

From: [REDACTED]
To: [CMO BoardFeedback](#)
Subject: RE: 2050 Santa Cruz Avenue / Lot 2 Cardinal Court
Date: Monday, June 7, 2021 9:25:49 PM
Attachments: [Tree 17 Santa Cruz 2050 FEB 2021.pdf](#)

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San Mateo County Board of Supervisors,

My name is Toby Long, AIA NCARB. I am the architect for the property at 2050 Santa Cruz Avenue, otherwise described as Lot 2/Cardinal Court. I regret that we have found ourselves in the position that we are in today.

When I first came onboard this project, the subdivision layout, the tree removal and protection measures, and all of the associated infrastructure for these three homes had already been approved. I started working with this friendly and eager group of developers to plan for the new residences for these three newly formed lots.

As one of our first engagements, we met with Ruemel at the Planning Department. I was informed at that time the tree #17 could not have been approved for removal as a result of the infrastructure and subdivision application. The tree was not impacted by this work, therefore no findings that could be made that justified the removal of the tree at that time. However, given that the tree is placed squarely in the building area for this particular lot, we understood through our conversation with Planning that the tree would be proposed for removal at the time of our building permit applications.

As I first starting working on this project, it quickly became clear that the building footprint was simply too small when the tree and it's canopy as well as drip line were taken into consideration. It had to be removed based on the lot and driveway layout approved by the County. There was just no way to build a meaningfully sized home on this lot that could serve both the potential for the development as well as the accommodations for even a small family.

Therefore, tree #17 was proposed for removal during the building permit application for this lot. The approval was granted, as there is no other reasonable way this lot to be developed with the tree in place.

I have attached the arborist report for your information, although I'm sure you have seen this before.

Thank you for all of your considerations for allowing this project to proceed. I'm sure the developers have learned from this experience. We look forward to having these homes completed and for new families to move into the community.

Sincerely,

Toby Long, AIA NCARB

tobylongdesign



prefab evolved.

www.cleverhomes.net

Highland Solutions
2050 Santa Cruz Avenue
Menlo Park, CA 94025



RE: ARBORIST'S STATEMENT REGARDING COAST LIVE OAK TREE # 17 AT 2050 SANTA CRUZ AVE IN MENLO PARK, CA.

To whom it may concern:

This letter is to certify my familiarity with a coast live oak tree that was recently removed from the project site at 2050 Santa Cruz Avenue in Menlo Park and to present the case that it met the criteria for removal of a "Significant" tree according to the San Mateo County Code of Ordinances.

Tree Observations

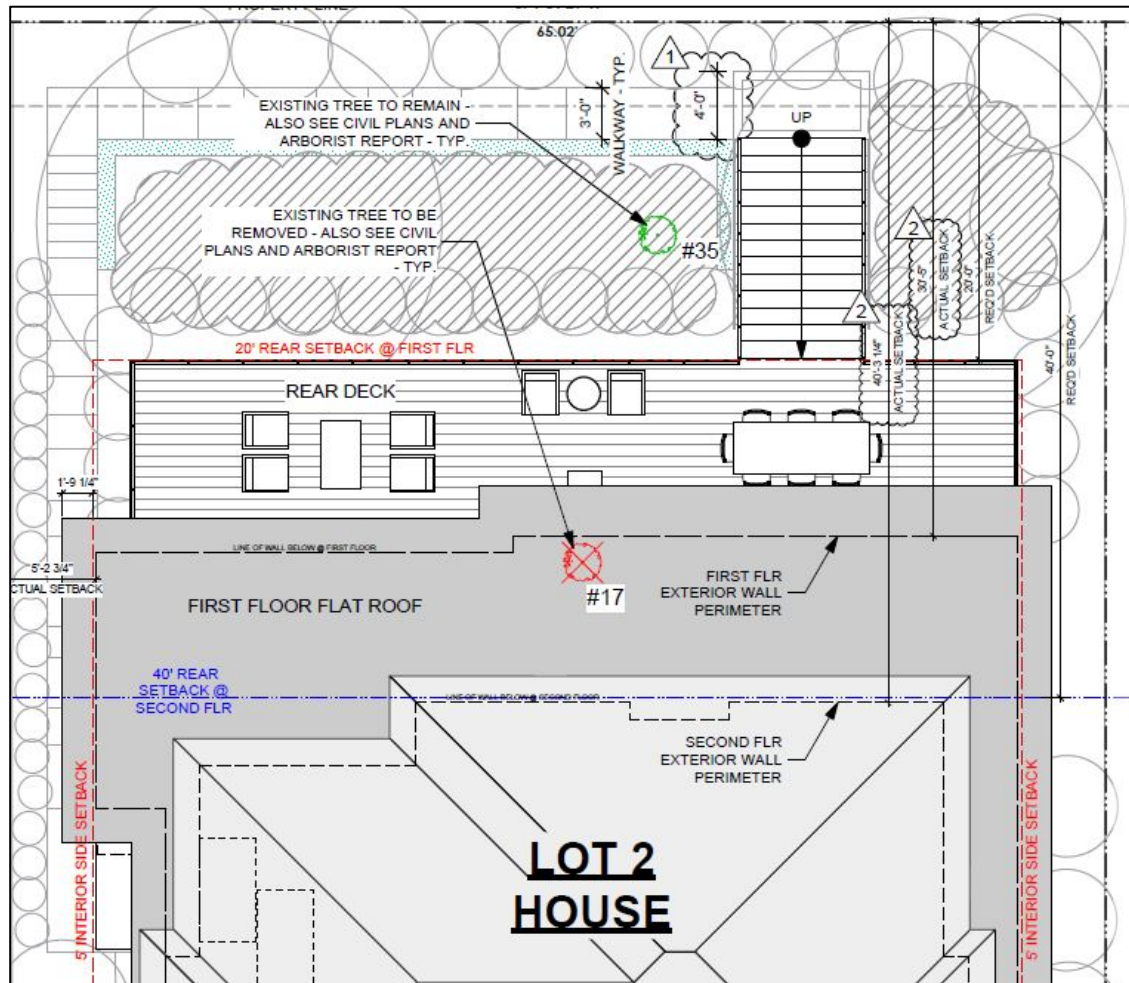
The tree was a coast live oak (*Quercus agrifolia*) with a trunk diameter of 20.9 inches. Tree was situated near the bottom of a slope. The crown was slightly off-balanced toward the center of the property. The tree had good vigor with a full dense crown. The structure of the tree was less than ideal with multiple codominant stems arising at between 7 to 10 feet. See photo below.



Due to its trunk diameter, Tree 17 was a "Significant Tree" per San Mateo County Code of Ordinances (SMCCOC). A permit is required for removal of "Significant" trees.

Construction Observations

A two-story home is planned at the site where the tree was located. The tree was located inside the footprint of the first floor of the home on the interior of the first-floor wall. See image below.



It would have been a physical and horticultural impossibility to retain the tree and build the home as planned. To preserve the tree would have required a minimum disturbance-free zone of 10.5 feet (six time the trunk diameter) on the house side of the tree, requiring a considerable reduction in the footprint and square footage of the home. Had this accommodation been possible, the Impact Rating from development would have likely still been Moderate on a scale of Low/Moderate/High.

SMCOC Chapter 12

SMCOC 12.023(b) provides the following relevant criteria for evaluating permits to remove "Significant" trees:

The required action is necessary (1) to utilize the property in a manner which is of greater public value than any environmental degradation caused by the action; or (2) to allow reasonable economic or other enjoyment of the property.

Conclusion

It is my opinion that given the location of this tree it was necessary to remove it to construct the proposed home and allow reasonable economic enjoyment of the property. Further, it would not have been reasonable to alter design of the home to preserve the tree. I believe coast live oak Tree 17 met the findings for removal of a "Significant" tree pursuant to the San Mateo County Code of Ordinances.

Qualifications, assumptions, & limiting conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

CERTIFICATION OF PERFORMANCE

I, Matthew Fried, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am Registered Consulting Arborist® with the American Society of Consulting Arborists, and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist and have been involved in the practice of arboriculture and the study of trees for over twelve years.

Matthew Fried

Matthew Fried
ASCA Registered Consulting Arborist® # 651
ISA Certified Arborist® MA-4851A
ISA Tree Risk Assessor Qualified



asca | RCA
Registered Consulting Arborist®

From: [REDACTED]
To: [CMO BoardFeedback](#)
Subject: Public Comment Agenda Item 11 on 6.8.2021
Date: Monday, June 7, 2021 8:19:53 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Subject: Item 11 - Support for county action to prevent evictions

Dear Board of Supervisors:

My name is Marcelene Luna and I have lived in Redwood City for over 40 years. I am incredibly concerned about the impending eviction cliff and the prospect of 11,000 families facing homelessness.

I support the resolution that encourages the state to extend the eviction moratorium. But as the expiration of the moratorium approaches and thousands of families are under the stress of possible homelessness, we need you to do more.

We ask that you:

1. Direct county staff to prepare a county eviction moratorium that lasts until unemployment numbers return to pre-pandemic levels and all of the first round of ERAP money has been distributed.
2. Improve the distribution of all the state rent relief money through increased county funding, outreach, and expansion of efforts to help tenants and landlords apply specially since less than 2% of the \$20 million in funds have been given.

Sincerely,

Marcelene Luna