPZ), with periodic arborist monitoring and hand digging during construction within the TPZ areas. The applicant will replace the trees removed with two (2) Crimson sentry maple trees on either side of the fire station as seen from Alameda de las Pulgas and four (4) White crape myrtle trees located along Valparaiso (see Attachment F). The arborist's recommendations have been included in the conditions of approval in Attachment A.

B. MAJOR DEVELOPMENT PRE-APPLICATION WORKSHOP

A public workshop was held on May 15, 2019 at the current Menlo Park Fire Station No. 4 and proposed fire station site. The meeting was attended by neighbors, Menlo Park Fire Protection District Board members, MPFPD staff, and the project architect. The public was generally in favor of the proposed station design and layout, with the main areas of concern around the long-term plan for the wireless telecommunication facility on-site, the use of the single-family residence during construction activity, and the impact to the mature redwood trees along Valparaiso. The wireless telecommunication facility that was located at the fire station was removed and the associated use permit abandoned in 2018, with no further leases granted for third party facilities on station premises. As mentioned in the section above, the trees within the proposed building site will be removed and replanted with drought-tolerant trees.

C. ENVIRONMENTAL REVIEW

Menlo Park Fire Protection District, as lead agency, has determined this project to Categorically Exempt under Section 15302, Class 2, related to replacement and reconstruction of existing facilities and has filed a Notice of Exemption. The County, acting as a responsible agency, has reviewed and considered Menlo Park Fire Protection District's Notice of Exemption.

D. REVIEWING AGENCIES

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

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Site Plan
D. Floor Plan
E. Elevations
F. Landscape Plan/Planting List
G. Arborist Report
H. Pre-Application Summary Letter
I. Notice of Exemption (filed: September 18, 2019)

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2019-00276 Hearing Date: March 5, 2020

Prepared By: Bryan Albini, Project Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the Zoning Hearing Officer, acting as a responsible agency, has reviewed and considered the Notice of Exemption, prepared by the Menlo Park Fire Protection District.

Regarding the Use Permit, Find:

2. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The new fire station will continue an essential community service and will not negatively impact the surrounding neighborhood.

Regarding the Significant Tree Ordinance, Find:

3. The removal of the trees is necessary to utilize the property in a manner which is of greater public value than any environmental degradation caused by the action and will be replaced by plantings approved by the Community Development Director.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to and approved by the zoning hearing officer on March 5, 2020. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.

2. The use permit shall be for the continued operation of a fire station. The use permit shall be self-renewing on an annual basis, without payment of additional fees, so long as the use remains in compliance with the terms of this use permit approval. Any additional improvements or proposed intensification of the use shall require an amendment to this permit, PLN 2019-00276. An amendment to this permit requires an application for amendment, payment of applicable fees, and consideration at a public.

3. Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operation shall be prohibited on Sunday and any national holiday.

Landscaping and Tree Protection

4. A Tree Protection Plan, in compliance with Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, shall be submitted with the building permit plans for review and approval by the Planning Department. Tree Protection Fencing shall be erected prior to the commencement of any construction activities occurring on the site and remain until the project is completed. Tree protection measures shall be maintained in good condition and consist of a 6-foot high, minimum 12-gauge chain link fence or orange plastic fence. If a chain link fence is proposed, it shall be mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2 feet at no more than a 10-foot spacing between posts. Tree protection areas for significant sized trees shall be identified as Tree Protection Zones (TPZ).

5. The applicant shall submit photo verification to the Planning Department of the planted replacement trees. Photos shall either be submitted in person to the Planning Department, or via email to plngbldg@smcgov.org with reference to the Planning Application PLN Number, as identified in the subject line of this letter.

6. The applicant shall plant on-site a total of six (6) trees using at least 15-gallon size stock, for the six (6) trees removed. Replacement planting shall occur within one year of the Tree Removal Permit approval date (Section 12,024 of the San Mateo County Ordinance Code) or prior to building permit final inspection.

7. 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).

8. Prior to the issuance of the building permit, a Lot Merger for the two parcels (APNs 074-036-240 and 074-036-220) shall be processed by the Planning Department and recorded with County Assessor/Recorder.

9. Irrigated landscaping shall be subject to review and compliance with the Water Efficient Landscape Ordinance at the building permit stage.

Erosion and Sediment Control

10. Prior to the beginning of all construction, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time.

c. Clear only areas essential for construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric straw bales, gravel, or sand bags.

k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50 percent full (by volume).

l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.

m. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

11. The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

a. Water all active construction areas at least twice daily, as needed.

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water three times daily as needed, or apply (non-toxic) soil to stabilize, on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

e. Sweep daily (preferably with water sweepers) all paved access roads, parking, and staging areas at construction sites.

f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

j. Replant vegetation in disturbed areas as quickly as possible.

12. The applicant shall implement the following basic construction measures at all times:

a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure, Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

b. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and a person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Building Inspection Section

13. A building permit is required for this project.

14. This project shall be based on the currently adopted and amended California Building Standards Code at the time of building permit application.

Drainage Section

15. At the time of building permit application, the following documents will be required:

a. A full Drainage Report prepared and stamped by a Registered Civil Engineer;

b. A final Grading and Drainage Plan prepared and stamped by a Registered Civil Engineer;

c. An updated C3/C6 Checklist (if changes to the amount of impervious area onsite have been made during the design phase);

d. An Operations and Maintenance Agreement will be required prior to final of the building permit.

Department of Public Works

16. Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

17. Prior to the issuance of the Building Permit or Planning Permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

18. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

19. The applicant shall execute and record an agreement in a form approved by the County for the removal, repair, or replacement of the encroachment into the county stormdrain system prior to issuance of a building permit.

20. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

21. The applicant shall provide a continuous sidewalk along the front of the property for pedestrian access. Please submit plan to Department of Public Works for approval using county standard details for sidewalk and ramps.

Sewer (West Bay Sanitary District)

22. Prior to demolition/renovation, the sewer lateral shall be temporarily capped within 5-feet of the property line. This will require a Class 4B Sewer Permit and shall conform to West Bay Sanitary District (WBSD) Detail No. 24.

23. The Fire Station will require (1) 2C Sewer Permit for the new lateral, sampling manhole, and main connection.

24. A conforming Sampling Manhole (SSSMH) is required onsite within 5-feet of the property line. This will serve as the property line clean out. The SSSMH shall be accessible for sampling, flow monitoring, and maintenance purposes and plainly visible to the eye. The SSSMH must be installed on the property, and not in the Right-of-Way. The manhole cover shall say "Sampling Manhole" on it, and not West Bay Sanitary District. Refer to WBSD Detail No. 14.

25. The new sewer lateral shall conform to WBSD specifications from the SSSMH to the main sewer. It shall be minimum 6-inch PVC C900 DR 18, and include conforming ARC couplings, coated No.8 gauge solid copper tracer wire, root control fabric at all joints, 3/4-inch non-recycled drain rock bedding 4-inches below the pipe to 12-inches above the pipe with metallic marking tape labeled "sanitary sewer" on top of drain rock, and non-recycled structural backfill that conforms to WBSD Detail No. 8. No other connection is allowed between the SSSMH and main sewer connection. Sewage must flow by gravity at a minimum 2 percent slope from the SSSMH to the main. Refer to WBSD Detail No. 6, 7, 8, 13, 22 and 23.

26. If gravity cannot be obtained anywhere on the property, then a private ejector pump may be used. Please note that a grinder type pump is not allowed.

27. The District's Wye Connection Policy shall be adhered to regarding the connection at the main. The District's construction crew will provide the new main wye. The contractor will be responsible for excavation of the area (3- feet by 5-feet) by the depth of the pipe, with all appropriate shoring, steel plates, etc. Please call the District office to schedule a wye connection installation.

28. No pool drains, roof gutters, surface drainage, or groundwater sump pumps are allowed to connect to the sanitary sewer.

29. The lateral from the building to the SSSMH shall meet the requirements of the County's Building Department.

30. All pertinent District details will need to be included in future plan sets.

31. On-site utility plans will also need to be reviewed by District staff prior to issuance of the Class 2 Sewer Permit. On-site plumbing must include all appropriate sand/oil separators, grease interceptors and bermed wash down area drains upstream of the Sampling Manhole as required by plumbing code and the District's Code of General Regulations. Flow discharging from the sand/grease interceptors will be charged a higher rate due to the higher concentrations of materials that need to be treated. Because of this, it is recommended the Owner install a flow meter to monitor the interceptor discharge rates or a separate water meter for the wash-down area discharging into the interceptors.

32. Specifications for the proposed interceptors will need to be submitted to the District for review.

33. Additional connection fees may be required at the time of application if the proposed wastewater flow is higher than the parcel's entitlement.

34. The District reserves the right to provide additional comments in response to subsequent submittals.

<u>Menlo Park Fire Protection District</u>

35. Water Supply: Direct access to fire sprinkler riser shall be required

    a. Applicant to provide fire flow information through a separate engineered plan showing how this is to be achieved. This document shall be submitted to Menlo Park Fire Protection District for review and approval prior to issuance of grading and building permits. CFC 2016, Sec. 507.5.1 Appendix B Section 105.2 and Table 105.1

    b. Fire flow for this project shall be 3,000 gpm for a duration of 3 hours. This can be reduced a maximum of 50 percent by the Fire Marshal upon request.

    c. The applicant shall install a new fire underground water service, fire sprinklers and a fire alarm monitoring system to the building CFC 903.2.

    d. The new fire sprinkler system shall be a design density of a minimum of 18/3000 square feet.

    e. The applicant shall apply for the following fire code permits, generator, above ground fuel storage and solar equipment if any.

f. Fire hydrants and fire appliances (fire department connections and post indicator valves) shall be clearly accessible and free from obstruction.

36. Means of egress components to include exit pathway throughout use, exit stairwells, exit enclosure providing access to exit doors, door hardware, exit signs, exit illumination and emergency lighting shall comply to CFC/CBC Chapter Ten.

37. Man door providing direct access to the Sprinkler Riser Assembly (for each building) shall require signage on the door accessing riser stating- “Riser Room” or agreed upon language.

38. The applicant shall provide address numbers at least 8-inch-tall with 1/2-inch stroke on a contrasting background that is visible from the public street for all occupancies. CFC 505.

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

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

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

PLN2019-00276 (Menlo Park Fire Station No. 4, Use Permit)

0.04 0 0.02 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 1,128

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

DRAWING INDEX

SITE LEGEND

CONCRETE DRIVEWAY

PEDESTRIAN PATHWAY OR CONC. MOW STRIP

LANDSCAPED AREA

PROPERTY LINE

0' 10' 20' 40' 80'

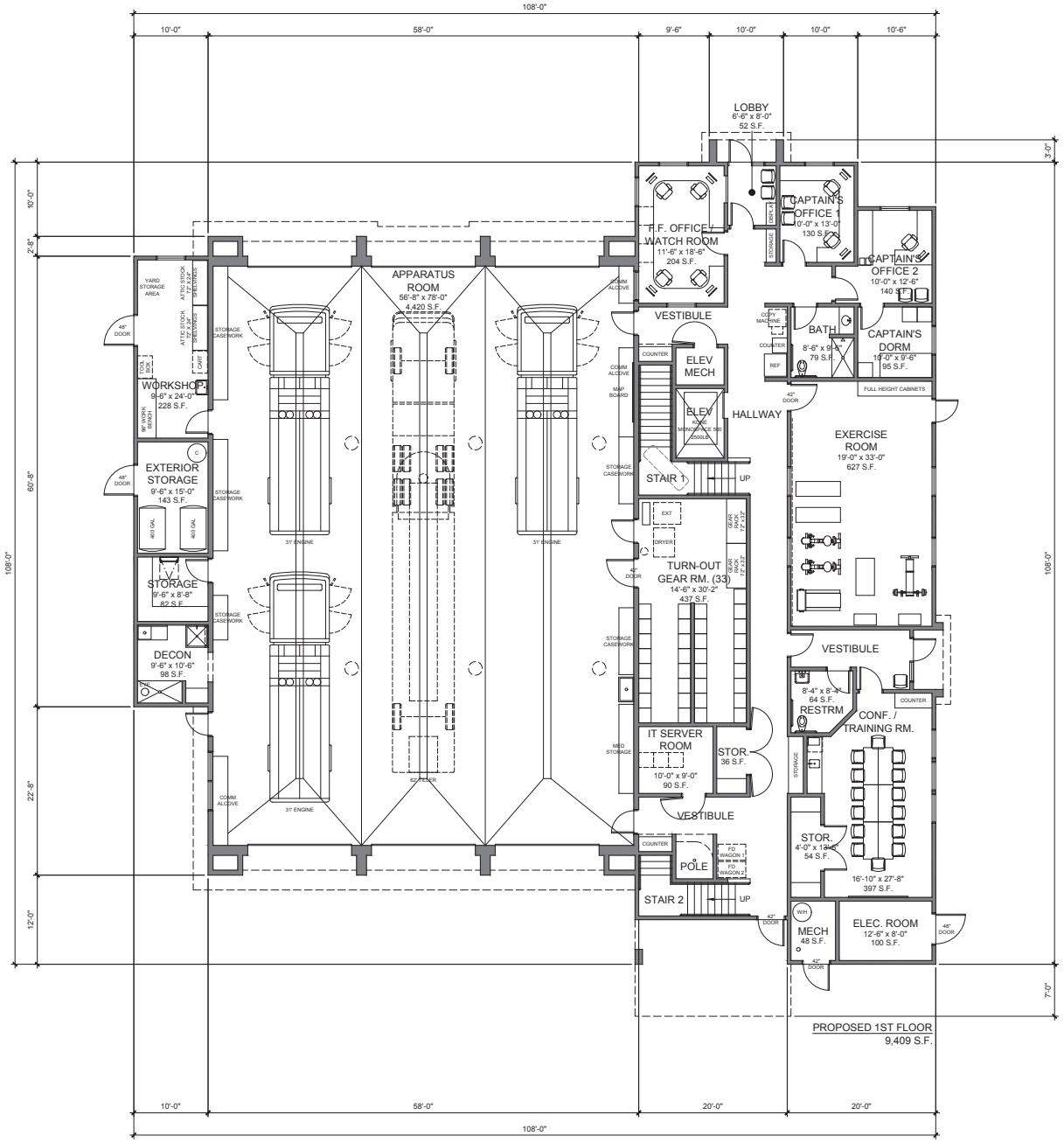
TRUE NORTH PLAN NORTH

SITE AREA: ±0.653 AC
TOTAL BUILDING AREA: 13,200 S.F. (9,409 S.F. 1ST FLOOR + 3,791 S.F. 2ND FLOOR)

PROPOSED SITE PLAN | 1" = 20'-0" | 3

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



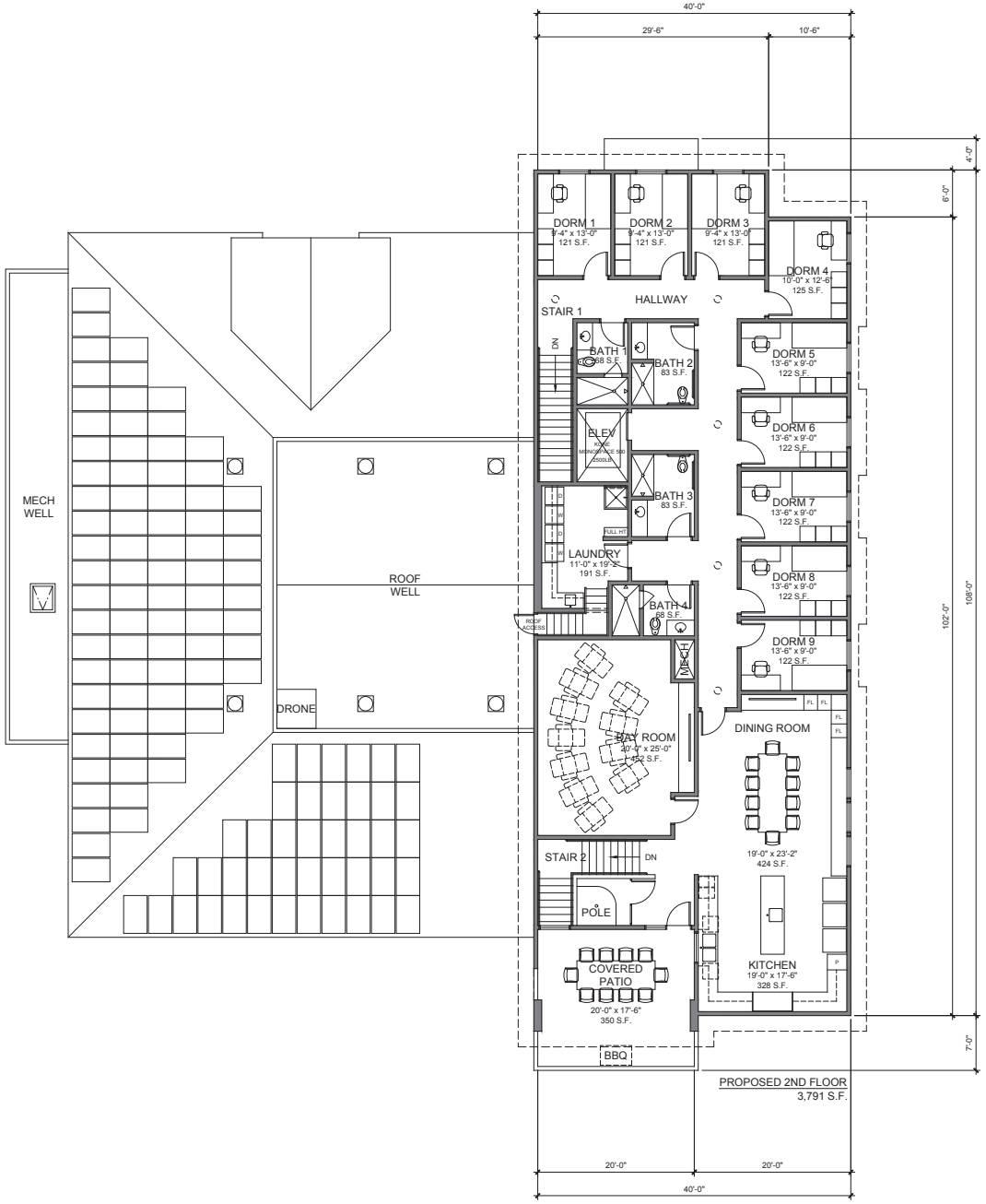
PROPOSED 1ST FLOOR
9,409 S.F.

0' 4' 8' 16' 32'

TRUE NORTH PLAN NORTH

TOTAL BUILDING AREA: 13,200 S.F. (9,409 S.F. 1ST FLOOR + 3,791 S.F. 2ND FLOOR)

PROPOSED 1ST FLOOR PLAN | 1/8" = 1'-0" | 3



0' 4' 8' 16' 32'

TRUE NORTH PLAN NORTH

TOTAL BUILDING AREA: 13,200 S.F. (9,409 S.F. 1ST FLOOR + 3,791 S.F. 2ND FLOOR)

PROPOSED 2ND FLOOR PLAN | 1/8" = 1'-0" | 3

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

PROPOSED NORTH ELEVATION

PROPOSED EAST ELEVATION

PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

0' 4' 8' 16' 32'

PROPOSED EXTERIOR ELEVATIONS | 1/8" = 1'-0" | 3

NORTHEAST PERSPECTIVE VIEW

SOUTHEAST PERSPECTIVE VIEW

SOUTHWEST PERSPECTIVE VIEW

NORTHWEST PERSPECTIVE VIEW

VIEW FROM ALAMEDA DE LAS PULGAS

VIEW FROM VALPARAISO AVENUE

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

PLANT LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	NOTES
TREES					
	ACER PLATANOIDES 'CRIMSON SENTRY'	CRIMSON SENRTY MAPLE	M	24" BOX	20' x 15'
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	WHITE CRAPE MYRTLE	L	24" BOX STD.	20' x 15'
	(E) 'SIGNIFICANT' TREES TO BE RETAINED. REFER TO ARBORIST REPORT, DATED JANUARY 18TH, 2019, FOR MORE INFORMATIO				
SHRUBS & GRASSES					
	ANIGOZANTHOS 'TEQUILA SUNRISE'	TEQUILA SUNRISE KANGAROO PAW	L	5 GAL	4' x 3'
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRAMA GRASS	L	1 GAL.	1.5' x 2'
	DIETES IRIDIOIDES	FORTNIGHT LILY	L	5 GAL.	3' x 3'
	HESPERALOE PARVIFLORA	RED YUCCA	L	5 GAL	3.5'x3.5'
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	DWARF ENGLISH LAVENDER	L	1 GAL.	18" x 18"
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	L	1 GAL.	2'x2'
	PHORMIUM 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	L	5 GAL.	4'x4'
	SALVIA LEUCANTHA 'SANTA BARBARA	COMPACT MEXICAN BUSH SAGE	L	5 GAL.	3' x 4'
BIOFILTRATION AREAS					
	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GREY RUSH	L	1 GAL.	2' x 2' 24" O.C.
	MUHLENBERGIA RIGENS	DEER GRASS	L	1 GAL.	4' x 4' 48" O.C.
MULCH					
	WALK-ON ORGANIC CHIP MULCH				
OTHER					
	3" MIN. LAYER OF 1"-3" COBBLE				

PLANTING NOTES:

1. EXISTING TREES 12-16 SHOWN ARE TO BE RETAINED. REFER TO ARBOR RESOURCES ARBORIST REPORT, DATED JANUARY 18TH, 2019, FOR MORE INFORMATION.
2. EXISTING TREES 1, 5, & 8-11 ARE TO BE REMOVED AND REPLACED AS 'SIGNIFICANT' TREES REQUIRING 1 TO 1 REPLACEMENT WITH 24" BOX SPECIMEN. REFER TO ARBOR RESOURCES ARBORIST REPORT, DATED JANUARY 18TH, 2019, FOR MORE INFORMATION.
3. EXISTING TREES 2-4, 6, & 7 ARE TO BE REMOVED WITHOUT REPLACEMENT, BECAUSE THEY ARE NOT CONSIDERED 'SIGNIFICANT'. REFER TO ARBOR RESOURCES ARBORIST REPORT, DATED JANUARY 18TH, 2019, FOR MORE INFORMATION.
4. ALL NON-TURF PLANTING AREAS (EXCEPT BIOSWALE AREAS) SHALL BE TOP DRESSED WITH A 3" LAYER OF CHIPPED BARK MULCH. PARTICLE SIZE SHALL BE A MINIMUM OF TWO (2) INCHES.BIOSWALE AREAS TO RECEIVE A 3" MIN. LAYER OF 1"-3" COBBLE IN LIEU OF BARK MULCH.

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA PROVIDED:	4,572 SF
TOTAL REHABILITATED LANDSCAPE AREA:	4,276 SF
TOTAL NEW LANDSCAPE AREA:	296 SF
TOTAL TURF:	0 SF

TREES

ACER PLATANOIDES 'CRIMSON SENTRY'
CRIMSON SENTRY MAPLE

LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'
WHITE CRAPE MYRTLE

SHRUBS & GRASSES

ANIGOZANTHOS 'TEQUILA SUNRISE'
TEQUILA SUNRISE KANGAROO PAW

BOUTELOUA'BLONDE AMBITION'
BLONDE AMBITION GRAMA GRASS

DIETES IRIDIOIDES
FORTNIGHT LILY

HESPERALOE PARVIFLORA
RED YUCCA

LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'
DWARF ENGLISH LAVENDER

LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH

PHORMIUM 'YELLOW WAVE'
YELLOW WAVE NEW ZEALAND FLAX

SALVIA LEUCANTHA 'SANTA BARBARA'
SLIM BOTTLEBRUSH

BIOFILTRATION AREA

JUNUCUS PATENS 'ELK BLUE'
CALIFORNIA GREY RUSH

LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH

MUHLENBERGIA RIGENS
DEER GRASS

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

ARBOR RESOURCES
professional consulting arborists and tree care

ARBORIST REPORT

MENLO PARK FIRE STATION NO. 4

3322 ALAMDEDA DE LAS PULGAS
2110 VALPARAISO AVENUE
MENLO PARK, CALIFORNIA

Submitted to:

Menlo Park Fire Protection District
170 Middlefield Road
Menlo Park, CA 94025

Prepared by:

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B

January 18, 2019

p.o. box 25295, san mateo, california 94402 ▪ email: arborresources@comcast.net
office: 650.654.3351 ▪ cell: 650.274.3656 ▪ licensed contractor #796763

TABLE OF CONTENTS

EXHIBITS

1.0 INTRODUCTION

The Menlo Park Fire Protection District has retained me to prepare this *Arborist Report* in connection redeveloping Fire Station No. 4, located at 3322 Alameda de las Pulgas and 2110 Valparaiso Avenue (the properties are within unincorporated Menlo Park). Specific tasks assigned to execute are as follows:

- Visit the site on 1/7/19 to identify 16 trees located either within property boundaries, along the immediate street frontages, or on neighboring properties should their canopies overhang the site and are defined as either "significant"[1] or "heritage"[2] pursuant to the San Mateo County Municipal Code.
- Determine each tree's trunk diameter at 54 inches vertically above ground or immediately beneath the bottom branch, whichever is lower. Diameters are rounded to the nearest tenth-of-an-inch.
- Estimate each tree's height and average canopy spread (most all being rounded to the nearest fifth).
- Ascertain each tree's health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Rate each tree's suitability for preservation (e.g. high, moderate or low).
- Document information regarding health, structure and/or hardscape issues.
- Obtain photographs; see Exhibit C.
- Assign numbers to each tree, and show on a copy of the *Boundary & Topographic Survey* prepared by Morrow Surveying (and not dated); see Exhibit B.
- Affix round metal tags with engraved, corresponding numbers onto each tree.
- Identify which trees are defined and regulated as significant or heritage pursuant to the San Mateo County Municipal Code. Also identify which are street trees.
- Present the proposed tree disposition based on information provided by the applicant.
- Develop design guidelines and protection measures to help mitigate or avoid impacts to retained trees.
- Prepare a written report that presents the aforementioned information, and submit via email as a PDF document.

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[1] Section 12,012 of the San Mateo County Municipal Code defines a "significant tree" as having a single stem or trunk with a diameter of ≥12 inches at the point of measurement.

[2] Code Section 11,050(g) presents a list of various species with differing trunk diameters for defining a "heritage tree."

2.0 TREE COUNT AND COMPOSITION

Sixteen (16) trees of six various species were inventoried for this report. They are sequentially numbered as 1 thru 16, and the table below identifies their common names, assigned numbers, counts and overall percentages.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
Coast redwood	1, 5 and 8-16	11	69%
Orange	2	1	6%
Fig	3	1	6%
Apricot	4	1	6%
Valley oak	6	1	6%
Apple	7	1	6%
	Total	**16**	**100%**

As illustrated above, the project area is populated predominantly by coast redwoods (69%, or 11 of 16 total trees). All other inventoried trees are small, four being fruit trees (#2-4 and 7) and one a newly planted valley oak (#6).

Specific information regarding each tree is presented within the table in Exhibit A. The trees' numbers and approximate locations can be viewed on the site map in Exhibit B, and photographs are presented in Exhibit C.

Eleven (11) trees are defined by Section 12,012 of the San Mateo County Municipal Code as significant trees; they include #1, 5 and 8-16, and comprise all the inventoried redwoods, which have trunk diameters ranging between 14.3 and 35.4 inches (the threshold for a significant tree being 12.1 inches).

None of the inventoried trees are defined by County Code as heritage trees.

Five (5) trees are defined as street trees due to originating within the public right-of-way along Valparaiso Avenue; they include #1, 6-8 and 10.

Seven (7) trees originate from within the property boundary; they include #2-5, 9, 11 and 14. Of these, #14 is currently situated along the opposing side of the fence, but its location on the site survey represents its trunk being predominantly on the subject site (and its trunk or base spans over the boundary).

Four (4) trees are located offsite, all being redwoods originating from the neighboring northwestern properties; they include #12, 13, 15 and 16.

Tree #6 is not shown on the site survey, and its location, as represented on the site map in Exhibit B, was added by me and is only roughly approximate.

3.0 SUITABILITY FOR TREE PRESERVATION

Each tree has been assigned either a "high," "moderate" or "low" suitability for preservation rating as a means to cumulatively measure its health (e.g. live crown ratio, vigor, shoot growth, foliage density and color, etc.); structural integrity (e.g. limb and trunk strength, taper, defects, root crown, etc.); anticipated life span; remaining life expectancy; location; size; particular species; tolerance to construction impacts; growing space; and safety to property and persons within striking distance. Descriptions of these ratings are presented below; the high category consists of no trees, the moderate category 11, and the low category none.

High: Applies to none.

These trees appear relatively healthy and structurally stable; have no apparent, significant health issues or structural defects; present a good potential for contributing long-term to the site; and seemingly require only periodic or regular care and monitoring to maintain their longevity and structural integrity.

Moderate: Applies to #5-14 and 16.

These trees contribute to the site, but at levels less than those assigned a high suitability; might have health and/or structural issues which may or may not be reasonably addressed and properly mitigated; and frequent care is typically required for their remaining lifespan. They may be worth retaining if provided proper care, but not seemingly at significant expense or major design revisions.

Low: Applies to #1-4 and 15.

These trees have significant health and/or structural issues expected to worsen regardless of tree care measures employed (i.e. beyond likely recovery). As a general guideline, they are not suitable for incorporating into the future landscape, and any which are retained require highly frequent monitoring and care throughout their remaining lifespans. For larger trees, monitoring and care are also necessary to minimize risk for any persons or property within striking distance.

4.0 PROPOSED TREE DISPOSITION

The applicant's proposed tree disposition is as follows:

- Remove (11 in total): #1 thru 11.
- Retain (5 in total): #12 thru 16.

A general description of the proposed removals is as follows:

- They include all onsite and street trees.
- Those defined as significant trees include #1, 5 and 8-11, all of which are redwoods.
- #1-3 and 9-11 are found in overall poor condition.
- #4-8 are found in overall fair condition.
- #1-4 are assigned a low suitability for preservation, and #5-11 a moderate suitability.

For retained trees, the following minimum setbacks[3] are recommended to maintain sufficient rooting capacity and achieve protection from any ground disturbance:[4]

- #12: Up to the adjacent wood retaining wall where within 10 feet from the trunk, and 10 feet in all other directions.
- #13 and 14: Up to the adjacent wood retaining wall where within 15 feet from the trunk, and 15 feet in all other directions.
- #15: 10 feet in all directions.
- #16: 20 feet in all directions.

[3] Setbacks listed for each tree are intended to represent linear distances from their trunks (closest edges).
[4] To include trenching, compaction, grading (mass and finish), overexcavation, subexcavation, soil scraping and tilling.

5.0 TREE PROTECTION MEASURES

Recommendations presented within this section serve as measures to help mitigate or avoid impacts to trees being retained, as well as promote a minimal reasonable assurance of their survival. They should be incorporated into project plans, and carefully followed throughout the demolition, grading, utility installation, building construction and landscape installation process. All recommendations are subject to revision upon reviewing future project plans, and I (hereinafter "project arborist") should be consulted in the event any cannot be feasibly implemented.

5.1 Design Guidelines

1. Assign a Tree Protection Zone (TPZ) pursuant to setbacks identified in Section 4.0 of this report, each TPZ being recognized as an area restricted from the following activities to help maintain vigor, longevity and anchoring capacity: trenching, soil scraping, compaction, mass and finish-grading (cut and fill), overexcavation, subexcavation, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, removal of underground utilities and vaults, altering existing water/drainage flows, stockpiling and dumping of materials, and equipment and vehicle operation. In the event an impact encroaches slightly within a TPZ, it can be reviewed on a case-by-case basis by the project arborist to determine whether measures can sufficiently mitigate impacts to less-than-significant levels.

2. On applicable project plans, add the following note (or similar): "All activities shall adhere to recommendations provided within the *Arborist Report*, dated 1/18/19, prepared for this project."

3. The soils and structural engineering specifications should avoid TPZs for any prescribed overexcavation, subexcavation, compaction and/or fill. Additionally, where applicable near trees, shoring shall be required for any underground feature or utility trench to avoid excavation into a TPZ.

4. Locate all approved features so that overexcavation to form and pour concrete (or similar) is not necessary within a TPZ.

5. On the demolition plan, specify to abandon all existing, unused lines or pipes within a TPZ, and any above-ground item shall be cut off at existing soil grade (rather than being dug up and causing subsequent root damage).

6. Route all underground utilities and services beyond TPZs. Where this is not feasible, the section of line(s) within a TPZ may require being either directionally-bored by at least 4 feet below existing grade, tunneled using a pneumatic airspade, or installed by other means (e.g. pipe-bursting) to avoid an open trench. The ground above any tunnel must remain undisturbed, and access pits and any above-ground infrastructure (e.g. splice boxes, meters and vaults) established beyond TPZs.

7. Design bioswales, swales, storm drains, inlets and other drainage features well-beyond TPZs.

8. On the final site plan, represent the future staging area and route(s) of access as being beyond unpaved areas beneath or near canopies.

9. Avoid specifying herbicide use within a TPZ; where used on site, they should be labeled for safe use near trees. Also, avoid prescribing liming within 50 feet of a tree.

10. Erosion control should consider that any straw wattle or fiber rolls requires no more than a 2-inch deep, vertical soil cut for their embedment, and are established as close to canopy edges as possible (and not against a tree's trunk).

11. Should a walkway be required within a specified TPZ, it shall be constructed entirely above existing soil grade and surface roots (i.e. a no-dig design), including for base material, edging and forms. Also, direct compaction of soil shall be avoided (levels comparable to foot-tamping are acceptable), and soil fill used to bevel the top of walk to existing grade should not exceed 18 to 24 inches from the walk's edge, not compacted, and placed no closer than 24 to 36 inches from a redwood's base. Tensar® BX Geogrid *(www.tensarcorp.com)* is a material that can be utilized to help achieve these limited excavation and compaction requirements.

12. The future landscape design should adhere to the following guidelines:
    - Establish irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring and controllers) to avoid trenching within a TPZ. In the event this is not feasible, route in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it). In certain instances, an AirSpade® may be needed to avoid root damage, and any Netafim tubing should be placed on grade and header lines installed as mentioned above.
    - For retained redwoods, the future irrigation design should incorporate Netafim hoses or bubbler emitters for an ongoing supply of potable irrigation to soil beneath the trees' canopies.
    - Design any new site fencing or fence posts to be at least 2 to 5 feet from a tree's trunk (depends on trunk size and growth pattern of buttress roots).
    - Avoid tilling, ripping and compaction within TPZs.
    - Establish any bender board or other edging material within TPZs to be on top of existing soil grade (such as by using vertical stakes).
    - Utilize a 3- to 4-inch layer of coarse wood chips or other high-quality mulch for new ground cover beneath canopies (gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover should be avoided).

5.2 Before Demolition and Construction

13. Several weeks prior to mobilizing equipment to the site, conduct a site meeting between the general contractor and project arborist for the purpose of reviewing TPZs, fencing type and locations, limits of grading, trench routes, staging, routes of access, supplemental watering, mulching and other items and protection measures presented in this report.

14. Apply supplemental potable water to the trees' root zones during all dry months of the year, beginning or before spring of 2019, and continuing every week or two (depending on weather conditions) throughout the construction period. The goal is to achieve moist ground 18 to 24 inches deep following each application, while avoiding overwatering to the extent the ground becomes oversaturated and muddy. For this site, manually soak the section of ground within each TPZ using a garden hose until the ground becomes adequately moist (a sprinkler head could also be used). Avoid spraying or applying water onto the trunks. Should dewatering be applicable, a more intensive supplemental watering program will be necessary.

15. Manually spread a 4- to 5-inch layer of coarse wood chips (e.g. ¼- to ¾-inch in size) across unpaved ground within each TPZ. Avoid piling against the trunks' bases, and any existing leaf litter should remain in place and chips spread on top. Also, the type and source of these wood chips should be first approved by the project arborist prior to site delivery.

16. Install tree fencing along the designated TPZs. It shall consist of 4-foot tall, orange-plastic fencing mounted on steel stakes, and maintained and kept upright throughout the entire demolition and construction process.

17. Limits of grading and trenching within 10 feet from a TPZ should be staked and reviewed with the project arborist before executing ground work.

18. County requirements specify that prior to issuing a Building Permit, the Planning and Building Department shall complete a pre-construction site inspection to verify all require tree protection has been installed.

5.3 During Demolition and Construction

19. The removal of shrubs, plants, groundcover, pipe, concrete and other material within a TPZ shall be manually performed without the travel and operation of heavy equipment (including small tractors). Additionally, the removal of any stumps within 10 feet from a TPZ shall only be performed using a stump grinder (versus excavating into the ground and inadvertently damaging roots of retained trees).

20. Take great care during demolition of existing features within TPZs to avoid excavating into the ground and disturbing roots; heavy equipment used for this purpose shall not travel or operate within TPZs.

21. Spoils generated during excavation and trenching near trees shall not be placed on unpaved ground within a TPZ.

22. Prior to mechanically excavating or grading near a TPZ, manually dig a 1-foot wide trench along the specified cut line down to required subgrade, including any approved overexcavation. All roots encountered with diameters ≥2 inches shall be

manually severed at 90° to the angle of root growth against the cut line (using loppers or a sharp hand saw), and the cut ends immediately buried by soil or covered by burlap that remains continually moist until the cut is backfilled.

23. Tree trunks shall not be used as winch supports for moving or lifting heavy loads.

24. Digging holes for any new fence within a TPZ shall be manually performed, and in the event a root of ≥2 inches in diameter is encountered during the process, the hole shifted over by 12 inches and the process repeated.

25. Any necessary pruning shall be performed under direction of the project arborist, conducted in accordance with the most recent ANSI A300 standards, and performed by a California licensed tree-service contractor (D-49) with an ISA certified arborist in a supervisory role.

26. Great care must be taken by equipment operators to position their equipment to avoid the trunks and branches of trees, including the scorching of foliage (including along the road). Where a conflict exists, I can be consulted to provide a feasible solution, and should be contacted well in advance of a conflict arising.

27. Dust accumulating on trunks and canopies during dry weather periods may need to be periodically washed away (e.g. every three to four months).

28. Avoid disposing harmful products (such as cement, paint, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. Herbicides should not be used with a TPZ; where used on site, they should be labeled for safe use near trees. Liming shall not occur within 50 feet from a trunk.

6.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein covers only the inventoried trees, and reflects their size, condition, and areas viewed from the ground and project site on 1/7/19.
- Observations were performed visually without probing, coring, dissecting or excavating.
- The documented condition of deciduous trees are subject to change once they can be observed following complete regrowth of new leaves.
- The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed, that the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- The information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- Numbers shown on the site map in Exhibit B are solely intended to represent a tree's approximate location, and those added by me do not represent surveyed points.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By: _____ Date: January 18, 2019

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B
CA Licensed Tree Service Contractor #796763 (C61/D49)

EXHIBIT A:

TREE INVENTORY TABLE

(three sheets)

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION			Suitability for Preservation (High/Moderate/Low)	Significant Tree	Heritage Tree
		Trunk Diameter (in.)	Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
1	Coast redwood (*Sequoia sempervirens*)	24.1	30	35	60%	30%	Poor	Low	X	

Comments: Beneath high-voltage wires and repeatedly reduced for clearance. Trunk's base abuts utility pole along one side, and is 8" from a high-voltage underground vault along other. Leans slightly west. Canopy grows to 6' above driveway. Guys wires are routed through canopy.

2	Orange (*Citrus sinensis*)	4.3	10	10	40%	40%	Poor	Low		

Comments: Multiple leaders originate at 18" high. Sparse and thin canopy.

3	Fig (*Ficus carica*)	6.2	10	8	40%	30%	Poor	Low		

Comments: Significantly pruned/shaped over lifespan. Dormant. Multiple leaders originate at 3' high.

4	Apricot (*Prunus armeniaca*)	4.4	15	15	60%	50%	Fair	Low		

Comments: Multiple leaders originate at 3' high. Dormant. Significantly pruned/shaped over numerous years.

5	Coast redwood (*Sequoia sempervirens*)	29.8	70	45	60%	70%	Fair	Moderate	X	

Comments: Base abuts and bows fence along north side. Thin canopy. Grows adjacent to #13 and 14.

6	Valley oak (*Quercus lobata*)	1.6	8	5	70%	50%	Fair	Moderate		

Comments: Staked and recently installed. Approximate location added to map. Small and young tree. Buried root collar. Multiple leaders originate at 4' high. Asymmetrical canopy.

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION			Suitability for Preservation (High/Moderate/Low)	Significant Tree	Heritage Tree
		Trunk Diameter (in.)	Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
7	Apple (*Malus domestica*)	8.6	20	25	60%	40%	Fair	Moderate		
	Comments: Nearly dormant. Multiple leaders originate at 4.5' high. Has old decaying wounds along trunk.									
8	Coast redwood (*Sequoia sempervirens*)	32.2	60	30	50%	70%	Fair	Moderate	X	
	Comments: Past failure of a prior leader results in its asymmetrical top and concave trunk (depression) where break is estimated to have occurred. Deadwood and dieback throughout. Elevated canopy.									
9	Coast redwood (*Sequoia sempervirens*)	20.3	65	20	30%	50%	Poor	Moderate	X	
	Comments: Immediately adjacent to #10 and 11. Crowded-growing conditions. Canopy is thin and elevated. Root crown and surrounding planter are covered by landscape fabric.									
10	Coast redwood (*Sequoia sempervirens*)	28.3	65	20	40%	50%	Poor	Moderate	X	
	Comments: Immediately adjacent to #9 and 11. Crowded-growing conditions. Canopy is thin and elevated. Root crown and surrounding planter are covered by landscape fabric.									
11	Coast redwood (*Sequoia sempervirens*)	18.7	55	15	30%	50%	Poor	Moderate	X	
	Comments: Immediately adjacent to #9 and 10. Crowded-growing conditions. Canopy is thin and elevated. Root crown and surrounding planter are covered by landscape fabric. Codominant leaders originate 15' below top.									
12	Coast redwood (*Sequoia sempervirens*)	14.9	45	25	50%	70%	Fair	Moderate	X	
	Comments: Located offsite. Thin top with dieback. Low canopy nears 3' from ground. Trunk's base adjacent to an 18" tall, wood retaining wall.									

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION			Suitability for Preservation (High/Moderate/Low)	Significant Tree	Heritage Tree
		Trunk Diameter (in.)	Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
13	Coast redwood (*Sequoia sempervirens*)	28.3	60	35	30%	60%	Poor	Moderate	X	

Comments: Located offsite. Trunk's base abuts property line, and is within several feet of a nearly 2' tall, wood retaining wall. Also, base is adjacent to concrete pad for pole. Thin, sparse and browning canopy with dieback. Grows adjacent to #5 and 14.

14	Coast redwood (*Sequoia sempervirens*)	25.0	65	30	30%	40%	Poor	Moderate	X	

Comments: Plan reveals trunk being located on subject site, its base spanning the property line. Thin, sparse and browning canopy with dieback. Crowded-growing conditions between #5 and 13. Base is adjacent to concrete pad surrounding pole.

15	Coast redwood (*Sequoia sempervirens*)	14.3	40	25	40%	30%	Poor	Low	X	

Comments: Located offsite. Large canker along trunk's lower west side, containing decayed wood in excess of 16" tall by 14" wide. Pronounced root crown has developed along opposite side (property line).

16	Coast redwood (*Sequoia sempervirens*)	35.4	85	35	60%	40%	Fair	Moderate	X	

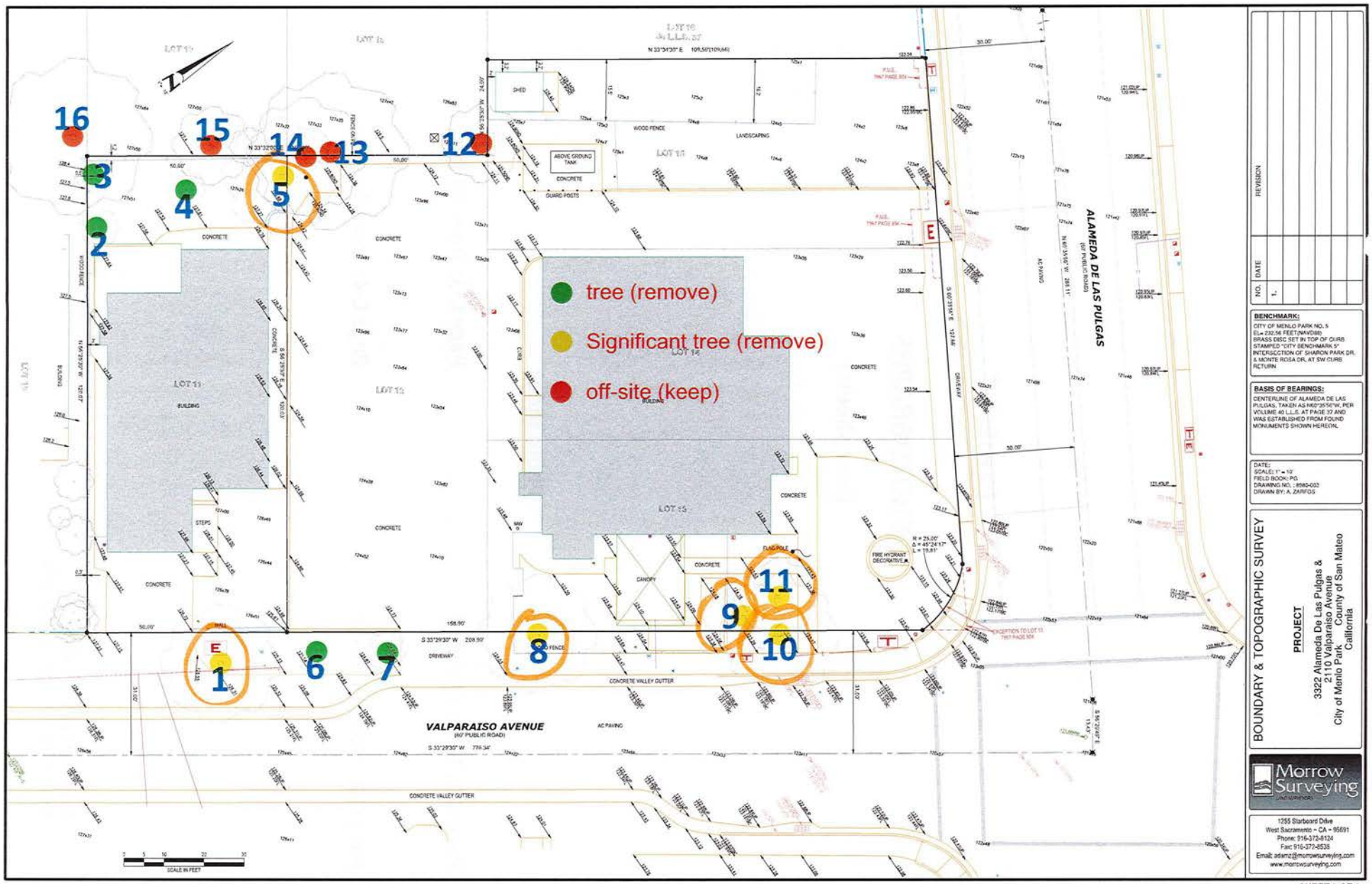
Comments: Located offsite. Extensive pruning has adversely overthinned canopy. Some dieback observed. Foliage along much of the branches consists of watersprout (weakly attached, rapidly-growing shoots). Root crown is highly developed/pronounced towards the north.

EXHIBIT B:

SITE MAP

(one sheet)

Per Arborist Report no Heritage Trees on site



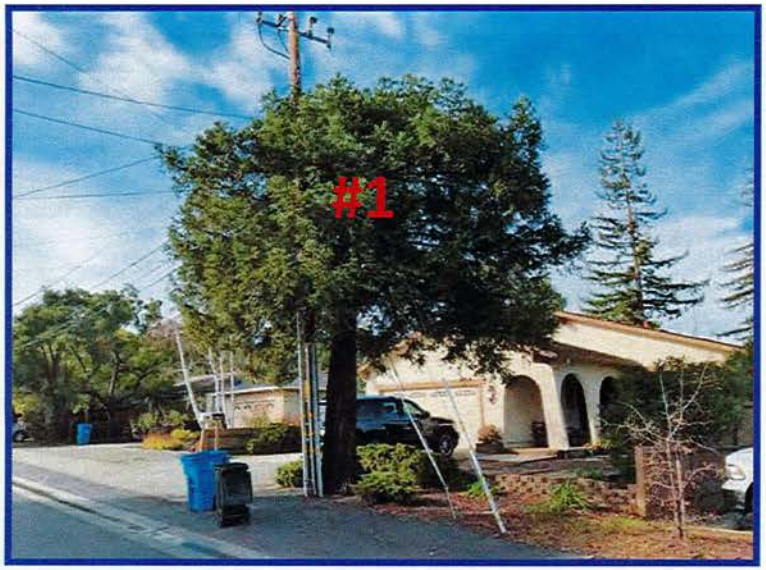
SHEET 2 OF 2

EXHIBIT C:

PHOTOGRAPHS

(four sheets)

Photo Index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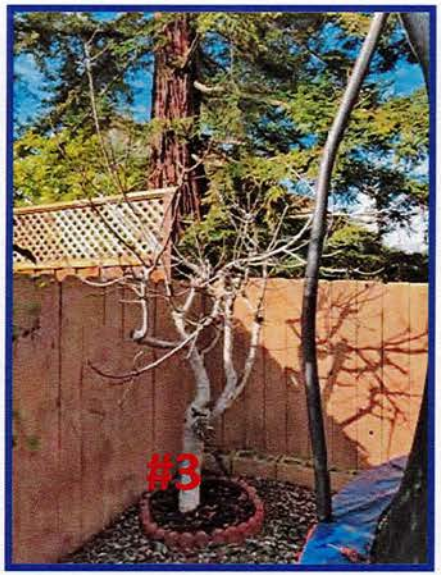
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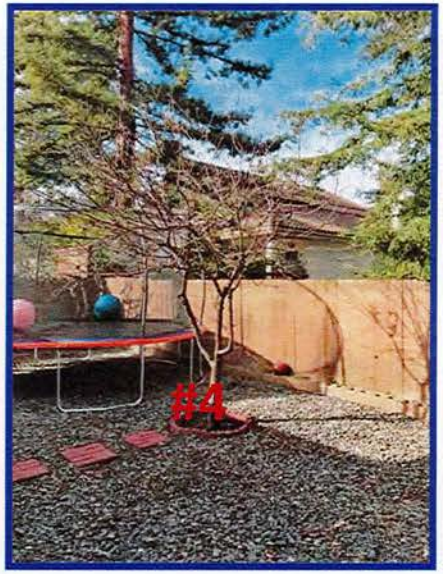
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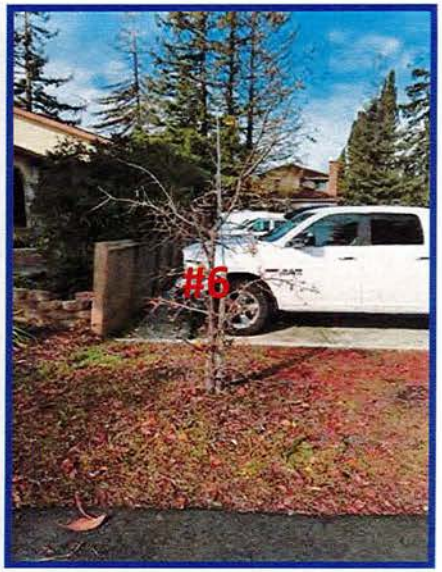
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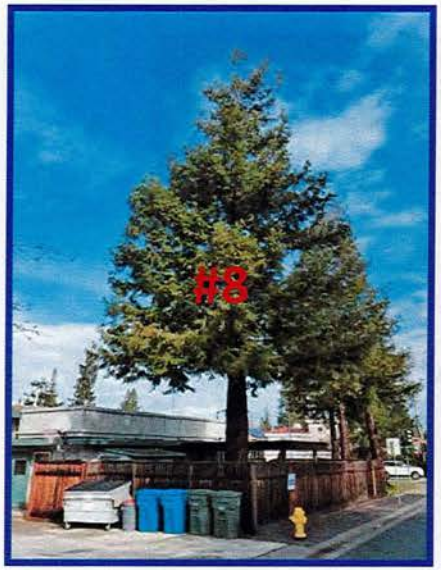
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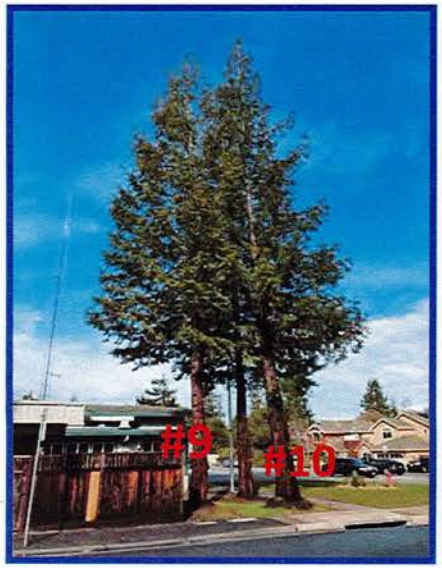
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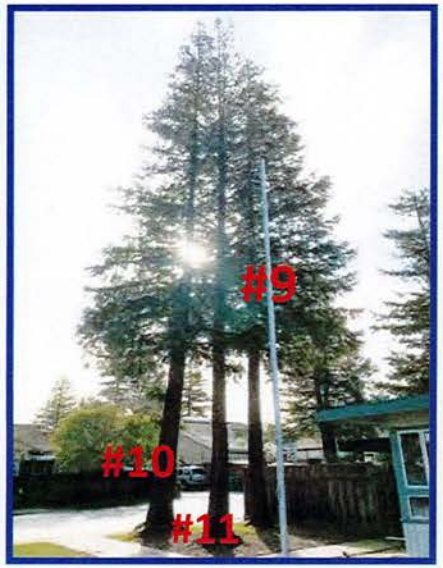
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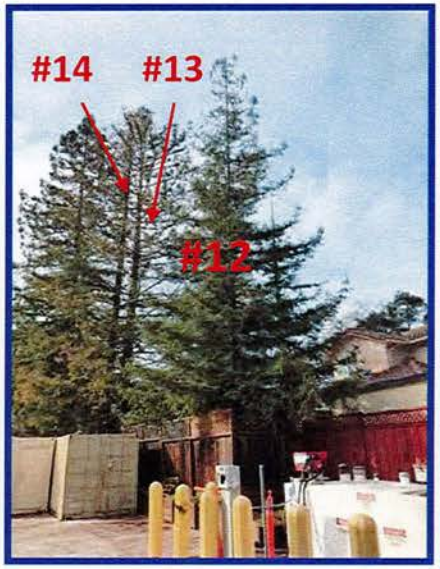
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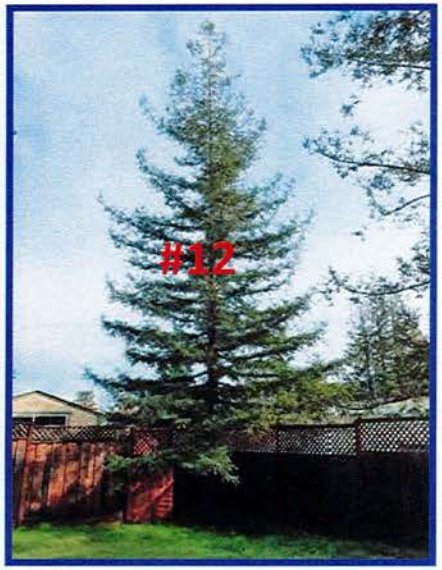
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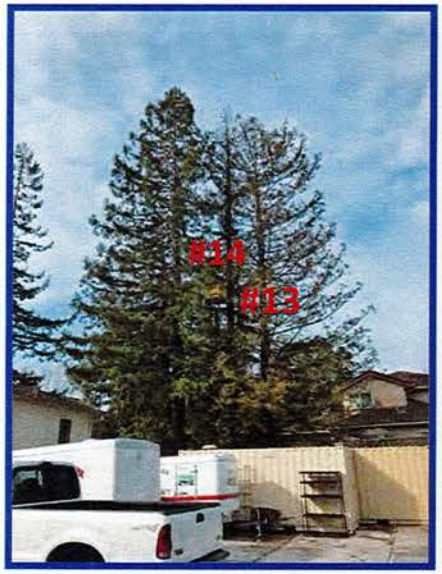
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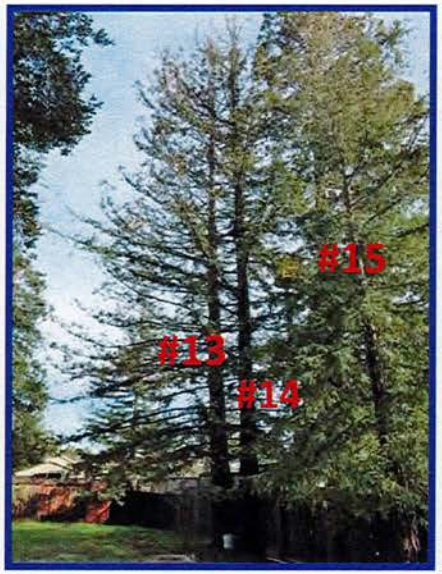
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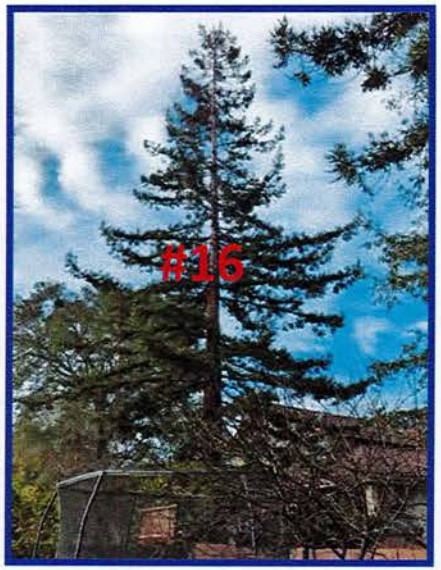
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

December 12, 2019

Mr. Jon Hitchcock
170 Middlefield Rd.
Menlo Park, CA 94025

Dear Mr. Hitchcock:

SUBJECT: Summary of County Comments and Comments/Questions Received at a Major Development Pre-Application Public Workshop on May 15, 2019.
County File Number: PRE 2019-00013

Thank you for your participation in the public workshop held on May 15, 2019 at the Menlo Park Station No. 4 at 3322 Alameda de las Pulgas in West Menlo Park, regarding the Merger and Use Permit of two parcels (APNs 074-036-240, 074-036-220) located at 3322 Alameda de las Pulgas and 2110 Valparaiso Avenue in the community of West Menlo Park in unincorporated San Mateo County. The two subject parcels, both zoned R-1/S-72 (One-Family Residential S-72 Combining District), are proposed to be merged into one 28,433 sq. ft. parcel for the construction of a new 13,200 sq. ft. two-story fire station. The new station will replace the existing 4,020 sq. ft. station built in the 1940s. Five trees have been proposed for removal.

The information and comments exchanged are invaluable in fostering an understanding of the surrounding community's concerns and comments about the project. The purpose of this letter is to summarize the comments received at the workshop and include additional comments received from the County and other reviewing agencies and interested parties.

The meeting was hosted by the project applicants at the proposed site, 3322 Alameda de las Pulgas, in the engine bay and workshop area of the fire station. Aside from the department staff, the architect, and County staff, 11 members of the public were in attendance. No correspondence or comments were received prior to the public workshop.

PUBLIC'S KEY COMMENTS AND RESPONSES

There were four concerns expressed from the public at the workshop: (1) The intensity of activity due to the enlargement of the fire station, (2) the use of the existing single-family residence during demolition and construction, (3) the continuance of leasing-out space for wireless telecommunications equipment installed on-site, (4) the extent of tree removal and new vegetative screening from surrounding residences. The following is a detailed summary of the issues raised at the community meeting and comments from agencies. The Planning staff response is below each comment.

#1. *<u>Public Comment</u>: Will there be changes to the vehicle circulation in and out of the engine bay when out on a call? Will there be an increase of sirens or lights because of the enlargement of the fire station?*

Staff Response: The circulation of fire engines when leaving for a call will continue being the same with exiting onto Alameda de las Pulgas and then returning from Valparaiso Avenue from the north. The station's location at an intersection within a single-family residential area, limits the need to of using the sirens only when entering and exiting the intersection during heavy commuter traffic in the morning or evening. Emergency calls taken in during the night would generally be silent with just lights.

#2. *Public Comment: What will occur with the house next to the fire station during construction activity?*

Staff Response: The single family residence located south of the station site at 2110 Valparaiso Avenue will serve as temporary quarters for fire district staff during the demolition of the existing fire station and construction of the new building. The residential structure will be demolished once the new fire station is finished to build the rear parking lot and driveway on Valparaiso Ave.

#3. *Public Comment: In the past, MPFD Station 4 had leased space on its roof for cellular antennas and other wireless telecomm equipment. Will that practice be continued and expanded with the new fire station?*

Staff Response: Up until April of 2018, three cellular panels were mounted on the triangular guyed lattice radio mast used for radio communications equipment as part of a lease agreement with wireless carriers. The active use permit (PLN2005-000154) was closed in 2018 by applicants request. Previous leases with various wireless service providers have lapsed and will not continue on this station or any station within the Menlo Park Fire District. However, the fire station will continue to have emergency radio and satellite communication equipment located on the roof, screened from view, as part of the new station facilities.

#4. *Public Comment: To what extent will there be any tree removal on site? What trees will remain for screening for the surrounding houses?*

Staff Response: The five Coast redwood trees located along Valparaiso Avenue have been evaluated for health and viability. The four mature trees on the current fire station parcel are in good health, but have their critical root zone within the proposed building footprint of the new fire station; the one redwood tree at the adjacent residential property has a history of severe topping by PG&E to gain access to the adjacent utility pole and transformer. A revised planting plan will include trees in the vegetated areas fronting onto Valparaiso Avenue and Alameda de las Pulgas to provide shade and screening to the building in this residential setting. The trees located along the rear property line adjacent to the parking lot are entirely on the neighboring residential parcels and will not be removed, however any critical root zones within construction activity or disturbance will need to be evaluated by an arborist for protection measures prior to issuance of a building permit.

COMMENTS FROM OTHER REVIEWING AGENCIES

To date, Planning Staff has received preliminary comments from the following agencies:

Current Planning Section

Compliance of Project Plans with the R-1/S-72 (One-Family Residential), S-72 (West Menlo Park) Combining District Regulations:

The proposed lot merger (APNs 074-036-240, 074-036-220) and non-renewable use permit for the new 13,200 sq. ft. fire station is consistent with the Medium Density Residential land use designation and the allowed uses in the R-1/S-72 (One-Family Residential; S-72 Combining District) zoning district, upon approval by the Zoning Hearing Officer and subject to the following conditions of approval:

1. The proposed project to build a new fire station is an allowed use under the R-1 Zoning District, subject to securing a use permit.

2. Upon a preliminary review of the project against the S-72 combining district regulations, the project appears to comply with the building setbacks required (20-foot front, 20-foot 1st story/40-foot 2nd story, 10-foot street side, 5-foot interior side).

3. Upon a preliminary review of the project against the S-72 combining district regulations, the project appears to comply with site coverage area requirements of 50% for all structures over 18 inches in height.

4. Upon a preliminary review of the project against the S-72 combining district regulations, the project exceeds the maximum floor area (8,900 sq. ft. of floor area for a 28,463 sq. ft. parcel), but would be allowed subject to securing a use permit.

5. Upon a preliminary review of the project against the S-72 combining district regulations, the project exceeds the maximum height allowed of the three options available (28 ft. – 30 ft. max. high measured as the vertical distance from any point on the existing grade to a corresponding point immediately above at the top of the building) by five inches (30 ft. 5 in.), but would be allowed subject to securing a use permit.

6. The additional application requirements listed below, as well as the project's compliance with all applicable County Zoning Regulations and General Plan policies will contribute toward Planning Staff's subsequent recommendation to the Zoning Hearing Officer.

7. Should the applicant move forward with an application for the project as proposed, the required application would include a Merger, Use Permit and Tree Removal Permit.

8. The applicant shall submit a landscape documentation package compliant with the state's Model Water Efficient Landscape Ordinance.

9. An arborist report shall be required that addresses potential construction impacts to the significant or heritage trees on-site and those off-site whose driplines would be encroached on during construction or be incurred by development itself.

10. A tree removal permit will be required for all significant trees on site designated for removal (5 trees total).

11. Should the applicant move forward with an application for the project as proposed, the application and all supporting documents and materials would be subject to review and approval by several agencies, including but not limited to: County Building Inspection Section, County Department of Public Works, County Geotechnical Section, county Drainage Section, California Water Service, Fair Oaks Sewer District, and Menlo Park Fire Protection District. Agencies my request additional information if needed.

Building Department

12. A building permit is required for this project.

Department of Public Works Comments

13. Provide calculations for stormwater, per County of San Mateo requirements, for a 10-year storm event. 100% of run-off from impervious surfaces must be handled on site prior to discharge.

14. Coordinate final landscaping plans with civil plans so that plantings and irrigation have been considered in the sizing of the stormwater facilities. Use county standard details in the right of way. Remove all planting in right of way; ground vegetation may remain.

15. Site specific Erosion and Sediment Control measures shall be on a separate plan(s) from the permanent stormwater plan(s). (http://www.dot.ca.gov/hq/construc/stormwater/details.htm). Construction Entrance needs 3 in. – 6 in. sized crushed rock and min 12 in. thick x 50 ft. long x 15 ft. minimum width.

16. Complete and submit C3/C6 checklist. C.3 Checklist required for projects involving more than 1 acre of impervious surface, triggering C3 Water Pollution Prevention measures as a 2 year storm event evaluation (BAHM file http://www.bayareahydrologymodel.org/). The 2 year and 10 year storm events may be designed together or separately. Clarify intent in hydrology report and with plans and details. Provide the following in submittal:

a. Part A: Maintenance Agreement (8.5x11)
b. Part B: Legal Description (8.5x11)
c. Part C: Maintenance and Operations Plan (8.5x11 preferred 8.5x14 accepted) must be legible
d. Exhibits for Part C: (Site Specific Information) http://www.flowstobay.org/newdevelopment
e. Project Address, Property Owner's name, address, phone and email
f. Plan Title: (Permanent Stormwater Drainage Plan)
g. Vicinity Map, Location Map; North Arrow, scale, abbreviations, legends
h. Fully dimensioned property lines – key index to stormwater facilities
i. Proposed ground elevation, runoff flow directions
j. Proposed building pad, elevations, and downspouts
k. Location of proposed stormwater improvements, pipe size, catch basins, elevations of rim and invert, location and elevation of drain inlets if any.
l. Details of stormwater improvements and maintenance requirements
m. Routine maintenance logs for each item
n. Annual Maintenance checklists for each item
o. Equipment maintenance requirements as per vendor/manufacturer as applicable.

17. Prior to the issuance of the building permit, provide information the anticipated number of employees per shift, with confirmation of the number of parking spaces and the total are allocated to delivery vehicles, garbage trucks, and designated pick-up/drop-off areas.

18. No construction work propsoed within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours before commencing work in the right-of-way.

19. To maintain safe sight distance, verify the alignment of the driveway on El Camino Real. Currently, the alignment of the driveway is slightly skewed to oncoming traffic. Coordinate any proposed modifications with Caltrans.

20. Prior to the issuance of the building permit or planning permit, clear title to all lots must be secured and lot merger documentation submitted for the 20-ft. alley not accepted by the County.

Environmental Health

21. Project is eligible for HAZMAT/CUPA Program review and permitting, applicant will need to contact, (650) 372-6200 for any required permits during or after the planning and building permit stages.

Fair Oaks Sewer Maintenance District Comments

22. The Sewer District has two sanitary sewer mains on the proposed project site as shown on the attached Sewer District Map. The Sewer District would not allow the proposed 3-story building to be constructed over the Sewer District mains. The applicant must address this issue.

23. If multiple parcels will be merged into one parcel, only one sewer lateral connection at the Sewer District main will be allowed and the other lateral connections must be removed.

24. Based on the information provided on the plans, the sewage flow generated from the proposed project could have considerable impact to the Sewer District's facilities downstream of the project site. Therefore, the Sewer District would need to perform a capacity analysis of the additional sewage anticipated to be generated by the proposed project and delivered into the Sewer District facilities to determine whether the Sewer District facilities have sufficient capacity to accommodate the increased flow. The applicant will be responsible for the capacity analysis cost incurred by the Sewer District as it is a direct cost associated with the proposed development. The capacity analysis fees would need to be paid by the applicant prior to final approval of the building plans.

Menlo Park Fire Comments

25. Water Supply: Direct access to fire sprinkler riser shall be required
    a. Applicant to provide fire flow information through a separate engineered plan showing how this is to be achieved. This document shall be submitted to Menlo Park Fire Protection District for review and approval prior to issuance of grading and building permits. CFC 2016, Sec. 507.5.1 Appendix B Section 105.2 & Table 105.1
    b. Fire flow for this project shall be 3,000 gpm for a duration of 3 hours. This can be reduced a maximum of 50% by the Fire Marshal upon request.
    c. The applicant shall install a new fire underground water service, fire sprinklers and a fire alarm monitoring system to the building CFC 903.2.
    d. The new fire sprinkler system shall be a design density of a minimum of .18/3000 square feet.
    e. The applicant shall apply for the following fire code permits, generator, above ground fuel storage and solar equipment if any.
    f. Fire hydrants and fire appliances (fire department connections and post indicator valves) shall be clearly accessible and free from obstruction.
26. Means of egress components to include exit pathway throughout use, exit stairwells, exit enclosure providing access to exit doors, door hardware, exit signs, exit illumination and emergency lighting shall comply to CFC/CBC Chapter Ten.
27. Man door providing direct access to the Sprinkler Riser Assembly (for each building) shall require signage on the door accessing riser stating- "Riser Room" or agreed upon language.
28. The applicant shall provide address numbers at least 8-inch-tall with ½ inch stroke on a contrasting background that is visible from the public street for all occupancies. CFC 505

29. Approved plans and approval letter must be on site at the time of inspection.
30. Final acceptance of this project is subject to field inspection.

PROJECT NEXT STEPS

After the Pre-Application Workshop and consideration of the comments submitted, the applicant may submit a formal application for the use permit and lot merger. At the time of formal permit application, the Current Planning Section will require an environmental review process via an Initial Study to determine what impacts may occur due to the proposed development. If there are no impact or those impacts can be mitigated, a Mitigated Negative Declaration will be written and circulated for public review and comment. As a public agency, the Menlo Park Fire District has the option of acting as lead agency and certifying any resulting Mitigated Negative Declaration with the MPFD Board instead of the County acting as responsible agency. The Planning and Building Department will again notify all property owners within 500 feet of the project prior to future hearing before the Zoning Hearing Officer.

If you have any questions regarding the proposal or the Pre-Application Workshop, please contact me at 650/363-1807, or by email balbini@smcgov.org.

Sincerely,

Bryan Albini
Project Planner

CC: Jon Hitchcock
Virginia Chang Kiraly
Robert Jones
Peter Vajgel

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT I

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: San Mateo
555 County Center, 1st Floor
Redwood City, Ca 94063

From: (Public Agency): Menlo Park Fire Protection District
170 Middlefield Road
Menlo Park, CA 94025
(Address)

FILED ENDORSED IN THE OFFICE OF THE COUNTY CLERK RECORDER SAN MATEO COUNTY CALIF.
SEP 18 2019
MARK CHURCH, County Clerk
By XIMENA CASTILLO
Deputy Clerk

Project Title: Reconstruction of Fire Station #4

Project Applicant: Menlo Park Fire District

Project Location - Specific:
3322 Alameda de las Pulgas, Menlo Park, CA 94025

Project Location - City: Menlo Park Project Location - County: San Mateo

Description of Nature, Purpose and Beneficiaries of Project:
The Menlo Park Fire District is proposing to demolish and replace an existing fire station, to provide enhanced emergency response capabilities within the boundaries of the existing fire station property.

Name of Public Agency Approving Project: County of San Mateo, Planning and Building

Name of Person or Agency Carrying Out Project: Jon Hitchcock

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15302 Replacement and Reconstruction
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:
The replacement station will provide enhanced capabilities within the boundaries of the existing fire station property. The new fire station will have substantially the same purpose as the existing fire station. The replacement station will be of similar capacity as the existing station with a slight increase from 4 to 10 personnel. The existing station has 3 apparatus bays, and the new station will also have 3 apparatus bays.

Lead Agency
Contact Person: Jon Hitchcock Area Code/Telephone/Extension: 650.688.8577

If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Jon Hitchcock Date: 9-12-2019 Title: Fire Chief

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

State of California - Department of Fish and Wildlife

2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print | StartOver | Finalize&Email

RECEIPT NUMBER: 41 — 09182019 — 1309

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
Menlo Park Fire Protection District		09182019
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
San Mateo		127636

PROJECT TITLE

Reconstruction of Fire Station #4

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
Jon Hitchcock			(650) 688-8577
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
170 Middlefield Road	Menlo Park	CA	94025

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☑ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$3,271.00	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,354.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,112.00	$	0.00

☑ Exempt from fee

- ☑ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☑ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	XIMENA CASTILLO / DEPUTY CLERK

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 12012018)