



ENVIRONMENTAL QUALITY COMMISSION AGENDA

Regular Meeting
Wednesday, June 24, 2015 at 6:30 PM
City Administration Building
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER

ROLL CALL – Allan Bedwell (Vice Chair), Chris DeCardy, Kristin Kuntz-Duriseti, Scott Marshall (Chair), Deborah Martin, Mitchel Slomiak, Christina Smolke

A. PUBLIC COMMENT (Limited to 30 minutes)

Under “Public Comment,” the public may address the advisory body on any subject not listed on the agenda within the jurisdiction of the Commission. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information. The public may address the Commission regarding items listed on the agenda during the consideration of each item.

B. REGULAR BUSINESS

- B1.** Consider a Recommendation to the City Council on a Request to Remove Seven Heritage Trees on Property Located at 133 Encinal Avenue ([Attachment](#)) - 45 min
- B2.** Discuss and Potentially Make Recommendations to the General Plan Advisory Committee (GPAC) to Incorporate Sustainability Goals into the General Plan - 30 mins
- B3.** Make an Appointment to the CAP Subcommittee - 5 mins
- B4.** Receive Update from CAP Subcommittee on California Clean Power and Potentially Make a Recommendation to City Council - 30 mins
- B5.** Receive Update on the City's New Water Restrictions and State Water Regulations ([Attachment](#)) – 15 mins
- B6.** Approve April 22, 2015 Minutes ([Attachment](#)) – 2 mins
- B7.** Approve May 27, 2015 Minutes ([Attachment](#)) – 2 mins
- B8.** Select the EQC Vice Chair – 5 mins

C. REPORTS AND ANNOUNCEMENTS

- C1.** Staff Update on Environmental Policies to be considered by City Council – 5 mins
- C2.** Commission Subcommittee Reports and Announcements – 2 mins
- C3.** Discuss Future Agenda Items – *5 mins*

D. ADJOURNMENT

This Agenda is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the City website at <http://www.menlopark.org> and can receive e-mail notification of agenda and staff report postings by subscribing to the "Notify Me" service on the City's homepage at www.menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting the commission liaison, Heather Abrams, Environmental Programs Manager, at (650) 330-6720. (Posted 6/19/15)

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available for inspection at the Menlo Park Library, 800 Alma Street, Menlo Park, CA 94025 during regular business hours.

Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at (650) 330-6620.



June 24, 2015

To: Environmental Quality Commission

From: Jean Lin, Associate Planner

Subject: Consider a Recommendation to the Planning Commission and City Council on a Request to Remove Seven Heritage Trees and Retain 24 Heritage Trees on and near property located at 133 Encinal Avenue.

Potential Environmental Quality Commission (EQC) Action

Staff recommends that the EQC recommend to the Planning Commission and City Council to approve the Heritage Tree Removal Permits as part of a development proposal by Hunter Properties on property located at 133 Encinal Avenue.

Background

Site Location

The project site is approximately 1.7 acres located at 133 Encinal Avenue in the ECR/D-SP (El Camino Real/ Downtown Specific Plan) zoning district. Using Encinal Avenue in an east to west orientation, the site is on the north side of Encinal Avenue between El Camino Real and the Caltrain railroad tracks. Adjacent uses include attached townhouses to the north, the Caltrain railroad tracks to the east, apartments to the south, and offices to the west.

The subject site had previously operated as a commercial nursery, and there are currently three buildings and several storage sheds associated with the former nursery use.

Proposed Project

In August 2014, Hunter Properties filed applications for architectural control, tentative map, and heritage tree removal permits to demolish the existing commercial nursery structures on the site, and construct 24 residential units and associated site improvements. The residential units would be distributed in seven buildings throughout the site, with each building containing between two to five units.

There are 31 heritage trees on and near the project property as defined by Chapter 13.24 of the Menlo Park Municipal Code, including a grove of heritage redwood trees in the northwest corner, a grove of heritage oak trees in the northeast corner, six heritage trees on the adjacent property to the west (1600 El Camino Real), three heritage trees on the adjacent property to the north (192 Stone Pine Lane), and one heritage street tree along Encinal Avenue. The overall site layout is designed to preserve the two groves of trees at the northwest and northeast corners of the property, while trees

elsewhere on the property are proposed for removal. A copy of the site plan, preliminary landscape plan, building elevations, and tree disposition plan are provided in Attachment C.

The purpose of the Environmental Quality Commission's consideration of this project is to provide a recommendation to the Planning Commission and City Council on the request to remove seven out of 31 heritage trees located on or near the subject property.

Analysis

The applicant has submitted an arborist report to evaluate 36 trees on and near the subject property, including 31 heritage trees and five non-heritage trees. The report was prepared by John McClenahan of McClenahan Consulting, LLC, a Board-Certified Master Arborist. A summary of only the heritage trees on or near the subject property is contained in the table below:

Project Heritage Tree Summary	Size (diameter in inches)	Location	Proposal	
			Retain	Remove
Tree #7: Coast redwood (<i>Sequoia sempervirens</i>)	15.8	front		X
Tree #10: Incense cedar (<i>Calocedrus decurrens</i>)	18.3	front		X
Tree #11: Incense cedar (<i>Calocedrus decurrens</i>)	18.8	front		X
Tree #15: Crape myrtle (<i>Lagerstroemia indica</i>)	17	street tree		X
Tree #23: Coast redwood (<i>Sequoia sempervirens</i>)	37.0	front		X
Tree #25: Japanese maple (<i>Acer palmatum</i>)	20.8	front		X
Tree #32: Coast redwood (<i>Sequoia sempervirens</i>)	39.5	redwood grove in northwest corner	X	
Tree #33: Coast redwood (<i>Sequoia sempervirens</i>)	34.1	redwood grove in northwest corner	X	
Tree #34: Coast redwood (<i>Sequoia sempervirens</i>)	17.6	redwood grove in northwest corner	X	
Tree #35: Coast redwood (<i>Sequoia sempervirens</i>)	34.3	redwood grove in northwest corner	X	
Tree #36: Coast redwood (<i>Sequoia sempervirens</i>)	33.4	redwood grove in northwest corner	X	
Tree #37: Coast redwood (<i>Sequoia sempervirens</i>)	17.0	redwood grove in northwest corner	X	

Tree #38: Coast redwood (<i>Sequoia sempervirens</i>)	19.5	redwood grove in northwest corner	X	
Tree #39: Coast redwood (<i>Sequoia sempervirens</i>)	18.0	redwood grove in northwest corner	X	
Tree #40: Coast redwood (<i>Sequoia sempervirens</i>)	21.7	redwood grove in northwest corner	X	
Tree #41: Coast redwood (<i>Sequoia sempervirens</i>)	28.0	redwood grove in northwest corner	X	
Tree #42: Coast redwood (<i>Sequoia sempervirens</i>)	35.5	redwood grove in northwest corner	X	
Tree #43: Coast redwood (<i>Sequoia sempervirens</i>)	39.3	redwood grove in northwest corner	X	
Tree #44: Coast redwood (<i>Sequoia sempervirens</i>)	24.7	redwood grove in northwest corner	X	
Tree #46: Coast redwood (<i>Sequoia sempervirens</i>)	16.8	center		X
Tree #52: Coast live oak (<i>Quercus agrifolia</i>)	50.5	oak grove in northeast corner	X	
Tree #53: Coast live oak (<i>Quercus agrifolia</i>)	27.0	oak grove in northeast corner	X	
Tree #54: Coast redwood (<i>Sequoia sempervirens</i>)	40.0	adjacent property to the west	X	
Tree #58: Coast live oak (<i>Quercus agrifolia</i>)	15 estimated	adjacent property to the west	X	
Tree #59: Sycamore (<i>Platanus x acerifolia</i>)	24 estimated	adjacent property to the west	X	
Tree #60: Coast live oak (<i>Quercus agrifolia</i>)	32.0	adjacent property to the west	X	
Tree #62: Coast live oak (<i>Quercus agrifolia</i>)	24 estimated	adjacent property to the west	X	
Tree #63: Coast live oak (<i>Quercus agrifolia</i>)	24 estimated	adjacent property to the west	X	
Tree #64: Coast redwood (<i>Sequoia sempervirens</i>)	36 estimated	adjacent property to the north	X	
Tree #65: Monterey pine (<i>Pinus radiata</i>)	24 estimated	adjacent property to the north	X	
Tree #66: Monterey pine (<i>Pinus radiata</i>)	24 estimated	adjacent property to the north	X	
TOTAL			24	7

Municipal Code Requirements

Section 13.24.040 of Menlo Park's Heritage Tree Ordinance, requires consideration of the following eight factors when determining whether there is good cause for permitting removal of a heritage tree:

- (1) The condition of the tree or trees with respect to disease, danger of falling, proximity to existing or proposed structures and interference with utility services;
- (2) The necessity to remove the tree or trees in order to construct proposed improvements to the property;
- (3) The topography of the land and the effect of the removal of the tree on erosion, soil retention and diversion or increased flow of surface waters;
- (4) The long-term value of the species under consideration, particularly lifespan and growth rate;
- (5) The ecological value of the tree or group of trees, such as food, nesting, habitat, protection and shade for wildlife or other plant species;
- (6) The number, size, species, age distribution and location of existing trees in the area and the effect the removal would have upon shade, privacy impact and scenic beauty;
- (7) The number of trees the particular parcel can adequately support according to good arboricultural practices;
- (8) The availability of reasonable and feasible alternatives that would allow for the preservation of the tree(s).

Criteria 2 and 8 are relevant to this request and are discussed below in more detail. The Municipal Code criteria that are applicable to this request are briefly discussed below.

Criteria 2: *The necessity to remove the trees in order to construct proposed improvements to the property.*

Trees #7 (15.8-inch coast redwood), #10 (18.3-inch incense cedar), #15 (17-inch crape myrtle), #23 (37-inch coast redwood), #25 (20.8-inch Japanese maple), and #46 (16.8-inch coast redwood) would be in direct conflict with the construction of the proposed residential buildings and site improvements. The City Arborist recommends tentative approval for the removal of these six trees due to construction impacts.

Criteria 8: *The availability of reasonable and feasible alternatives that would allow for the preservation of the tree(s).*

The applicant proposes to remove tree #11, an 18.8-inch incense cedar in overall fair/good condition, in order to accommodate the construction of building A which is in close proximity to this tree. The arborist report includes recommended tree protection measures to mitigate or avoid impacts to this tree, with a recommended tree protection zone of 10 feet. Building A is a three-story building with covered porches and uncovered patios on the ground floor fronting the street, and covered balconies on the second level. The trunk of tree #11 would be four feet, four inches away from the nearest covered porch and nine feet, three inches away from the nearest building wall. In order to maintain the 10-foot tree protection zone as recommended by the project arborist, the covered porch, balcony, and building wall would need to be moved by approximately five feet, six inches. Additionally, the City Arborist has recommended measures that would allow the tree to be retained, including pre-construction root collar excavation of the entire dripline (with hand tools or air spade) to depth of the root flare, installation of temporary root protection pad (8" wood chips covered with ¾" plywood or alternative) under dripline, implementation of temporary soaker irrigation as specified by arborist, tree protection fencing of critical root zone as determined by arborist, and ongoing monitoring throughout development. The City Arborist recommends that tree #11 be retained, and believes that its retention would be feasible through implementation of the recommended tree protection zone and additional tree protection measures.

The City Arborist has reviewed the arborist report and conducted a site visit to independently evaluate the health and condition of the heritage trees proposed for removal. The City Arborist's evaluation is included as Attachment E. The City Arborist's recommendations summarized in the table below:

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Project Heritage Tree Summary	Size (diameter in inches)	Condition	City Arborist's Recommendation
Tree #7: Coast redwood (<i>Sequoia sempervirens</i>)	15.8	Good	Tentatively approved for removal due to property damage and construction of the proposed project.
Tree #10: Incense cedar (<i>Calocedrus decurrens</i>)	18.3	Good	Tentatively approved for removal due to construction of the proposed project.
Tree #11: Incense cedar (<i>Calocedrus decurrens</i>)	18.8	Fair/ Good	Tentatively denied for removal, with recommendations for tree preservation measures prior to, during, and after construction.
Tree #15: Crape myrtle (<i>Lagerstroemia indica</i>)	17	Good	Tentatively approved for removal due to construction of the proposed project.
Tree #23: Coast redwood (<i>Sequoia sempervirens</i>)	37.0	Good	Tentatively approved for removal due to construction of the proposed project.
Tree #25: Japanese maple (<i>Acer palmatum</i>)	20.8	Fair	Tentatively approved for removal due to construction of the proposed project.
Tree #46: Coast redwood (<i>Sequoia sempervirens</i>)	16.8	Fair	Tentatively approved for removal due to construction of the proposed project.

Heritage Tree Replacements

The applicant is proposing to provide 16 heritage tree replacements to compensate for the loss of seven heritage trees, which represents a ratio of 2.2 replacement trees for each heritage tree proposed for removal. The proposed heritage tree replacements include two 15-gallon Autumn blaze maples (*Acer rubrum* 'Autumn Blaze'), five 15-gallon red maples (*Acer rubrum* 'Columnare'), and nine 24-inch box maidenhair trees (*Ginkgo biloba* 'Autumn Gold').

The preliminary landscape plan indicates that approximately 59 new trees would be planted throughout the site, including five street trees along Encinal Avenue. The proposed street trees would consist of 15-gallon sweet bay trees, although the final size and species would require the City Arborist's approval. The proposed new trees to be planted on-site would consist of 24-inch box crape myrtle, 15-gallon sweet bay, 15-gallon royal star magnolia, 15-gallon chanticleer pear, 24-inch box true green elm, 24-inch box pink dawn chitalpa, as well as the 15-gallon maples and 24-inch box maidenhair replacement trees previously described. Shrubs and groundcover would also be planted throughout the site.

Conclusion

Based upon the analysis provided above and the submitted project plans, staff recommends that the Environmental Quality Commission recommend to the Planning Commission and City Council the following actions regarding the heritage trees for the proposed project located at 133 Encinal Avenue:

- (1) Approve the removal of Trees #7 (15.8-inch coast redwood), #10 (18.3-inch incense cedar), #15 (17-inch crape myrtle), #23 (37-inch coast redwood), #25 (20.8-inch Japanese maple), and #46 (16.8-inch coast redwood); and,
- (2) Request minor alterations to the footprint of Building A be explored and incorporate the City Arborist's recommended tree protection measures that would allow Tree #11 (18.8-inch incense cedar) to be retained.

Signature on File

Jean Lin
Associate Planner

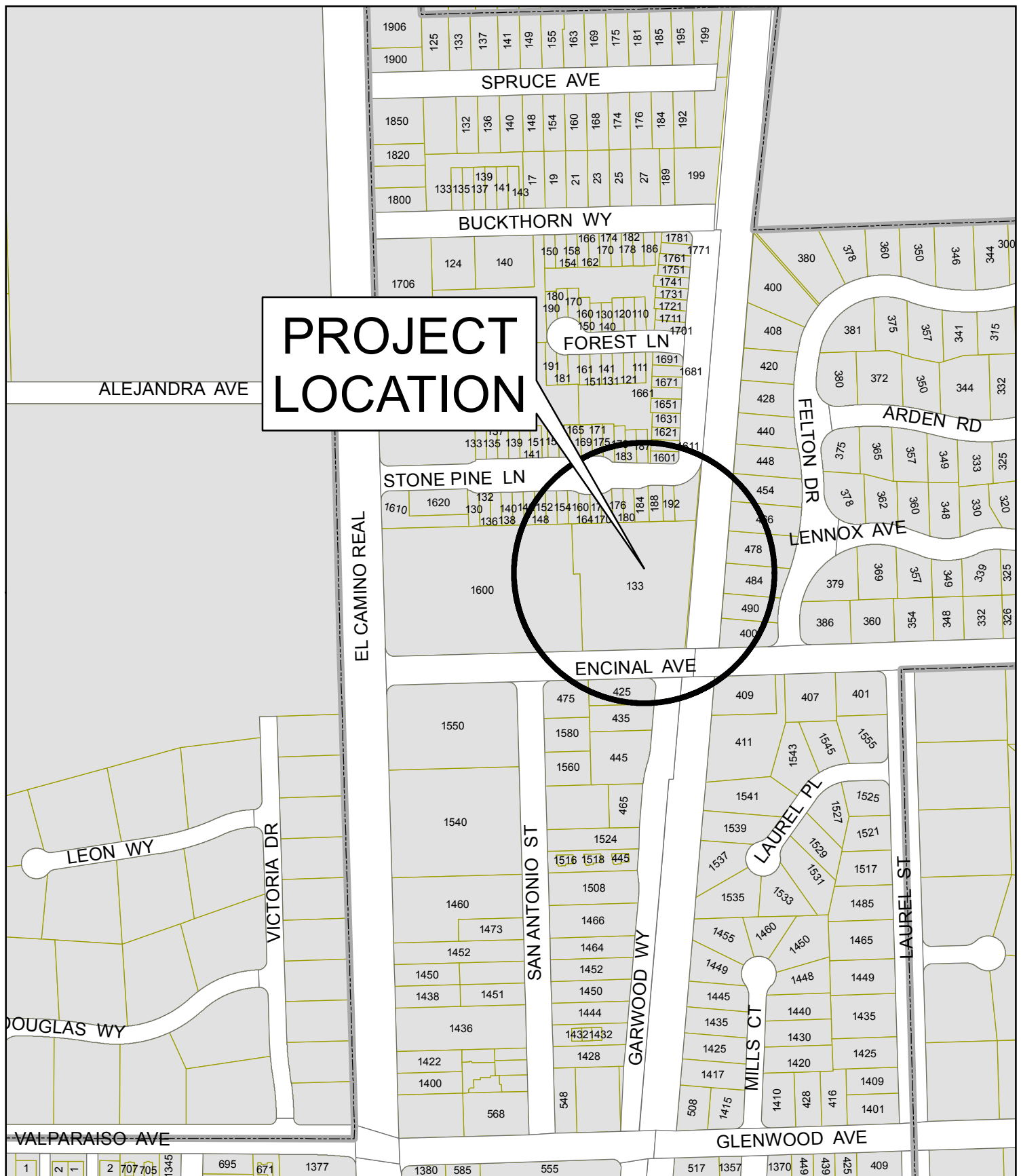
Signature on File

Christian Bonner
City Arborist

Public Notice: Public Notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting. Notice cards were sent to all property owners and occupants within 300 feet of the project site.

Attachments:

- A. Location Map
- B. Project Plans (Site Plan, Preliminary Landscape Plan, Building Elevations, and Tree Disposition Plan)
- C. Tree #11 Exhibit
- D. Arborist Report by McClenahan Consulting, LLC, dated April 3, 2015
- E. City Arborist Evaluation Forms



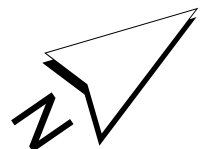
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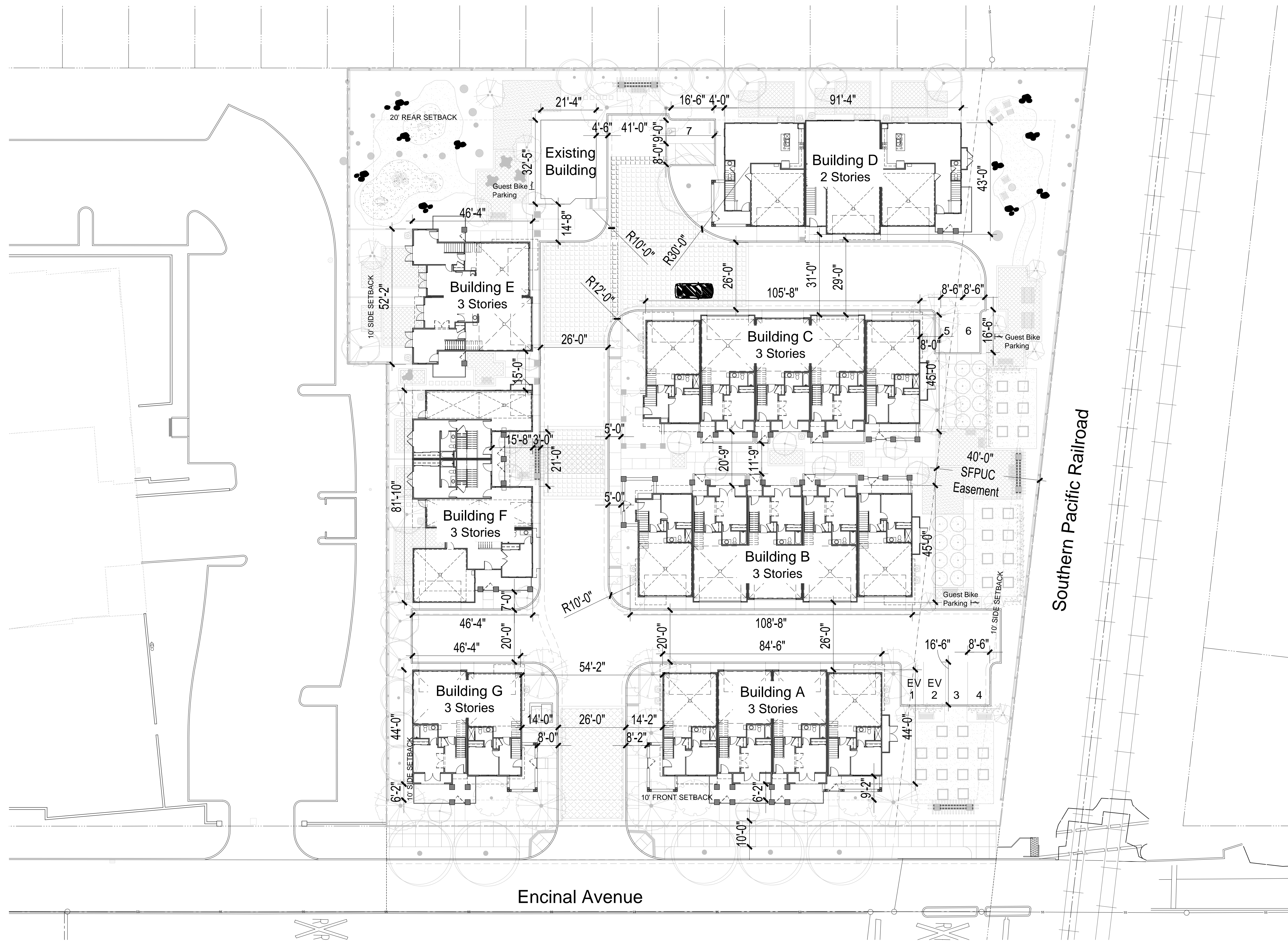
LOCATION MAP

133 ENCINAL AVENUE

DRAWN: KTP CHECKED: KTP DATE: 6/7/2015 SCALE: 1" = 300' SHEET: 1

A1





Legend

- EV Electric Vehicle Charging Station
- AC Condenser; See Landscape Drawings for planting to screen from view
- Transformer; See Landscape Drawings for planting to screen from view
- Guest Bike Parking; See Landscape Drawings

NOTE: Refer to C2.0 Proposed Site Plan for all dimensions to easements, setbacks, and property line.

1" = 20'-0"

133 ENCINAL AVENUE

Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

CONCEPTUAL SITE PLAN

MENLO PARK, CA

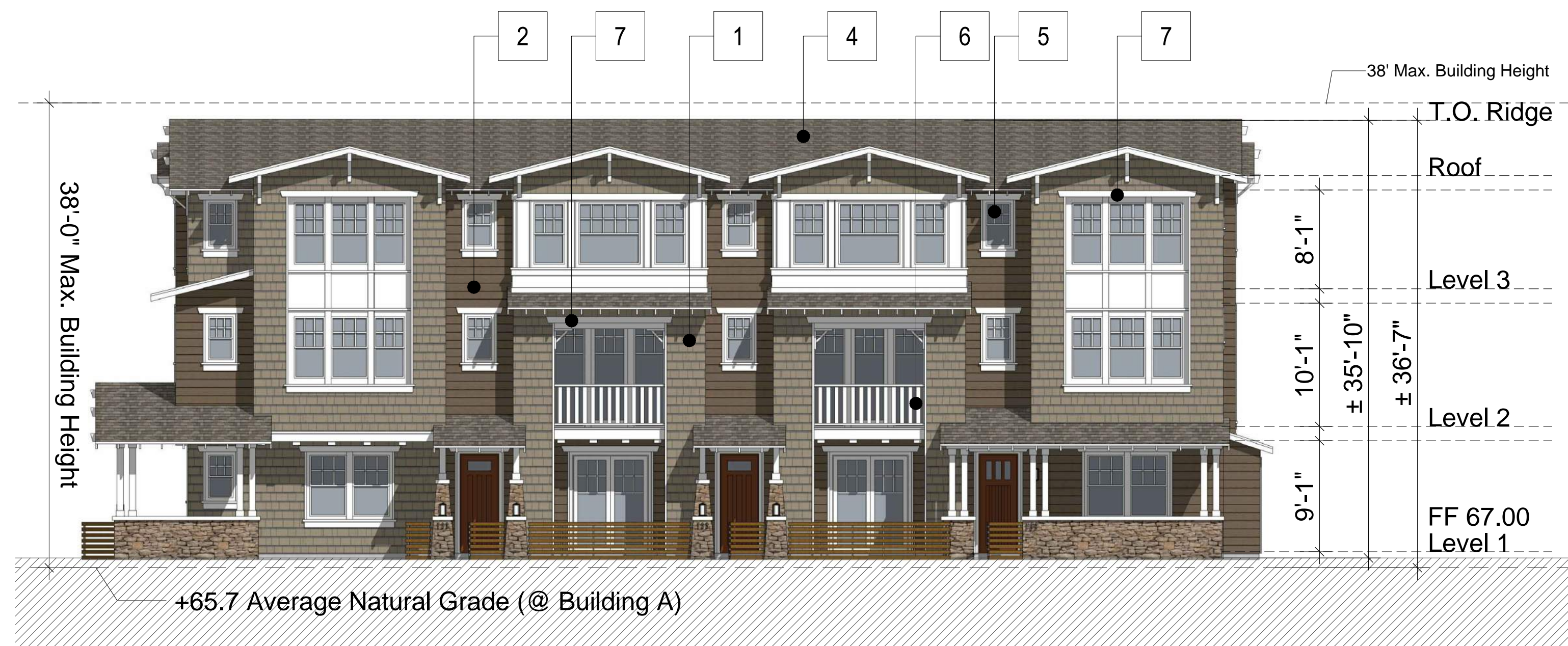
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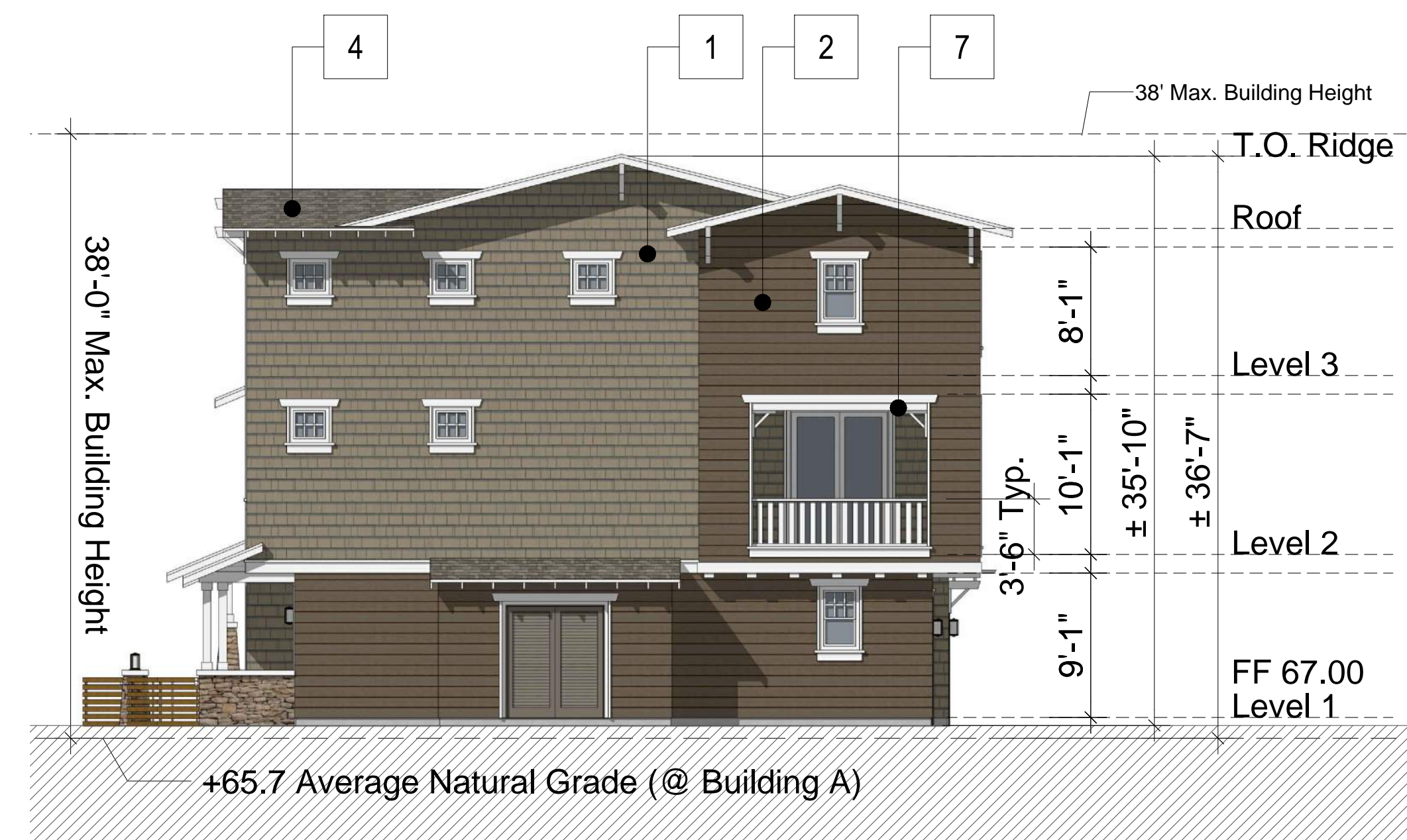
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Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



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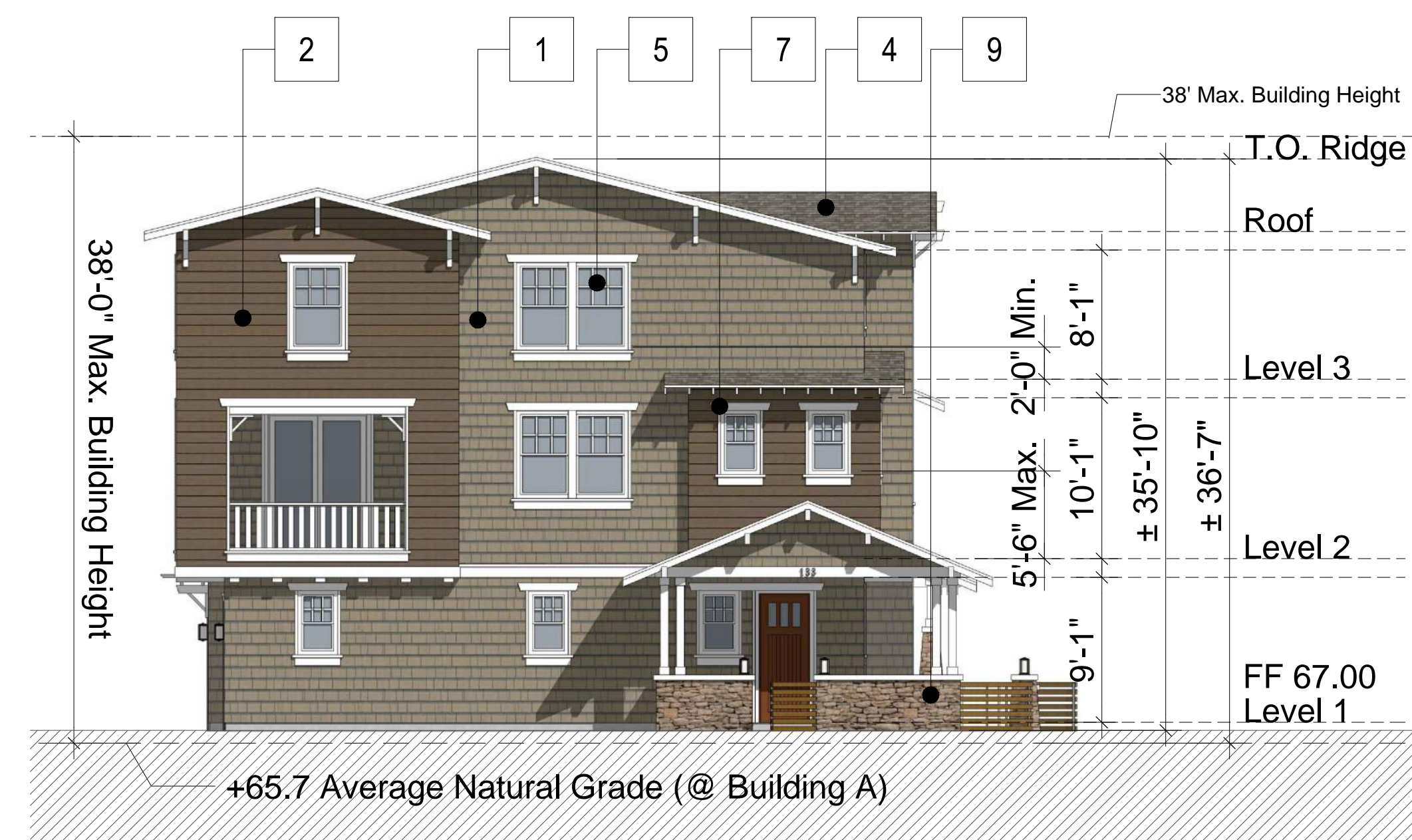
1. Front Elevation - Encinal Avenue



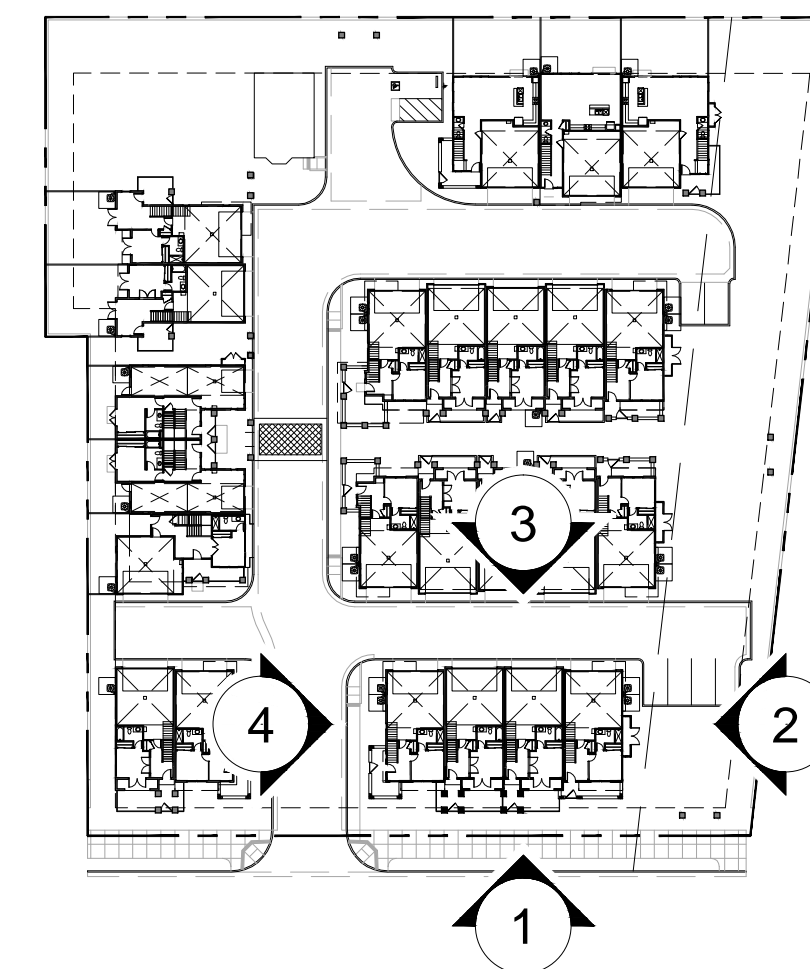
2. Right Elevation*



3. Rear Elevation



4. Left Elevation



Key Map n.t.s.

Material Legend

1. Wood Shingles
2. Fiber Cement Lap Siding
3. Fiber Cement Panel
4. Laminated Composite Shingle Roof (3:12 Pitch)
5. Aluminum Clad Window
6. Wood Railing
7. Wood Trim
8. Smooth Paneled Garage Door
9. Stone Veneer

Note: No use of stucco proposed.

*Elevation faces Southern Pacific Railroad and has been designed for smaller openings.

133 ENCINAL AVENUE

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CONCEPTUAL ELEVATIONS - BUILDING A

MENLO PARK, CA

KTGY # 2014-0032

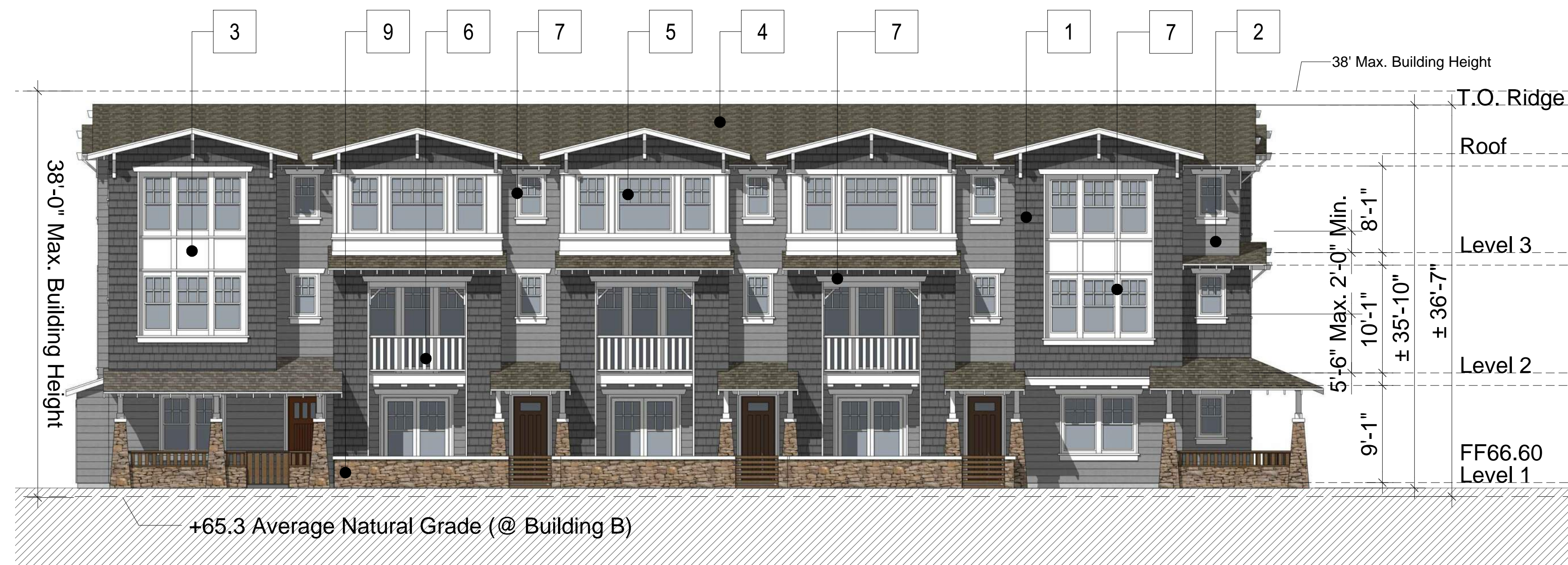
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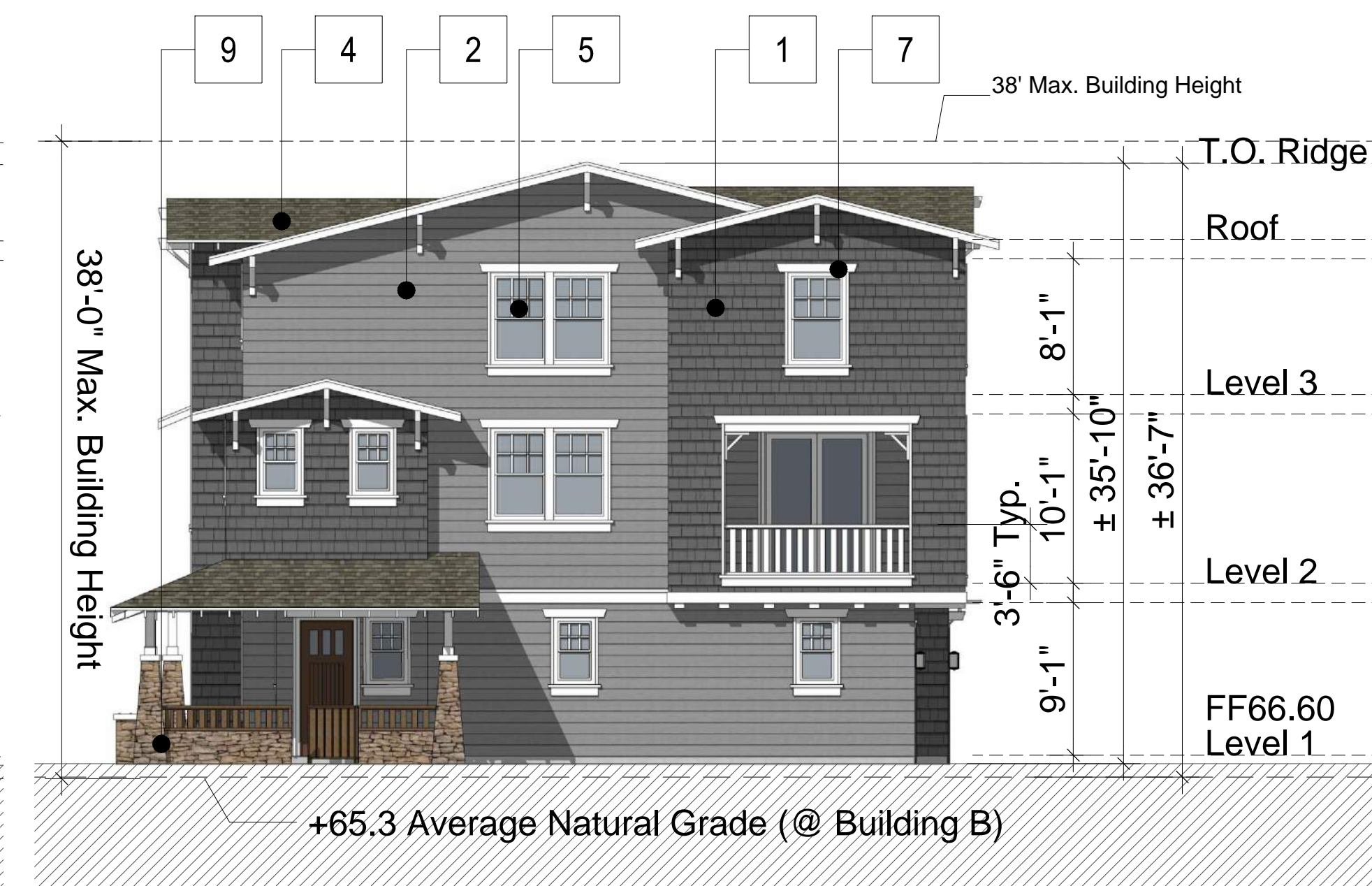


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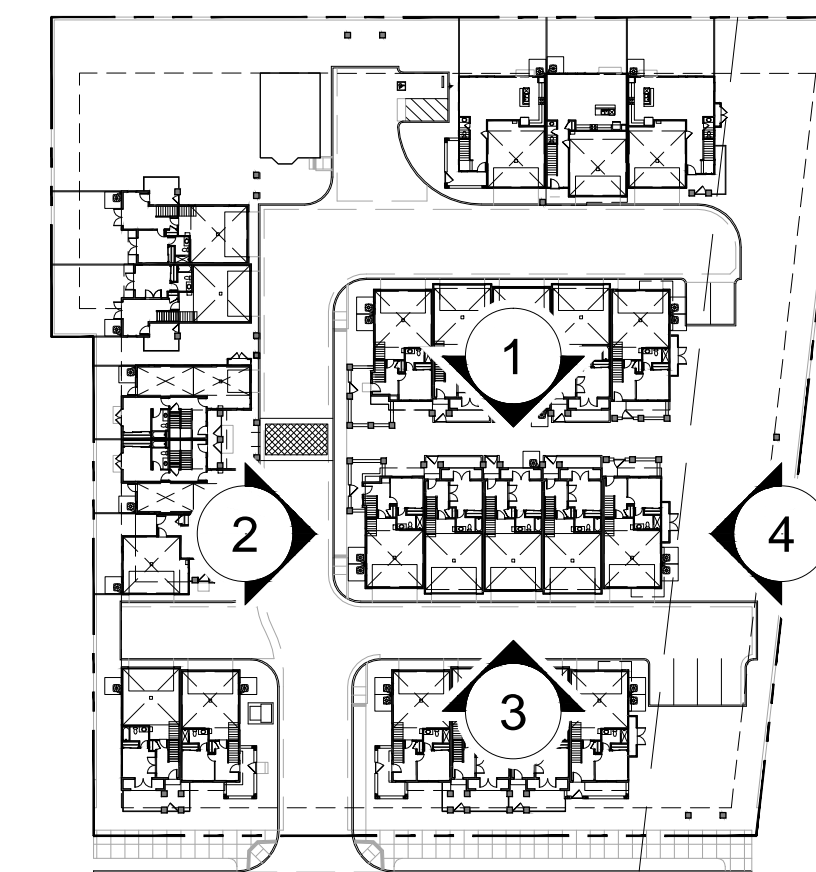
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1. Front Elevation



2. Right Elevation

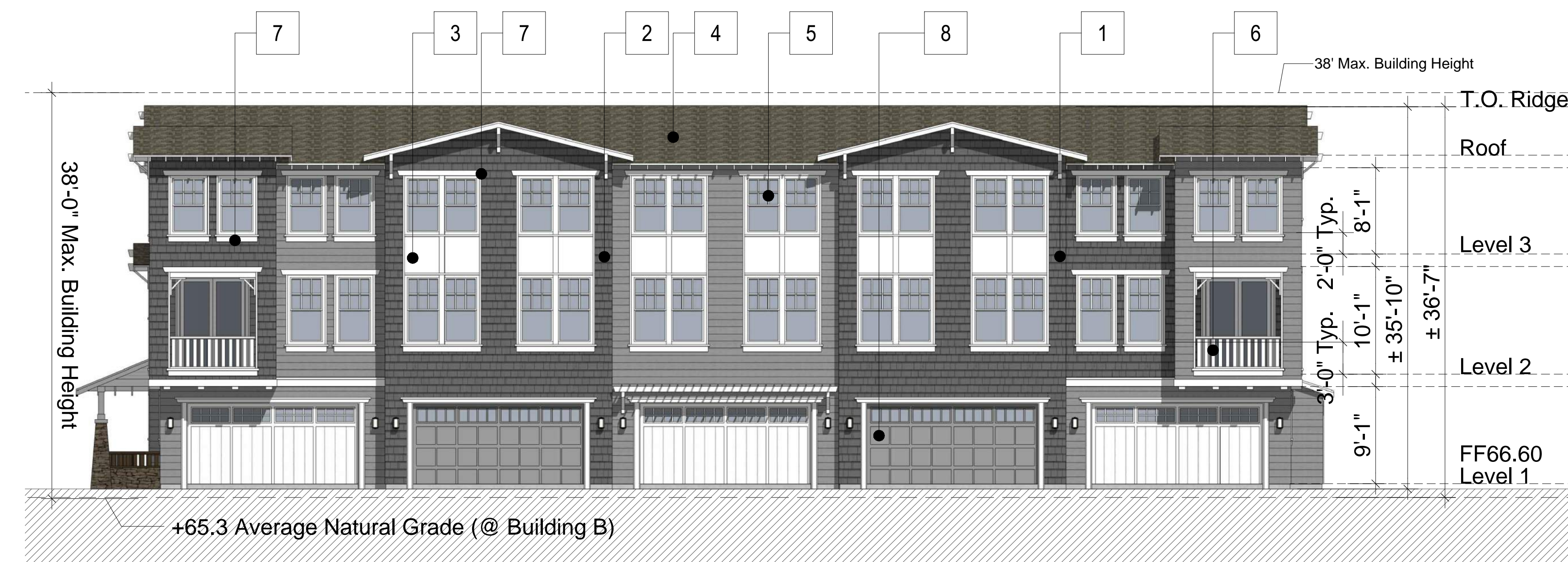


Key Map n.t.s.

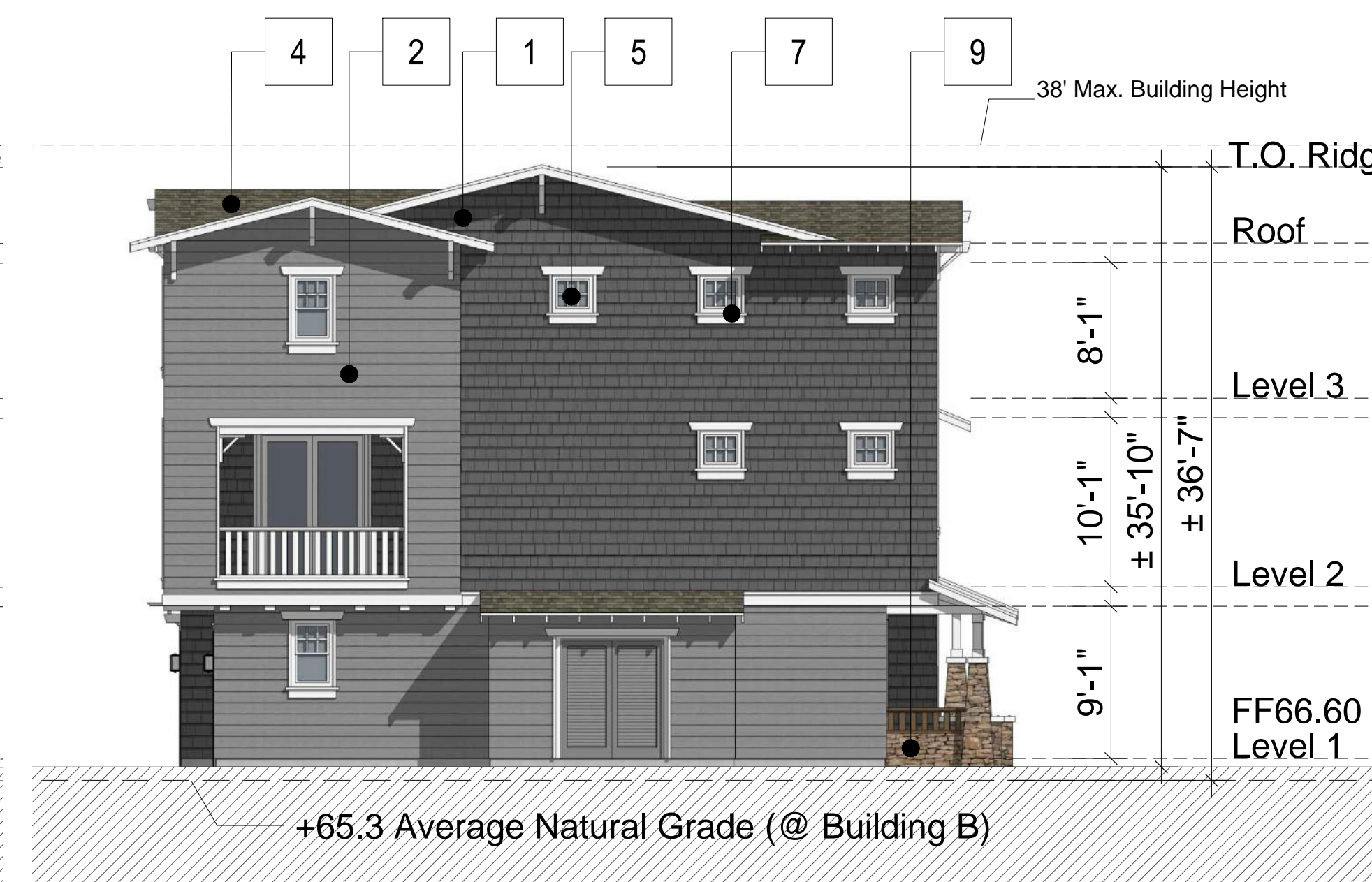
Material Legend

1. Wood Shingles
2. Fiber Cement Lap Siding
3. Fiber Cement Panel
4. Laminated Composite
5. Shingle Roof (3:12 Pitch)
6. Aluminum Clad Window
7. Wood Railing
8. Wood Trim
9. Smooth Paneled Garage Door
10. Stone Veneer

Note: No use of stucco proposed.



3. Rear Elevation



4. Left Elevation*

*Elevation faces Southern Pacific Railroad and has been designed for smaller openings.

133 ENCINAL AVENUE

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CONCEPTUAL ELEVATIONS - WILTING

MENLO PARK, CA

KTGY # 2014-0032

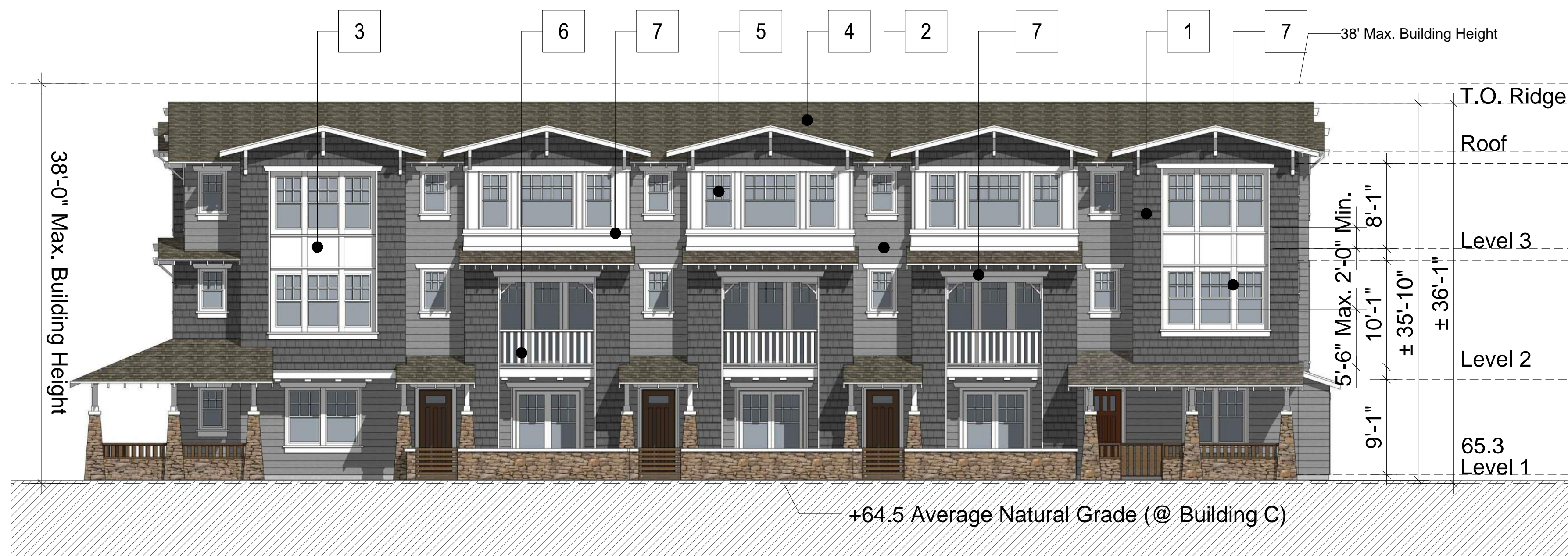
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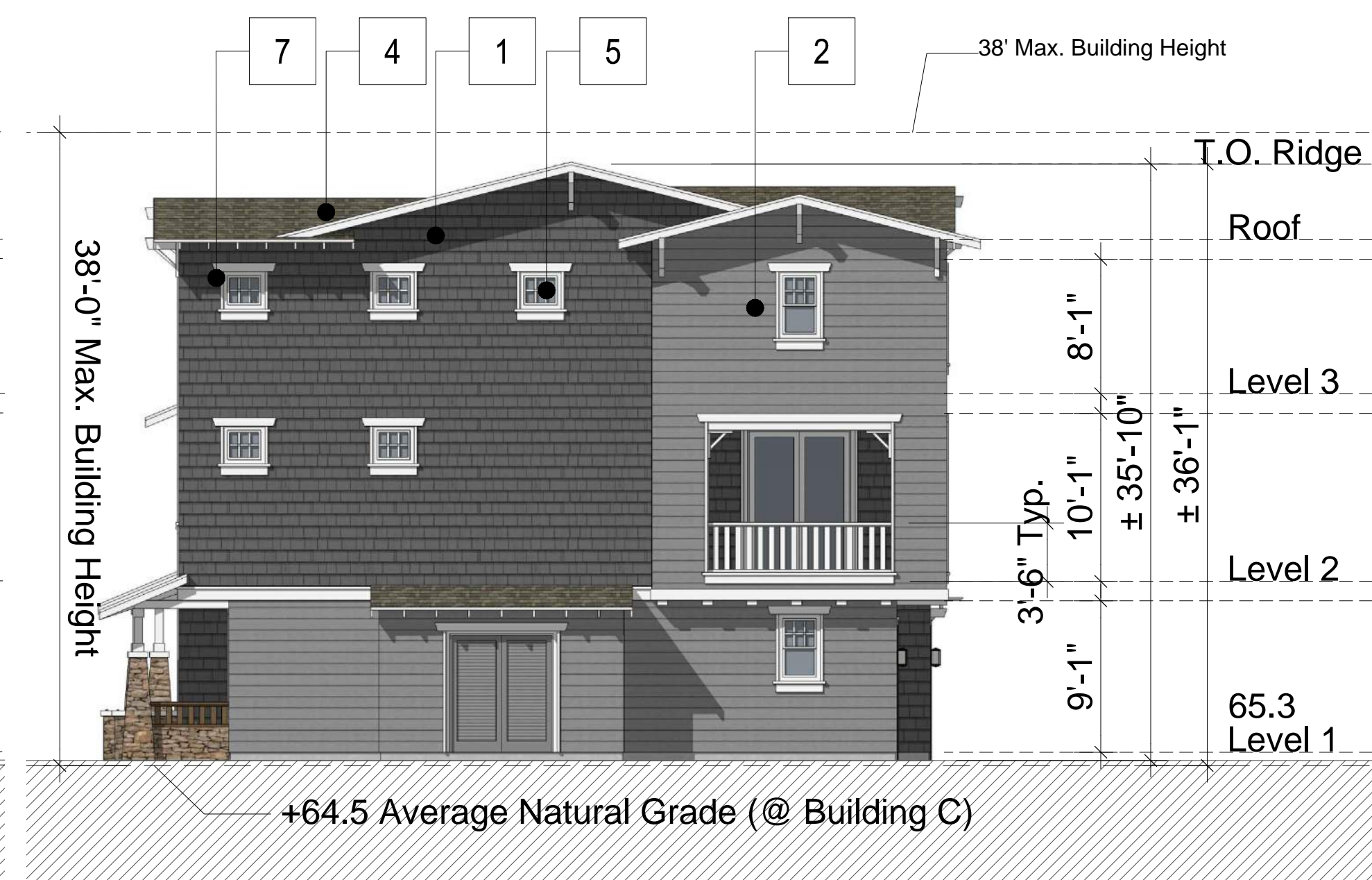


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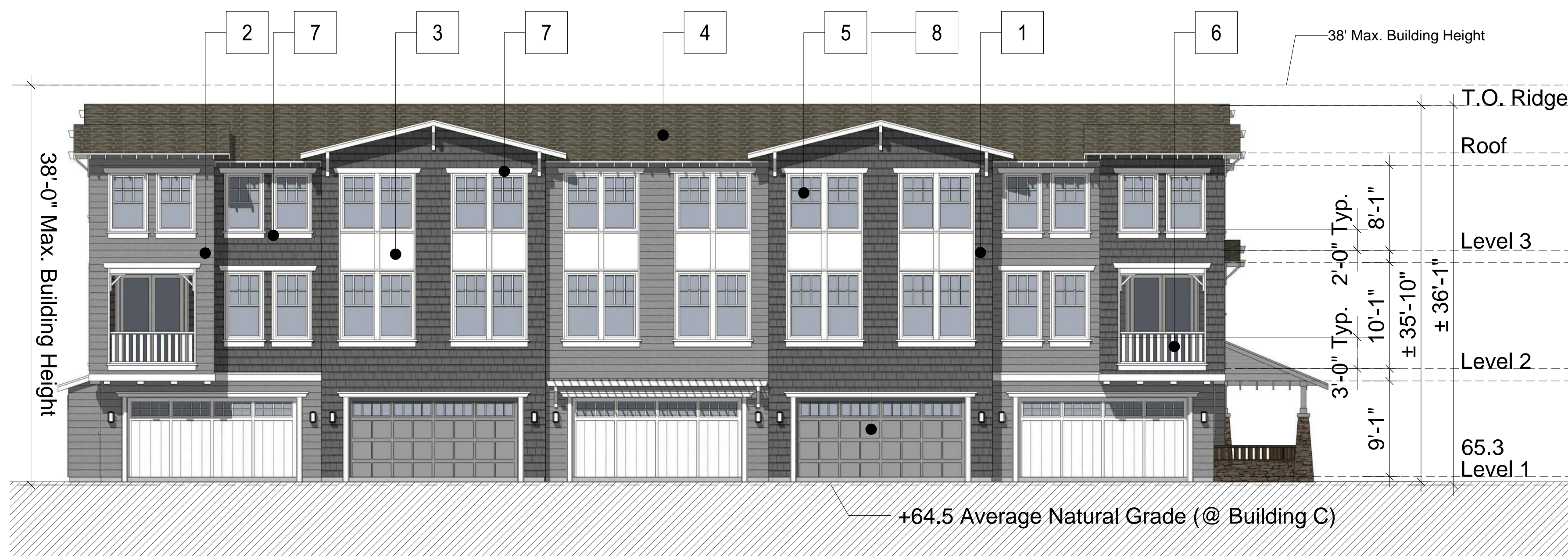
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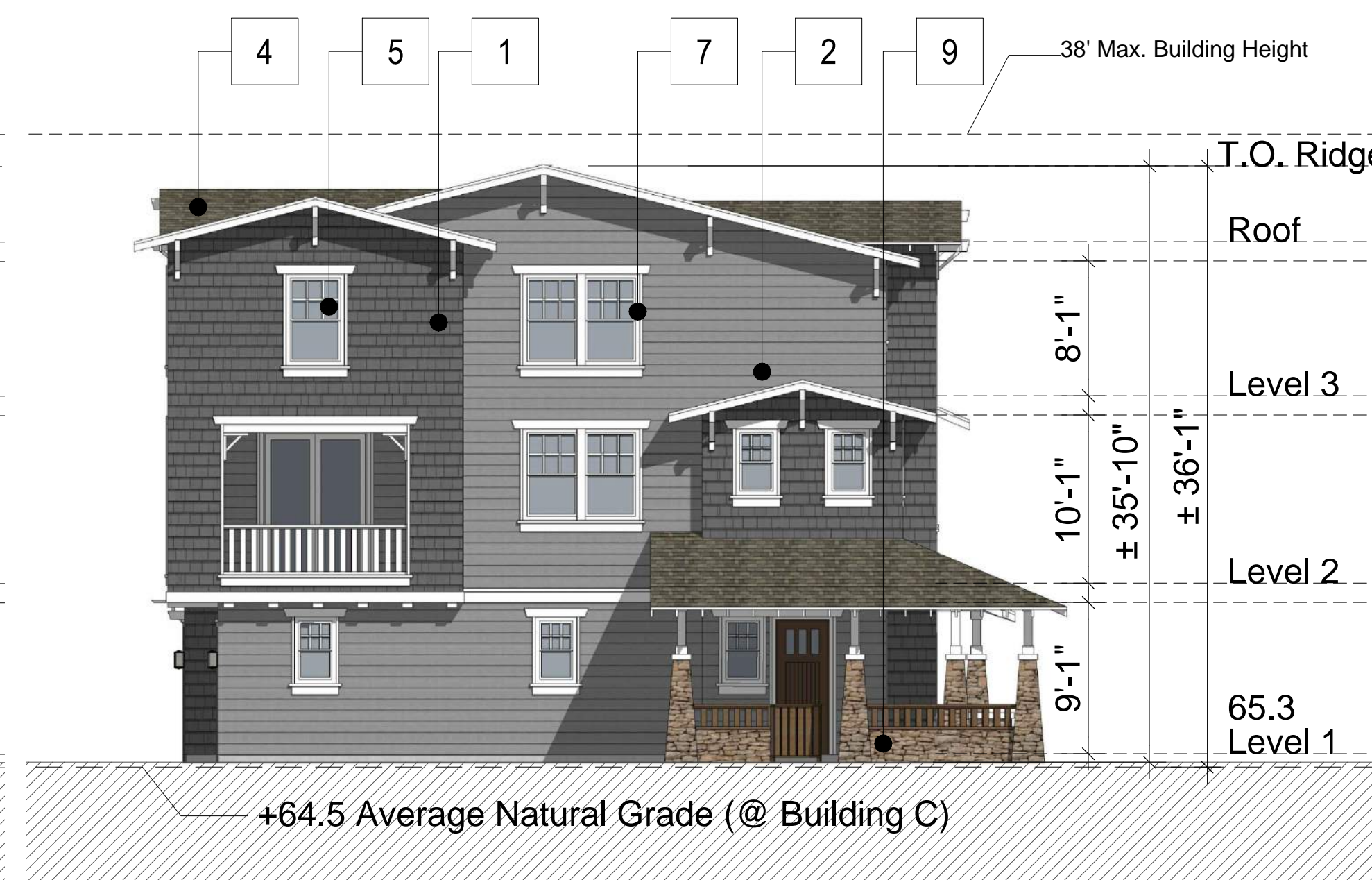
1. Front Elevation



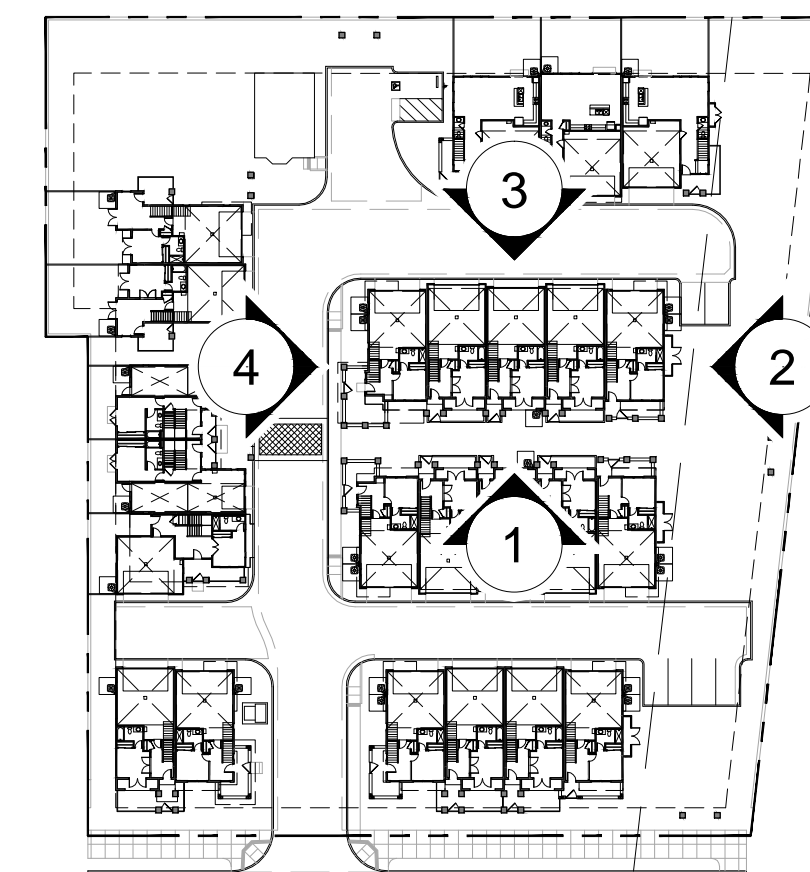
2. Right Elevation*



3. Rear Elevation



4. Left Elevation



Key Map n.t.s.

Material Legend

1. Wood Shingles
2. Fiber Cement Lap Siding
3. Fiber Cement Panel
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CONCEPTUAL ELEVATIONS - BUILDING C

MENLO PARK, CA

KTGY # 2014-0032

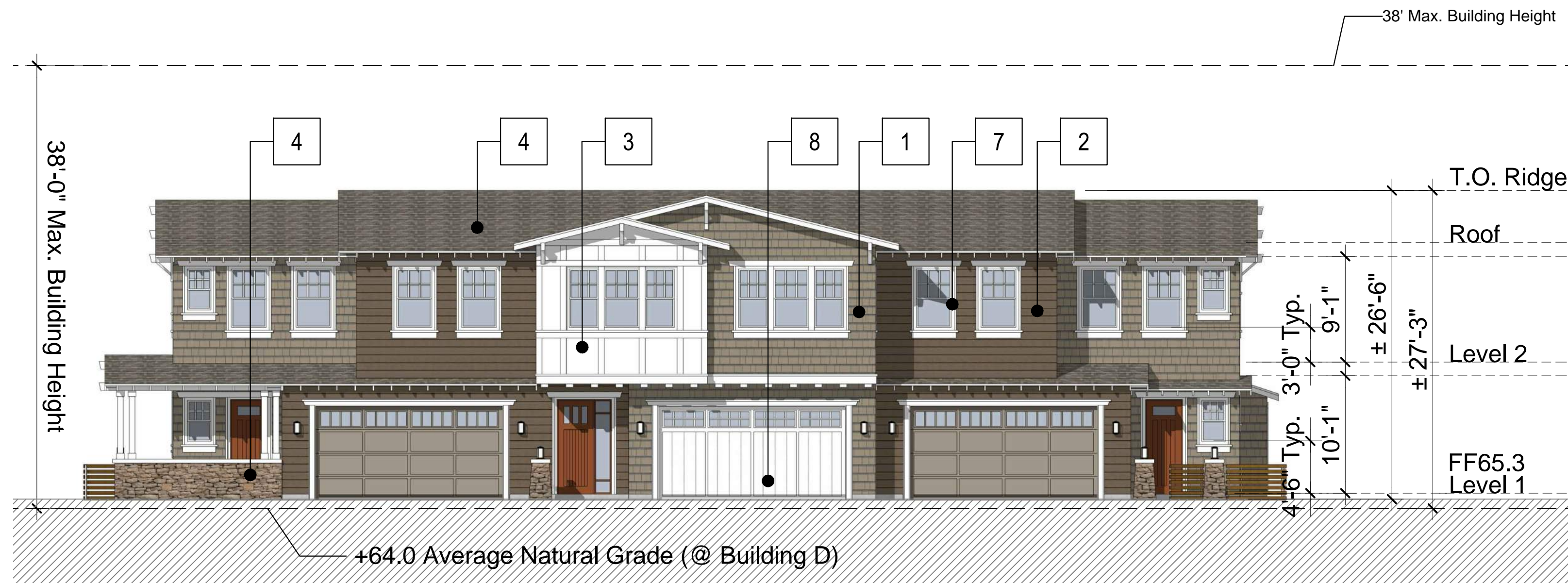
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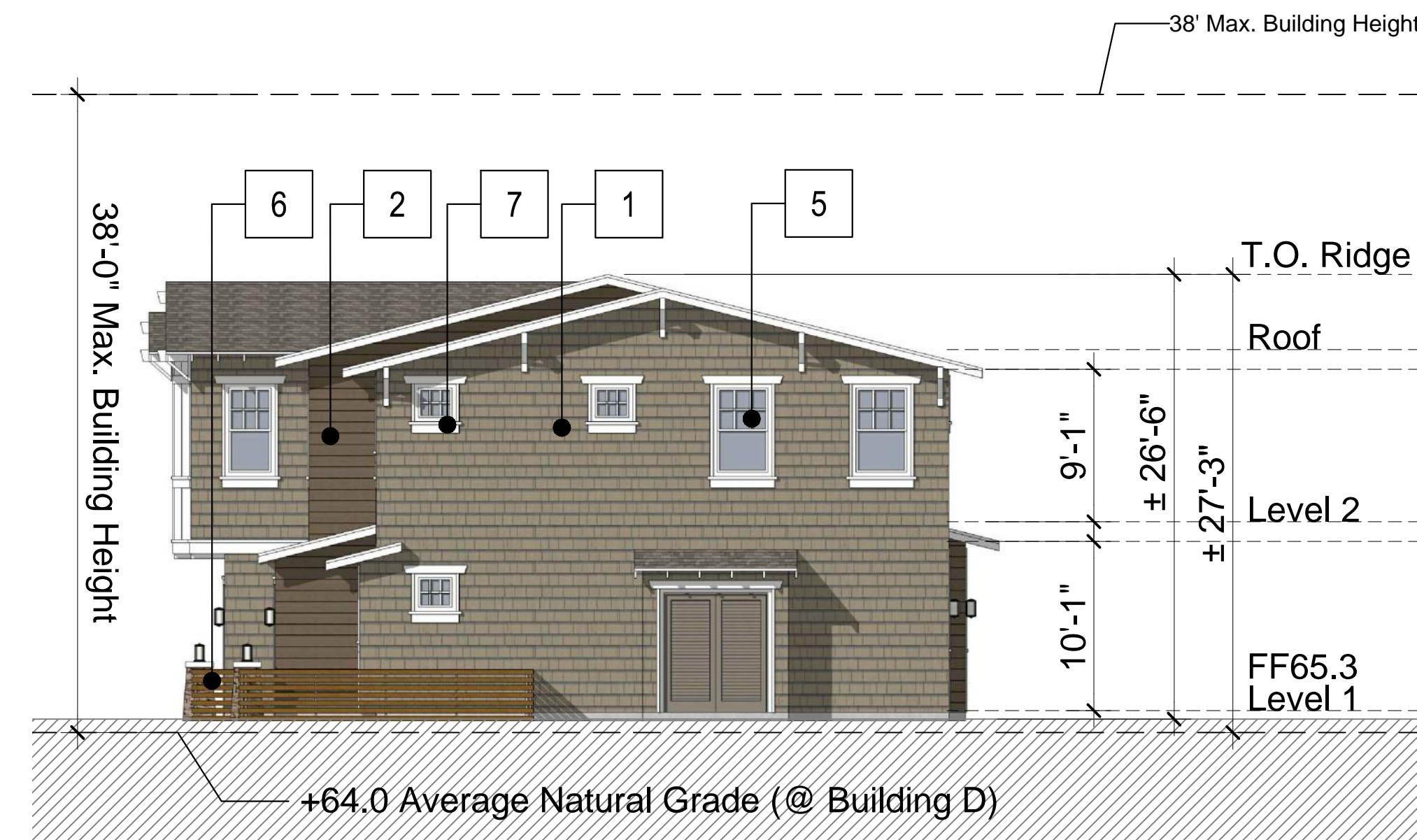


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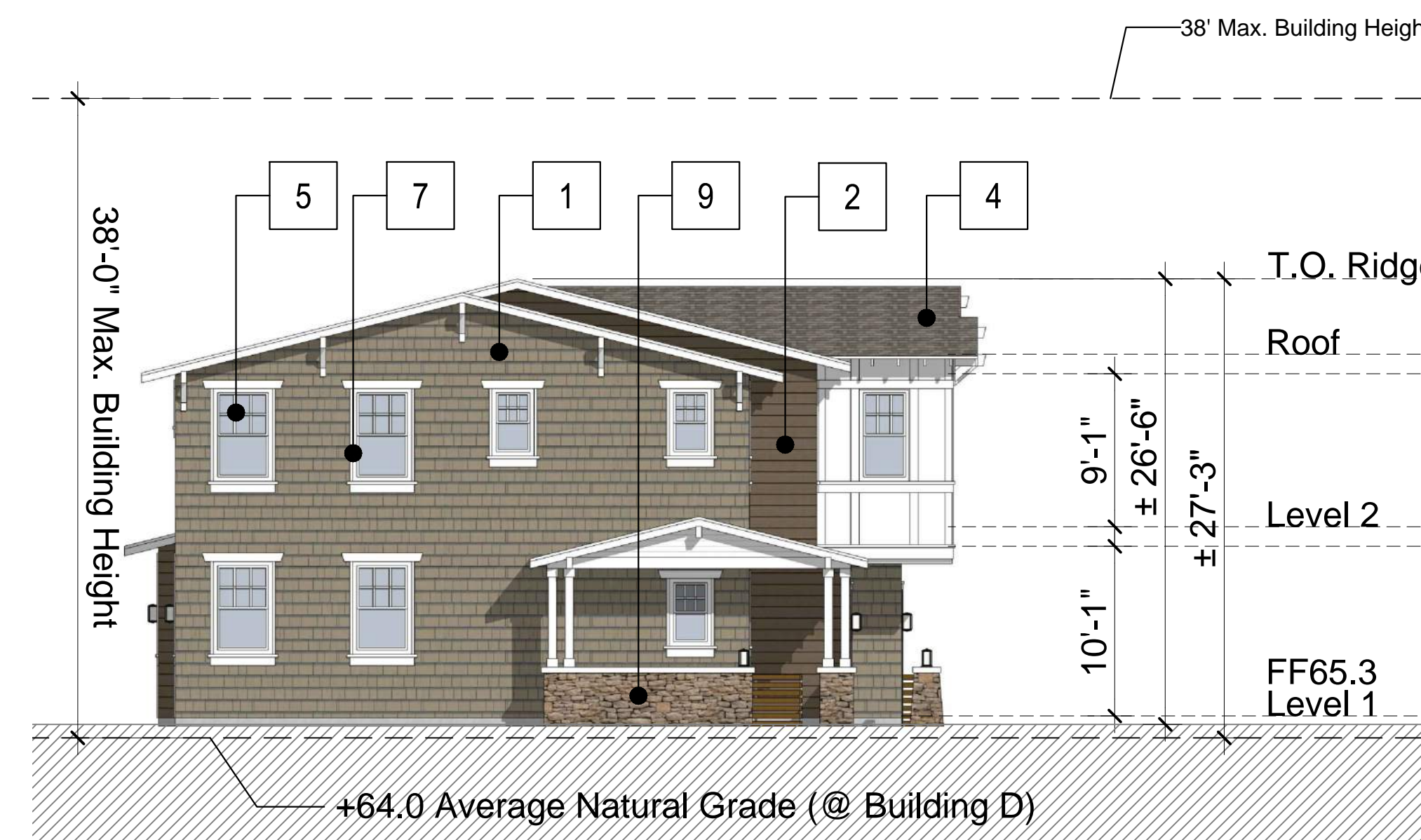
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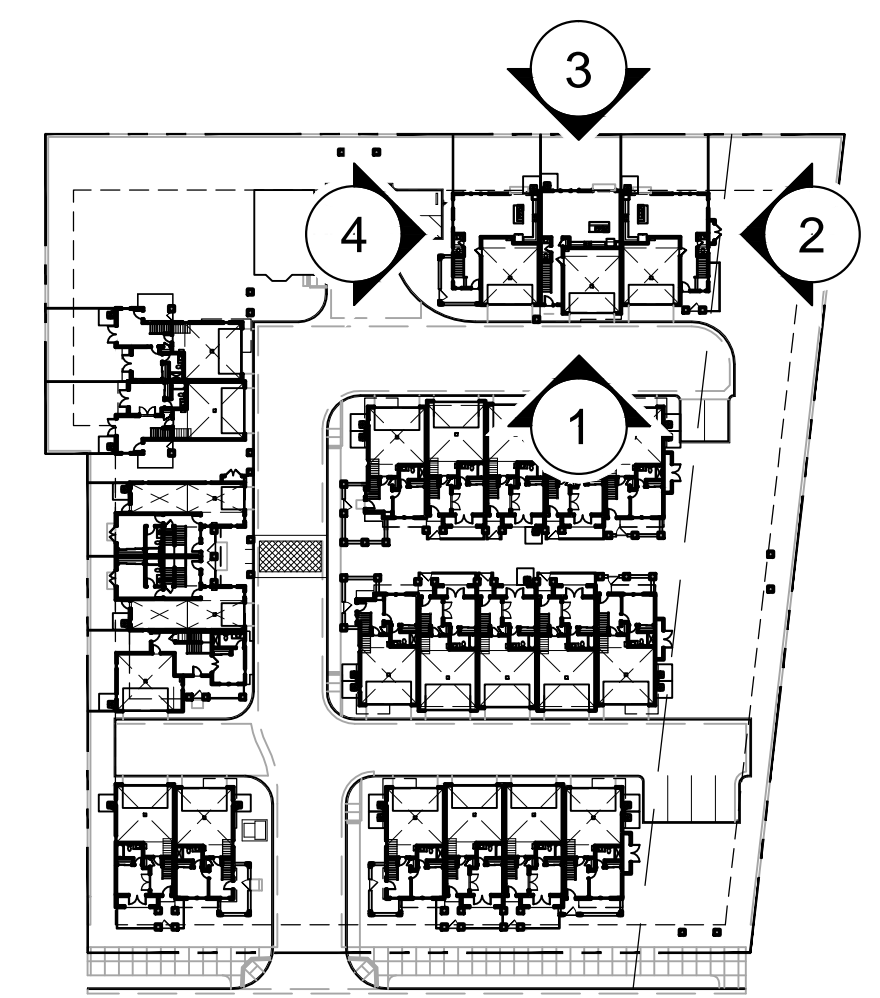
2. Right Elevation*



3. Rear Elevation



4. Left Elevation



Key Map n.t.s.

Material Legend

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3. Fiber Cement Panel
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CONCEPTUAL ELEVATIONS - WILING

MENLO PARK, CA

KTGY # 2014-0032

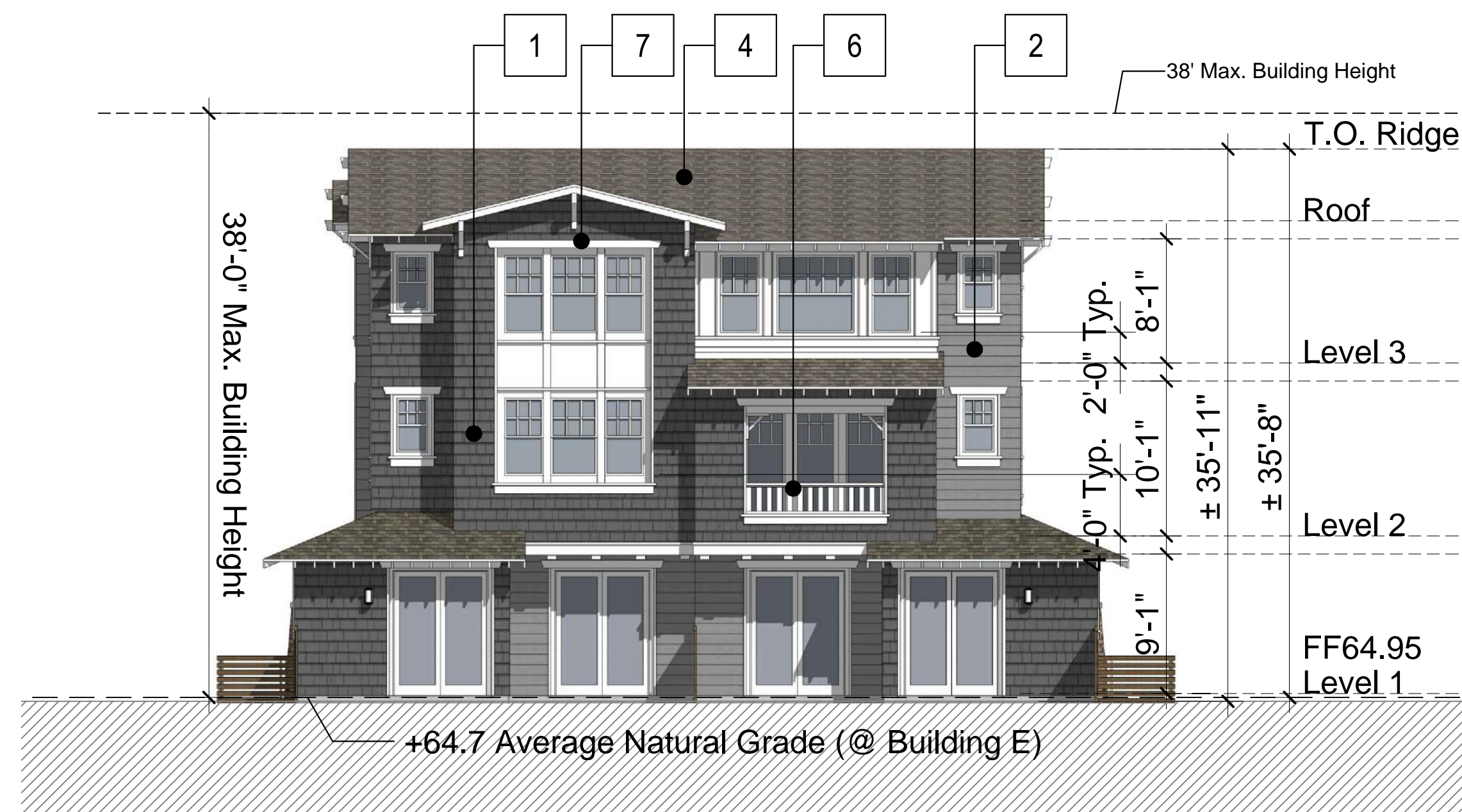
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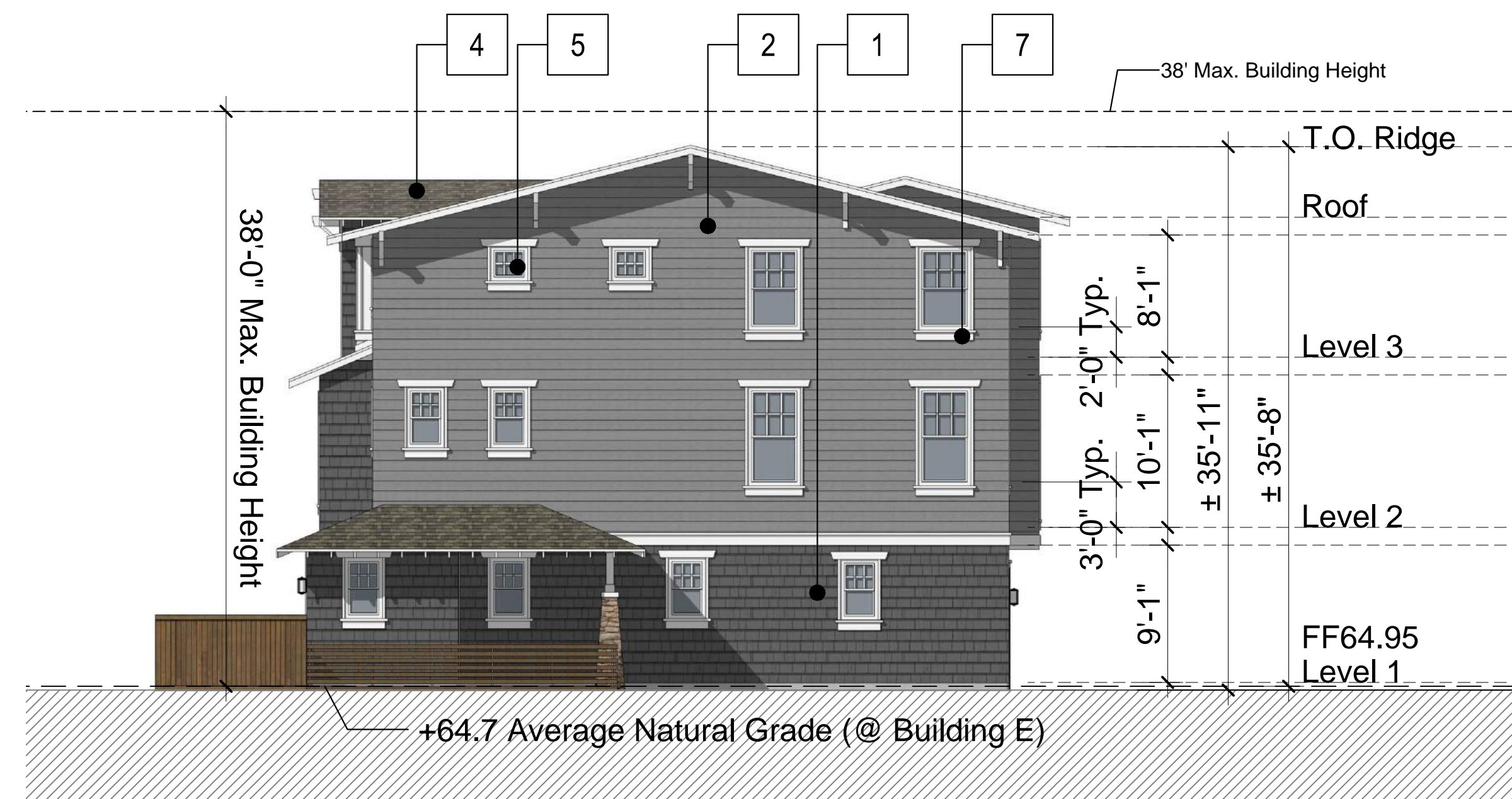


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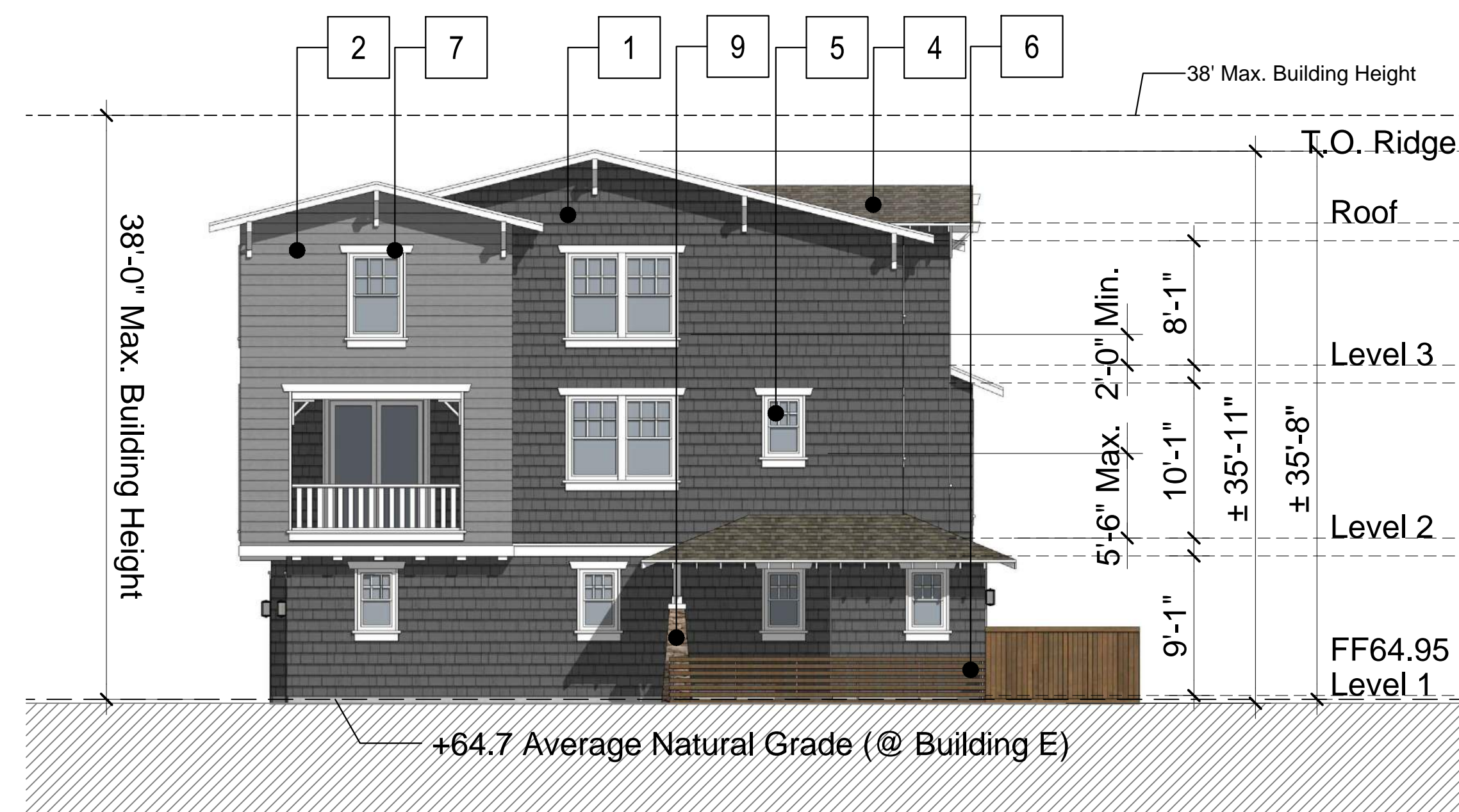
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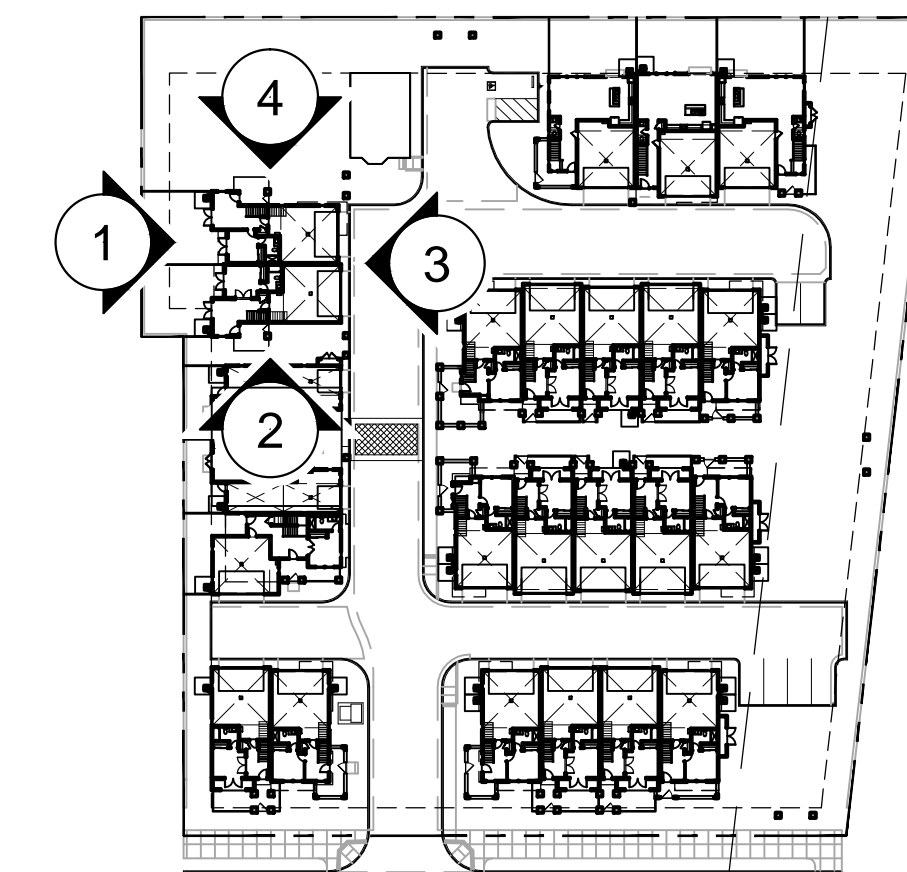
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3. Rear Elevation



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408.255.4100

CONCEPTUAL ELEVATIONS - BUILDING E

MENLO PARK, CA

KTGY # 2014-0032

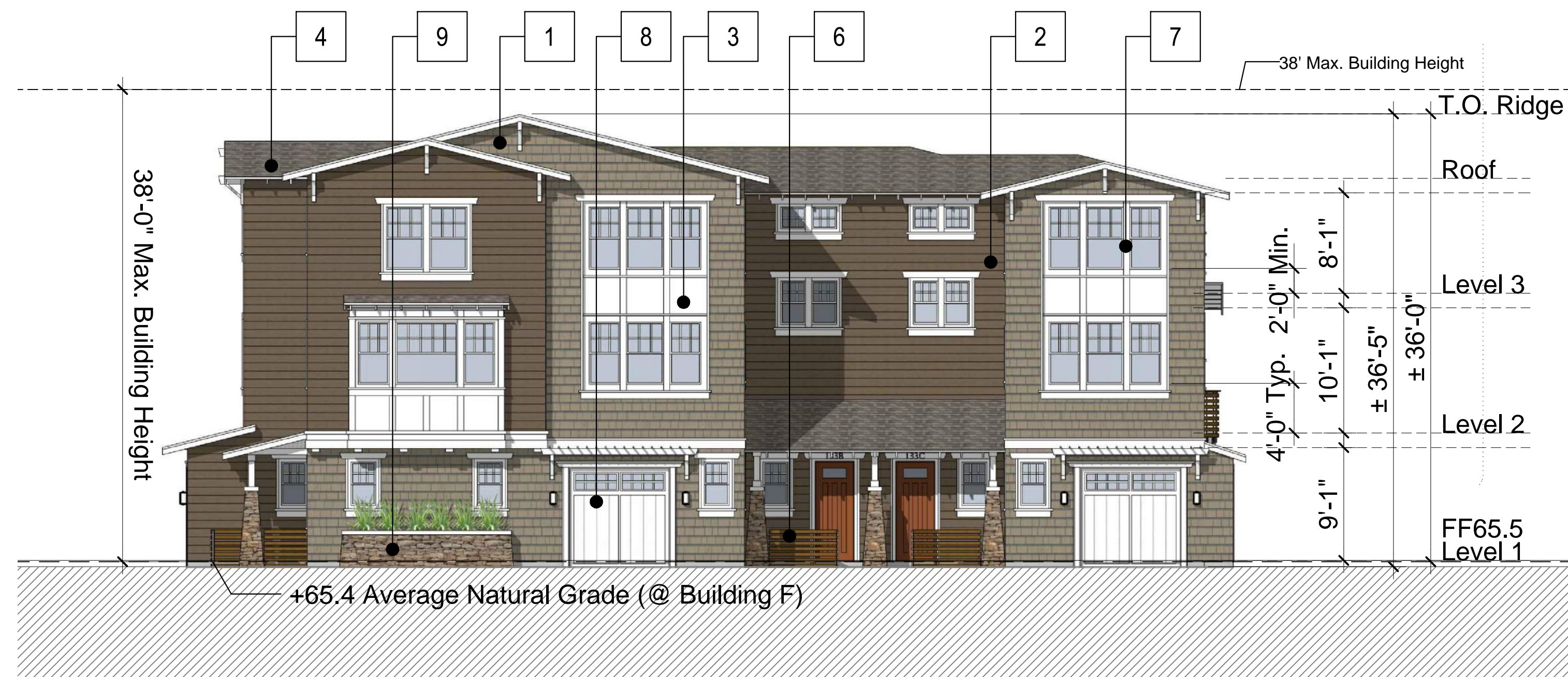
04.06.2015

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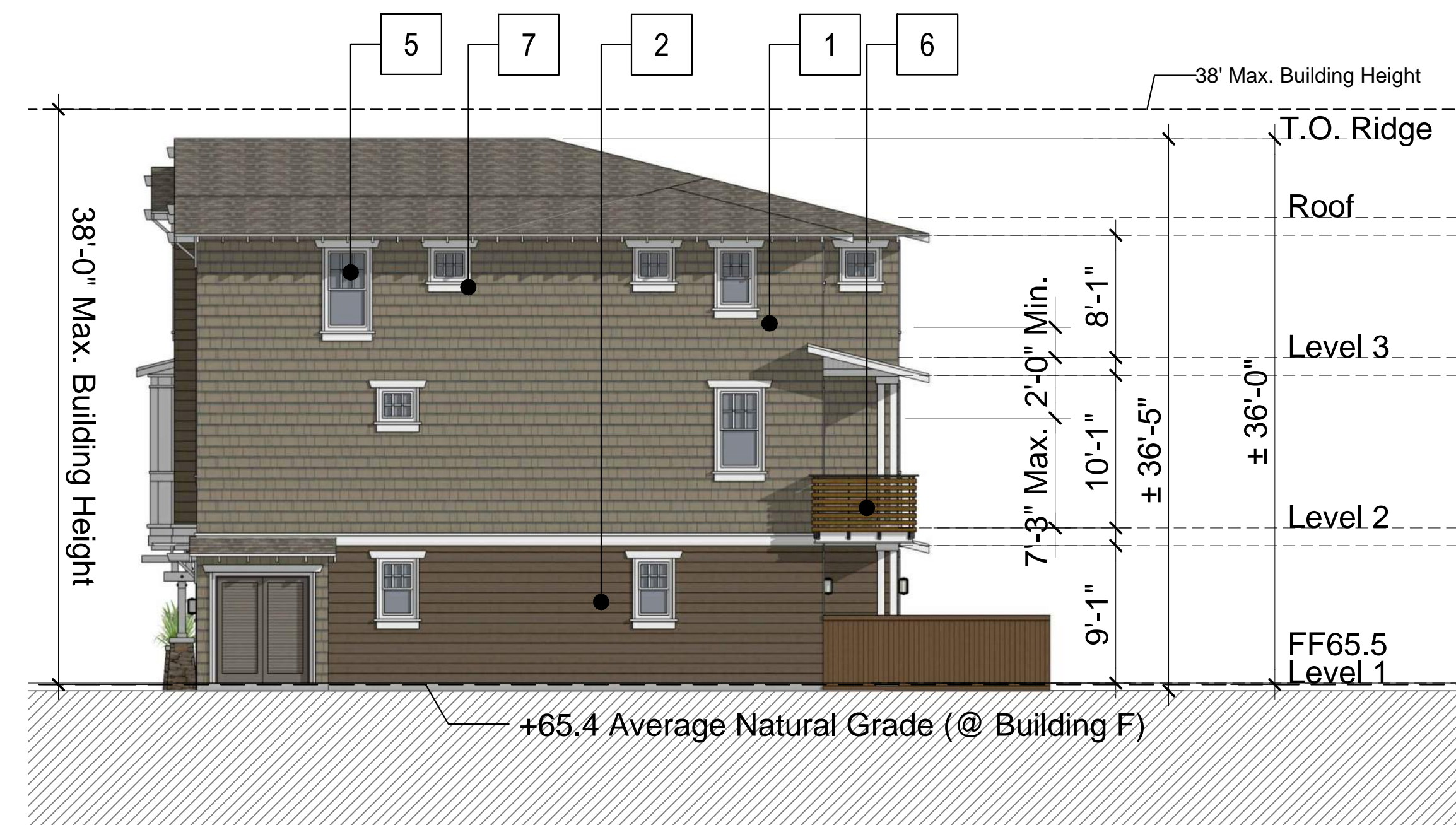


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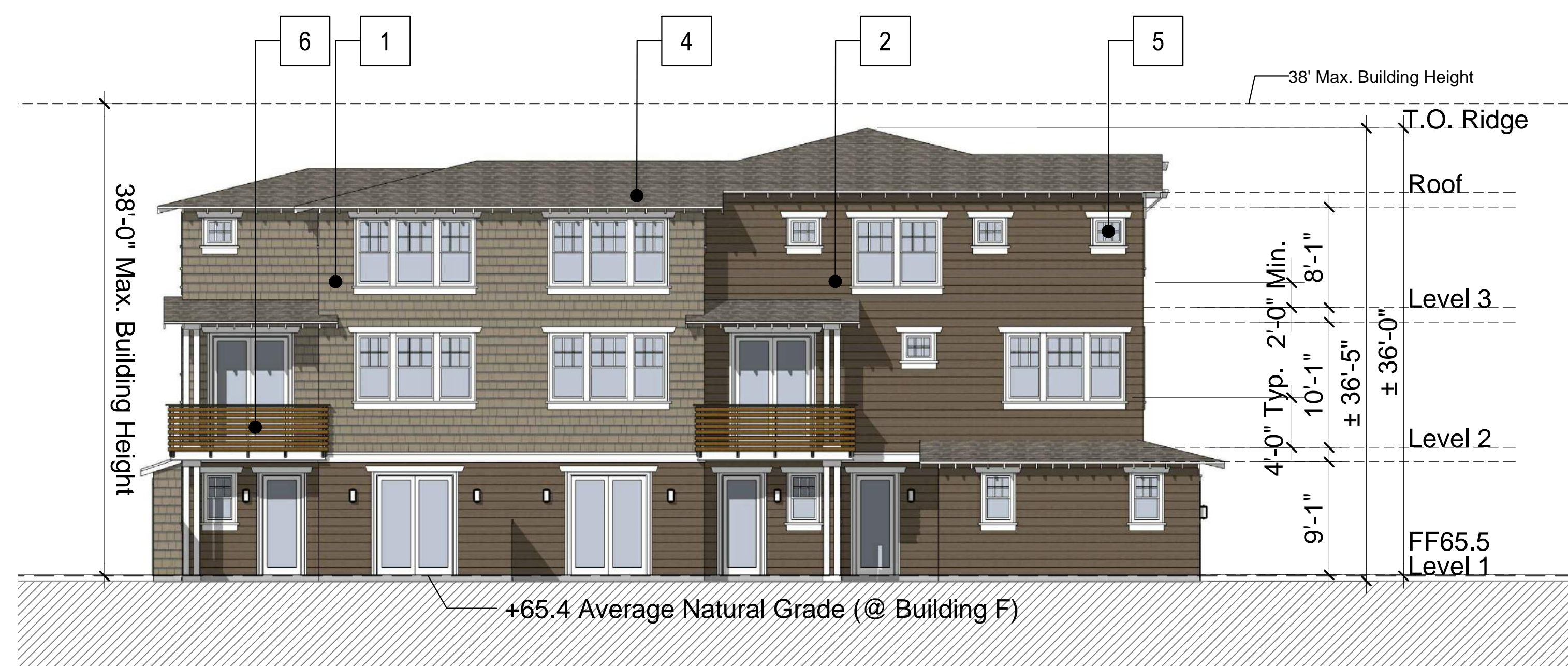
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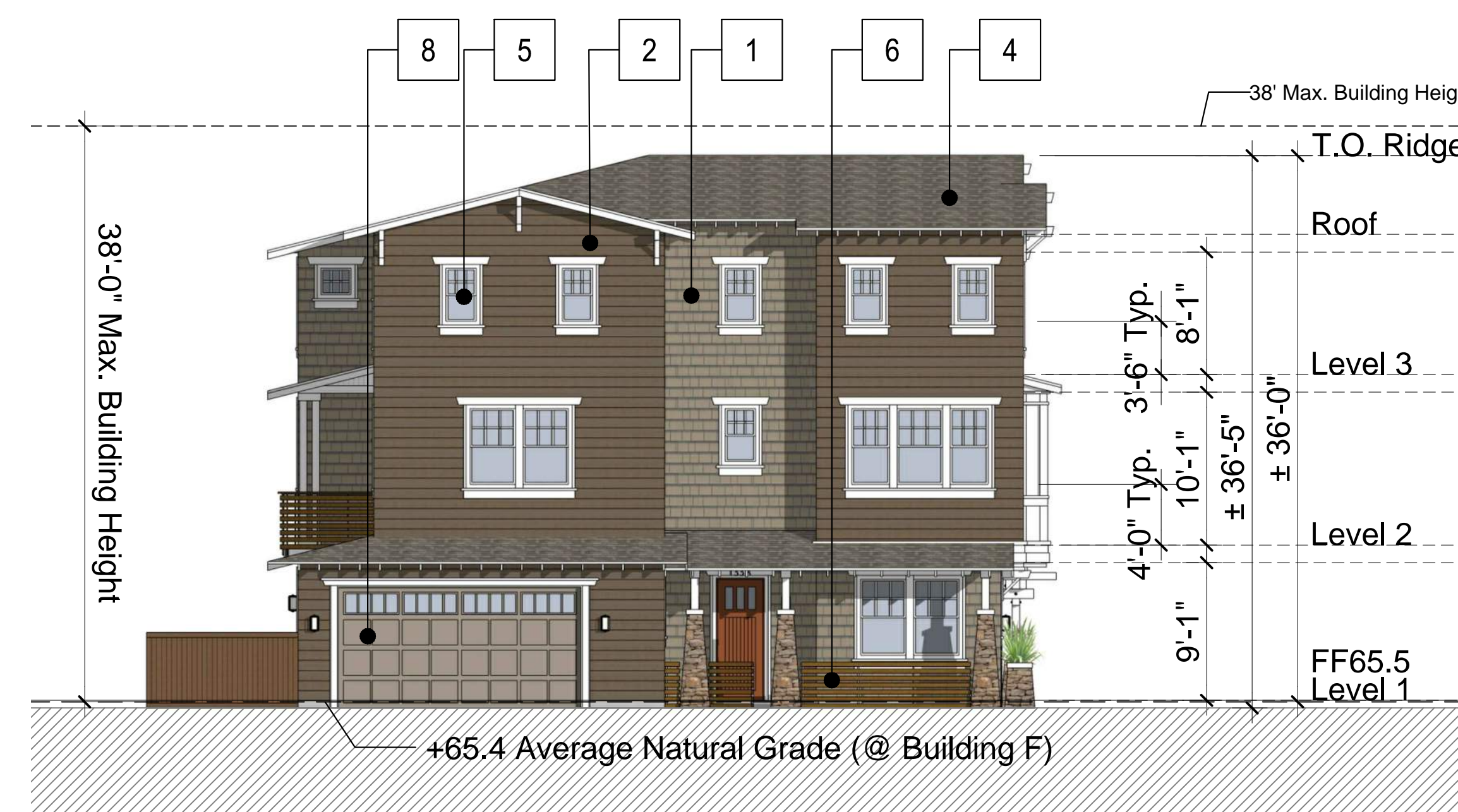
1. Front Elevation



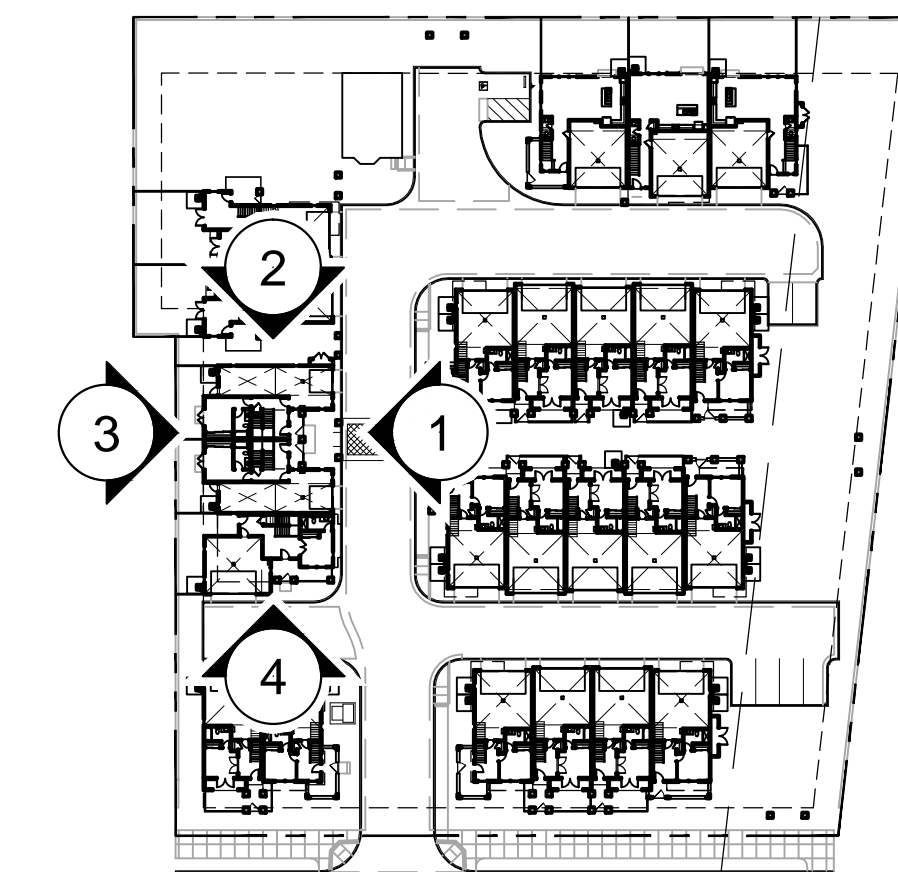
2. Right Elevation



3. Rear Elevation



4. Left Elevation



Key Map n.t.s.

Material Legend

1. Wood Shingles
2. Fiber Cement Lap Siding
3. Fiber Cement Panel
4. Laminated Composite Shingle Roof (3:12 Pitch)
5. Aluminum Clad Window
6. Wood Railing
7. Wood Trim
8. Smooth Paneled Garage Door
9. Stone Veneer

Note: No use of stucco proposed.

133 ENCINAL AVENUE

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CONCEPTUAL ELEVATIONS -   

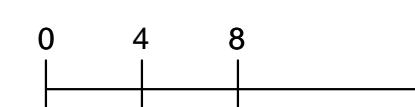
MENLO PARK, CA

KTGY # 2014-0032

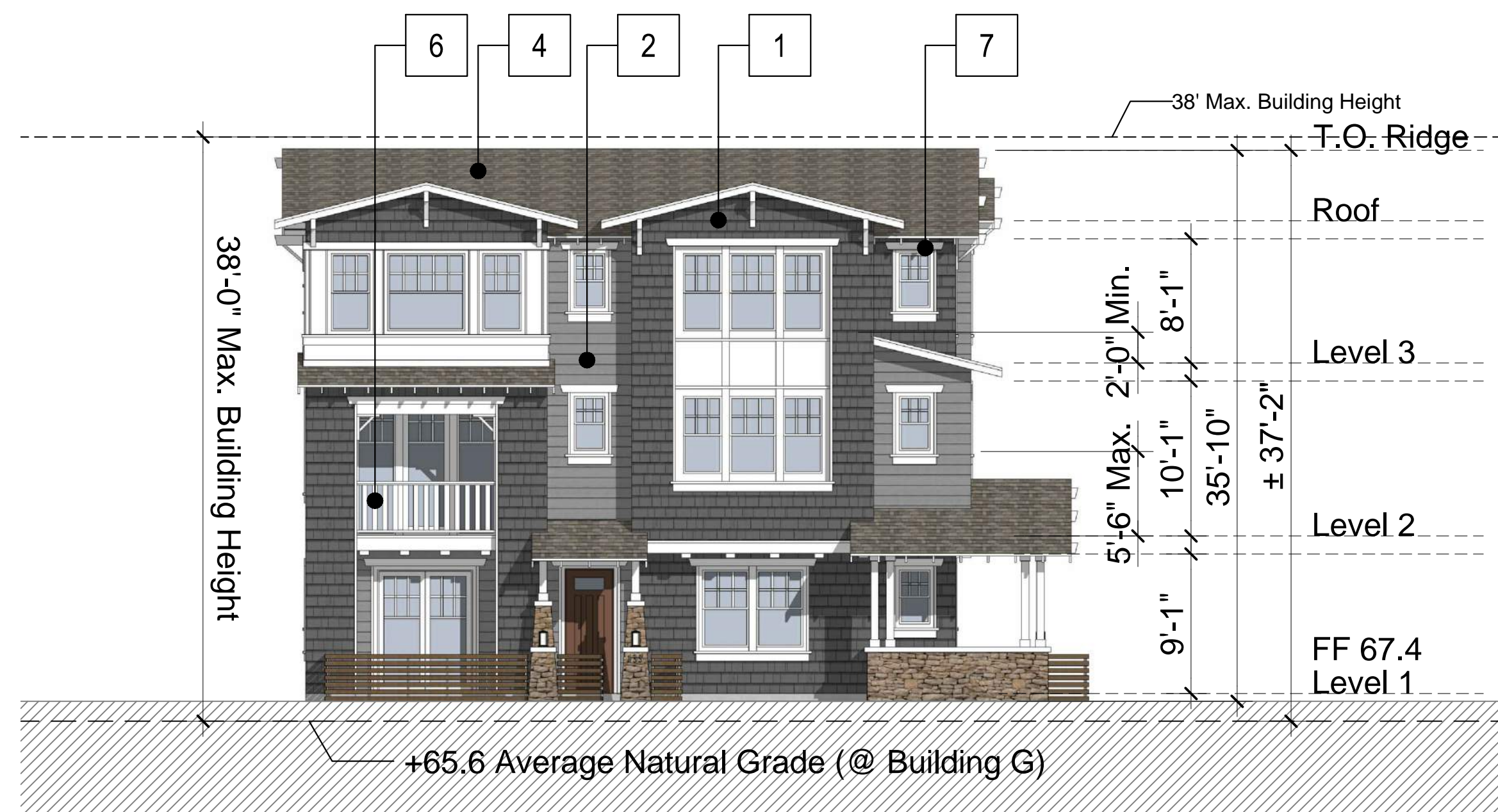
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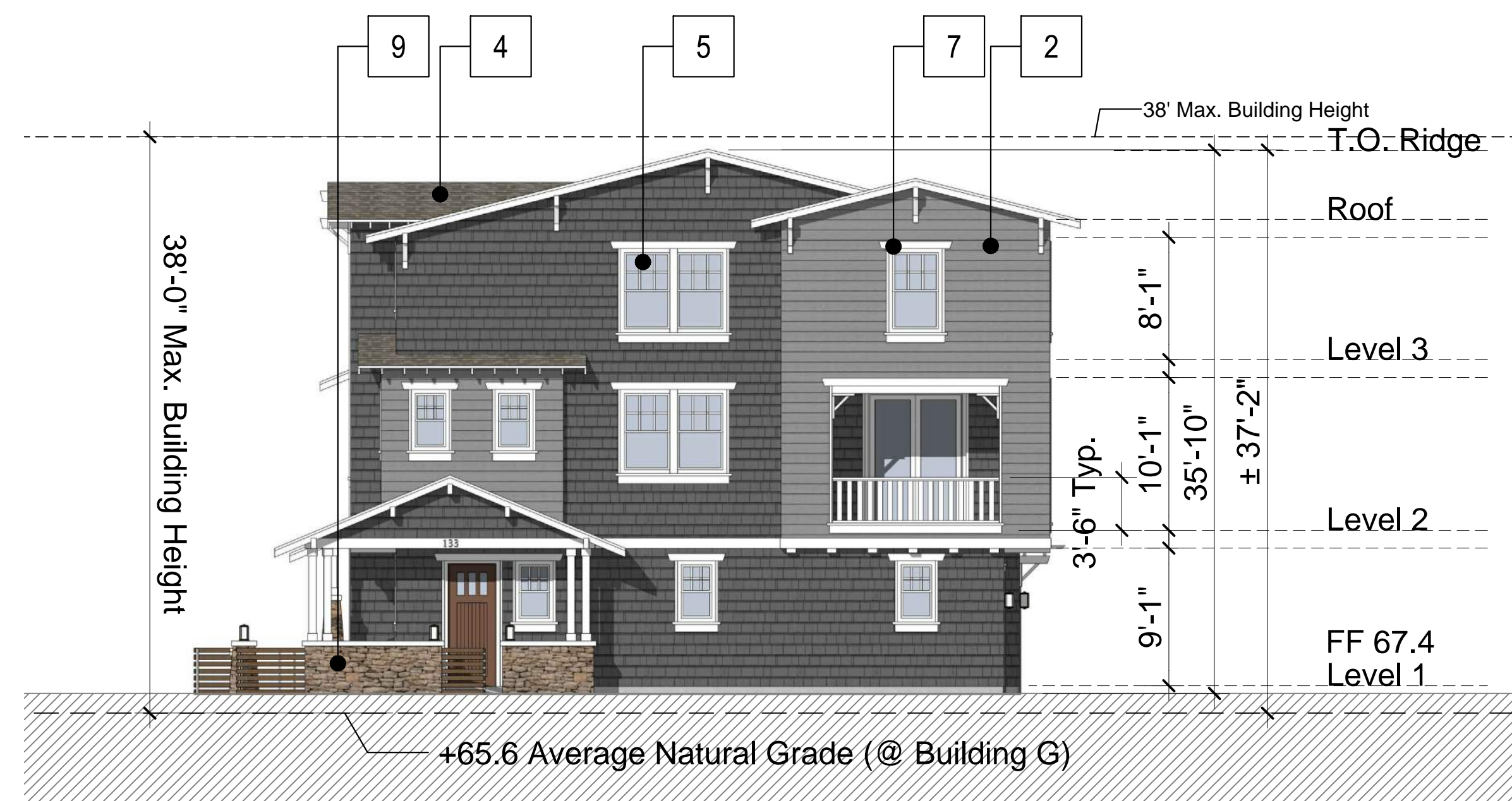


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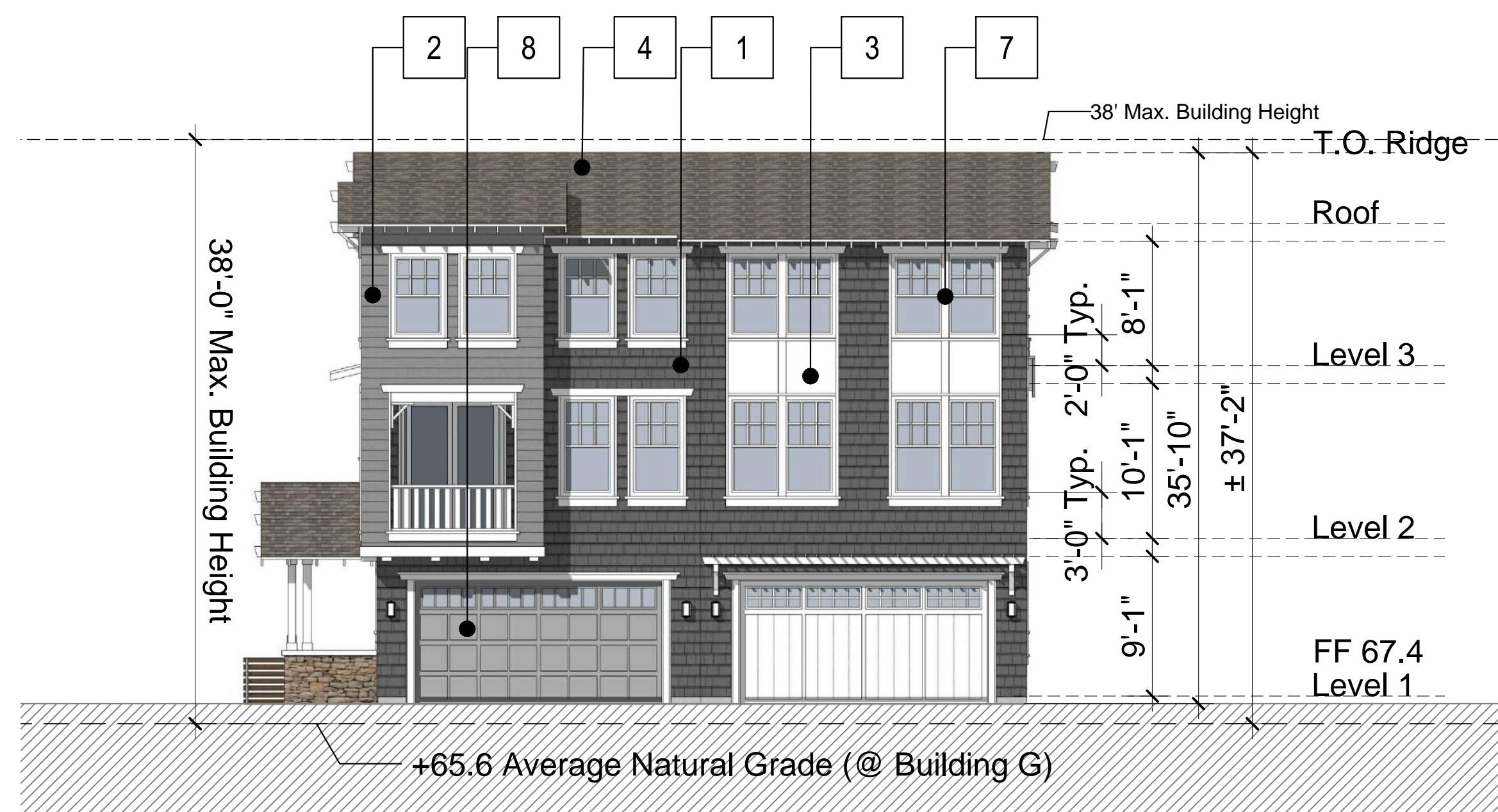
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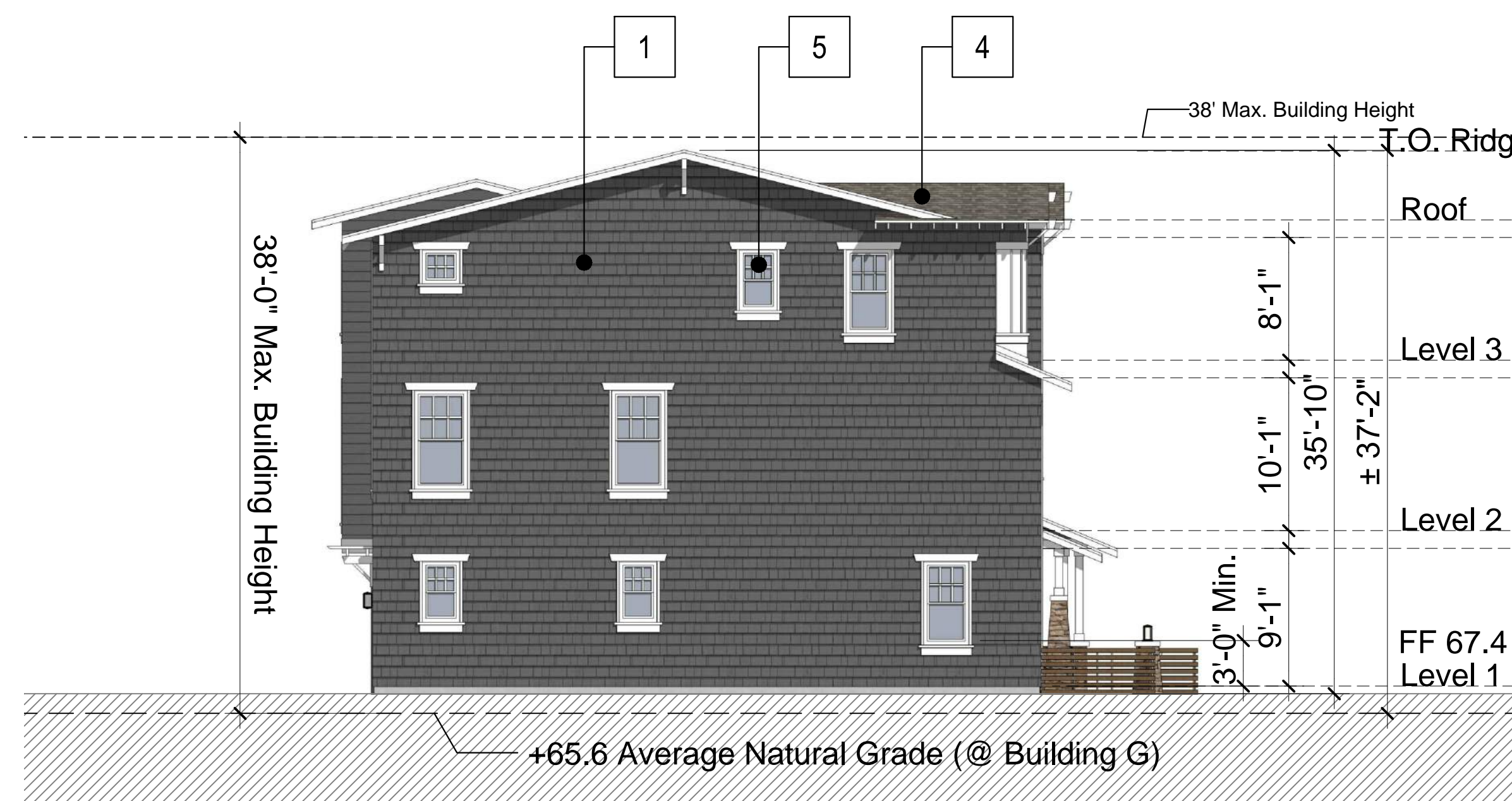
1. Front Elevation - Encinal Avenue



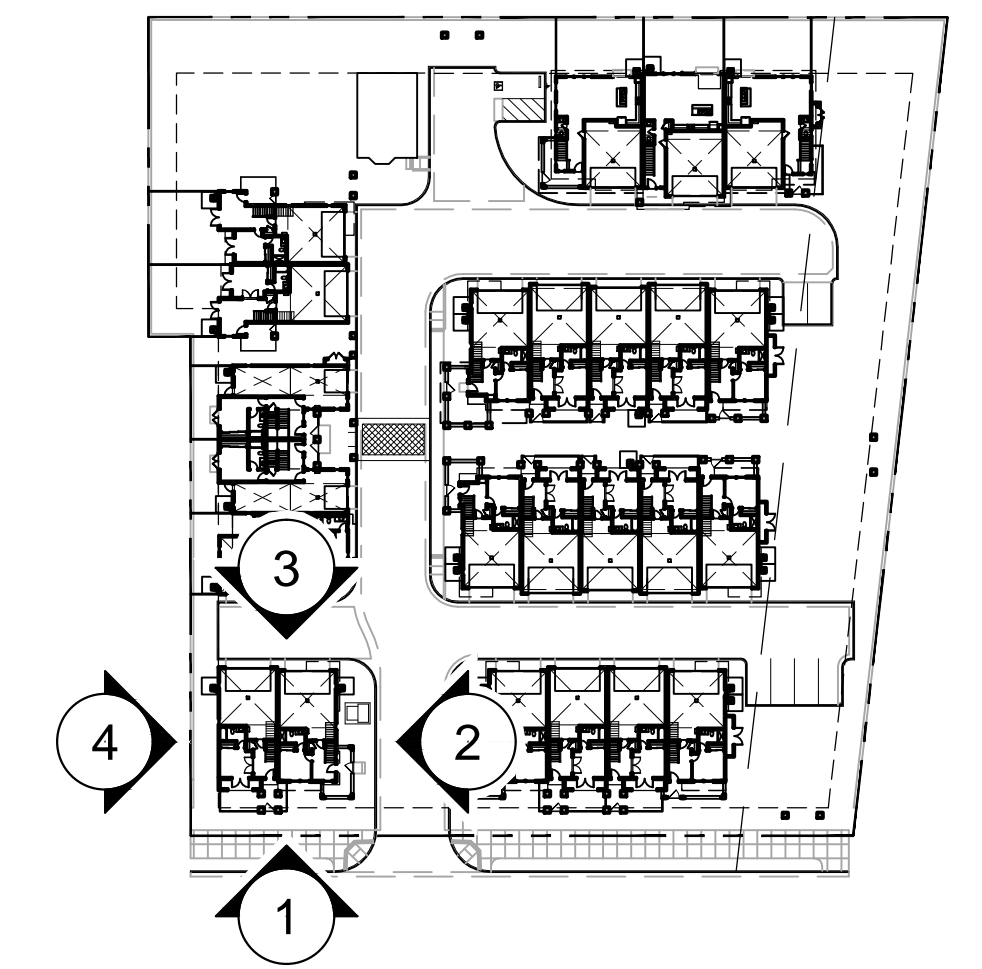
2. Right Elevation



3. Rear Elevation



4. Left Elevation



Key Map n.t.s.

Material Legend

1. Wood Shingles
2. Fiber Cement Lap Siding
3. Fiber Cement Panel
4. Laminated Composite
5. Shingle Roof (3:12 Pitch)
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9. Smooth Paneled Garage Door
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Note: No use of stucco proposed.

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408.255.4100

CONCEPTUAL ELEVATIONS - BUILDING G

MENLO PARK, CA

KTGY # 2014-0032

04.06.2015

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580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



1/8" = 1'-0"

A2.



LANDSCAPE & WATER EFFICIENCY DESIGN INTENT STATEMENT

THE LANDSCAPE DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES" & WILL COMPLY WITH THE CITY OF MENLO PARK'S DESIGN GUIDELINES & MUNICIPAL CODE.

PLANTS ARE GROUPED BY HYDROZONE, EXPOSURE & LOCAL CLIMATIC CONDITIONS. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HEDGING.

SELECTED TREES HAVE BEEN CHOSEN TO PROVIDE A VARIATION OF HEIGHTS, WIDTHS, COLORS, TEXTURES, AND CHARACTER. TREE LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS.

VEGETATED SWALES AND BIORETENTION TREATMENT AREAS WILL BE PLANTED WITH APPROVED WATER CONSERVING CAREX PANSA OR ALTERNATIVE GRASS SPECIES, AND PERIMETER SHRUBS THAT ARE ADAPTED TO BIO-SWALE CONDITIONS.

THE TREES, SHRUBS AND TURF PLANTING AREAS WILL BE DESIGNED FOR MAXIMUM WATER CONSERVATION. THE LANDSCAPE ESTIMATED TOTAL WATER USE WILL NOT EXCEED THE PROJECTS MAXIMUM WATER ALLOWANCE AS SPECIFIED IN THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

THE PLANTING & IRRIGATION DESIGN WILL COMPLY WITH THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE & THE CITY OF MENLO PARK'S MUNICIPAL CODE 12.44

THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS III. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.

SF PUC RIGHT OF WAY:

GARDEN PLOTS (RAISED PLANTERS), CITRUS AND SELECTED SHRUBS AND GROUNDCOVER ARE ALLOWABLE PER THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION RIGHT OF WAY REQUIREMENTS. FENCES AND TRELLIS FEATURE ARE SUBJECT TO SFPUC REVIEW AND APPROVAL. LANDSCAPE PLANS WILL CONFORM TO SFPUC REQUIREMENTS AND REVIEW.

BUILD IT GREEN LANDSCAPE ITEMS:

THE LANDSCAPE DESIGN WILL INCORPORATE THE FOLLOWING "BUILD IT GREEN" ITEMS TO MAXIMIZE WATER CONSERVATION:

- NO INVASIVE PLANT SPECIES USED ON PROJECT.
- 75%+ OF PLANTS ARE WATER CONSERVING CALIFORNIA NATIVES OR MEDITERRANEAN SPECIES.
- TURF IS TALL FESCUE WITH WATER USE PLANT FACTOR OR 0.8
- TURF ARE IS LESS THAN 33% OF ENTIRE LANDSCAPED AREA.
- PLANTS ARE GROUPED BY WATER NEEDS AND EACH AREA IS IRRIGATED SEPARATELY (I.E., TURF AND SHRUB AREAS HAVE SEPARATE IRRIG. CIRCUITS).
- LOW FLOW SPRINKLER HEADS ARE USED ON PROJECT.
- 2" COMPOST ADDED INTO SOIL.
- 3" OF MULCH ADDED TO SHRUB AND GROUND COVER PLANTING AREAS.

133 ENCINAL AVENUE

Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

CONCEPTUAL LANDSCAPE PLAN

MENLO PARK, CA

VALA # 1416

4.04.2015

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

TREES							SHRUBS													
	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS		CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS							
	ACE AU3	Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	15 gal	2	REPLACEMENT TREE		ABU BLU	Abutilon hybridum 'Blushing Belle'	Flowering Maple	5 gal	41			HEB COE	Hebe x 'Coed'	Hebe	5 gal	39	
	ACE COL	Acer rubrum 'Columnare'	Red Maple	15 gal	5	REPLACEMENT TREE		ANI BUS	Anigozanthos x 'Bush Gold'	Kangaroo Paw	5 gal	33			HEB VA3	Hebe x 'Variegata	Variegated Hebe	5 gal	28	
	GIN AUT	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	24"box	9	REPLACEMENT TREE		ANI TA2	Anisodontea x hypomandarum 'Tara's Pink' STD	Tara's Pink Cape Mallow STD	5G-STD	8			HEU SA3	Heuchera x 'Santa Ana Cardinal'	Coral Bells	1 gal	250	
	LAG MU2	Lagerstroemia x 'Muskogee'	Crape Myrtle light lavender	24"box	11			AZA FO3	Azalea indica Topiary	Formosa Azalea 3 Ball Pom Pom Topiary	5 gal	1			LIG TE3	Ligustrum texanum	Texas Privet	5 gal	4	
	LAU SAR	Laurus nobilis 'Saratoga'	Sweet Bay	15 gal	8			LIG TE2	Ligustrum texanum	Texas Privet	5 gal	22			LIR GIG	Liriope gigantea	Giant Liriope	1 gal	15	
	MAG RO2	Magnolia stellata 'Royal Star'	Royal Star Magnolia	15 gal	7			LIR GI2	Liriope gigantea	Giant Liriope	5 gal	38			LIR NAN	Liriope muscari 'Nana Variegata'	Dwarf Variegated Lily Turf	5 gal	106	
	PRU CHA	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	15 gal	11			BUX BEA	Buxus microphylla japonica 'Green Beauty'	Green Beauty Boxwood	5 gal	3			LOR SIZ	Loropetalum chinense 'Sizzling Pink'	Sizzling Pink Fringe Flower	5 gal	33	
	ULM TRU	Ulmus parvifolia 'True Green'	True Green Elm	24"box	3			BUX GR5	Buxus sempervirens 'Green Tower'	Green Tower Boxwood	5 gal	11			PHO DAZ	Phormium tenax 'Dazzler'	New Zealand Flax	5 gal	10	
	CHI PIN	x Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	24"box	3			CAL LIT	Callistemon citrinus 'Little John'	Dwarf Bottle Brush	5 gal	11			PHO MA2	Phormium tenax 'Maori Queen'	New Zealand Flax	5 gal	17	
	MAG LIT	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	15 gal	4			CAM NUC	Camellia japonica 'Nuccio's Gem'	White Camellia	5 gal	23			PHO DAR	Phormium x 'Dark Delight'	Purple Flax	5 gal	23	
								CAR PRA	Carex praegracilis	Slender Sedge	5 gal	75			PHO DUE	Phormium x 'Duet'	New Zealand Flax	5 gal	12	
								CEA ARR	Ceanothus thyrsiflorus 'Arroyo de la Cruz'	Blue Blossom	5 gal	7			PHO YEL	Phormium x 'Yellow Wave'	New Zealand Flax	1 gal	8	
								COL PUL	Coleonema pulchrum	Pink Breath Of Heaven	5 gal	18			PIT CO2	Pittosporum crassifolium 'Compactum'	Dwarf Karo	5 gal	57	
								COL SUN	Coleonema pulchrum 'Sunset Gold'	Golden Breath Of Heaven	5 gal	31			PIT MAR	Pittosporum tenuifolium 'Marjorie Channon'	Tawhiwhi	5 gal	78	
	CIT NAG	Citrus kumquat 'Nagami'	Nagami Kumquat	15 gal	4			COT MIC	Cotoneaster microphyllus	Rockspray Cotoneaster	5 gal	31			PIT CRE	Pittosporum tobira 'Cream De Mint' TM	Cream De Mint Dwarf Mock Orange	1 gal	84	
	CIT IMP	Citrus x limon 'Improved Meyer'	Meyer Lemon	24"box	8			DIE BIC	Dietes bicolor	Fortnight Lily	5 gal	63			PIT VAR	Pittosporum tobira 'Variegata'	Variegated Mock Orange	5 gal	22	
	CIT MOR	Citrus x sinensis 'Moro'	Moro Blood Orange	15 gal	4			DIE VA3	Dietes grandiflora 'Variegata'	Striped Fortnight Lily	1 gal	16			PIT WHE	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Mock Orange	5 gal	4	
	LAG ZUN	Lagerstroemia x 'Zuni'	Tree Crape Myrtle	15 gal	8			DOD PUR	Dodonaea viscosa 'Purpurea'	Purple Leafed Hopseed Bush	15 gal	5			POD ICE	Podocarpus x 'Icee Blue'	Icee Blue Podocarpus	15 gal	7	
								ERI CAP	Erigeron glaucus 'Cape Sebastian'	Seaside Daisy	1 gal	97			POL MUN	Polystichum munitum	Western Sword Fern	5 gal	30	
								ERI WAY	Erigeron glaucus 'Wayne Roderick'	Seaside Daisy	5 gal	67			RHO OCC	Rhododendron occidentale	Western Azalea	5 gal	10	
								ERY BOW	Erysimum x 'Bowles' Mauve'	Wallflower	5 gal	5			RIB SAN	Ribes sanguineum	Red Flowering Currant	5 gal	14	
	ERY WEN	Erysimum x 'Wenlock Beauty	Wallflower	1 gal	51			ESC NEW	Escallonia rubra 'Newport Dwarf'	Dwarf Escallonia	5 gal	33			ROS CAL	Rosa californica	California Wild Rose	5 gal	43	
	ESC APP	Escallonia x 'Apple Blossom'	Apple Blossom Escallonia	5 gal	3			ESC APP	Escallonia x 'Apple Blossom'	Apple Blossom Escallonia	5 gal	3			ROS ZEP	Rosa David Austin 'Zeprerin Drouhin'	Climbing Rose	5 gal	9	
	EUP MAR	Euphorbia x martinii	Euphorbia	1 gal	22			EUP MAR	Euphorbia x martinii	Euphorbia	1 gal	22			ROS IC2	Rosa floribunda 'Iceberg'	Iceberg Rose	5 gal	74	
	FES OVI	Festuca ovina glauca 'Elijah Blue'	Blue Fescue	5 gal	183			ROS I34	Rosa floribunda 'Iceberg' Standard	Iceberg Rose Standard	5 gal	15			ROS P94	Rosa floribunda 'Pink Iceberg'	Rose	5 gal	11	
	FUC GAR	Fuchsia hybrid 'Gartenmeister Bonstedt'	Gartenmeister Fuchsia	1 gal	49			ROS F23	Rosa x 'Flower Carpet Amber'	Amber Carpet Rose	2 gal	33			ROS FL4	Rosa x 'Flower Carpet Pink'	Rose	2 gal	25	
	GRE NOE	Grevillea x 'Noellii'	Grevillea	5 gal	13			ROS FL6	Rosa x 'Flower Carpet White'	Rose	2 gal	8			SOL ROY	Solanum rantonnetii 'Royal Robe'	Paraguay Nightshade STD	5 gal	19	
	HEB COE	Hebe x 'Coed'	Hebe	5 gal	39			STA BIG	Stachys byzantina 'Big Ears'	Lamb's Ear	1 gal	82			TIB URV	Tibouchina urvilleana	Princess Flower	5 gal	8	
	HEB VA3	Hebe x 'Variegata	Variegated Hebe	5 gal	28			WIS AM2	Wisteria frutescens 'Amethyst Falls'	Amethyst Falls Wisteria	5 gal	4	AT TRELLIS TYP.							
	HEU SA3	Heuchera x 'Santa Ana Cardinal'	Coral Bells	1 gal	250															
	LIG TE3	Ligustrum texanum	Texas Privet	5 gal	4															
	LIG TE2	Ligustrum texanum	Texas Privet	5 gal	22															

133 ENCINAL AVENUE

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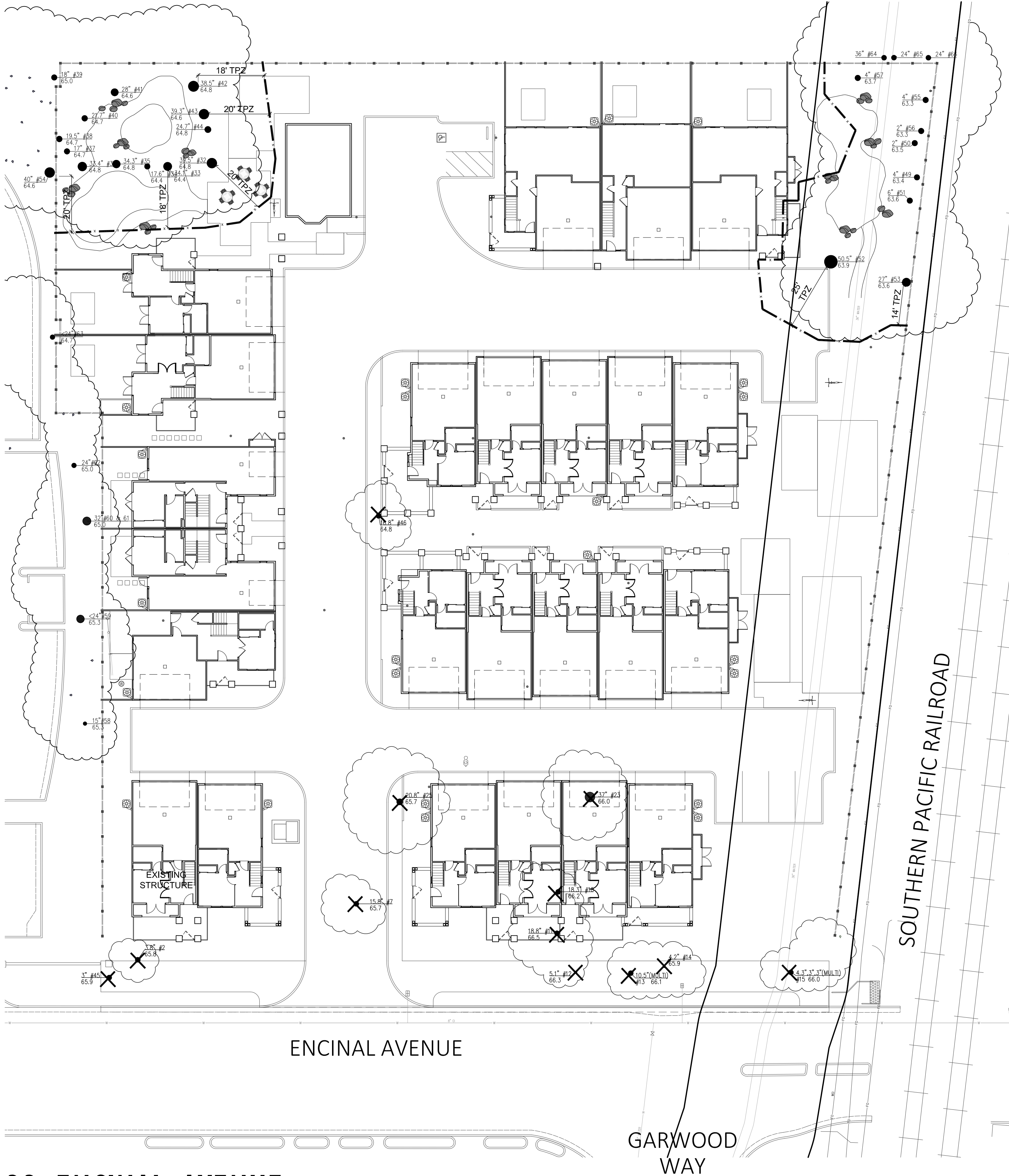
CONCEPTUAL PLANTING LEGEND

MENLO PARK, CA

VALA # 1416


4.04.2015

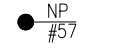
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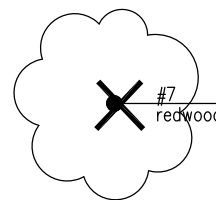



EXISTING TREE CHART					
TREE NO.	TREE TYPE	CONDITION	DISPOSTION	TPZ SIZE	DIA./HT./SPREAD
2	JAPANESE MAPLE	FAIR	TO BE REMOVED	-	3.8"/5'6"
7	COAST REDWOOD	FAIR-GOOD	TO BE REMOVED	-	15.8"/25'/12'
10	INCENSE CEDAR	FAIR	TO BE REMOVED	-	18.3"/34'/18"
11	INCENSE CEDAR	FAIR	TO BE REMOVED	-	18.8"/40'/22"
12	CRAB APPLE	FAIR	TO BE REMOVED	-	5.1"/7'/12"
13	BIRCH	POOR-FAIR	TO BE REMOVED	-	10.5"/16'/12"
14	TEA TREE	POOR-FAIR	TO BE REMOVED	-	4.2"/9'/10"
15	CRAPE MYRTLE	GOOD	TO BE REMOVED	-	4.3", 3", 3"/12'/16"
23	COAST REDWOOD	FAIR	TO BE REMOVED	-	37"/85'/25'
25	JAPANESE MAPLE	POOR-FAIR	TO BE REMOVED	-	20.8"/15'/22"
32	COAST REDWOOD	FAIR	PRESERVE	20 FEET	39.5"/90'/22"
33	COAST REDWOOD	POOR-FAIR	PRESERVE	18 FEET	34.1"/70'/20"
34	COAST REDWOOD	FAIR	PRESERVE	10 FEET	17.6"/75'/16"
35	COAST REDWOOD	FAIR-GOOD	PRESERVE	18 FEET	34.3"/95'/18"
36	COAST REDWOOD	POOR-FAIR	PRESERVE	18 FEET	33.4"/90'/22"
37	COAST REDWOOD	FAIR	PRESERVE	10 FEET	17"/70'/14"
38	COAST REDWOOD	POOR-FAIR	PRESERVE	10 FEET	19.5"/85'/15"
39	COAST REDWOOD	POOR-FAIR	PRESERVE	10 FEET	18"/75'/16"
40	COAST REDWOOD	POOR-FAIR	PRESERVE	11 FEET	21.7"/80'/16"
41	COAST REDWOOD	FAIR-GOOD	PRESERVE	14 FEET	28"/85'/26"
42	COAST REDWOOD	FAIR	PRESERVE	18 FEET	35.5"/85'/30"
43	COAST REDWOOD	FAIR-GOOD	PRESERVE	20 FEET	39.3"/85'/34'
44	COAST REDWOOD	FAIR	PRESERVE	13 FEET	24.7"/75'/18"
45	JAPANESE MAPLE	FAIR-GOOD	TO BE REMOVED	-	3"/12'/6"
46	COAST REDWOOD	FAIR	TO BE REMOVED	-	16.8"/35'/10"
52	COAST LIVE OAK	FAIR	PRESERVE	25 FEET	50.5"/55'/50"
53	COAST LIVE OAK	FAIR	PRESERVE	14 FEET	27"/35'/38"
54	COAST REDWOOD	FAIR	PRESERVE	20 FEET	40"/80'/22"
58	COAST LIVE OAK		PRESERVE	12 FEET	EST 15"
59	SYCAMORE		PRESERVE	12 FEET	EST <24"
60 & 61	COAST LIVE OAK		PRESERVE	12 FEET	32"
62	COAST LIVE OAK		PRESERVE	12 FEET	EST <24"
63	COAST LIVE OAK		PRESERVE	12 FEET	EST <24"
64	COAST REDWOOD		PRESERVE	18 FEET	EST 36"
65	MONTEREY PINE		PRESERVE	15 FEET	EST 24"
66	MONTEREY PINE		PRESERVE	15 FEET	EST 24"

EXISTING TREE LEGEND:

- 

EXISTING PROTECTED/HERITAGE TREE TO REMAIN, TYP.
- 

EXISTING NON-PROTECTED TREE TO REMAIN, TYP.
- 

EXISTING PROTECTED/HERTIAGE TREE TO BE REMOVED, TYP.
- 

TREE PROTECTION FENCE (TPZ)

EXISTING TREE NOTES:

- TOTAL NUMBER OF EXISTING PROTECTED/HERITAGE TREES ON SITE = 28
- # OF EXISTING PROTECTED/HERITAGE TREES PROPOSED FOR REMOVAL = 12

MITIGATION:

- NUMBER OF TREES WITH DIAMETER >15": 6
- NUMBER OF 15 GAL. MIN. REPLACEMENT TREES REQUIRED: 12

TREE DISPOSITION PLAN IS BASED ON ARBORIST REPORT DATED APRIL 3, 2015 FROM McCLENAHAN CONSULTING.

CONTRACTOR TO FOLLOW TREE PROTECTION GUIDELINES AND TPZ FENCING PER ARBORIST REPORT AND ALL CITY REQUIREMENTS.

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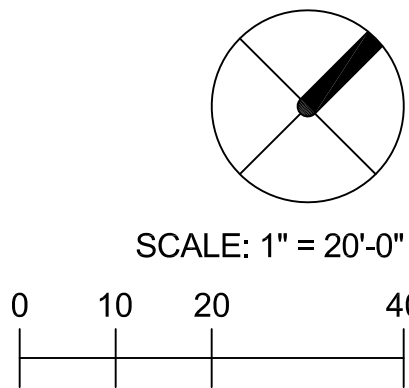
EXISTING TREE DISPOSITION PLAN

MENLO PARK, CA

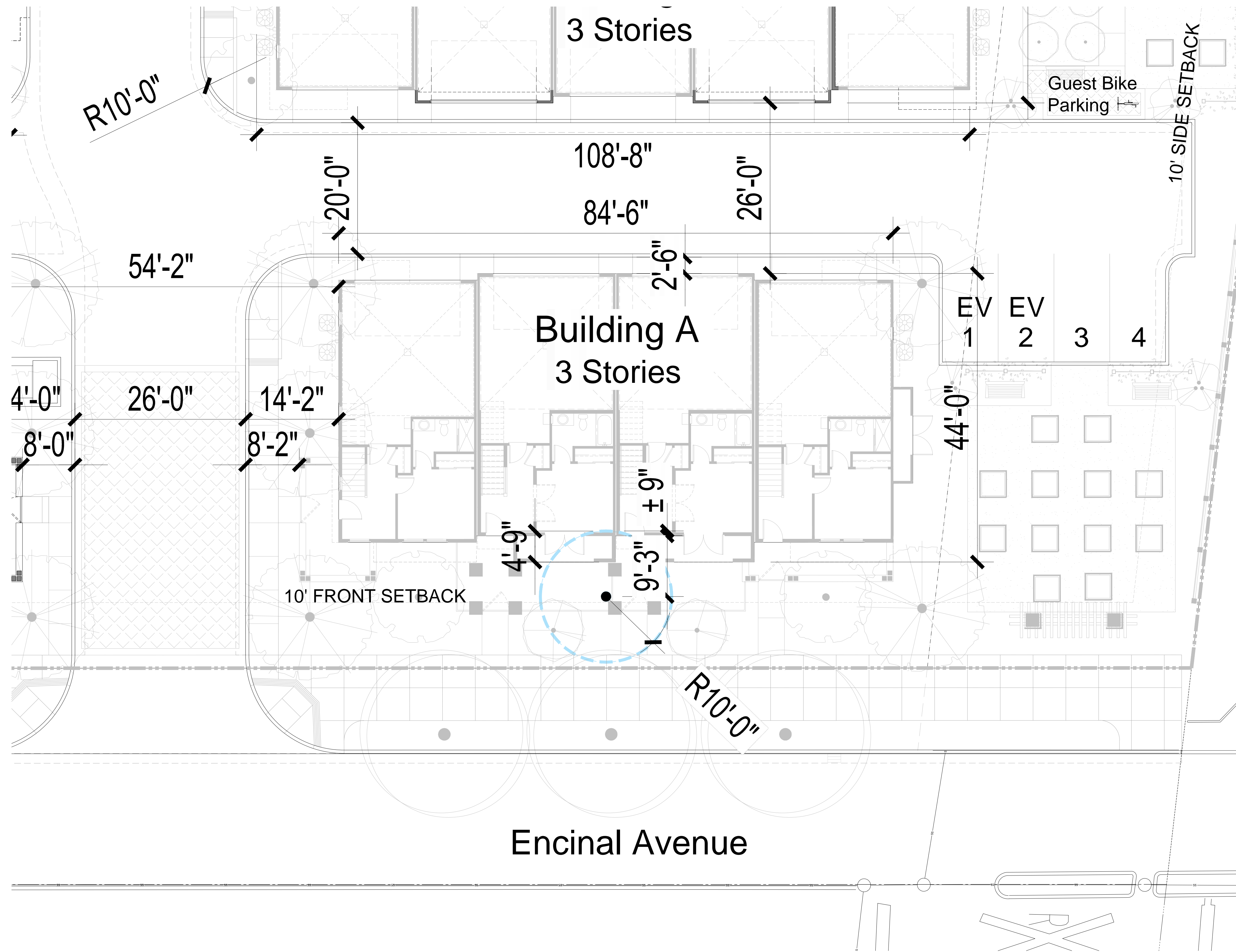
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L4.0



1/8" = 1'-0"

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133 ENCINAL AVENUE

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10121 Miller Avenue, Suite 200
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TREE #1 EXHIBIT

MENLO PARK, CA

KTGY # 2014-0032

05.27.2015

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



ARBORIST REPORT

Submitted To:

**Hunter Properties, Inc.
Attention: Mr. Sachneel Patel
10121 Miller Avenue #200
Cupertino, CA 95014**

Project Location:

**133 Encinal Avenue
Menlo Park, CA**

Submitted By:

**McCLENAHAN CONSULTING, LLC
John H. McClenahan
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists
April 3, 2015
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McClenahan Consulting, LLC

Arboriculturists Since 1911

1 Arastradero Road, Portola Valley, CA 94028-8012

Telephone (650) 326-8781

Fax (650) 854-1267

www.spmcclenahan.com

April 3, 2015

Hunter Properties, Inc.

Attn: **Mr. Sachneel Patel**

10121 Miller Avenue #200

Cupertino, CA 95014

RE **133 Encinal Avenue**
Menlo Park, CA

Assignment

As requested, I performed a visual inspection of 37 trees protected by city ordinance to determine species, size, condition, disposition and impacts from construction. In addition, *Tree Protection Zones* have been assigned to neighboring trees within 10-feet of property line. Please be advised this report has been updated from our previously submitted report of June 6, 2014.

Summary

Trees in this report correspond to the numbers shown on the topographic survey. Proposed site development will require removal of three small city street trees (12, 14 and 45) and five city protected trees (10, 15, 23, 25 and 46) on site. Further review of plans may be necessary to determine if additional small right of way trees will require removal. Current plans show the grove of redwoods at the left rear corner and cluster of live oaks at right rear corner as remaining. Tree protection fencing should surround each grouping of trees. This fencing will adequately protect the neighboring trees at the right rear corner. Fencing should also be installed to protect neighboring oaks, etc. at the 1600 El Camino fence line.

- Any grading or excavation within *Tree Protection Zones (TPZ's)* must be accomplished by hand digging.
- A qualified arborist must supervise any cutting of roots greater than one inch diameter.
- Mitigation is required for root cutting inside the *TPZ*.

Methodology

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey.

In determining Tree Condition several factors have been considered which include:

Rate of growth over several seasons;
Structural decays or weaknesses;
Presence of disease or insects; and
Life expectancy.

Tree Description/Observation

2 Japanese maple (*Acer palmatum 'dissectum'*)

Diameter: 3.8"

Height: 5' **Spread:** 6'

Condition: Fair

Location: Street tree

Observation: Surface rooting observed. The *TPZ* is 6-feet.

7 Coast redwood (*Sequoia sempervirens*)

Diameter: 15.8"

Height: 25' **Spread:** 12'

Condition: Fair to Good

Location: Front parking lot

Observation: Planter box and asphalt parking lot create a poor root environment. The *TPZ* is 8-feet.

10 Incense cedar (*Calocedrus decurrens*)

Diameter: 18.3"

Height: 34' **Spread:** 18'

Condition: Fair

Location: Front parking strip

Observation: Crown appears water stressed with a moderate accumulation of deadwood. Poor root environment. Proposed for removal.

11 Incense cedar

Diameter: 18.8"

Height: 40' **Spread:** 22'

Condition: Fair

Location: Front parking strip

Observation: Crown appears water stressed with a moderate accumulation of deadwood. Poor root environment. The *TPZ* is 10-feet.

12 Weeping crabapple (*Malus floribunda*)

Diameter: 5.1"

Height: 7' **Spread:** 12'

Condition: Fair

Location: Street tree

Observation: Surface rooting observed. Proposed for removal.

13 White birch (*Betula jaquemontii*)

Diameter: 10.5" Low Branching

Height: 16' **Spread:** 12'

Condition: Poor to Fair

Location: Street tree

Observation: Lacks vigor, water stressed.

14 New Zealand tea tree (*Leptospermum scoparium*)

Diameter: 4.2"

Height: 9' **Spread:** 10'

Condition: Poor to Fair

Location: Street tree

Observation: Lacks vigor, water stressed. Proposed for removal.

15 Crape myrtle (*Lagerstroemia indica*)

Diameter: 4.3, 3, 3" Multi trunk

Height: 12' **Spread:** 16'

Condition: Good

Location: Street tree

Observation: Minor interior deadwood. Proposed for removal.

23 Coast redwood

Diameter: 37.0"

Height: 85' **Spread:** 25'

Condition: Fair

Location: Adjacent to building

Observation: Existing roof overhang is constructed around tree. Very poor root environment, concrete surrounds root flare. Proposed for removal.

25 Japanese maple (*Acer palmatum*)

Diameter: 20.8" Multi trunk

Height: 15' **Spread:** 22'

Condition: Poor to Fair

Location: Front of carriage house

Observation: Dieback of upper crown observed. Poor structure. Limited root environment. Proposed for removal.

32 Coast redwood

Diameter: 39.5"

Height: 90' **Spread:** 22'

Condition: Fair

Location: Grove left rear corner

Observation: Crown is one sided from grove effect. Deadwood observed. The *TPZ is 20-feet*.

33 Coast redwood

Diameter: 34.1"

Height: 70' **Spread:** 20'

Condition: Poor to Fair

Location: Grove left rear corner

Observation: Dead top. Crown is one sided. The *TPZ is 18-feet*.

34 Coast redwood

Diameter: 17.6"

Height: 75' **Spread:** 16'

Condition: Fair

Location: Grove left rear corner

Observation: Crown is one sided from grove effect. Deadwood observed. Subdominant tree. The *TPZ is 10-feet*.

35 Coast redwood

Diameter: 34.3"

Height: 95' **Spread:** 18'

Condition: Fair to Good

Location: Grove left rear corner

Observation: Trumpet vine climbing crown. The *TPZ is 18-feet*.

36 Coast redwood

Diameter: 33.4"

Height: 90' **Spread:** 22'

Condition: Poor to Fair

Location: Grove left rear corner

Observation: Water stressed. Irregular curvature of stem. The *TPZ is 18-feet*.

37 Coast redwood

Diameter: 17.0"

Height: 70' **Spread:** 14'

Condition: Fair

Location: Grove left rear corner

Observation: Subdominant tree. The *TPZ is 10-feet*.

38 Coast redwood

Diameter: 19.5"

Height: 85' **Spread:** 15'

Condition: Poor to Fair

Location: Grove left rear corner

Observation: Abnormal cankers or old wounds observed at three heights from 10-35 feet on stem. The *TPZ is 10-feet*.

39 Coast redwood

Diameter: 18"

Height: 75' **Spread:** 16'

Condition: Poor to Fair

Location: Grove left rear corner

Observation: Subdominant tree. Low vigor. Neighbor's tree. The *TPZ is 10-feet*.

40 Coast redwood

Diameter: 21.7"

Height: 80' **Spread:** 16'

Condition: Poor to Fair

Location: Grove left rear corner

Observation: Subdominant tree. Low vigor and branch dieback observed. The *TPZ is 11-feet*.

41 Coast redwood

Diameter: 28.0"

Height: 85' **Spread:** 26'

Condition: Fair to Good

Location: Grove left rear corner

Observation: Lower crown is one sided. The *TPZ is 14-feet*.

42 Coast redwood

Diameter: 35.5" Low Branching

Height: 85' **Spread:** 30'

Condition: Fair

Location: Grove left rear corner

Observation: Crown is one sided from grove effect. Deadwood observed. Codominant leaders at 3-feet. Recommend cable support. The *TPZ is 18-feet.*

43 Coast redwood

Diameter: 39.3"

Height: 85' **Spread:** 34'

Condition: Fair to Good

Location: Grove left rear corner

Observation: Lower crown is one sided from grove effect. Deadwood observed. The *TPZ is 20-feet.*

44 Coast redwood

Diameter: 24.7"

Height: 75' **Spread:** 18'

Condition: Fair

Location: Grove left rear corner

Observation: Crown is one sided from grove effect. Deadwood observed. The *TPZ is 13-feet.*

45 Japanese maple

Diameter: 3.0"

Height: 12' **Spread:** 6'

Condition: Fair to Good

Location: Street tree

Observation: Young establishing tree. The *TPZ is 5-feet.*

46 Coast redwood

Diameter: 16.8"

Height: 35' **Spread:** 10'

Condition: Fair

Location: Asphalt area behind carriage house

Observation: Appears water stressed. Irregular curvature of stem. Proposed for removal.

52 Coast live oak (*Quercus agrifolia*)

Diameter: 50.5"

Height: 55' **Spread:** 50'

Condition: Fair

Location: Right side setback

Observation: Crown exhibits a moderate accumulation of deadwood. Large old pruning wounds exhibit decay. Grows to an exaggerated southwest lean. The *TPZ is 25-feet.*

53 Coast live oak

Diameter: 27.0"

Height: 35' **Spread:** 38'

Condition: Fair

Location: Right side fence

Observation: Crown exhibits a moderate accumulation of deadwood. Previous crown reduction pruning has occurred. Leans toward street. Fruiting body from *Ganoderma applanatum* observed on compression side of lean. The *TPZ is 14-feet.*

54 Coast redwood

Diameter: 40"

Height: 80' **Spread:** 22'

Condition: Fair

Location: Grove at left rear Neighbor tree

Observation: Crown is one sided. Irregular curvature of stem. The *TPZ is 20-feet*.

64 Coast redwood

Diameter: Est 36"

Height: **Spread:**

Location: Neighbors tree right rear corner

Observation: The *TPZ is 18-feet*.

65 Monterey pine (*Pinus radiata*)

Diameter: Est 24"

Location: Neighbors tree right rear corner

Observation: The *TPZ is 15-feet*.

66 Monterey pine

Diameter: Est 24"

Location: Neighbors tree right rear corner

Observation: The *TPZ is 15-feet*. Significant crown dieback.

58 Coast live oak

Diameter: Est 15"

Location: Neighbor's at 1600 El Camino

Observation: The *TPZ is 12-feet*.

59 Sycamore (*Platanus x acerifolia*)

Diameter: Est <24"

Location: Neighbor's at 1600 El Camino

Observation: *TPZ is 12-feet*.

60 & 61 Coast live oak

Diameter: 32.0", multi trunk (previously described as 2 trees)

Location: Neighbor's at 1600 El Camino

Observation: *TPZ is 12-feet*.

62 Coast live oak

Diameter: Est <24", bifurcation at 4-1/2 feet

Location: Neighbor's at 1600 El Camino

Observation: *TPZ is 12-feet*.

63 Coast live oak

Diameter: Est <24", leaning toward 1600 El Camino

Location: Neighbor's at 1600 El Camino

Observation: *TPZ is 12-feet*.

TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan

In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than six times the trunk diameter, (i.e. 30" diameter tree x 6=180" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is ***mandatory***.

Barricades

Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees as the existing environment dictates.

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. These barricades should remain in place until final inspection of the building permit, except for work specifically required in the approved plans to be done under the trees to be protected. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

Root Pruning (if necessary)

During and upon completion of any trenching/grading operation within a tree's drip line, should any roots greater than one inch (1") in diameter be damaged, broken or severed, root pruning to include flush cutting and sealing of exposed roots should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line ***within twenty-four (24) hours***.

Pruning

Pruning of the foliar canopies to include removal of deadwood is recommended and should be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, reduce 'windsail' effect and provide an environment suitable for healthy and vigorous growth.

Fertilization

A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for those trees to be impacted by construction.

Such fertilization will serve to stimulate feeder root development, offset shock/stress as related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of natural feeding root areas.

Inception of this fertilizing program is recommended prior to the initiation of construction activity.

Irrigation

A supplemental irrigation program is recommended for the non-oak trees and should be accomplished at regular three to four week intervals during the period of May 1st through October 31st. Irrigation is to be applied at or about the 'drip line' in an amount sufficient to supply approximately fifteen (15) gallons of water for each inch in trunk diameter.

Irrigation can be provided by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hoses, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.

Mulch

Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection

Periodic inspections by the **Site Arborist** are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

We thank you for this opportunity to be of assistance in your tree preservation concerns.

Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

Very truly yours,

McCLENAHAN CONSULTING, LLC



By: **John H. McClenahan**
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists

JHMc: cm



McClenahan Consulting, LLC

Arboriculturists Since 1911

1 Arastradero Road, Portola Valley, CA 94028-8012

Telephone (650) 326-8781

Fax (650) 854-1267

www.spmcclenahan.com

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or 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 a 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, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

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

Arborist:

John H. McClenahan

Date:

April 3, 2015



McClenahan Consulting, LLC

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Telephone (650) 326-8781

Fax (650) 854-1267

www.spmcclenahan.com

A

City Arborist Evaluation Form

Address: 133 ENCINA AVE. Permit # 14-00144Type of tree: SEQUOIA SEMPERVIRENS #7Private property Yes ☒ No ☐ Residential ☐ Commercial ☒Structure GOOD Approximate Height 30'Health GOOD Diameter (at 4 feet) 16"Overall GOOD

Observations:

Mainstem (s) NO DEFECTS VISABLE @ TIME OF INSPECTIONOther branches NORMAL FOR AGE & SPECIESRoots MINOR GIRDLING ROOT ON NORTH SIDE OF TRUNKCavities NONE VISABLE @ TIME OF INSPECTIONDecay NONE VISABLEGrowth NORMAL FOR AGE & SPECIESConditions around tree PLASTER - 15' X 30' ASPHALT CUTOUT FOR PARKINGOther heritage trees nearby CEDAR, MAPLE, REDWOOD, BIRCHOther comments MINOR SUCKERS ON LOWER TRUNK

Category (check one):

- ☐ Structural problem
☐ Possibly hazardous
☐ Diseased
☐ Dead (or nearly dead)

- ☒ Property Damage
☒ Construction related
☐ Emergency
☐ Other

Conclusions:

- ☒ Permit Approved
☐ No Permit decision at this time. Further evaluation by the City is recommended.

Signed Cathy R. Brown City Arborist. Date 11/16/14

B

City Arborist Evaluation Form

Address: 133 ENCLAVE AVE Permit # 14-00144

Type of tree: CALOCEDRUS DECADENS # 10

Private property Yes ☒ No ☐ Residential ☐ Commercial ☒

Structure GOOD Approximate Height 30'

Health FAIR / GOOD Diameter (at 4 feet) 18"

Overall GOOD

Observations:

Mainstem (s) FREE OF ANY VISABLE DEFECTS

Other branches UNBRANCHED - THIN AND SOUTH SIDE DUE TO COMPETING ADJACENT TREE SPACE CANOPY W/ MINOR DIE BACK

Roots NO VISABLE SIGNS OF DAMAGE @ TIME OF INSPECTION

Cavities NONE VISABLE

Decay NONE VISABLE

Growth NORMAL FOR AGE, SPECIES

Conditions around tree PLASTER IN ASPHALT FRONT PARKING LOT - 15' x 20'

RISE IN STONE AS GROUND COVER
Other heritage trees nearby CEDAR, REDWOOD, MAPLE, BIRCH

Other comments _____

Category (check one):

- | | |
|--|--|
| <input type="checkbox"/> Structural problem | <input type="checkbox"/> Property Damage |
| <input type="checkbox"/> Possibly hazardous | <input checked="" type="checkbox"/> Construction related |
| <input type="checkbox"/> Diseased | <input type="checkbox"/> Emergency |
| <input type="checkbox"/> Dead (or nearly dead) | <input type="checkbox"/> Other |

Conclusions:

- ☒ Permit Approved
☐ No Permit decision at this time. Further evaluation by the City is recommended.

Signed  City Arborist. Date 11/6/14

C

City Arborist Evaluation Form

Address: 133 ENCLINAL AVE. Permit # 14-00144

Type of tree: CALACESTRUS DECURRENTS # 11

Private property Yes ☒ No ☐ Residential ☐ Commercial ☒

Structure GOOD Approximate Height 40'

Health FAIR / GOOD Diameter (at 4 feet) 19"

Overall FAIR / GOOD

Observations:

Mainstem (s) FREE OF ANY VISABLE DEFECTS

Other branches MODERATELY SPARSE INTERIOR CROWN, MINOR DEF

Roots NO VISABLE ROOT FLAIRS. APPEARS TO HAVE PLANTED TOO LOW / HAS A CHANGE IN GRADE

Cavities NONE VISABLE @ TIME OF INSPECTION

Decay NONE VISABLE

Growth NORMAL FOR AGE & SPECIES

Conditions around tree FRONT PARKING LOT ASPHALT CUTOUT (15' X 20') w/ RIVERS-

Other heritage trees nearby INCENSE CEDAR, REDWOOD, MAPLE, BIRCH

Other comments RECOMMEND ROOT COLLAR EXCAVATION & SPECIAL PROVISION FOR RETENTION. NOT W/IN FOOTPRINT OF PROPOSED STRUCT.

Category (check one):

- | | |
|--|---|
| <input type="checkbox"/> Structural problem | <input type="checkbox"/> Property Damage |
| <input type="checkbox"/> Possibly hazardous | <input type="checkbox"/> Construction related |
| <input type="checkbox"/> Diseased | <input type="checkbox"/> Emergency |
| <input type="checkbox"/> Dead (or nearly dead) | <input type="checkbox"/> Other |

Conclusions:

- ☐ Permit Approved
- ☒ No Permit decision at this time. Further evaluation by the City is recommended.

Signed Christy B. B. City Arborist. Date 11/6/14

D

City Arborist Evaluation Form

Address: 133 EUGENIA AVE. Permit # 14-00144

Type of tree: LAGERSTROMIA INDICA #15

Private property Yes ☐ No ☐ Residential ☐ Commercial ☒

Structure GOOD / FAIR Approximate Height 15'

Health GOOD Diameter (at 4 feet) 17"

Overall GOOD

Observations:

Mainstem (s) MULTI TRUNK, 3 STEMS W/ 1 BARK INCLUSION

Other branches WELL SPACED THROUGHOUT CANOPY

Roots NO VISIBLE SIGNS OF DAMAGE @ TIME OF VIS

Cavities NONE VISIBLE

Decay NONE VISIBLE

Growth NORMAL FOR AGE & SPECIES

Conditions around tree FRONT PLANTER, ~ 7' FROM SIDEWALK

Other heritage trees nearby BIRCH, CEDAR, REDWOOD, OAK

Other comments BARK INCLUSION ON 1 OF 3 MAIN STEMS - HIGH LIKELIHOOD OF FAILURE

Category (check one):

- ☐ Structural problem
- ☐ Possibly hazardous
- ☐ Diseased
- ☐ Dead (or nearly dead)

- ☐ Property Damage
- ☒ Construction related
- ☐ Emergency
- ☐ Other

Conclusions:

- ☒ Permit Approved
- ☐ No Permit decision at this time. Further evaluation by the City is recommended.

Signed Anthony R. Bar City Arborist. Date 11/5/14

E

City Arborist Evaluation Form

Address: 133 ENCINAL AVE Permit # 14-00144

Type of tree: SEQUOIA SEMPERVIRENS # 23

Private property Yes ☒ No ☐ Residential ☐ Commercial ☒

Structure GOOD Approximate Height 80'

Health GOOD / FAIR Diameter (at 4 feet) 37"

Overall GOOD

Observations:

Mainstem (s) GROWING THROUGH EAVE CUT OUT

Other branches MODERATE THINNING OF UPPER CROWN

Roots SURFACING ROOTS DISPLACING SURROUNDING HARDSCAPE

Cavities NONE VISIBLE @ TIME OF INSPECTION

Decay NONE VISIBLE

Growth NORMAL FOR AGE & SPECIES

Conditions around tree CONCRETE CUT OUT IN WALKWAY PLANT: LESS THAN 5' FROM STRUCTURE

Other heritage trees nearby CEDAR, BIRCH, REDWOOD, etc.

Other comments _____

Category (check one):

- | | |
|--|--|
| <input type="checkbox"/> Structural problem | <input type="checkbox"/> Property Damage |
| <input type="checkbox"/> Possibly hazardous | <input checked="" type="checkbox"/> Construction related |
| <input type="checkbox"/> Diseased | <input type="checkbox"/> Emergency |
| <input type="checkbox"/> Dead (or nearly dead) | <input type="checkbox"/> Other |

Conclusions:

- ☒ Permit Approved
☐ No Permit decision at this time. Further evaluation by the City is recommended.

Signed Charles R. E. City Arborist. Date 11/6/14

F

City Arborist Evaluation Form

Address: 133 E. 10th Ave. Permit # 14-00144

Type of tree: ACER PALMATUM #25

Private property Yes ☒ No ☐ Residential ☐ Commercial ☒

Structure FAIR / POOR Approximate Height 15'

Health FAIR Diameter (at 4 feet) 21"

Overall FAIR

Observations:

Mainstem (s) MULT-TRUNKED W/ 3 MAIN LEADERS. / LARGE BARK INCLUS

Other branches DIEBACK IN UPPER CROWN

Roots NO VISIBLE SIGNS OF DAMAGE @ TIME OF INSPECTION

Cavities SEVERAL CAVITIES FROM PREVIOUS PRUNING ON MAIN STEM

Decay PRESENT IN LARGER CAVITIES

Growth NORMAL FOR AGE & SPECIES

Conditions around tree PLANTED IN FRONT OF STRUCTURE

Other heritage trees nearby REDWOOD, CEDAR, BIRCH

Other comments APPEARS TO BE DROUGHT STRESSED

Category (check one):

- | | |
|--|--|
| <input type="checkbox"/> Structural problem | <input type="checkbox"/> Property Damage |
| <input type="checkbox"/> Possibly hazardous | <input checked="" type="checkbox"/> Construction related |
| <input type="checkbox"/> Diseased | <input type="checkbox"/> Emergency |
| <input type="checkbox"/> Dead (or nearly dead) | <input type="checkbox"/> Other |

Conclusions:

- ☒ Permit Approved
☐ No Permit decision at this time. Further evaluation by the City is recommended.

Signed Christy E. City Arborist. Date 11/6/14

6

City Arborist Evaluation Form

Address: 133 ENCINAL AVE. Permit # 14-00144

Type of tree: SEQUOIA SEMPERVIRENS #46

Private property Yes ☒ No ☐ Residential ☐ Commercial ☒

Structure GOOD Approximate Height 35'

Health FAIR Diameter (at 4 feet) 17"

Overall FAIR

Observations:

Mainstem (s) MINOR BOW IN LOWER TRUNK

Other branches SPARSE CANOPY, MINOR DIEBACK

Roots NO DAMAGE VISIBLE @ TIME OF INSPECTION

Cavities NONE VISIBLE

Decay NONE VISIBLE

Growth STARTED CURRENT SEASON'S GROWTH

Conditions around tree GRAVEL / SAND PLASTER (10'x12')

Other heritage trees nearby OAKS, MAGNOLIA, REDWOOD, CEDAR

Other comments MODERATE DROUGHT STRESS.

Category (check one):

- ☐ Structural problem
- ☐ Possibly hazardous
- ☐ Diseased
- ☐ Dead (or nearly dead)

- ☒ Property Damage
- ☒ Construction related
- ☐ Emergency
- ☐ Other

Conclusions:

- ☒ Permit Approved
- ☐ No Permit decision at this time. Further evaluation by the City is recommended.

Signed [Signature] City Arborist. Date 11/6/14



June 24, 2015

To: Environmental Quality Commission

From: Heather Abrams, Environmental Programs Manager

Subject: Update on coordination between water agencies serving Menlo Park regarding water restrictions, per EQC Chair Bedwell's request

Background

On May 5, 2015 the City Council adopted water regulations for the Menlo Park Municipal Water District in order to meet the Governor's Executive Order to implement a 25% aggregate state-wide water use reduction compared to 2013 levels. There are four water agencies providing water to Menlo Park residents and businesses.

Analysis

In order to minimize confusion of each agency implementing different water regulations, on May 7, 2015 City staff met with California Water Service and O'Connor Tract Cooperative Water to determine if having a set of consistent water regulations would be feasible. The fourth water agency, Palo Alto Park Mutual Water Company (who provides water to 8 residents on Menalto Drive), never responded to any of the City's attempts to contact them.

It was ultimately decided that, for water customers within City of Menlo Park boundaries, both Cal Water, and O'Connor would implement the same water regulations as the Menlo Park Municipal Water District, which are provided below. Enforcement and penalties, however, will remain within each agency's jurisdiction.

The following regulations apply to potable water only:

1. Potable water to irrigate outdoor ornamental landscapes or turf shall be limited to the following two days per week schedule.

 ODD addresses / No address - Mondays and Thursdays
 EVEN addresses – Tuesdays and Fridays
 No watering allowed between 8:00 am – 6:00 pm.
2. Water customers may be granted an exception to the two days per week schedule

upon review and approval of a Drought Response Plan that demonstrates an equivalent or greater reduction in water use.

3. Irrigation of outdoor ornamental landscapes or turf is not allowed between 8:00 am - 6:00 pm.
4. Must not use potable water on outdoor landscapes that causes runoff.
5. Hoses must be fitted with an automatic shutoff nozzle for washing vehicles, sidewalks, driveways, walkways, or buildings.
6. Must not apply potable water to any driveway or sidewalk except to address immediate health or safety concerns.
7. Pools, spas, and hot tubs shall be covered when not in use.
8. Cannot use potable water in a decorative feature, unless the water recirculates.
9. Must repair defective/broken plumbing and irrigation systems within a reasonable time period.
10. Potable water shall not be used to water outdoor landscapes during and within 48 hours after measurable rainfall.
11. Restaurants must serve water only upon request.
12. Hotels and motels shall provide guests an option of choosing not to have towels and linens laundered daily. The hotel or motel shall prominently display notice of this option in each guestroom using clear and easily understood language.
13. Single-pass cooling systems on new construction shall not be allowed.
14. Permits for construction of new pools shall include a requirement that MPMWD water shall not be used to fill new pools.
15. Newly constructed homes and buildings must deliver potable water through drip or micro-spray systems to water outside.
16. Potable water shall not be used to irrigate ornamental turf on public street medians

Because the water districts serving Menlo Park have been working together informally to align their restrictions, the water restrictions above apply to all of Menlo Park. Additional water conservation strategies also apply in the Cal Water district because it is required to reduce water use by 36%, whereas the Menlo Park Water District has already achieved its 16% water reduction mandate. For example, Cal Water has instituted water budgets per account. For specific information please refer Cal Water customers to their water provider.

Environmental staff recently distributed the aforementioned water regulations to all residential, commercial, and multifamily garbage customers through Recology's monthly garbage bill.



ENVIRONMENTAL QUALITY COMMISSION MINUTES

Regular Meeting
Wednesday, April 22, 2015 at 6:30 PM
Arrillaga Family Recreation Center – Oak Room
700 Alma Street, Menlo Park, CA 94025

This meeting was called to order by Chair Scott Marshall at 6:45 pm

ROLL CALL:

Present: Chris DeCardy, Kristin Kuntz-Duriseti, Scott Marshall (Chair), Mitchel Slomiak, Christina Smolke

Absent: Allan Bedwell

A. PUBLIC COMMENT (Limited to 30 minutes)

No comment

B. REGULAR BUSINESS

- B1.** Make a Determination on Two Heritage Trees Appeals at 1020 Hermosa Way ([Attachment](#))

Public Comment

Joy Zhu, 1020 Hermosa Way property owner, briefed the Commission on the condition of the trees and her overriding safety hazard concern.

(Commissioner Martin arrives at 6:54pm)

Mary Ann Robbiano, appellant and property owner of 1000 Hermosa Way, along with her two daughters, Kathleen and Angela, recited a Native American poem regarding trees. Mrs. Robbiano has lived next door to 1020 Hermosa Way for 56 years, in which the trees have not posed immediate concern.

Diane Kinderman, attorney representing 1020 Hermosa Way property owner, noted 1) the coastal redwoods lack structural integrity, 2) safety of property owner's home, 3) safety of neighbors, and 4) concerns of liability.

Kathleen Robbiano, daughter of appellant, recited a passage from Dr. Seuss's book, The Lorax. Ms. Robbiano reminded the public and EQC of our interdependence with trees.

Betsy Nash, neighborhood member, spoke against removal of the coastal redwoods. Ms. Nash noted that the development plans submitted for 1020 Hermosa Way did not include the heritage trees.

Elizabeth Williams, friend of Mrs. Robbiano and property owner of 973 Alice Way, expressed her support for keeping the trees.

Dotty King, property owner of 925 Hermosa Way, noted that the heritage trees are close to the street, which benefits the neighborhood. Ms. King was in support of keeping the trees.

Allison Hale, previous property owner of 916 Hermosa Way and current property owner of 645 Hermosa Way, painted a verbal picture of the neighborhood and expressed her support in keeping the trees.

Martha Bacon, property owner of 790 Hermosa Way, recalled the topping of the coastal redwoods 15 years ago. Mrs. Bacon supported keeping the trees and expressed that removing the trees would change the character of the neighborhood.

Tom Bacon, husband to Martha Bacon and property owner of 790 Hermosa Way, objected to the topping of the coastal redwoods 15 years ago. Mr. Bacon advocated that the trees add value to the community and take precedence over development. Mr. Bacon noted that there is no imminent danger and thus removal is not necessary at this time.

Susan Schendel, property owner of 1001 Hermosa Way, supported the cabling and pruning of the coastal redwoods.

Carol Mince, property owner of 1300 Middle Ave, voiced her experience in the removal of trees within the Middle Avenue neighborhood. Ms. Mince was in support of keeping the heritage trees.

Sally Cole, property owner of 1235 Santa Cruz Ave, stated photos in the staff report packet do not display the beauty of the heritage trees. Ms. Cole noted that property owners have a responsibility when purchasing a home with heritage trees.

Nancy Devine, property owner of 618 Hermosa Way, welcomed the property owner of 1020 Hermosa Way to the neighborhood. Ms. Devine also voiced that if these trees are removed, they cannot be replaced with similar size and age trees.

ACTION: Motion and second (Slomiak/Martin) to uphold the appeal based on criteria 4, 5, 6, and 8 of the Heritage Tree Ordinance, as there are reasonable alternatives, passes (6-01) (Absent: Bedwell)

(Chair moved item B3 before item B2)

B3. Discuss and Review the Water Resource Policy Subcommittee's Recommendations on New State Water Mandates

ACTION: No formal action was taken. Heather Abrams, Environmental Programs Manager, provided a brief informational update on the new state water mandates.

- B2.** Discuss and Make Recommendations to City on the Updated Integrated Pest Management (IPM) Policy ([Attachment](#))

ACTION: Motion and second (Kuntz-Duriseti/Slomiak) to appoint Commissioner DeCardy to draft a recommendation letter to the City on changes to the draft IPM Policy based on the EQC discussion, passes (6-0-1) (Absent: Bedwell)

- B4.** Informational Presentation from Diane Bailey, Executive Director of Menlo Spark on the California Clean Power Community Choice Aggregation (CCA) ([Attachment](#))

ACTION: No formal action was taken. Diane Bailey provided a brief overview of California Clean Power CCA. The EQC would like to reagendize the item at the next commission meeting.

- B5.** Discuss and Make Recommendations to the General Plan Advisory Committee (GPAC)

ACTION: Motion and second (DeCardy/Kuntz-Duriseti) to reagendize item for next EQC meeting, passes (6-0-1) (Absent: Bedwell)

- B6.** Discuss Arbor Day Tree Planting Event

ACTION: No formal action was taken. Chair Marshall will continue his role in leading the annual tree planting event as in previous years. The Commission will receive a brief overview of the event during the next EQC meeting.

- B7.** Discuss Cancellation of summer EQC Meeting

ACTION: Motion and second (DeCardy/Martin) to cancel the July EQC meeting, passes (6-0-1) (Absent: Bedwell)

- B8.** Approve March 25, 2015 Minutes ([Attachment](#))

ACTION: Motion and second (Marshall/Martin) to approve March 25, 2015 minutes, passes (5-0-2) (Absent: Bedwell; Abstain: Kuntz-Duriseti)

C. REPORTS AND ANNOUNCEMENTS

- C1.** Staff Update on Environmental Policies to be Considered by City Council

- C2.** Commission Subcommittee Reports and Announcements

- C3.** Discuss Future Agenda Items

D. ADJOURNMENT

The meeting was adjourned at 11:17pm

Meeting minutes taken by Kristin Kuntz-Duriseti, Environmental Quality Commissioner

Meeting minutes prepared by Sheena Ignacio, Environmental Programs Specialist

DRAFT

INTEGRATED PEST MANAGEMENT (IPM) POLICY UPDATE

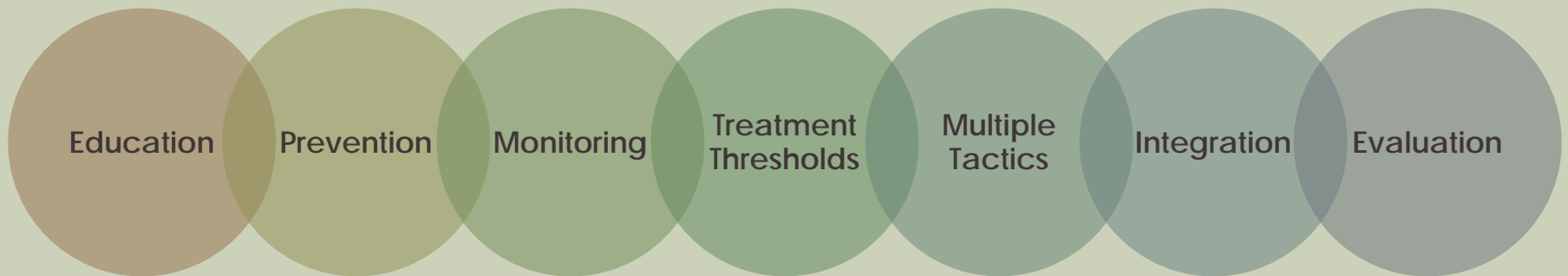


WHAT IS INTEGRATED PEST MANAGEMENT (IPM)?

An ecosystem-based strategy that focuses on long-term prevention of pests or their damage through a combination of techniques such as biological control, habitat manipulation, modification of cultural practices, and use of pest-resistant varieties. Pesticides are used only after monitoring indicates that they are needed according to established guidelines, and treatments are made with the goal of removing only the target organism. Pest control materials are selected and applied in a manner that minimizes risk to human health, beneficial and non-target organisms, and the environment.

Source: [University of California State-wide Integrated Pest Management Program](#)

THE IPM CONCEPT

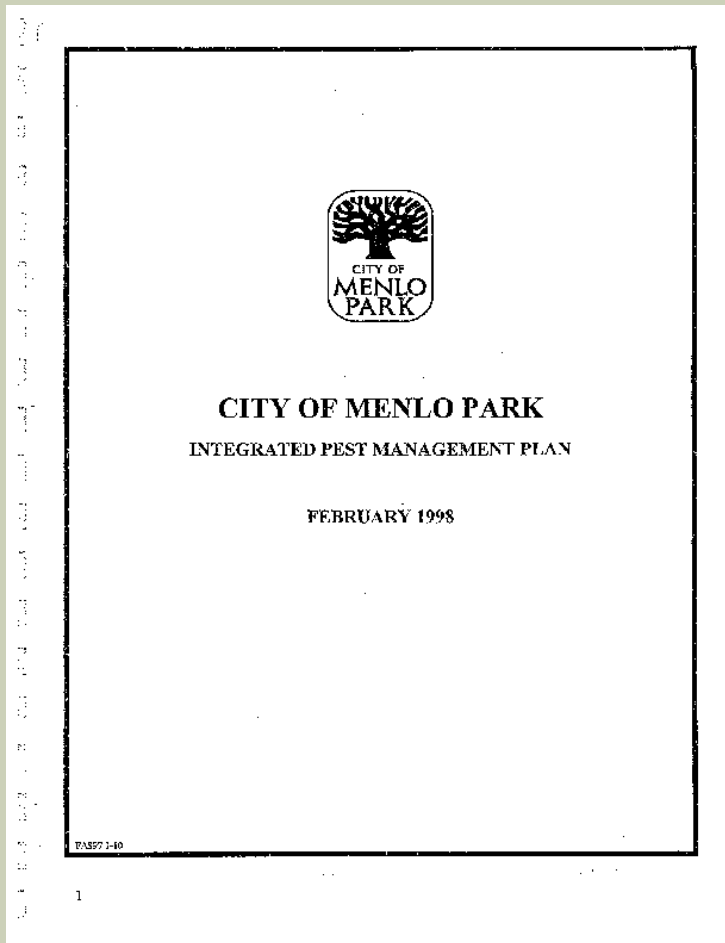


PURPOSE



- Address community concerns
- Transparency
- Fulfill National Pollutant Discharge Elimination System (NPDES) Stormwater Permit requirements
- Inline with San Mateo County Water Pollution Prevention Program standards

CURRENT POLICY



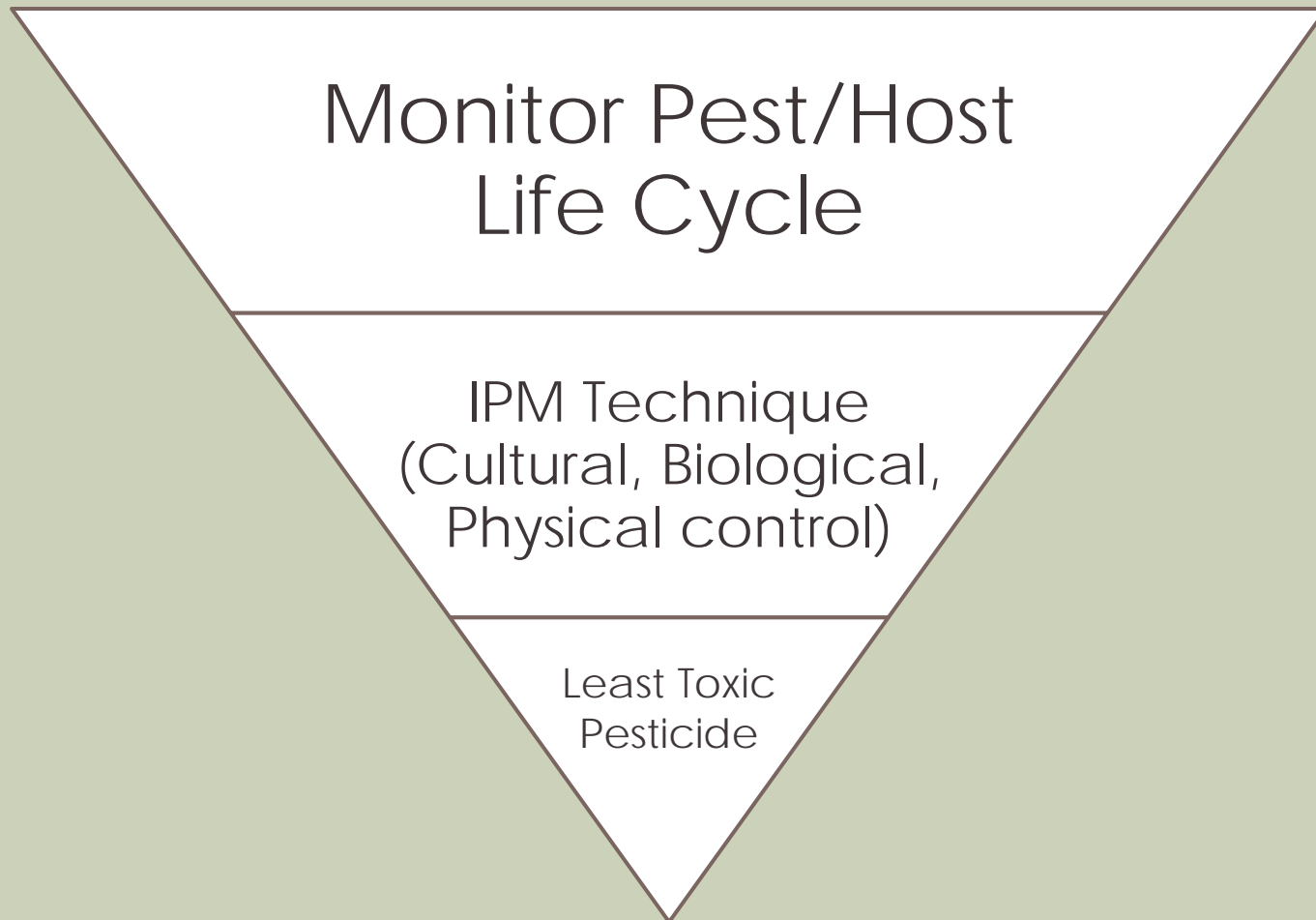
- Out-dated
 - Allows Category II, III, & IV pesticide use
- Extensive 45 pgs.

STAFF EDUCATION & TRAINING



- Department staff receive at least 20 hours of continued education units annually. Much of which is IPM based.
- Staff only applies Category III or IV herbicides using “Caution” signal word. These categories are the least toxic pesticides available.

HIERARCHY OF MENLO PARK IPM IMPLEMENTATION



MULCH



MOW



IPM TECHNIQUE

CULTURAL CONTROL:

*The use of
mulch and
mowing.*

BEFORE



AFTER



IPM TECHNIQUE

BIOLOGICAL CONTROL

*The use of
natural
predator
species,
parasites, or
grazing.*



IPM TECHNIQUE

PHYSICAL CONTROL:

*The use of
hand/
mechanical
removal, traps
and barriers.*

DEPARTMENT PESTICIDE USE



- In 1996, 25.1 gallons of herbicides were used on City staff maintained landscapes.
- In 2012, City staff maintained landscape increased by 11 acres and reduced herbicide use to 19.75 gallons.

SAN MATEO COUNTY WATER POLLUTION PREVENTION PROGRAM

IPM POLICY TEMPLATE



San Mateo Countywide Water Pollution Prevention Program Model Integrated Pest Management (IPM) Policy Template

GOAL

The [City/County of ____] seeks to protect the health and safety of its employees and the general public, the environment and water quality, as well as to provide sustainable solutions for pest control through the reduced use of pesticides on property including buildings owned or managed by the City/County by applying Integrated Pesticide Management principles and techniques. The municipal regional stormwater permit requires that the [City/County of ____] minimize reliance on pesticides that threaten water quality.

REQUIRED USE OF INTEGRATED PEST MANAGEMENT

Employees implementing pest management controls will use Integrated Pest Management (IPM) techniques that emphasize non-pesticide alternatives. Pesticides will only be used after careful consideration of non-chemical alternatives and then the least toxic chemicals that are effective shall be used. Pest control contractors hired by the [City/County] are required to implement IPM to control pests. This will be achieved by hiring only IPM-certified pest control contractors or by including contract specifications requiring contractors to implement IPM methods.

The [City/County] will establish written standard operating procedures for pesticide use to ensure implementation of this IPM policy and to require municipal employees and pest control contractors to comply with the standard operating procedures.

The [City/County] will track employee and contractor pesticide use and prepare an annual report summarizing pesticide use and evaluating pest control activities performed consistent with the municipal regional stormwater permit's requirements.

The [City/County] will review its purchasing procedures, contracts or service agreements with pest control contractors and employee training practices to determine what changes, if any, need to be made to support the implementation of this IPM Policy.

The [City/County] will perform educational outreach and/or support Countywide or regional efforts to educate residential and commercial pesticide users on a) goals and techniques of IPM, and b) pesticide related water quality issues consistent with the municipal regional stormwater permit's requirements.

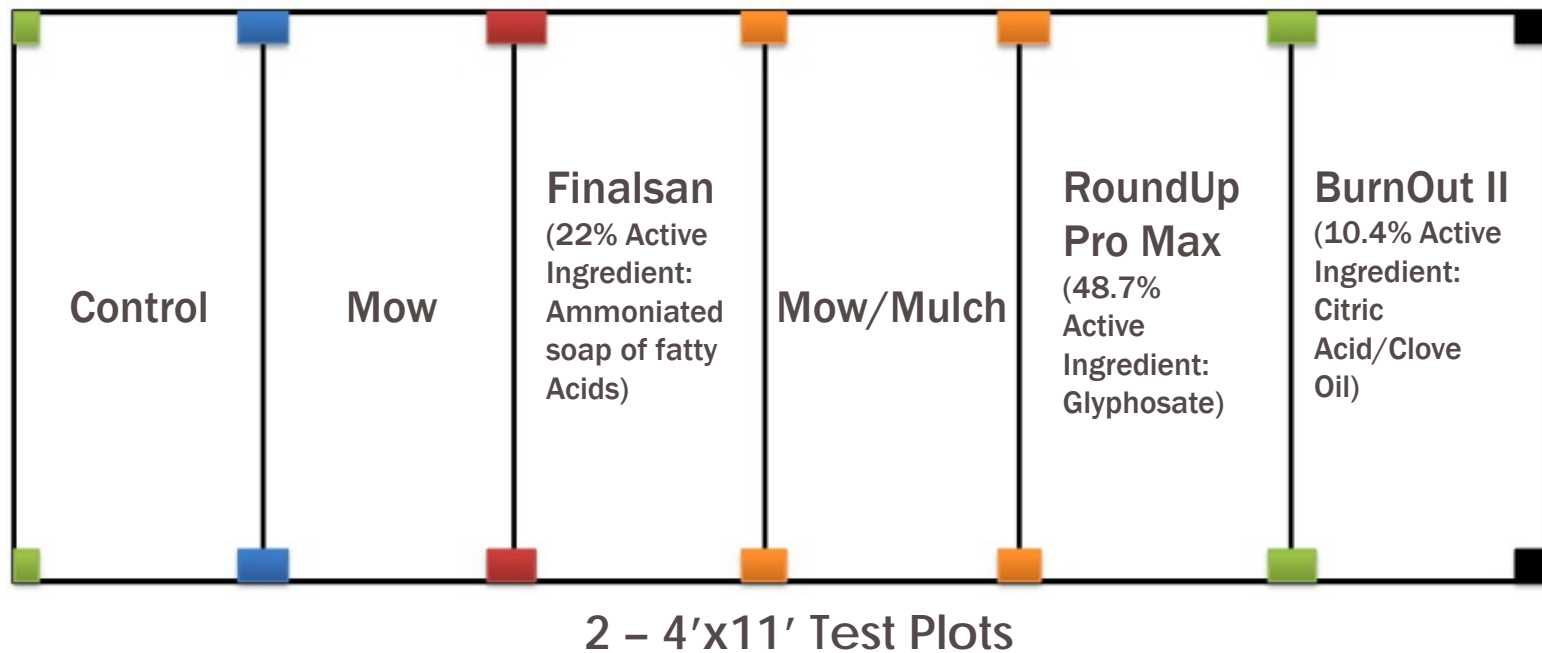
The IPM-based hierarchical decision making process that will be used to control pests will include the following:

1. Based on field observations evaluate locations and sites where pest problems commonly occur to determine pest population, size, occurrence, and natural enemy population, if present. Identify conditions that contribute to the development of pest populations, and decisions and practices that could be employed to manage pest populations

- Goal
- Required Use of IPM
- Background

THE EXPERIMENT

July 2014 – January 2015



THE EXPERIMENT RESULTS



- RoundUp Pro Max
 - Lowest application rates
 - Lowest cost
- BurnOut II/Finalsan:
 - Higher application rates
 - Higher costs per mixed rates
- Mow/Mulch:
 - Increase staff levels
 - Increase staff time

DRAFT IPM POLICY

City of Menlo Park		City Manager Policy
Department City Manager	Page 1 of 4	Effective Date
Subject DRAFT INTEGRATED PEST MANAGEMENT POLICY	Approved by	Procedure #
	Department Head	
	City Manager	

GOAL

The City of Menlo Park seeks to protect the health and safety of its employees and the general public, the environment and water quality, as well as to provide sustainable solutions for pest control through the reduced use of pesticides on City property by applying Integrated Pesticide Management principles and techniques. The municipal regional stormwater permit requires that the City of Menlo Park minimize reliance on pesticides that may threaten water quality.

City of Menlo Park owned or managed property/facilities may include but is not limited to: parks and open space, golf courses, roadsides, landscaped medians, flood control channels and other outdoor areas, as well as municipal buildings and structures.

BACKGROUND

Integrated Pest Management (IPM) is an ecosystem-based strategy that focuses on long-term prevention of pests or their damage through a combination of techniques such as biological control, habitat manipulation, modification of cultural practices, and use of pest-resistant varieties. Pesticides are used only after monitoring indicates they are needed according to established guidelines, and treatments are made with the goal of removing only the target organism. Pest control materials are selected and applied in a manner that minimizes risks to human health, beneficial and nontarget organisms, and the environment. (Source: University of California State-wide Integrated Pest Management Project)

City of Menlo Park employees implementing pest management controls will use Integrated Pest Management (IPM) techniques that emphasize non-pesticide alternatives. The City of Menlo Park hereby establishes written standard operating procedures as described in this policy for pesticide use to ensure implementation of IPM and to require municipal employees and pest control contractors to comply with the standard operating procedures.

TRAINING AND OUTREACH

City personnel who apply pesticides or supervise and provide advice about pesticide application will be trained as mandated by State and Federal regulations on recommended IPM strategies and techniques, as well as pollution prevention practices. City contractors will also be required to complete training regarding the concepts that are included in this Policy.

The City of Menlo Park will perform educational outreach and/or support Countywide or regional efforts to educate residential and commercial pesticide users on a) goals and techniques of IPM, and b) pesticide related water quality issues consistent with the municipal regional stormwater permit's requirements.

THE IPM-BASED HIERARCHICAL DECISION MAKING PROCESS

The City, in carrying out its operations, shall assume pesticides are potentially hazardous to human and environmental health. City departments shall give preference to reasonably available nonpesticide alternatives when considering the use of pesticides on City property. For all pest problems on City property, City staff and City contractors shall follow the IPM approach outlined below, only proceeding to the next step if prior steps have been exhausted.

- New additions:
 - Prohibition on RoundUp®
 - 100 ft. buffer surrounding sensitive receptors
- Supporting the Draft IPM Policy
 - Funding
 - Labor
 - Staff time

CHANGES IN LANDSCAPE



SYMBOL OF NEW BEGINNING



QUESTIONS



Dear City Council Members,

During the Environmental Quality Commission meeting on March 25th, Pam Lowe presented the new water restriction measures that are being proposed for the Water Shortage Contingency Plan. The EQC discussed, and are in support of, the new proposed water restriction measures that are needed to meet new state water mandates in response to California's severe drought (attached).

The EQC engaged in a rigorous conversation about the need for a sustainable long term water conservation strategy for the Water Master Plan. The City Council Members and EQC are aligned on the need for a proactive water management strategy that will help conserve our valuable water resources over the long term, and not just during crisis situations. The EQC would like to recommend the following concepts for consideration in the Water Master Plan, and are willing to participate in continued dialogue and planning toward these conservation goals.

- **Purple Pipe Systems** - Implement a plan for installing purple pipe systems to make use of semi-treated water for various uses. These systems should be considered for new businesses and for city wide infrastructure.
- **Drought Tolerant Landscaping** - Implement mandatory drought tolerant landscaping and limit lawn installations for new commercial and residential building projects as well as the installation of new landscaping for and existing site location.
- **Residential Grey Water Systems** - Provide an easy mechanism for citizens to install grey water systems in their homes. Consider rebate programs and conduct an outreach campaign.
- **Restrict Single Pass Cooling** - Enforce a new ordinance that restricts the use of single pass cooling (i.e. Palo Alto has an ordinance in place). Single pass cooling uses a continuous flow of water that is circulated once through the system for cooling purposes and is then disposed. Instead of this wasteful practice, the use of a closed-looped recirculating chilled water loop should be required in our city.
- **Implement Water Surcharges** - Implement water surcharges during drought conditions. Water prices continue to be low despite the severe shortage. Adding a surcharge will help to curb behavior and conserve water during times of crisis.
- **Encourage Consumer Choices** - Provide incentives for making smart water conservation choices/practices such as the use of on-demand hot water systems, low flow toilets, water efficient washing machines, smart irrigation systems, etc.

Strategic management of Menlo Park's water resources is critical to our sustainable future. We urge the council to prioritize water conservation initiatives, with timely implement of the emergency measures for the Water Shortage Contingency Plan and the long term water conservation strategies for the Water Master Plan.

Sincerely,

The EQC Members and Water Resources Sub Committee

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ENVIRONMENTAL QUALITY COMMISSION DRAFT MINUTES

Regular Meeting
Wednesday, May 27, 2015 at 6:30 PM
Arrillaga Family Recreation Center – Juniper Room
700 Alma Street, Menlo Park, CA 94025
PLEASE NOTE CHANGE IN MEETING LOCATION

This meeting was called to order by EQC Chair Scott Marshall at 7:00 pm

ROLL CALL

Present: Allan Bedwell (Vice Chair), Andrew Barnes, Kristin Kuntz-Duriseti, Scott Marshall (Chair), Christina Smolke

Absent: Chris DeCardy, Deborah Martin

A. PUBLIC COMMENT

Sally Cole, resident of Menlo Park, commented on the lack of enforcement in the Heritage Tree Ordinance. She suggested the Heritage Tree Ordinance be disclosed to Menlo Park home buyers during point of sale.

Betsy Nash, resident of Menlo Park, suggests adding a check box in the Heritage Tree Appeal application to indicate if the applicant is planning to develop the property.

B. REGULAR BUSINESS

B1. Introduce the newly appointed EQC Commissioner, Andrew Barnes

ACTION: No formal action was taken on this item. The commissioners welcomed Andrew Barnes into the EQC and received a brief introduction on his experience and goals while on the commission.

(Chair moved item B4 before item B2)

B4. Discuss and Potentially Make Recommendations to the General Plan Advisory Committee (GPAC) to incorporate sustainability goals into the General Plan

ACTION: No formal action was taken on this item. Commissioner Kuntz-Duriseti provided the commission with a brief update on the GPAC.

B2. Discuss and Make Recommendations to City Staff on the Draft Integrated Pest Management (IPM) Policy

ACTION: Motion and Second (Marshall/Kuntz-Duriseti) to recommend Option 2 as

presented by staff with an amendment to pursue an RFP, passes (4-1-2), (Nayes: Bedwell; Absent: DeCardy, Martin)

(Commissioner Kuntz-Duriseti leaves at 7:25 pm)

- B3.** Informational Presentation from Diane Bailey, Executive Director of Menlo Spark on the California Clean Power Community Choice Aggregation (CCA)

Public Comment

Jan Butts commented that California Clean Power is a new and unknown company, which should be fully explored and vetted. She suggests consulting with CCA expert Shawn Marshall, the Executive Director of LEAN Energy US, who served as Marin Energy Authority's (MEA) founding Vice Chair. MEA is the joint powers agency that runs Marin Clean Power, the first CCA in California.

ACTION: No formal action was taken on this item. The CAP Subcommittee will provide updates and a potential recommendation to the EQC during the next meeting.

- B5.** Debrief on Arbor Day Tree Planting Event (*Handout*)

ACTION: No formal action was taken on this item. Chair Marshall provided the commissioners with highlights and photos of the event.

- B6.** Approve April 22, 2015 Minutes ([Attachment](#))

ACTION: No formal action was taken on this item. The Commission would like this item reagendaized for next meeting.

- B7.** Select Commission Chair and Vice Chair

ACTION: Motion and second (Marshall/Smolke) to select Commissioner Bedwell as EQC Chair, passes (4-0-3), (Absent: DeCardy, Kuntz-Duriseti, Martin)

C. REPORTS AND ANNOUNCEMENTS

- C1.** Staff Update on Environmental Policies to be considered by City Council

- C2.** Commission Subcommittee Reports and Announcements

- C3.** Discuss Future Agenda Items

D. ADJOURNMENT

This meeting was adjourned at 10:15 pm

Meeting minutes taken by Allan Bedwell, Environmental Quality Commissioner

Meeting minutes prepared by Sheena Ignacio, Environmental Programs Specialist