

County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2016-00226      Hearing Date: September 26, 2017

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Senior Planner

For Adoption By: Board of Supervisors

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. That the project is categorically exempt, pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15315 (Class 15), related to minor division of land (into four or fewer parcels) in urban areas on slopes less than 20%. The project is in an urban area and the site has an average slope of 2.6%.

Regarding the Subdivision, Find:

2. That this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan, as described in the Board of Supervisors' staff report under Section B.2.
3. That the site is physically suitable for the type and proposed density of development. In the event revised Subdivision Regulations are adopted, thus allowing this project's lot depths (minimally of Lots 2) to be reduced, the existing four oak trees on the parcel (along the parcel's southerly property line), as well as one other oak tree (No. 3), will be preserved. In any event, should any of these oak trees not survive, they will be replaced by minimum 24" or 48" boxed oak trees as stipulated in the conditions. The redwood trees in the rear of the parcel, as affected by the installation of drainage and sanitary sewer lines, will be preserved. All such preservation methods and tree replacements will occur pursuant to the standards and oversight of a licensed arborist as specified in the conditions of approval. The proposed subdivision will result in three (3) lots measuring 5,000+ sq. ft. parcel size, compliant with the R-1/S-72 Zoning District's minimum lot size requirements. The applicant must confirm that sewer and water connections for all parcels are available prior to having the tentative map finalized and recorded. Lots 1, 2, and 3 can be accessed from a new private road: "Cardinal Court."

4. That the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
5. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities as these opportunities are available through the new residential development.
6. That the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat, as the site is not near any sensitive habitat.
7. That the discharge waste from the proposed subdivision into an existing community sewer system (West Bay Sanitary District) would not result in violation of existing requirements prescribed by State Regional Water Quality Control Board (RWQCB) pursuant to Division 7 (commencing with Section 1300) of the State Water Code as their discharge would be typical of future residential homes and not violate requirements of the RWQCB.
8. That the County has determined that the benefits of additional housing are greater than any negative effects from fiscal or environmental resources caused by implementation of the subdivision and they will be less than significant if the applicant complies and completes the conditions of approval in Attachment A.

Regarding the Street Name, Find:

9. That the proposed street name of "Cardinal Court" in unincorporated West Menlo Park would assist in the effective delivery of public services and would not be detrimental to the public welfare in the neighborhood because the naming of the private road "Cardinal Court" positively impacts emergency response capability by helping emergency service professionals to distinguish properties accessed from this private road from those properties accessed directly from Santa Cruz Avenue.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

***(Additional or revised conditions applicable, if revised Subdivision Regulations allowing lot depth exceptions are adopted prior to January 1, 2018 are shown in bold, as well as any other conditions where bold type is shown. The text that is not in bold type shall apply if such revised Subdivision Regulations are not adopted prior to January 1, 2018.)***

1. This subdivision approval is valid for two (2) years, during which time a final parcel map shall be filed and recorded. An extension to this time period in accordance

with Section 7013.5.c of the Subdivision Regulations may be issued by the Planning Department upon written request and payment of any applicable extension fees, if required, sixty (60) days prior to expiration.

2. **No tree removal, site disturbance, or construction activities that could impact the oak trees along and adjacent to the proposed driveway shall take place prior to the recordation of the final map, which shall not occur prior to January 1, 2018. In the event that the County Subdivision Regulations are updated prior to January 1, 2018 – with an effective date no later than January 12, 2018 (and that such revisions allow exceptions to lot depth dimension requirements) this shall affect, minimally, Lot 2, whereby a revised Tentative Map that adjusts the alignment of the driveway (to avoid tree removal) and shows the revised lot dimensions shall be submitted for the review and approval of the Community Development Director, and subsequent recordation by the applicant as the Final Map.**

Should the cited revised Subdivision Regulations not be adopted prior to January, 1, 2018, the project shall be considered approved as submitted to the Board of Supervisors on September 12, 2017 and pursuant to the Planning conditions listed in this Attachment A that are not hi-lighted in bold type.

3. **If a revised tentative map is required pursuant to Condition No. 2, the applicant shall accompany its submittal with a roadway section drawing (similar to those submitted relative to the sections provided for Tree designated as Nos. 1, 26, 2 and 27) that clarifies and details the elevation of the roadway relative to the trunk and roots of Tree No. 3. This drawing shall be submitted prior to any road construction or disturbance to the area around the tree and shall be reviewed by the arborist referenced in Condition No. 9.**
4. **All site disturbance and construction activities that take place prior to January 12, 2018 shall avoid any and all disturbance to the oak tree within and adjacent to the proposed roadway, among other means by avoiding and site disturbance or placement of equipment, materials, or vehicles within the trees' drip lines as determined by the arborist. Prior to and during any vegetation removal, grading, staging, or construction activities, tree protection fencing shall be placed around both the dripline and the tree trunk, as well as the tree protection fencing required by Condition Nos. 11 and 18, in addition to any other protection devices deemed necessary by the arborist. Prior to any site disturbances, an inspection shall occur to confirm that all such tree protection measures are installed around all trees to be protected (including Tree No. 3), as directed and overseen by the arborist, and as required in Condition Nos. 11 and 18.**
5. **In the event the revised Subdivision Regulations are adopted (as described in Condition No. 2) and the roadway as it affects Tree #3 is realigned to the**

**north, the edge of the proposed roadway shall in no case be any closer than 24” to the exterior trunk of this tree. Excavation around and any disturbance within the dripline of the tree shall be pursuant to the standards and implemented under the supervision of the arborist as stated in Condition No. 11. Tree No. 3 may be carefully trimmed (pursuant to standards and under the strict supervision of the arborist) where necessary to allow for the necessary clearance above the relocated roadway as required by Menlo Park Fire Protection District.**

6. The approval of the tentative map includes the designation of a greater side setback as occurs on the westerly side of Lot 1, ranging from 12.5 feet to 25 feet plus (as shown on Attachment B), to accommodate both the existing sanitary sewer easement (which cannot be built upon) and traversing across Lot 1 from 2 Crocus Court, and to allow a greater setback on Lot 1 to foster more effective preservation of three of the five redwood trees in the side and rear corner of that lot. This setback designation shall be shown on the Final Parcel Map. Future development of this lot shall adhere to this setback, with no exceptions allowed for any development whatsoever encroaching into it (except for 2-foot wide roof eave overhangs).
7. Prior to recordation of the final parcel map, the applicant shall pay to the San Mateo County Planning and Building Department, an amount of \$65,980.39 for in-lieu park fees as required by County Subdivision Regulations Section 7055.3. 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.
8. During any future project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
  - 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 application of pesticides and fertilizers to avoid polluting runoff.

## Arborist, Tree Removal, Tree Protection and Tree Replacement

9. Hired Arborist. Prior to the issuance of a building permit or site disturbance associated with any future construction or related activity (i.e., demolition of house and other existing development, construction of private roadway, trenching for installation of sanitary sewer, water and drainage lines), the County shall hire a project arborist which shall have the minimum qualifications or designations: International Society of Arboriculture Board Certified Master Arborist® (BCMA) or Certified Arborist Municipal Specialist®, or an American Society of Consulting Arborists Registered Consulting Arborist® (RCA). The County-selected arborist shall observe, document (photo, video and written, where best prescribed), and report to the County that the procedures and processes outlined in the Gessner Report are conducted properly. The cost of the County-hired arborist shall be borne by the project applicant or property owner. Once hired, the project arborist will be retained for the duties described above through to and including the County's final Building inspection of the third and final house), as stipulated in this report and by these conditions, including the choosing and oversight of all replanted trees (at the cited project junctures), including their planting, protection and long term care during the span of this project.
10. Replacement of Any Oak Trees That Do Not Survive. Should any of the oak trees being preserved not survive (or by hazard or health reasons need to be removed), as determined by the arborist during a time frame that shall extend up through to the final Building Inspection approval for the third house of the project), the applicant shall be responsible for replacing them on a 2:1 basis, e.g., two 48" diameter boxed native oaks for any of the trees removed or that do not otherwise survive. Their planting and locations shall occur under the observation, timing and care (including protection from remaining construction activity once planted) of the hired arborist and shall be confirmed prior to the final Building inspection approval of a residence on Lots 1, 2 or 3. Upon the planting of such replacement trees (regardless of their diameter or circumference size), they shall be considered "Significant Trees," such that any request to remove them at any time in the future shall require compliance with the County-adopted Significant Tree Regulations.
11. Preservation Five (5) Oak Trees Near Roadway. Tree Nos. 1, 26, 2, and 27 (Blue Oak and Coast Live Oaks) shall be preserved. **If revised Subdivision Regulations are adopted pursuant to Condition No. 2, then Tree No. 3 shall also be preserved and protected as well.** Prior to any excavation or ground disturbance associated with construction of the proposed private roadway or any other demolition of ground disturbance activity, these trees shall be protected by measures and to standards as determined by the arborist, but may include the following:
  - a. Wooden slats shall be placed against the tree trunks and wrapped with straw wattle. On the outside of the straw wattle, orange construction site fencing shall be wrapped around these trees. If any construction/ disturbance of the

proposed sanitary sewer and storm drain lines (on the northerly side of the parcel) is to occur prior to construction of the roadway, tree protection fencing shall be placed at 15 feet from the trunks of the trees or 1-foot outside of the trees' driplines, whichever is greater.

- b. Soil removal above and around the trees' roots shall be accomplished with the combined methodology of hand digging and/or use of Hydrovac® or Air spade® excavation to ensure minimal impact to existing roots. The excavated areas shall be backfilled with Structural Soil® (combined with any other soil amendments as deemed necessary by the hired arborist) at a depth as represented on the respective cross sections for each tree (Attachment E) or as best determined by the arborist. The roadway shall be constructed with porous materials and engineered soil mix (ESM) or Structural Soil®. All engineered soil mixing shall be performed by an agreed upon supplier using appropriate soil measuring, mixing and consistent mix ratios. No mixing of engineered soil mix at the project site shall be permitted. Mix suppliers include TMT Enterprises, 1996 Old Oakland Road, San Jose, CA, 408/432-9040, or approved equal licensed by Amereq, Inc., to distribute Engineered Soil® according to the Cornell University patent. The surface pavers or other affective pervious materials shall allow for water and air penetration to the root zones of the trees in close proximity to the roadway, and as best determined by the arborist.
- c. Structural soil shall be packed around the roots and compacted to engineering standards while still allowing for future root growth (thus eliminating the need to cut roots in the base rock area and lowering potential impacts). In the event that the arborist has determined (for any of the four oak trees) that the roadway surface must be raised to avoid excessive root pruning, such revisions shall include input from the arborist and project civil engineer (including any revised drainage requirements), and shall be reviewed by the County Department of Public Works prior to any final fill compaction or installation of top roadway materials.
- d. Should any of these trees' respective health fail within the timeframe of the roadway's completion (though to the final inspection approval of any of the subsequent houses proposed on any of the three lots), or otherwise be deemed at significant risk by the arborist within this timeframe, or as otherwise determined by the Community Development Director, the arborist shall oversee the replacement of such trees with (at a 1:1 basis) minimum 48-inch boxed Coast Live Oaks and/or Valley Oaks in similar locations between the left side of the roadway and the properties to the south off Crocus Court. The species and exact location of such trees shall be chosen for optimal tree health and their screening effectiveness, including the installation of adequate tree protection measures to be kept in place for the duration of all such construction and disturbance activity. The Coast Live Oaks and/or Valley Oaks shall be selected by the arborist from a reputable

nursery and planted by a professional landscape contractor under the supervision of the arborist. The trees must be free of girdling roots, have the root collar well exposed, show vigorous signs of growth and be pest and disease free. The trees shall be planted with their root collars well exposed and 6 inches above finished grade. Irrigation to the trees must be consistent with the needs of such newly planted trees, but shall also be prepared to remove such irrigation within 2-3 years so that the trees do not become over-irrigated. All future landscaping around the new trees shall be consistent with the water needs of these oak types. Upon the planting of such replacement trees (regardless of their diameter or circumference size), they shall be considered "Significant Trees," such that any request to remove them at any time in the future shall require compliance with the County-adopted Significant Tree Regulations.

12. Preservation of Four Redwood Trees and Oak Tree Impacted by Sanitary Sewer and Drainage Lines. The four redwood trees (Nos. 10, 11, 12, 13, 14), and a Coast Live Oak tree (No. 15) are all in some degree of proximity to the installation of a sanitary sewer and stormwater drainage lines that will traverse through and along the rear yard areas of Lots 1 and 2. These trees shall be protected by measures and to standards as determined by the arborist, but may include the following:

- a. These redwood trees shall be deep-root watered by a licensed tree care provider under the direction of the arborist. Due to their drought-stressed condition, 300 gallons of clean water shall be injected into the root zones of each tree. Afterwards, a soaker hose shall be placed underneath the trees driplines and be turned on for 5 hours every 2 weeks, unless adequate watering is provided by winter season rains, as determined, overseen and confirmed by the arborist.
- b. The bore hole for the sewer and storm drain must originate outside the Tree Protection Zone (TPZ) of approximately 30 feet from the redwoods (Nos. 13 and 14). The TPZ for tree Nos. 10 through 14 should be 33 feet. The contractor shall notify the project arborist a minimum of 24 hours in advance of the activity in the TPZ. If trenching or pips installation has been approved within the TPZ, the trench shall be either cut by hand, Air-Spade®, hydraulic vacuum excavation or mechanically boring the tunnel under the roots with a horizontal directional; drill and hydraulic or pneumatic air excavation technology. In all cases, install the utility pipe immediately, backfill with soil and soak the same day.

If trenches are cut and tree roots two inches (2") or larger are encountered, they must be cleanly cut back to a sound wood lateral root. All exposed root areas within the TPZ shall be backfilled or covered within one hour. Exposed roots may be kept from drying out by temporarily covering the roots and draping layered burlap or carpeting over the upper three feet (3') of trench walls. The materials must be kept wet until backfilled to reduce evaporation

from the trench walls. No roots greater than two inches (2") in diameter should be cut or damaged without the approval of the project arborist.

Any approved excavation, demolition or extraction of material; shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand-digging, hydraulic or pneumatic air excavation technology.

If excavating or trenching for drainage, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots two inches (2") or greater in diameter or greater.

- c. Beyond the four redwood trees heading easterly, trenching and excavation for the remainder lengths of the sanitary sewer and stormwater drainage lines are in close proximity to the oak tree (No. 15) on Lot 1, with the stormwater line alone being close to the maple tree (No. 35) on Lot 2. The trenching for these lines shall be hand-dug in combination with an Air Spade® or hydraulic vacuum excavation to the required excavation depth. If that depth is not possible, all excavation shall be documented by the arborist when in close proximity to an affected tree or its root zone. Hand-digging and carefully laying the drain pipe below or beside the protected roots is required to reduce root loss, thus reducing trauma to the tree. The trenches shall be backfilled as soon as possible with native materials and compacted to near their original conditions. Trenches that must be left exposed for a period of time shall be covered with layers of burlap or straw wattle and kept moist. Plywood placed over the top of the trench will also help protect exposed roots below. An irrigation plan shall be implemented, including a deep water injection prior to the start of constructing the storm drain line. Upon the work's completion, a soaker hose shall be placed underneath the tree's dripline and turned on for 5 hours every 2 weeks, unless adequate watering is provided by winter season rains, as determined, overseen and confirmed by the arborist. Tree protection fencing around this and any other nearby trees may be temporarily removed during the sanitary sewer and stormwater drain line's construction. The fencing shall be put back in place after the work is completed and may not be removed for house construction. The arborist shall be called out to the site when excavation for the drain line is to take place in order to document, inspect and to offer any additional mitigation measures as deemed necessary to protect the tree.
13. Designation of Expanded Side Setback on Lot 1. The expanded side setback on the westerly side of Lot 1 (as shown on Tentative Map, Attachment B) shall be shown and identified on the Final Parcel Map for recordation by the County. This setback delineation shall include language (to be approved by the Community Development Director) that prohibits any future encroachment, or the granting of any exceptions to encroach into this designated setback area.



14. Removal of Dead Trees. Tree Nos. 6, 7, 16 and 34 are all dead trees, and the Significant Tree Ordinance regulates only “live” trees. These trees may be removed pursuant to the timing cited in Condition No. 2, and upon approval by the Community Development Director.
15. Removal of Significant (Non-Oak) Trees. Two significant-sized trees (Nos. 8 and 9) are proposed and approved for removal, due to their health.
16. Removal of Non-Significant (Non-Oak) Trees. Of the ten (10) non-significant sized trees on the site, five trees (Nos. 5, 25, 30, 32, and 36) may be removed, due to their general health and/or location within the building footprints (as defined by minimum required setbacks) of future house development on their respective Lots 1 and 3.
17. Future Tree Removal. This approval does not include any future tree removal as may be proposed in future residential development on any of the lots. In such cases, any such proposed tree removal shall require that a Tree Removal Application be submitted, pursuant to the processing and requirements of the County-adopted Significant Tree Regulations.
18. General Tree Preservation/Protection Measures for All Live Trees on Site (Unless Otherwise Approved for Removal). In addition to the “General Tree Protection Guidelines” provided in the Gessner Report (as included in the Board’s September 12, 2017 staff report), the following shall be implemented as directed and supervised by the project arborist. Five olive trees (Nos. 20, 21, 22, 23, and 24) are located generally to the east of the property boundary of Lot 3, within the Santa Cruz Avenue County right-of-way. However, due to their proximity to any and all development related site disturbance, these trees shall have tree protection fencing placed at the trees’ driplines. The actual construction drawings for roadway construction, stormwater drainage lines, sanitary sewer lines and demolition of the house and other existing development on the site shall include erosion control measures and tree protection measures. These plans shall be submitted to the Planning Department (which shall include the Public Works Department) for review and approval prior to any activity proposed on such plans.

For all other trees to be protected, tree protection fencing (per the detail illustration provided at the end of the Gessner arborist report) shall be installed and maintained (under the supervision of the arborist) throughout the entire length of the project, including demolition and subdivision-related improvement activities through to the completion of all new residential construction on all three lots. Fencing for tree protection shall be 6 feet tall, comprised of high density (orange colored) polyethylene material supported by metal 2-inch diameter poles, pounded into the ground to a depth of no less than 2 feet. The protective fencing’s location shall be as close to the dripline of the respective trees as possible. Exceptions to this distance shall only be allowed where construction of subdivision-related improvements is in close proximity to the subject trees where additional area is

required for construction to safely occur. In such cases, the fencing shall be placed under the supervision of the arborist. No materials shall be stored or cleaned inside the fenced protection zones. Areas outside the protection fencing, but still beneath the respective tree's dripline, where foot or vehicle traffic is expected to be heavy, shall be mulched with 4-6 inches of chipper chips covered with plywood. The spreading of chips will help to reduce compaction and preserve soil structure. The chip buffer shall extend over the entire tree protection zone. A Tree Protection Inspection shall occur prior to issuance of demolition or building permits and any development related activity or disturbance on the site to ensure that all cited tree protection and erosion control measures are in place.

- a. Retention of and Repair/Correction to Existing Tree Protection Fencing. From the time of the implementation of all Tree Protection measures cited above, the applicant shall be responsible for ensuring that all such protection measures are maintained to ensure their maximum effectiveness. Any failed fencing or measures shall be repaired or replaced as directed by and under the supervision of the arborist.
  - b. Trenching for Irrigation, Electrical/Gas, Additional Drainage Associated with Construction of Future Houses. The following measures shall be included in association with the future construction of any residential development on any of the proposed lots, including the continuation of tree protection measures and any proposed tree removal. Such trenching shall be hand-dug when beneath the driplines of the protected trees. Such hand digging and laying conduit or pipe below or beside the tree's protected roots will reduce root loss of and trauma to the entire tree. The trenches shall be backfilled as soon as possible with native material and compacted to its original level. Trenches that must be left exposed for a period of time shall be covered with layers of burlap or straw wattle and kept moist. Plywood placed over the top of the trench will also help protect exposed roots below.
19. Tree Trimming. For any trees to be preserved, selective trimming of certain limbs or within the tree canopy may occur, when it is determined by the arborist to be necessary for either the health of the tree or due to work to be safely and effectively performed around such trees. Such trimming shall occur under the direction and observation of the arborist.
  20. Surety Deposit for Tree Replacement. Prior to recordation of the Final Parcel Map, the applicant or property owner shall post a Certificate of Deposit (CD), payable to San Mateo County, in the amount of \$5000.00 to pay for any and all new trees, whether they are required as replacements for those removed or for those trees that failed, as cited in previous conditions. The CD shall be released only upon the arborist's final confirmation to the Community Development Director that all live trees that were to be preserved and protected are in generally good health, prior to the final Building inspection approval of the last (third) house being built.

21. Private Roadway Construction Timing. Construction (including any disturbance in preparation of) the private roadway shall only be allowed to begin when all required tree preservation measures (affecting all trees slated for protection, pursuant to Condition No. 11) **and as specifically affecting Tree No. 3 pursuant to Condition No. 4.** Completion shall occur, to the satisfaction of the Department of Public Works and the Community Development Director, prior to the recordation of the Final Parcel Map. No bonding mechanism or process shall be allowed for the road construction. Upon completion of the roadway, long-term tree protection measures shall be installed, as directed and overseen by the arborist, to protect the all oak trees slated for preservation from any future construction disturbance on the property. Additionally, the roadway surface shall be covered with materials of an adequate type and thickness to adequately offset the load impacts posed by all construction equipment and vehicles traversing the roadway as necessary and related to all other improvements to the property, through to and including construction of houses and related development on all three lots.

#### Street Naming

22. The street name of “Cardinal Court” shall become effective 45 days from approval to allow for public notification with public service agencies.

#### Department of Public Works

23. The street, as named “Cardinal Court,” must be clearly marked from the entrance on Santa Cruz Avenue so emergency vehicles can locate the street. The new signs must meet Menlo Park Fire Protection District’s requirements in terms of size and location. The applicant shall contact the Menlo Park Fire Protection District for these requirements prior to installation.
24. Any grading required as associated with this project shall comply with the County Grading Ordinance, including a separate permitting process with the Planning Department if required.
25. Any and all future development on Lot 1 shall be located such that it does not encroach into the 6-foot wide sanitary sewer easement (recorded in Book 4346, Page 175 of Official Records of San Mateo County) located generally parallel to and close to that lot’s western boundary, which provides sanitary sewer service for APN 074-091-380 (2 Crocus Court) and direct it to the sanitary sewer line located within Harrison Way road right-of-way. The expanded side setback (Condition No. 13) will also serve to keep any development off this easement.
26. Prior to the recordation of the Final Parcel Map, or prior to the issuance of the building permit or planning permit (for Provision C.3 Regulated Projects), which occurs first, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written

narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan (which shall show the revision shown in Attachment C of the Board's September 12, 2017 staff report) and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

27. The stormwater drain as located along the rear yard areas of Lots 1 and 2 shall be constructed pursuant to that drainage feature cross section shown as cited in Condition No. 26.
28. Prior to the issuance of the building permit or planning permit (if applicable) for any future residential-related development of any of the three lots, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab of associated house) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details from both the existing and the proposed drainage patterns and drainage facilities.
29. Prior to recordation of the Final Parcel Map, the applicant shall submit to the Department of Public works, for review and approval, documentation of ingress/egress easements (which shall include the area to the left of the roadway as it enters from Santa Cruz Avenue to the southerly property line - whether or not it is relocated to the north), stormwater easements, and sanitary sewer easements for the applicant's use and the use of others. The maintenance and preservation (and replacement if ever deemed necessary) of all trees within this ingress/egress easement area shall be the responsibility of all property owners of this subdivision.
30. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plan, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
31. Prior to recordation of the Final Parcel Map, the applicant shall execute and record a maintenance agreement in a form approved by the County for the proposed stormwater facilities and connection to County storm drain facilities.
32. Prior to the issuance of the building permit for residential development of each of the three lots, the applicant will be required to provide payment of "roadway

mitigation fees” based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

33. 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.
34. 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.
35. The applicant shall submit a Final 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.

#### Building Inspection Section

36. A demolition permit will be required for the removal of the existing house and any other structures on the site. This permit must be finalized before the Final Parcel Map can be recorded.
37. The applicant must contact the County Building Inspection Section for address assignments for the new road (“Cardinal Court”).
38. Sediment and erosion control measures, as well as all tree preservation measures shall be installed (and confirmed by inspection before any such permits are issued) prior to beginning any demolition or site development work.

#### Menlo Park Fire Protection District

39. There shall be no vehicle parking allowed on “Cardinal Court.” The roadway shall be posted with “No Parking” signs throughout.
40. Approved numbers shall be placed on all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background.