COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: March 17, 2022

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, pursuant to Section 7002 of the County Subdivision Regulations, a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, and adoption of an Initial Study and Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to subdivide a 1.892-acre parcel into three parcels and a remainder parcel at 35 Loma Vista Lane in the unincorporated Burlingame Hills area of San Mateo County. The project includes a request for an exception to the minimum lot depth per Subdivision Regulations Section 7094, a total of 1,520 c.y. of grading, and the removal of six (6) significant trees.

County File Number: PLN 2018-00098 (Flocas)

PROPOSAL

The applicant is seeking a Minor Subdivision of a 1.892-acre undeveloped parcel to create three new lots varying in size from 10,185 (net) sq. ft. to 10,758 sq. ft. with a 1.14-acre remainder parcel as shown in Table 1. The Subdivision application includes the request for an exception from the minimum double frontage lot depth of 200 feet for newly created double frontage lots as the subject subdivision proposes the three newly created lots to be less than 200 feet in depth.

Table 1

Tentative Parcel Map Proposal

	Net Square Footage (Gross)	Lot Depth	Proposed Grading
Parcel A	10,758 sq. ft.	144.97 linear feet	600 c.y. • 55 c.y. of cut 545 c.y. of fill

Parcel B	10,185 sq. ft. (11,239 sq. ft.)	120.95 linear feet	410 c.y. • 40 c.y. of cut 370 c.y. of fill
Parcel C	10,711 sq.ft	120.95 linear feet	435 c.y. • 55 c.y. of cut 380 c.y of fill
Remainder	44,643 sq. ft. (49,702 sq. ft.)	183.48 linear feet	NA

The new lots will be accessed off of a portion of Skyline Boulevard within the City of Burlingame's jurisdiction using one new shared driveway, and will be served by City of Burlingame water and sewer from Loma Vista Lane and Skyline Boulevard, respectively. A Grading Permit for the grading of 1,520 c.y. of soil, including 175 c.y. of cut and 1,345 c.y. of fill is requested for share infrastructure and future development. Additionally, six (6) significant coast live oak trees (ranging in size from 12 to 33 inches diameter at breast height) are proposed for removal to accommodate future subdivision improvements and the installation of shared infrastructure to serve all 3 lots. No residential development is proposed at this time.

RECOMMENDATION

Staff recommends that the Zoning Hearing Officer adopt the Initial Study/Mitigated Negative Declaration and approve the Minor Subdivision and Grading Permit, County File Number PLN 2018-00098, based on the required findings and subject to the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Kanoa Kelley, Project Planner, kkelley@smcgov.org

Applicant/Owner: Alex Flocas

Location: 35 Loma Vista Lane, Burlingame Hills

APN: 027-011-180

Parcel Size: 1.892 acres

Existing Zoning: R-1/S9 (Single-Family Residential/10,000 sq. ft. lot minimum)

General Plan Designation: Medium Low Density Residential (2.4 – 6.0 dwelling units/net acre)

Parcel Legality: The existing parcel was created as Lot 5 by major subdivision, Tract No. 919 Rick's Buri Buri Ridge, recorded October 15, 1993; a subsequent lot line adjustment was recorded on November 13, 2008 (PLN 2007-00123).

Sphere-of-Influence: City of Burlingame

Existing Land Use: Undeveloped

Water Service: City of Burlingame; San Mateo Local Agency Formation Commission (LAFCo) has confirmed that LAFCo approval was granted in 2003 for water extension to all the properties on Loma Vista Lane and therefore, no LAFCo action is needed for the subject subdivision or extension of utilities.

Sewage Disposal: City of Burlingame; San Mateo Local Agency Formation Commission (LAFCo) has confirmed that LAFCo approval was granted in 2003 for water extension to all the properties on Loma Vista Lane and therefore, no LAFCo action is needed for the subject subdivision or extension of utilities.

Fire Authority: San Mateo County Fire Department

Flood Zone: FEMA Designation Flood Zone X (Areas of Minimal Flooding), FEMA Panel No. 06081C0134E, effective October 16, 2012.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated from December 20, 2021 to January 10, 2022. No comments were received during the public review period.

Setting: The legal 1.892-acre project parcel is located between Loma Vista Lane and Skyline Boulevard. The parcel is located within an urban residential area with single-family residentially developed parcels ranging in size between 0.5 acres to 0.6 acres. Topography in the area consists of relatively gentle sloped terrains.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The County General Plan designates this area for Medium Low Density Residential, which allows for residential development at the density of 2.4-6.0 dwelling units per net acre. Based on the allowed density range, 1.8-4.5 units are permitted on the portion of the parcel (.75 acres) proposed to be subdivided. Therefore, the proposed 3 parcels, which can be developed

with a single-family dwelling each, are consistent with the general plan density. All public services and infrastructure are available to serve the proposed parcels.

General Plan Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The project was reviewed by the applicable water and sanitary district (City of Burlingame); the City of Burlingame confirmed that there is adequate capacity to provide services to the new lots. Additionally, the General Plan encourages increasing urban densities by redeveloping underutilized parcels, such as proposed with this project, as it is more cost effective than building new communities and their related infrastructure.

2. Compliance with Zoning Regulations

The subject parcel is zoned R-1/S-9 (Single Family Residential/10,000 sq. ft. lot minimum). The applicant submitted a development footprint analysis that includes the building envelope of a single family home and enclosed parking (shown in Attachment C) on each new lot; the lots and available building envelopes are compliant with R-1/S-9 Zoning Standards as shows in Table 2 below.

Table 2

S-9 Combining District Standards

	S-9 Development Standards	**Parcel A**	**Parcel B**	**Parcel C**
Minimum Site Area (net)	10,000 sq. ft.	10,758 sq. ft.	10,185 sq. ft.	10,711 sq. ft.
Average Width	50 feet	64.50 feet	52.70 feet	66.7 feet
Minimum Front Setback	20 ft.	+ 20 ft.	20 ft.	+ 20 ft.
Minimum Rear Setback	20 ft.	+ 20 ft.	+ 20 ft.	+ 20 ft.
Minimum Right Side Setback	10 ft.	10 ft.	10 ft.	10 ft.
Minimum Left Side Setback	10 ft.	+ 14 ft.	10 ft.	10 ft.

Table 2 S-9 Combining District Standards				
	S-9 Development Standards	**Parcel A**	**Parcel B**	**Parcel C**
Maximum Building Height	36 feet/3 stories	TBD	TBD	TBD
Maximum Lot Coverage	30%	TBD	TBD	TBD

Parking Compliance

Per the San Mateo County Zoning Regulations, Chapter 3, Section 6119 (Parking Spaces Required), two (2) parking spaces are required for each dwelling unit having two or more bedrooms. The development footprint analysis for future development shows that each new lot is able to accommodate a 3,000 sq. ft. single-family home with a two (2) car garage, which would conform with County parking requirements.

3. Conformance with Subdivision Regulations

The proposed tentative parcel map (Attachment C) for the minor subdivision has been reviewed by staff under the provisions of the County Subdivision Regulations which implement the Subdivision Map Act (Section 66410, et seq., of the Government Code of the State of California). The County's Building Inspection Section, Geotechnical and Drainage Sections, Department of Public Works, City of Burlingame Public Works, and San Mateo County Fire Department have reviewed the proposed project and found that, as conditioned, it complies with their respective standards.

A preliminary soils report was reviewed and approved by the Planning and Building Department's Geotechnical Section, with a condition that additional analysis would be required during the building permit phase for the residential structures. Additionally, a conceptual drainage plan has been reviewed and approved with conditions by the Drainage Section including to require submittal of a drainage analysis by a registered civil engineer along with the building permit applications for development of the 3 lots. Furthermore, the applicant may bond for the required shared drainage improvements as stipulated in the conditions of approval.

Lot Depth Exception

Subdivision Regulations Section 7020.2.j requires a minimum lot depth of 200 feet for double frontage lots, except where essential to provide separation of residential development from major streets or highways, or where required by unusual or excessive topographic conditions. The depth of the proposed lots range from 128 feet to 163 feet. Due to the site constraints as the parcels are between two existing roads (Loma Vista Lane and Skyline Boulevard) and the fact that site access will be from Skyline Boulevard only, the applicant has requested an exception to the minimum lot depth for double frontage lots. The parcels otherwise comply with all other subdivision and zoning regulations.

Remainder Parcel

The proposed subdivision includes a 44,643 (net) sq. ft. remainder parcel. In accordance with Section 7034.2(c) of the County Subdivision Regulations, a remainder parcel must be accessible from an existing public or private roadway; be serviceable by existing off-site and/or future on-site utilities/facilities; and be buildable in terms of available land area in sufficient quantity and with appropriate characteristics capable of accommodating a structure in keeping with the land use(s) permissible by the zoning on the property. The remainder parcel exceeds the minimum lot size requirements in the S-9 Zoning District (10,000 sq. ft.). The parcel is not land locked and may be accessed off of Loma Vista lane pending approval from the City of Burlingame to reestablish access right to Loma Vista Drive. Condition no11 has been added to ensure that there is adequate access to the remainder parcel. The parcel has access to utilities through the City of Burlingame and is capable of accommodating a single-family development.

In order to approve this subdivision, the Zoning Hearing Officer must make the following findings as defined in Section 7013.3.b. of the Subdivision Regulations:

Subdivision Findings:

1-2. That the proposed map and the design and improvement of the proposed subdivision is consistent with applicable general and specific plans except the lot depth for which an exception is requested. Due to the site constraints as the parcels are between two existing roads (Loma Vista Lane and Skyline Boulevard) and the fact that site access will be from Skyline Boulevard an exception is warranted for the design of the subdivision. Requiring depths of 200 feet would bifurcate the parcels by Loma Vista Road which will be problematic with regard to future development and maintenance and access for the remainder parcel. As discussed in Section A.1 and A.2, the

County General Plan designates this area as Medium Low Density Residential, 2.4-6 dwelling units per net acre. The proposed density, after subdivision, would be 2.25 dwelling units per acre, which does not exceed the allowed General Plan range. Additionally, all public services and infrastructure are available to serve the proposed lots.

3-4. That the site is physically suitable for the type and proposed density of development. The design of the subdivision will minimize grading even with the average slope exceeding 20 percent and minimize tree removal. The proposed subdivision is in an established single-family residential neighborhood and complies with zoning and general plan density requirements. The development footprint analysis demonstrates conforming building envelopes of approximately 3,000 sq. ft. for future residential development of each lot in conformance with the R-1/S-9 Zoning Standards. The site is therefore physically suitable for the type and the proposed density of development. Utility connections are also available to serve future development.

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

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

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

7-8. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public-at-large for access through or use of property within the proposed subdivision. There are no existing public access easements on the parcel proposed for subdivision. Loma Vista Lane is a private road easement that across the project parcel reserved for the benefit of the lots created by the

Tract No. 919 Rick's Buri Buri Ridge subdivision, recorded October 15, 1993.

9. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The City of Burlingame has indicated that sewer capacity is available.

10. That, since the land is not subject to a Williamson Act Contract, the finding regarding Williamson Act Contract compliance related to sustaining agricultural use is not applicable.

11. That, since the land is located in a state responsibility area (SRA) of Moderate Fire Hazard, as defined in Section 51177 of the California Government Code, the project is subject to the fire safety provisions of Section 7013.3.b.(11)(a-c) of the County Subdivision Regulations as follows:

    (a) The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection District pursuant to Sections 4290 and 4291 of the Public Resources Code;

    (b) Structural fire protection and suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or the Department of Forestry and Fire Protection District by contract entered into Pursuant to Section 4133, 4142, or 4144 of these Public Resources Code; and

    (c) To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code as interpreted and applied by the County Fire Marshal, and any applicable County ordinance.

12. That, since the proposed subdivision does not include land designated in the County General Plan as open space, the finding regarding consistency with open space purposes and the requirement for a recorded restriction prohibiting the development of a habitable, industrial or commercial building or structure is not applicable.

13. That pursuant to Section 7005 of the Subdivision Regulations, in carrying out the provisions of the Subdivision Regulations, the County has considered the effect of actions taken pursuant to these regulations on the housing needs of the region and the housing needs of the County as expressed in the Housing Chapter of the County's General Plan and has balanced these needs against the public service needs of residents. The proposed subdivision will support an increase in housing supply in the Burlingame Hills area.

4. Compliance with In-Lieu Park Fees

Section 7055.3 (Fees In-Lieu of Land Dedication) of the County Subdivision Regulations requires that, as a condition of approval of the tentative map, the subdivider pay an in-lieu fee prior to recordation of the Final Parcel Map. This fee is for acquisition, development or rehabilitation of County parks and recreation facilities, and/or to assist other providers of park and recreation facilities to acquire, develop or rehabilitate facilities that will serve the proposed subdivision. The section further defines the formula for calculating this fee. The fee for this subdivision is $3,381; however, fees are based on the current land value provided by the County Assessor's Office at the time of payment and are subject to change. A worksheet showing the prescribed calculation is shown in Attachment E.

5. Tree Removal Protection and Replacement

Section 12,2012 of the County Significant Tree Ordinance define a "Significant Tree" as a live woody plant rising above the ground with a single stem or trunk of a circumference of 38 inches or more, or 12 inches in diameter, measured at 4-1/2 feet vertical above ground. All significant trees require a permit for removal.

The applicant proposes to remove six (6) significant trees as shows in Table 3. The trees proposed for removal are within the building envelope footprints (including building, driveway and utilities), in close proximity the developable area for future structures and or infrastructure or are in poor health as documented by the arborist report prepared by Katie Krebs dated June 20, 2019 with an updated memo from Ralph Osterling dated April 6, 2021. In order to develop the parcel with shared infrastructure and clear the useable sites for future development, tree removal is requested.

Staff recommends approval of the proposed tree removals for the reasons mentioned above. As detailed in the conditions of approval, tree removal would only be authorized with a valid building permit for installation of shared infrastructure or development of the lots with single family dwellings.

Tree # Per Arborist	Species	Table 3 Size (Diameter-at-breast height)	Significant Tree	Location
8	Prunus	8-inch	No	Parcel A
15	Coast live oak	15-inch	Yes	Parcel A
23	Coast live oak	12-inch	Yes	Parcel B
19	Coast live oak	19-inch	Yes	Parcel B
20	Coast live oak	33-inch	Yes	Parcel B
21	Coast live oak	6.5-inch, 6-inch (multi)	No	Parcel C
26	Coast live oak	10.5-inch	No	Parcel C
27	Coast live oak	9-inch	No	Parcel C
29	Coast live oak	18-inch	Yes	Parcel C
30	Prunus (dead)	30-inch	Yes	Parcel C

6. Conformance with the Grading Ordinance

The project proposes 1,520 c.y. of grading, including 175 c.y. of cut and 1,345 c.y. of fill, to accommodate the building pads, utilities and access improvements. The following findings must be made pursuant to Section 9290 of the San Mateo County Grading Ordinance:

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

The proposed grading is necessary to implement the project. An Initial Study and Mitigated Negative Declaration (MND) have been prepared and circulated for public review. Staff has concluded that the project, with the recommended mitigation measures, will not have a significant adverse impact on the environment. All mitigation measures from the MND have been included as recommended conditions of approval. In addition, the County's Geotechnical Section, Department of Public Works, and Drainage Review Section have reviewed and approved the project with conditions.

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

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

c. The project is consistent with the General Plan.

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

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated from December 20, 2021 to January 10, 2022. No comments were received during the public comment period.

Staff has determined that the project, with the recommended mitigation measures, will not have a significant impact on the environment. Mitigation measures have been included as conditions of approval in Attachment A.

C. REVIEWING AGENCIES

Department of Public Works
Building Inspection Section
Geotechnical Section
Drainage Section
San Mateo County Fire Department
City of Burlingame Public Works

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity and Aerial Map
C. Proposed Tentative Parcel Map
D. Initial Study/Mitigated Negative Declaration
E. In-Lieu Park Fee Worksheet
F. Arborist Report and updated Memo
G. Tract No. 919 Rick's Buri Buri Ridge subdivision, recorded

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00098 Hearing Date: March 17, 2022

Prepared By: Kanoa Kelley, Project Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from December 20, 2021 to January 10, 2022.

2. That, on the basis of the Initial Study, comments received, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration identify potentially significant impacts to Aesthetics, Air Quality, Biological Resources, Cultural resources, geology/soils, and Tribal Cultural Resources. The mitigation measures contained in the Mitigated Negative Declaration have been imposed as conditions of approval in this attachment. As proposed and mitigated, the project will not result in any significant environmental impacts.

3. That the mitigation measures identified in the Mitigated Negative Declaration have been agreed to by the applicant and imposed as conditions of project approval.

4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Minor Subdivision, Find:

1-2. That the proposed map and the design and improvement of the proposed subdivision is consistent with applicable general and specific plans except the lot depth for which an exception is requested. Due to the site constraints as the parcels are between two existing roads (Loma Vista Lane and Skyline Boulevard) and the fact that site access will be from Skyline Boulevard an exception is

warranted for the design of the subdivision. As discussed in Section A.1 and A.2, the County General Plan designates this area as Medium Low Density Residential, 2.4-6 dwelling units per net acre. The proposed density, after subdivision, would be 2.25 dwelling units per acre, which does not exceed the allowed General Plan range. Additionally, all public services and infrastructure are available to serve the proposed lots.

3-4. That the site is physically suitable for the type and proposed density of development. The proposed subdivision is in an established residential neighborhood and complies with zoning and general plan density requirements. The site is therefore physically suitable for the type and the proposed density of development. Utility connections are also available to serve future development. The applicant is required to confirm the availability of sewer and water connections for both parcels prior to recordation of the parcel map.

5. That the design of the subdivision or type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The design of the subdivision and the proposed improvements would not substantially injure fish or wildlife or their habitat, as the site is not located within 100 feet of any water bodies or sensitive habitat areas. Additionally, planning staff has included conditions of approval below to require that the project minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Prevention Programs and General Construction and Site Supervision Guidelines throughout the duration of subdivision improvements.

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

7-8. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public-at-large for access through or use of property within the proposed subdivision. There are no existing access easements on the parcel.

9. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The Fair Oaks Sewer Maintenance District has indicated that sewer capacity is available.

10. That, since the land is not subject to a Williamson Act Contract, the finding regarding Williamson Act Contract compliance related to sustaining agricultural use is not applicable.

11. That, since the land is not located in a very high fire hazard severity zone or state responsibility area, as defined in Section 51177 of the California Government Code, the project is not subject to the fire safety provisions of Section 7013.3.c.(11)(a-c) of the County Subdivision Regulations.

12. That, since the proposed subdivision does not include land designated in the County General Plan as open space and is not located in a state responsibility area or a very high fire hazard severity zone, the finding regarding consistency with open space purposes and the requirement for a recorded restriction prohibiting the development of a habitable, industrial or commercial building or structure is not applicable.

13. That pursuant to Section 7005 of the Subdivision Regulations, in carrying out the provisions of the Subdivision Regulations, the County has considered the effect of actions taken pursuant to these regulations on the housing needs of the region and the housing needs of the County as expressed in the Housing Chapter of the County's General Plan and has balanced these needs against the public service needs of residents. The proposed subdivision will support an increase in housing supply in the Burlingame Hills area.

<u>For the Grading Permit, Find:</u>

1. That the granting of the permit will not have a significant adverse effect on the environment. After reviewing the Initial Study and Mitigated Negative Declaration as required by California Environmental Quality Act, it is determined that the implementation of all mitigation measures would reduce the project's potential environmental impacts to less than significant levels. All recommended mitigation measures in the Mitigated Negative Declaration have been incorporated as conditions of approval below.

2. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including those relative to erosion and sediment control, dust control, fire safety, and timing of grading activity. The project has been reviewed and conditionally approved by the County's Drainage Review Section, Geotechnical Section, and Department of Public Works.

3. That the project is consistent with the General Plan. The project, as proposed and conditioned, conforms to the applicable General Plan policies, including Urban Land use policies as discussed in detail in section A.1 of this staff report.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies to the proposal, documents and plans described in this report and approved by the Zoning Hearing Officer on March 17, 2022. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.

2. This subdivision approval is valid for two years, during which time a parcel map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees prior to the expiration date.

3. Prior to the recordation of the parcel map, the applicant shall submit a draft of the development's Homeowners Association (HOA) membership agreement with by-laws and Covenants, Conditions and Restrictions (CC&R's) for review and approval by the Community Development Director.

4. Prior to recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees as required by County Subdivision Regulations Section 7055.3. The fees shall be based upon the assessed value of the project parcel at the time of payment and calculated as shown on the worksheet included as Attachment E of this staff report.

5. Prior to the recordation of the parcel map and within 60 days of approval by the Zoning Hearing Officer the owner/applicant shall abate all code enforcement violations and pay all applicable fees.

6. Prior to the issuance of a building permit for future construction, the applicant shall provide an erosion and sediment control plan, which demonstrates how erosion and sediment transport offsite will be minimized during and construction periods. The approved plan shall be implemented prior to issuance of or construction permits and shall be maintained throughout the duration of permitted activities.

7. The applicant shall preserve all significant trees proposed for removal until after: 1) The plans submitted for a building permit for each lot, or for subdivision improvements, demonstrates the necessity to remove the tree and 2) a building permit for development of the lot(s), or construction of subdivision improvements, has been issued.

8. During future project construction, the applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo County-wide Stormwater Pollution

Prevention Program “General Construction and Site Supervision Guidelines” below:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

b. Removing spoils promptly and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled spoils and other materials shall be covered with a tarp or other waterproof material.

c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

e. Limiting and timing applications of pesticides and fertilizer to avoid polluting runoff.

9. The applicant shall provide for the extension of water, gas, electric, cable and television lines to service the new lots. All new electrical lines for the proposed subdivision shall be installed from the nearest existing utility pole. The extension of water, gas and electrical lines will require the issuance of a building permit.

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

11. The owner shall be responsible to reestablish “Right of Access” to Loma Vista Drive for the “Remainder Parcel” shown on the Tentative map, prior to Recording of the Parcel Map. This shall be to the satisfaction of the City of Burlingame, County Surveyor’s Office and in accordance the Survey Map Act.

12. Prior to Recording of the Parcel Map the owner shall be responsible to remove the existing “Deed Restriction”, for lot size minimum of 25,000 sf, currently recorded with the County of San Mateo on September 7, 1951 as Instrument No. 58472-J, Book/Reel 2125, Page/Image 342 of Official Records, prior to Recording of the Parcel Map. This shall be to the satisfaction of the County Surveyor Office and in accordance the Survey Map Act.

Mitigation Measures from the Mitigated Negative Declaration

13. **Mitigation Measure 1**: All proposed exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the

surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit.

14. **Mitigation Measure 2**: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

15. **Mitigation Measure 3**: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.
    b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

    c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

    d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

    e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

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

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

    h. Post a publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

16 **Mitigation Measure 4:** Within 30 days prior to the start of grading or construction activity, the applicant shall have a qualified professional conduct a focused survey in the project area for western leatherwood (dirca occidentalis) and serpentine bunchgrass. The survey(s) shall be conducted during an appropriate time of year when the species can be identified in the field. A copy of the survey findings and

any recommendations for minimizing or avoiding identified species shall be provided to the San Mateo County Planning and Building Department within 10 business days of the start of any grading or construction activity for the project area.

17. **Mitigation Measure 5:** All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size, and location. Any regulated oak tree species removed shall be replaced with the same species. Replacement locations shall be dispersed between the three newly created lots as reasonably feasible. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets. Approved plantings shall be implemented and verified by Planning staff prior to final building inspection.

18. **Mitigation Measure 6:** A Tree Protection Plan (TPP) shall be submitted to the San Mateo County Planning and Building Department for review and approval prior to the commencement of any grading or construction activity, or prior to the issuance of a building permit, whichever comes first, for the project. At a minimum, the TPP shall be prepared in conformance with the County's Significant Tree Ordinance, Section 12,020.5, and shall incorporate the recommendations from the project arborists.

19. **Mitigation Measure 7**: To ensure tree protection recommendations are effectively maintained throughout the duration of project construction, the following tree inspections shall be conducted and reported (in written report form) by a licensed arborist to the Current Planning Section:

    a. Monthly inspections, timeline to be determined upon issuance of a building permit. Monthly inspections shall focus on the following:

        1) Whether tree protection recommendations are being followed.

        2) Whether Tree Protection Zones (TPZs) are being maintained intact and are not being encroached upon without prior authorization.

        3) Whether there are any unforeseen impacts or tree conflicts encountered above and beyond the assumptions made in the Tree Protection Plan (TPP).

        4) Whether any recommended changes to the existing TPP to improve efficacy of the plan or to provide the contractor more flexibility based on site observations and how such observations may impact the landscaping phase of the project.

    b. Special inspections shall occur and be reported to the Current Planning

Section by the licensed arborist during the following stages of construction:

1) Post installation of tree protection measures. A letter shall be submitted that confirms tree protection zones have been installed to plan prior to the commencement of any grading or construction activity, or prior to the issuance of a building permit, whichever comes first, for the project.

2) Pre-construction meeting. Prior to the commencement of grading or construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, project arborists, and County arborist.

3) Rough grading. The project arborist shall perform an inspection during the course of rough grading adjacent to TPZs to ensure trees will not be injured by compaction, cut or fill, drainage, and/or trenching. The contract shall provide the project arborist with at least 48 hours of notice of such activity.

4) Post grading/excavation. A letter shall be submitted that confirms tree protection remains intact, extent of damage to trees along equipment haul route and within proximity of grading/excavation limits. If damage incurred to trees requires mitigation (e.g. pruning, removal, or compaction remediation), an explanation of the proposed mitigation is required.

5) Post utility installation. A letter shall be submitted that confirms the extent of activity was administered to plan and activities remained outside of identified TPZs.

6) Post framing/exterior finishing. A letter shall be submitted that confirms framing of structures occurred without damage to tree canopies. If pruning of heritage trees is required during the framing/exterior finishes stage, a Heritage Tree pruning permit is required. Pruning of heritage trees without a permit is subject to penalties detailed in Section 11,100 of the Heritage Tree Ordinance.

7) Paving/landscaping. A letter shall be submitted that confirms activities are remaining outside of identified TPZs. Alteration to the TPZ plan may require amendment and confirmation that any updates to the landscaping plan were reviewed and approved by the project arborist. Special attention shall be placed on installation of appropriate species and irrigation systems within driplines of California native oaks.

8) Prior to obtaining Certificate of Occupancy. A post-project arborist

report shall be submitted stating the cumulative impact incurred to trees during the construction process. The report shall include a summary of previous inspections with particular emphasis on TPP/TPZ amendments made throughout the process, unauthorized violation to the TPP/TPZs and necessary remediation measures related to violations to the TPP/TPZ.

All special inspection reports above shall be completed and submitted to the Current Planning Section within five (5) business days of the listed construction stages above.

Failure to submit a required report by the pre-determined deadline may be subject to penalties consistent with Section 12,032.2 (Violations) of the Significant Tree Ordinance or Section 11,103 (Violations) of the Heritage Tree Ordinance. Violations of the TPP, including unauthorized encroachment to the TPZs, will at a minimum incur a stop work notice and may be subject to fiscal penalties consistent with Chapter 4 of the Significant Tree Ordinance (Section 12,030 – 12,032.5) or Chapter 3 of the Heritage Tree Ordinance (Section 11,100 – 11,104) where applicable. Changes in development plans which require pruning of heritage trees' canopy (regardless of relation to the TPZ boundary) or roots (within the identified TPZ) will be subject to approval of a Heritage Tree pruning permit.

20. **Mitigation Measure 8**: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

21. **Mitigation Measure 9**: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition. Additionally, the State Native American Heritage Commission may need to be notified to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed.

22. **Mitigation Measure 10**: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan

Guidelines Checklist for review and approval as part of the building permit plans submittal.

23. **Mitigation Measure 11**: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the San Mateo County Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

24. **Mitigation Measure 12**: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control.

25. **Mitigation Measure 13**: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

26. **Mitigation Measure 14**: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Drainage Section

27. Prior to the issuance of a building permit for new residential development on the original parcel or on any of the lots created pursuant to this subdivision, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Planning and Building for review and approval. The drainage analysis shall consist of a written narrative and plan. The flow of the stormwater onto, over, and off the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the measures to certify adequate drainage. Recommended measures shall be designed and included on applicable improvement plans and submitted to the Department of Planning and Building for review and approval.

28. Prior to the issuance of a building permit for new residential development on the original parcel or on any of the lots created pursuant to this subdivision, the applicant shall submit a roadway plan and driveway plans and profiles for each parcel, to the Department of Planning and Building. The site plan shall show

driveway access for each parcel up to the proposed garage slab. Driveways must comply with County standards for driveway design (maximum slopes not to exceed 20% and their elevation at the property line must be the same elevation as the centerline of the access roadway) and/or applicable City of Burlingame standards. The driveway plans shall also include and show specific provisions and details for handling both the existing and the proposed drainage.

29. All driveways on the original parcel or on any of the lots created pursuant to this subdivision shall be constructed out of permeable surfaces and effectively maintained.

30. In tandem with the recordation of the final parcel map the applicant shall record CC&R's which identify who will be responsible for any future maintenance of any private drainage and/or roadway facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Planning and Building for review.

31. All construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "as-built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.

32. Prior to recordation of the final parcel map the applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.

33. No proposed construction work within public right-of-ways shall begin until applicable City and/or County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a City and/or County Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

34. Shared development infrastructure, including but not limited to the access driveway approach; pervious pavement/pavers in the ingress/egress easement; sewer mains and other shared utilities; and shared drainage infrastructure including storm drain line and catch basins within the ingress/egress utility easement, culvert and rocked swales along Skyline Blvd., culvert and swales along the southeast side of Parcel A, and filling of existing swales within Loma Vista Lane, shall be installed and/or bonded for (in accordance with Section 7033 *Improvement Agreements* of the County Subdivision Rgulations) prior to the recordation of the Final Parcel Map; all such improvements shall be subject to the issuance of a valid building permit to construct. Any such constructed infrastructure will be adequately protected and maintained in place during subsequent construction activities at the resulting parcels.

35. The project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Regulated Projects Guide for assistance in implementing LID measures at the site.

36. Design of biotreatment measures shall be consistent with technical guidance for the applicable type of biotreatment measure provided in the C.3 Regulated Projects Guide.

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

38. The property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) Maintenance Plan(s). Maintenance of all site design and treatment control and/or HM measures shall be the owner's (or HOA's, if applicable) responsibility.

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

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

Geotechnical Section

41. A Geotechnical Report shall be submitted at the time of building permit submittal.

Department of Public Works

42. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that "ingress and egress" easements exist

providing for this access, prior to issuance of a builing permit or recordation of the parcel map.

43. Future development of any and all parcels resulting from the approved subdivision must comply with these requirements. The applicant shall note the requirement in the deeds for each parcel, copies of which shall be provided to the Planning Department, and shall disclose the requirement to any potential buyer(s). Each parcel shall be tagged by the Planning Department with this requirement, and no permits shall be issued for any development of the parcel(s) until this requirement is met. For future structures to be built on the individual parcels, prior to the issuance of a building permit for any structure on the project site, all plans shall be reviewed by the Planning Department for conformance with this condition.

44. The applicant shall submit a Parcel Map to the Department of Public Works County Surveyor for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter-Department conditions have been met.

45. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.

Building Inspection Section

46. The applicant shall apply for a building permit prior to development of the subdivided parcels.

San Mateo County Fire Department

47. Fire Department access shall be to within 150 ft. 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 a minimum of 20 ft. wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 ft. is required for a minimum of 20 ft. 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 material thickness, compaction, all weather capability, and weight it will support.

48. 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 250 feet from the building measured by way of approved drivable access to the project site.

49. A Wet Draft Hydrant with a 4 1/2" National Hose Thread outlet with a valve shall be mounted 30 to 36 inches above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building nor more than 150 feet from the main residence or building.

City of Burlingame Sewer and Water

50. When design is submitted for a building permit, plans must also be submitted to the City of Burlingame Public Works Department for review and approval, at which time, there may be additional requirements according to the actual design submitted and the current codes at the time of building permit submittal.

51. A private hydrant will require a City of Burlingame and San Mateo County Health Services approved backflow device. The backflow device shall be placed on private property (not in a PUE or neighboring property). The exact location of the water meter and backflow device shall be reviewed at the building permit stage.

52. A private hydrant will require a water meter. The exact location of the water meter and private fire hydrant shall be reviewed at the building permit stage.

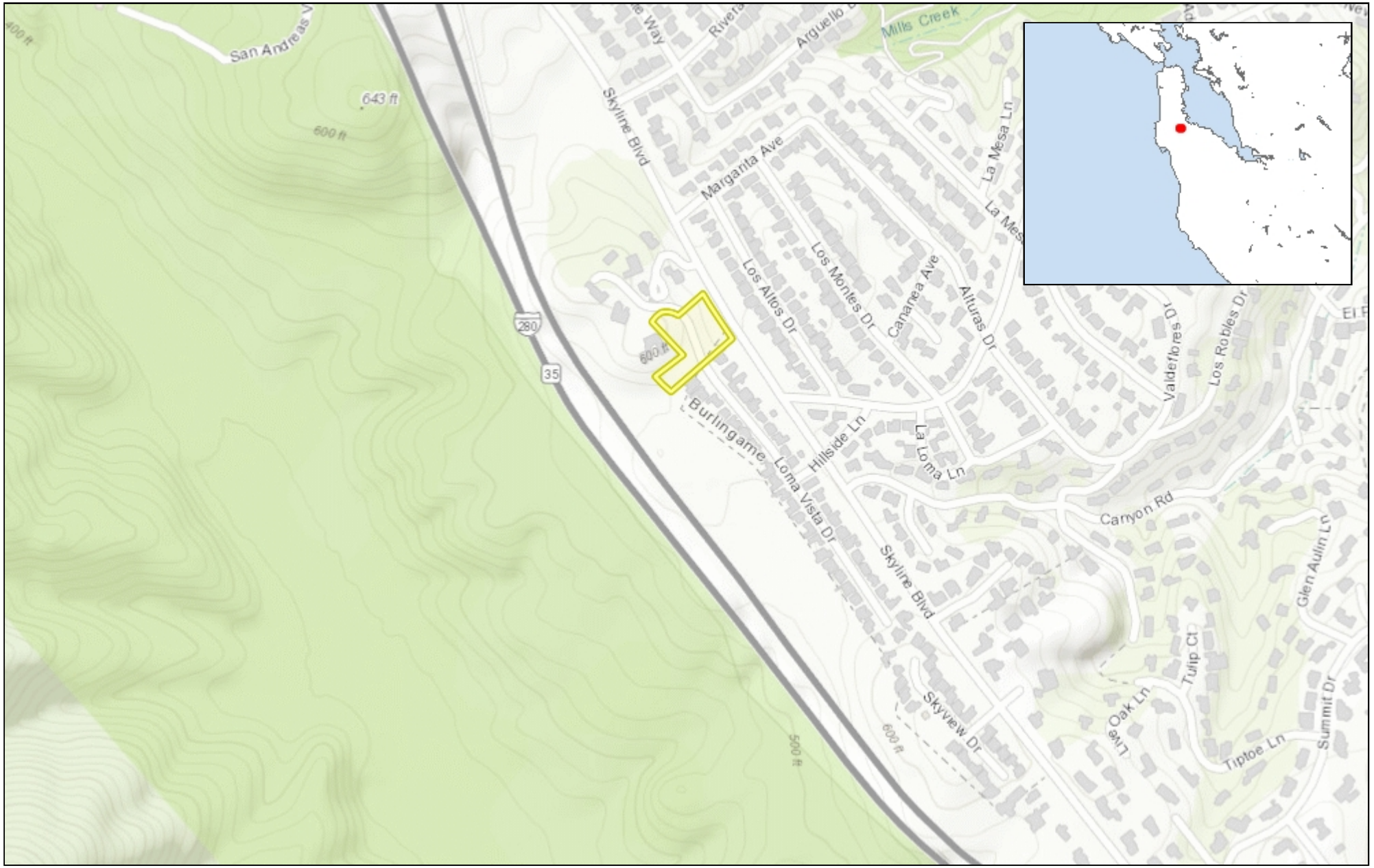
53. The exact location of water meters shall be reviewed at the building permit stage.

County of San Mateo - Planning and Building Department

ATTACHMENT B

San Mateo County

County San Mateo, CA



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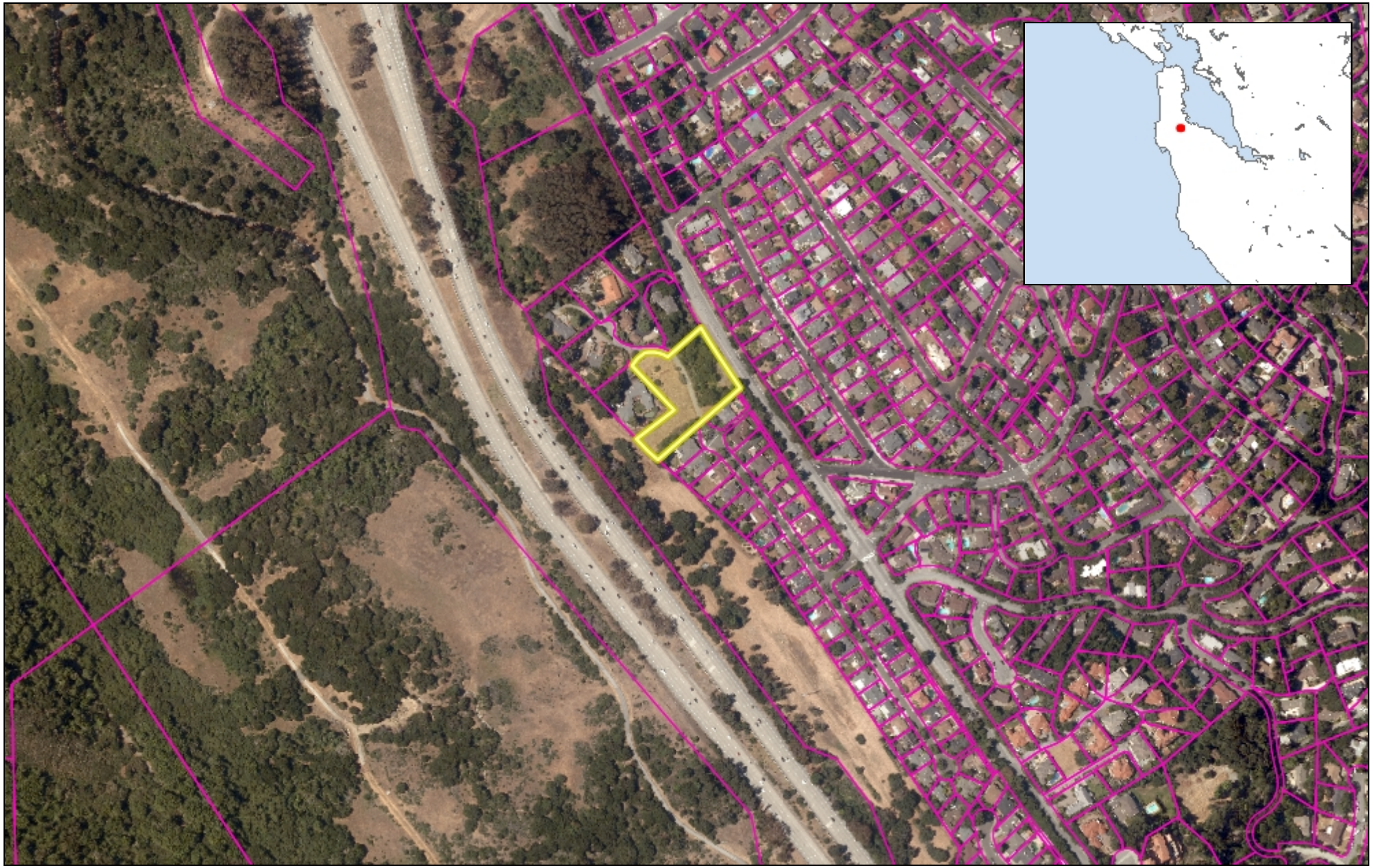
San Mateo County

County San Mateo, CA



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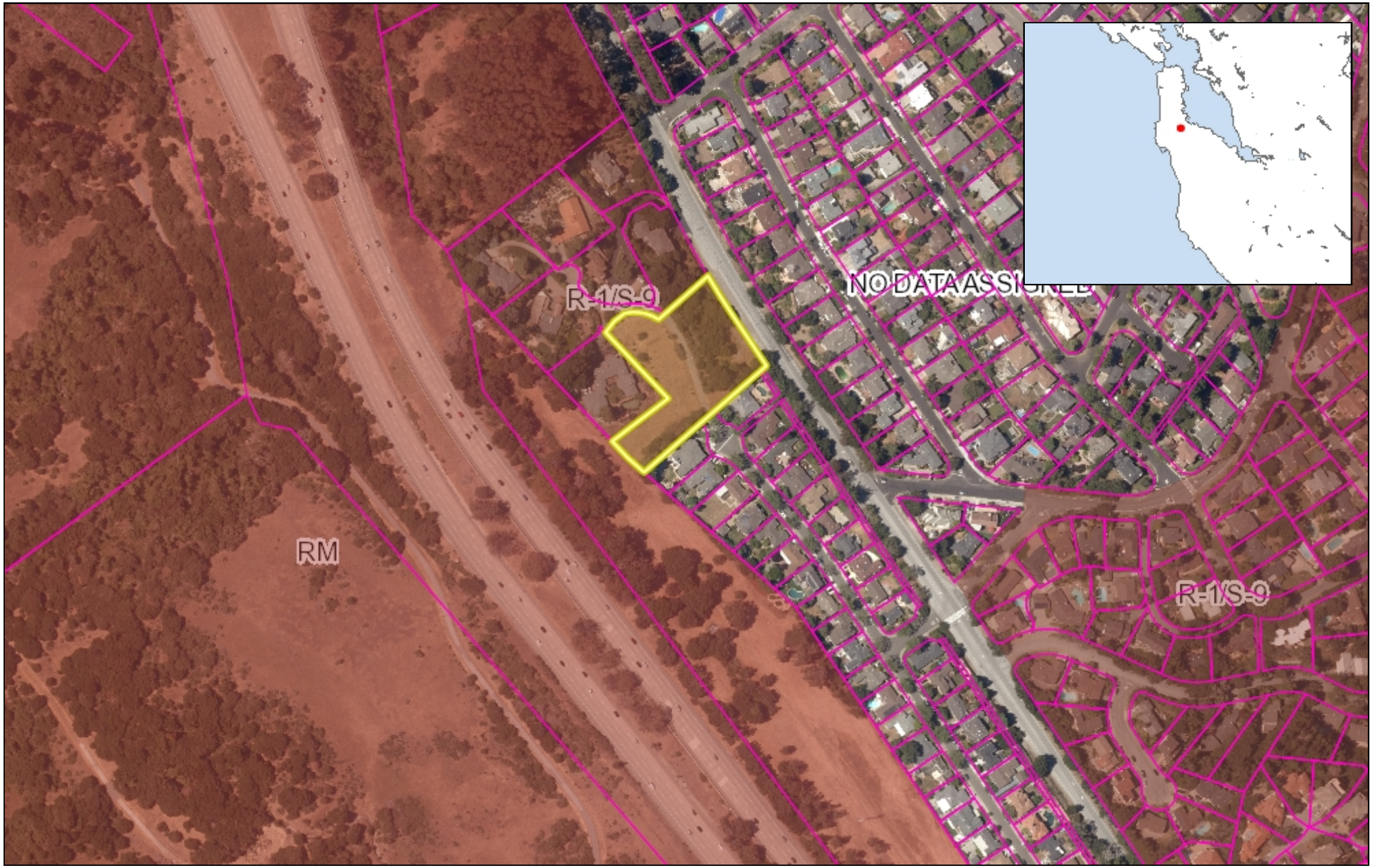
San Mateo County

County San Mateo, CA



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1: 4,514

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

County of San Mateo - Planning and Building Department

ATTACHMENT C

TENTATIVE PARCEL MAP

FLOCAS COURT PM No.____

THREE LOT SUBDIVISION WITH REMAINDER PARCEL

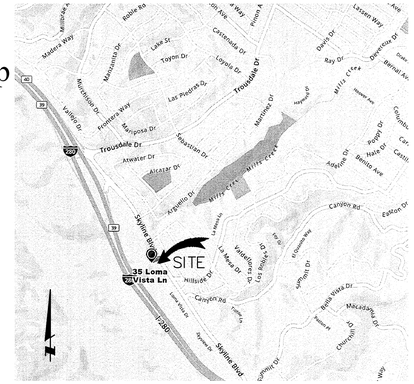
Being a Resubdivision of a Portion of Lot 5 of That Certain Map Entitled "Rick's Buri Buri Ridge" filed for Record In Volume 123 of Maps at Pages 78 - 80 (APN 027-011-130)

BASIS OF BEARINGS: THE BEARING SOUTH 48°48' WEST BETWEEN FOUND MONUMENTS IN THE SOUTHEASTERLY LINE OF LOT 5 OF TRACT No. 919 AS DEPICTED ON THE MAP ENTITLED "RICK'S BURI BURI RIDGE" RECORDED IN VOLUME 123 OF MAPS AT PAGES 78 THROUGH 80 WAS USED AS THE BASIS OF ALL BEARING SHOWN HEREON.

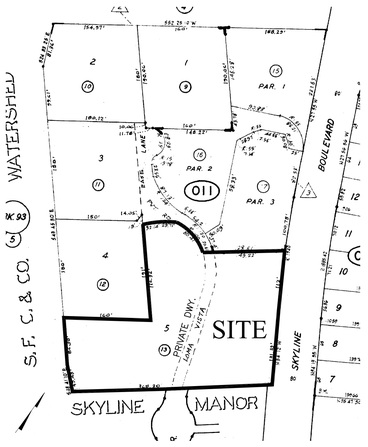
BENCHMARK: USGS MONUMENT, TOP OF HEADWALL 20'± SOUTHEAST OF ALBERTA GLEN ROAD ON THE WESTERLY SIDE OF SKYLINE BOULEVARD.

CONTOUR INTERVAL: 1 FOOT (TYP.) CONTOURS ARE BASED ON AERIAL PHOTOGRAMMETRY FLOW IN 2017 BY CAL AERO. AUGMENTED BY GROUND SHOTS AND SPECIFIC TREE LOCATIONS FROM BOUNDARY AND TOPOGRAPHIC SURVEY BY JOHN SEACE DATED 2015.

EXISTING UTILITY INFORMATION: UTILITIES SHOWN ARE APPROXIMATE BASED ON SURFACE OBSERVATION AND RECORD DATA PROVIDED BY THE CITY OF BURLINGAME, UTILITY INFORMATION FROM UTILITY PLAN PREPARED BY DALE A. SCHMIDT, "CONDIT&ALGER" MAPPING EXISTING & PROPOSED UTILITIES, DATED JUNE 6, 1991 (REV. 10-13-91) AND U.S.A. MARKINGS. ALL INFORMATION SHOULD BE VERIFIED DURING DEVELOPMENT OF NEW PARCELS.



VICINITY MAP N.T.S.



PARCEL MAP LOCATION N.T.S.

OWNERS	ALEX AND MARIA FLOCAS 25 LOMA VISTA LANE BURLINGAME, CA 94180 Phone: 650-740-4278 EMAIL: alex@GTFCPA.com	
ZONING	CURRENTLY	R1 – S9
	PROPOSED	R1 – S9
USE	CURRENTLY	VACANT
	PROPOSED	RESIDENTIAL

DRAWING INDEX

STATEMENT OF IMPROVEMENTS:

THE TENTATIVE MAP PROPOSES THE SUBDIVISION OF THE EXISTING VACANT PARCEL KNOW AS LOT 5 (A.K.A. PARCEL 5) FOR THE RICK' BURI BURI RIDGE FINAL MAP RECORDED IN VOLUME 123 OF MAPS AT PAGES 78 THROUGH 80 (APN 027-011-130). THE PROPERTY WILL BE DIVIDED INTO 4 PARCELS. THREE PARCELS FRONTING SKYLINE BOULEVARD (SR35) ARE BEING DEVELOPED FOR CUSTOM HOMES. INFORMATION SHOWN ON THE MAP HAS BEEN DEVELOPED TO PROVIDE ACCESS AND UTILITY INFRASTRUCTURE FOR THE 3 LOTS FACING SKYLINE BOULEVARD, IN ACCORDANCE WITH THE COUNTY OF SAN MATEO DEVELOPMENT STANDARDS, THE CITY OF BURLINGAME DEVELOPMENT STANDARDS AND THE STATE OF CALIFORNIA TRANSPORTATION STANDARDS (I.E. CALTRANS STANDARDS). IMPROVEMENTS ARE AS FOLLOWS, BUT NOT LIMITED TO, PRIVATE SEWER COLLECTION SYSTEM, PRIVATE FIRE HYDRANT, PERVIOUS PAVEMENT ACCESS DRIVEWAY, DESIGNATED BIO RETENTION AREAS, REAR & SIDE YARD REDWOOD FENCING, REMOVAL OF 11 TREES RANGING IN SIZE OF 6" TO 33", WATER SERVICES, DESIGNATED INDIVIDUAL LOT STORM WATER DETENTION, ASPHALT ACCESS DRIVEWAY WAY APRON, DRIVEWAY CULVERT, PAVEMENT SHOULDER WIDENING, ROCKED DRAINAGE SWALES, AND VEGETATED DRAINAGE SWALES.

STATEMENT OF PROPOSED UTILITIES:

UTILITY IMPROVEMENTS WILL BE MADE OFF EXISTING MAIN SERVICES WITHIN LOMA VISTA LANE OR ON SKYLINE BOULEVARD. THE FINAL CONNECTION SIZES AND LOCATIONS SHALL BE REVIEWED AND PERMITTED BY THE UTILITY AGENCY THAT GOVERNS THE SPECIFIC UTILITY DURING THE TENTATIVE DEVELOPMENT PHASE. ALL WORK WITHIN SKYLINE BOULEVARD SHALL BE PERMITTED WITH CITY OF BURLINGAME AND THE STATE OF CALIFORNIA TRANSPORTATION DEPARTMENT (I.E. CALTRANS). ALL UTILITY WORK WITHIN THE PUBLIC UTILITY EASEMENT ON LOMA VISTA LANE SHALL BE PERMITTED WITH THE CITY OF BURLINGAME AND THE COUNTY OF SAN MATEO. WORK. THE COUNTY OF SAN MATEO SHALL BE PROVIDED COPIES OF ALL APPROVALS.

GENERAL PLAN:

CURRENT ZONING IS HILLSIDE RESIDENTIAL R1-S9 AND WILL REMAIN HILLSIDE RESIDENTIAL R1-S9, COUNTY OF SAN MATEO.

WATER QUALITY STATEMENT:

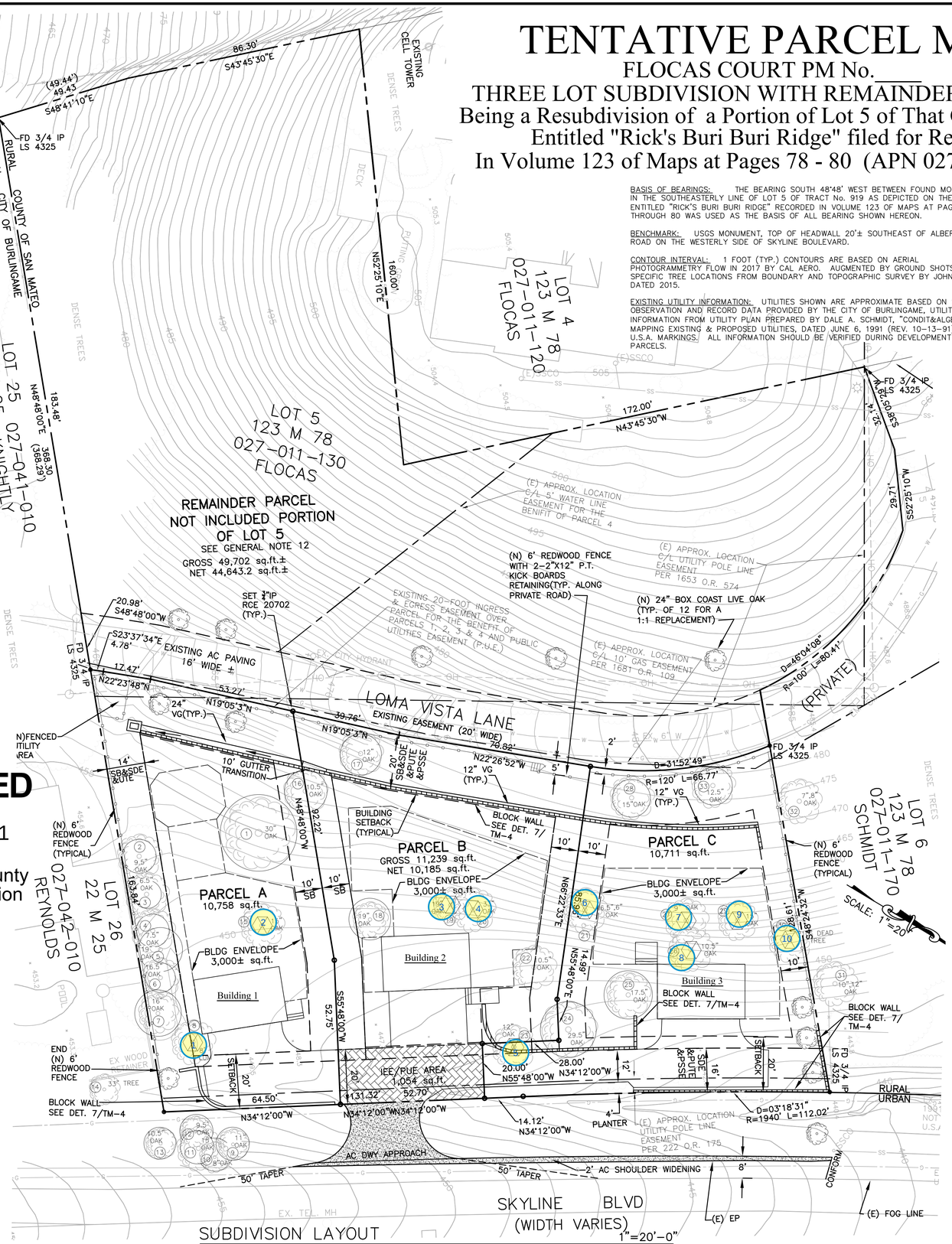
PROPOSED IMPROVEMENTS ARE SUBJECT TO STATE, COUNTY AND LOCAL WATER QUALITY, STORM WATER CONTROL, AND EROSION/SEDIMENT CONTROL REQUIREMENTS. ALL WORK SHALL COMPLY WITH NPDES, BMP'S, AND C-3/C-6 REGULATIONS, AS ENFORCED AND CONDITIONED BY THE COUNTY OF SAN MATEO NO EXISTING WATER WELL IS ON SITE.

GENERAL NOTES:

1. TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
2. TENTATIVE PARCEL MAP: THIS TENTATIVE MAP CONFORMS TO THE REQUIREMENT OF "THE CHECK LIST" OF THE COUNTY OF SAN MATEO.
3. TOPOGRAPHY: TOPOGRAPHY IS BASED ON SUPPLEMENTAL FIELD SURVEY PERFORMED BY JOHN SEACE DATED 2015 AND AERIAL SURVEY BY CAL AERO FLOWN IN 2017.
4. MULTIPLE FINAL MAPS: PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
5. UTILITIES: UTILITY SIZING AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. ALL UTILITIES SHALL BE PLACED BELOW GRADE.
6. UTILITY DEDICATIONS: ON-SITE SANITARY SEWER, STORM DRAIN AND WATER SYSTEMS WILL BE PRIVATELY OWNED AND MAINTAINED.
7. EASEMENTS: AREA DESIGNATED AS IEE/PUE WILL BE INCLUSIVE OF ALL INGRESS & EGRESS RIGHTS, UTILITY RIGHTS, STORMWATER TREATMENT RIGHTS AND PUBLIC ACCESS RIGHTS. DETAILED DESCRIPTION OF SAID RIGHTS SHALL BE INCLUDED IN THE PROJECT CC&Rs, AT TIME OF PARCEL MAP RECORDING.
8. FEMA: THE SITE IS WITHIN FLOOD ZONE "X", PANEL 134 OF 150, WHICH DESIGNATES AREAS OF THE 500-YEAR FLOODPLAIN, AREAS OF A 100-YEAR FLOODPLAIN WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND ARES PROTECTED BY LEVEES FROM A 100-YEAR FLOODPLAIN.
9. APPROVAL OF THIS TENTATIVE SHALL BE INCLUSIVE OF AND SUBJECT TO THE WRITTEN CONDITIONS OF APPROVAL BY THE COUNTY OF SAN MATEO AND CITY OF BURLINGAME.
10. ALL CREATED PARCELS SHALL HAVE A GROSS LOT AREA EQUAL OF GREATER THE 10,000 S.F.
11. ALL WORK WITHIN THE RIGHT OF WAY OF SKYLINE BOULEVARD (SR35) IS SUBJECT TO PERMITTING BY THE STATE OF CALIFORNIA TRANSPORTATION DEPARTMENT (I.E. CALTRANS).
12. THE OWNER OF THE REMAINING PORTION OF LOT 5 SHALL ENTER INTO AN AGREEMENT WITH THE CITY OF BURLINGAME TO RE-ESTABLISH ACCESS RIGHTS TO LOMA VISTA DRIVE.

LEGEND:

- NEW AC DRIVEWAY APPROACH WITHIN SR35 ROW PER CALTRANS ENCROACHMENT PERMIT
- IEE/PUE – EASEMENT FOR ACCESS AND UTILITIES – PERVIOUS PAVEMENT MAINTAINED JOINTLY BY OWNERS
- PRIVATE DRIVEWAY PERVIOUS PAVEMENT TO BE MAINTAINED BY PARCEL OWNER
- ROCK RIP RAP LINED SWALE AREA
- VEGETATED SWALE
- BIO TREATMENT AREA
- 12" (1) EXISTING TREE, TREE NUMBER AND SIZE TO BE REMOVED PER ARBORIST REPORT BY KATIE J. KREBS DATED JUNE 20, 2019 (ORIG. APRIL 24, 2019)
- PRESERVE EXISTING OAK
- FOUND 3/4" IRON PIPE MONUMENT AS NOTED
- SET 3/4" IRON PIPE MONUMENT W/PLUG & TAG, RCE 20702
- AC ASPHALT CONCRETE PAVING
- EX EXISTING
- TW TOP OF WALL
- B/W BASE OF WALL
- FL FLOWLINE
- FS FINISHED SURFACE ELEVATION
- GB GRADE BREAK
- IEE/PUE INGRESS /EGRESS EASEMENT/PUBLIC & PRIVATE UTILITY EASEMENT
- SB&SDE &PUTE &PSSE BUILDING SETBACK & STORM DRAIN EASEMENT & PRIVATE UTILITY EASEMENT & PRIVATE SANITARY SEWER EASEMENT
- INV. INVERT ELEVATION
- SURFACE FLOW
- SSCO SANITARY SEWER CLEANOUT, PRECISE LOCATION TBD
- FLCO SANITARY SEWER FLUSHING CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- ▼TB THRUST BLOCK
- TG TOP OF GRATE
- WATER METER W/TRAFFIC LID
- WATER VALVE
- FH FIRE HYDRANT
- PCC PORTLAND CEMENT CONCRETE
- PIVC POINT OF INTERSECTION VERTICAL CURVE
- VG VALLEY GUTTER
- PERF. PVC PERFORATED POLYVINYL CHLORIDE PIPE
- DISTINCTIVE BORDER
- EXISTING PROPERTY LINE
- PROPOSED PARCEL LINE
- EASEMENT AS NOTED
- WATER LINE
- JT JOINT TRENCH
- STORM DRAIN
- SS SANITARY SEWER
- PROPOSED REPLACEMENT TREE (1:1 RATIO) 24" BOX COAST LIVE OAK (QUERCUS AGRIFOLIA)



CLIFFORD BECHTEL AND ASSOCIATES

CLIFFORD BECHTEL, PE
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BELMONT, CA 94002
650-333-0103
cliffbechtel@comcast.net

TENTATIVE PARCEL MAP
35 LOMA VISTA LANE
SAN MATEO COUNTY
California
Burlingame

CONTENTS:
TITLE AND TENTATIVE MAP

DATE 03/30/21
SCALE AS NOTED
REVISIONS:
DRAWN J.G.
CHECKED C.B.
JOB No. 2020724
SHEET NO. TM-0
OF 5 SHEETS

LEGEND:

- NEW AC DRIVEWAY APPROACH WITHIN SR35 ROW PER CALTRANS ENCROACHMENT PERMIT
- IEE/PUE – EASEMENT FOR ACCESS AND UTILITIES – PERVIOUS PAVEMENT MAINTAINED JOINTLY BY OWNERS
- PRIVATE DRIVEWAY PERVIOUS PAVEMENT TO BE MAINTAINED BY PARCEL OWNER
- ROCK RIP RAP LINED SWALE AREA
- VEGETATED SWALE
- BIO TREATMENT AREA
- 12" ① EXISTING TREE, TREE NUMBER AND SIZE TO BE REMOVED PER ARBORIST REPORT BY KATIE J. KREBS DATED JUNE 20, 2019 (ORIG. APRIL 24, 2019)
- PRESERVE EXISTING OAK
- ● FOUND 3/4" IRON PIPE MONUMENT AS NOTED
- ○ SET 3/4" IRON PIPE MONUMENT W/PLUG & TAG, RCE 20702
- AC ASPHALT CONCRETE PAVING
- EX EXISTING
- TW TOP OF WALL
- B/W BASE OF WALL
- FL FLOWLINE
- FS FINISHED SURFACE ELEVATION
- GB GRADE BREAK
- IEE/PUE INGRESS /EGRESS EASEMENT/PUBLIC & PRIVATE UTILITY EASEMENT
- SB&SDE &PUTE &PSSE BUILDING SETBACK & STORM DRAIN EASEMENT & PRIVATE UTILITY EASEMENT & PRIVATE SANITARY SEWER EASEMENT
- INV. INVERT ELEVATION
- SURFACE FLOW
- SSCO SANITARY SEWER CLEANOUT, PRECISE LOCATION TBD
- FLCO SANITARY SEWER FLUSHING CLEANOUT
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- FH FIRE HYDRANT
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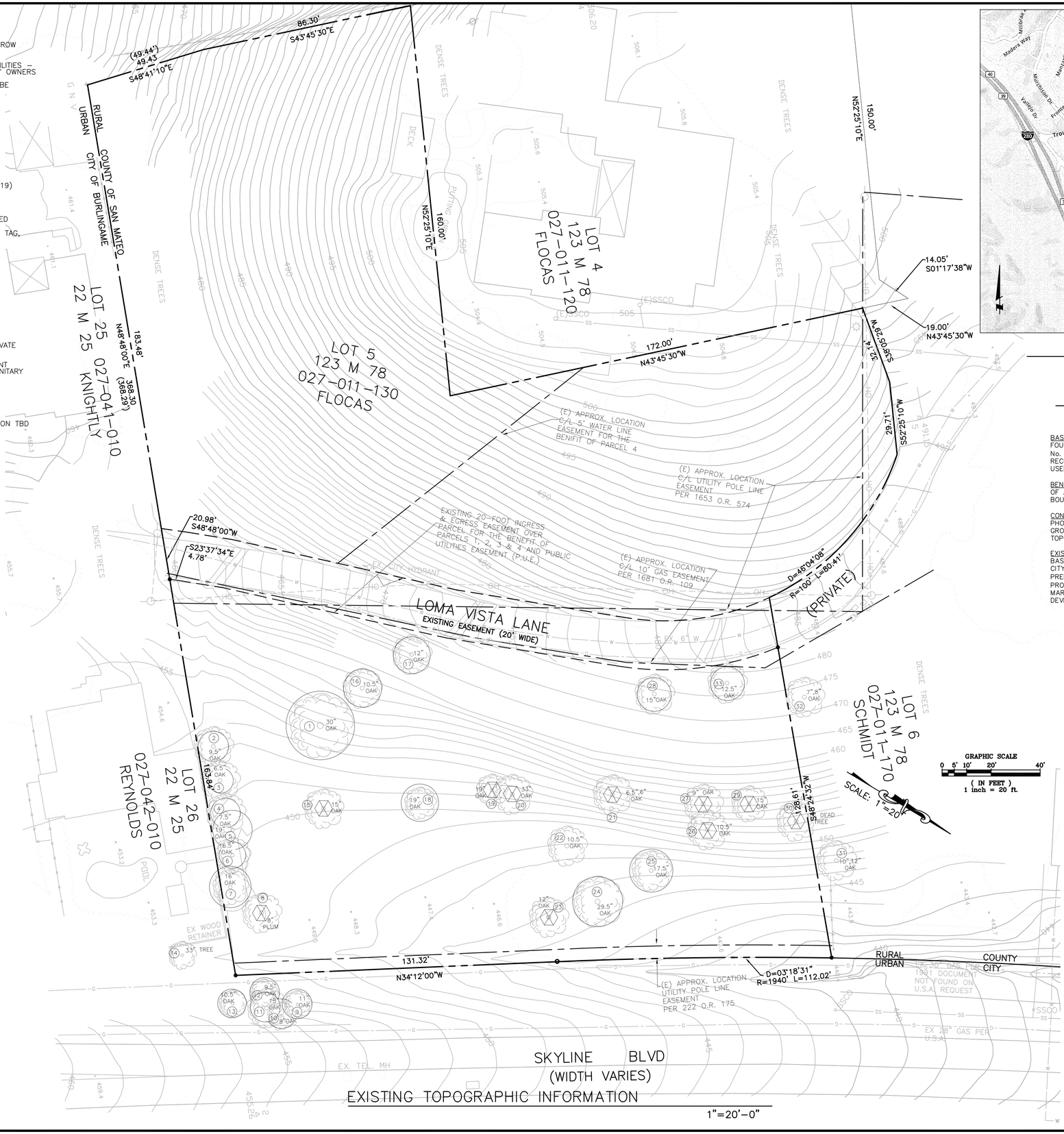
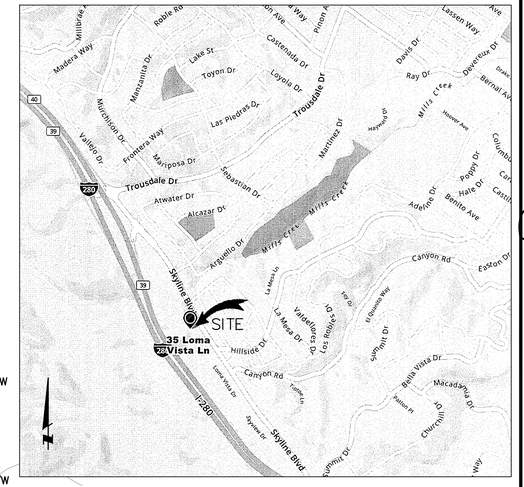


EXISTING TOPOGRAPHIC INFORMATION

1"=20'-0"



VICINITY MAP N.T.S.

SURVEY NOTES

BASIS OF BEARINGS: THE BEARING SOUTH 48°48' WEST BETWEEN FOUND MONUMENTS IN THE SOUTHEASTERLY LINE OF LOT 5 OF TRACT No. 919 AS DEPICTED ON THE MAP ENTITLED "RICK'S BURI BURI RIDGE" RECORDED IN VOLUME 123 OF MAPS AT PAGES 78 THROUGH 80 WAS USED AS THE BASIS OF ALL BEARING SHOWN HEREON.

BENCHMARK: USGS MONUMENT, TOP OF HEADWALL 20'± SOUTHEAST OF ALBERTA GLEN ROAD ON THE WESTERLY SIDE OF SKYLINE BOULEVARD.

CONTOUR INTERVAL: 1 FOOT (TYP.) CONTOURS ARE BASED ON AERIAL PHOTOGRAMMETRY FLOW IN 2017 BY CAL AERO. AUGMENTED BY GROUND SHOTS AND SPECIFIC TREE LOCATIONS FROM BOUNDARY AND TOPOGRAPHIC SURVEY BY JOHN SEACE DATED 2015.

EXISTING UTILITY INFORMATION: UTILITIES SHOWN ARE APPROXIMATE BASED ON SURFACE OBSERVATION AND RECORD DATA PROVIDED BY THE CITY OF BURLINGAME, UTILITY INFORMATION FROM UTILITY PLAN PREPARED BY DALE A. SCHMIDT, "CONDIT&ALGER" MAPPING EXISTING & PROPOSED UTILITIES, DATED JUNE 6, 1991 (REV. 10-13-91) AND U.S.A. MARKINGS. ALL INFORMATION SHOULD BE VERIFIED DURING DEVELOPMENT OF NEW PARCELS.

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TENTATIVE PARCEL MAP
35 LOMA VISTA LANE
SAN MATEO COUNTY

California

Burlingame

CONTENTS: EXISTING TOPOGRAPHIC SURVEY

DATE	03/30/21
SCALE	AS NOTED
REVISIONS:	
DRAWN	J.G.
CHECKED	C.B.
JOB No.	2020724
SHEET NO.	TM-1
OF	5 SHEETS

LEGEND:

- NEW AC DRIVEWAY APPROACH WITHIN SR35 ROW PER CALTRANS ENCROACHMENT PERMIT
- IEE/PUE – EASEMENT FOR ACCESS AND UTILITIES – PERVIOUS PAVEMENT MAINTAINED JOINTLY BY OWNERS
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GRADING & DRAINAGE PLAN 1"=20'-0"

SEE GENERAL NOTES ON SHEET TM-1 AND UTILITY NOTES ON TM-3

EARTHWORK TABLE	CUT	FILL
PARCEL A		
BUILDING PAD	30 CY	280 CY
PRIVATE DRIVEWAY	0 CY	180 CY
SITE	25 CY	85 CY
PARCEL B		
BUILDING PAD	25 CY	75 CY
PRIVATE DRIVEWAY & ACCESS EASEMENT	0 CY	220 CY
SITE	15 CY	75 CY
PARCEL C		
BUILDING PAD	30 CY	100 CY
PRIVATE DRIVEWAY	0 CY	230 CY
SITE	25 CY	50 CY
SUB-TOTAL PRIVATE PROPERTY	150 CY	1,295 CY
SR35 RIGHT OF WAY (SKYLINE BLVD)	25 CY	50 CY
TOTAL	175 CY	1,345 CY
IMPORT		1,170 CY

SITE DEVELOPMENT GRADING IS ESTIMATED FOR THE DEVELOPMENT AT FINISH GRADE NOTED ON THE TENTATIVE MAP GRADING. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY.

FINAL GRADING WILL BE DEPENDENT ON BUILDING DEVELOPMENT AND BUILDING PERMITS. CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER.EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.

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TENTATIVE PARCEL MAP
35 LOMA VISTA LANE
SAN MATEO COUNTY
Burlingame
California

CONTENTS: GRADING & DRAINAGE PLAN

DATE 03/30/21

SCALE AS NOTED

REVISIONS:

DRAWN J.G.

CHECKED C.B.

JOB No. 2020724

SHEET NO. TM-2

OF 5 SHEETS

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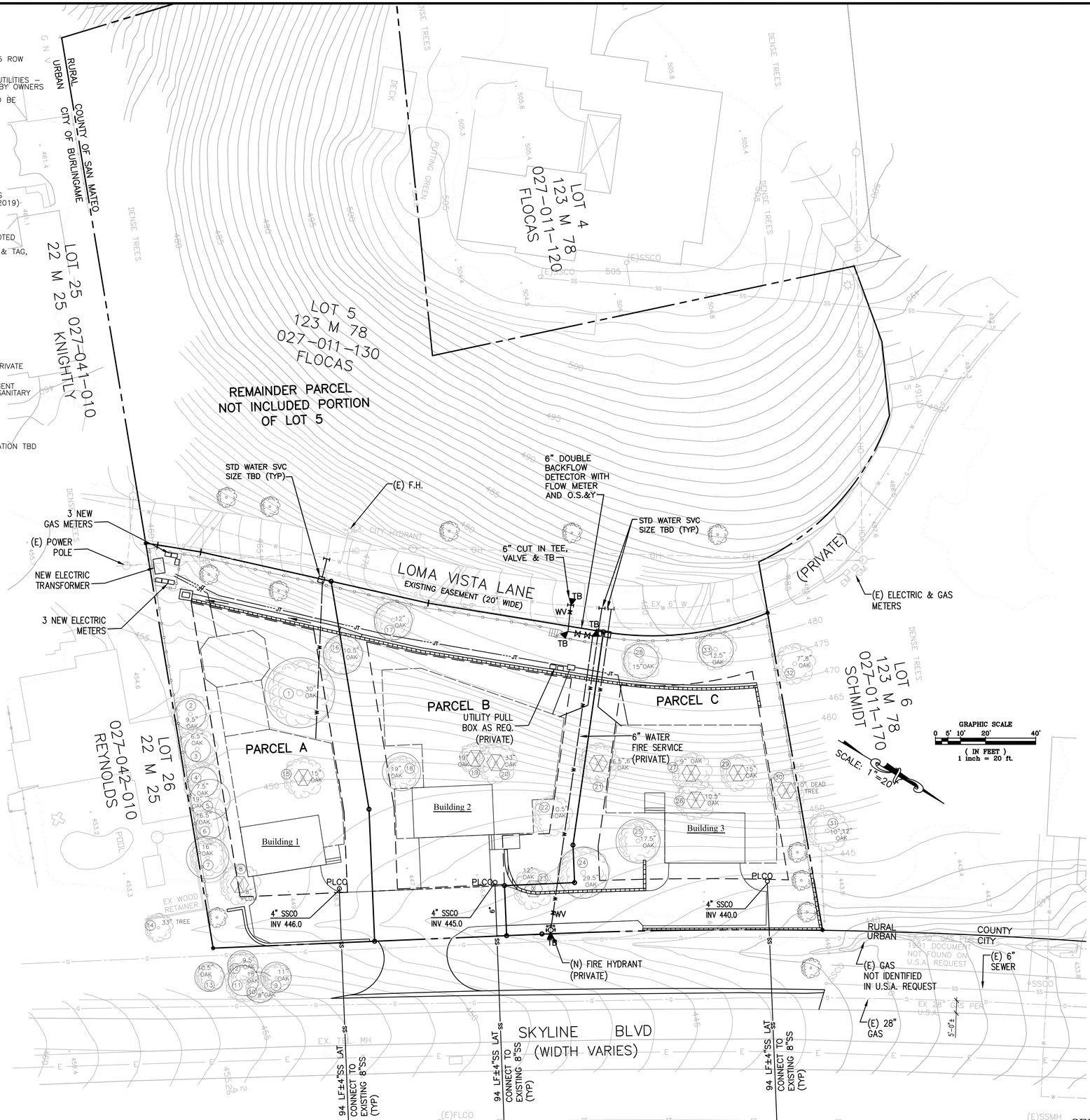

UTILITY PLAN 1"=20'-0"

SEE GENERAL NOTES ON SHEET TM-1 AND UTILITY NOTES ON TM-3

UTILITY PROVIDER:

WATER SUPPLY:	CITY OF BURLINGAME
FIRE PROTECTION:	CDF FIRE DEPARTMENT
SEWAGE DISPOSAL:	CITY OF BURLINGAME
STORM DRAIN:	CITY OF BURLINGAME
GAS:	PACIFIC GAS AND ELECTRIC
ELECTRIC:	PACIFIC GAS AND ELECTRIC
TELEPHONE:	AT&T
CABLE TELEVISION:	COMCAST

UTILITY NOTES:

1. CONTRACTOR TO ASSIST OWNER IN COORDINATION WITH PG&E FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE AND TV SERVICES. SIZE OF NEW SERVICE TO BE DETERMINED BY PG&E.

2. CONTRACTOR SHALL TEST THE EXISTING 6" SEWER MAIN AND SERVICE PER ORDINANCE CODE CHAPTER 15.12. AN ENCROACHMENT PERMIT FOR THE SEWER LATERAL TEST IS REQUIRED. TESTING INFORMATION IS AVAILABLE AT THE BUILDING COUNTER. THE NEW PRIVATE SEWER MAIN AND LATERALS SHALL BE PERMITTED WITH THE CITY OF BURLINGAME. A NEW 4" SEWER LATERAL AND BACKFLOW DEVICE, PER CITY STANDARD, SHALL BE INSTALLED FOR EACH RESIDENTIAL UNIT. A PASSED SEWER LATERAL TEST CERTIFICATE MUST BE IN PLACE PRIOR TO FINAL OF BUILDING PERMIT.

3. ALL SEWER WORK TO BE IN CONFORMANCE WITH THE CITY OF BURLINGAME'S STANDARDS.

4. ALL STORM DRAIN PIPE SHALL BE PVC SDR 35, SLOPED AT 1% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION, ELBOWS AND TEE's SHOULD BE AVOIDED.

5. ALL DOWN SPOUTS SHALL BE DIRECTED TO SPLASH BLOCKS AND CONVEY WATER AWAY FROM HOME. ALL PIPE SHALL BE 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

6. PATIO DRAINS (PD) SHALL BE 8" MINIMUM IN DIAMETER OR WIDTH. STYLE PER LANDSCAPE ARCHITECTS DIRECTION. AREA DRAINS (AD) SHALL BE 12" NDS (OR EQUIVALENT). DRAIN INLETS (DI) SHALL BE STACKED CHRISTY B9 OR EQUAL.

7. NEW COPPER WATER SERVICE SHALL BE INSTALLED FROM NEW METER TO HOME, PER BURLINGAME WATER DISTRICT STANDARDS. SERVICE & METER SHOULD BE SIZED TO MEET HOME AND HOME FIRE PROTECTION NEEDS. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED AS REQUIRED BY CODE AND/OR FIRE SERVICE NEEDS. A PRESSURE REDUCING VALVE SHALL BE INSTALLED AT BUILDING FACE. ALL NEW HOMES SHALL REQUIRED FIRE SPRINKLERS.

8. A NEW FIRE HYDRANT SHALL BE INSTALLED WITHIN THE LIMITS OF OF THE NEW SUB-DIVISION. THE HYDRANT SHALL BE SERVED BY A MINIMUM OF A 6" MAIN, WHICH HAS A DOUBLE BACKFLOW DEVICE WITH A METER, AS APPROVED BY THE CITY OF BURLINGAME. THIS FIRE HYDRANT AND SERVICE LINE SHALL BE A PRIVATELY MAINTAINED BY THE 3 NEW PARCELS.

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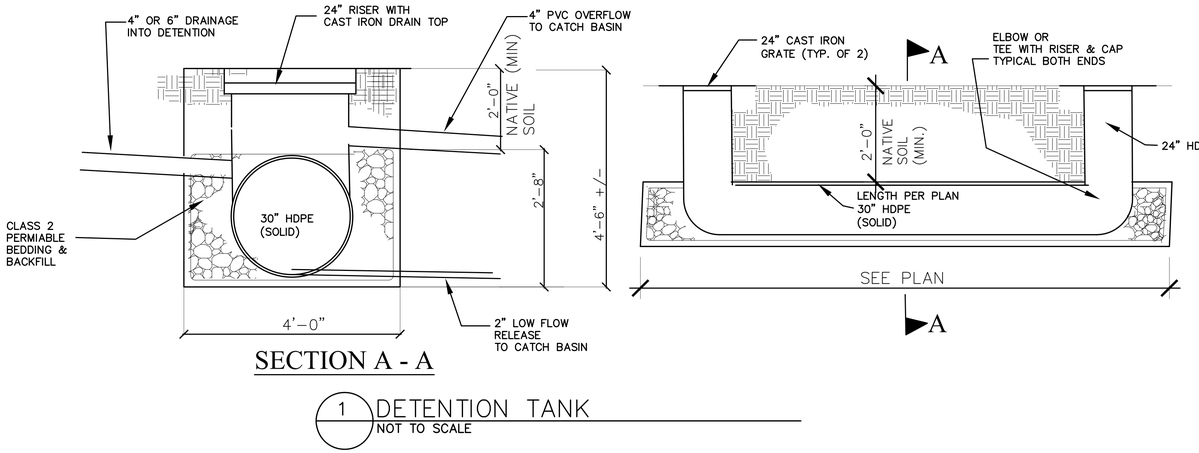
52075 CIVIL — STATE OF CALIFORNIA

TENTATIVE PARCEL MAP
35 LOMA VISTA LANE
SAN MATEO COUNTY
Burlingame California

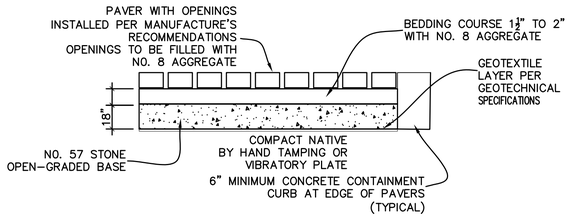
CONTENTS: UTILITY PLAN

DATE 03/30/21
SCALE AS NOTED
REVISIONS:
DRAWN J.G.
CHECKED C.B.
JOB No. 2020724
SHEET NO. TM-3
OF 5 SHEETS

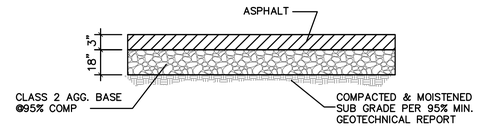


SECTION A - A

1 DETENTION TANK
NOT TO SCALE

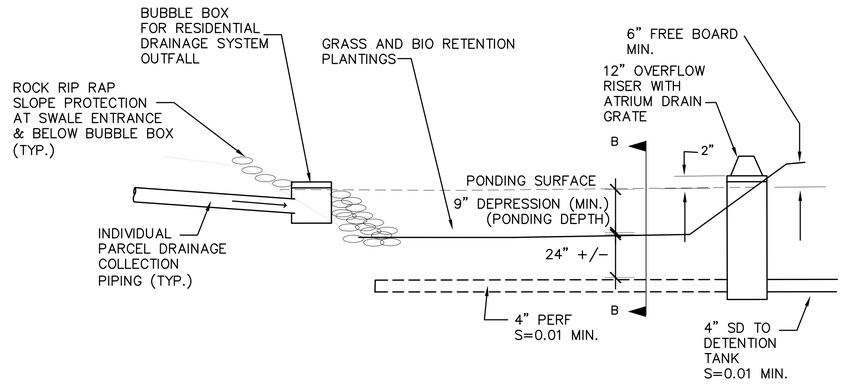


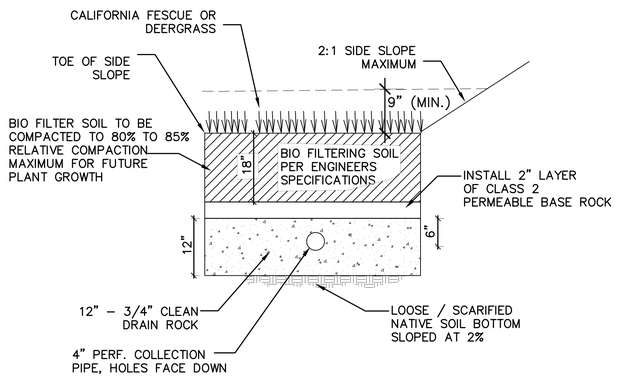
PERVIOUS PAVER DRIVEWAY AND PATIOS



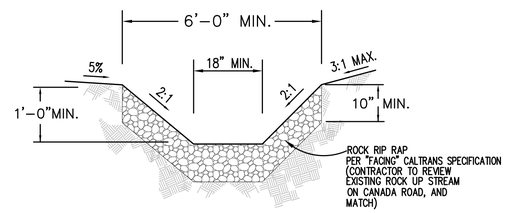
ASPHALT APRON AND SHOULDER

3 PAVEMENT SECTIONS
NOT TO SCALE



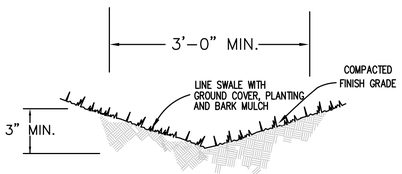


SECTION B-B

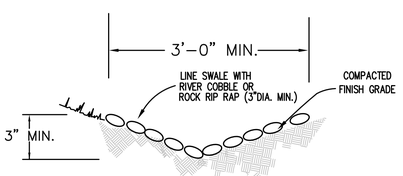


4 ROCK LINED DITCH
NOT TO SCALE

2 BIO RETENTION AREA
NOT TO SCALE

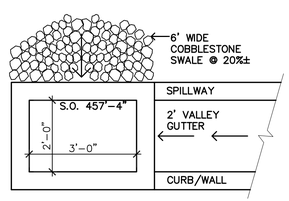


VEGETATED
SLOPES < 8%

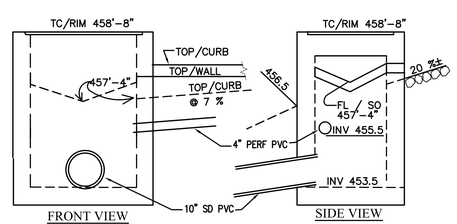


ROCK LINED
SLOPES > 8%

5 SITE SWALES
NOT TO SCALE

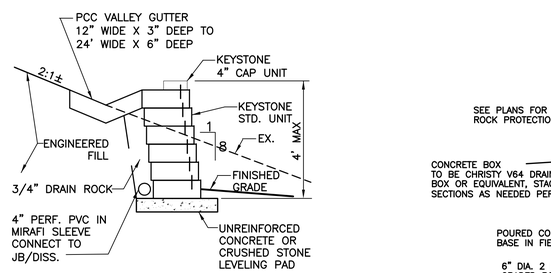


PLAN VIEW

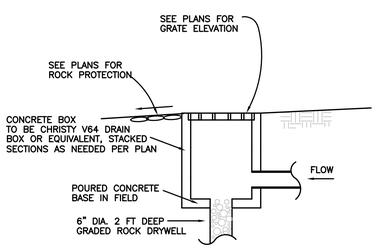


FRONT VIEW SIDE VIEW

6 DRAIN BOX
NOT TO SCALE



7 CONCRETE BLOCK WALL
NOT TO SCALE



8 BUBBLE BOX
NOT TO SCALE

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TENTATIVE PARCEL MAP
35 LOMA VISTA LANE
SAN MATEO COUNTY
California
Burlingame

CONTENTS:
CIVIL DETAILS

DATE 03/30/21
SCALE AS NOTED
REVISIONS:
DRAWN J.G.
CHECKED C.B.
JOB No. 2020724
SHEET NO. TM-4
OF 5 SHEETS

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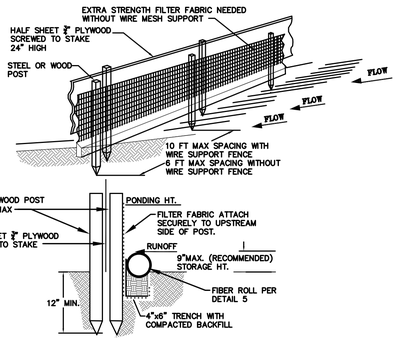
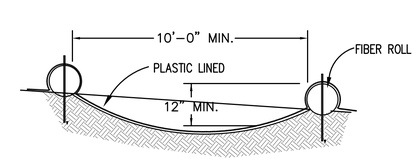


STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

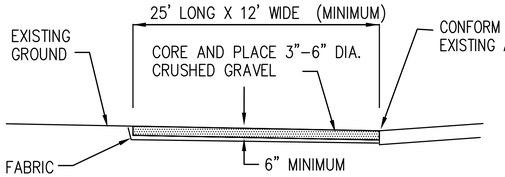
NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

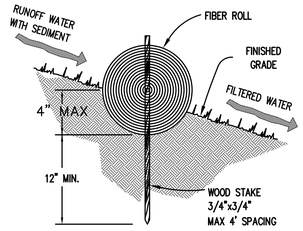
1 SILT FENCE
NOT TO SCALE



2 SECTION WASH OUT AREA
NOT TO SCALE



3 CONSTRUCTION ENTRANCE
NOT TO SCALE

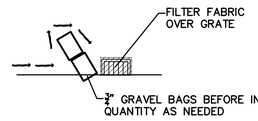


ENTRENCHMENT DETAIL
IN SLOPE AREA

NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR.
2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

4 FIBER ROLL
NOT TO SCALE



5 INLET PROTECTION
NOT TO SCALE

TREE PROTECTION AND EROSION & SEDIMENT CONTROL PLAN 1"=20'-0"

EROSION AND SEDIMENT CONTROL NOTES:

1. STORM DRAIN POLLUTION PREVENTION: PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK BAGS, TEMPORARY DRAINAGE SWALES, FIBER ROLLS, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS.
2. THE EXISTING CONCRETE DRIVEWAY SHALL SERVE AS THE STABILIZED CONSTRUCTION ENTRANCE.
3. FIBER ROLL(S) SHALL BE INSTALLED, IF REQUIRED BY COUNTY, PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED.
4. DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/OR SOIL TRACKED ON TO SKYLINE BOULEVARD AND LOMA VISTA LANE. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.
5. THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE COUNTY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.
6. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
7. ONCE THE PROPOSED ON-SITE DRAINAGE INLETS HAVE BEEN INSTALLED, THE CONTRACTOR SHALL PROTECT ANY BARE SOIL FROM ENTERING THE INLETS BY INSTALLING PROTECTIONS PER DETAIL 10 ON SHEET C-3.
8. CONTRACTOR SHALL CONTROL DUST AS OFTEN AS REQUIRED BY SITE CONDITIONS AND AS DIRECTED BY COUNTY OR PROJECT ENGINEER. DUST CONTROL IS REQUIRED YEAR AROUND.
9. IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS REOCCURRENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE TOWN'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.
10. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER. PROTECTION MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH MOVING ACTIVITIES AND CONSTRUCTION. ALL PROTECTION ARE REQUIRED YEAR AROUND.
11. ALL DISTURBED AREAS SHALL BE PROTECTED WITH BARK MULCH OR REPLANTED FOLLOWING GRADING OPERATIONS.
12. APPLICATIONS OF PESTICIDES AND FERTILIZERS SHALL BE DURING DRY WEATHER PERIODS TO PREVENT POLLUTED RUNOFF.
13. OWNERS REPRESENTATIVE AND CONTRACTOR TO PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
14. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MEASURES ON SITE DURING "OFF SEASON". EROSION CONTROL MATERIALS ARE TO BE STORED ON SITE.
15. ALL TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING OR GRUBBING IS STARTED.

COUNTY NOTES

- Perform clearing and earth-moving activities only during dry weather.
- Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit construction access routes to stabilized, designated access points.
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Construction sites are required to have erosion control materials on-site during the "off-season."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- Use of plastic sheeting between October 1st and April 30th is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.

C. For Your Reference Only – Erosion Control Policies for Construction Sites:

Project erosion and sediment control measures shall be maintained as necessary throughout the duration of the permit to be effective. If significant field changes are made, revised plans must be submitted for approval. The building inspector has the authority to require additional measures at any time, and may cancel any requested inspection if any measures are found to be deficient. A Stop Work Notice may be issued pursuant to the County's Stormwater Enforcement Response Plan until corrections have been made and applicable fees paid for staff enforcement time. The property owner shall demonstrate via building inspection, that the site is stabilized either with adequate erosion control or landscaping, prior to issuance of the Certificate of Occupancy.

PROJECT EROSION & SEDIMENT CONTROL CONTACT:

CLIFFORD BECHTEL
PROJECT ENGINEER, QSP, QSD

650-333-0103

CLIFFORD BECHTEL AND ASSOCIATES
CLIFFORD BECHTEL, PE
1331 Old County Rd. Suite B
BELMONT, CA 94002
650-333-0103
cliffbechtel@comcast.net

CIVIL 52075 REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

TENTATIVE PARCEL MAP
35 LOMA VISTA LANE
SAN MATEO COUNTY
California
Burlingame

CONTENTS:
TREE PROTECTION AND EROSION & SEDIMENT CONTROL PLAN

DATE 03/30/21
SCALE AS NOTED
REVISIONS:
DRAWN J.G.
CHECKED C.B.
JOB No. 2020724
SHEET NO. TP-1
OF 1 SHEETS

County of San Mateo - Planning and Building Department

ATTACHMENT D

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: ***Flocas Subdivision*** when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2018-00098

OWNER: Alex and Maria Flocas

APPLICANT: Frederic Allen

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): Same as Applicant

ASSESSOR'S PARCEL NO.: APN 027-011-180

LOCATION: 35 Loma Vista Lane, Burlingame Hills

PROJECT DESCRIPTION

The applicant is seeking a Grading Permit for the grading of 1,520 cubic yards (c.y.) of soil, including 175 c.y. of cut and 1,345 c.y. of fill, and a Minor Subdivision of a 1.892-acre undeveloped parcel to create 3 new lots varying in size from 10,185 (net) square feet to 10,758 square feet with a 1.14-acre remainder parcel. The Subdivision application includes the request for an exception from the minimum double frontage lot depth of 200 ft. for newly created double frontage lots as the subject subdivision proposes the 3 newly created lots to be less than 200 ft. in depth.

FINDINGS AND BASIS FOR A MITIGATED NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

    b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

    c. Create impacts for a project which are individually limited, but cumulatively considerable.

    d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: All proposed exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit.

Mitigation Measure 2: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

Mitigation Measure 3: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.
b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c) All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
d) All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
e) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
f) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
g) Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
h) Post a publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 4: Within 30 days prior to the start of grading or construction activity, the applicant shall have a qualified professional conduct a focused survey in the project area for western leatherwood (dirca occidentalis) and serpentine bunchgrass. The survey(s) shall be conducted during an appropriate time of year when the species can be identified in the field. A copy of the survey findings and any recommendations for minimizing or avoiding identified species shall be provided to the San Mateo County Planning and Building Department within 10 business days of the start of any grading or construction activity for the project area.

Mitigation Measure 5: All regulated trees proposed for removal shall be replaced at a 1:1 ratio, using a minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size, and location. Any regulated oak tree species removed shall be replaced with the same species. Replacement locations shall be dispersed between the three newly created lots as reasonably feasible. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets. Approved plantings shall be implemented and verified by Planning staff prior to final building inspection.

Mitigation Measure 6: A Tree Protection Plan (TPP) shall be submitted to the San Mateo County Planning and Building Department for review and approval prior to the commencement of any grading or construction activity, or prior to the issuance of a building permit, whichever comes first, for the project. At a minimum, the TPP shall be prepared in conformance with the County's Significant Tree Ordinance, Section 12,020.5, and shall incorporate the recommendations from the project arborists.

Mitigation Measure 7: To ensure tree protection recommendations are effectively maintained throughout the duration of project construction, the following tree inspections shall be conducted and reported (in written report form) by a licensed arborist to the Current Planning Section:

a. Monthly inspections, timeline to be determined upon issuance of a building permit. Monthly inspections shall focus on the following:

1) Whether tree protection recommendations are being followed.

2) Whether Tree Protection Zones (TPZs) are being maintained intact and are not being encroached upon without prior authorization.

3) Whether there are any unforeseen impacts or tree conflicts encountered above and beyond the assumptions made in the Tree Protection Plan (TPP).

4) Whether any recommended changes to the existing TPP to improve efficacy of the plan or to provide the contractor more flexibility based on site observations and how such observations may impact the landscaping phase of the project.

b. Special inspections shall occur and be reported to the Current Planning Section by the licensed arborist during the following stages of construction:

1) Post installation of tree protection measures. A letter shall be submitted that confirms tree protection zones have been installed to plan prior to the commencement of any grading or construction activity, or prior to the issuance of a building permit, whichever comes first, for the project.

2) Pre-construction meeting. Prior to the commencement of grading or construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, project arborists, and County arborist.

3) Rough grading. The project arborist shall perform an inspection during the course of rough grading adjacent to TPZs to ensure trees will not be injured by compaction, cut or fill, drainage, and/or trenching. The contract shall provide the project arborist with at least 48 hours of notice of such activity

4) Post grading/excavation. A letter shall be submitted that confirms tree protection remains intact, extent of damage to trees along equipment haul route and within proximity of grading/excavation limits. If damage incurred to trees requires mitigation (e.g. pruning, removal, or compaction remediation), an explanation of the proposed mitigation is required.

5) Post utility installation. A letter shall be submitted that confirms the extent of activity was administered to plan and activities remained outside of identified TPZs.

6) Post framing/exterior finishing. A letter shall be submitted that confirms framing of structures occurred without damage to tree canopies. If pruning of heritage trees is required during the framing/exterior finishes stage, a Heritage Tree pruning permit is required. Pruning of heritage trees without a permit is subject to penalties detailed in Section 11,100 of the Heritage Tree Ordinance.

7) Paving/landscaping. A letter shall be submitted that confirms activities are remaining outside of identified TPZs. Alteration to the TPZ plan may require amendment and confirmation that any updates to the landscaping plan were reviewed and approved by the project arborist. Special attention shall be placed on installation of appropriate species and irrigation systems within driplines of California native oaks.

8) Prior to obtaining Certificate of Occupancy. A post-project arborist report shall be submitted stating the cumulative impact incurred to trees during the construction process. The report shall include a summary of previous inspections with particular emphasis on TPP/TPZ amendments made throughout the process, unauthorized violation to the TPP/TPZs and necessary remediation measures related to violations to the TPP/TPZ.

All special inspection reports above shall be completed and submitted to the Current Planning Section within five (5) business days of the listed construction stages above.

Failure to submit a required report by the pre-determined deadline may be subject to penalties consistent with Section 12,032.2 (Violations) of the Significant Tree Ordinance or Section 11,103 (Violations) of the Heritage Tree Ordinance. Violations of the TPP, including unauthorized encroachment to the TPZs, will at a minimum incur a stop work notice and may be subject to fiscal penalties consistent with Chapter 4 of the Significant Tree Ordinance (Section 12,030 – 12,032.5) or Chapter 3 of the Heritage Tree Ordinance (Section 11,100 – 11,104) where applicable. Changes in development plans which require pruning of heritage trees' canopy (regardless of relation to the TPZ boundary) or roots (within the identified TPZ) will be subject to approval of a Heritage Tree pruning permit.

Mitigation Measure 8: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 9: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition. Additionally, the State Native American Heritage Commission may need to be notified to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed.

Mitigation Measure 10: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

Mitigation Measure 11: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the San Mateo County Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

Mitigation Measure 12: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control.

Mitigation Measure 13: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 14: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

RESPONSIBLE AGENCY CONSULTATION

City of Burlingame

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: A 20-day public review period for the IS/MND will commence December 20, 2021 and continue through January 10, 2022. All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than 5:00 p.m., January 10, 2022. Please send your comments to:

Kanoa Kelley, Planner II
San Mateo County Planning and Building Department
455 County Center, Redwood City, CA 94063
Email: kkelley@smcgov.org

Document Availability: Copies of the IS/MND and all documents referenced in the IS/MND are available to view and download on the County's website: https://planning.smcgov.org/ceqa-docs

Kanoa Kelley, Project Planner

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. **Project Title:** Flocas Subdivision

2. **County File Number:** PLN2018-00098

3. **Lead Agency Name and Address:**
   County of San Mateo Planning and Building Department
   455 County Center, 2nd Floor
   Redwood City, CA 94063

4. **Contact Person and Phone Number:** Kanoa Kelley; Kkelley@smcgov.org

5. **Project Location:** 35 Loma Vista Lane, Burlingame Hills

6. **Assessor's Parcel Number and Size of Parcel:** 027-011-180; 1.892 acres

7. **Project Sponsor's Name and Address:**
   Alex and Maria Flocas
   35 Loma Vista Lane
   Burlingame, CA 94010

8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** Fredric Allen

9. **General Plan Designation:** Medium Low Density Residential

10. **Zoning:** R-1/S-9

11. **Description of the Project:** The applicant is seeking a Grading Permit for the grading of 1,520 cubic yards (c.y.) of soil, including 175 c.y. of cut and 1,345 c.y. of fill, and a Minor Subdivision of a 1.892-acre undeveloped parcel to create 3 new lots varying in size from 10,185 (net) square feet to 10,758 square feet with a 1.14-acre remainder parcel. The Subdivision application includes the request for an exception from the minimum double frontage lot depth of 200 ft. for newly created double frontage lots as the subject subdivision proposes the 3 newly created lots to be less than 200 ft. in depth.

	Proposed Size	**Proposed Grading**
Parcel A	10,758 sq. ft.	600 c.y. • 55 c.y. of cut • 545 c.y. of fill
Parcel B	11,239 sq. ft. (gross) 10,185 sq. ft. (net)	410 c.y. • 40 c.y. of cut • 370 c.y. of fill
Parcel C	10,711 sq. ft.	435 c.y.

		• 55 c.y. of cut • 380 c.y of fill
Remainder	1.14 acres	N/A
Subdivision Improvements	N/A	75 c.y. • 25 c.y. of cut • 50 c.y. of fill

=. The new parcels will be accessed off of a portion of Skyline Boulevard within the City of Burlingame's jurisdiction using 1 new shared driveway, and will be served by City of Burlingame water and sewer from Loma Vista Lane and Skyline Boulevard, respectively The project includes the removal of 6 significant trees and 4 non-significant trees:

Tree Number (per Arborist Report)	Species	Size (Diameter-at-breast height)	Significant Tree	Location
8	Prunus	8-inch	No	Parcel A
15	Coast live oak	15-inch	Yes	Parcel A
23	Coast live oak	12-inch	Yes	Parcel B
19	Coast live oak	19-inch	Yes	Parcel B
20	Coast live oak	33-inch	Yes	Parcel B
21	Coast live oak	6.5-inch, 6-inch (multi)	No	Parcel C
26	Coast live oak	10.5-inch	No	Parcel C
27	Coast live oak	9-inch	No	Parcel C
29	Coast live oak	18-inch	Yes	Parcel C
30	Prunus (dead)	30-inch	Yes	Parcel C

Although no development is proposed at this time, each of the 3 newly created lots would minimally support the future development of a single-family home based on the existing R-1/S-9 zoning district; no zoning change is proposed. Additionally, pursuant to Senate Bill 9 (SB 9), which is effective January 1, 2022, the proposed subdivision would have the potential to support future ministerial two-lot subdivisions of each of the current proposed new lots, and/or potential future development of two single-family residences on each resulting subdivided or re-subdivided (under SB 9) lot, subject to other provisions of SB 9.

12. **Surrounding Land Uses and Setting:** The legal 1.892-acre project parcel is located between Loma Vista Lane and Skyline Boulevard. The parcel is located within an urban residential area with single-family residentially developed parcels ranging in size between 0.5 acres to 0.6 acres. Topography in the area consists of relatively gentle sloped terrains.

13. **Other Public Agencies Whose Approval is Required:** City of Burlingame

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:**

This project is subject to Assembly Bill 52. The County of San Mateo has received a request for formal notification from the Tamien Nation of the greater Santa Clara County. Additionally,

a list of local tribes was obtained from the Native American Heritage Commission (NAHC). A request for consultation was sent to the Tamien Nation and all tribes on the list provided by the NAHC on November 9, 2021. As of the date of this report, no tribes have contacted the County requesting formal consultation on this project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

X	Aesthetics		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
X	Air Quality		Hydrology/Water Quality		Transportation
X	Biological Resources		Land Use/Planning	X	Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
X	Cultural Resources		Noise		Wildfire
X	Geology/Soils		Population/Housing		Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures,

and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	

Discussion: The project parcel is located outside of the Junipero Serra state scenic corridor and therefore will have no impact to scenic vistas. The project parcel is visible from Skyline Boulevard and there is limited visibility of the parcel from residential development across Skyline Boulevard. The project includes the subdivision of land into 3 parcels ranging in size from 10,185 square feet to 10,758 square feet for the purposes of future residential development consistent with the parcel's residential zoning. The height, bulk and setbacks of future development that could be allowed under the applicable R-1/S-9 zoning designation would be similar to the surrounding single-family residentially developed parcels within the R-1/S-9 zoning district as the 3 parcels would maintain the existing zoning designation. The removal of six significant trees (diameter at breast height of 12" or greater) is proposed to accommodate future development of the lots. Given the site and surrounding setting, including topography and vegetation, future potential development would not be

expected to have a substantial adverse impact on a scenic vista, views from existing residential areas, public lands, water bodies, or roads. **Source**: Project Plans, Project Location, San Mateo County Zoning Regulations, San Mateo County Subdivision Regulations.					
1.b.	Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: There are no historic buildings or rock outcroppings located on the site, and therefore they would not be affected. Future development is estimated to require the removal of six (6) significant trees out of 33 on site; all other trees within the future construction area for the shared infrastructure and site development are to be protected as required by the arborist report recommendations and County tree protection standards. See Section 4.e. for tree protection mitigation measures. The trees are not located within a state scenic highway. **Source**: Project Plans, Project Location.					
1.c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
Discussion: The project site is located in an urbanized area adjacent to the City of Burlingame. Given the urbanized area and surrounding development densities, there are no scenic qualities of unique or special interest that would be impacted by the project proposal. In addition, the project location is not located in a Design Review district, scenic corridor, or any area that would require compliance with special regulations regarding scenic quality. **Source:** Project Plans, Project Location.					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		X		
Discussion: Although no development has been proposed, new light sources and glare from future development has the potential to generate adverse impacts on day and nighttime views. The following mitigation measures are recommended to minimize any adverse daytime or nighttime view impacts from light or glare that the project may introduce to the area:					

Mitigation Measure 1: All proposed exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit.

Mitigation Measure 2: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

Source: Project Plans, Project Location.

1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X

Discussion: See discussion in response to 1.a.

Source: Project Location, Project Plans.

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X

Discussion: The project site is not located within a Design Review District and will not conflict with any applicable General Plan or Zoning Ordinance provisions.

Source: San Mateo County Zoning Regulations, San Mateo County General Plan, San Mateo County GIS, Project Location.

1.g.	Visually intrude into an area having natural scenic qualities?			X	

Discussion: The site is located east of Interstate Highway 280 and is not visible due to a steep upward slope from the freeway. The project would not block scenic views which are west of Highway 280. See staff's discussion in Section 1.a. - 1.d. above.

Source: Project Plans, Project Location.

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***

2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
Discussion: According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is not designated and therefore is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. **Source:** California Department of Conservation Farmland Mapping and Monitoring Program (2017).					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: The project parcel is zoned R-1 which permits residential uses. The parcel is not protected by an existing Open Space Easement or Williamson Act contract. **Source:** San Mateo County Zoning Regulations, San Mateo County Agricultural Preserves Map, Project Plans.					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
Discussion: The project parcel is located in an urbanized area in the sphere of influence of the City of Burlingame. The parcel is not located in an area identified as farmland or suitable for agricultural activities and it does not allow for management of one or more forest resources. The project site is an undeveloped, privately-owned 1.892-acre parcel. **Source**: California Department of Conservation, Farmland Mapping and Monitoring Program Map (2017); Public Resources Code Section 12220(g); Project Location.					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: The project site is not located within the Coastal Zone. **Source:** Project Location.					
2.e.	Result in damage to soil capability or loss of agricultural land?				X

Discussion: The project parcel is not located in an area of productive soil resources with timber capabilities, based on the San Mateo County General Plan Productive Soil Resources Map. **Source:** San Mateo County General Plan, Productive Soil Resources Map.					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X
Discussion: The property is zoned One-family Residential (R-1). No proposed zoning changes are included as part of this project and the project is not located in forestland or timberland preserve areas. **Source**: Project Plans, San Mateo County Zoning Regulations.					

3.	**AIR QUALITY**. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?			X	
Discussion: The Bay Area 2017 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the current regulating air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and the climate. The project would not conflict with or obstruct the implementation of the BAAQMD's 2017 CAP. During construction of required shared infrastructure and installation of utilities and future residential construction , air emissions would be generated from site grading, equipment, and work vehicles; however, any such grading-related emissions would be temporary and localized. Once constructed, residential use of the project site would have minimal impacts to the air quality standards set forth for the region by the BAAQMD. **Source**: BAAQMD 2017 Clean Air Plan, Project Plans.				
3.b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?		X		

Discussion: The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (state status) and PM 2.5 (state status), including the 24-hour PM 2.5 national standard. Therefore, any increase in these criteria pollutants is significant. Implementation of the project will generate temporary increases in these criteria pollutants due to construction vehicle emissions and dust generated from earthwork activities. Mitigation Measure 3 below will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level. Furthermore, the California Air Resources Board (CARB) provides regulation over vehicles of residents in the State of California, including the operation of any vehicles that would be associated with the future development of single-family residences, to ensure vehicle operating emissions are minimized in the effort towards reaching attainment for ozone, among other goals. The current project is not expected to generate a significant change.

Mitigation Measure 3: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified visible emissions evaluator.

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

h. Post a publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

Source: Bay Area Air Quality Management District, Project Plans.

3.c.	Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?		X		

Discussion: Any pollutant emissions generated from the installation of shared infrastructure and future development will primarily be temporary in nature. Additionally, Mitigation Measure 3 will

minimize any potential significant exposure to nearby sensitive receptors to a less than significant level. **Source**: Project Plans, Project Location.					
3.d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
Discussion: Once operational, the proposed project will not result in adverse emissions. The project has the potential to generate emissions during future development such as noise and odor. However, any such odors will be temporary and are expected to be minimal. **Source:** Project Plans.					

4.	**BIOLOGICAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
Discussion: According to review of the California Natural Diversity Database (CNDDB), there is a potential to locate Western leatherwood (Dirca occidentalis) and Serpentine bunchgrass, both rare and/or sensitive plant species, in the vicinity of the project area. However, there were no federally or state listed special-status plant or animal species in the vicinity of the subject site. The following mitigation is recommended to minimize any potential impacts to rare and/or sensitive plant species in the project area: **Mitigation Measure 4:** Within 30 days prior to the start of grading or construction activity, the applicant shall have a qualified professional conduct a focused survey in the project area for western leatherwood (dirca occidentalis) and serpentine bunchgrass. The survey(s) shall be conducted during an appropriate time of year when the species can be identified in the field. A copy of the survey findings and any recommendations for minimizing or avoiding identified species shall be provided to the San Mateo County Planning and Building Department within 10 business days of the start of any grading or construction activity for the project area. **Source:** California Natural Diversity Database, San Mateo County General Plan.				
4.b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional		X		

	plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				
Discussion: There are no riparian habitats located on the project site. See staff's discussion in Section 4.a. above. **Source:** San Mateo County General Plan; Project Plans.					
4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
Discussion: According to the National Wetlands Inventory there are no wetlands located within the project area. **Source:** U.S. Fish and Wildlife Service, Wetland Mapper, Project Plans.					
4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
Discussion: According to review of the California Natural Diversity Database (CNDDB), there are no special-status animal species identified on the project site or within the immediate vicinity of the project site. **Source:** California Natural Diversity Database, Project Plans.					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?		X		
Discussion: The project plans identify the removal of seven significant trees, including five coast live oak trees and one prunus tree. All trees were evaluated by an ISA certified arborist and documented in the arborist report prepared by Katie Krebs dated June 20, 2019 with an updated memo from Ralph Osterling dated April 6, 2021 (Attachment D). The trees shown on the plans for removal are the minimum anticipated to accommodate future development as these trees are within the potential building envelopes of the new lots (including building, driveway, and utilities) or are in poor condition and recommended for removal. The San Mateo County Tree Ordinance Section 12,020 requires a tree removal permit for the removal of any significant trees defined as trees with a trunk greater than 12 inches in diameter-at-breast height (4.5 feet above ground). Mitigation measures 5 - 7 have been added to mitigate tree loss and any damage to significant or heritage trees within the construction zone, including monitoring and reporting at all stages of development. **Mitigation Measure 5**: All regulated trees proposed for removal shall be replaced at a 1:1 ratio,					

minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size, and location. Any regulated oak tree species removed shall be replaced with the same species. Replacement locations shall be dispersed between the three newly created lots as reasonably feasible. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets. Approved plantings shall be implemented and verified by Planning staff prior to final building inspection.

Mitigation Measure 6: A Tree Protection Plan (TPP) shall be submitted to the San Mateo County Planning and Building Department for review and approval prior to the commencement of any grading or construction activity, or prior to the issuance of a building permit, whichever comes first, for the project. At a minimum, the TPP shall be prepared in conformance with the County's Significant Tree Ordinance, Section 12,020.5, and shall incorporate the recommendations from the project arborists.

Mitigation Measure 7: To ensure tree protection recommendations are effectively maintained throughout the duration of project grading and/or construction, the following tree inspections shall be conducted and reported (in written report form) by a licensed arborist to the Current Planning Section:

a. Monthly inspections, timeline to be determined upon issuance of a building permit. Monthly inspections shall focus on the following:

   1) Whether tree protection recommendations are being followed.

   2) Whether Tree Protection Zones (TPZs) are being maintained intact and are not being encroached upon without prior authorization.

   3) Whether there are any unforeseen impacts or tree conflicts encountered above and beyond the assumptions made in the Tree Protection Plan (TPP).

   4) Whether any recommended changes to the existing TPP to improve efficacy of the plan or to provide the contractor more flexibility based on site observations and how such observations may impact the landscaping phase of the project.

b. Special inspections shall occur and be reported to the Current Planning Section by the licensed arborist during the following stages of construction:

   1) Post installation of tree protection measures. A letter shall be submitted that confirms tree protection zones have been installed to plan prior to the commencement of any grading or construction activity, or prior to the issuance of a building permit, whichever comes first, for the project.

   2) Pre-construction meeting. Prior to the commencement of grading or construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, project arborists, and County arborist.

   3) Rough grading. The project arborist shall perform an inspection during the course of rough grading adjacent to TPZs to ensure trees will not be injured by compaction, cut or fill, drainage, and/or trenching. The contract shall provide the project arborist with at least 48 hours of notice of such activity.

   4) Post grading/excavation. A letter shall be submitted that confirms tree protection remains intact, extent of damage to trees along equipment haul routes and within proximity of grading/excavation limits. If damage incurred to trees requires mitigation (e.g. pruning,

removal, or compaction remediation), an explanation of the proposed mitigation is required.

5) Post utility installation. A letter shall be submitted that confirms the extent of activity was administered to plan and activities remained outside of identified TPZs.

6) Post framing/exterior finishing. A letter shall be submitted that confirms framing of structures occurred without damage to tree canopies. If pruning of heritage trees is required during the framing/exterior finishes stage, a Heritage Tree pruning permit is required. Pruning of heritage trees without a permit is subject to penalties detailed in Section 11,100 of the Heritage Tree Ordinance.

7) Paving/landscaping. A letter shall be submitted that confirms activities are remaining outside of identified TPZs. Alteration to the TPZ plan may require amendment and confirmation that any updates to the landscaping plan were reviewed and approved by the project arborist. Special attention shall be placed on installation of appropriate species and irrigation systems within driplines of California native oaks.

8) Prior to obtaining Certificate of Occupancy. A post-project arborist report shall be submitted stating the cumulative impact incurred to trees during the construction process. The report shall include a summary of previous inspections with particular emphasis on TPP/TPZ amendments made throughout the process, unauthorized violation to the TPP/TPZs and necessary remediation measures related to violations to the TPP/TPZ.

All special inspection reports above shall be completed and submitted to the Current Planning Section within five (5) business days of the listed construction stages above.

Failure to submit a required report by the pre-determined deadline may be subject to penalties consistent with Section 12,032.2 (Violations) of the Significant Tree Ordinance or Section 11,103 (Violations) of the Heritage Tree Ordinance. Violations of the TPP, including unauthorized encroachment to the TPZs, will at a minimum incur a stop work notice and may be subject to fiscal penalties consistent with Chapter 4 of the Significant Tree Ordinance (Section 12,030 – 12,032.5) or Chapter 3 of the Heritage Tree Ordinance (Section 11,100 – 11,104) where applicable. Changes in development plans which require pruning of heritage trees' canopy (regardless of relation to the TPZ boundary) or roots (within the identified TPZ) will be subject to approval of a Heritage Tree pruning permit.

Source: Project Plans, San Mateo County Zoning Regulations, San Mateo County Significant Tree Ordinance, San Mateo County Heritage Tree Ordinance., Katie Krebs Consulting Arborist report dated June 20, 2019, Arborist Update Memo from Ralph Osterling dated April 6, 2021.

	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X

Discussion: There are no adopted Habitat Conservation Plans, Natural Conservation Community Plans or other approved local, regional, or State habitat conservation plans for the project site.

Source: California Department of Fish and Wildlife, Habitat Conservation Planning, California Regional Conservation Plans Map.

4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X

Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve. **Source**: U.S. Fish and Wildlife Services, National Wildlife Refuge System Locator.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?			X	
Discussion: State Senate Concurrent Resolution No. 17 requires state agencies to preserve and protect native oak woodlands to the maximum extent feasible or provide replacement plantings when oak woodlands are removed. For the purposes of the measure, "oak woodlands" means a five-acre circular area containing five or more oak trees per acre. The project parcel is smaller than the defined five-acre circular area under the State Senate Resolution. Nonetheless, the project does have the potential with future development to remove non-timber woodlands consisting of a total of 5 significant oak trees. Replacement plantings are required for the regulated trees proposed for removal. See staff's discussion in Section 4.e above. **Source**: State Senate Concurrent Resolution No. 17, Project Location.					

5.	**CULTURAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X
Discussion: According to a search of the California Historical Resources Information System the project site does not contain any historical resources. **Source**: Project Plans, Project Location, California Office of Historic Preservation, Northwest Information Center.					
5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
Discussion: According to a search of the California Historical Resources Information System there is no record of archeological resources at the subject site. However, the database is not comprehensive and the discovery of subsurface archaeological materials during grading or construction work is always a possibility, therefore, the following mitigation measure is recommended: **Mitigation Measure 8**: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work					

shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Source: Project Plans, Project Location, California Office of Historic Preservation, Northwestern Information Center.

5.c.	Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion: In the inadvertent event that human remains are discovered during ground disturbance and/or construction related activities, the following mitigation measure is recommended:

Mitigation Measure 9: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition. Additionally, the State Native American Heritage Commission may need to be notified to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed.

Source: Project Location, Northwestern Information Center.

6. ENERGY. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	

Discussion: Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. On May 9, 2018, the CEC adopted the 2019 Building Energy Efficiency Standards, which went into effect on January 1, 2020. Under the 2019 Standards, residential buildings are 28 percent more energy efficient and nonresidential buildings are 5 percent more energy efficient than under the previous 2013 Standards. Future development at the project site would be required to comply with the current Building Energy Efficiency Standards which would be verified by the San Mateo County Building Department prior to the issuance of building permits. Future development would also be required to adhere to the provisions of CAL Green, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code

requirements), water conservation, material conservation, and internal air contaminants.

Construction

The subdivision improvements and future potential residential development of the project site would require the consumption of nonrenewable energy resources, primarily in the form of fossil fuels (e.g., fuel oil, natural gas, and gasoline) for automobiles (transportation) and construction equipment. Transportation energy use during grading and construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment during grading and construction would be gas-powered or diesel-powered, and the later construction phases would require electricity-powered equipment.

Operation

During the operation of future residential development, energy consumption would be associated with resident and visitor vehicle trips and delivery and supply trucks. The project would support future residential development near Highway 35 served by existing road infrastructure. Pacific Gas and Electric (PG&E) provides electricity to the project area. Currently, the existing site does not use any electricity because it is an undeveloped parcel. Therefore, future residential development would result in a permanent increase in electricity over existing conditions. However, such an increase to serve future residential development would represent an insignificant percent increase compared to overall demand in PG&E's service area. The nominal increased demand is expected to be adequately served by the existing PG&E electrical facilities and the projected electrical demand would not significantly impact PG&E's level of service. Any future development would be required to conform with all applicable energy and utility service standards to support the development density proposed at that time. It is expected that nonrenewable energy resources would be used efficiently during operation and construction of the project given the financial implication of the inefficient use of such resources. As such, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources.

Source: California Building Code, California Energy Commission, Project Plans, Project Location.

6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.			X	

Discussion: The proposed project is not expected to conflict with or obstruct any state or local plan for renewable energy or energy efficiency and the development is not expected to cause inefficient, wasteful, and/or unnecessary energy consumption. Furthermore, the project would be required to comply with all State and local building energy efficiency standards, appliance efficiency regulations, and green building standards.

Source: Project Plans.

7. GEOLOGY AND SOILS. Would the project:

	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*			X	
Discussion: A geotechnical report was prepared by Purcell, Rhoads and Associates dated July 21, 2017 and revised May 14, 2019 (Attachment C). The project site is located in the San Francisco Bay Area in the vicinity of several active faults including ¼ miles from the San Andreas fault. According to the report a regional U.S. Geological Survey study of slope stability during earthquakes in San Mateo County indicated that the site area would have a "Very Low" susceptibility to ground failure during an earthquake (Wieczoreck, and others, 1985). The report takes into account ground acceleration values in the design recommendations. All future development is subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and subject to recommendations made by the applicant's geotechnical engineer to ensure the health and safety of occupants. **Source**: Project Location; County GIS, Association of Bay Area Governments Resilience Program Map, Purcell, Rhoads and Associates Geotechnical Report dated July 21, 2017 and revised May 14, 2019.				
ii. Strong seismic ground shaking?			X	
Discussion: The project site is subject to violent shaking from the San Andreas fault. A soils report and an updated geotechnical investigation will be required at the building permit stage when development is proposed subject to approval by the County's Geotechnical Section. All future development will be subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and subject to recommendations made by the applicant's engineer to ensure the health and safety of occupants. **Source:** San Mateo County Earthquake Shaking Fault Maps (San Andreas Fault); Purcell, Rhoads and Associates Geotechnical Report dated July 21, 2017 and revised May 14, 2019.				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X

Discussion: The project site is an area with low susceptibility for liquefaction. The geotechnical report (Purcell, Rhoads and Associates July 21, 2017, rev May 14, 2019) documents that site review and geotechnical borings did not detect the presence of loose sand deposits that would be subject to the effects of liquefaction.

Source: Association of Bay Area Governments Resilience Program; Purcell, Rhoads and Associates Geotechnical Report dated July 21, 2017 and revised May 14, 2019.

iv. Landslides?			X	

Discussion: The project site is within an area that is susceptible for earthquake-induced landslides. The project is required to comply with the current California Building Code (CBC) and at the time of building permit is required to submit an updated geotechnical report in compliance with CBC 2019, or current edition, and follow all design recommendations outlined in the geotechnical report to mitigate any potential seismic related landslide.

Source: California Geological Survey; Association of Bay Area Governments Resilience Program, Purcell, Rhoads and Associates Geotechnical Report dated July 21, 2017 and revised May 14, 2019.

v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X

Discussion: The project site is not located on a coastal cliff or bluff.

Source: Project location.

7.b. Result in substantial soil erosion or the loss of topsoil?		X		

Discussion: The project includes 1,520 cubic yards (c.y.) of grading, including 175 c.y. of cut and 1,375 c.y. of fill. Given the topography of the project site, there is a potential for erosion to occur if proper erosion control measures are not implemented. The applicant has developed an erosion control plan that includes straw wattles placed at the top of the project site hill adjacent to Loma Vista Lane, a silt fence around the perimeter and bottom of the project site hill adjacent to Skyline Boulevard, a stabilized construction entrance at Skyline Boulevard, as well as other best management erosion control measures. Staff is recommending the following mitigation measures to further minimize erosion and runoff from the project area and to ensure that grading and erosion control measures are implemented appropriately:

Mitigation Measure 10: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

Mitigation Measure 11: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the San Mateo County Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

Mitigation Measure 12: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure the approved erosion control and tree protection measures are appropriately implemented. **Source:** Project Plans, County of San Mateo Grading Ordinance, San Mateo County Wide Stormwater Pollution Prevention Program.					
7.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?		X		
Discussion: Liquification, lateral spreading, subsidence, and collapse are not identified as potentially significant impacts to the project. There is a moderate potential for erosion from project construction and risks of landslides during earthquake events. See discussion in Section 7.b and 7.a.iv. above. **Source:** Project Plans, Purcell, Rhoads and Associates Geotechnical Report dated July 21, 2017 and revised May 14, 2019.					
7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?			X	
Discussion: The submitted geotechnical report notes that there are low to moderate expansive soils present on the project parcel but states that the proposed project is feasible from a geotechnical perspective. In order to address the presence of expansive soils, the report includes specific recommendations for the design of future structures which include the addition of moisture condition subgrade soil and compaction. Therefore, there are no significant impacts associated with the presence of expansive soils. **Source**: Project Location; Purcell, Rhoads and Associates Geotechnical Report dated July 21, 2017 and revised May 14, 2019.					
7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: The project site has access to municipal sewer service, therefore a septic system is not required. **Source**: Project Plans					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Discussion: There are no mapped unique paleontological resources or geological features on the project parcel. The project location consists of Kjfs (Franciscan Complex sedimentary rock (Early Cretaceous and (or) Late Jurassic)) which is commonly found throughout San Mateo County.

Source: Project Location; U.S. Geological Survey Geologic Map of the San Francisco Bay Region, 2006.

8. CLIMATE CHANGE. Would the project:					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		

Discussion: Future development of the project site has the potential to remove up to 6 significant trees (five coast live oaks and one prunus) to accommodate development. In context to the surrounding area, the removal of trees will not release significant amounts of GHG emissions or significantly reduce GHG sequestering in the area. Furthermore, new trees will be planted to replace the regulated trees proposed for removal.

Grading and construction activities associated with the project will result in the temporary generation of GHG emissions primarily from construction-related vehicles and equipment. Any such potential increase in GHG emission levels will be minimal and temporary.

The project would support future residential development pursuant to local zoning regulations and any applicable State laws. Any increase in GHG emissions associated with new residential development is not expected to be significant as residential use does not generate a high demand for traffic.

The County has identified Energy Efficient Climate Action Plan (EECAP) goals which can be implemented in new development projects. Per Mitigation Measure 3, the project is required to incorporate applicable measures from the County's EECAP Development Checklist and BAAQMD Best Management Practices (BMPs) that, once implemented, will reduce the project's generation of greenhouse gas emissions.

Source: California Air Resources Board, San Mateo County Energy Efficiency Climate Action Plan.

8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: The project does not conflict with the San Mateo County Energy Efficiency Climate Action Plan (EECAP). Future development would be required to comply with EECAP guidelines.

Source: San Mateo County Energy Efficiency Climate Action Plan.

8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?			X	
Discussion: The project site is located in an urbanized area zoned for single-family uses and therefore does not meet the definition of forestland. **Source**: Public Resources Code, Project location.					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The project is not located on or adjacent to a coastal cliff or bluff. **Source:** Project location.					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project is not located on or adjacent to the San Francisco Bay or Pacific Ocean. **Source:** Project location.					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0134E, effective October 16, 2012. **Source:** FEMA Panel No. 06081C0134E, effective October 16, 2012.					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0134E, effective October 16, 2012. **Source:** FEMA Panel No. 06081C0134E, effective October 16, 2012.					

9. **HAZARDS AND HAZARDOUS MATERIALS**. Would the project:					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: Neither the construction nor associated grading would result in a significant impact involving the transport, use, or disposal of hazardous material or toxic substances. **Source**: Project Scope.					
9.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: No significant use of hazardous materials is proposed. Future development of the parcels would involve earthwork and construction of residential uses. **Source**: Project Scope.					
9.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: No use involving significant emission of or handling of hazardous materials or waste is proposed. **Source**: Project Scope.					
9.d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: The project site is not a listed hazardous materials site. **Source**: California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (2019).					

9.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?			X	
Discussion: The site is located in the very outer limits of the San Francisco International Airport (SFO) area of influence. The project site is located outside of all SFO noise contours and safety zones. **Source:** Project Location, SFO Airport Land Use Compatibility Plan.					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project involves the subdivision of land. The future construction of residential structures would not permanently or significantly impede access on existing public roads. The plan has been reviewed and conditionally approved by the San Mateo County Fire Department for emergency vehicle access and by the County Department of Public Works and City of Burlingame Department of Public Works for traffic safety. Any future development would be required to conform with all applicable emergency access and traffic safety standards relative to the development density proposed at that time. **Source:** Project Location, Project Plans, San Mateo County Fire Department.					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
Discussion: The project site is located within a Moderate Fire Hazard Severity Zone, State Responsibility Area. The project was reviewed and conditionally approved by the San Mateo County Fire Department. The future development of the parcels will be subject to compliance with Chapter 7A of the California Building Code for ignition resistant construction and materials and acceptable slope and material for the driveway, among other fire prevention requirements. No further mitigation, beyond compliance with the standards and requirements of the San Mateo County Fire Department, is necessary. **Source**: CalFire, Fire Hazard Severity Zones Maps; San Mateo County Fire Department.					
9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0134E, effective					

October 16, 2012. **Source:** FEMA Panel No. 06081C0134E, effective October 16, 2012.					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0134E, effective October 16, 2012. **Source:** FEMA Panel No. 06081C0134E, effective October 16, 2012.					
9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: The project parcel is not located in an area that would be impacted by failure of a dam or levee. **Source:** Project Location, San Mateo County General Plan Hazards Map.					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: Risk of inundation by seiche, tsunami, or mudflow is considered insignificant as the project site is not located near any large bodies of water. **Source:** Project Location.					

10.	**HYDROLOGY AND WATER QUALITY**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?			X	

Discussion: Subdivision improvements and future development of the project site has the potential to generate polluted stormwater runoff during site grading and construction-related activities. Subdivision improvements and any future development will be required to comply with the County's Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. Additionally, future residential development is estimated to introduce 32,708 sq. ft. of new impervious surface which would require compliance with the County's Municipal Regional Stormwater Permit. These guiding standards will ensure that post-construction water runoff does not violate any water quality standard through requirements for Low Impact Development (LID) site design measures and/or permanent stormwater treatment measures. The applicant has submitted a drainage plan that includes the implementation of biotreatment/retention areas, vegetated swales, pervious pavers, and bioretention areas. The preliminary drainage plans have been reviewed and conditionally approved by the County Drainage Section and City of Burlingame Department of Public Works. A final drainage analyses is required at the building permit stage. **Source**: Project Plans; C.3/C.6 Development Review Checklist; County of San Mateo Drainage Policy; San Mateo County Municipal Regional Stormwater Permit.				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
Discussion: The project is not expected to deplete any groundwater supplies or interfere with groundwater recharge. There are no wells or septic systems on site and any future development of the subdivided parcels would be required to connect to municipal sewer and water systems provided by the City of Burlingame. The City of Burlingame has verified that connection to City utilities is available and there is capacity to serve the current project. Any future development would be required to conform with all applicable utility service standards required to support the development density proposed at that time. **Source**: Project plans.				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;			X	

Discussion: The project does not involve the alteration of the course of a stream or river. Existing drainage patterns, consisting of sheet flow, will be altered by future grading and development of the property. An erosion and sediment control plan has been prepared by Clifford Bechtel and Associates to reduce stormwater-related erosion and sediment from the project site during grading and construction. Additionally, the project has been preliminarily reviewed and conditionally approved by the County's Drainage Review Section and City of Burlingame Department of Public Works for grading and drainage compliance. Any future development would be required to conform with all applicable drainage standards required to support the development density proposed at that time. **Source**: Project Plans; County of San Mateo Drainage Review Section; City of Burlingame Department of Public Works.				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
Discussion: The project would support the future introduction of a significant amount of new impervious surfaces to the site, however, required compliance with the County's Drainage Policy and the County's Municipal Regional Stormwater Permit, along with any City of Burlingame Department of Public Works stormwater requirements, will ensure that any increased runoff is captured and released on-site and/or sized and designed to discharge to the City's storm drain system in conformance with all local regulations . Furthermore, see staff's discussion in Section 10.a. and 10.c. above. **Source**: Project Plans, County Drainage Policy, County Municipal Regional Stormwater Permit.				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
Discussion: Compliance with the County's Drainage Policy, San Mateo County Municipal Regional Permit, and City of Burlingame stormwater drainage standards is mandatory and would prevent the creation of significant additional sources of polluted runoff. **Source**: San Mateo County Drainage Policy; San Mateo County Municipal Regional Stormwater Permit; City of Burlingame Department of Public Works.				
iv. Impede or redirect flood flows?				X
Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0134E, effective October 16, 2012. The proposed project will not impede or redirect flood flows. **Source:** FEMA Panel No. 06081C0134E, effective October 16, 2012, Project Location.				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X

Discussion: The project parcel is not located in a flood hazard, tsunami, or seiche zone. **Source:** Project Location; San Mateo County General Plan Hazards Map.				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
Discussion: The project site is in an urban area of the County and will not obstruct implementation of a water control plan or sustainable groundwater management plan. **Source:** Project Location.				
10.f. Significantly degrade surface or ground-water water quality?		X		
Discussion: The project is required to comply with the County's Drainage Policy and the County's Municipal Regional Stormwater Permit which will prevent significant degradation of surface water quality after construction. Mitigation Measures 10 - 12 will reduce construction-related stormwater impacts to a less than significant level. **Source**: Project Plans, County Drainage Policy, County Municipal Regional Stormwater Permit.				
10.g. Result in increased impervious surfaces and associated increased runoff?		X		
Discussion: The project will result in increased impervious surfaces and associated increased runoff. The implementation of Mitigation Measures 10 - 12 will reduce project-related impacts to a less than significant level. No further mitigation measures are necessary. **Source**: Project Plans.				

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Physically divide an established community?				X
Discussion: The project does not involve a land division or development that would result in the division of an established community. The project involves the subdivision of vacant land in an urban area of the County. Future residential development supported by the proposed subdivision would be as allowed by local zoning regulations and any applicable State laws at the time of development. **Source**: Project Plans; Project Location.				

11.b.	Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: The project generally complies with R-1/S-9 district regulations and the San Mateo County General Plan. The applicant is seeking an exception to the Subdivision regulation for minimum depth of double frontage lots, such as the proposed lots that will front Skyline Boulevard to the east and Loma Vista Lane to the west. The minimum double frontage lot depth required per Subdivision Ordinance is 200 ft. for newly created double frontage lots where the project proposes 3 double frontage lots with depths of less than 200 ft. to align the rear property lines with the edge of Loma Vista Lane. The exception to parcel depth would not result in any significant environmental impact. Therefore, no mitigation is necessary.

Source: Project Plans, San Mateo County Zoning Ordinance, San Mateo County General Plan.

11.c.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?			X	

Discussion: The project proposes improvements to serve only the parcels created by the current proposed subdivision. These improvements are completely within the parcel boundaries of the 3 proposed parcels and do not serve to encourage off-site development of undeveloped areas. . Although no development is proposed at this time, each of the 3 newly created lots would minimally support the future development of a single-family home based on the existing R-1/S-9 zoning district; no zoning change is proposed. Additionally, pursuant to Senate Bill 9 (SB 9), which is effective January 1, 2022, the proposed subdivision would have the potential to support future ministerial two-lot subdivisions of each of the current proposed new lots, and/or potential future development of two single-family residences on each resulting subdivided or re-subdivided (under SB 9) lot, subject to other provisions of SB 9. While SB 9 limits local jurisdictional processing, review and approval of qualifying development projects, all future development would be required to meet minimum life and safety codes and utility service requirements, among other minimum standards, commensurate to support the development density proposed at that time.

Source: Project Plans.

12.	**MINERAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a.	Result in the loss of availability of a known mineral resource that would be of				X

	value to the region or the residents of the State?				
Discussion: There are no known mineral resources identified on the project parcel. **Source**: Project Location, San Mateo County General Plan.					
12.b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: There are no identified locally important mineral resource recovery site(s) delineated on the County's General Plan, any specific plan, or any other land use plan. **Source**: Project Location, San Mateo County General Plan.					

13.	**NOISE**. Would the project result in:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a.	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
Discussion: During project grading and construction, excessive noise could be generated on a temporary basis. However, such temporary noise is regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code for Noise Control. Once construction is complete, the project is not expected to generate significant amounts of noise. **Source**: Project Plans, San Mateo County Noise Ordinance.					
13.b.	Generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: The project would generate short-term ground-borne vibration from construction and grading activities; however, any such increase would be temporary and localized to the project site. No mitigation is necessary. **Source**: Project Plans.					
13.c.	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people				X

	residing or working in the project area to excessive noise levels?				

Discussion: The site is located in the very outer limits of the San Francisco International Airport (SFO) area of influence. The project site is located outside of all SFO noise contours and safety zones and will not expose the parcels to excessive noise levels.

Source: Project location, SFO Airport Land Use Compatibility Plan.

14. POPULATION AND HOUSING. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a.	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	

Discussion: All improvements associated with the proposed subdivision are completely within the subject parcel's boundaries and are only sufficient to serve the future single-family residence. Furthermore, see staff's discussion in Section 11.c.

Source: Project Plans.

14.b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion: The project does not propose to displace existing housing but directly proposes to create three new parcels to support future residential development, increasing available housing stock.

Source: Project scope.

15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***

15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: The project is limited to a three-lot subdivision and the future development of new single-family residential uses and, therefore, will not involve new or physically altered government facilities or increase the need for new or physically altered government facilities. Additionally, the project is not expected to affect service ratios, response times, or other performance objectives for any of the public services in the area. Any further future subdivision or development would be reviewed for demand on public services and those services would be modified as necessary to accommodate changed service ratios, response times and other performance objectives. **Source:** Project Plans.

16. RECREATION. Would the project:

	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X

Discussion: The project proposes to subdivide a single lot into three parcels. The future potential residential development that could result from the proposed suddivision would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility is expected to occur or be accelerated.

Source: Project Plans.

16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion: The project does not include any recreational facilities as no development is current proposed; future potential development would be limited to residential uses.

Source: Project Plans.

17. TRANSPORTATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	
Discussion: Proposed project improvements include the construction of a new shared private driveway off of Skyline Boulevard to serve the three proposed parcels. The project has been reviewed and conditionally approved by the San Mateo County Fire Department, the County Department of Public Works and the City of Burlingame Department of Public Works for emergency access and traffic safety. The grading work and construction associated with the subdivision improvements and future residential development would result in a temporary increase in traffic levels and a negligible permanent increase in traffic levels after construction. Additionally, traffic generated from future residential development is expected to be minimal. Therefore, the project is not expected to conflict with any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. **Source**: Project Scope, San Mateo County Department of Public Works, San Mateo County Fire Department, City of Burlingame Department of Public Works.				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*? *Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*			X	
Discussion: The project is exempt from the requirement for a Vehicle Miles Traveled (VMT) analysis pursuant to Senate Bill (SB) 743 and Section 15064.3 of the CEQA Guidelines as a "small project" based on the State of California Governor's Office of Planning and Research's (OPR) December 2018 Technical Advisory for Evaluating Transportation Impacts in CEQA to achieve compliance with SB 743 as the subdivision and future potential residential development as a result of the proposed project would be expected to generate less than 110 daily trips, is consistent with the General Plan, and suggests no evidence indicating a potentially significant level of VMT would result. **Source:** Project proposal; State of California Governor's OPR December 2018 Technical Advisory; San Mateo County Department of Public Works, Board of Supervisors Members Memo, dated September 23, 2020 for Change to Vehicle Miles Traveled as Metric to Determine Transportation Impacts under CEQA Analysis; Caltrans Transportation Impact Study Guide, dated May 20, 2020.				
17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or				X

	incompatible uses (e.g., farm equipment)?				
Discussion: The project proposes to construct a new shared driveway off of Skyline Boulevard to serve the 3 proposed parcels. The project has been reviewed and conditionally approved by the County Department of Public Works and City of Burlingame Department of Public Works for traffic safety of the proposed driveway onto Skyline Boulevard. Any future development would be required to comply with applicable traffic safety standards at the time of application. **Source**: Project Plans; County Department of Public Works; City of Burlingame Department of Public Works.					
17.d.	Result in inadequate emergency access?				X
Discussion: The project has been reviewed and approved with conditions by San Mateo County Fire Department, including for adequate emergency access. **Source**: San Mateo County Fire Department.					

18. TRIBAL CULTURAL RESOURCES. Would the project:					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
	i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
Discussion: The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k). **Source**: Project Location; State Parks, Office of Historic Preservation, Listed California Historical Resources; County General Plan, Background, Historical and Archaeological Resources Appendices.					

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		

Discussion: Staff requested a Sacred Lands file search of the project vicinity, which was conducted by the Native American Heritage Commission (NAHC) and resulted in no found records. While the project parcel is currently undeveloped, the site of the future residential development is adjacent to existing residential development in the immediate project vicinity. Previous development in the project vicinity did not encounter any resources which could be considered significant to a California Native American tribe. Therefore, the project is not expected to cause a substantial adverse change to any potential tribal cultural resources.

This project is subject to Assembly Bill 52. The County of San Mateo has received a request for formal notification from the Tamien Nation of the greater Santa Clara County. Additionally, a list of local tribes was obtained from the Native American Heritage Commission (NAHC). A request for consultation was sent to the Tamien Nation and all tribes on the list provided by the NAHC on November 9, 2021. As of the date of this report, no tribes have contacted the County requesting formal consultation on this project. However, in following the NAHC's recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources.

Mitigation Measure 13: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 14: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: Project Plans; Project Location; Native American Heritage Commission, California Assembly Bill 52, California Historical Resources Information System

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a. Require or result in the relocation or construction of new or expanded water,			X	

	wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				
Discussion: Subdivision improvements and future residential development would require sewer and water connection provided by the City of Burlingame. Per the City of Burlingame review, adequate water and sewer capacity is available to serve the current subdivision and no new or expanded water or wastewater treatment facilities are necessary to serve the proposed project. In order to comply with San Mateo County's drainage policies and City of Burlingame stormwater standards, stormwater measures would be required to conform with all local agency standards as applicable to the project scope. On-site stormwater measures were designed by a licensed civil engineer and have been reviewed and preliminarily approved by the San Mateo County Drainage Review Section. There is no indication that the installation of these measures will cause any significant environmental effects. Any further future subdivision or development would be required to conform with all applicable standards for service commensurate to support the development density proposed at that time. **Source**: Project Plans.					
19.b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
Discussion: The project proposes to connect to municipal sewer and water connections provided by the City of Burlingame. The City of Burlingame has confirmed adequate water and sewer capacity is available to service the subdivision. Any further future subdivision or development would be required to conform with all applicable standards for service commensurate to support the development density proposed at that time. **Source:** Project Plans.					
19.c.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: See Question 19.a and 19.b. **Source:** Project Plans.					
19.d.	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
Discussion: The project will have negligible impact on the capacity of local landfills. Future residential development would also have negligible impact on the capacity of local landfills.					

Source: Project Scope.				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
Discussion: The project would support future residential development within an existing urban residential community which would result in a negligible increase in solid waste disposal needs. All elements of the project will comply with regulations related to solid waste. **Source**: Project Scope.				

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
Discussion: No revisions to the County adopted Emergency Operations Plan would be required as a result of the proposed project. The nearest public fire service is the Central County Fire Department Station 35 located approximately 1.1 miles east of the project site and would not be impacted because primary access to all major roads would be maintained during grading and construction of the subdivision improvements and future residential development, as well as habitation of the residence. As discussed in Section 9 (Hazards and Hazardous Materials), the proposed project has been reviewed and conditionally approved by the San Mateo County Fire Department, and would not impair or physically interfere with an adopted emergency response or evacuation plan. Therefore, impacts would be less than significant, and no mitigation is required. Additionally, any further future subdivision or development would be required to conform with all applicable emergency access standards commensurate to support the development density proposed at that time. **Source:** Project Plans; Project Location; San Mateo County Fire Department.				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
Discussion: The project is located in a Moderate Fire Hazard State Responsibility Area as identified by the County's GIS maps. Future residential development would include fire resistant features that conform to modern fire and building codes, as well as fire detection or extinguishing systems. The likelihood that a major structural fire would expand into a wildland fire before it could be brought under control is therefore significantly reduced. Similarly, wildfires would be less able to burn buildings because of the preventative measures in place. Further, due to the proximity of the project site to San Mateo County Fire Station 35 and the very short response time to reported fires,				

the likelihood of injuries or pollutant emissions due to a wildfire is minimal. Therefore, the proposed project would not exacerbate wildfire risks or expose occupants to pollutant concentrations from a wildfire, or to the uncontrolled spread of wildfire. **Source:** Project Plans; Project Location; San Mateo County GIS.				
20.c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
Discussion: The project site adjoins other single-family urban residential development and does not require the installation of new roads, fuel breaks, or power lines. The project includes the construction of a fire truck turnaround that has been reviewed and conditionally approved by the San Mateo County Fire Department. No further mitigation is necessary. Additionally, any further future subdivision or development would be required to conform with all applicable standards for service commensurate to support the development density proposed at that time. **Source:** Project Plans, San Mateo County Fire Department.					
20.d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
Discussion: Overall the parcel moderately slopes upward toward the west. The proposed on-site drainage facilities have been sized and appropriately placed to retain the stormwater on-site and would allow the stormwater to percolate into the ground as determined by review from the County's Drainage Section. As the project would not increase the risk of wildfire or the severity of wildfires, the project would not expose the proposed structure to significant risk from flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. **Source:** Project Plans.					

21.	**MANDATORY FINDINGS OF SIGNIFICANCE**.				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
21.a.	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number		X		

	or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
Discussion: According to review of the California Natural Diversity Database (CNDDB), there are no federally or state listed special-status plant or animal species identified on the project site or within the immediate vicinity of the project site. However, two rare and/or sensitive plant species were identified in the vicinity of the project area. As recommended in Section 4.a, focused pre-construction surveys will be required prior to the start of grading or construction activity to minimize any potential impacts to these plant species. **Source**: California Natural Diversity Database; San Mateo County General Plan, Sensitive Habitats Map; Amended Project Plans; Project Location.					
21.b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X		
Discussion: The majority of the parces on Skyline Boulevard are developed with single-family residences. It is not likely that the incremental effects of this project are considerable when viewed in conjunction with the effects of past, current, and future private or public projects in this area. The project site is located in an urban area within an established community where the rate and intensity of development has been low. While the project will potentially result in site specific impacts as discussed in this document, incorporation of the recommended mitigation measures will reduce these impacts to a less than significant level. Currently, no other new residential development is proposed in the area. Any further future subdivision or development would be required to conform with all applicable codes and standards commensurate to support the development density proposed at that time. **Source**: Subject Document; Project Plans.					
21.c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
Discussion: The project could result in environmental impacts that could both directly and indirectly cause impacts on human beings, including the introduction of new sources of light and glare, temporary air quality impacts from construction-related emissions, and temporary greenhouse gas emissions from construction-related activities, as discussed within this document. However, the implementation of the recommended mitigation measures included in this document, and mitigation measures proposed in the project plans, will adequately reduce any potential impacts to a less than significant level. **Source**: Subject Document; Project Plans.					

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans		X	
City of Burlingame	X		Encroachment Permit
California Coastal Commission		X	
County Airport Land Use Commission (ALUC)		X	
Other: _____		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District: City of Burlingame	X		Sewer and water connections
State Department of Fish and Wildlife		X	
State Department of Public Health		X	
State Water Resources Control Board		X	
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

MITIGATION MEASURES		
	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: All proposed exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit.

Mitigation Measure 2: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

Mitigation Measure 3: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.
b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
c) All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
d) All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
e) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
f) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
g) Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
h) Post a publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 4: Within 30 days prior to the start of grading or construction activity, the applicant shall have a qualified professional conduct a focused survey in the project area for western leatherwood (dirca occidentalis) and serpentine bunchgrass. The survey(s) shall be conducted during an appropriate time of year when the species can be identified in the field. A copy of the survey findings and any recommendations for minimizing or avoiding identified species shall be provided to the San Mateo County Planning and Building Department within 10 business days of the start of any grading or construction activity for the project area.

Mitigation Measure 5: All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size, and location. Any regulated oak tree species removed shall be replaced with the same species. Replacement locations shall be dispersed between the three newly created lots as reasonably feasible. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets. Approved plantings shall be implemented and verified by Planning staff prior to final building inspection.

Mitigation Measure 6: A Tree Protection Plan (TPP) shall be submitted to the San Mateo County Planning and Building Department for review and approval prior to the commencement of any grading or construction activity, or prior to the issuance of a building permit, whichever comes first, for the project. At a minimum, the TPP shall be prepared in conformance with the County's Significant Tree Ordinance, Section 12,020.5, and shall incorporate the recommendations from the project arborists.

Mitigation Measure 7: To ensure tree protection recommendations are effectively maintained throughout the duration of project construction, the following tree inspections shall be conducted and reported (in written report form) by a licensed arborist to the Current Planning Section:

a. Monthly inspections, timeline to be determined upon issuance of a building permit. Monthly inspections shall focus on the following:

1) Whether tree protection recommendations are being followed.

2) Whether Tree Protection Zones (TPZs) are being maintained intact and are not being encroached upon without prior authorization.

3) Whether there are any unforeseen impacts or tree conflicts encountered above and beyond the assumptions made in the Tree Protection Plan (TPP).

4) Whether any recommended changes to the existing TPP to improve efficacy of the plan or to provide the contractor more flexibility based on site observations and how such observations may impact the landscaping phase of the project.

b. Special inspections shall occur and be reported to the Current Planning Section by the licensed arborist during the following stages of construction:

1) Post installation of tree protection measures. A letter shall be submitted that confirms tree protection zones have been installed to plan prior to the commencement of any grading or construction activity, or prior to the issuance of a building permit, whichever comes first, for the project.

2) Pre-construction meeting. Prior to the commencement of grading or construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, project arborists, and County arborist.

3) Rough grading. The project arborist shall perform an inspection during the course of rough grading adjacent to TPZs to ensure trees will not be injured by compaction, cut or fill, drainage, and/or trenching. The contract shall provide the project arborist with at least 48 hours of notice of such activity

4) Post grading/excavation. A letter shall be submitted that confirms tree protection remains intact, extent of damage to trees along equipment haul route and within proximity of grading/excavation limits. If damage incurred to trees requires mitigation (e.g. pruning, removal, or compaction remediation), an explanation of the proposed mitigation is required.

5) Post utility installation. A letter shall be submitted that confirms the extent of activity was administered to plan and activities remained outside of identified TPZs.

6) Post framing/exterior finishing. A letter shall be submitted that confirms framing of structures occurred without damage to tree canopies. If pruning of heritage trees is required during the framing/exterior finishes stage, a Heritage Tree pruning permit is required. Pruning of heritage trees without a permit is subject to penalties detailed in Section 11,100 of the Heritage Tree Ordinance.

7) Paving/landscaping. A letter shall be submitted that confirms activities are remaining outside of identified TPZs. Alteration to the TPZ plan may require amendment and confirmation that any updates to the landscaping plan were reviewed and approved by the project arborist. Special attention shall be placed on installation of appropriate species and irrigation systems within driplines of California native oaks.

8) Prior to obtaining Certificate of Occupancy. A post-project arborist report shall be submitted stating the cumulative impact incurred to trees during the construction process. The report shall include a summary of previous inspections with particular emphasis on TPP/TPZ amendments made throughout the process, unauthorized violation to the TPP/TPZs and necessary remediation measures related to violations to the TPP/TPZ.

All special inspection reports above shall be completed and submitted to the Current Planning Section within five (5) business days of the listed construction stages above.

Failure to submit a required report by the pre-determined deadline may be subject to penalties consistent with Section 12,032.2 (Violations) of the Significant Tree Ordinance or Section 11,103 (Violations) of the Heritage Tree Ordinance. Violations of the TPP, including unauthorized encroachment to the TPZs, will at a minimum incur a stop work notice and may be subject to fiscal penalties consistent with Chapter 4 of the Significant Tree Ordinance (Section 12,030 – 12,032.5) or Chapter 3 of the Heritage Tree Ordinance (Section 11,100 – 11,104) where applicable. Changes in development plans which require pruning of heritage trees' canopy (regardless of relation to the TPZ boundary) or roots (within the identified TPZ) will be subject to approval of a Heritage Tree pruning permit.

Mitigation Measure 8: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 9: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition. Additionally, the State Native American Heritage Commission may need to be notified to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed.

Mitigation Measure 9: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

Mitigation Measure 10: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the San Mateo County Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

Mitigation Measure 12: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control.

Mitigation Measure 13: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 14: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

_____ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

__X__ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

_____
(Signature)

_____ _____
Date (Title)

ATTACHMENTS

A. Vicinity/Project Location Map
B. Project Plans
C. Geological report

D. Arborist Report

County of San Mateo - Planning and Building Department

ATTACHMENT E

Attachment E

County of San Mateo Planning and Building Department

In Lieu Park Fee Worksheet

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

	APN	*Land assessment*	*Acreage*
Parcel 1	027-011-180	$743,157.00	1.892
	Total	$743,157.00	1.892

Proposed lots:*	2

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

Ppl/Household for SMC in last Federal Census (2010):	2.87
Parkland acres per person**	0.003

**See Section 7055.1 of subdivision ordinance

Value of land per acre:	$392,789.11
People per Subdivision:	2.8700
Parkland demand:	0.0086

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

Parkland in-lieu fee: $3,381.91

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

County of San Mateo - Planning and Building Department

ATTACHMENT F

Ralph Osterling Consultants, Inc.
346 Rheem, Suite 104
Moraga, CA 94556

April 6, 2021

Mr. Alex Flocas
25 Loma Vista Lane
Burlingame, CA 94180

RE: 35 Loma Vista Lane Arborist Report and Tentative Map Review and Responses to County Planning Comments

Dear Mr. Flocas,

In accordance with your authorization, and as required by the County of San Mateo Planning Department, we have reviewed the existing Arborist Report prepared by Katie J. Krebs (Revised June 20, 2019, original date April 24, 2019) and the Tentative Map Plans dated March 30, 2021, Sheets TM-0 through TM-4 for consistency and professional standards relating to tree assessment, tree protection and tree preservation. In conjunction with the above-mentioned review, we have reviewed the current County Comments dated February 17, 2021 from County Planner, Laura Richstone, and provided responses to the comments related to trees and tree preservation.

It is our understanding that Katie J. Krebs is currently not available to perform the required review of the Tentative Map plans, thus we have been asked to serve as the project Arborist and take on the Arborist responsibilities at this time of the project.

Arborist Report

We have conducted a project site visit on March 18, 2021 to review the existing trees and tree health assessments made in the project Arborist Report. It is our professional opinion that the current project Arborist Report prepared by Katie J. Krebs is complete, accurate and done in compliance with current standards.

Based on our field assessment and plan review, the current Arborist Report has two corrections, that we are documenting with this letter of review. Two additional Trees, #8 and #23, are now to be removed for the proposed development. Professional pruning and crown maintenance will occur during the grading process.

Plan Review

As noted above, will are in agreement with the assessments and evaluations of the trees made in the project Arborist Report. We feel the “General Tree Protection Guidelines” provided in the report are complete and adequate for the proposed development planned. During building permit review, Katie J. Krebs or I should be contacted and retained to review the final building permit plans for consistency with these guidelines. Should minor grading or development changes be required during the building permit phase or construction phase of the project, we should be retained to review and approve the changes.

We have worked with the project engineer to clarify the tree information on the Tentative Map to be consistent with the Arborist Report and this letter. The plans have been updated to clearly document 12 tree removals as specified in the Arborist Report or noted in this letter. As specified on the Tentative Map Plans, tree mitigation will be on a 1:1 (removal:replacement) with 24 inch box size coast live oak (*Quercus agrifolia*) and planted at the sites identified on the Plan.

PLANNING COMMENTS (Laura Richstone)

1. See Civil Response.
2. We agree with the "General Tree Protection Guidelines" found in the project Arborist Report. The Tree Protection limits noted on sheet TP-1, Tree Protection and Erosion & Sediment Control Plan.
3. The corrections to the Arborist Report have been documented above.
4. It is our opinion that the proposed improvements shown on the Tentative Map should have little impact on the proposed trees to be retained if the General Tree Protection Guidelines are followed for the site work.
5. See Civil Response.
6. See Civil Response.
7. See Civil Response.
8. See Civil Response.
9. See Civil Response.
10. See Civil Response.

Should you or others have questions or comments, please contact me at your convenience

Respectfully,

Ralph Osterling

Ralph Osterling, President, ACF, CLFA
Registered Professional Forester #38
State of California

RSO:js

Attachments

ARBORIST REPORT

35 LOMA VISTA LANE
BURLINGAME
(PLN2018-00098)

Prepared for:

Alex Flocas
25 Loma Vista Lane
Burlingame, CA 94180

Prepared by:

Katie J. Krebs
ISA Certified Arborist #WE-8731A
ISA Tree Risk Assessment Qualified
6450 Dougherty Rd. Ste. 1423
Dublin, CA 94568

(June 20, 2019 Revision to original Arborist Report dated April 24, 2019)

TABLE OF CONTENTS

EXHIBITS

KATIE J. KREBS – CONSULTING ARBORIST SERVICES
6450 DOUGHERTY RD. UNIT 1423 DUBLIN, CA 94568
PHONE: 650.575.3200
EMAIL:KATIEKREBS@GMAIL.COM

Introduction & Assignment

Civil Engineer, Fred V. Allen, Inc., has retained me as the Project Arborist on behalf of property owner, Alex Flocas, to prepare a tree report in relation to submittal for a proposed three lot subdivision at 35 Loma Vista Lane in Burlingame (PLN2018-00098). The project site is a vacant wooded slope between Loma Vista Lane (existing private driveway) and Skyline Boulevard. It excludes a remainder of the original parcel to the west and is bordered by single family residential lots to the north and south.

Current plans include the subdivision of a 32,708 +/- square foot portion of Lot 5 of "Rick's Buri Buri Ridge" subdivision, into three 10,000 square foot residential lots. It includes the addition of three home sites, a new driveway, and other changes.

This report details my on-site observations, tree survey, review of proposed construction impacts based on preliminary plan sets titled Flocas Court - Vesting Tentative Parcel Map (dated 3/14/2019), and general tree preservation guidelines. Specific tree preservation strategies and more thorough conversations about impacts can be completed as the project evolves.

A detailed tree survey was collected for thirty-two (32) trees within and adjacent to the proposed construction. Small woody shrubs, small diameter trees, and several multi-stemmed volunteers were excluded. The owner, contractor, and architect are all responsible for knowing the information included in this report and adhering to the conditions provided.

Data Summaries

The following is a summary of my primary findings:

General	
Total Trees Inventoried	**Tree Count**
Total	32*
Species (3)	
Coast live oak (*Quercus agrifolia*)	29
Prunus (*Prunus* spp.)	2
London plane (*Platanus* x *hispanica*)	1
Protected Trees	
***Heritage* Trees**	
Trees of certain DBH and species as defined by County	0
***Significant* Trees**	
Trees over 12" DBH	21
Unprotected Trees	
Trees not defined as *Significant* or *Heritage*	11

KATIE J. KREBS – CONSULTING ARBORIST SERVICES
6450 DOUGHERTY RD. UNIT 1423 DUBLIN, CA 94568
PHONE: 650.575.3200
EMAIL:KATIEKREBS@GMAIL.COM

Condition	
Overall Condition	
Dead	1
Poor	4
Fair	23
Fair to Good	2
Good	2
Excellent	0
Suitability	
Suitability based on preliminary plans	
Trees to consider for eventual removal due to condition	2
Trees to remove due to existing condition	6
Trees to remove due to direct conflict with development	4
Trees to retain*	20
Disposition	
***Significant* Tree Removals**	
Significant tree removals due to development	2
Significant tree removals due to poor structure and/or condition	3
Significant neighboring trees to consider for removal due to poor structure and/or condition	2
Unprotected Tree Removals	
Unprotected tree for removal due to development	2
Unprotected tree to consider for eventual removal due to poor structure and/or condition	1
Trees to Retain	
Significant trees to retain, protect, and monitor	13
Unprotected trees to consider retaining	7

**Tree nos. 19 & 20 were originally counted as two separate trees, but it appears they could be connected below grade and therefore were revised to be counted as one tree; ivy and soil removal needed to determine.*

Survey & Assessment Methods

The following section includes descriptions of methods used to complete the tree survey:

Assessment: On 4/4/19 I completed ground-level, visual inspections of trees within and adjacent to proposed construction zones and collected data for the tree survey (Exhibit C). I included trees greater than 10" in diameter at 4.5' above natural grade. My ability to visually assess some trees was occasionally limited due to access, surrounding vegetation, or other obstruction.

Tagging: I marked all trees included in the survey with a pre-numbered round, aluminum identification tag. I attached most tags to a main stem approximately 6' above grade, or lower if access was limited. Inventory tags start at no. 1 and end at no. 33. Tree nos. 19 & 20 were originally counted as two

KATIE J. KREBS – CONSULTING ARBORIST SERVICES
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separate trees, but it appears they could be connected below grade and therefore were revised to be counted as one tree; ivy and soil removal needed to determine.

Mapping: I used a handheld Garmin GPS (Global Positioning System) to plot tree locations. Reference Exhibit B for a screen shot of the tree location map. This data is intended to assist with tree location and is not intended to be of survey precision as GPS capabilities are limited. Accuracy may vary as a result of weather, canopy cover, or other obstructions.

Tree Name: I identified the common and scientific names for all trees by genus and species, or by genus only if the species was not distinct.

Regulation Delineation: I determined which trees are considered *Significant* or *Heritage* according to the County of San Mateo ordinances.

Trunk Diameters - DBH (Diameter at Breast Height): I measured tree trunk diameters rounded to the nearest half inch at 4.5' above natural grade. Trunk diameter measurement locations sometimes varied depending on tree structural character. If scaffold limbs were present at 4.5', I took the measurement just below that point to get a better representation of the trunk. If a tree had multiple stems, I combined diameters. In some cases, I estimated due to inaccessibility or other limitations.

Relative Age: I estimated tree age as young, semi-mature, mature, or over-mature

Height: I estimated tree height ranges in feet.

Canopy Spread: I estimated distance of canopy radius in feet for all four directions.

Health: Where visible, I evaluated foliage health, foliage color, root collars, trunks, tree crowns, and tree vigor to calculate tree health on a 1-5 scale where 1 is very poor to dead and 5 is excellent. *Rating descriptions may include, but are not limited to the following examples:

Health Rating	*Examples
5 - Excellent	Very healthy and vigorous, excellent foliage color, dense canopy, few visible indications of pests
4 - Good	Good vigor, good foliage color, mostly dense canopy, minor twig dieback or small deadwood, minor pest damage
3 - Fair	Moderate vigor, slightly thin canopy, fair or typical leaf color, some epicormic shoots or suckers, small deadwood or dieback, moderate pest damage
2 - Poor	Signs of decline or poor vigor, dieback of medium to large branches, sparse/thin canopy, poor leaf color, pest damage, sometimes requiring extensive maintenance, continued monitoring, further assessment, or tree removal
1 - Very Poor or Dead	Severe decline, dead or mostly dead tree. Dieback of significant components of tree, very sparse or absent canopy, severe pest damage, requires tree removal

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Structure: Where visible, I evaluated tree architecture and form to calculate tree structure on a 1-5 scale where 1 is very poor and 5 is excellent. *Rating descriptions may include, but are not limited to the following examples:

Structure Rating	*Examples
5 - Excellent	Excellent overall structure/architecture, balanced canopy, good trunk flare/taper
4 - Good	Good structure/architecture, mostly balanced canopy, minor structural features that are not ideal but may be tolerated or mitigated relatively easily
3 - Fair	Some structural defects, but may be typical of the species, sometimes requiring maintenance
2 - Poor	Poor structure with significant defects, poor attachments, asymmetrical canopy or significant lean that doesn't correct itself, sometimes requiring extensive maintenance, continued monitoring, further assessment or tree removal
1 - Very Poor	Extensive and major defects, weakly structured, severe lean, requires tree removal

Overall Condition: I evaluated overall tree condition based on a variety of factors and rated them on a qualitative scheme of dead, poor, fair, good, and excellent.

Retention Recommendations: I recommended trees for removal or retention.

Regulated Trees

The County of San Mateo protects all trees with trunks equal to or greater than 12-inches in diameter (*Significant Trees*). It also protects certain native trees with various trunk diameter measurements and others included by the Board of Supervisors (*Heritage Trees*).

Of the thirty-two (32) trees included in this survey, twenty-one (21) are *Significant* and none are Heritage.

Significant Trees: **Tree nos. 1, 5-7, 11, 14-18, 19/20*, 21, 23-25, 28-33**

County approval is required to remove any *Significant* tree. Some variations of these regulations and additional tree protections may apply - Please reference the County of San Mateo Planning Department for more detail.

**Tree nos. 19 & 20 were originally counted as two separate trees, but it appears they could be connected below grade and therefore were revised to be counted as one tree; ivy and soil removal needed to determine.*

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Tree Descriptions & Discussions

Coast live oaks: Over 90% of the trees included in the survey are coast live oaks in a fairly dense, unmaintained area that also includes ivy, poison oak, small shrubs, and other young oak volunteers. A majority of the coast live oaks are in fair condition; a few are in poor. None of the coast live oaks included in the survey are particularly spectacular specimens, but they do provide value as a whole/grouping and the client expressed interest in preserving as many trees as feasible.

Most of the oaks have deadwood in their canopies and several have slightly thin canopies (likely due to competition). The oaks were not pruned for structural development when young, therefore their current structure is not ideal and could use improvement. Pruning specifications should be developed before this becomes a higher traffic area, but green tissue should be maintained as much as possible.

Many of the tree trunks are covered in ivy and/or soil, therefore thorough inspections could not be completed. Exposing trunk flares and removing ivy would allow for more thorough inspections and benefit long-term tree health.

Two oak trees on a neighboring residential property to the north were included because their driplines were close to or slightly overhanging the project site setback area. Both trees should be considered for eventual removal or further inspection.

Judging from preliminary plan set titled: Flocas Court - Vesting Tentative Parcel Map (Sheet 1 and 2), dated 3/14/2019, anticipated development will occur within the dripline of most of the trees. Tree trunks in direct conflict with development have been listed for removal. Trees with canopies that are either outside of or in close proximity to the proposed development have been listed for retention (if in good enough condition). However, retention of these trees may require design modifications and will require careful monitoring. Tree Preservation Guidelines should be followed carefully and tree removal may eventually be required if major disturbance occurs within the dripline of the tree or if roots in the Critical Root Zone are damaged.

Prunus spp. – Two *prunus* trees have been included in the survey (likely plums). One is in fairly good condition, but it is close to the proposed building footprint and has multiple stems that arise from one point on the trunk. Retention can be considered for now, but removal may be required if significant root damage occurs. A *prunus* volunteer is also under this tree, but it was not included in the survey due to its small size. The other *prunus* tree included in the survey is mostly dead and has been listed for removal.

London plane: One neighboring London plane tree on a residential property to the south was included in the survey because its dripline slightly extends into the project site setback area. This tree has poor structure and trunk decay. The neighbor may want to consider this tree for removal.

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Mitigation

If tree removal permits are granted, municipalities and counties often require replacement trees to be installed as a condition of approval. In San Mateo County, the removal of *Significant* trees usually requires replacements and "shall be with plantings of trees acceptable to the Planning Director."

General Tree Preservation Guidelines

Trees provide many social, environmental and economic benefits, and thus are an asset worth protecting. Construction and development activities and impacts have the potential to seriously harm trees. Common injuries that occur during construction are root damage or loss during grading and trenching, soil compaction, trunk and branch impact injuries, and/or heat and chemical damage.

The following guidelines and the most current revision to the American National Standards Institute (ANSI A300 – Part 5) should be followed to help protect retained trees throughout the construction process; within the limitations of County requirements – refer to The Significant Tree Ordinance of San Mateo County: SECTION 12,020.5. TREE PROTECTION PLAN for more detail. Adjustments to these guidelines may be required if revisions to project plans are made. The Arborist Report and Tree Preservation Guidelines should be part of the final plan set.

1. **Tree Protection Zone**: A Tree Protection Zone (TPZ) is a defined area around a tree intended to protect roots and soil to help ensure their future health and stability.

   The TPZ radius shall be ten times the trunk diameter (e.g. two-foot diameter tree = twenty-foot radius from the perimeter of the trunk or forty-foot total TPZ) or to the canopy drip line; whichever is greater.

   Contractor shall notify the project arborist a minimum of 24 hours in advance of any activity within the TPZ.

2. **Tree Fencing**: Tree protection fencing around TPZ's shall be installed prior to demolition or construction, before any equipment comes on site, and inspected by the Project Arborist. Unless otherwise approved, fencing shall be used to protect the trees described as follows:

   A minimum of six-foot high chain-link fencing shall be installed at TPZ perimeters or beyond of all trees to be preserved. The fence shall be mounted on eight-foot tall, two-inch diameter galvanized posts and driven into the ground a minimum of two feet, on a maximum of ten-foot centers. Stanchions fashioned securely with rebar staples 12" deep may also be used. Do not use portable footings or other methods of protection unless approved by the Project Arborist.

   Fencing is required to remain in place until all construction is complete.

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3. **Signage**: 8.5" x 11" TPZ Warning Signs shall be attached to the face of each fence and state "TREE PROTECTION ZONE – DO NOT MOVE OR REMOVE WITHOUT ARBORIST APPROVAL" – Reference exhibit D.

4. **Restricted activities within TPZ's:** To prevent and minimize potential injury to trees during construction or development, certain activities are prohibited or restricted within the TPZ.

   Restricted activities include but are not limited to: Demolition, soil grading, trenching, storage of materials, tool/equipment cleaning, dumping of chemicals, paint or concrete slurry, pedestrian traffic, and parking of vehicles or equipment. Trees shall not be used for bracing, anchoring, or winching.

5. **Mulching**: Exposed soil under canopies and throughout the TPZ should be covered with 2-4" of organic wood chip mulch.

6. **Irrigation:** Soil moisture should be monitored regularly to ensure it is moist to a depth of 12-18" throughout the project site as needed. In the event irrigation is disrupted supplemental irrigation must be provided. Ten to fifteen gallons per inch of trunk diameter can be used as a guideline, but must be checked for adequacy by monitoring soil moisture with a probe or other device. Slow soil soaking throughout the entire TPZ may be needed through dry weather and increased as needed during persistent hot and dry weather. Water near drip lines – Do not water near trunks.

7. **Pruning:** Personnel assigned to pruning trees must have a minimum qualification of ISA Certified Tree Worker, Certified Arborist, or be under the direct supervision of an ISA Certified Arborist at all times. All pruning shall be performed in accordance with current industry standards.

   Prior to construction, trees that interfere with driveways and sidewalks should be pruned for clearances. This will minimize the potential for limb breakage and pruning by unskilled workers through the project. Pruning shall not be attempted by construction or contractor personnel.

   Following construction, pruning of green tissue should be avoided on trees for at least two years unless recommended by an arborist. Pruning should be limited to deadwood removal, clearances, and/or safety concerns.

8. **Root Pruning & Excavation:** The project arborist must be on site to monitor all trenching or excavation inside the TPZ. Root pruning must be completed by personnel with a minimum qualification of ISA Certified Tree Worker, Certified Arborist, or be under the direct supervision of an ISA Certified Arborist at all times. If roots over two inches in diameter are encountered outside the TPZ, the project arborist must be notified so that recommendations for treatment can be made.

   Roots that are severed must be cut cleanly with a sharp tool (chainsaw, pruning saw, or loppers) covered and kept moist until the trench is backfilled. Root ends can be wrapped with untreated burlap and wetted to keep them moist – backfill and soil moistening should be immediate. Avoid tearing or damaging the outer surface or bark of roots to be retained.

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Relocate excavations or tunnel beneath encountered roots over 1" in diameter whenever possible.

9. **Follow up inspections**: The County may require follow up letters documenting how the work was carried out and mitigation requirements if deemed necessary.

10. **Additional Inspections**: Depending on development and other County requirements, the Project Arborist may need to perform the following site inspections:

    A. Inspection of Protective Tree Fencing: Project Arborist to verify that the protective tree fencing is in place prior to issuance of a demolition, grading, or building permit, unless otherwise approved.

    B. Pre-Construction Meeting: Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, and County Arborist.

    C. Inspection of Rough Grading: If grading is necessary, the project arborist shall perform an inspection during the course of rough grading adjacent to the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage, and/or trenching. Also, if required, inspect aeration systems, tree wells, drains, and special paving. The contractor shall provide the project arborist with at least 48 hours of notice of such activity.

    D. Monthly Inspections: The Project Arborist shall perform monthly inspections at minimum to monitor changing conditions and tree health; starting from before demo occurs to project completion.

    E. Special activity within the Tree Protection Zone: Work within the TPZ requires the direct onsite supervision of the Project Arborist

ADDITIONAL COMMENTS REGARDING TREE PROTECTION SPECIFIC TO THIS PROJECT:

- Each tree to be protected does not need to be fenced individually; fences can be combined.
- The County may not require the protection of trees that are not defined as *Heritage* or *Significant*, but the client may choose to protect them anyway.
- Staging areas, parking areas, and equipment storage areas should be designated before the start of construction and be located in open space areas, outside of tree canopies.

References

ISA. *Glossary of Arboricultural Terms*. International Society of Arboriculture: Champaign, IL, 2011.

Matheny, Nelda P., James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. International Society of Arboriculture: Champaign, IL, 1998.

Fite, Kelby, E. Thomas Smiley. Managing Trees During Construction – Best Management Practices. 2nd Ed. International Society of Arboriculture: Champaign, IL, 2016.

Assumptions & Limiting Conditions

1. Unless expressed otherwise: Information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of the inspection. The inspection is limited to visual examination of accessible trees without dissection, excavation, probing, or coring, unless specifically stated otherwise in this report. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

2. This inspection is limited to a visual inspection of what can be seen from the ground. No guarantee or warranty regarding the conditions or safety of these trees; is expressed or implied beyond the day of the inspection. (See Arborist Disclosure Statement)

4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the Consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

6. Loss or alteration of any part of this document invalidates the entire document.

7. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than the person to whom it is addressed without prior express written or verbal consent of the Arborist.

8. The Arborist 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 and contract of engagement.

9. Neither all, nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the Arborist particularly as to value conclusions, identity of the Arborist, or any reference to any professional society or institute of to any initialed designation conferred upon the Arborist as stated in her qualifications.

10. This report and the values expressed herein represent the opinion of the Arborist, and the Arborist's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

11. Tables and photographs in this report, are intended as visual aids, and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

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Arborist Disclosure Statement

Arborist: Katie Krebs *Date: May 20, 2019*

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 medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists 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 all trees.

Certificate of Performance

I, Katie Krebs, certify that:

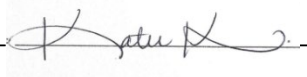
I have personally inspected the trees and properties referred to in this report and have stated my findings accurately to the best of my professional judgement.

I have no current or prospective interest in the vegetation or property that is the subject of this report and have no personal interest or bias with respect to the parties involved.

My analysis, opinions, conclusions, and this report were developed and prepared according to commonly accepted arboricultural practices. No one provided significant professional assistance to me, unless indicated in the report.

My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the Western Chapter International Society of Arboriculture; I am an International Society of Arboriculture Certified Arborist and have my International Society of Arboriculture Tree Risk Assessment Qualification. I have been involved in the field of arboriculture for over ten years.

Signed:  Date: May 20, 2019

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Arborist Qualifications

Credentials:

- International Society of Arboriculture (ISA), Certified Arborist #WE-8731A
- International Society of Arboriculture (ISA) Tree Risk Assessment Qualified

Professional Affiliations:

- International Society of Arboriculture
- Western Chapter International Society of Arboriculture
- American Society of Consulting Arborists

Education and Background:

- Katie J. Krebs – Consulting Arborist Services, 2017- Present
- Cleary Bros. Landscape – Arborist Account Manager, 2013-2016
- ValleyCrest – Arborist Associate Account Manager, 2010-2013
- New Image Landscape – Arborist, 2008-09
- City of Palo Alto Public Works Tree Department – Technical Specialist, 2008
- Graduate of ASCA Arboricultural Consulting Academy
- Mountain View Trees – Previous Board member, Secretary and Volunteer
- UC Davis – B.A. Nature & Culture with emphasis in Arboriculture, 2003-05
- Ten plus years of varied arboricultural experience

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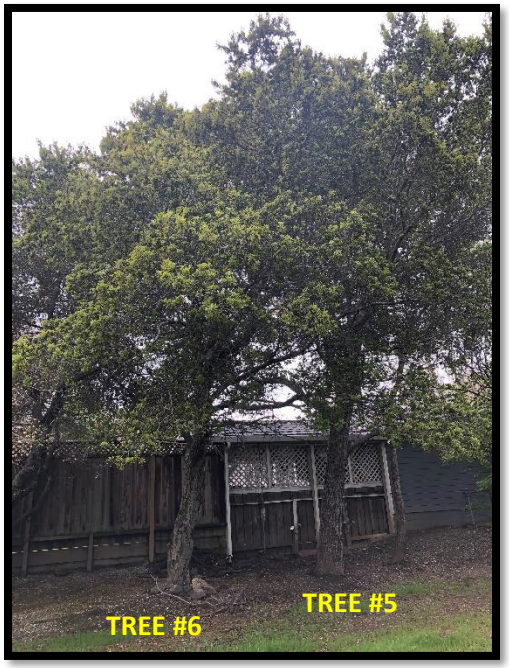
EXHIBIT A:


TREE #2


TREE #3


TREE #4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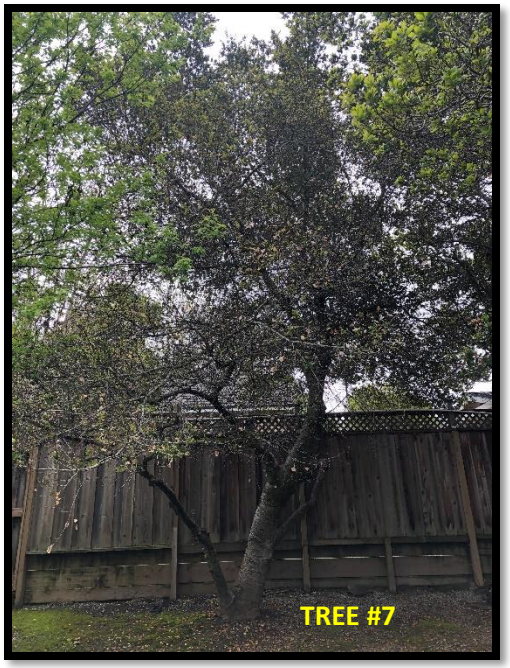
TREE #5

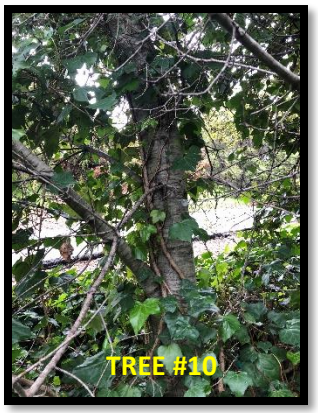

TREE #7


TREE #8


KOHL MANSION
TREES 9 - 12


TREE #13


TREE #9


TREE #10


TREE #11


TREE #12

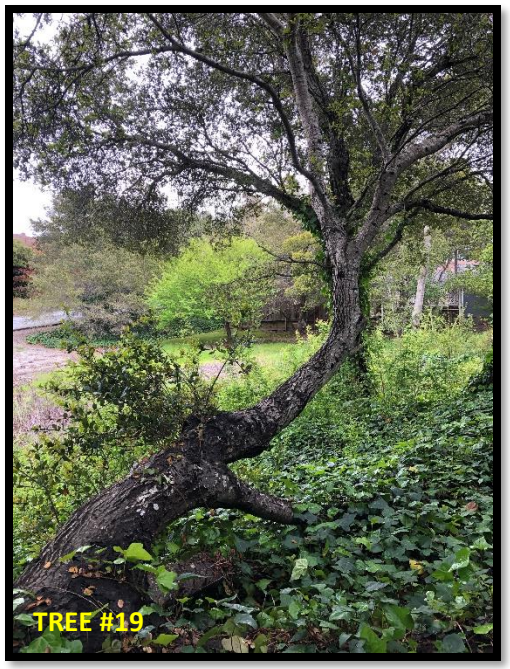

TREE #14


TREE #15


TREE #16


TREE #17


TREE #18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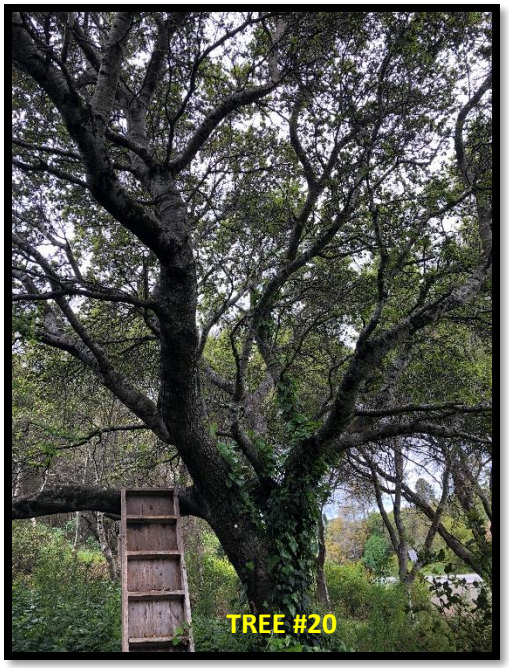
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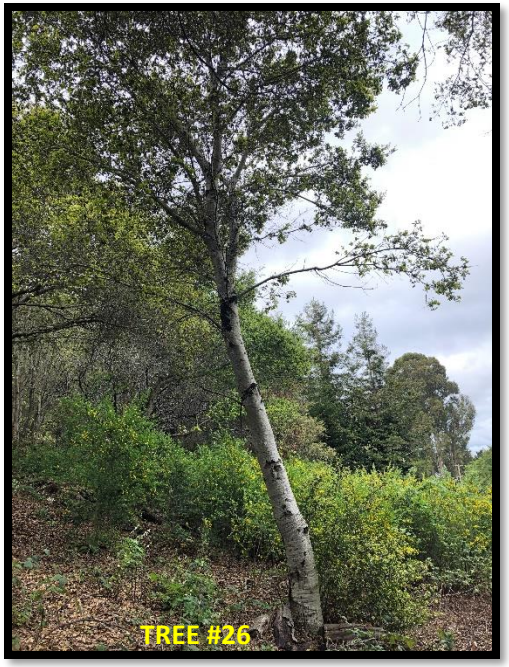
TREE #21


TREE #22


TREE #23


TREE #24


TREE #25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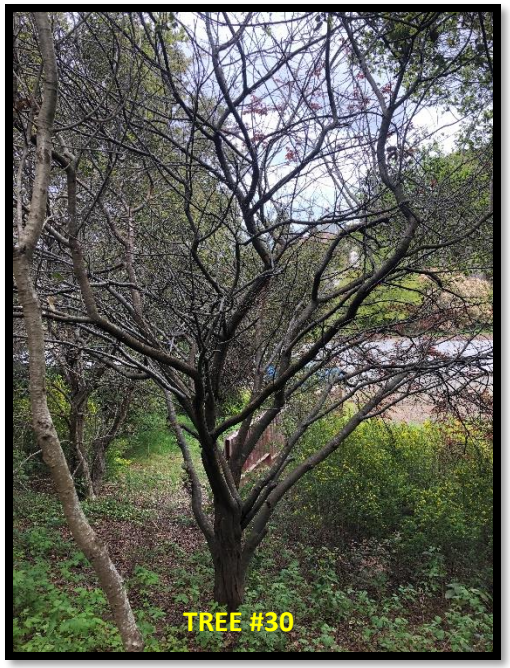
TREE #27


TREE #28


TREE #29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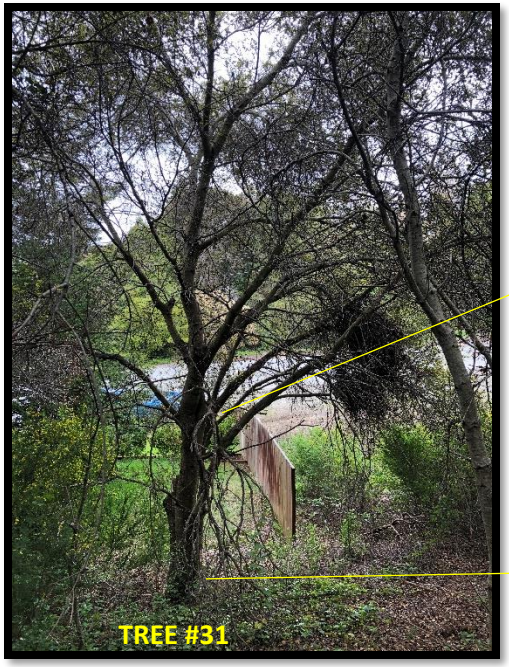

TREE #31


TREE #32


TREE #33

EXHIBIT B:

Tree Locations (Not to scale - For illustration purposes only)

EXHIBIT C:

Tag #	Tree name	DBH	Protected (*Significant* or *Heritage*)	Health Rating	Structure Rating	Overall Condition	Age	Height	CANOPY RADIUS (feet)				Disposition	Comments
									North	East	South	West		
1	Coast live oak (*Quercus agrifolia*)	30	*Significant*	2 to 3	1	Poor	Mature	35-45	12	20	26	17	Retain*	Large crack between main stems about 8-10' up. Remaining portion of stem around that area has hypoxylon and oozing. Buried trunk flare. Ivy. Thin canopy. Small deadwood. I recommend removal, but the client would like to try and retain the tree with possible thru-bolts, reduction pruning, and cabling.
2	Coast live oak (*Quercus agrifolia*)	9.5		4	3	Good	Semi-mature	25-35	11	5	12	11	Retain*	Buried trunk flare. Under size but maintain if possible. Good vigor.
3	Coast live oak (*Quercus agrifolia*)	6.5		3	3	Fair	Young	15-25	5	5	8	9	Retain*	Leans away from/ under prunus volunteer. Basal wound with good woundwood. Prune back or remove prunus to help oak.
4	Coast live oak (*Quercus agrifolia*)	7.5		3	2	Fair	Young	25-35	1	1	14	12	Consider for eventual removal due to condition	Phototrophic lean away from tree 5. Not many scaffolds or foliage - mostly tall/slender stem. Small basal wound with good woundwood. Buried flare on one side.
5	Coast live oak (*Quercus agrifolia*)	19	*Significant*	3 to 4	3 to 4	Fair to Good	Mature	25-35	18	13	16	18	Retain*	Appears to have good vigor. Thin interior canopy. Small deadwood. Needs chimney and roof clearance for neighbor. Slightly buried flare.
6	Coast live oak (*Quercus agrifolia*)	16.5	*Significant*	3	3	Fair	Mature	25-35	20	10	9	17	Retain*	Large Rocks around trunk. Buried trunk flare. Small to medium deadwood. Appears fairly vigorous but also thin canopy.
7	Coast live oak (*Quercus agrifolia*)	16	*Significant*	3	3	Fair	Mature	25-35	10	9	12	10	Retain*	Thin canopy but otherwise appears vigorous. Branch growing into fence. Trunk flare buried deep. Old stem likely removed years ago at base. Good woundwood.
8	Prunus (*Prunus* spp.)	8		4	2 to 3	Fair to Good	Semi-mature	15-25	16	14	8	13	Retain*	Multiple scaffolds arising from one point on main stem. Good vigor. Slightly buried flare. May require removal if roots are heavily damaged. Above a volunteer prunus I didn't include. Structural pruning needed if retained.
9	Coast live oak (*Quercus agrifolia*)	11		2 to 3	3	Fair	Semi-mature	20-30	10	3	8	10	Retain*	In grove of four trees. Ivy everywhere. Small and thin foliage. Buried flare.
10	Coast live oak (*Quercus agrifolia*)	8		2 to 3	3	Fair	Semi-mature	15-25	11	7	1	10	Remove due to condition	Leans away from tree 11. Grove of four trees. Ivy everywhere. Buried trunk flare. Small and thin foliage. Possible clearance issue – crowded.
11	Coast live oak (*Quercus agrifolia*)	15	*Significant*	3	3	Fair	Mature	35-45	17	17	13	17	Retain*	Largest tree in grove of four. Codominant stems with acute angle of attachment. Covered in ivy. Buried trunk flare. Appears vigorous.
12	Coast live oak (*Quercus agrifolia*)	9.5		2 to 3	2 to 3	Fair	Young	15-25	5	4	8	7	Retain*	Grove of four. Covered in ivy. Buried trunk flare. Thin canopy.

13	Coast live oak (*Quercus agrifolia*)	10.5		3	3	Fair	Semi-mature	20-30	16	12	7	11	Retain*	Neighbors tree. Canopy hangs over project site. Covered in ivy. Buried flare. Appears vigorous
14	London plane (*Platanus* x *hispanica*)	33	*Significant*	3	2	Fair	Mature	40-50	15	16	17	15	Consider for removal due to condition - neighbor's decision	Neighbors tree. Canopy extends slightly into the project site setback. No tag. Three stems at 3' up. DBH taken below. Likely old failure of fourth stem. Possible fungi on buttress. Needs further inspection.
15	Coast live oak (*Quercus agrifolia*)	15	*Significant*	4	3	Good	Mature	30-40	6	13	12	13	Remove due to development	Good vigor. No substantial lower limbs until approx 20' up. Buried flare. Ivy.
16	Coast live oak (*Quercus agrifolia*)	12	*Significant*	3	2	Fair	Semi-mature	15-25	4	4	8	8	Retain*	DBH taken below bark inclusion of two stems approx 2' up. Thin on northeast side. Small deadwood. Buried flare. Not worthy of extensive preservation efforts due to poor structure, but can be preserved for now. Appears to be outside of bldg. footprint. May require removal if roots are damaged.
17	Coast live oak (*Quercus agrifolia*)	12	*Significant*	3	3	Fair	Semi-mature	15-25	7	9	9	8	Retain*	DBH taken below lowest limb at 1' up. Buried flare. Small deadwood. Vigorous. 10-15' from street above.
18	Coast live oak (*Quercus agrifolia*)	19	*Significant*	3	3	Fair	Mature	35-45	17	16	12	17	Retain*	Covered in ivy. Buried flare. Small deadwood. Sycamore borer. Small amount of frass - pest unknown. Arborist monitoring and careful consideration will be required if tree is retained. Tree removal may be required if roots are damaged.
19**	Coast live oak (*Quercus agrifolia*)	19	*Significant*	2	1 to 2	Poor to Fair	Mature	20-30	0	17	19	0	Remove due to development	**Likely previously fell and kept growing. Ivy & soil covering base – could be connected below grade to tree no. 20. DBH estimated. Two large stems present; only growing east & southwest. Thin canopy. May be able to retain if no development.
20**	Coast live oak (*Quercus agrifolia*)	33	*Significant*	2 to 3	3	Fair	Mature	30-40	18	19	20	16	Remove due to development	**Ivy & soil covering base – could be connected below grade to tree no. 19. Old tree house. DBH taken at 2' just below two large scaffolds. Fairly good structure but thin canopy and small to medium deadwood. Signs of stress. Needs further assessment if retained.
21	Coast live oak (*Quercus agrifolia*)	6.5, 6 = 12.5	*Significant*	2 to 3	1 to 2	Poor	Young	15-25	6	5	8	6	Remove due to condition	Two stems. Diameter just below Codominant stems is 14". Large inclusion / acute angle between main stems. Thin canopy. Small deadwood. Buried flare. Near several other small oaks that weren't included due to small size.
22	Coast live oak (*Quercus agrifolia*)	10.5		3	3	Fair	Semi-mature	30-40	6	17	15	7	Retain*	Buried trunk flare. Thin canopy. Small deadwood. Acute angles between stems that arose at one point.
23	Coast live oak (*Quercus agrifolia*)	12	*Significant*	3	2	Fair	Semi-mature	15-25	9	12	12	0	Retain*	DBH taken below inclusion at about 4' up. Two stems of equal size with bark inclusion. Buried trunk flare. Not worthy of extensive preservation efforts. Not a long-term candidate due to structure, but can be preserved for now.
24	Coast live oak (*Quercus agrifolia*)	29.5	*Significant*	3	3	Fair	Mature	35-45	17	19	20	18	Retain*	Thin canopy. Buried flare. Ivy. Acute angle between two main stems. Bare interior. Sycamore borer.

25	Coast live oak (*Quercus agrifolia*)	17.5	*Significant*	3	3	Fair	Mature	30-40	16	14	17	18	Retain*	Three stems originate from one point. Thin interior. Small deadwood. Slightly buried flare.
26	Coast live oak (*Quercus agrifolia*)	10.5		3	3	Fair	Semi-mature	25-35	10	8	12	13	Remove due to development	Acute angle and inclusion between stems at approx 10-15' up. Vigorous. Fairly dense. Lacks lower limbs. Buried flare. Firewood around.
27	Coast live oak (*Quercus agrifolia*)	9		3	3	Fair	Semi-mature	15-25	6	9	10	2	Remove due to development	Two stems originate at approx 5' up. Acute angle between them. One stem leans south. Buried flare. Small deadwood. Slightly thin.
28	Coast live oak (*Quercus agrifolia*)	15	*Significant*	3	3	Fair	Semi-mature	25-35	11	13	15	11	Retain*	Buried flare. Two nests. Buried trunk flare. Small deadwood. Approx 20-25' to upper road. Appears to be outside of bldg. footprint in setback area. May require removal if roots are damaged.
29	Coast live oak (*Quercus agrifolia*)	18	*Significant*	2	2	Poor	Mature	25-35	13	13	16	14	Remove due to condition	Large portion of lower trunk decayed. Bark cracking. Fungal activity. Some woundwood but not substantial. Buried flare. Thinning canopy. Small deadwood. Small oaks nearby not included due to size.
30	Prunus (*Prunus* spp.)	30	*Significant*	1	1	Dead	Mature	15-25	11	10	8	8	Remove due to condition	Mostly dead. Remove. DBH estimated. Multi-stemmed tree.
31	Coast live oak (*Quercus agrifolia*)	12, 10 = 22	*Significant*	2	1 to 2	Poor	Mature	20-30	9	12	11	11	Consider for removal due to condition - neighbor's decision	Neighbors tree. Canopy extends slightly into the project site setback. No tag. Inclusion between two main stems at base. Buried flare. Medium deadwood. Nest. Hypoxylon.
32	Coast live oak (*Quercus agrifolia*)	8, 7 = 15	*Significant*	3	2	Fair	Semi-mature	10-20	8	7	7	10	Consider for eventual removal due to condition - neighbor's decision	Neighbors tree. Canopy extends slightly into the project site setback. No tag. Inclusion at base between Codominant stems. Small deadwood. Thin canopy. Buried flare.
33	Coast live oak (*Quercus agrifolia*)	12.5	*Significant*	3	3	Fair	Semi-mature	15-25	8	10	9	9	Retain*	Buried flare. Acute angles. Small deadwood. 2-3 stems originate from approx. one area. DBH taken below lowest limb. Other small oaks nearby not included due to size.

**Retention may require design modifications and will require careful monitoring. Tree Preservation Guidelines should be followed carefully. Tree removal may eventually be required if major disturbance occurs within the dripline of the tree or if roots in the Critical Root Zone are damaged.*

EXHIBIT D:

---WARNING---

---CUIDADO---

Tree Protection Zone

Zona de Protección del Árbol

KEEP OUT

NO ENTRAR

Do not move or remove fence without arborist approval

No mueva ni quite la cerca sin la aprobación del arborista

County of San Mateo - Planning and Building Department

ATTACHMENT G

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECCESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BLUE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR PUBLIC UTILITIES UNDER, OVER, AND ALONG THOSE CERTAIN STRIPS OF LAND DESIGNATED PUE AS SHOWN ON SAID MAP. A PRIVATE ROAD EASEMENT (LOMA VISTA LANE) ACROSS LOT 3 AND LOT 5 ARE HEREBY RESERVED FOR THE BENEFIT OF LOTS 1, 2, & 4. A PRIVATE ROAD EASEMENT (LOMA VISTA LANE) ACROSS LOT 5 IS HEREBY RESERVED FOR THE BENEFIT OF LOT 3.

AS OWNERS: Raymond S. Alger
RAYMOND S. ALGER
Barbara A. Alger
BARBARA A. ALGER
Hilda E. Condit
HILDA E. CONDIT
Irving Stern
IRVING STERN
Jane Battaion
RICHARD BATTAION
Richard Battaion
JANE BATTAION

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF San Mateo } S.S.

ON 2/4/93 BEFORE ME, MICHELLE LEU ZACCONE
PERSONALLY APPEARED
RAYMOND S. ALGER and BARBARA A. ALGER
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ~~IS~~/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE~~/THEY EXECUTED THE SAME IN ~~HIS/HER~~/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY ~~HIS/HER~~/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE Michelle Leu Zaccone
NAME (TYPED OR PRINTED)
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MICHELLE LEU ZACCONE
Comm. # 956041
NOTARY PUBLIC - CALIFORNIA
San Mateo County
My Comm. Expires Feb. 10, 1996

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF San Mateo } S.S.

ON 2/4/93 BEFORE ME, MICHELLE LEU ZACCONE
PERSONALLY APPEARED
HILDA E. CONDIT
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE~~/SHE/~~THEY~~ EXECUTED THE SAME IN ~~HIS~~/HER/~~THEIR~~ AUTHORIZED CAPACITY(IES) AND THAT BY ~~HIS~~/HER/~~THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE Michelle Leu Zaccone
NAME (TYPED OR PRINTED)
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MICHELLE LEU ZACCONE
Comm. # 956041
NOTARY PUBLIC - CALIFORNIA
San Mateo County
My Comm. Expires Feb. 10, 1996

SOIL'S ENGINEER'S STATEMENT

A SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY THE FIRM OF MICHELUCCI & ASSOCIATES, INC. DATED 1-24-1992 , ENTITLED "GEOTECHNICAL INVESTIGATION FOR PROPOSED DRIVEWAY" ,SAN MATEO COUNTY, CALIFORNIA, PROJECT No. 91-1166, SIGNED BY JOSEPH MICHELUCCI REGISTRATION No. 593 . LICENSE EXPIRES 3-31-1995

CLERK OF THE BOARD STATEMENT

I HEREBY STATE THAT THE BOARD OF SUPERVISORS OF SAN MATEO COUNTY DID APPROVE THE WITHIN MAP.

DATE 10/15/93
CLERK OF THE BOARD OF SUPERVISORS, SAN MATEO COUNTY

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF San Mateo } S.S.

ON 2/3/93 BEFORE ME, Maureen A. Mignacco
PERSONALLY APPEARED
Irving Stern
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE Maureen A. Mignacco
NAME (TYPED OR PRINTED)
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MAUREEN A. MIGNACCO
COMM. #969921
Notary Public-California
SAN MATEO COUNTY
My comm. expires JUL 20, 1996

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SAN MATEO } S.S.

ON 2/5/93 BEFORE ME, MARK L. WIGHTMAN
PERSONALLY APPEARED
RICHARD AND JANE BATTAION
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE Mark L. Wightman
MY COMM. EXPIRES SEPT. 27, 1996
NAME (TYPED OR PRINTED)
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION DURNING THE MONTH OF JANUARY, 1991: THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND WILL BE SET IN THE POSITIONS INDICATED ON OR BEFORE FEBRUARY, 1993 AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LICENSED LAND SURVEYOR
JOHN THOMAS SEACE
No. 4325
STATE OF CALIFORNIA

DATE 01-20-93

John T. Seace
JOHN T. SEACE L.S. 4325
EXPIRES 6/30/96

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT" AND OF THE "SAN MATEO COUNTY ORDINANCE" APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

REGISTERED PROFESSIONAL ENGINEER
NEIL R. CULLEN
C 19109
CIVIL
STATE OF CALIFORNIA

DATE: 10/12/

R.L. SANS, DIRECTOR OF PUBLIC WORKS
RCE 13814 LICENCE EXPIRES 3/31/97

BY:
NEIL R. CULLEN, ASSISTANT DIRECTOR OF PUBLIC WORKS. RCE 19109
LICENSE EXPIRES 9-30-97

COUNTY RECORDER'S STATEMENT

FILED THIS 15th DAY OF OCTOBER , 1993 AT 2:53 P.M. IN BOOK 123 OF MAPS AT PAGES 78-80 AT THE REQUEST OF CREM ENGINEERS and Chicago Title Company.

FILE NO. 93176047 FEE: $ 10.00

WARREN SLOCUM, COUNTY RECORDER

BY:
DEPUTY

TRACT NO. 919
RICK'S BURI BURI RIDGE

BEING A RESUBDIVISION OF THE LANDS DESCRIBED IN DEED RECORDED IN BOOK 1451 AT PAGE 483, OFFICIAL RECORDS OF

SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 50' SEPTEMBER 1993

SHEET 1 OF 3 SHEETS

C-REM ENGINEERS
ENGINEERING • SURVEYING • PLANNING
1820 GATEWAY DRIVE • SUITE 100 • SAN MATEO • CA 94404
FAX (415) 571-1029 PHONE(415) 571-8400

AS BENEFICIARY: COUNTRYWIDE FUNDING CORPORATION, A NEW YORK CORPORATION BY ASSIGNMENT UNDER DEED OF TRUST SERIES NUMBER 92058201, OFFICIAL RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

Michael D. Kenealy 1-28-93

BENEFICIARY'S NOTARY STATEMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles } S.S.

ON January 29, 1993 BEFORE ME, Carol Geissinger
PERSONALLY APPEARED Michael D. Kenealy

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Carol Geissinger
CAROL GEISSINGER
NAME (TYPED OR PRINTED)
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

OFFICIAL NOTARY SEAL
CAROL GEISSINGER
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires AUG 04, 1995

TRUSTEE'S STATEMENT OLD REPUBLIC TITLE COMPANY, FORMERLY KNOWN AS FOUNDERS TITLE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER DEEDS OF TRUST RECORDED AS SERIES No. 92058200 OFFICIAL RECORDS OF SAN MATEO COUNTY DOES HEREBY CONSENT TO THE RECORDATION OF THIS MAP.

STEVE JOHNSON — VICE PRESIDENT
TITLE

TRUSTEE'S NOTARY STATEMENT

STATE OF CALIFORNIA
COUNTY OF San Mateo } S.S.

ON February 2, 1993 BEFORE ME, the undersigned
PERSONALLY APPEARED Steve Johnson

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE N. J. Joy N. J. JOY
NAME (TYPED OR PRINTED)
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

OFFICIAL SEAL
N. J. JOY
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires April 15, 1994

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER DEEDS OF TRUST RECORDED AS SERIES No. 92183606 OFFICIAL RECORDS OF SAN MATEO COUNTY DOES HEREBY CONSENT TO THE RECORDATION OF THIS MAP.

Edward D. Webster — Asst. Vice President
TITLE

TRUSTEE'S NOTARY STATEMENT

STATE OF CALIFORNIA
COUNTY OF San Mateo } S.S.

ON July 16, 1993 BEFORE ME, TINA M. DAVIS
PERSONALLY APPEARED EDWARD D. WEBSTER

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Tina M. Davis
NAME (TYPED OR PRINTED)
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

my commission expires 4-11-97

TINA M. DAVIS
NOTARY PUBLIC CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXPIRES APRIL 11, 1997

AS BENEFICIARY: AMERICA'S WHOLESALE LENDOR, A CORPORATION UNDER DEED OF TRUST RECORDED ON JUNE 22, 1993 AS SERIES NO. 93101730 OFFICIAL RECORDS OF SAN MATEO COUNTY DOES HEREBY CONSENT TO THE RECORDATION OF THIS MAP.

Patricia I. Poe 8-11-93

BENEFICIARY'S NOTARY STATEMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles } S.S.

ON August 11, 1993 BEFORE ME, Kathleen Malbon
PERSONALLY APPEARED Patricia I. Poe

PERSONALLY KNOWN TO ME ~~(OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)~~ TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Kathleen H. Malbon
NAME (TYPED OR PRINTED)
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

KATHLEEN H. MALBON
COMM. #974732
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires OCT 4, 1996

TRUSTEE'S STATEMENT

COUNTRYWIDE TITLE CORPORATION, A ______ CORPORATION AS TRUSTEE UNDER DEED OF TRUST RECORDED ON JUNE 22, 1993 AS SERIES NO. 93101730 OFFICIAL RECORDS OF SAN MATEO COUNTY DOES HEREBY CONSENT TO THE RECORDATION OF THIS MAP.

Michael D. Kenealy — AVP & MANAGER
TITLE

TRUSTEE'S NOTARY STATEMENT

STATE OF California
COUNTY OF Ventura } S.S.

ON 8-3-93 BEFORE ME, Carol Geissinger
PERSONALLY APPEARED Michael D. Kenealy

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Carol Geissinger — my commission expires 8-4-95
NAME (TYPED OR PRINTED)
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

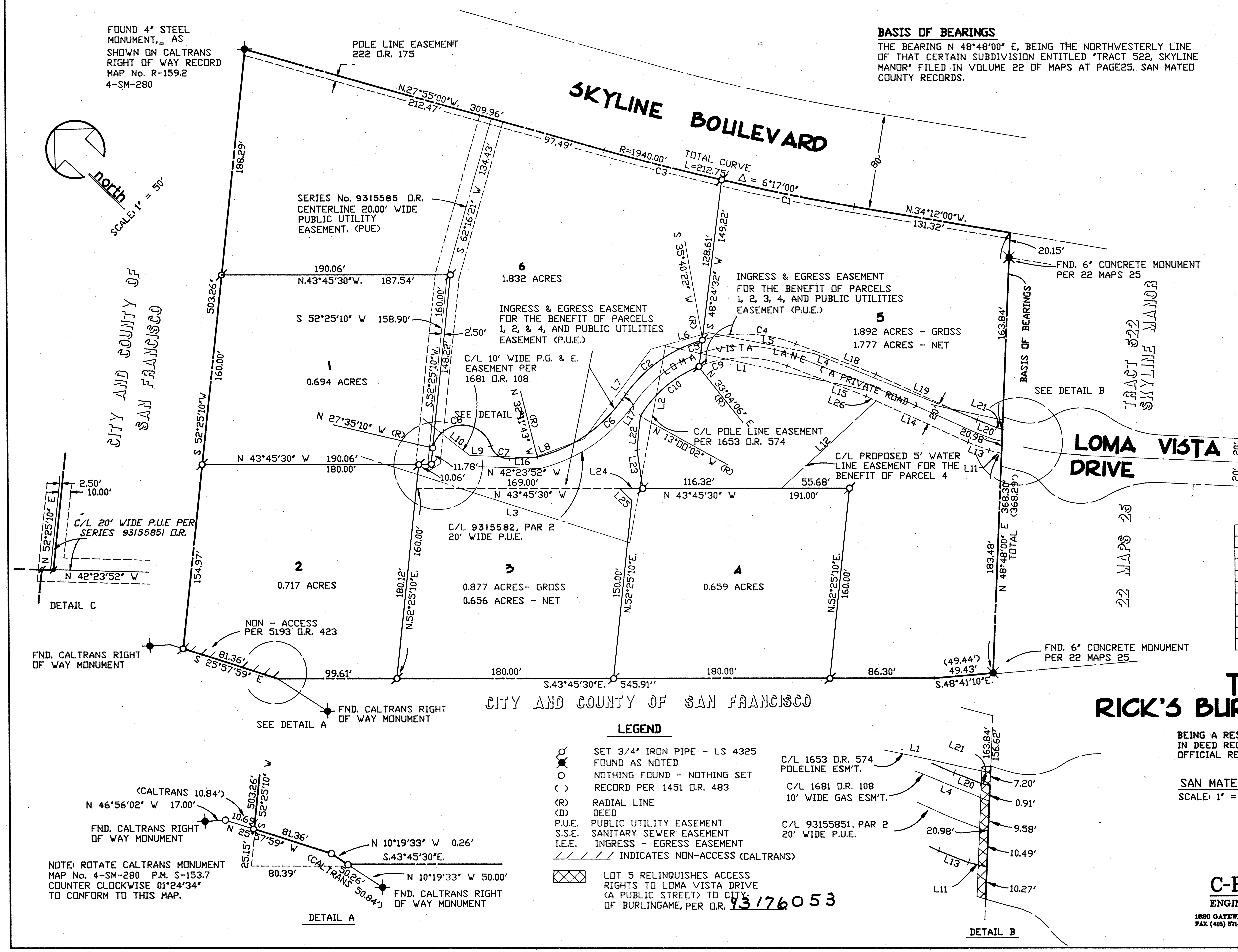
TRACT NO. 919
RICK'S BURI BURI RIDGE

BEING A RESUBDIVISION OF THE LANDS DESCRIBED IN DEED RECORDED IN BOOK 1451 AT PAGE 483, OFFICIAL RECORDS OF

SAN MATEO COUNTY — CALIFORNIA
SCALE: 1" = 50' — SEPTEMBER 1993

SHEET 2 OF 3 SHEETS

C-REM ENGINEERS
ENGINEERING • SURVEYING • PLANNING
1820 GATEWAY DRIVE • SUITE 100 • SAN MATEO • CA 94404
FAX (415) 571-1029 PHONE(415) 571-8400



BASIS OF BEARINGS

THE BEARING N 48°48'00" E, BEING THE NORTHWESTERLY LINE OF THAT CERTAIN SUBDIVISION ENTITLED "TRACT 522, SKYLINE MANOR" FILED IN VOLUME 22 OF MAPS AT PAGE25, SAN MATEO COUNTY RECORDS.

LINE TABLE

No.	BEARING	LENGTH	DEED
L1	N 31 °09' W	287.00'	288'+/-
L2	S 56°45' W	168.00'	
L3	N 25°48' W	233.80'	233.8+/-
L4	N 21°24' W	168.50'	
L5	N 32°23' W	89.80'	
L6	N 59°53' W	49.90'	
L7	S 82°51' W	93.70'	
L8	N 64°31' W	45.10'	
L9	N 41°37' W	53.20'	
L10	N 05°04'W	48.87'	50'+/-
L11	N 23°37'34" W	11.33'	
L12	S 86°18'53" E	108.42'	
L13	N 22°23'48" W	18.26'	
L14	N 19°05'31" W	82.19'	
L15	N 22°26'52" W	70.23'	
L16	N 46°37'44" W	23.55'	
L17	S 81°56'15" W	6.36'	
L18	S 22°26'52" E	70.82'	
L19	S 19°05'31" E	93.03'	
L20	S 22°23'48" E	17.47'	
L21	S 23°37'34" E	4.78'	
L22	S 52°25'10" W	29.71'	
L23	S 38°05'29" W	32.14'	
L24	S 43°45'30" E	19.00'	
L25	S 01°17'38" W	14.05'	
L26	N 19°05'31" W	10.83'	

CURVE TABLE

No.	DELTA	RADIUS	ARC
C1	03°18'28"	1940'	112.00'
C2	43°44'07"	120.00'	91.60'
C3	02°58'32"	1940'	100.75'
C4	31°52'47"	120.00'	66.77'
C5	75°36'53"	120.00'	158.37'
C6	40°15'27"	124.00'	87.13'
C7	75°33'31"	15.00'	19.78'
C8	156°30'37"	25.00'	68.29'
C9	34°29'02"	100.00'	60.19'
C10	46°04'08"	100.00'	80.41'

LEGEND

- SET 3/4" IRON PIPE - LS 4325
- FOUND AS NOTED
- NOTHING FOUND - NOTHING SET
- ( ) RECORD PER 1451 O.R. 483
- (R) RADIAL LINE
- (D) DEED
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- I.E.E. INGRESS - EGRESS EASEMENT
- / / / / / INDICATES NON-ACCESS (CALTRANS)
- LOT 5 RELINQUISHES ACCESS RIGHTS TO LOMA VISTA DRIVE (A PUBLIC STREET) TO CITY OF BURLINGAME, PER O.R. 93176053

TRACT NO. 919
RICK'S BURI BURI RIDGE

BEING A RESUBDIVISION OF THE LANDS DESCRIBED IN DEED RECORDED IN BOOK 1451 AT PAGE 483, OFFICIAL RECORDS OF

SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 50' SEPTEMBER 1993

SHEET 3 OF 3 SHEETS

C-REM ENGINEERS
ENGINEERING • SURVEYING • PLANNING
1820 GATEWAY DRIVE • SUITE 100 • SAN MATEO • CA 94404
FAX (415) 571-1029 PHONE(415) 571-6400