

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

DATE: December 17, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of Design Review and Grading Permit, pursuant to Section 6565.3 of the San Mateo County Zoning Regulations and Section 8602 of the County Ordinance Code, to allow construction of a new 4,783 sq. ft. single-family residence and an attached 465 sq. ft. garage, grading in the amount of 1,560 cubic yards, and removal of six trees on a 20,001 sq. ft. parcel.

County File Number: PLN 2013-00376 (John Matthews Architects)

PROPOSAL

The applicant proposes to construct a 5,248 sq. ft. single-family residence on a parcel in the unincorporated area of Palomar Park. There is no available connection to community sewer; therefore, the residence will be on an individual septic system. The project requires a design review approval for the house design and removal of six trees, and a grading permit for 1,560 cubic yards of soil disturbance for the driveway, fire truck access and the house footprint.

RECOMMENDATION

That the Planning Commission approve the Design Review and the Grading Permit by making the required findings and adopting the conditions of approval as shown in Attachment A.

SUMMARY

The site has been evaluated and approved previously for single-family residential development. In 2012, a single-family residence was approved by the Planning Commission. That project was not constructed. In 2013, the applicant submitted a new project for a single-family residence that was presented at a public hearing and recommended for approval by the Bayside Design Review Committee (BDRC) on December 3, 2013. Prior to the required subsequent public hearing for approval by the Planning Commission, the applicant again modified the project. The revised plans were presented to and recommended for approval by the BDRC on August 14, 2014. The

project has been found to comply with the Palomar Park Design Review Standards with some façade changes.

In addition, the grading permit has been reviewed by the Geotechnical Section of the Planning and Building Department and the Department of Public Works. Conditions of approval have been added to ensure that the construction complies with the County's Grading Ordinance and State regulations regarding stormwater pollution.

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County File Number: PLN 2013-00376 (John Matthews Architects)

PROPOSAL

The applicant proposes to construct a 4,783 sq. ft. single-family residence with a 465 sq. ft. attached garage on a 20,001 sq. ft. parcel. Construction requires 1,560 cubic yards of grading, and the removal six significant size trees.

RECOMMENDATION

That the Planning Commission approve a Design Review and Grading Permit (County File Number PLN 2013-00376), by making the required findings and adopting the conditions of approval as shown in Attachment A.

BACKGROUND

Report Prepared By: Erica D. Adams, Bayside Design Review Committee Officer,
Telephone 650/363-1828

Report Reviewed By: Camille Leung, Senior Planner, Telephone 650/363-1826

Owner: Vladimir Rivkin

Applicant: John Matthews Architects

Location: 25 Estrada Place, Palomar Park

APN: 051-022-420

Parcel Size: 20,001 sq. ft.

Existing Zoning: R-1/S-91/DR (Single-Family Residential/10,000 sq. ft. minimum parcel size/Design Review)

General Plan Designation: Medium-Low Density Residential (2.4 to 6.0 dwelling units per acre)

Sphere-of-Influence: City of San Carlos

Existing Land Use: Vacant

Water and Sewer Services: California Water Service and individual sewage disposal system.

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C082E, dated October 16, 2012.

Environmental Evaluation: Categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15303, Class 3, construction of a new small structure in an urban area.

Parcel Legality: The existing parcel has been determined to be legal due to an approved and recorded 2004 lot line adjustment which resulted in the subject 20,001 sq. ft. parcel and an adjacent 25,689 sq. ft. parcel (APN 051-022-463).

Setting: The project site is located in the unincorporated community of Palomar Park, at the termination of Estrada Place. The site is adjacent to parcels developed with single-family residences, with the closest one being approximately 75 feet to the southeast of the project site. The subject property is currently vacant except for numerous trees. The site has an average slope of 43%. The area is not served by community sewer services and requires an individual septic system.

DISCUSSION

A. PREVIOUS ACTION REGARDING APPLICATION

Bayside Design Review Committee

The project was reviewed by the Bayside Design Review Committee (Committee) on December 4, 2013. At the hearing, the Committee recommended approval of the project with conditions of approval that the roof color be changed to a less reflective color, that eight 15-gallon replacement trees be planted, and a recommendation to a future decision maker to consider recommending/requiring noise reduction approaches.

On August 14, 2014, revised plans were submitted to the County. Changes to the project included more living area, a smaller garage, change to outdoor entertainment area and increased grading. The revised project was reviewed by the Bayside Design Review Committee hearing on September 3, 2014. The Committee recommended that the roof material be the least reflective possible and some modifications to the exterior facades. A recommendation letter from the hearing is Attachment F.

B. PROJECT COMPLIANCE WITH COUNTY REGULATIONS

1. Conformity with the General Plan

The General Plan Visual Quality Policy 4.4 requires the appearance of rural and urban development to “promote aesthetically pleasing development.” The General Plan then calls for the establishment of guidelines for communities to achieve these goals. The establishment of the Design Review Chapter in the San Mateo County Zoning Regulations is the mechanism which fulfills this directive. A project that complies with the Palomar Park Design Standards (Section 6565.16 of the San Mateo County Zoning Regulations) also conforms with General Plan Policies 4.14 (*Appearance of New Development*) and 4.35 (*Urban Area Design Concept*). These policies require structures to promote and enhance good design, and improve the appearance and visual character of development in the area by managing the location and appearance of the structure. The application has been reviewed by the Bayside Design Review Committee and has been found to meet Design Review Standards for Palomar Park, Section 6565.16. A detailed discussion of project compliance is provided in Section 3 of this report.

Policy 2.2 requires minimization of soil erosion – the process by which soil is detached and transported by running water, wind and gravity. Policy 2.17 requires the regulation of development to minimize soil erosion and sedimentation to ensure stabilization of disturbed areas and protect and enhance natural plant communities. The project minimizes soil erosion, both during construction and post-construction, through the proposed Erosion and Sediment Control Plan (Attachment E) and Drainage Plan. The project plans have been reviewed and approved by the Geotechnical Section and Department of Public Works. Comments and recommendations of these reviewing agencies have been addressed by the applicant or included as conditions of approval to ensure the project will comply with the policies and will prevent soil erosion. Additionally, with adherence to the standard “Best Practices” (Conditions 15-18), and site-specific recommendations and conditions from the aforementioned agencies, the proposed grading will minimize soil erosion.

Both the Environmental Health Division and Geotechnical Section reviewed the plans, and have approved the septic design with conditions. The

proposed system is designed to accommodate the proposed development, and comply with the San Mateo County Septic Ordinance.

2. Conformity with Zoning Regulations

The project is in compliance with the R-1/S-91 Zoning Regulations, as shown in the table below.

Development Standards	Zoning Requirements	Proposal
Minimum Building Site Area	10,000 sq. ft.	20,001 sq. ft.
Minimum Building Site Width	50 ft.	50 ft.
Minimum Setbacks		
Front	20 ft.	21 ft.
Rear	20 ft.	21 ft.
Sides	10 ft.	10 ft. left 34 ft. right
Maximum Lot Coverage	6,000 sq. ft. (30%)	3,755 sq. ft. (19%)
Maximum Building Floor Area	5,600 sq. ft. for residence, and a 400 sq. ft. garage allowance 6,000 sq. ft. maximum total*	4,783 sq. ft. proposed for house 465 sq. ft. proposed for garage 5,248 sq. ft. total*
Maximum Building Height	28 ft.	28 ft.
Minimum Parking	2 covered spaces	2 covered spaces
*Indicates total square footage of all floors and the garage.		

3. Conformity with Design Review Regulations

The project, which consists of construction of single-family residence and associated grading and tree removal, has been found to be consistent with the Design Review Standards, Zoning Regulations Section 6515.16 (Attachment H). The project’s compliance with each component of these standards is discussed below.

A. Site Planning: Requires the siting of new buildings on a parcel in locations which achieve the following five objectives:

(1) *Minimize tree removal.*

The parcel contains numerous oak and bay trees. The majority of the trees on the property are preserved and protected with this proposal. The proposal will require the removal of six (6) trees which are in or very close to the footprint of the proposed development. A licensed arborist has surveyed the trees on-site and recommended tree protection measures for use during construction activities (Attachment H). The measures have

been added as conditions of approval that, when implemented, should protect the remaining trees during the construction phase.

(2) *Minimize alteration of the natural topography.*

The proposal will involve grading in the amount of 1,560 cubic yards (c.y.) (1,320 c.y. of cut and 240 c.y. of fill). As previously mentioned, the parcel has an average slope of approximately 43%. The subject parcel is located at the end of a cul-de-sac, where there is no existing driveway. Access will be via a new driveway requiring retaining walls and the proposed earthwork, which will meet Cal-Fire and Department of Public Works standards.

The proposed residence is comprised of modular components and, therefore, to meet the height limit, grading is required over the entire footprint of the residence. However, grading for the proposed residence and associated improvements will follow the existing topography and will not create a major change in the natural contours of the site. The house is proposed on the flattest portion of the parcel to minimize the amount of grading required.

(3) *Respect the privacy of neighboring houses and outdoor living areas.*

The eastward, adjacent property is developed with a house and a guest room (a bedroom with a bathroom) attached to a 2-car garage. The main house is approximately 65 feet from the property line and the guest bedroom is approximately 8 feet from the property line. The windows on the east side of the proposed residence are located in the kitchen and the laundry room. There is a 176 sq. ft. deck area, which will be located at the side of the residence approximately 20 feet from the neighboring house. The side deck is subordinate to the main rear deck where the majority of large-scale entertainment will occur at the proposed house. The guest room is not occupied on a regular basis and does not have an outdoor living area. Therefore, the proposed development should not create any privacy issues for the eastward adjacent development or the guest house.

Two residences are located to the south of the subject parcel, approximately 70 feet from the western corner of the proposed house. There are numerous factors which contribute to adequate privacy. Both houses are approximately 50 feet away from the shared property line and the proposed house will observe a 20-foot, or greater, rear yard setback on the subject

parcel. The proposed house is angled approximately 20% away from the rear property line which prevents direct parallel line of sight from occurring from the uphill houses. The first floor of the proposed house will be below the existing grade and not visible to the neighboring residences. The rear wall of the second floor of the proposed house includes three windows and a sliding door which opens onto a rear deck. The two bedroom windows on the rear elevation are transom windows and are small, narrow, and 6 feet above floor level. The rear deck is between 25 and 35 feet from the rear property line, which is greater than the minimum setback of 20 feet; therefore, an additional degree of privacy is provided. Finally, there are numerous trees located between the two residences which will provide screening and increased privacy.

The proposed design is sensitive to the privacy of adjoining neighbors as the windows which face adjacent residences are not located in heavily utilized rooms. The distance between the existing house to the south and the proposed one is nearly double the 40 feet of distance which is typically afforded by the district's setbacks of 20 feet. In addition, there are trees which, even if trimmed for construction, will grow back to provide screening and privacy.

At the December 4, 2013 hearing, a Bayside Design Review Committee member stated that the noise concerns associated with air conditioning equipment raised by the neighbor on the parcel to the rear of the subject property were an aspect of the privacy design standard. Included in the Committee's recommendation was that the project decision maker consider conditioning the project to reduce mechanical noise.

The County Noise Ordinance, Section 4.88.330 sets limits for noise levels of mechanical equipment. Manufacturer's specifications typically meet these standards. A condition of approval has been added to ensure that the project complies with the Noise Ordinance.

(4) *Minimize blockage of sunlight on neighboring housing and outdoor living areas.*

The project will not block sunlight to any neighboring houses. The house is proposed to be constructed on a predominantly east/west alignment, and follows the contour of the existing topography. In addition, daylight plane requirements are met with this proposal.

(5) *Minimize alteration of streams and natural drainage channels.*

There is an identified seasonal drainage channel located to the north of the subject property. Romig Engineers' geotechnical report includes recommendations that have been incorporated into the project design to ensure that there is no change to the drainage channel.

- B. Architectural Styles: Requires that buildings be architecturally compatible with existing buildings and reflect and emulate architectural styles and natural surroundings of the immediate area.

Most residences are not visible from the street on Estrada Place since many are on the downslope of a hill. There is a wide array of residential styles in the immediate surrounding area, as is prevalent throughout the entire Palomar Park neighborhood. The proposed residence has a rustic appearance, both in its architectural form and proposed materials, which is appropriate for the wooded setting the property provides. This style allows the proposed design to be compatible with nearby residences, those throughout the Palomar Park community, and the natural surroundings.

- C. Building Shapes and Bulk: Requires buildings to be designed with shapes that respect and conform to the natural topography of the site.

The proposed residence has components which are staggered in height to reduce bulk and steps down into the hillside. The footprint of the residence is broken up to ensure these aspects will allow the profile of the residence to conform to the existing topography on the site.

- D. Unenclosed Spaces: Requires avoiding the creation of space beneath buildings and prohibits buildings that are predominantly built on stilts.

The proposed residence is primarily at the level of the surrounding land. There is one section of the residence which has exposed pier supports in the side yard. This area is relatively small and is mitigated by the deck which extends beyond the building footprint and acts as a visual focal point; therefore, the project has been designed to comply with this design standard.

- E. Facades: Requires that facades should not be dominated by a garage and are well articulated and proportioned.

The proposed garage is oriented away from the street. A wood deck and retaining wall with landscaping would be most visible from the street. The residence utilizes balconies, decks, and the placement

and sizing of windows and doors to articulate the building and provide visual interest.

At the September 3, 2014 Bayside Design Review Committee meeting, the Committee made recommended changes to several of the elevations, changing application of materials to increase articulation. These changes were accepted by the applicant and are conditions of approval. The revised elevations were submitted to the County Planning Section (Attachment C). The proposed residence with the recommended changes has a high level of articulation and complies with the design standard.

Design Standards F through I have more straightforward compliance thresholds. The project complies with these standards in the following manner.

- F. Roofs: Requires pitched roofs.

The roof plan of the house includes pitched roofs and complies with the design standard.

- G. Materials and Colors: Requires that varying architectural styles are made compatible by using similar materials and colors which blend with the natural setting and the immediate area.

The colors which have been selected are browns and natural wood colors. The selected building materials are natural and include wood, stucco and stone as recommended by the standard.

- H. Utilities: New utilities should be placed underground.

All utilities will be placed underground, per Condition 22.

- I. Lighting: Lighting should be subdued and indirect. All exterior lighting on the proposed residence is covered by a roof overhang which will reduce the amount of light experienced from surrounding properties.

- J. Retaining Walls: Retaining walls should be treated to blend with their surroundings.

The proposed retaining walls will be painted to match the residence and will create areas for landscaping.

- K. Paved Areas: Requires minimization of paved areas.

The amount of proposed paved areas is limited to that necessary for appropriate vehicle access and parking.

4. Conformance with the Grading Ordinance

The following findings must be made in order to issue a grading permit for this project. Staff's review of the project is discussed below.

- a. That the granting of the permit will not have a significant adverse effect on the environment.

The project site has undergone a geotechnical study from Romig Engineers, and has been reviewed by the County's Geotechnical Section for soil stability. The grading plan was prepared by a licensed civil engineer and reviewed by the Department of Public Works. The septic system has been designed by a registered professional and reviewed by the Environmental Health Division.

The report from Romig Engineers provides detailed recommendations about the proposed development. These specific recommendations, and recommendations from other reviewing agencies have been integrated into the application and been made conditions of approval for the grading permit, and will prevent a significant adverse impact on the environment.

- b. That the project conforms to the criteria of Chapter 8, Division VII of the San Mateo County Ordinance Code, including the standards referenced in Section 8605.

The grading meets the standards referenced in Section 8605: (1) Erosion and Sediment Control, (2) Grading, (3) Geotechnical Reports, (4) Dust Control Plans, (5) Fire Safety, and (6) Time Restrictions. Erosion and sediment control measures have been required to remain in place during construction and post-construction, and they will be monitored throughout construction. Grading is only allowed during the dry season between May 1 and September 30. Performance standards for grading have been added as conditions of approval. A dust control plan must be submitted for approval and implemented on the site. The proposed grading plan was prepared by a licensed civil engineer and reviewed for adequacy by the Department of Public Works. A geotechnical report was also prepared for the site and reviewed by the County's Geotechnical Section.

The design of the project and conditions associated with an approval will assure that the development is accomplished to minimize adverse effects on site stability and minimize the potential for erosion. In addition, the proposed grading will be subject to standard conditions of approval that include pre-construction, during construction and post-construction measures to ensure that the project is in compliance with Grading Ordinance.

- c. That the project is consistent with the General Plan.

The General Plan designation for this site is Medium-Low Density Residential. Due to the terrain, Palomar Park is a region of the County where grading permits are often obtained for construction of new residences. As discussed in the General Plan Compliance Section of this report, the project, as conditioned, complies with all applicable General Plan goals and policies.

C. ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15303, Class 3(a), construction of a single-family residence, in a residential zone, within an urbanized area.

D. REVIEWING AGENCIES

Department of Public Works
Building Inspection Section
Geotechnical Section
Cal-Fire
Environmental Health Division
Palomar Park Property Owners Association

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans (Site Plan, Floor Plans, Elevations)
- D. Material Information Sheet
- E. Erosion and Sediment Control Plan, dated November 10, 2014
- F. Bayside Design Review Committee Recommendation Letter, dated September 16, 2014
- G. Geotechnical Report Update, dated November 21, 2013
- H. Arborist Report, dated September 2, 2013

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2013-00376 Hearing Date: December 17, 2014

Prepared By: Erica D. Adams
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, relating to the construction of a single-family residence, in a residential zone, within an urbanized area.

For Design Review Find:

2. That the project has been reviewed and is in compliance with the Design Review Standards for Palomar Park, Section 6565.16 of the San Mateo County Zoning Regulations. The proposal adheres to the standards as it: (a) minimizes tree removal and blockage of sunlight on neighboring buildings, (b) respects the privacy of neighboring houses and outdoor living areas, (c) is architecturally compatible with the neighborhood, (d) is step-designed to be compatible with the natural topography of the site, (e) has well-proportioned and articulated facades, and (f) utilizes earth-tone colors comparable with the natural setting and the neighborhood.

For the Grading Permit Find:

3. That the granting of the permit will not have a significant adverse effect on the environment due to the fact that the plans for the proposed grading were prepared by a licensed civil engineer, have been reviewed by the Planning Department, Department of Public Works, and Geotechnical Section and will be subject to conditions of approval that include pre-construction, during construction and post-construction measures to ensure that the project is in compliance with San Mateo County Grading Ordinance.

4. That the project plans and design, as conditioned, conform to the criteria in Chapter 8, Division VII of the San Mateo County Ordinance Code, including the standards referenced in Section 8605. These standards are addressed through the conditioning for and implementation of erosion and sediment control measures that have been required, must remain in place, and will be monitored throughout construction.
5. That the project is consistent with the General Plan with respect to grading since the project, as proposed and conditioned, minimizes grading and the potential for soil erosion.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described on the plans and documents submitted to the Planning Department on August 14, 2014. Any revisions to the approved plans must be submitted to the Current Planning Section for review and approval prior to implementation. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval.
2. This approval shall be valid for five years from the date of this decision, in which time the grading and building permits shall be issued. The grading permit shall only be issued concurrently with the building permit for the house. If these permits have not been issued within this time period, this approval will expire. An extension to this approval will be considered upon written request and payment of applicable fees 60 days prior to expiration.
3. The roof color shall be the least reflective color possible while adhering to all applicable required building codes.
4. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final sign-off by the Current Planning Section.
5. All mechanical equipment and HVAC shall not exceed the noise levels found in the Noise Ordinance.
6. Only those trees approved for removal shall be removed. Trees designated to remain shall be protected from damage during construction. Any additional tree removal or trimming of tree branches greater than 6 inches in diameter is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal or trimming.

7. All tree protection measures, specified by Tree Management Experts arborist report, dated September 2, 2013, are required and shall be implemented prior to any construction or grading activity for the west and south sides of the property to protect the significant oak trees.
8. A landscape plan showing eight (15-gallon) replacement trees shall be submitted and approved by the Community Development Director prior to the issuance of a building permit. The applicant shall implement all planting elements of the approved landscape plan prior to scheduling a final inspection and prior to the Planning Department's final approval of the building permit. Photographs of the installed landscaping shall be provided to the Planning Department as proof of compliance with this condition and before a final sign-off on the building permit.
9. Any damage to Estrada Place during construction shall be repaired by the property owner.
10. 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.
11. All new power and telephone lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be installed underground. No new or additional utility pole(s) may be installed.
12. The applicant shall provide "finished floor elevation verification" on the submitted building plans to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
13. The provisions of the San Mateo County Grading Ordinance shall govern all grading on the site.
14. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. Along with the "hard card" application, the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation.
15. The applicant shall implement erosion control prior to the beginning of grading or construction operations. Revegetation of denuded areas shall begin immediately upon completion of grading/construction operations.

16. Prior to issuance of the grading permit “hard card,” the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion. The grading permit “hard card” and the building permit shall be issued at the same time. No grading or tree removal shall occur until the “hard card” has been issued.
17. At the completion of all grading activities, the applicant’s geotechnical consultant shall submit to the Planning Department, a signed Section II indicating they have observed all grading activities and that the work conformed to the recommendations presented in their report.

Building Inspection Section

18. The following will be required at the time of application for a building permit:
 - a. Prior to pouring any concrete for foundations, written verification from a licensed surveyor will be required confirming that the setbacks, as shown on the approved plans, have been maintained.
 - b. An automatic fire sprinkler system will be required. This permit must be issued prior to or in conjunction with the building permit.
 - c. If a water main extension or upgrade of hydrant is required, this work must be completed prior to issuance of the building permit or the applicant must submit a copy of an agreement and contract with the water purveyor that will ensure that the work will be completed prior to finalizing the permit.
 - d. A site drainage plan will be required that will demonstrate how roof drainage and site runoff will be directed to an approved location.
 - e. Sediment and erosion control measures must be installed prior to beginning any site work and maintained throughout the term of the permit. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
 - f. This project shall comply with all of Chapter 7A of the Building Code, and with respect to the State’s Fire Hazard Area Maps.
 - g. All drawings must be drawn to scale and clearly define the whole project and its scope in its entirety.

- h. The design and drawings shall be done according to the 2010 Editions of the California Building Standards Code, the 2010 California Plumbing Code, the 2010 California Mechanical Code, and the 2010 California Electrical Code.
- i. Building permits are required for the retaining walls.

Department of Public Works

- 19. The project shall comply with the San Mateo County Drainage Policy and the San Mateo Countywide National Pollution Discharge Elimination System (NPDES) permit. Prior to the issuance of the building permit or planning permit, the applicant shall submit a plan with construction details conforming with County standards, and a drainage analysis including narrative and calculations showing pre-development and post-development runoff onto and off the parcel(s) demonstrating compliance with the policy for review and approval by the Department of Public Works.
- 20. The applicant shall apply separately for an encroachment permit from the Department of Public Works for all proposed work, including landscaping and signs, within the County right-of-way prior to commencing any work. The application shall be accompanied by plans specific to work in the public right-of-way, and shall conform to County standards and special provisions. No work shall commence until the encroachment permit has been issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
- 21. Prior to the issuance of the building permit or planning permit, 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 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.
- 22. The applicant shall, at his expense, record documents which address future maintenance responsibilities of any private drainage and driveway facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review and approval.
- 23. Prior to the issuance of the building permit, the applicant will be required to enter into a maintenance agreement for structures in the right-of-way.

24. Prior to the issuance of the building permit, the applicant will be required to provide payment of “roadway mitigation fees” based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
25. The applicant shall submit, for review by the Department of Public Works and Cal-Fire, a plan and profile of both the existing and the proposed access from the nearest “publicly” maintained roadway to the proposed building site.
26. The applicant shall submit a driveway “Plan and Profile” to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, 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.
27. Stormwater shall not be discharged to roadway or existing private storm drains on Estrada Place.

Cal-Fire

28. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke.
29. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
30. An approved automatic fire sprinkler system meeting the requirements of NFPA-13D is required to be installed in your project. Plans shall include attached garages and detached garages at or above 1,000 sq. ft. Plans shall be designed by a licensed sprinkler system designer and submitted to the San Mateo County Building Inspection Section for review and approval by the San Mateo County Fire Department. Building plans will not be reviewed until the required sprinkler plans are received by the County Building Inspection Section.

31. A fire flow of 1,500 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site.
32. The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant; the configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not more than 200 feet from the building, measured by way of approved drivable access to the project site.
33. An Alternate Methods and Materials (AMM) request has been approved for this project to mitigate the reduced fire flow available for this project. Be advised that if the AMM is not completed, the proposed project may not be feasible, or may not meet the required fire flow of 1,500 gpm at 20-psi residual pressure. Please check with the appropriate water purveyor prior to obtaining approval from the San Mateo County Planning Department for your project to see if improvement can be made to the water system and what cost may be incurred by the property owner for the improvements.
34. All new public water systems, extensions from a public water system or replacement of any main or line of an existing public water system shall have a minimum diameter of six inches (6"). If the pipes are not linked in grid or if individual legs are over 600 feet in length, then the minimum diameter shall be eight inches (8").
35. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be 20-foot wide, all weather surface, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the compaction and weight it will support.
36. All roof assemblies in Very High Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Fire Codes.
37. Smoke detectors are required to be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
38. An interior and exterior audible alarm activated by automatic fire sprinkler system water flow is required to be installed in all residential systems as outlined and

meeting the requirements of NFPA-13D. All hardware is to be included on the submitted sprinkler plans.

39. When receiving water service for fire protection (hydrants, fire sprinkler systems) from a public or municipal water purveyor, written certification from the water company that hydrants will be installed or the existing water system is capable of meeting the project conditions is required to be presented to the San Mateo County Fire Department for verification to show that required upgrades to the system will be installed and that existing fire flows will meet the project requirements.
40.
 - a. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2 inch in size, or an approved spark arresting device.
 - b. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures.
 - c. Remove that dead or dying portion of any tree which extends over the roofline of any structure.
41. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and under-floor protection shall meet CRC Chapter R327 requirements. You can visit the Office of the State Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook." This condition shall be met at the building permit phase of the project.
42. All dead-end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter. Alternatives may be approved by the Fire Marshal.

Environmental Health Division

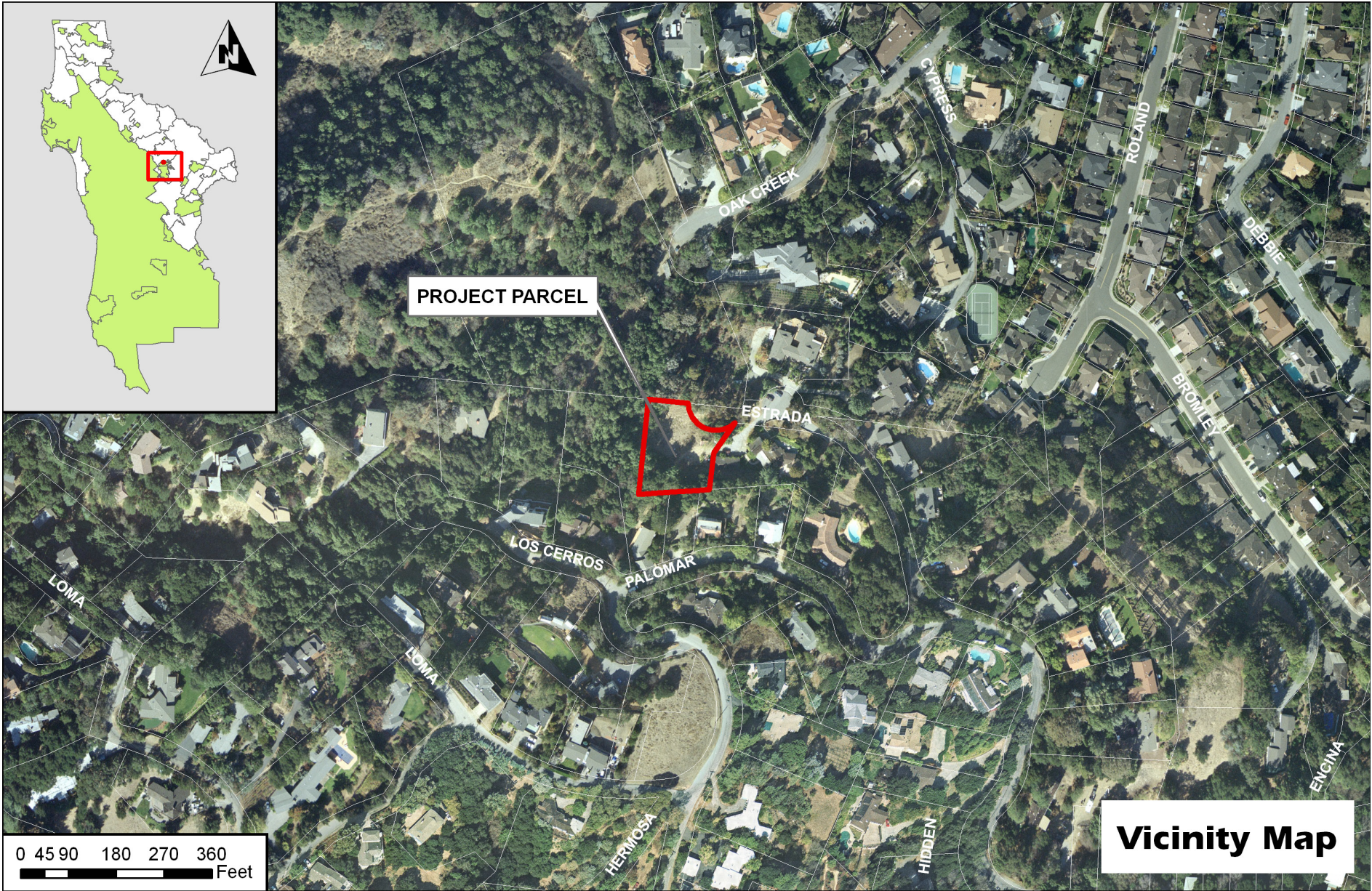
43. A statement for the septic plans shall be submitted stating "Proposed septic drain fields shall be installed under fill material." Future installation of septic drain fields shall be installed under fill and landslide material.

44. At the building application stage, applicant shall submit an application for the septic system to Environmental Health. Septic plans had previously been reviewed and approved for a 3-bedroom house.

Geotechnical Section

45. A geotechnical consultant shall observe and approve all applicable work.
46. All revisions to the construction set of an approved project shall be reviewed by Romig Engineers, Inc. (Romig Engineers), geotechnical consultant of record.
47. The recommendations from Romig Engineers shall be implemented during the construction stages of the proposed development.
48. Romig Engineers shall be retained to observe and test the earthwork and foundation installation phases of construction. Should the applicant change geotechnical consultants, then a new review of the recommendations will be conducted by the San Mateo County's Geotechnical Section.

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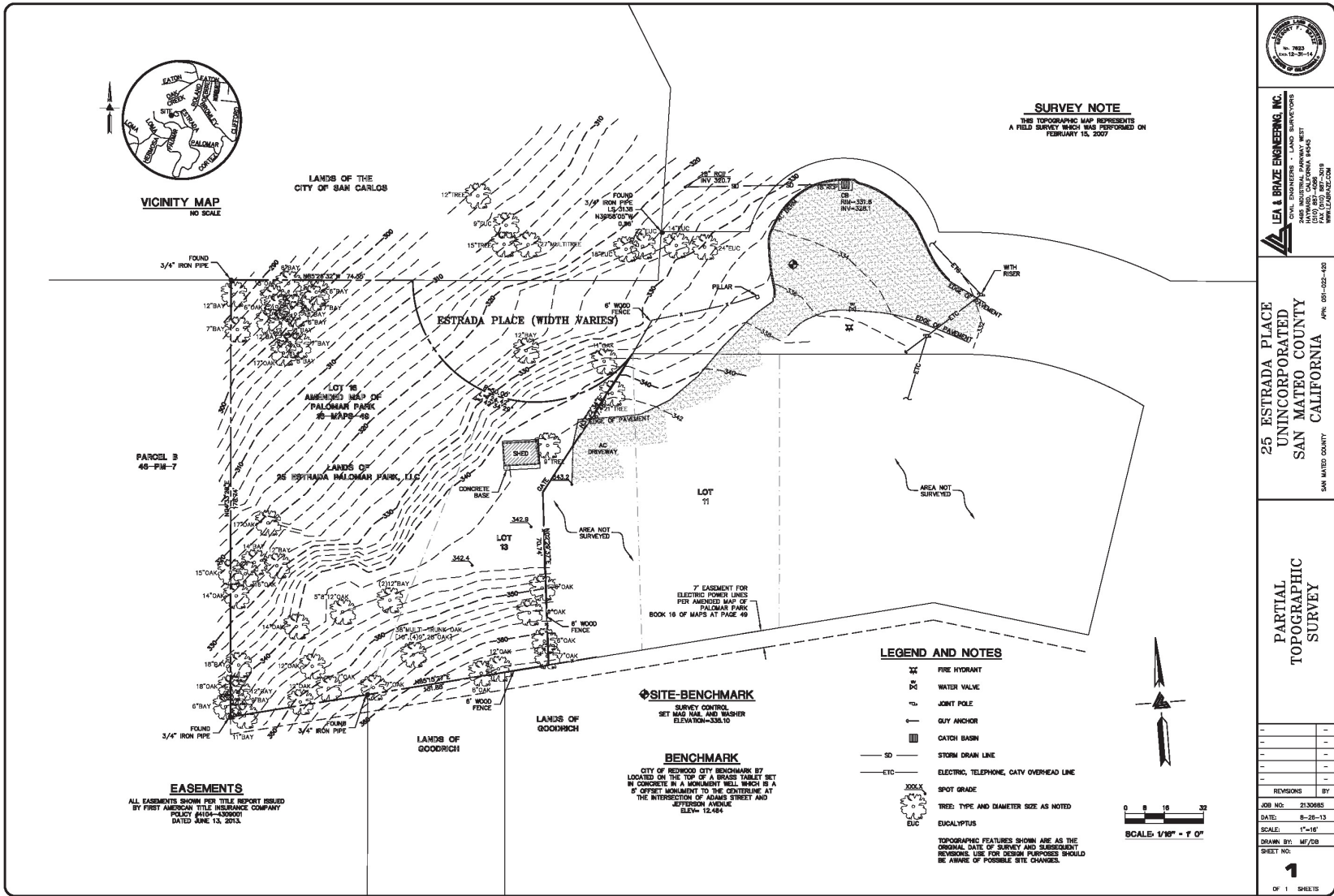
Vicinity Map

San Mateo County D'Ubb]b['7 ca a]gg]cb 'Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



LEA & BRAZE ENGINEERING, INC.
A PROFESSIONAL ENGINEERING FIRM
2448 INDUSTRIAL PARKWAY, WEST
HAYWARD, CALIFORNIA 94545
PHONE (925) 987-3037
FAX (925) 987-3038
WWW.LEABRAZE.COM

25 ESTRADA PLACE
UNINCORPORATED
SAN MATEO COUNTY
CALIFORNIA
SAN MATEO COUNTY
APN: 051-022-492

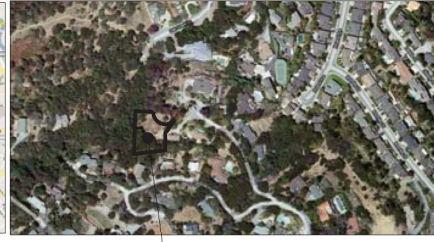
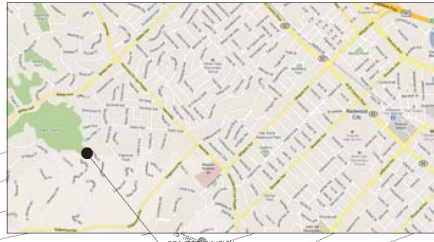
PARTIAL TOPOGRAPHIC SURVEY

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Owner/Applicant:

Attachment: C

File Numbers:



VICINITY MAP & LOCATION MAP
NTS

SCOPE OF WORK	DRAWING INDEX
NEW SINGLE FAMILY RESIDENCE	VICINITY MAP, PROJECT LOCATION MAP, SITE INFORMATION, PROJECT DATA, ZONING REQUIREMENTS, BUILDING CODE INFORMATION, DRAWING INDEX
SITE INFORMATION	TOTAL FLOOR AREA, TEAM INFORMATION AND SITE PLAN
ASSESSOR'S PARCEL NUMBER : 061-022439	FIRST FLOOR PLAN A-1.1
LOT SIZE : 25,071 SF	BASEMENT FLOOR PLAN A-2.1
JURISDICTION : SAN MATEO COUNTY	EXTERIOR ELEVATIONS A-3.1
ZONING : R1 (S.F.) FOR SINGLE FAMILY LOW DENSITY	EXTERIOR ELEVATIONS A-3.2
	SECTIONS A-3.3
	SECTIONS A-3.4
	C-1
	C-2
	C-3
PROJECT DATA	GRADING AND DRAINAGE PLAN
OCCUPANCY TYPE : R-3, U	CIVIL DETAILS
CONSTRUCTION TYPE : MB	ON-SITE WASTE WATER TREATMENT AND DISPOSAL SYSTEM PLAN
	ON-SITE WASTE WATER TREATMENT PARTIAL TOPOGRAPHIC SURVEY
ZONING REQUIREMENTS	FLOOR AREA
BUILDING SITE WIDTH : 50'	FLOOR : AREA
MAXIMUM BUILDING HEIGHT : 25'-0"	LOWER LEVEL : 1336 SF
MINIMUM SETBACKS : 20' FRONT & REAR SETBACKS, 10' SIDE SETBACKS	1ST FLOOR : 3447 SF
BUILDING SITE COVERAGE : 8,000 SF (30%)	SUBTOTAL : 4783 SF
BUILDING FLOOR AREA : RESIDENCE = 930 SF	GARAGE : 465 SF
GARAGE : 400 SF ALLOWANCE	TOTAL : 5248 SF
TOTAL : 8,000 SF MAX	
MINIMUM PARKING REQUIRED : 2 COVERED SPACES	
PROPOSED DESIGN	TEAM INFORMATION
BUILDING SITE WIDTH : 50'	PROPERTY OWNER
MAXIMUM BUILDING HEIGHT : 25'-0"	25 ESTRADA PALOMAR PARK, LLC
MINIMUM SETBACKS : 20' FRONT & REAR SETBACKS, 10' SIDE SETBACKS	25 ESTRADA BLVD, #106
BUILDING SITE COVERAGE : 7,755 SF (19%)	SAN MATEO, CA 94402
BUILDING FLOOR AREA : RESIDENCE = 4783 SF	CONTACT: M. ANDREW BROWN
GARAGE : 465 SF	(800) 643 5080
TOTAL : 5248 SF	
2 COVERED SPACES	
PARKING PROVIDED	ARCHITECT
2 COVERED SPACES	JOHN MATTHEWS ARCHITECTS
	CONTACT: JACK MATTHEWS
	254 ELMONT 4TH AVENUE
	SAN MATEO, CA 94401
	(800) 308 1101
	CIVIL ENGINEER
	MACLEOD & ASSOCIATES
	CONTACT: ILMN MACLEOD
	965 CENTER STREET, E.
	SAN CARLOS, CA 94080
	(800) 993 8580
	GEOTECHNICAL CONSULTANT
	BORG & HORNBERG, INC.
	1390 EL CAMINO REAL, 2ND FLOOR
	SAN CARLOS, CA 94080
	CONTACT: GLENN A. BORG
	8010 TRE EMU
	SE-PRIC SYSTEM CONSULTANT
	STEVE HARTSELL
	1848 MONTE VISTA DRIVE,
	PACIFICA, CA 94044
	CONTACT: STEVE HARTSELL
	(850) 359 8863
	ARBORIST
	TREE MANAGEMENT EXPERTS
	3100 SACRAMENTO STREET
	SAN FRANCISCO, CA 94115
	CONTACT: ROY LEGGITT
	(415) 301 8118



3300 EAST FOURTH AVENUE
2ND FLOOR, SUITE 200
452 / 342-1157
340-8672
SAN MATEO COUNTY, CA

(N) RESIDENCE FOR
 25 ESTRADA PALOMAR PARK, LLC
 25 ESTRADA PLACE, PALOMAR PARK

SITE PLAN
 ROOF PLAN
 VICINITY MAP
 LOCATION MAP
 GENERAL NOTES

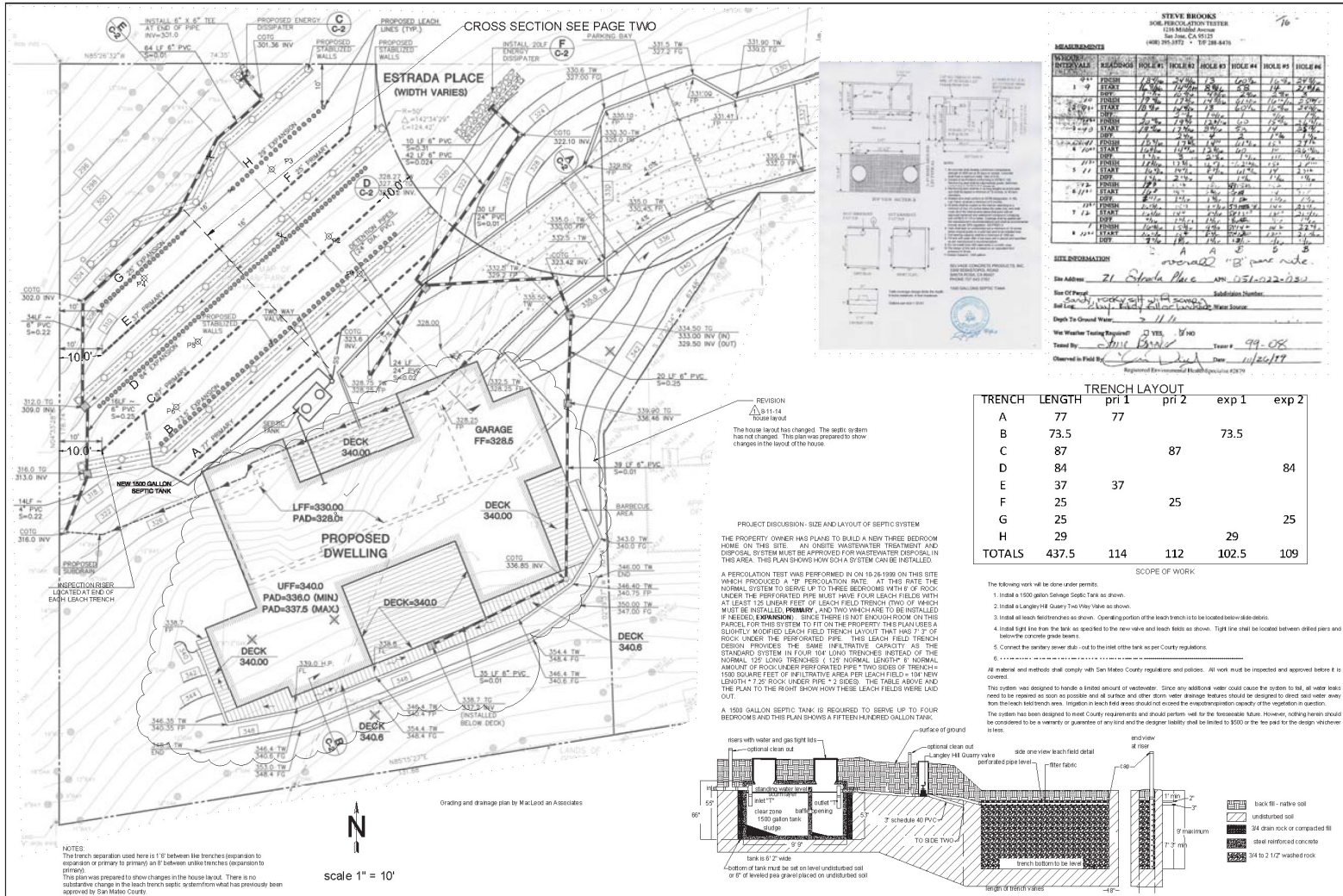
PLANNING APPLICATION
 DATE: AUGUST 6, 2014

SCALE: AS SHOWN
 DRAWN: MK
 JOB NO.: 13546
 SHEET: A-1.1
 OF: SHEETS

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Owner/Applicant:
 File Numbers:

Attachment: C



STEVE BROOKS
3006 PERCOLATION TESTER
1214 Middle Avenue
San Jose, CA 95131
(408) 263-9772 • TP 388-4478

MEASUREMENTS	DATE	TESTER	PERMITS	PERMITS	PERMITS	PERMITS	PERMITS	PERMITS	PERMITS
1	9	ETAKT	1/20	1/20	1/20	1/20	1/20	1/20	1/20
2	10	ETAKT	1/20	1/20	1/20	1/20	1/20	1/20	1/20
3	11	ETAKT	1/20	1/20	1/20	1/20	1/20	1/20	1/20
4	12	ETAKT	1/20	1/20	1/20	1/20	1/20	1/20	1/20
5	13	ETAKT	1/20	1/20	1/20	1/20	1/20	1/20	1/20
6	14	ETAKT	1/20	1/20	1/20	1/20	1/20	1/20	1/20
7	15	ETAKT	1/20	1/20	1/20	1/20	1/20	1/20	1/20
8	16	ETAKT	1/20	1/20	1/20	1/20	1/20	1/20	1/20
9	17	ETAKT	1/20	1/20	1/20	1/20	1/20	1/20	1/20
10	18	ETAKT	1/20	1/20	1/20	1/20	1/20	1/20	1/20

Site Information
Site Address: 21 Estrada Place
Subdivision Number: 1512022020
Use of Property: Residential
Soil Line: Sandy clay loam
Depth to Ground Water: 2 1/2'
Weather Testing Required: YES
Trained By: Steve Brooks
Checked in Field By: Steve Brooks
Date: 1/16/17

TRENCH LAYOUT

TRENCH	LENGTH	pri 1	pri 2	exp 1	exp 2
A	77	77			
B	73.5		73.5		
C	87		87		
D	84				84
E	37		37		
F	25		25		
G	25				25
H	29			29	
TOTALS	437.5	114	112	102.5	109

SCOPE OF WORK

- The following work will be done under permits.
- Install a 1500 Gallon Septic Tank as shown.
- Install a Langley H8 Quary Two Way Valve as shown.
- Install all main lines as shown. Opening portion of the trench fields as shown. Trench line shall be located between drilled piles and the concrete grade beams.
- Connect the sanitary sewer stack-out to the rest of the tank as per County regulations.
- Install all trench fields as shown. Opening portion of the trench fields as shown. Trench line shall be located between drilled piles and the concrete grade beams.

All material and methods shall comply with San Mateo County regulations and policies. All work must be inspected and approved before it is covered.

This system was designed to handle a limited amount of wastewater. Since any additional water could cause the system to fail, all water loads need to be reported as soon as possible and all surface and other down water drainage basins should be designed to direct said water away from the trench field trench areas. Infiltration in trench field areas should not exceed the capacity of the trench field. The system has been designed to meet County requirements and should permit use for the foreseeable future. However, nothing herein should be considered to be a warranty or guarantee of any kind and the designer liability shall be limited to \$500 or the fee paid for the design whichever is less.

REVISION

23/11/14
Notes layout

SR HARTSELL
P.O. BOX 342
PACIFICA, CA 94044
shartsel@earthlink.net (650) 909-2418

S.R. HARTSELL, REHS
P.O. BOX 342
PACIFICA, CA 94044
shartsel@earthlink.net (650) 909-2418

ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM PLAN

25 ESTRADA PLACE
REDWOOD CITY, CA 94062
APN 051-022-420

August 26, 2013
SCALE AS NOTED
BY SRH

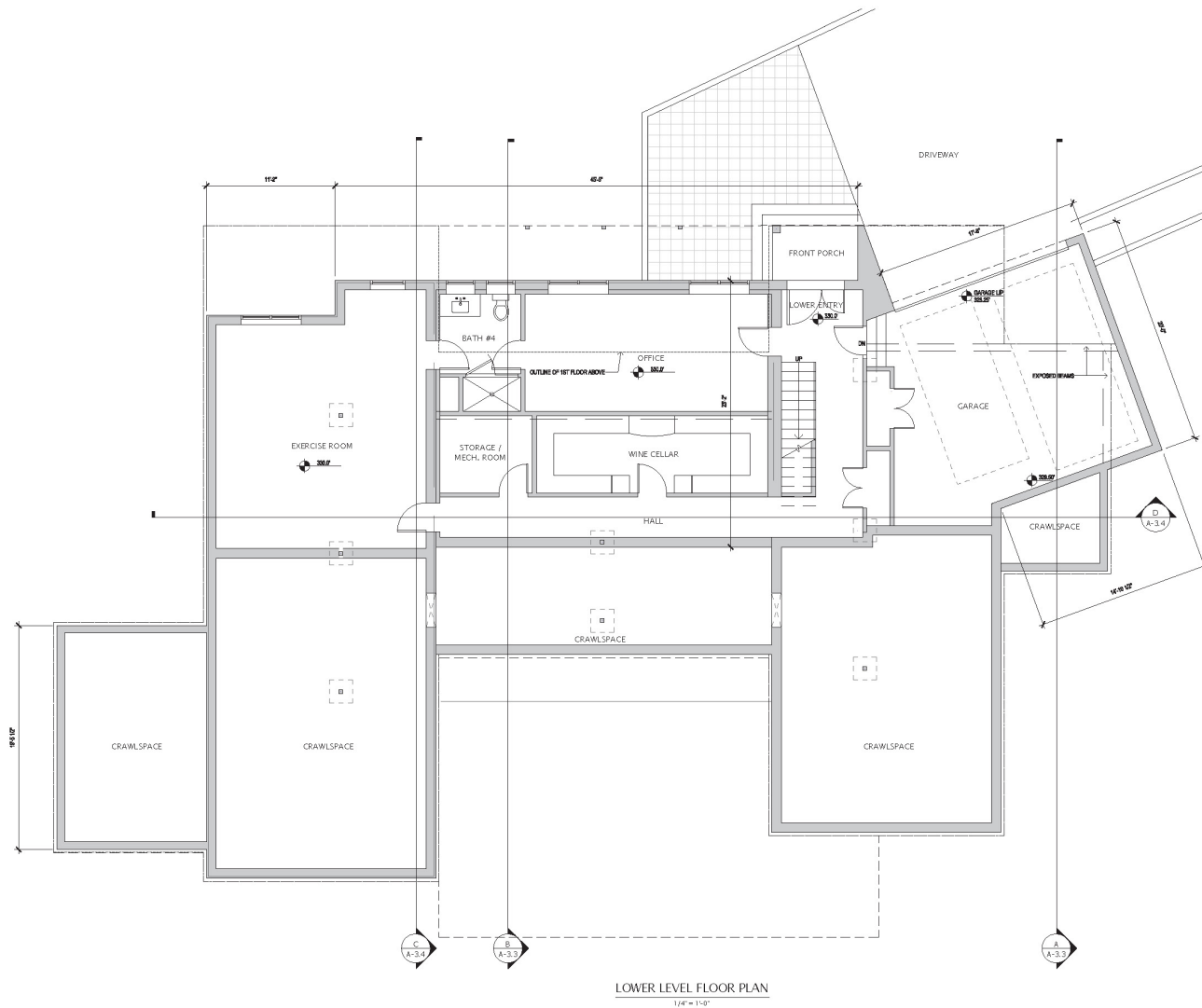
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1 OF 2

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Owner/Applicant: _____ Attachment: C

File Numbers: _____

FILE: _____
DRAWN: _____
REVISIONS: _____
DATE: _____



JOHN MATTHEWS ARCHITECTS
2304 108TH FOURTH AVENUE
SAN MATEO, CA 94401
415 / 342-1101 VOIC
415 / 342-1877 FAX

(N) RESIDENCE FOR
25 ESTRADA PALOMAR PARK, LLC
25 ESTRADA PLACE, PALOMAR PARK

SAN MATEO COUNTY, CA

LOWER LEVEL
PLAN

PLANNING APPLICATION

DATE: AUGUST 6, 2014

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

DRAWN: MK

JOB NO: 13546

SHEET: A-2.2

OF SHEETS



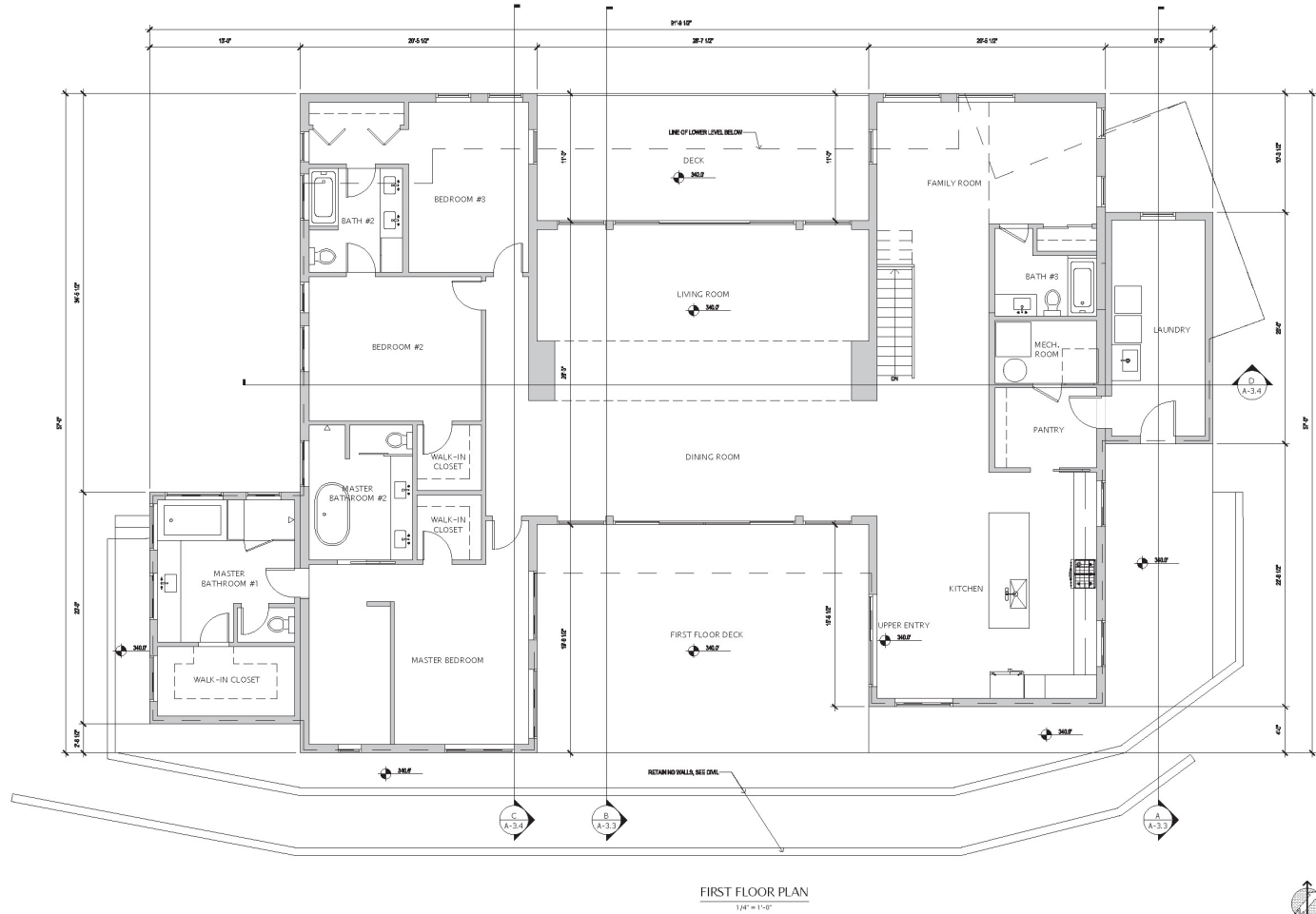
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Owner/Applicant:

Attachment: C

File Numbers:

DRAWN: MK/2014/08/06



JOHN MATTHEWS ARCHITECTS

2300 COST FEDERAL AVENUE
SAN DIEGO, CA 92101 PHONE
310-115-8400 FAX
310-115-1277

(N) RESIDENCE FOR
25 ESTRADA PALOMAR PARK, LLC.
25 ESTRADA PLACE, PALOMAR PARK

SAN MATEO COUNTY, CA

FIRST FLOOR PLAN

PLANNING APPLICATION

DATE: AUGUST 6, 2014

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

DRAWN: MK

JOB NO.: 13546

SHEET

A-2.1

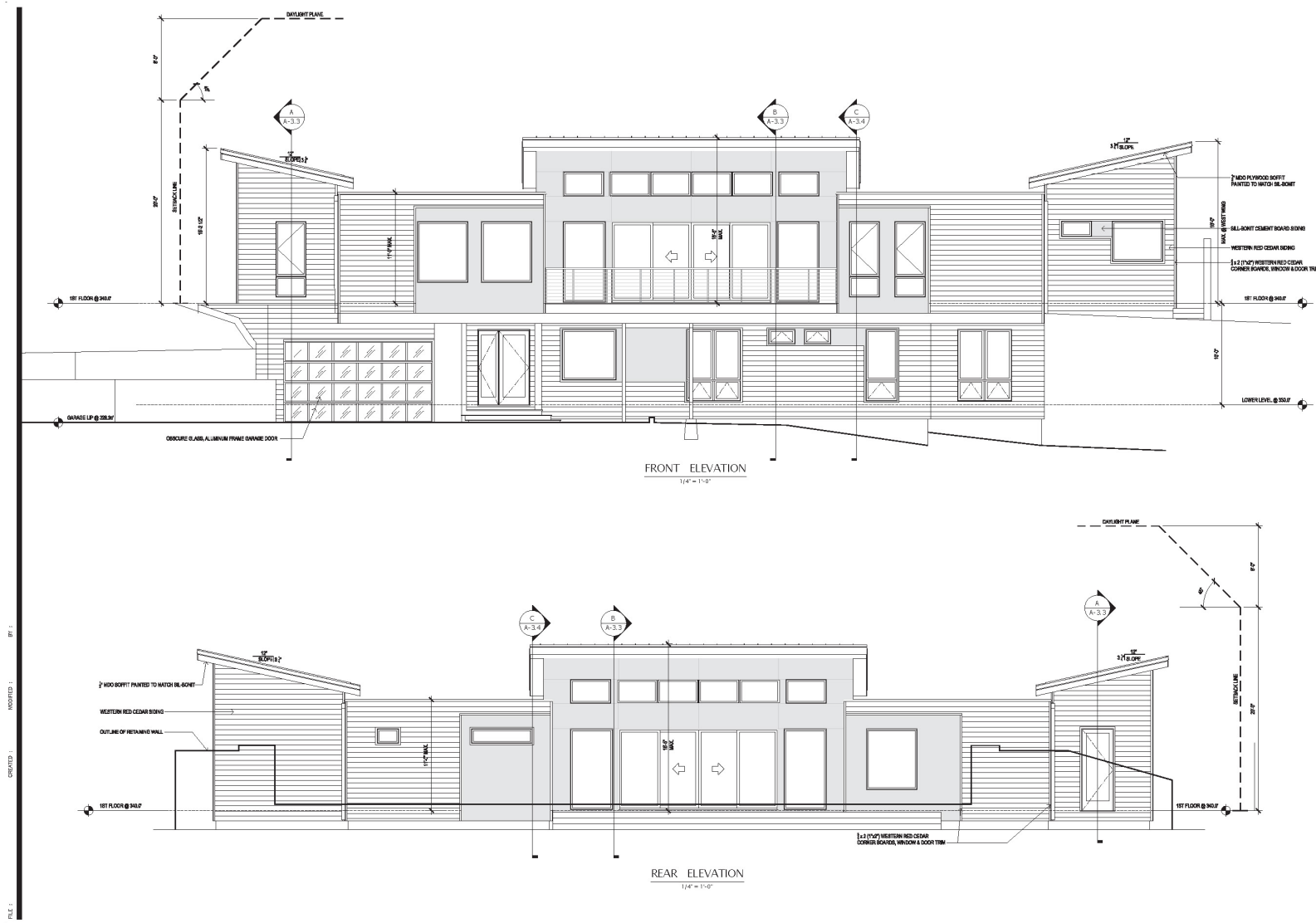
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Owner/Applicant:

Attachment: C

File Numbers:



JOHN MATTHEWS ARCHITECTS

3304 EAST FOURTH AVENUE
 FOLSOM, CALIFORNIA 95630
 TEL: 916-981-1177 FAX: 916-981-1877

(N) RESIDENCE FOR
 25 ESTRADA PALOMAR PARK, LLC
 25 ESTRADA PLACE, PALOMAR PARK
 SAN MATEO COUNTY, CA

FRONT & REAR ELEVATIONS

PLANNING APPLICATION
 DATE: AUGUST 6, 2014

SCALE: 1/4" = 1'-0"
 DRAWN: MK
 JOB NO.: 13046

SHEET: A-3.1
 OF 04/23

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Owner/Applicant:

Attachment: C

File Numbers:



JOHN MATTHEWS ARCHITECTS

336A E 8th Fourth Avenue
San Mateo, CA 94401
650.734.1127
340-1877

SAN MATEO COUNTY, CA

(N) RESIDENCE FOR
25 ESTRADA PALOMAR PARK, LLC
25 ESTRADA PLACE, PALOMAR PARK

LEFT & RIGHT SIDE ELEVATIONS

PLANNING APPLICATION

DATE: AUGUST 6, 2014

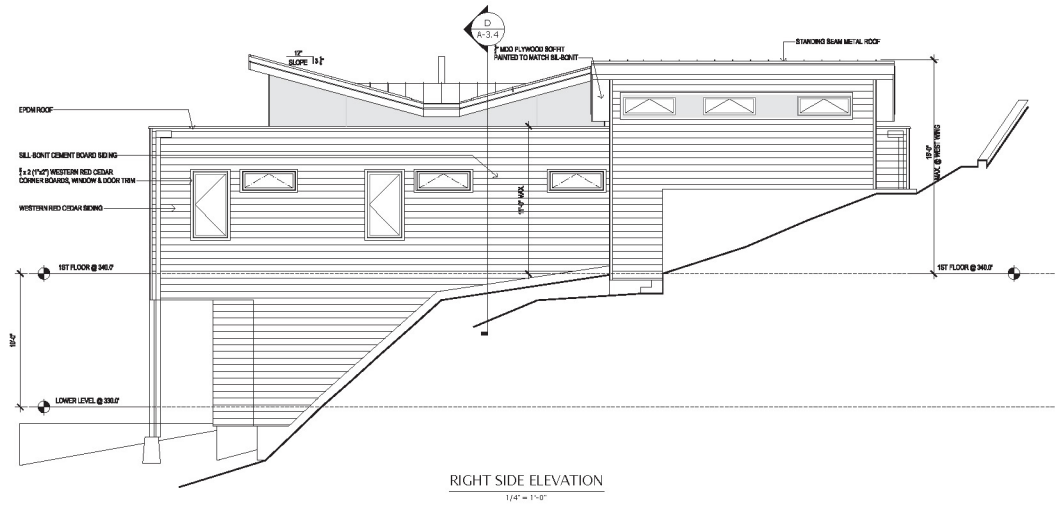
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DRAWN: MK

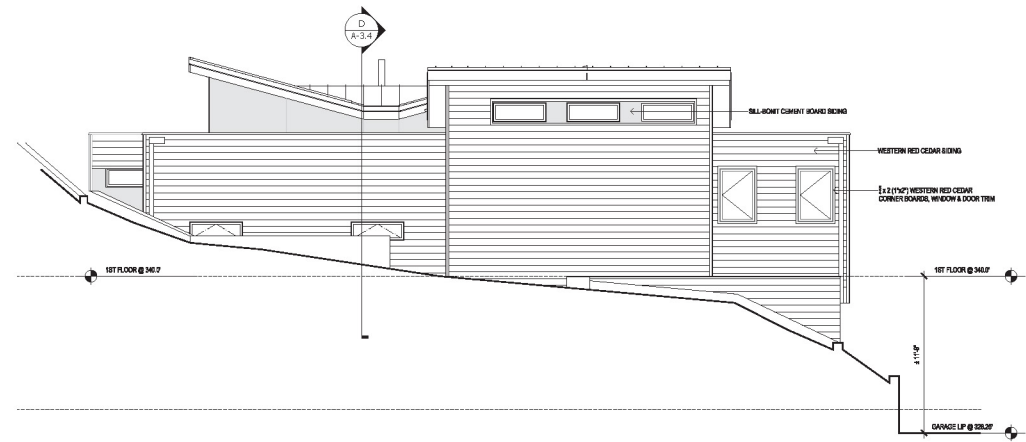
JOB NO.: 13546

SHEET: A-3.2

OF SHEETS



RIGHT SIDE ELEVATION
1/4" = 1'-0"



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

EXTERIOR FINISH SCHEDULE		
DESCRIPTION	MATERIAL	COLOR / FINISH
EXTERIOR WALLS	WESTERN RED CEDAR, 2" OVER DENSOLASS SHEATHING	NATURAL STAIN, FULLY SEALED
TRIM	SIL-BONIT INTEGRAL COLOR CEMENT BOARD SIDING	COAL TREATED
WINDOWS	WESTERN RED CEDAR CORNER BOARDS, WINDOW AND DOOR TRIM	NATURAL STAIN, FULLY SEALED
DOORS	ANDERSEN, 400 SERIES, VINYL CLAD WOOD WINDOW	TERRAZONE
ROOF	ENTRANCE, ANDERSEN ARCHITECTURAL SERIES ALUMINUM CLAD WOOD SLEIGH, ANDERSON 200 SERIES NARROWLINE, VINYL CLAD WOOD	TERRAZONE
DECKS, RAILING	WOOD DECK	-
GUTTERS, DOWNSPOUTS, FLASHING	GLASS PANEL/V BRUSHED ALUMINUM POSTS AND HANDRAIL	CLEAR GLASS, BRUSHED ALUMINUM
RETAINING WALLS AT DRIVEWAY	CONCRETE	NATURAL CONCRETE
RETAINING WALLS AT REAR OF HOUSE	CONCRETE	NATURAL CONCRETE

DATE: 8/1/14
DRAWN: MK
JOB NO.: 13546
SHEET: A-3.2

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Owner/Applicant:

Attachment C

File Numbers:



JOHN MATTHEWS ARCHITECTS

3324 EAST FLORENCE AVENUE
SAN MATEO, CA 94401
415 / 350-1101 VOICE
340-1677 FAX

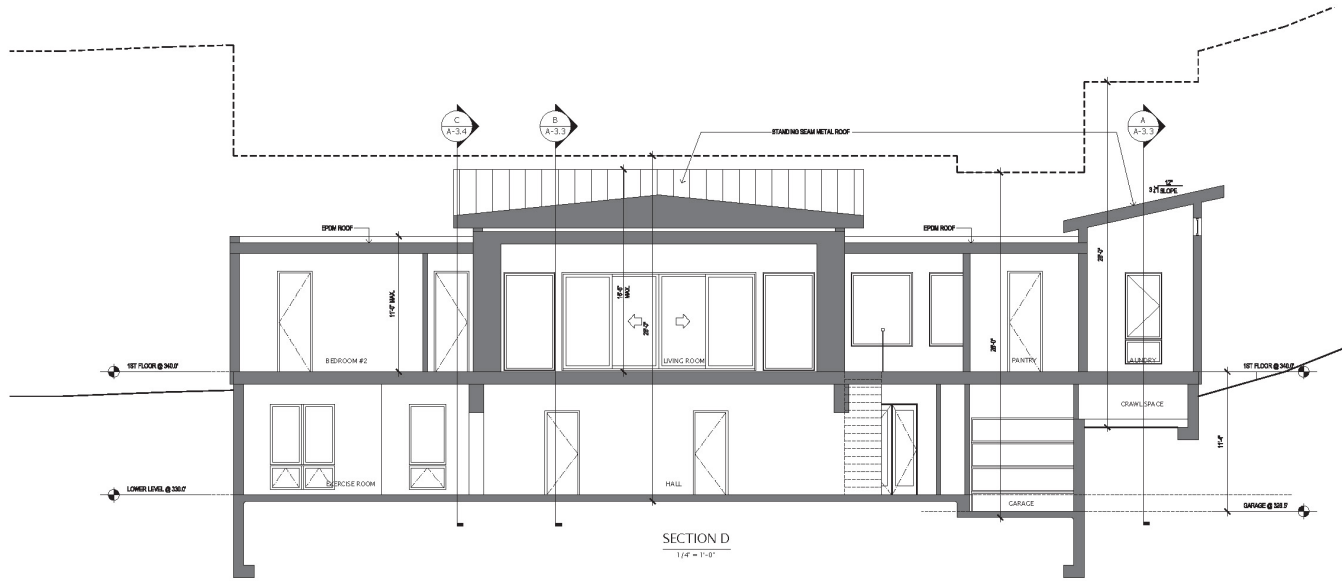
(N) RESIDENCE FOR
25 ESTRADA PALOMAR PARK, LLC
25 ESTRADA PLACE, PALOMAR PARK
SAN MATEO COUNTY, CA

C & D
SECTIONS

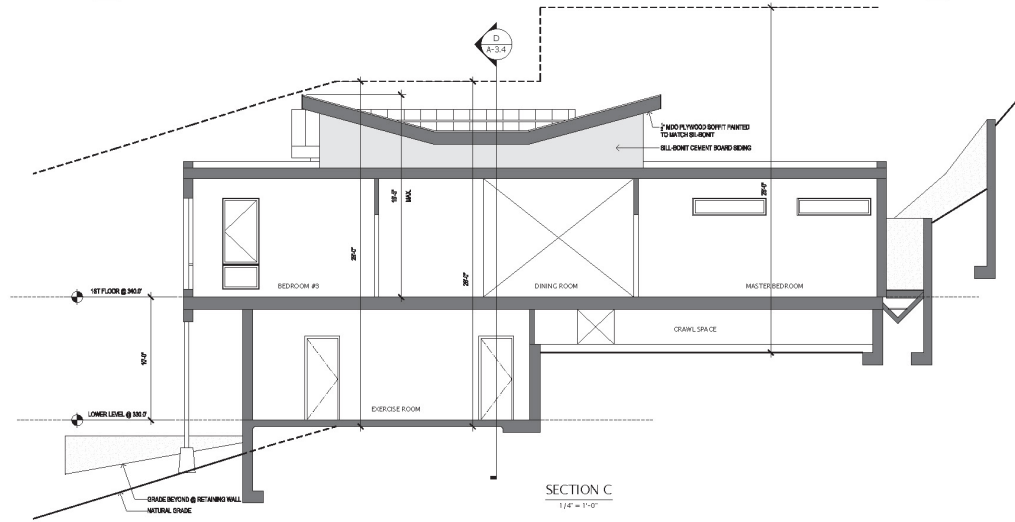
PLANNING APPLICATION
NO. AUGUST 6, 2014

SCALE
1/4" = 1'-0"
DRAWN BY
MK
JOB NO.
13546
SHEET

A-3.3
OF SHEETS



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



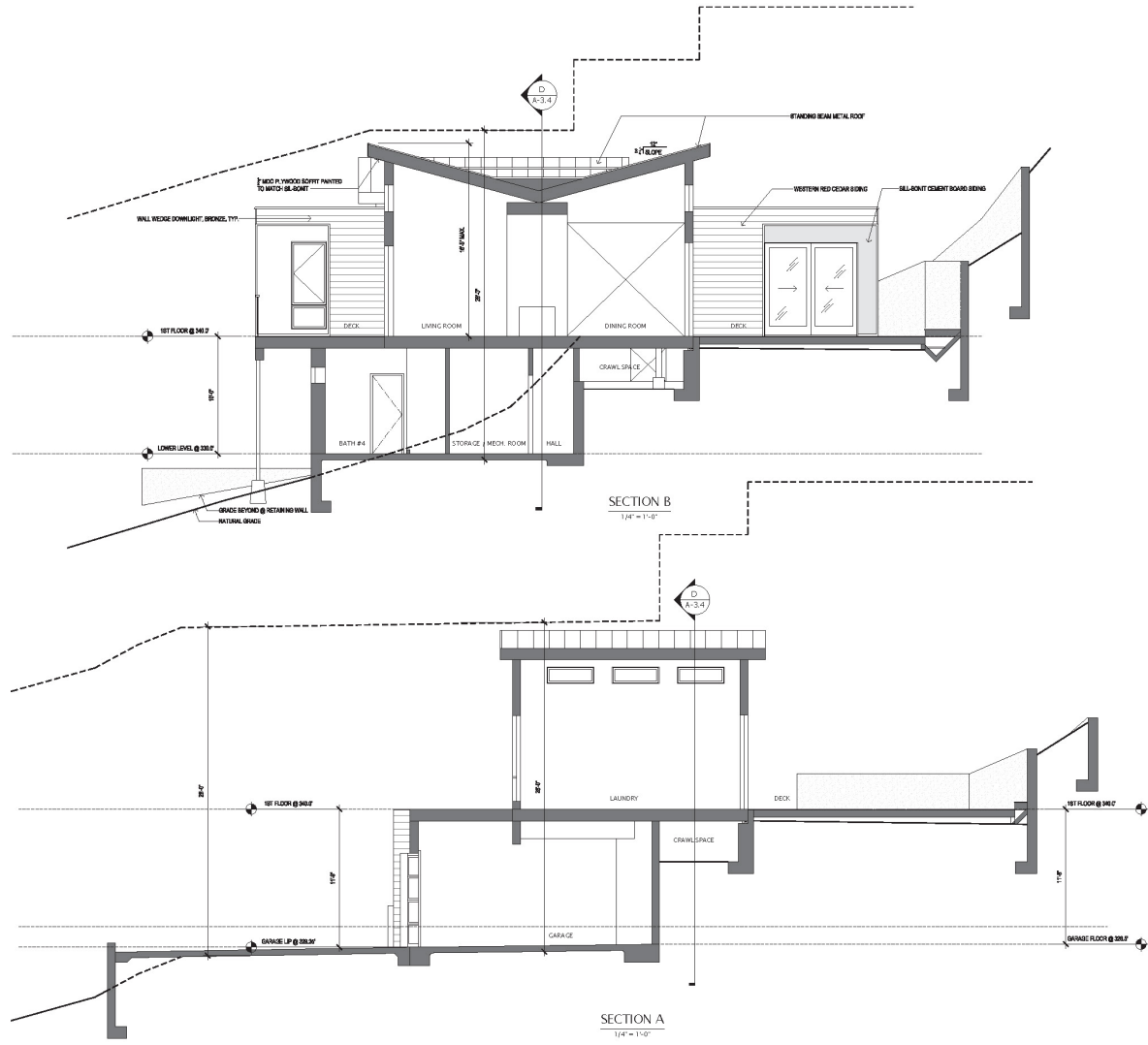
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Owner/Applicant:

Attachment: C

File Numbers:



JOHN MATTHEWS ARCHITECTS
 2324 EAST FOURTH AVENUE
 SAN MATEO, CA 94401
 650.342.1157 VOICE
 340.8877 FAX

(N) RESIDENCE FOR
 25 ESTRADA PALOMAR PARK, LLC
 25 ESTRADA PLACE, PALOMAR PARK
 SAN MATEO COUNTY, CA

A & B
 SECTIONS

PLANNING APPLICATION
 DATE
 AUGUST 6, 2014

SCALE
 1/4" = 1'-0"

DRAWN
 MK

JOB NO.
 13546

SHEET
A-3.4

OF SHEETS

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Owner/Applicant:

Attachment: C

File Numbers:

EXTERIOR MATERIAL COLOR BOARD FOR A NEW RESIDENCE AT:

25 ESTRADA PLACE, PALOMAR PARK, SAN MATEO COUNTY CA

	MATERIAL	COLOR / FINISH	
ROOFING:	Drexel Metals Standing Seam	Pre-Weathered Galvalume	
EXTERIOR WALLS:	1. Western Red Cedar, 6" over DensGlass Sheathing, Western Red Cedar Corner Boards, Window & Door Trim	Natural Stain, Fully Sealed	
	2. Sil-Bonit Integral Color Cement Board Siding	Coal Treated	
WINDOWS & DOORS:	1. Andersen, 400 Series, Vinyl Clad Wood 2. Andersen, Architectural Series, Aluminum Clad Wood 3. Andersen, 200 Series Narrowline, Vinyl Clad Wood	Terratone	
DECKS & RAILING:	Wood Deck Glass Panel w/ Brushed Aluminum Posts and Handrail	Clear Glass, Brushed Aluminum	

John Matthews Architects, 335a E. 4th Ave. San Mateo, CA

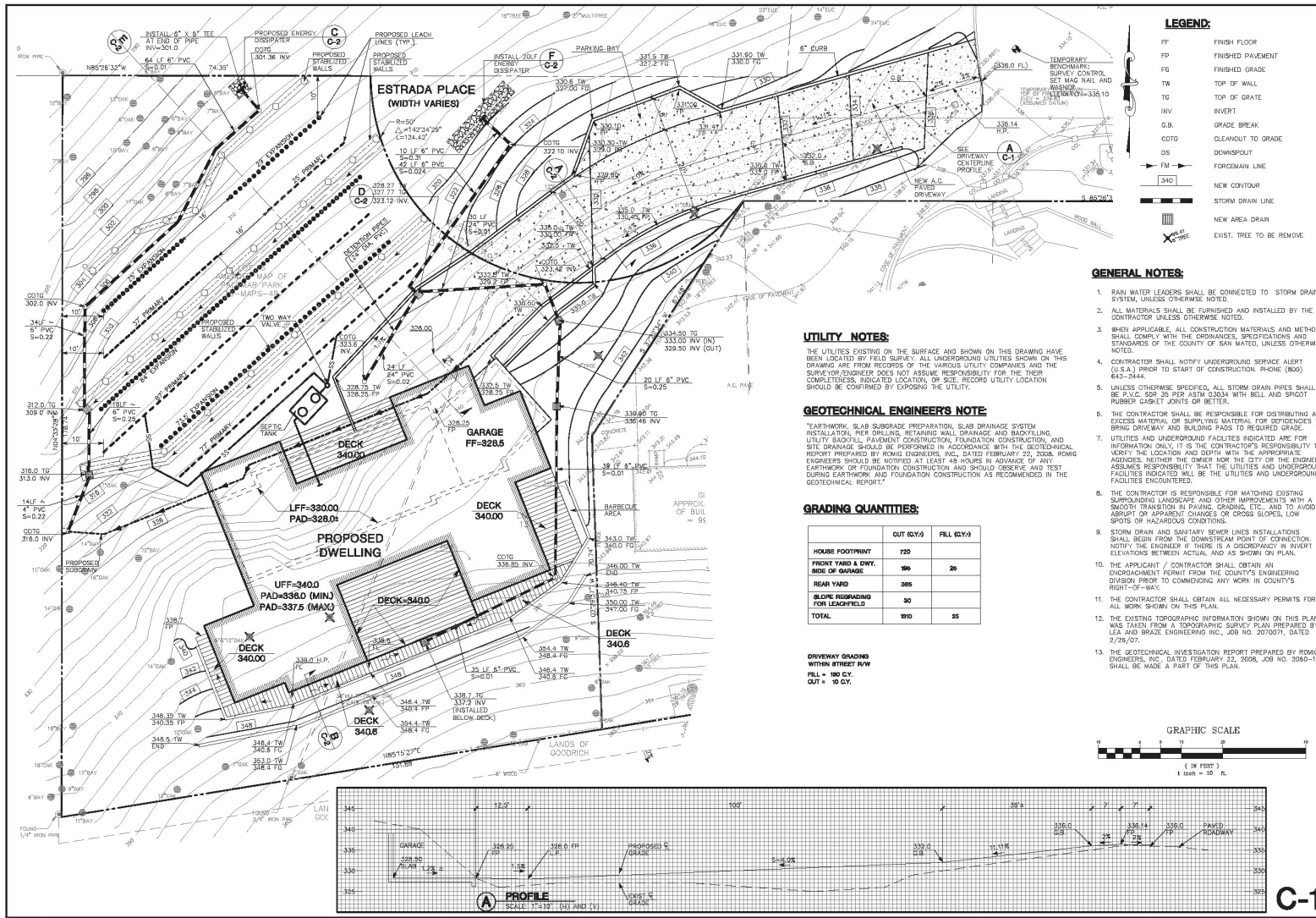
August, 2014

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: D _____

File Numbers: _____



MAILED AND ASSOCIATES
CIVIL ENGINEERING & LAND SURVEYING
985 CENTER STREET • SAN CARLOS, CA 94070 • (950) 393-8480

PREPARED FOR:
24 ESTRADA PLACE
PALOMAR PARK, LLC
CALIFORNIA
UNINCORPORATED SAN MATEO COUNTY

PRELIMINARY GRADING AND DRAINAGE PLAN

24 ESTRADA PLACE
PALOMAR PARK, LLC
UNINCORPORATED SAN MATEO COUNTY

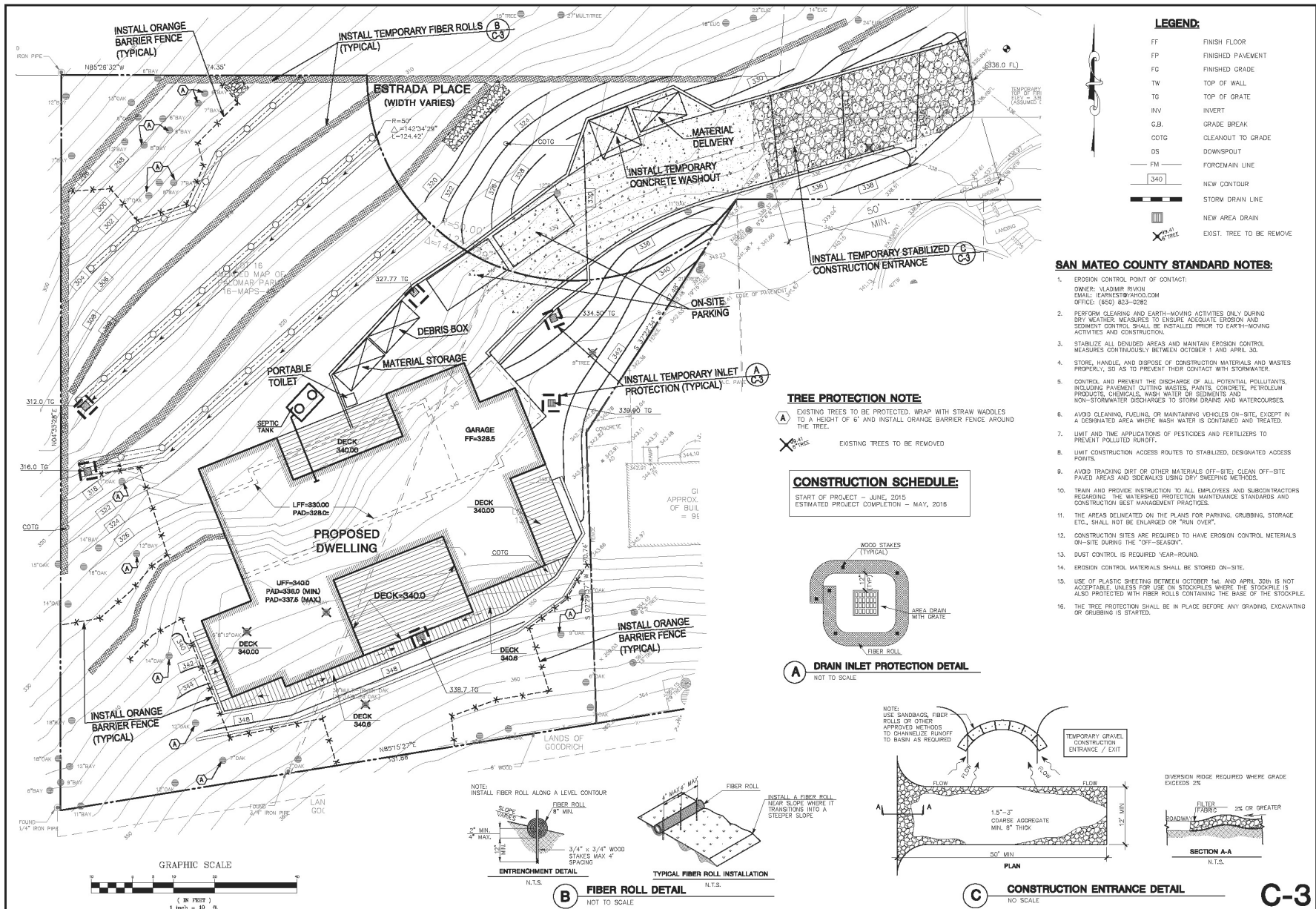
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DESIGNED BY: VPS
CHECKED BY: DOM
SCALE: 1" = 10'
DATE: 08/14/13
DRAWING NO. 3848-GRADE
SHEET 1 OF 2

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Owner/Applicant:

Attachment: E

File Numbers:

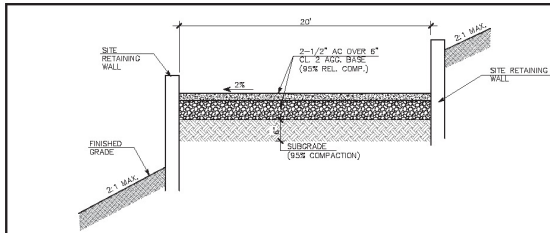


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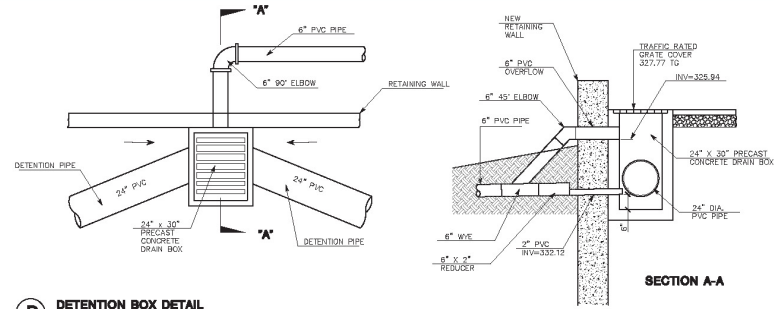
Owner/Applicant:

Attachment: E

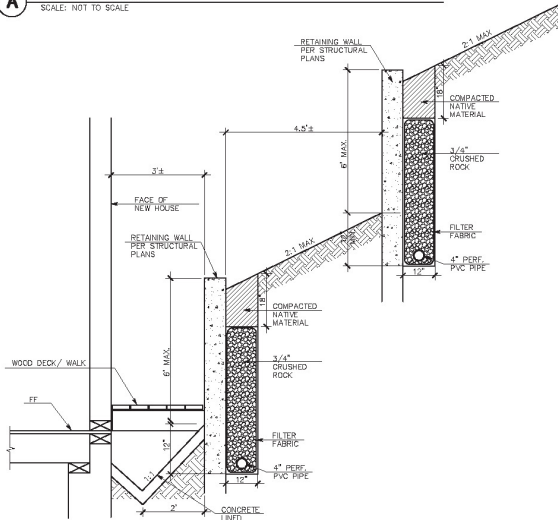
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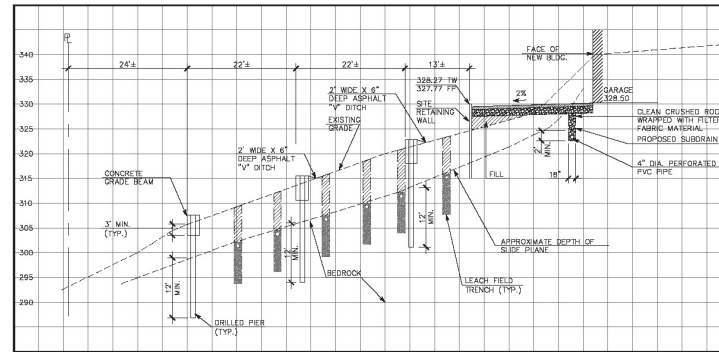
A TYPICAL SECTION
SCALE: NOT TO SCALE



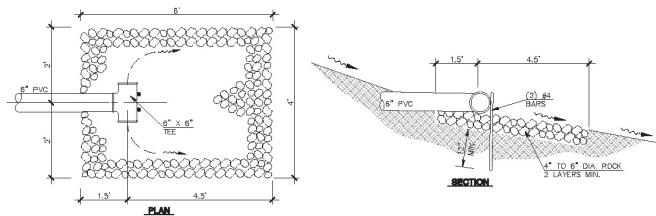
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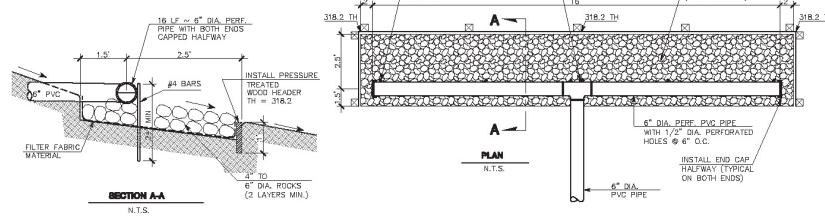
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E TYPICAL SECTION
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C ENERGY DISSIPATER
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F ENERGY DISSIPATER
SCALE: NOT TO SCALE

MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 885 CENTER STREET • SAN CARLOS, CA 94070 • (950) 593-6561
PREPARED FOR: 25 ESTRADA PLACE PALOMAR PARK, LLC SAN MATEO COUNTY, CALIFORNIA
CIVIL DETAILS 25 ESTRADA PLACE PALOMAR PARK, LLC SAN MATEO COUNTY, CALIFORNIA
DRAWN BY: EAP DESIGNED BY: VFS CHECKED BY: DOM SCALE: NONE DATE: 08/14/13 DRAWING NO.: 3848-GRADE SHEET: 2 OF 2

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Owner/Applicant:

Attachment: E

File Numbers:



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

September 16, 2014

Mr. John Matthews
John Matthews Architects
335-A East Fourth Avenue
San Mateo, CA 94401

Dear Mr. Matthews:

SUBJECT: Bayside Design Review Recommendation
25 Estrada Place, Redwood City
APN 051-022-420; County File No. PLN 2013-00376

At the meeting of September 3, 2014, the San Mateo County Bayside Design Review Committee (Committee) considered your application for construction of a new 5,248 sq. ft. single-family residence (4,783 sq. ft.) with an attached garage (466 sq. ft.) on a 20,001 sq. ft. parcel located at 25 Estrada Place in the Palomar Park area of San Mateo County. Six significant trees are proposed to be removed. The project also includes a grading permit to allow 1,535 cubic yards of grading.

All neighbors within 300 feet of the subject property and the Palomar Property Owners Association were notified on August 23, 2014. One letter with concern about some aspects of the project (roof color, privacy, and air conditioning noise) was received. One neighbor spoke at the hearing on these issues.

Based on the plans, application forms and accompanying materials submitted, the Bayside Design Review Committee recommends approval of the design review portion of your project subject to the following findings and conditions. A final decision on the design review approval and associated permits will be decided by the Zoning Hearing Officer at a hearing in the near future.

FINDINGS

1. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, relating to construction of a small structure. A Notice of Exemption will be filed.

2. For the Design Review

This project has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28.1, Section 6565.16 of the San Mateo

County Zoning Regulations. The proposal was reviewed by the Bayside Design Review Committee on December 4, 2013.

After consideration of public testimony, the Bayside Design Review Committee (Committee) made a motion recommending the project's approval, stating that the project complies with the design review standards, with additional recommended conditions of approval.

Committee Recommendations Include:

- a. Selection of a non-reflective and non-white roof color.
- b. Revision of elevations to improve articulation by changing window shapes and the hardy plank reveal patterns.
- c. A landscape treatment near the entry of the garage.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the approved plans. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are compatible with Design Review Standards and in substantial compliance with the approved plans prior to being incorporated into the building plans. Adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building plan stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new Bayside Design Review Committee public hearing which requires payment of an additional fee of \$1,500.
2. The design review final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended in one-year increments with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. Roof colors shall be as non-reflective as possible and non-white.
4. Elevations shall be changed in the following manner:

Front Elevation

- a. Remove cement board siding from lower elevation and replace it with red cedar siding.

- b. Relocate the window to align with the window above. This new window position, however, limits the view from the room (see the floor plan.) It also does not align perfectly due to the lower wall configuration.

We propose a double window (same as others at the lower level) centered on the windows above.

Right Side Elevation

- c. Add cement board siding between windows - similar to other windows at this floor level.
5. Only those trees approved for removal shall be removed. Trees designated to remain shall be protected from damage during construction. Any additional tree removal or trimming of tree branches greater than 6 inches in diameter is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal or trimming.
 6. A landscape plan showing eight (15-gallon) replacement trees shall be submitted and approved by the Community Development Director prior to the issuance of a building permit. The applicant shall implement all planting elements of the approved landscape plan prior to scheduling a final inspection and prior to the Planning Department's final approval on the building permit. Photographs of the installed landscaping shall be provided to the Planning Department as proof of compliance with this condition and before a final sign-off on the building permit.
 7. All tree protection measures specified by Tree Management Experts, dated September 2, 2013, shall appear clearly on the building plans submitted to the County.
 8. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, (2) the elevations of proposed finished grades, (3) the finished floor elevations, (4) the topmost elevation of the roof, and (5) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 9. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
 10. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the respective Fire Authority.

11. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued.
12. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Estrada Place. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Estrada Place. There shall be no storage of construction vehicles in the public right-of-way.
13. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities 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 operations shall be prohibited on Sunday and any national holiday.

Please be aware that the aforementioned conditions are recommended and are subject to change at the final decision stage. Unless modified, these recommendations will be incorporated into the conditions of approval for the final decision letter for the design review approval, and grading permit. Please contact Erica Adams, Design Review Officer, at 650/363-1828, if you have any questions.

Sincerely,



Erica D. Adams
Design Review Officer

EDA:jlh - EDAY0816_WJN.DOCX

cc: Vladimir Rivkin, Owner
Susan and Kurt Oppenheimer, Neighbors

November 21, 2013
3067-1

Mr. Vladimir Rivkin
205 De Anza Blvd, #106
San Mateo, California 94402

**RE: GEOTECHNICAL REPORT UPDATE
NEW RESIDENCE
25 ESTRADA PLACE
PALOMAR PARK, CALIFORNIA**

Dear Mr. Rivkin:

As requested, this letter was prepared to update our geotechnical report and present supplemental recommendations for your proposed residence to be constructed at 25 Estrada Place in an unincorporated area of San Mateo County near Redwood City, California. As you know, we performed a geologic and geotechnical investigation for a previously proposed residence at the site and presented the results in our report for the previous owner dated March 18, 2008. The scope of our geotechnical services for this project was presented in our agreement with you dated October 29, 2013.

PROJECT DESCRIPTION

The project consists of constructing a two-story residence at the undeveloped site in Palomar Park. The residence will be about 3,850 square feet in size, and will have an attached garage at the northeast corner. The lower level of the residence will partially cut below the upper level and daylight along the north (downslope) side of the residence. Two, up to 6 foot high, stacked retaining walls (about 4.5 feet apart) are planned along the south (upslope) side of the residence where the rear of the upper level building pad will cut into the slope. The residence will be located partially within a small level area near the upslope (south) edge of the property and will step down the property. Above and below the level area, the ground slopes to the northwest typically at inclinations ranging from approximately 2:1 to 3:1 (horizontal: vertical). A 150 foot long driveway will extend from the garage to Estrada Place. Up to 4.5 foot high retaining walls will be needed along the driveway to retain cuts and fills along the driveway alignment. Structural loads are expected to be relatively light to moderate as is typical for this type of construction.

SITE CONDITIONS

On October 20, 2013, a member of our staff visited the property to observe current site conditions. The site was an undeveloped moderate to steeply, irregular shaped sloping lot. A relatively level cut/fill pad was located at the south side of the site in the general location of the proposed residence. An approximately 15 to 20 foot wide cut/fill rough graded driveway extended approximately from the northeast corner of the pad toward Estrada Place. An approximately 8 to 9 foot high steep face occurred at the headscarp along the downslope side of the graded pad fill slope with an approximately 6 to 12 inch high scarp located just below a portion of the main scarp. It appeared that active erosion has continued to occur along the exposed main headscarp which exposes the previous fill slope, as would be expected along an exposed slope.

Along the west side of the landslide, a smaller slide about 20 feet wide and 20 feet long had developed with a more westerly direction of movement. This small area had formed head and side scarps on the order of about 18-inches high. We did not observe other indications of significant recent slope movement at the landslide although it was apparent that there had been some ongoing downslope creep movement of the slide mass as would be expected.

The site extended upslope of the pad to the southeast at an inclination of about 2:1 (horizontal:vertical). Below the pad, the site generally sloped down toward the northwest at an inclination of approximately 3:1 (horizontal:vertical) and appeared to steepen to about 2:1 downslope of the northwestern property line, where seasonal drainage channel is located about 10 feet beyond the northwest corner of the property. The slopes immediately at the drainage channel were steeper, on the order of 1:1 (horizontal:vertical). The site was vegetated with a light growth of native grasses and small to large trees generally along the perimeter of the property. A majority of the site appeared to have been recently mowed and vegetation removed from the building pad and adjacent slopes.

PREVIOUS SITE INVESTIGATION

We performed a geotechnical investigation for a previously proposed residence; the results were presented in our report dated March 18, 2008. Our site investigation included advancing six exploratory borings to depths of 6.5 and 29.5 feet. Previous exploration work performed by Geotechnical Engineering, Inc., 2001 at the site, consisting of three exploratory borings and two test pits was also reviewed. The subsurface conditions at the site generally consisted of about 3 to 10 feet of topsoil, colluvium, and fill soils (about 1.5 to 4.5 feet of fill, where encountered) generally consisting of stiff to hard sandy lean clay of low to moderate plasticity. The topsoil, colluvium, and fill soils were underlain by severely weathered sandstone and siltstone bedrock of the Franciscan Assemblage which extended to the maximum depths explored.

A landslide occurred in 1998 on the descending slope below the existing rough graded building pad and proposed residence. The headscarp of the landslide was located at the edge of the level fill pad along downslope side of the proposed residence. During our previous investigation in 2008, we observed that the landslide had undergone some recent activity, with a well-developed side scarp and active ground water seepage. The landslide had a primary headscarp along the edge of the pad and appeared to toe-out along the drainage to the northwest. At the time of our previous investigation, the headscarp was about 6 to 9 feet in height with smaller secondary scarps observed about 40 feet below the main scarps. Based on the results of the previous exploration work at the site, we concluded that the landslide appeared to involve the fill soils and the upper 5 to 8 feet of colluvium and bedrock.

Based on the results of our investigation, we recommended that the residence and driveway retaining walls be supported on a drilled pier foundation bearing weathered bedrock below the fill and surface soils. The leach field for the residence will be located on the slope below the residence at the location of the landslide. A series of stich pier stabilization walls are planned within the leach field to stabilize the slope below the residence. In addition, the existing fill along the planned driveway and along the building pad should be removed and recompacted as part of site grading.

CONCLUSIONS AND UPDATED RECOMMENDATIONS

Based on the findings from our recent site visit, and review of information in our files and our report for the original project, and the preliminary plans for the proposed residence, the site is suitable for the proposed residence provided the design and construction follow our geotechnical recommendations. In our opinion, the conclusions and recommendations presented in our March 18, 2008 report may be used for the currently proposed residence and associated site improvements as modified/updated below.

EARTHQUAKE DESIGN PARAMETERS

The State of California requires that all buildings be designed in accordance with the seismic design provisions presented in the 2010 California Building Code, and in ASCE 7-10, "Minimum Design Loads for Buildings and Other Structures." Based on site geologic conditions, and on information from our subsurface exploration at the site, the site may be classified as Site Class C, very dense soil and soft rock, in accordance with Table 1613.5.2 in the 2010 California Building Code. Spectral Response Acceleration parameters S_S and S_1 , and site coefficients F_a and F_v , may be taken directly from the figures and tables in the 2010 California Building Code and in the lookup tables at the U.S.G.S. website based on the longitude and latitude of the site. For the site latitude (37.4822) and longitude (-122.2694) and Site Class C, $F_a = 1.0$, $F_v = 1.3$, $SD_s = 1.30g$ and $SD_1 = 0.890g$.

PIER SUPPORTED REAR SITE RETAINING WALLS

The current design includes two closely spaced site retaining walls to support a cut in the rear yard of the residence. In our opinion, the rear site retaining walls should be supported on a drilled pier foundation. The piers may be designed using the general pier criteria listed in our referenced report, but retaining wall piers do not need to meet the depth into rock and total depth recommendations. Because the stacked pier supported retaining walls are closely spaced, the foundation of the upper wall will impose a lateral surcharge load on the lower wall. On a preliminary basis, the surcharge load may be approximated by applying the line of active of the resultant active load from the adjacent upper wall. Once the design of the site retaining walls is underway, we should be contacted for further input regarding the surcharge load from the upslope foundation piers and retaining wall.

SEISMIC LOADS ON RETAINING WALLS

Based on the site peak ground acceleration (PGA), on Seed and Whitman (1970); Al Atik and Sitar (2010); and Lew et al. (2010); seismic loads on retaining walls that can yield may be simulated by a line load of $12H^2$ (in pounds per foot, where H is the wall height in feet). Seismic loads on walls that cannot yield may be subjected to a seismic load as high as about $18H^2$. This seismic surcharge line load should be assumed to act at $1/3H$ above the base of the wall (in addition to the retaining wall design pressure recommended in our March 18, 2008 report).

STABILIZATION WALLS

As noted earlier, a small landslide has developed recently along the west side of the main landslide with a more westerly direction of movement than the main landslide. In our opinion, the orientation and/or extent of the western end of the planned stabilization walls should be adjusted slightly to address this direction of movement. This may require some additional piers along the west side of the leach field area or some modification of the orientation of the walls. During the structural design of the stabilization walls, we consult with the wall designer to provide guidance regarding the appropriate wall layout in this area.

Follow-Up Geotechnical Services

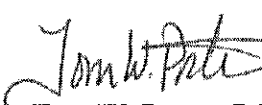
To confirm that our recommendations are properly understood and implemented, we recommend that we be retained to 1) Provide continuing consultation to the design team during development of the plans for building and grading permit submittal, 2) review the grading and foundation plans for conformance with our recommendations and 3) observe and test during earthwork and foundation construction.


We make no warranty, expressed or implied, except that our services are performed in accordance with geotechnical engineering principles generally accepted at this time and location.

Please call if you have any questions or comments concerning the conclusions and updated geotechnical recommendations for the project presented in this letter.

Very truly yours,

ROMIG ENGINEERS, INC.

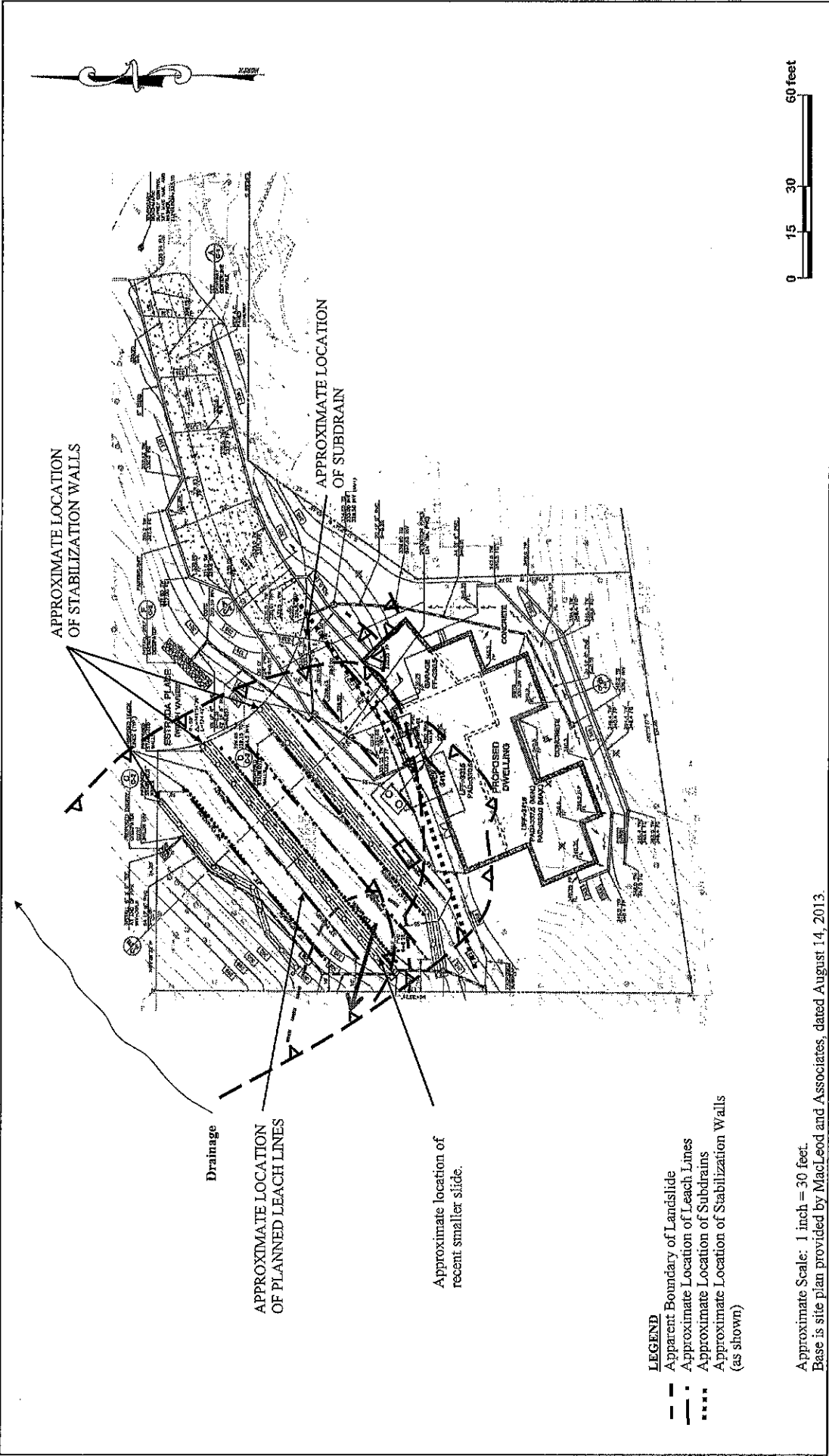

 Tom W. Porter, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 THOMAS W. PORTER
 No. 77883
 CIVIL
 STATE OF CALIFORNIA


 Glenn A. Romig, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 GLENN A. ROMIG
 002157
 GEOTECHNICAL
 STATE OF CALIFORNIA

Copies: Addressee (3)

Figure 1 - Updated Conceptual Stabilization Plan

GAR:TWP:dr



UPDATED CONCEPTUAL STABILIZATION PLAN
 NEW RESIDENCE
 REDWOOD CITY, CALIFORNIA

FROMIG ENGINEERS, INC.

FIGURE 1
 NOVEMBER 2013
 PROJECT NO. 3067-1

Tree Management Experts

Consulting Arborists

3109 Sacramento Street
San Francisco, CA 94115

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Certified Arborists, Certified Tree Risk Assessors

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25 Estrada Palomar Park LLC
c/o: Vladimir Rivkin

via email: vr@rukvc.com

RE: 25 Estrada Place, Redwood City, CA

Date: 9/2/13

RECEIVED

SEP 10 2013

San Mateo County
Planning Division

ARBORIST REPORT

Assignment

- Evaluate Sheet C-1, the preliminary grading and drainage plan by MacLeod and Associates dated 8/14/13.
- Discuss construction details with the engineer and architect to determine tree impacts, particularly in the leach field.
- Provide an Arborist Report to summarize findings and make recommendations.

Background

The current preliminary grading and drainage plan (dated 8/14/13) indicates that certain trees will be removed, and shows construction within close proximity to additional trees. The trees for removal are within the footprint of the building or the driveway. Trees potentially impacted by construction include those adjacent to the building, driveway and leach field. All trees impacted by construction are labeled in red numbers, as shown on Site Plan – Trees Near Construction on page 4. This Arborist Report addresses these trees.

Scope of Impacts

Various construction impacts to tree root systems include the house foundation, driveway grading and paving, retaining walls, drain lines, stitch piers, leach line trenches, and grading of landscape areas.

There are three general categories of trees on this property: 1) trees that are not affected by any type of construction, 2) trees that are within or very near construction and cannot be preserved, and 3) trees that are impacted by construction and may be preserved through tree protection. Trees that are not affected by any type of construction are not considered in this Arborist Report. Trees that cannot be preserved and those that can, are listed in the following table on Pages 2 and 3. These trees are numbered on the site plan and in the table, are identified as to genus and species, have diameter measurements at standard heights, and contain specific recommendations for removal or tree protection.

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Table of Recommendations

Tree	Species	Diameter	Recommendations
1	Quercus agrifolia	12"	Remove
2	Quercus agrifolia	13"	Remove
3	Quercus agrifolia	14"	Hand dig footings for 8 feet. Install root buffers over roots exceeding 2" dia. Fence at 5 feet. Arborist on site for drain construction.
4	Quercus agrifolia	18"	Remove
5	Quercus agrifolia	6"	Hand dig retaining wall for 6 feet. Cleanly cut all roots encountered. Fence at 4 feet. Arborist on site for drain construction.
6	Acacia melanoxyton	9"	Remove
7	Umbellularia californica	10"	Remove
8	Quercus agrifolia	6"	Remove
9	Schinus terebinthefolius	21"	Hand grade with Arborist in this area.
10	Umbellularia californica	12"	Hand grade with Arborist in this area.
11	Umbellularia californica	14"	Arborist on site for drain construction. Hand grade with Arborist in this area.
12	Quercus agrifolia	17"	Hand digging with Arborist on site for further investigation. Arborist will make judgment call during construction. Stitch wall offset has lessened impacts. Arborist on site for drain construction. Hand grade with Arborist in this area.
13	Quercus agrifolia	17"	Hand digging with Arborist on site for further investigation. Arborist will make judgment call during construction. Stitch wall offset has lessened impacts. Hand grade with Arborist in this area.
14	Quercus agrifolia	8"	Hand grade with Arborist in this area.
15	Umbellularia californica	8"	Hand grade with Arborist in this area. Arborist on site for drain construction.
16	Umbellularia californica	7"	Hand grade with Arborist in this area.
17	Umbellularia californica	7"	Hand grade with Arborist in this area.
18	Umbellularia californica	6"	Hand grade with Arborist in this area. Arborist on site for drain construction.
19	Umbellularia californica	6"	Hand grade with Arborist in this area.
20	Umbellularia californica	6"	Hand grade with Arborist in this area.
21	Quercus agrifolia	13"	Hand grade with Arborist in this area.
22	Quercus agrifolia	6"	Hand grade with Arborist in this area.
23	Umbellularia californica	8"	Hand grade with Arborist in this area.
24	Umbellularia californica	12"	Hand grade with Arborist in this area.
25	Umbellularia californica	7"	Hand grade with Arborist in this area.

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Tree	Species	Diameter	Recommendations
26	Quercus agrifolia	12"	Fence at 10 feet.
27	Quercus agrifolia	9"	Fence at 6 feet.

Tree Protection – All Areas

Tree Protective Fencing: 2-inch diameter iron posts are to be driven into undisturbed soil by not less than 24 inches, and with a spacing of not more than 10 feet. 5-foot or 6-foot high chain link fencing shall be firmly attached to posts, tied together where joined, and closed at all corners.

Where adjacent to trees, place close to construction at the specified distances shown in the **Table of Recommendations** (above). Connect all fencing adjacent to trees with to join together at a distance of not more than 4 feet from construction.

Mulch: 4-inches of mulch shall be placed over all landscape areas to the south and west of the new house, and the northwest corner of the lot, except there should be no mulch within 12 inches of any tree trunk. Mulch may be a graded commercial product, or wood chips from a tree service.

Irrigation: Irrigation is not necessary for protection of trees on this site.

Pre-construction Pruning: Before construction begins, tree pruning must be completed to remove branches that interfere with construction. It is far better to remove such limbs before they are broken off, thereby protecting the trees from damage.

Arborist On Site: The Project Arborist is needed on site at key points during the construction process:

- Inspection and sign-off memo for tree protective fencing and mulch
- Inspections and supervision assistance for all excavation near trees
- Periodic inspections for tree protection and health monitoring, frequency to be determined based on construction schedule
- Landscaping oversight for protection of existing trees
- Final inspection and sign-off memo for certificate of occupancy

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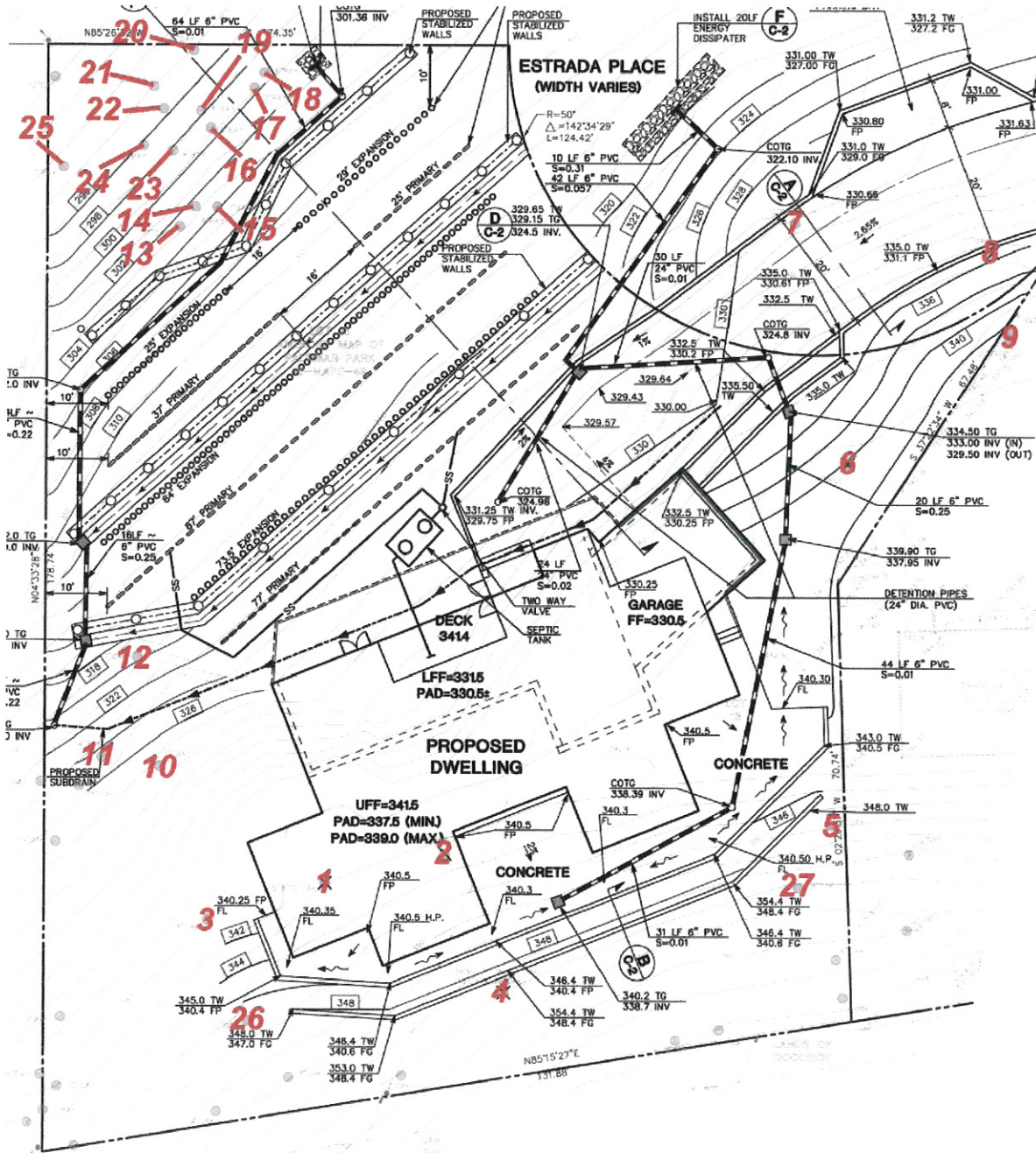
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Site Plan – Trees Near Construction



Tree Management Experts

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Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

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 to 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 any medicine, cannot be guaranteed.

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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, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

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

Certification of Performance

I, Roy C. Leggitt, III, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member in good standing of the American Society of Consulting Arborists and a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Plant Science, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full time capacity in the field of horticulture and arboriculture for more than 20 years.

Signed: _____

Date: 9/2/13 _____