REGULAR MEETING AGENDA

Date: 3/10/2025
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 846 9472 6242 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Members of the public can listen to the meeting and participate using the following methods.

How to participate in the meeting

- Access the live meeting, in-person, at the City Council Chambers
- Access the meeting real-time online at:
  zoom.us/join – Meeting ID# 846 9472 6242
- Access the meeting real-time via telephone (listen only mode) at:
  (669) 900-6833
  Regular Meeting ID # 846 9472 6242
  Press *9 to raise hand to speak
- Submit a written comment online up to 1-hour before the meeting start time:
  planning.commission@menlopark.gov*
  Please include the agenda item number related to your comment.

  *Written comments are accepted up to 1 hour before the meeting start time. Written messages are provided to the Planning Commission at the appropriate time in their meeting.

Subject to change: The format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the city website menlopark.gov. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.gov/agendas).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

Under "Public Comment," the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. 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.

E. Consent Calendar

E1. Approval of minutes from the February 24, 2025 Planning Commission meeting (Attachment)

F. Public Hearing

F1. Use Permit/Thomas James Homes/670 Cambridge Ave.:
Consider and adopt a resolution to approve a use permit to demolish an existing single-story, two-unit multifamily residence and accessory building and construct a new two-story, single-family residence and detached garage on a substandard lot with regard to minimum lot width in the R-2 (Low Density Apartment) district, and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal also includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. The project includes one development-related heritage tree removal which was reviewed and conditionally approved by the City Arborist. (Staff Report #25-009-PC)

F2. Use Permit/Karen Staubach/340 Nova Ln.:
Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and a detached garage and construct a new two-story, single-family residence on a substandard lot with regard to width, depth, and area in the R-1-U (Single Family Urban Residential) zoning district, and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal also includes an attached accessory dwelling unit (ADU) which is a permitted use and not subject to discretionary review. (Staff Report #25-010-PC)

G. Public Meeting

G1. Housing Element Annual Progress Report/City of Menlo Park:
Consider and adopt a resolution recommending the City Council accept the 2024 annual progress

report regarding the status and implementation of the City's 2023-2031 General Plan Housing Element; the Housing Element annual progress report is not considered a project under CEQA. ***Continue to the meeting of March 24, 2025***

G2. Environmental Justice Element Annual Progress Report/City of Menlo Park: Consider and adopt a resolution recommending the City Council accept the 2024 annual progress report regarding the status and implementation of the City's General Plan Environmental Justice Element; the Environmental Justice Element annual progress report is not considered a project under CEQA. ***Continue to the meeting of March 24, 2025***

H. Informational Items

H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: March 24, 2025
- Regular Meeting: April 14, 2025

I. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or before, the public hearing.

Any writing that is distributed to a majority of the Planning 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 by request by emailing the city clerk at jaherren@menlopark.gov. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Cal. Gov. Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the city website at menlopark.gov/agendas and can receive email notifications of agenda postings by subscribing at menlopark.gov/subscribe. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 3/5/2025)

REGULAR MEETING DRAFT MINUTES

Date: 2/24/2025

Time: 7:00 p.m.

Location: Zoom.us/join – ID# 846 9472 6242 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Jennifer Schindler called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Jennifer Schindler (Chair), Andrew Ehrich (Vice Chair), Katie Behroozi, Linh Dan Do, Katie Ferrick, Misha Silin (arrived at 7:05 p.m.), Ross Silverstein

Staff: Connor Hochleutner, Assistant Planner; Fahteen Khan, Associate Planner; Kyle Perata, Assistant Community Development Director; Eric Philips, Legal Counsel

C. Reports and Announcements

Assistant Community Development Director Kyle Perata said the City Council would hold a special meeting on March 4, 2025 for its review and discussion of the selection criteria used during the City's Housing Element Update and at its March 11, 2025 meeting would review the appeal of the Planning Commission approval of the 320 Sheridan Drive project.

D. Public Comment

None

E. Consent Calendar

E1. Approval of minutes from the January 27, 2025 Planning Commission meeting (Attachment)

Chair Schindler opened the item for public comment and closed public comment as no persons requested to speak.

ACTION: Motion and second (Ferrick/Behroozi) to approve the consent calendar consisting of the minutes from the January 27, 2025 Planning Commission meeting; passes 7-0.

F. Public Hearing

F1. Use Permit Revision/Yarden Ben Arye/332 Barton Way:
Consider and adopt a resolution to approve a use permit revision for an existing nonconforming, two-story, single-family residence on a substandard lot in the R-1-U (Single Family Urban

Residential) zoning district, and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. The original use permit was granted in 2006, and the revisions include a ground-floor addition at the front with a new second-level deck on top. (Staff Report #25-007-PC)

Mr. Perata said staff had no updates to report.

Peter Aylaian, property owner, spoke on behalf of the project.

Commissioner Silverstein said he lived within 1000 feet of the subject property, and would not recuse as he did not have financial interest in the property nor have any conflict of interest for the project.

Chair Schindler opened the public hearing and closed it as no one requested to speak.

Commission discussion focused on the use permit revision process and support for the project.

ACTION: Motion and second (Ehrich/Silverstein) to adopt a resolution to approve the project as submitted; passes 7-0.

F2. Use Permit, Architectural Control, Below Market Rate (BMR) Housing Agreement, Environmental Review/3705 Haven, LLC/3705 Haven Ave.:
Consider and adopt a resolution to approve a use permit, architectural control, and below market rate (BMR) housing agreement to demolish an existing single-story 10,361 square-foot commercial building, and construct an eight-story multi-family residential bonus-level development project with 112 units on a 0.66-acre parcel, located in the R-MU-B (Residential Mixed Use-Bonus) zoning district. The project would use the City's bonus level development allowance for increases in density, intensity (gross floor area), and height in exchange for the provision of community amenities. Additionally, the proposed project would utilize benefits pursuant to the State Density Bonus Law, which include additional units along with incentives, concessions, waivers and parking reductions under Gov. Code, § 65915. Specifically, the State Density Bonus Law allows for an increase from 66 to 112 units. In addition, the State Density Bonus Law provides for waivers from development standards to increase the maximum height, increase the maximum floor area ratio (FAR), reduce the ground floor height requirement, reduce the ground floor transparency requirement, reduce the minimum number of parking spaces and modify parking stall dimension requirements, allow smaller BMR units, and deviate from building modulation and open space requirements. Additionally, the State Density Bonus Law entitles the proposed project to up to three concessions; the project includes requests for concessions to not replace an existing utility pole, remove the requirement to dual-plumb the buildings for future use of recycled water, and to allow rents for moderate income BMR housing units to use the rental amount permitted by the Health and Safety Code without being subject to the City's BMR Guideline requirement that BMR rents be limited to no more than 75% of market rents. The proposed project would include a BMR housing agreement for a minimum of 15 percent of the base density units (10 units), affordable to seven very-low and three moderate income households. The BMR agreement would also apply to the project's proposed three additional BMR units affordable to very-low income households as the community amenity in exchange for bonus level development and the project's proposed one additional unit affordable to a moderate income household necessary to satisfy the requirements of State Density Bonus Law. The proposed project would include a total of 14 BMR units. Determine this action is exempt from the California Environmental Quality Act under Public Resources Code

Section 21083.3 and CEQA Guidelines Section 15183. The proposed project includes three development-related heritage tree removals, which the City Arborist has reviewed and conditionally approved. (Staff Report #25-008-PC)

Associate Planner Fahteen Khan said staff received 14 emails in support of the project and copies of those were on the back table.

Ms. Khan introduced the project.

Michelle Loeb, project architect, spoke on behalf of the project and presented the project.

Mr. Perata and Mr. Eric Philips, City Attorney's Office, answered the Commission's clarifying questions about State Density Bonus Law projects, environmental review for the project, and BMR income levels. Mr. Christian Sebrian, Land Use Counsel for the applicant, answered clarifying questions regarding parking and potential fees for that.

Chair Schindler opened the public hearing.

Public Comment:

- Nels Delander, representative Carpenters Local 217 of San Mateo County, commented on the importance of hiring responsible general contractors utilizing apprenticeships and a labor workforce to build the project and that provided a living wage and health care.
- Ali Sapirman, Housing Action Coalition, said they supported the project for the housing it provided and that the parking was not favored over housing.
- David Beam expressed support for the project.
- Annabelle Tzou expressed support for the project.
- Joey (no last name given) expressed support for the project.
- Chween An expressed support for the project.
- Emma (no last name given) expressed support for the project.
- Blas Rodriguez expressed support for the project.

Chair Schindler closed the public hearing.

Commissioner comments included support for the bicycle storage provided, support for increased housing, and concern that the project had no retail component in a Bayfront neighborhood lacking retail presence as that meant people had to leave area to shop, dine out and other things or use an app, which did not support the development of a neighborhood culture or community.

Replying to Commissioner Ehrich, Planner Khan indicated the City had since December 2023 developed a short list of consultants for request for proposals to help streamline the consultant selection process.

Additional Commissioner comments included the importance of having held a study session on the project and appreciation for two entrances for vehicles, bicycles and pedestrians into the project providing better access, circulation, and safety,

Replying to Commissioner Ferrick, Ms. Loeb said doing the combined standard and compact 104 parking spaces versus 99 standard parking spaces allowed them to provide as much parking as they could within the space they had to provide a one to one ratio for tenant parking.

After additional discussion with staff and Counsel about parking spaces and potential flexibility around those related to compact and standard parking spaces, Commissioner Ferrick suggested the Commission consider adding flexibility around parking to the approval, which the applicant agreed to as long as it was their discretion.

Additional Commissioner comments included that the building design fully maximized the site, an appreciation for how the massing stepped back from the street and the creation of a series of the pool deck on the third floor and the roof decks on the fifth and eighth floors, potential use of commercial parking lots nearby for nighttime parking for tenant guests, concern of lack of bicycle lanes on Haven Avenue, and appreciation for the size mix of units.

Commission discussion ensued with staff and Counsel as to the wording to allow for the parking flexibility desired.

Motion and second (Behroozi/Schindler) to adopt a resolution approving a use permit, architectural control, and below market rate housing agreement, with a modification to the proposed waiver pursuant to the State Density Bonus Law to permit the project to provide 104 parking spaces (56 code-compliant and 48 compact spaces), or, at the applicant's election, as few as 99 parking spaces (provided that in no event shall the project provide fewer than 56 code-compliant parking spaces); determine that the action is exempt from the California Environmental Quality Act; and direct staff to make conforming changes to the resolution and findings to reflect the modified waiver related to parking; passes 7-0.

H. Informational Items

H1. Future Planning Commission Meeting Schedule .

- Regular Meeting: March 10, 2025

Mr. Perata said the March 10 agenda was expected to have two single family home projects, a 2024 Housing Element annual progress report and the first Environmental Justice Element annual report.

- Regular Meeting: March 24, 2025

I. Adjournment

Chair Schindler adjourned the meeting at 9:35 p.m.

Staff Liaison: Kyle Perata, Assistant Community Development Director

Recording Secretary: Brenda Bennett

STAFF REPORT

Planning Commission
Meeting Date: **3/10/2025**
Staff Report Number: **25-009-PC**

Public Hearing: **Consider and adopt a resolution to approve a use permit to demolish an existing single-story, two-unit multifamily residence and accessory building and construct a new two-story, single-family residence and detached garage on a substandard lot with regard to minimum lot width in the R-2 (Low Density Apartment) district, and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal also includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. The project includes one development-related heritage tree removal which was reviewed and conditionally approved by the City Arborist.**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to demolish an existing single-story, two-unit, multifamily residence and detached garage and construct a new two-story, single-family residence and detached garage on a substandard lot with regard to minimum lot width in the R-2 (Low Density Apartment) zoning district at 670 Cambridge Avenue. The proposal includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. The project includes one development-related heritage tree removal which was reviewed and conditionally approved by the City Arborist. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposed project.

Background

Site location

Using Cambridge Avenue in the east-west orientation, the subject parcel sits on the north side of Cambridge Avenue between El Camino Real and University Drive, in the Allied Arts neighborhood. All properties in the immediate vicinity to the subject property are also located in the R-2 zoning district. The neighboring residences feature a mix of single-family and multifamily projects that vary between single-story and two-story structures, and represent a variety of styles including craftsman, ranch, Spanish and

contemporary. Many smaller, older residences have recently been replaced with larger two-story buildings. A location map is included as Attachment B.

Analysis

Project description

The subject property is currently occupied by a single-story, two-unit, multifamily residence as well as a detached garage. The applicant is proposing to demolish all structures and construct a two-story, single-family residence, consisting of three bedrooms and two bathrooms. The development would also include an attached, one-bedroom, one-bathroom accessory dwelling unit (ADU) on the front-right side of the structure, and a detached single-car garage at the rear-right corner of the parcel, accessed by a driveway from Cambridge Avenue. In order to comply with the City's residential parking requirements, an additional uncovered off-street parking space would be located next to the driveway along the right elevation of the residence. Given that the subject parcel is located within one-half mile of "high-quality" transit, an additional off-street parking space for the ADU is not required.

The lot is substandard with regard to minimum lot width, with a width of 60 feet where a minimum of 65 feet is required, meaning the proposal triggers the requirement for a use permit to develop a new two-story residence on a substandard lot.

The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, height, and parking. Of particular note with regard to Zoning Ordinance requirements:

- The total proposed FAL would be 3,129 square feet, where a maximum of 2,942 square feet is permitted.
  - The project is allowed to exceed the FAL by up 399 square feet in order to accommodate the ADU.
  - The second floor floor area would be 1,103 square feet where a maximum of 1,103 square feet (15% of the total lot area) is permitted.
- The main residence would have a right-side setback of 21.5 feet where a minimum of six feet is required.
- The left-side setback is likewise larger than required, at 10.5 feet where six feet is the minimum for the main residence.

The project plans and the applicant's project description letter are included as Attachment A, Exhibits A and B respectively. A data table summarizing parcel and project attributes is included as Attachment C.

Density

The proposed project would replace two housing units with a single-family home and an ADU. While the City encourages the development of housing units, it should be noted that the subject property is a substandard lot, making the development of two units more challenging than on a standard lot, and the ADU would functionally serve as a second unit.

Design and materials

The applicant describes the style of the proposed residence as Spanish, with an earth-tone color palette. The structure would feature stucco siding and a concrete 'S' tile roof, along with aesthetically accurate decorative elements such as gable end details and coach lights. The windows are proposed with between-the-glass grids, without inside and outside grids.

The detached, single-car garage, proposed in the rear of the property, would create a desirable street

presence with reduced visibility of parked vehicles from the street, and would match the main residence's materials and style. The side-facing second-floor windows would vary between three- and four-foot sill heights. The proposed increased setbacks on the left and right sides would help mitigate any potential privacy issues from neighboring properties. The proposed project, including the attached ADU and the detached garage, are architecturally cohesive and would present a harmonious contributor to the street.

Trees and landscaping

The applicant submitted an arborist report (Attachment A, Exhibit C), detailing the species, size, and conditions of on-site and nearby trees.

Table 1: Tree summary and disposition

Tree number	Species	Size (DBH, in inches)	Condition	Notes	Remove/Retain
1*	London plane tree	27"	Poor	Heritage	Remove
2	Olive	27"	Fair	Heritage	Retain
3	Holly	7.5"	Good	Non-heritage	Retain
4	Maidenhair tree	14"	Fair	Non-heritage	Remove
5	Bottlebrush	11	Fair	Non-heritage	Remove
6	Blue atlas cedar	28"	Good	Heritage	Remove
7	Bottlebrush	14.6"	Good	Non-heritage	Retain
8	Bottlebrush	13.2"	Good	Non-heritage	Retain
9	Acacia	14.6"	Poor	Non-heritage	Remove

*Indicates a street tree.

A total of nine trees were inventoried, with three trees being considered heritage trees, including one heritage street tree. The applicant has proposed to remove five trees, two of which are considered heritage with one being a street tree. The City Arborist has reviewed and tentatively approved a heritage tree removal permit for the removal of one tree based on health (tree#1) and one based on development (tree #6), pending Planning Commission approval of the project. The arborist report specifies additional protection measures during the construction process including hand digging, potholing or air spade for grade cuts and irrigating, mulching, and removal of lower foliage from trees that are to be protected prior to any grading. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h The applicant has proposed an additional seven new trees around the project site which would bring the total number of trees to 11.

Correspondence

The applicant has stated in their project description letter that they contacted neighbors within a 300-foot radius of the subject site and provided them a copy of the proposed plans for review. They additionally hosted a virtual neighbor meeting on October 30th, 2024, though no neighbors attended. As of the writing of this report, staff has not received any correspondence regarding the project.

Conclusion

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood, which features a mixture of two-story and one-story homes with varied architectural styles. The proposed project would feature a consistent, harmonious architectural style between the main house, attached ADU and detached single-car garage at the rear of the parcel. The proposed location of the detached garage at the rear of the parcel would help obscure parked vehicles from view on the street and visually promote the main house as the primary contributor to the street scene. While the City encourages the development of housing units, it should be noted that the subject property is a substandard lot, making the development of two units more challenging than on a standard lot, and the ADU would functionally serve as a second unit. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New construction or conversion of small structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Draft Planning Commission Resolution approving the use permit
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Arborist Report
   D. Conditions of Approval
B. Location Map
C. Data Table

Report prepared by:
Connor Hochleutner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Principle Planner

PLANNING COMMISSION RESOLUTION NO. 2025- XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO DEMOLISH AN EXISTING SINGLE-STORY, TWO-UNIT MULTIFAMILY RESIDENCE AND DETACHED GARAGE AND CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE WITH A DETACHED GARAGE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH IN THE R-2 (LOW DENSITY APARTMENT) ZONING DISTRICT AT 670 CAMBRIDGE AVENUE.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit to allow for the demolition of an existing single-story, two-unit, multifamily residence and detached garage and construct a new two-story, single-family residence and detached garage in the R-2 (Low Density Apartment) zoning district (collectively, the "Project") from Thomas James Homes ("Applicant") on behalf of SF23X ("Owner") located at 670 Cambridge Avenue (APN 071-413-260) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Low Density Apartment (R-2) district. The R-2 district supports single-family residential uses; and

WHEREAS, the proposed project would comply with all objective standards of the R-2 district; and

WHEREAS, the proposed project includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review; and

WHEREAS, the Applicant submitted an arborist report prepared by California Tree and Landscape Consulting, Inc., incorporated herein as Exhibit C, which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Applicant has proposed to remove two heritage trees which were reviewed and tentatively approved pending Planning Commission review as part of Heritage Tree Removal Permit number HTR2024-00157; and

WHEREAS, the proposed Project was reviewed by the Engineering, Building and Transportation Divisions and found to be in compliance with City standards; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is exempt from environmental review pursuant to CEQA Guidelines§15303 (New construction or conversion of small structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on March 10, 2025, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of a new two-story, single-family residence on a substandard lot with regard to minimum lot width, is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:

    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in

question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-2 zoning district and the General Plan because two-story residences are allowed to be constructed on substandard lots subject to issuance of a use permit and the project conforms to applicable zoning standards, including, but not limited to, maximum floor area limit and maximum building coverage.

b. The proposed residence would include a conforming number of off-street parking spaces because one covered and one uncovered parking space outside the front setback would be required at a minimum, and one covered and one uncovered parking spaces are provided.

c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the proposed residence would be located in a multifamily neighborhood and has been designed in a way to complement the existing scale of surrounding homes.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2024-00041, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit D.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New construction or conversion of small structures)

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Kyle Perata, Assistant Community Development Director of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on March 10, 2025, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of March, 2025.

PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

A. Project plans
B. Project description letter
C. Arborist report
D. Conditions of approval

670 CAMBRIDGE AVENUE

MENLO PARK , CALIFORNIA

DIRECTORY

BUILDER:
THOMAS JAMES HOMES
275 SHORELINE DRIVE, SUITE 400
REDWOOD CITY, CA 94065
CONTACT: GAGAN KANG
PHONE: (650) 272-3276
EMAIL: GKANG@TJH.COM

CIVIL ENGINEER:
CBG
2633 CAMINO RAMON #350
SAN RAMON, CA 94583
CONTACT: STEPHEN CHAN
PHONE: (925) 866-0322
EMAIL: SCHAN@CBANDG.COM

ARCHITECTS:
BASSENIAN LAGONI ARCHITECTS
2031 ORCHARD DRIVE
NEWPORT BEACH, CA 92660
CONTACT: DAVE POCKETT
PHONE: (949) 553-9100
EMAIL: DPOCKETT@BASSENIANLAGONI.COM

LANDSCAPE ARCHITECT:
STUDIO 1515
1426 FOURTH STREET
NAPA, CA 94559
CONTACT: SUSAN HEIKEN
PHONE: (707) 252-6115
EMAIL: SHEIKEN@STUDIO1515NAPA.COM

ARBORIST:
CAL TLC
359 NEVADA STREET, SUITE 201
AUBURN, CA 95603
CONTACT: THOMAS STEIN
PHONE: (408) 655-1175
EMAIL: TSTEIN@CALTLC.COM

VICINITY MAP

SHEET INDEX

PROJECT DATA

LEGAL DESCRIPTION: LOT 65 BLOCK 7

APN: 017-413-260
PROJECT ADDRESS: 670 CAMBRIDGE AVENUE MENLO PARK, CA 94025
ZONING: R2
BUILDING CLASSIFICATION: **SINGLE FAMILY DETACHED R3/U FIRE SPRINKLERS PER CRC R313.3**
TYPE OF CONSTRUCTION: **TYPE V-B**
FIRE ZONE: N/A
LOT AREA: 7,356 SQ. FT.
COVERED PARKING: 1
ALLOWABLE LOT COVERAGE: 35% (2,575 SQ. FT.)
PROPOSED LOT COVERAGE: 28% (2,084 SQ.FT.)
ALLOWABLE FAL: 2,942 SQ. FT.
PROPOSED FAL: 2,723 SQ. FT.
ALLOWABLE 2nd FLOOR FAL: 15% of LOT AREA 7,356 sq.ft. (1,103 SQ. FT.)
PROPOSED 2nd FLOOR FAL: 1,103 SQ. FT.
BUILDING HEIGHT: ± 26'-8"

SETBACKS:

	PROPOSED	REQUIRED
FRONT:	20'-0"	20'-0" MIN.
SIDE:	10'-6 " (LEFT) / 18'-6 " (RIGHT)	6'-0" MIN.
REAR:	36'-8 1/2"	20'-0" MIN.

SQUARE FOOTAGE:

	PROPOSED
FIRST FLOOR:	1,362 SQ. FT. (ADU NOT INCLUDED)
SECOND FLOOR:	1,103 SQ. FT.
TOTAL LIVABLE:	2,465 SQ. FT.
DETACHED GARAGE:	265 SQ. FT.
TOTAL FAL:	2,730 SQ. FT.
ADU:	399 SQ. FT. (NOT INCLUDED IN FAL OR TOTAL LIVABLE)
PORCH:	58 SQ. FT.

CODES:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

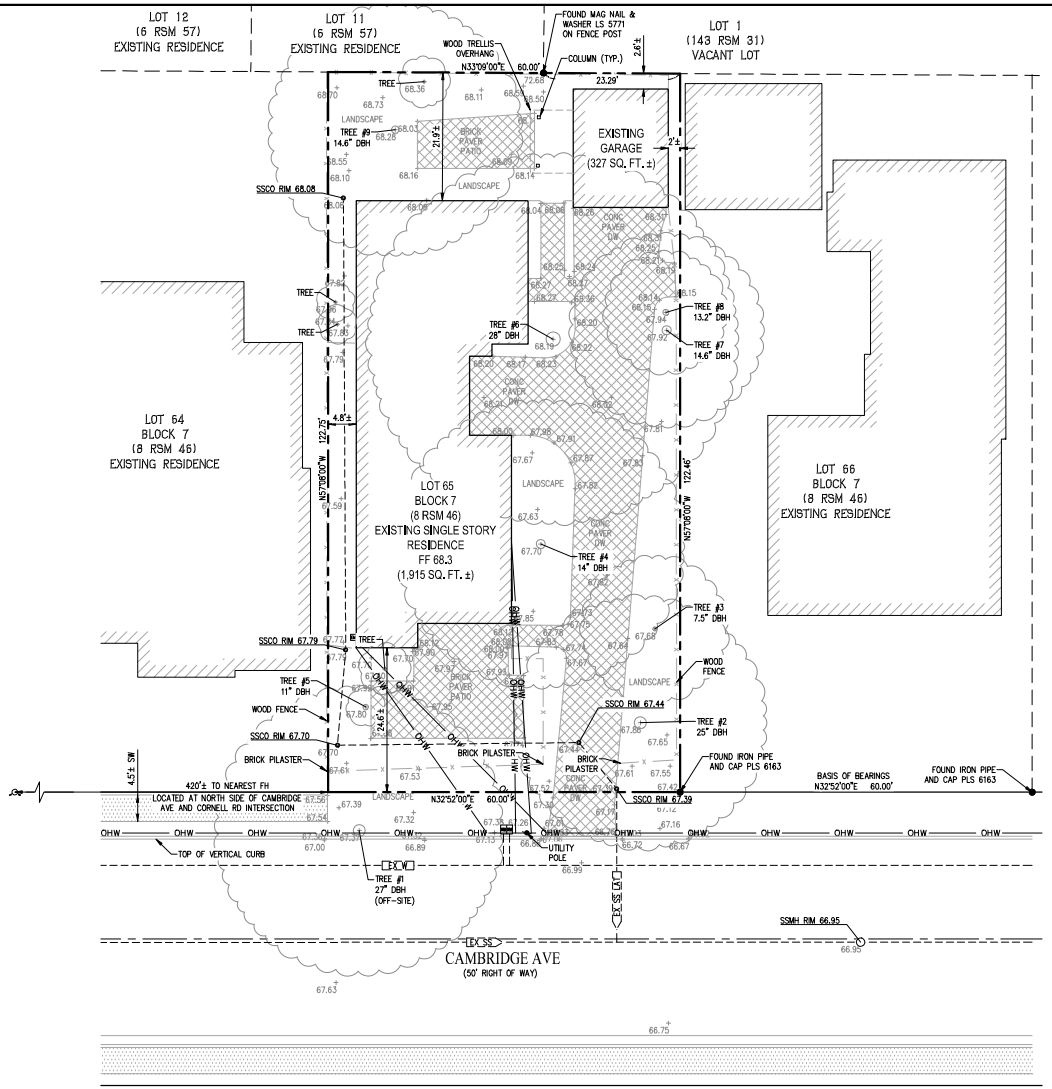
GOVERNING BODY: CITY OF MENLO PARK

MWELO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."

SUSAN HEIKEN, PLA — CA LICENSE #6250
STUDIO 1515

NOTE:
CONTRACTOR REFER TO FINAL ARBORIST REPORT FOR TREE PROTECTION FENCING LOCATION



TITLE REPORT

FIDELITY NATIONAL TITLE COMPANY
TITLE NO. 991-30115137-OKC
DATED MARCH 7, 2024

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENLO PARK IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 65, BLOCK 7, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP NO. 2 STANFORD PARK, MENLO PARK, SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON APRIL 2ND, 1913 IN BOOK 8 OF MAPS, AT PAGE 46.

EXCEPTIONS AND EXCLUSIONS:

(#) INDICATES TITLE REPORT ITEM NUMBER

ITEMS (1) THROUGH (15) RELATE TO TAXES, LIENS, CC&R'S, TITLE DOCUMENTS, LAND RIGHTS, AN ALTA AND DEEDS OF TRUST, AND CANNOT BE PLOTTED.

BENCHMARK:

BENCHMARK ID: BM7 (CITY OF MENLO PARK)
DESCRIPTION: BRASS DISC SET IN TOP OF CURB, STAMPED "CITY BENCHMARK 7", AT THE SOUTHERLY END OF THE SOUTHEASTERLY CURB RETURN OF HARVARD AVENUE AND ALTO LANE INTERSECTION.
ELEVATION: 65.71' (NAVD 88)

BASIS OF BEARINGS:

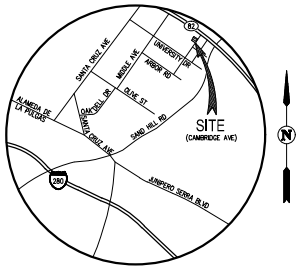
THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY THE LINE BETWEEN FOUND IRON PIPES WITH PLASTIC PLUG "PLS 6163", AS SHOWN ON CORNER RECORD 1407, ALONG THE NORTHWESTERLY LINE OF CAMBRIDGE AVENUE, TAKEN AS NORTH 32°52'00" EAST, AS SHOWN ON MAP NO 2 OF STANFORD PARK (8 RSM 46).

AREA:

LOT AREA: 7,356 SQ. FT. MORE OR LESS.

ASSESSOR'S PARCEL NUMBER:

071-413-260



VICINITY MAP

NOT TO SCALE

NOTES:

1) RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT AND RECORDED MAPS IN SAN MATEO COUNTY LISTED HEREON.
2) UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. ADDITIONAL RESEARCH AND INVESTIGATION WOULD BE REQUIRED TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES. DO NOT RELY ON THIS SURVEY FOR SUCH LOCATIONS. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.
3) ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
4) ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
5) THE SQUARE FOOTAGE NOTED FOR STRUCTURES ARE APPROXIMATE AND REPRESENTATIVE OF THE SURVEYED EXTERIOR FOOTPRINT.

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) 6 RSM 57
(2) 8 RSM 46
(3) 143 RSM 31

FLOOD ZONE:

ZONE X: AREA OF MINIMAL FLOOD HAZARD.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06081C0308E

DATED: OCTOBER 16, 2012

LEGEND

	BOUNDARY LINE	CL	CENTERLINE
	CENTERLINE	CONC	CONCRETE
	EASEMENT LINE	DBH	DIAMETER BREAST HEIGHT
	ADJACENT LINE	EL	ELEVATION
	EXISTING STRUCTURE	FH	FIRE HYDRANT
	EXISTING STRUCTURE OVERHANG	PP	POWER POLE
OHW	OVERHEAD WIRES	OH	OVERHANG
	FENCE LINE	SW	SIDEWALK
	FOUND STANDARD STREET MONUMENT	SSCO	SANITARY SEWER CLEANOUT
	EXISTING ELECTRIC METER	SSMH	SANITARY SEWER MANHOLE
	EXISTING GAS METER	W	WATER
	EXISTING WATER METER	WM	WATER METER
	SANITARY SEWER CLEAN OUT	WS	WATER SERVICE
103.30	GROUND ELEVATION		
	EXISTING FIRE HYDRANT		

SURVEYOR'S STATEMENT:

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MARK H. WEHBER
REGISTERED L.S. NO. 7960

04/28/2024
DATE

LICENSED LAND SURVEYOR MARK H. WEHBER 7960 STATE OF CALIFORNIA

670 CAMBRIDGE AVE
TOPOGRAPHIC & BOUNDARY SURVEY

CITY OF MENLO PARK COUNTY OF SAN MATEO CALIFORNIA

SCALE: 1" = 10' DATE: APRIL 28, 2024

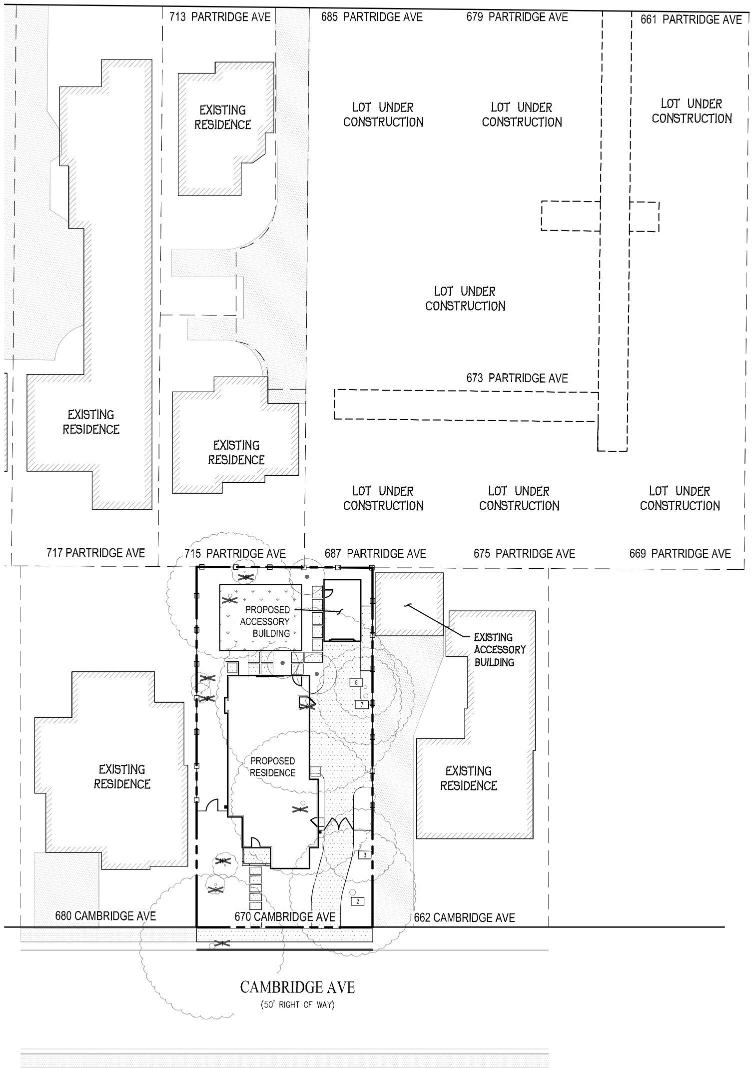
0 10 20 30

JOB NO.: 3085-000

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM

SHEET NO. 1 OF 1 SHEETS

F:\3085-000 MENLO PARK\670 CAMBRIDGE AVE\ACAD\SHEET\3085-LOT SURVEY_670 CAMBRIDGE AVE.DWG



EXISTING TREES TO BE REMOVED

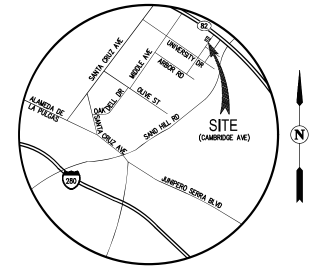
TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
1	LONDON PLANE TREE	27	YES	YES
4	MAIDENHAIR TREE	14	NO	NO
5	BOTTLEBRUSH	11	NO	NO
6	BLUE ATLAS CEDAR	28	YES	NO
9	ACACIA SP.	14.6	NO	NO
NP	UNKNOWN	NA	NA	NA
NP	UNKNOWN	NA	NA	NA
NP	UNKNOWN	NA	NA	NA
NP	UNKNOWN	NA	NA	NA

EXISTING TREES TO REMAIN

TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
2	OLIVE	25	YES	NO
3	HOLLY	7.5	NO	NO
7	BOTTLEBRUSH	14.6	NO	NO
8	BOTTLEBRUSH	13.2	NO	NO

NOTES:

1. THE TABLES ABOVE CONTAIN A SUMMARY OF INFORMATION PRESENTED IN THE ARBORIST REPORT. PLEASE REFER TO THE ARBORIST REPORT DATED APRIL 3, 2024 AND PREPARED BY CALIFORNIA TREE AND LANDSCAPING CONSULTING, INC. FOR MORE INFORMATION.



VICINITY MAP

NOT TO SCALE

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- ADJOINER PROPERTY LINE
- EXISTING STRUCTURE ON ADJOINING LOT
- EXISTING CONCRETE FLATWORK
- PROPOSED NEW RESIDENCE
- PROPOSED SAWCUT
- PROPOSED CURB
- PROPOSED CONCRETE FLATWORK
- PROPOSED TURF GRASS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE

SCALE: 1/8" = 1'

670 CAMBRIDGE AVENUE

AREA PLAN

THOMAS JAMES HOMES

CITY OF MENLO PARK SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JANUARY 10, 2025

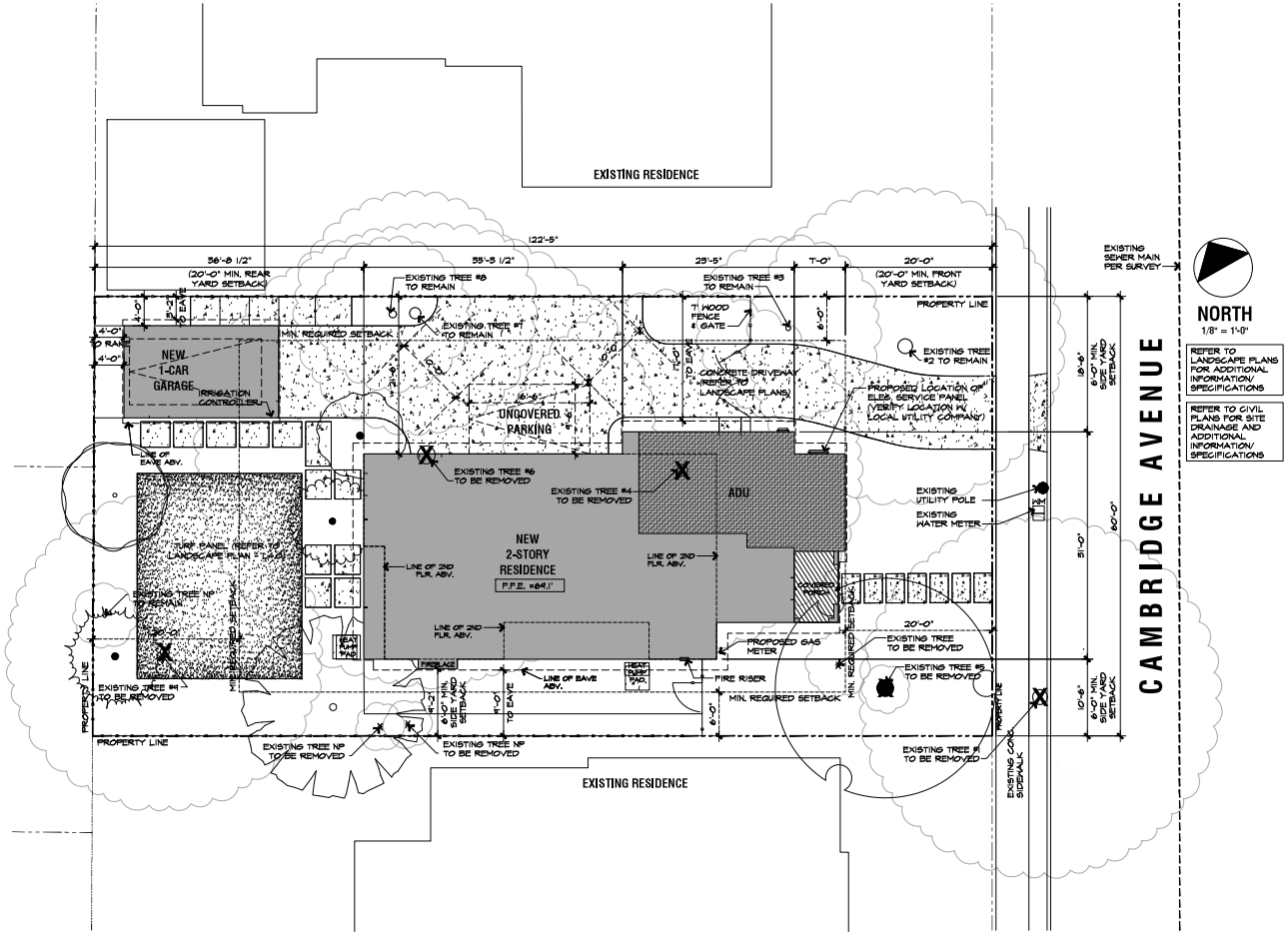
0 20 40 60

cbg

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 375-1877
WWW.CBANDG.COM

CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SHEET NO.
AP-1
OF 1 SHEETS



EXISTING TREES TO BE REMOVED

TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
1	LONDON PLANE TREE	27	YES	YES
4	MAGNOLIA TREE	16	NO	NO
5	BOTTLEBRUSH	11	NO	NO
6	BLUE ATLAS CEDAR	22	YES	NO
9	ACACIA SP.	19.5	NO	NO
NP	UNKNOWN	N/A	N/A	N/A
NP	UNKNOWN	N/A	N/A	N/A
NP	UNKNOWN	N/A	N/A	N/A
NP	UNKNOWN	N/A	N/A	N/A

EXISTING TREES TO REMAIN

TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
2	OAK	21	YES	NO
3	HOLLY	7.5	NO	NO
7	BOTTLEBRUSH	14.5	NO	NO
8	BOTTLEBRUSH	13.2	NO	NO

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0549

PROPOSED SITE PLAN

670 CAMBRIDGE AVENUE

Menlo Park , California

0 4 8 16

SCALE: 1/8" = 1'-0"

918.22396

A1.0
01.02.25

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0549

STREET SCENE

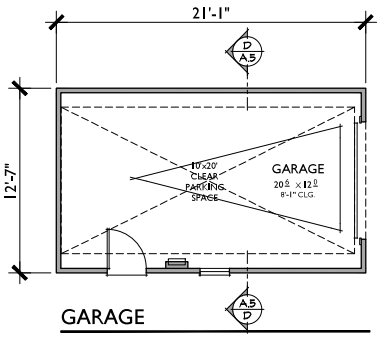
670 CAMBRIDGE AVENUE

Menlo Park , California

0 2 4 8
SCALE: 3/16" = 1'-0"

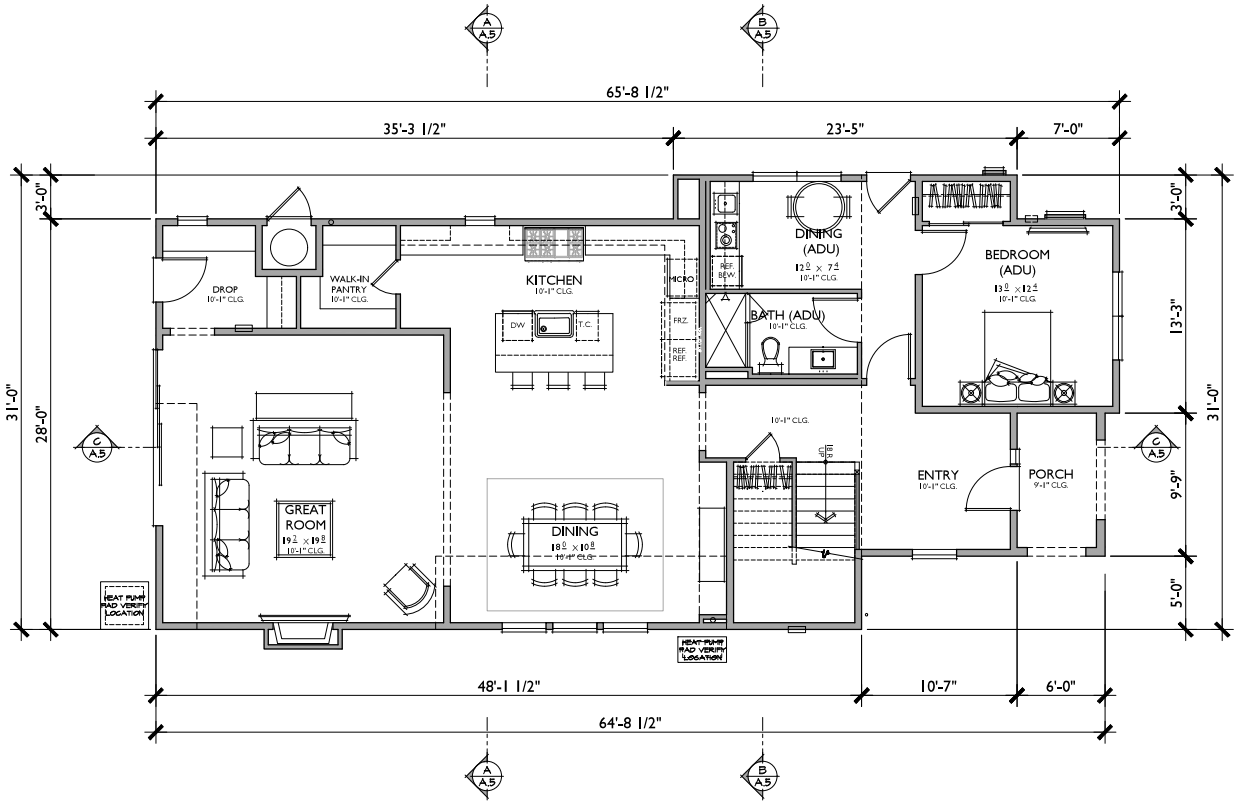
918.22396

A1.1
01.02.25



GARAGE

AT REAR ALLEY



NORTH

FIRST FLOOR

PLAN BLA-2848-31

3 BEDROOMS / 2 BATHS

1- CAR DETACHED GARAGE

FAL AREA TABLE	
1ST FLOOR	1,342 SQ. FT.
2ND FLOOR (INCLUDES VOIDS)	1,103 SQ. FT.
TOTAL LIVING	**2,445 SQ. FT.**
1 - CAR DETACHED GARAGE	265 SQ. FT.
TOTAL FAL	**2,710 SQ. FT.**
ADU (NOT INCLUDED IN FAL)	399 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE	
1ST FLOOR	1,362 SQ. FT.
2ND FLOOR	1,103 SQ. FT.
TOTAL LIVING	**2,465 SQ. FT.**
PORCH	58 SQ. FT.
1 - CAR DETACHED GARAGE	265 SQ. FT.
ADU (NOT INCLUDED IN FAL)	399 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0549

FLOOR PLAN

670 CAMBRIDGE AVENUE

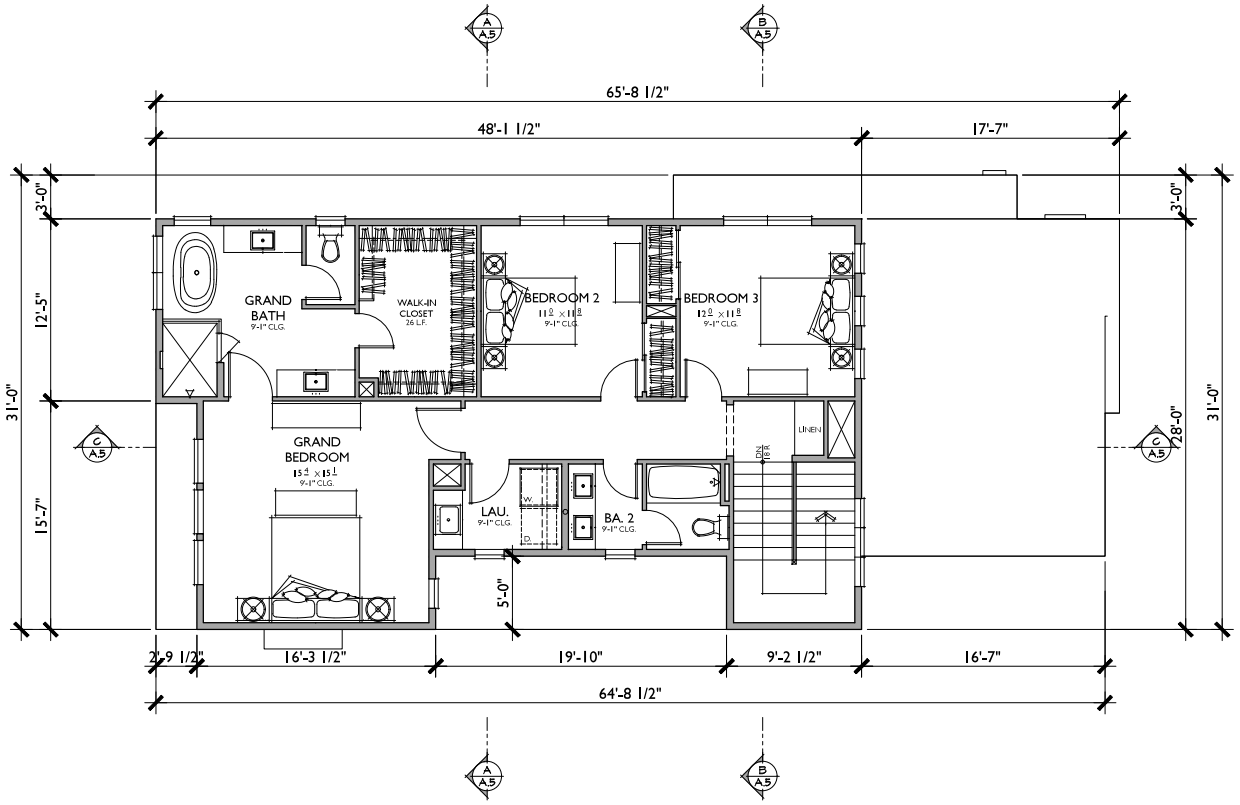
Menlo Park , California

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

918.22396

A2.0

01.02.25



NORTH

SECOND FLOOR

PLAN BLA-2848-31

3 BEDROOMS / 2 BATHS

1- CAR DETACHED GARAGE

FAL AREA TABLE	
1ST FLOOR	1,342 SQ. FT.
2ND FLOOR (INCLUDES VOIDS)	1,103 SQ. FT.
TOTAL LIVING	**2,445 SQ. FT.**
1 - CAR DETACHED GARAGE	265 SQ. FT.
TOTAL FAL	**2,710 SQ. FT.**
ADU (NOT INCLUDED IN FAL)	399 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE	
1ST FLOOR	1,362 SQ. FT.
2ND FLOOR	1,103 SQ. FT.
TOTAL LIVING	**2,465 SQ. FT.**
PORCH	58 SQ. FT.
1 - CAR DETACHED GARAGE	265 SQ. FT.
ADU (NOT INCLUDED IN FAL)	399 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0549

FLOOR PLAN

670 CAMBRIDGE AVENUE

Menlo Park , California

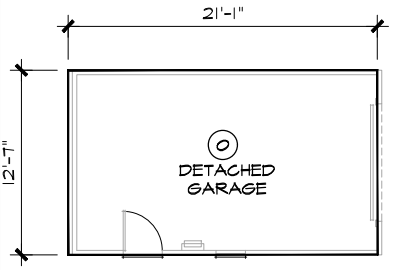
0 2 4 8

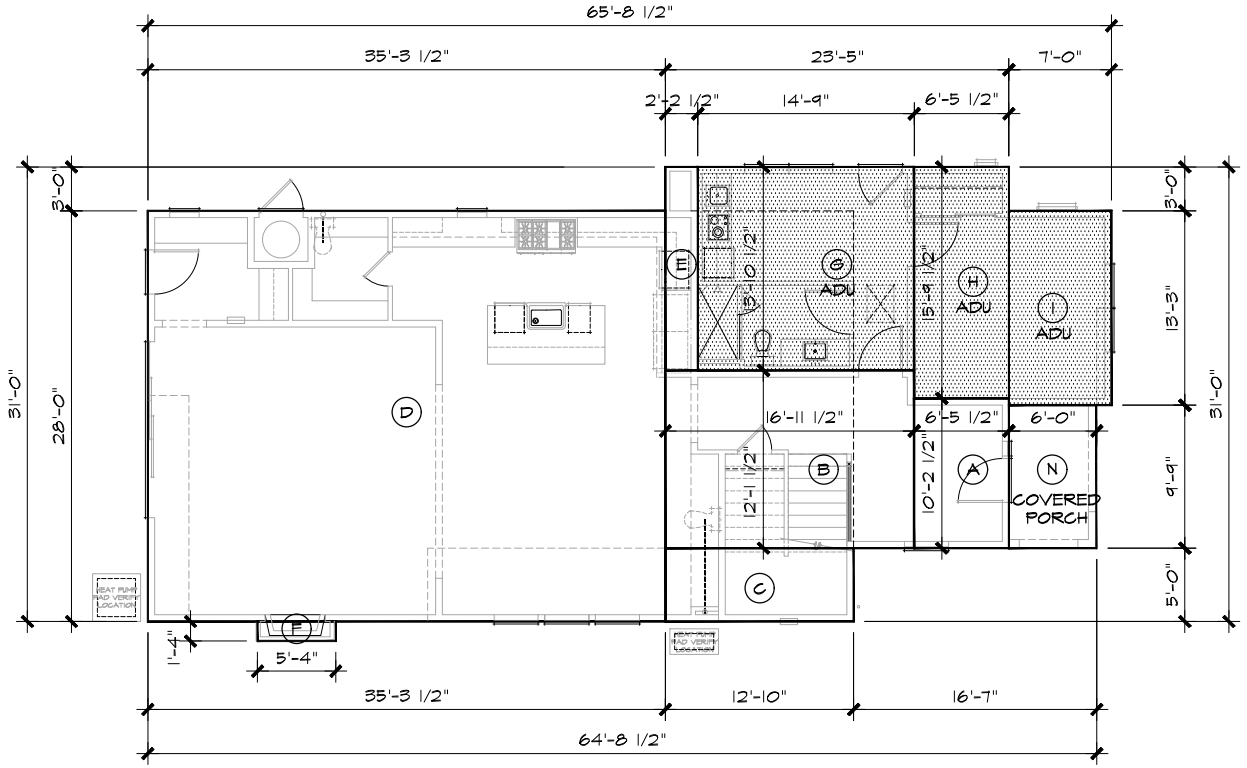
SCALE: 1/4" = 1'-0"

918.22396

A2.1

01.02.25





FIRST FLOOR PLAN SP

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

AREA CALCULATION

LABEL	DIMENSIONS	AREA
A	6'-5 1/2" X 10'-2 1/2"	66 SQ. FT.
B	16'-11 1/2" X 12'-1 1/2"	206 SQ. FT.
C	12'-10" X 5'-0"	64 SQ. FT.
D	35'-3 1/2" X 28'-0"	988 SQ. FT.
E	2'-2 1/2" X 13'-10 1/2"	31 SQ. FT.
F	5'-4" X 1'-4"	7 SQ. FT.
G	14'-9" X 13'-10 1/2"	205 SQ. FT.
H	6'-5 1/2" X 15'-9 1/2"	102 SQ. FT.
I	7'-0" X 13'-3"	93 SQ. FT.
J	8'-9" X 16'-7"	145 SQ. FT.
K	20'-3 1/2" X 23'-0"	467 SQ. FT.
L	16'-3 1/2" X 28'-0"	456 SQ. FT.
M	2'-9 1/2" X 12'-7"	35 SQ. FT.
N	6'-0" X 9'-9"	58 SQ. FT.
O	21'-1" X 12'-7"	265 SQ. FT.

LOT COVERAGE

A-F	FIRST FLOOR	1,362 SQ. FT.
G-I	ADU	399 SQ. FT.
N	COVERED PORCH	58 SQ. FT.
O	DETACHED GARAGE	265 SQ. FT.
	PROPOSED LOT COVERAGE	2,084 SQ. FT.

F.A.L.

	LOT SIZE	7,356 SQ. FT.
	ALLOWABLE	2,942 SQ. FT.
A-F	FIRST FLOOR (EXCLUDES PORCH, FIREPLACE & ADU)	1,362 SQ. FT.
J-M	SECOND FLOOR (INCLUDES VOLUME & VOIDS)	1,103 SQ. FT.
O	DETACHED GARAGE	265 SQ. FT.
	PROPOSED F.A.L.	2,730 SQ. FT.

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0549

SQUARE FOOTAGE CALCULATIONS

670 CAMBRIDGE AVENUE

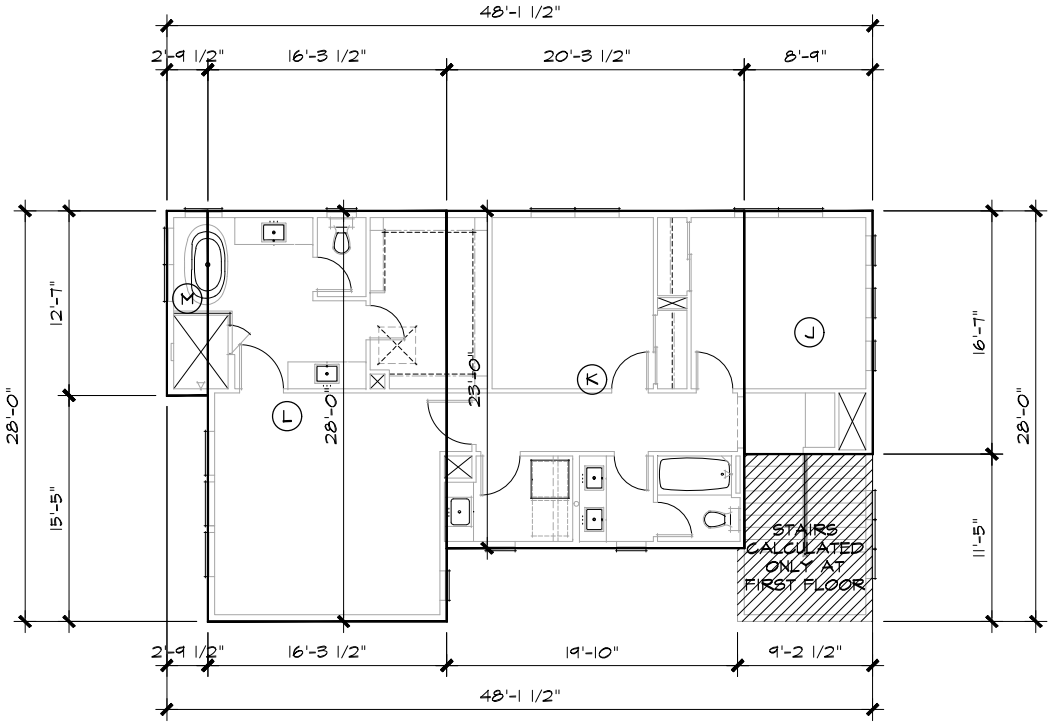
Menlo Park , California

0 2 4 8

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

918.22396

A2.2
01.02.25



SECOND FLOOR PLAN SP

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

AREA CALCULATION

LABEL	DIMENSIONS	AREA
A	6'-5 1/2" X 10'-2 1/2"	66 SQ. FT.
B	16'-11 1/2" X 12'-1 1/2"	206 SQ. FT.
C	12'-10" X 5'-0"	64 SQ. FT.
D	35'-3 1/2" X 28'-0"	988 SQ. FT.
E	2'-2 1/2" X 13'-10 1/2"	31 SQ. FT.
F	5'-4" X 1'-4"	7 SQ. FT.
G	14'-9" X 13'-10 1/2"	205 SQ. FT.
H	6'-5 1/2" X 15'-9 1/2"	102 SQ. FT.
I	7'-0" X 13'-3"	93 SQ. FT.
J	8'-9" X 16'-7"	145 SQ. FT.
K	20'-3 1/2" X 23'-0"	467 SQ. FT.
L	16'-3 1/2" X 28'-0"	456 SQ. FT.
M	2'-9 1/2" X 12'-7"	35 SQ. FT.
N	6'-0" X 9'-9"	58 SQ. FT.
O	21'-1" X 12'-7"	265 SQ. FT.

LOT COVERAGE

A-F	FIRST FLOOR	1,362 SQ. FT.
G-I	ADU	399 SQ. FT.
N	COVERED PORCH	58 SQ. FT.
O	DETACHED GARAGE	265 SQ. FT.
	PROPOSED LOT COVERAGE	2,084 SQ. FT.

F.A.L.

	LOT SIZE	7,356 SQ. FT.
	ALLOWABLE	2,942 SQ. FT.
A-F	FIRST FLOOR (EXCLUDES PORCH, FIREPLACE & ADU)	1,362 SQ. FT.
J-M	SECOND FLOOR (INCLUDES VOLUME & VOIDS)	1,103 SQ. FT.
O	DETACHED GARAGE	265 SQ. FT.
	PROPOSED F.A.L.	2,730 SQ. FT.

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0549

SQUARE FOOTAGE CALCULATIONS

670 CAMBRIDGE AVENUE

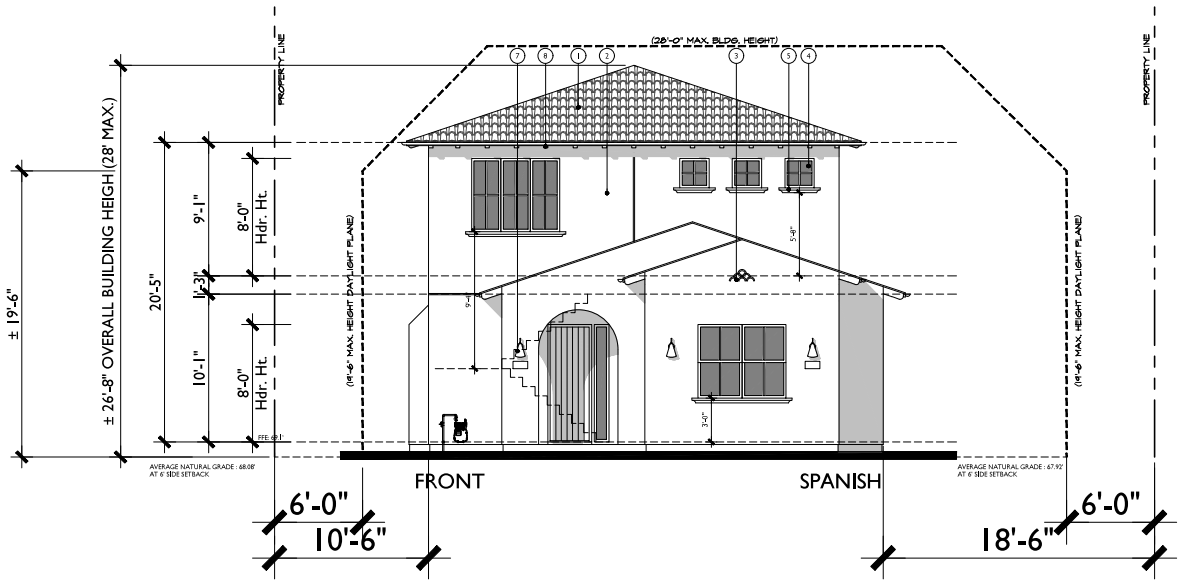
Menlo Park , California

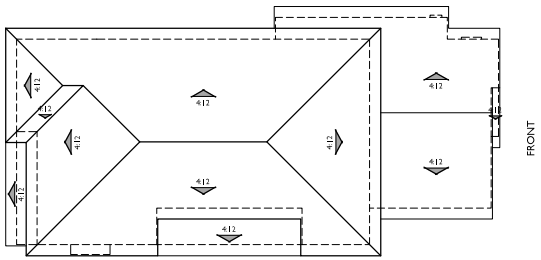
SCALE: 1/4" = 1'-0"

918.22396

A2.3

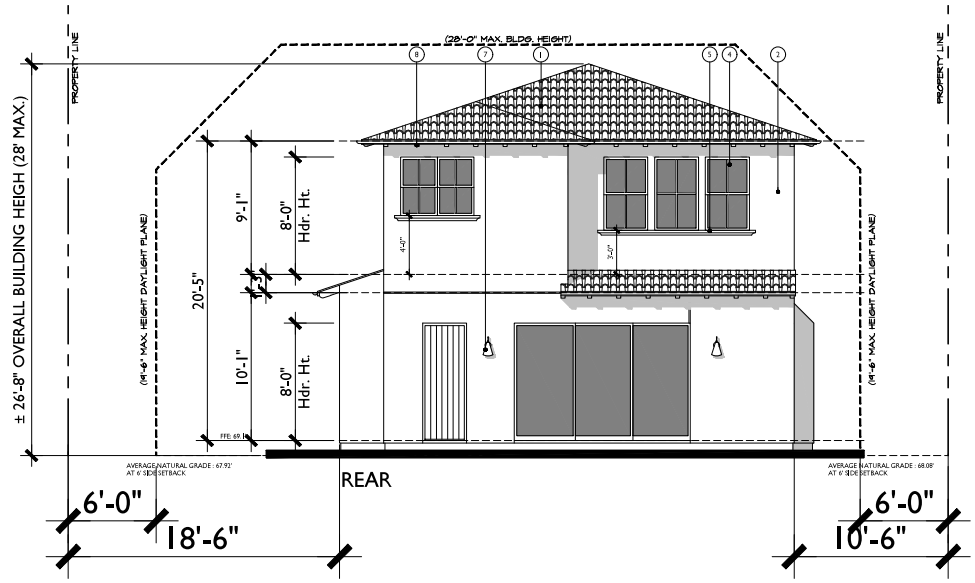
01.02.25





ROOF PLAN — SPANISH

PITCH: 4:12 U.N.O.
RAKE: TIGHT
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE



MATERIALS LEGEND:

1. CONCRETE 'S' TILE
2. STUCCO
3. DECORATIVE GABLE DETAIL
4. COMPOSITE WINDOW - ANDERSON 100 SERIES - CLEAR GLASS & GRILLES-BETWEEN-GLASS
5. FOAM TRIM
6. SECTIONAL GARAGE DOOR W/ WINDOWS
7. COACH LIGHT
8. RAFTER TAIL

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0549

ELEVATIONS

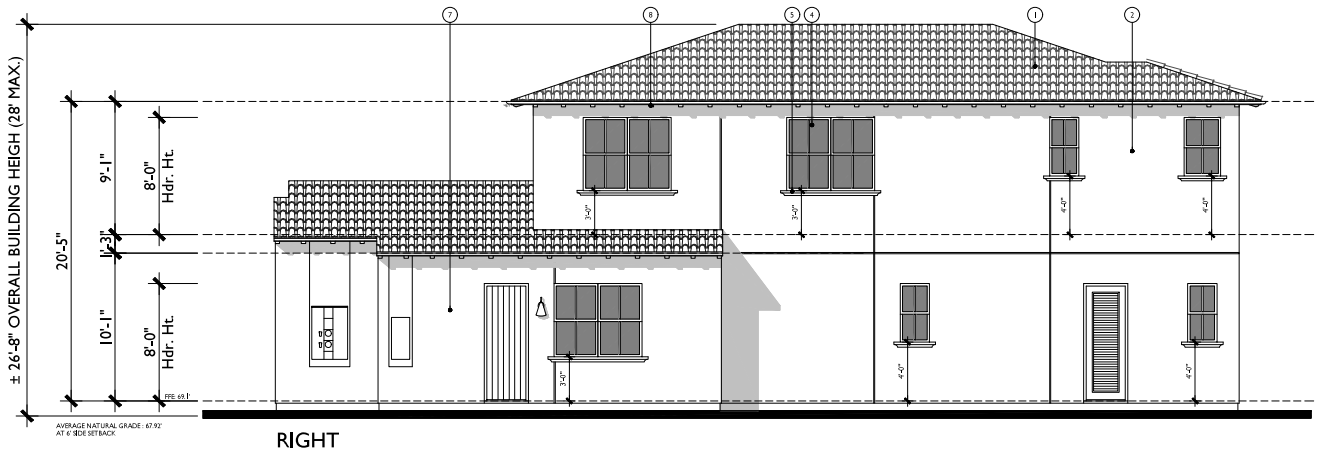
670 CAMBRIDGE AVENUE

Menlo Park , California

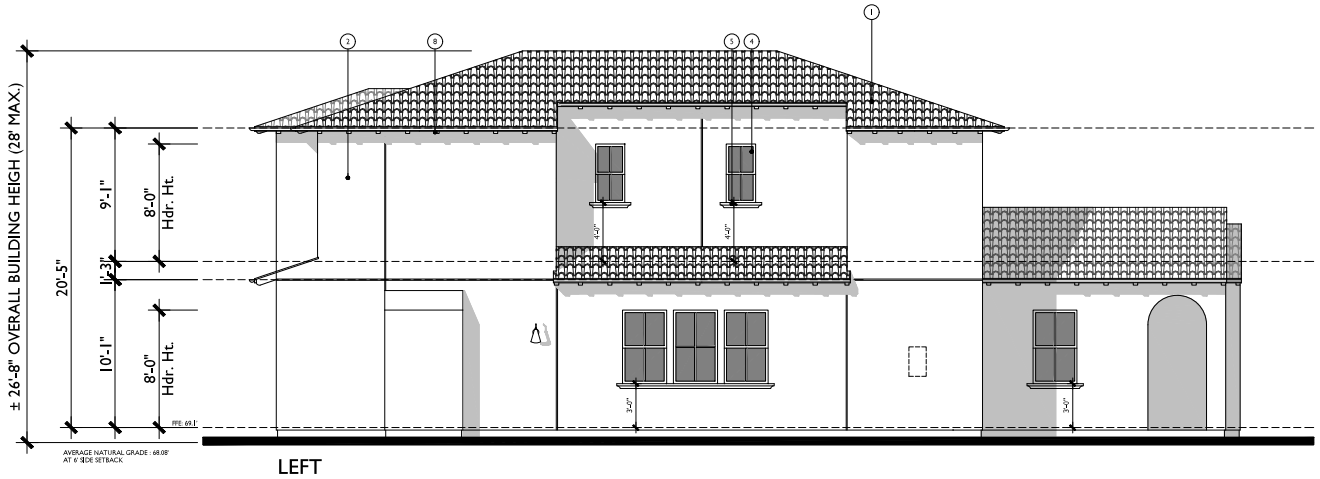
SCALE: 1/4" = 1'-0"

918.22396

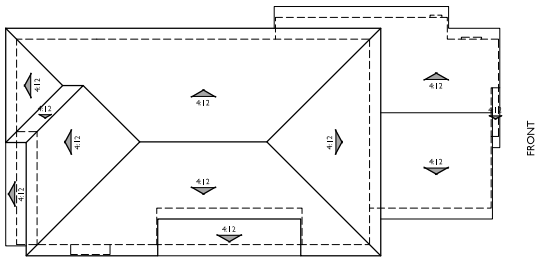
A3.0
01.02.25



RIGHT



LEFT



ROOF PLAN — SPANISH

PITCH: 4:12 U.N.O.
RAKE: TIGHT
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

MATERIALS LEGEND:

1. CONCRETE 'S' TILE
2. STUCCO
3. DECORATIVE GABLE DETAIL
4. COMPOSITE WINDOW - ANDERSON 100 SERIES - CLEAR GLASS & GRILLES-BETWEEN-GLASS
5. FOAM TRIM
6. SECTIONAL GARAGE DOOR W/ WINDOWS
7. COACH LIGHT
8. RAFTER TAIL

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0549

ELEVATIONS

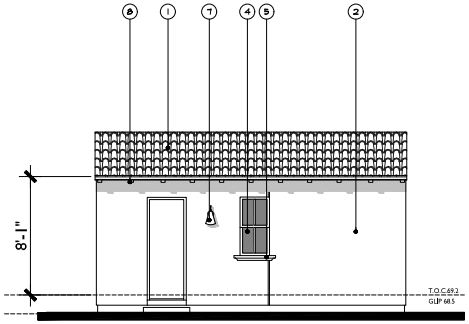
670 CAMBRIDGE AVENUE

Menlo Park , California

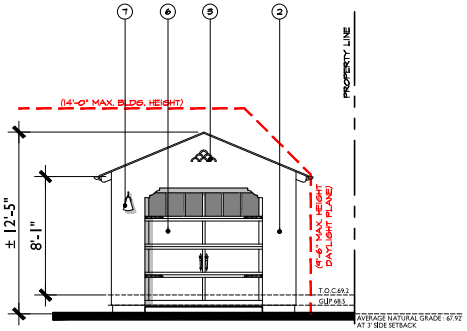
SCALE: 1/4" = 1'-0"

918.22396

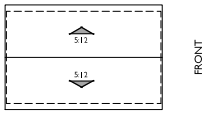
A3.1
01.02.25



LEFT

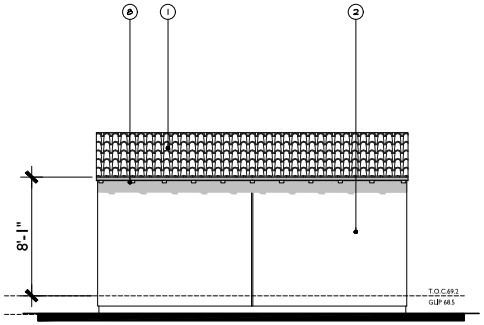


FRONT

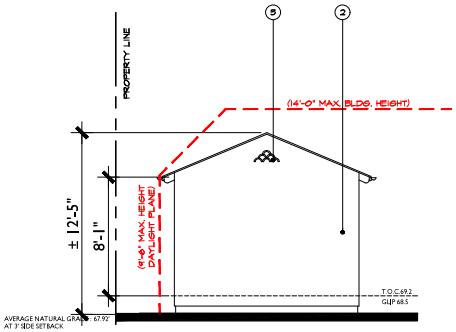


1 - CAR GARAGE

PITCH: 5:12 U.N.O.
RAKE: TIGHT
EAVE: 10"
ROOF MATERIAL: CONCRETE 'S' TILE



RIGHT



REAR

MATERIALS LEGEND:

1. CONCRETE 'S' TILE
2. STUCCO
3. DECORATIVE GABLE DETAIL
4. COMPOSITE WINDOW - ANDERSON 100 SERIES - CLEAR GLASS & GRILLES-BETWEEN-GLASS
5. FOAM TRIM
6. SECTIONAL GARAGE DOOR W/ WINDOWS
7. COACH LIGHT
8. RAFTER TAIL

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0549

ELEVATIONS

670 CAMBRIDGE AVENUE

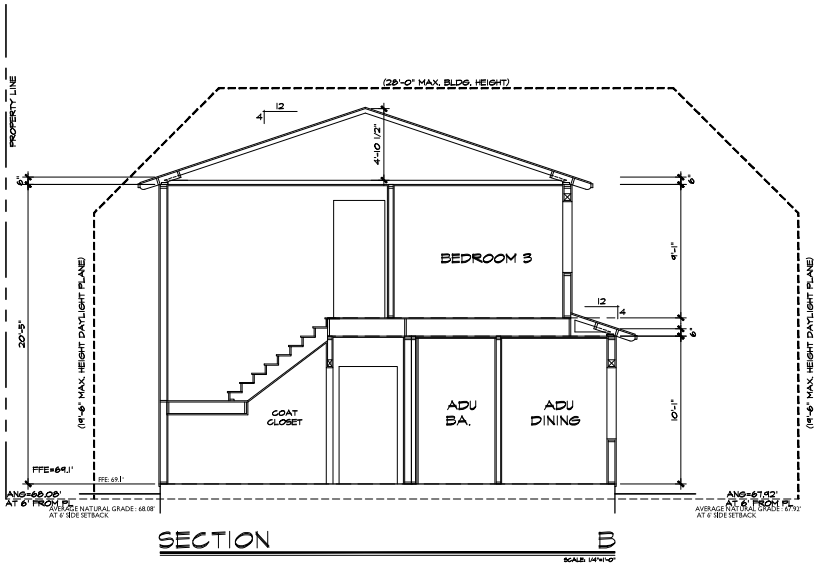
Menlo Park , California

0 2 4 8

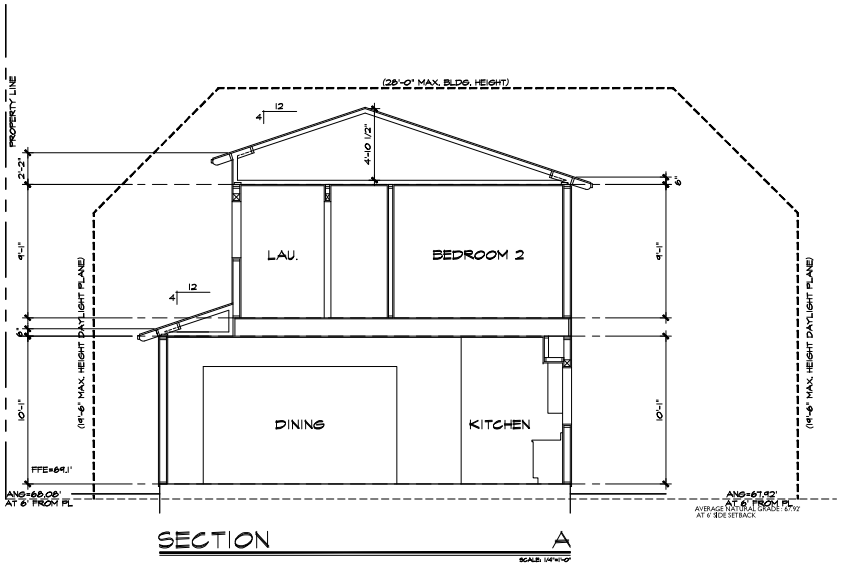
SCALE: 1/4" = 1'-0"

918.22396

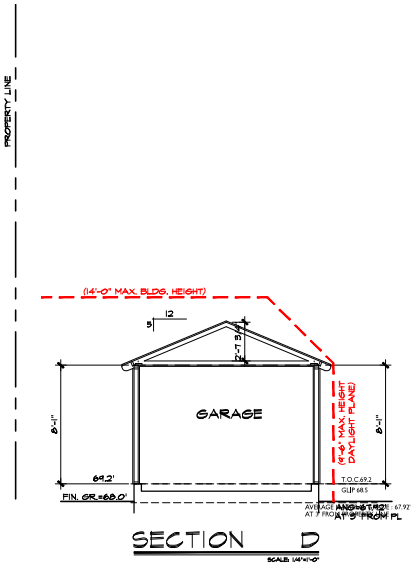
A3.2
01.02.25



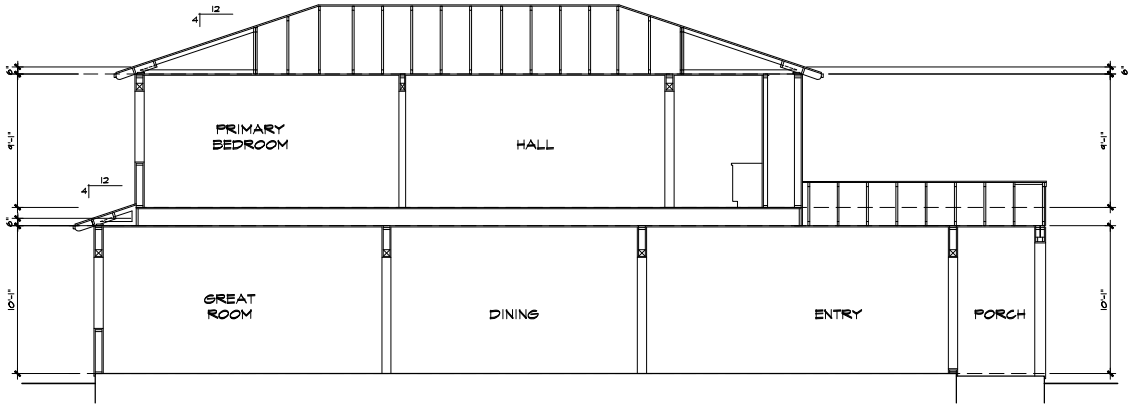
SECTION B



SECTION A



SECTION D



SECTION C

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0549

SECTIONS

670 CAMBRIDGE AVENUE

Menlo Park , California

0 2 4 8

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

918.22396

A4.0
01.02.25

4" HOUSE NUMBERS

REPRESENTS MATERIALS ONLY. NUMBERS TO REFLECT PROPERTY ADDRESS

EXTERIOR LIGHT FIXTURE

DARK SKY COMPLIANT

FRONT DOOR & ADU DOOR

FULL PLANK FIBERGLASS DOOR
FULL LITE FIBERGLASS SIDELITE
WITH SATIN ETCH GLASS

GARAGE DOOR

OVERHEAD GARAGE DOOR
WITH FROSTED GLASS WINDOWS
COLOR: MOCHA BROWN

WINDOW FRAMES: WHITE

COLOR SCHEME 1

WHITE HERON
SW 7627
- STUCCO
- DOOR AND WINDOW TRIMS
- UTILITY DOOR

INTELLECTUAL GRAY
SW 7045
- WINDOW SILLS
- FASCIA, EAVES, TAILS, AND GUTTERS
- GARAGE SIDE DOOR

URBANE BRONZE
SW 7048
- FRONT DOOR AND SIDELITE
- ADU DOOR

S-TILES
BROWN/GRAY

FENCE STAIN
SEMI-SOLID
PEPPERWOOD

NOTES:
1. RENDERINGS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE HOME OR IT'S SURROUNDINGS.
2. DOWNSPOUT COLOR TO FOLLOW TJH PRODUCT STANDARDS

THOMAS JAMES HOMES

Toyon BLA 2848-31
Spanish

670 Cambridge Avenue
Menlo Park, California 94025

Date *05/15/24*

Designer *Kristin Lasky*

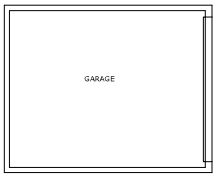
Architect *Bassenian Lagoni*

COLOR BOARD
I-1.01

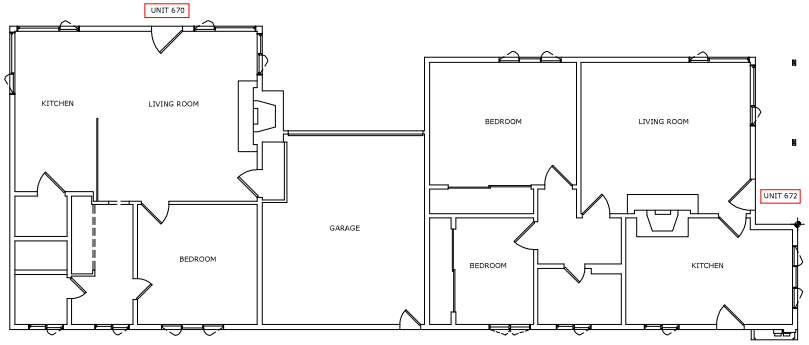
MULTI-FAMILY RESIDENCE (2 UNITS)

670 CAMBRIDGE AVENUE
MENLO PARK,CA 94025

AS-BUILT DOCUMENTATION



PROPOSED FOR DEMOLITION



PROJECT LINKS

CLICK HERE TO VIEW YOUR PLANS USING PPM'S WEB VIEWER POWERED BY AUTODESK

VICINITY MAP

AERIAL VIEW

PPM PROJECT CONTACTS

BAY AREA REGIONAL OFFICE

MICHAEL LI
REGIONAL DIRECTOR
MLI@PPMCO.NET
(510) 479-7109 EXT. 221

LINDSEY GREENE
PROJECT MANAGER
LGREENE@PPMCO.NET
(510) 479-7109 EXT. 222

CORPORATE OFFICE

OFFICE@PPMCO.NET
(855) 272-8458 EXT. 100
HTTPS://PPMCO.NET/CONTACT/

SHEET INDEX

PRECISION PROPERTY MEASUREMENTS
WWW.PPMCO.NET
855-AS-BUILT

PREPARED FOR: THOMAS JAMES HOMES

PROJECT NAME: 670 CAMBRIDGE AVENUE PROJECT
MENLO PARK, CA

PLAN TYPE: COVER PAGE

PROJECT NUMBER: 5410_BA
DATE: 04/30/2024

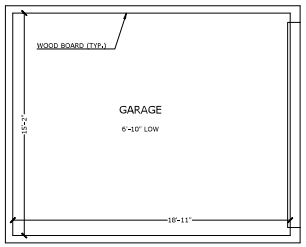
SCALE: N.T.S.

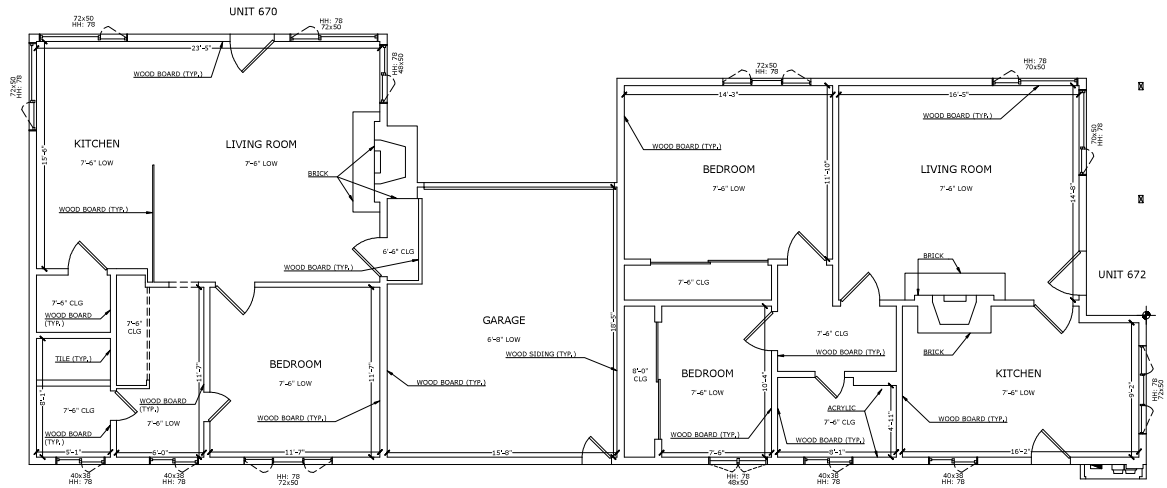
SHEET: 1 OF 5

LEGEND

LOW CASEWORK	RNG = RANGE	TWH = TANKLESS WATER HEATER	PV = SOLAR COMPONENTS
UPPER CASEWORK	REF = REFRIGERATOR	WH = WATER HEATER	= ELECTRICAL PANEL
FULL HEIGHT CASEWORK	OV = OVEN	WS = WATER SOFTNER	= WALL HEATER
W/D = WASHER/DRYER COMBO	DW = DISH WASHER	= FLOOR DRAIN	= DATUM POINT
W = WASHER	TC = TRASH COMPACTOR	= GAS METER	CLG = CEILING HEIGHT
D = DRYER	FUR = FURNACE	= ELECTRIC METER	HH = HEADER HEIGHT

PROPOSED FOR DEMOLITION





LEGEND

CHIMNEY OUTLINE

BUILDING FOOTPRINT

= AIR CONDITIONER

= ROOF DRAIN

= DOWNSPOUT

RTU = ROOF TOP UNIT

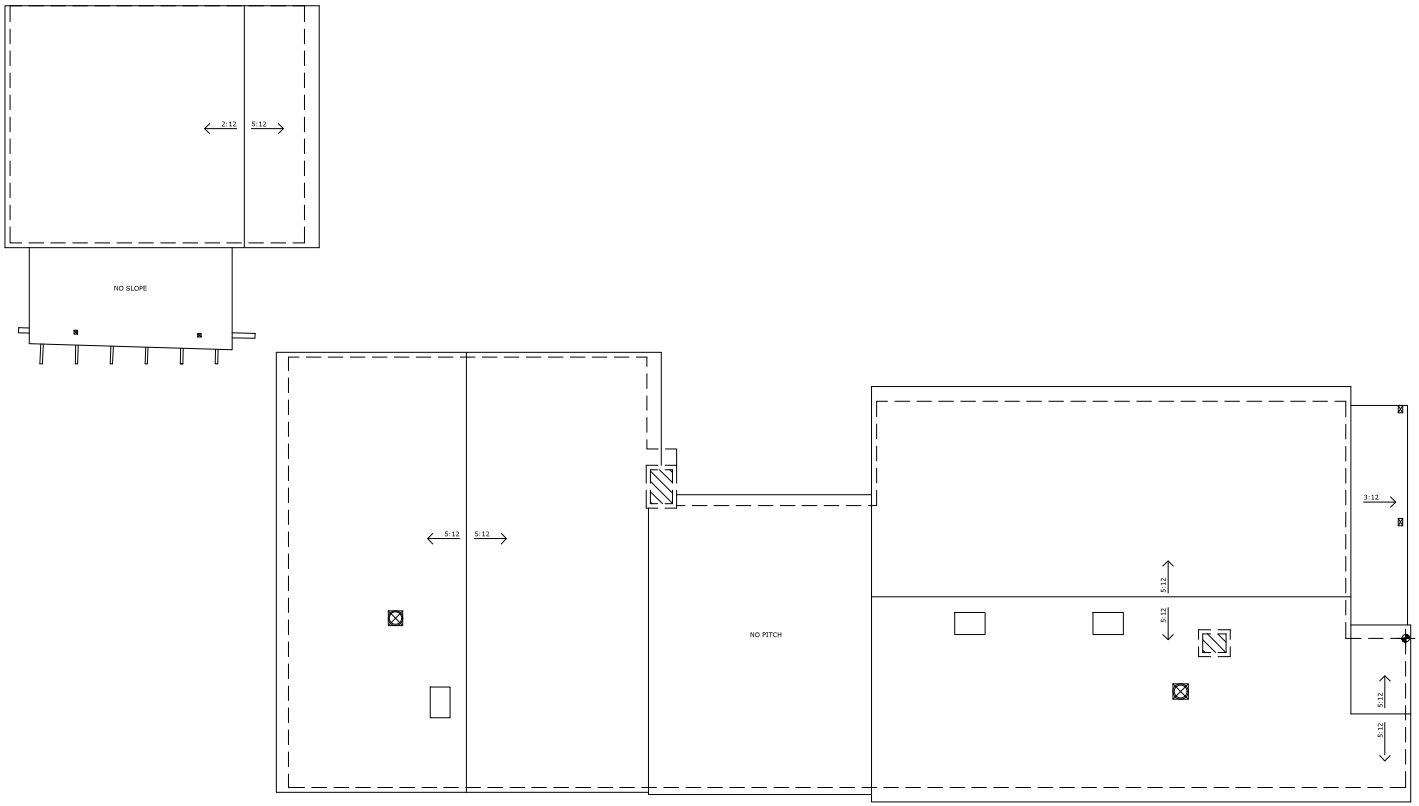
= ROOF TOP HATCH

= UTILITY BOX

= ROOF VENT

= DATUM POINT

PROPOSED FOR DEMOLITION



PRECISION PROPERTY MEASUREMENTS
WWW.PPMCO.NET
855-AS-BUILT

PREPARED FOR: THOMAS JAMES HOMES

PROJECT NAME: 670 CAMBRIDGE AVENUE PROJECT
MENLO PARK, CA

PLAN TYPE: ROOF PLAN

PROJECT NUMBER: 5410_BA

DATE: 04/30/2024

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

SHEET: 3 OF 5

LEGEND

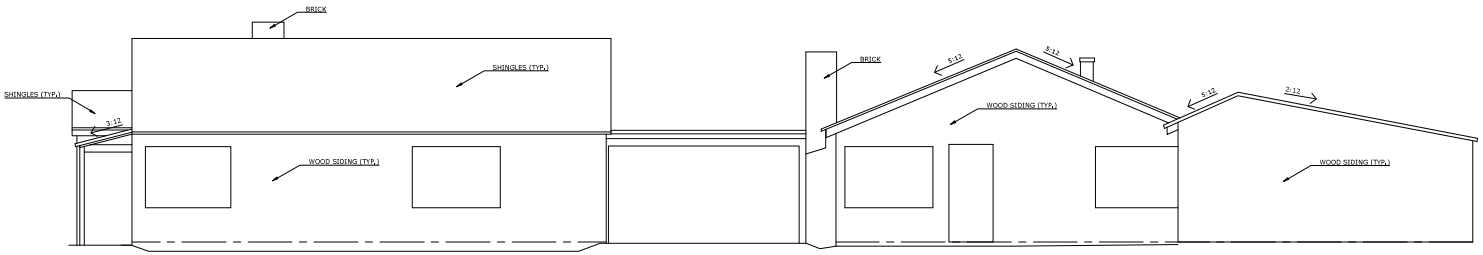
FINISHED GRADE LINE — ROOF PITCH LABEL (RISE:RUN) X:12

FINISHED FLOOR LINE — F.G.= FINISHED GRADE

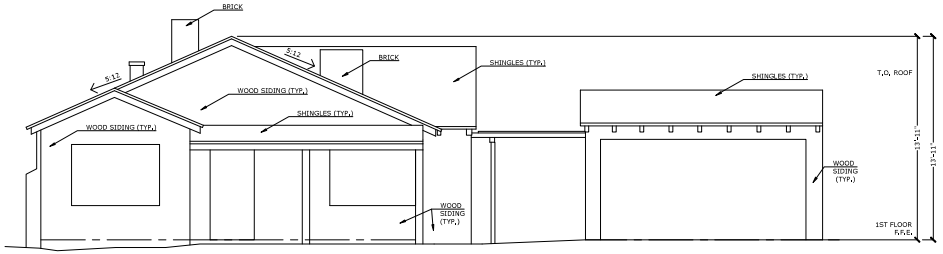
F.F.E= FINISHED FLOOR ELEVATION

T.O.= TOP OF

PROPOSED FOR DEMOLITION



NORTHEAST



SOUTHEAST

PRECISION PROPERTY MEASUREMENTS
WWW.PPMCO.NET
855-45-BUILT

PREPARED FOR: THOMAS JAMES HOMES

PROJECT NAME: 670 CAMBRIDGE AVENUE PROJECT
MENLO PARK, CA

PLAN TYPE: EXTERIOR ELEVATIONS

PROJECT NUMBER: 5410_BA

DATE: 04/30/2024

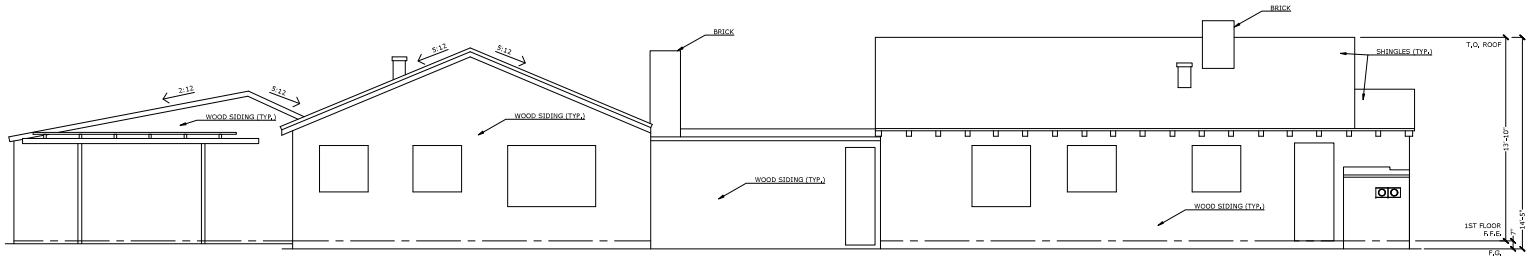
SCALE: 1/4" = 1'-0"

SHEET: 4 OF 5

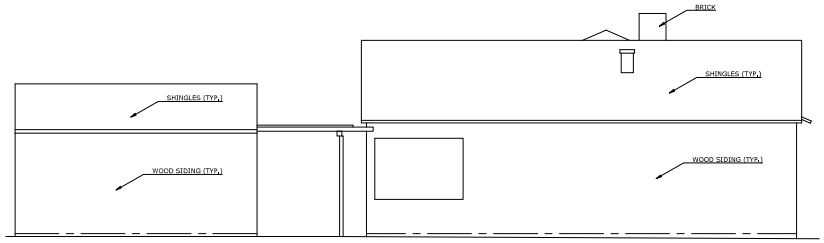
LEGEND

FINISHED GRADE LINE
FINISHED FLOOR LINE
F.F.E= FINISHED FLOOR ELEVATION
T.O.= TOP OF
ROOF PITCH LABEL (RISE:RUN) X:12
F.G.= FINISHED GRADE

PROPOSED FOR DEMOLITION



SOUTHWEST



NORTHWEST

PRECISION PROPERTY MEASUREMENTS
WWW.PPMCO.NET
855-45-BUILT

PREPARED FOR: THOMAS JAMES HOMES

PROJECT NAME: 670 CAMBRIDGE AVENUE PROJECT
MENLO PARK, CA

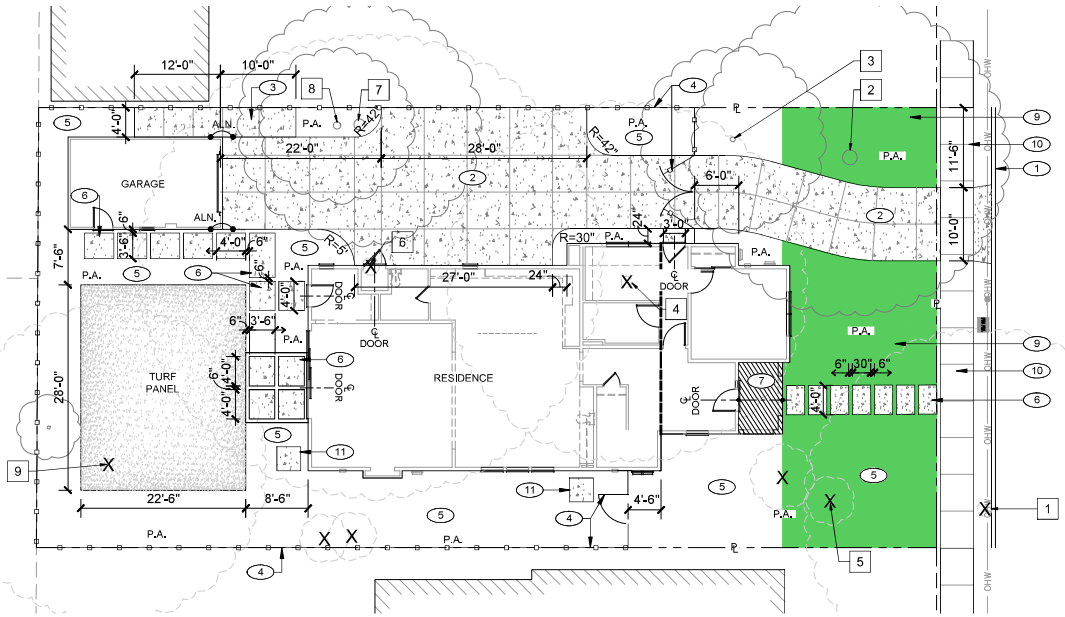
PLAN TYPE: EXTERIOR ELEVATIONS

PROJECT NUMBER: 5410_BA

DATE: 04/30/2024

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

SHEET: 5 OF 5



MWELO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."

SUSAN HEIKEN, PLA — CA LICENSE #6292
STUDIO 1515

CONSTRUCTION NOTES

1. LOCAL CODES AND ORDINANCES: WORK SHAL CONFORM TO ALL LOCAL CODES,ORDINANCES, AND REQUIREMENTS, INCLUDING FEDERAL ACCESSIBILITY GUIDELINES. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS AN EXEMPTION TO APPLICABLE CODES OR OTHER JURISDICTIONAL REQUIREMENTS.
2. UTILITIES: CONTACT COMMON GROUND ALLIANCE (C.G.A.) AT 811, AT LEAST TWO WORKING DAYS IN ADVANCE OF WORK (PER CA GOV. CODE 4216). THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT, AND SHALL PAY FOR ANY REPAIRS REQUIRED DO TO THE CONTRACTOR'S OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. DISCREPENSIES: NOTIFY DISTRICT'S REPRESENTATIVE OF ANY VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. DO NOT PROCEED WHERE DIFFERENCES EXIST THAT WOULD AFFECT THE WORK. ALL ADJUSTMENTS DO TO FIELD CONDITIONS MUST BE APPROVED BY THE DISTRICT'S REPRESENTATIVE PRIOR TO CONTINUING.
4. LAYOUT NOTES: THE WRITTEN DIMENSION SUPERCEDES SCALED OR GRAPHIC DENOTATION. DIMENSIONS ARE BETWEEN PARALLELOR PERPENDICULARPOINTUNLESS NOTED OTHERWISE. DIMENSIONS ARE TO CENTERLINE OR FACE OF MASONRY, CONCRETE OR FRAMING SUBSTRATE FINISH SURFACES, INLESS NOTED OTHERWISE.
5. COORDINATION: CONTRACTOR SHALL COORDINATE WORK BETWEEN TRADES. ALL REQUIRED SLEEVING SHALL BE COORDINATED WITH SITE WORK, INCLUDING OTHER UNDERGROUND UTILITIES, CURBS, AND CONCRETE.
6. VERTICAL WORK: ALL VERTICAL CONSTRUCTION SHALL BE INSTALLED TRUE AND PLUMB. ALL UNIT COURSING AND TOP OF WALLS, FENCES, ETC. SHALL BE LEVEL UNLESS NOTED OTHERWISE. ALL CURVES SHALL BE CONTINUOUS AND EVEN, WITH NO BREAKS OR ANGLES AT POINTS OF TANGENCY OR FORMWORK JOINTING.
7. LEAD TIME: SPECIFIED MATERIALS MAY REQUIRE A SIGNIFICANT LEAD TIME. CONTRACTOR IS SOLELY RESONSIBLE TO LEAD TIMES AND TO PROVIDE SUBMITTALS, AND ORDER MATERIAL, AND ENSURE DELIVERY TO THE JOB SITE TO ALLOW TIMELY PROGRESSION OF WORK.
8. EXISTING WORK: WHERE NEW CONSTRUCTION ABUTS EXISTING WORK, ALL EXISTING WORK SHALL BE PROTECTED. CONTRACTOR SHALL REPLACE ANY DAMAGED EXISTING WORK AT NO ADDITIONAL EXPENSE TO THE OWNER. ALL NEW WORK WILL CONFORM TO EXISTING WORK, INCLUDING FLATWORK JOINTS, ELEVATIONS, COLOR, AND FINISH.
9. FENCING: FENCE LOCATIONS SHOWN ARE DIAGRAMMATIC FINAL LOCATIONS ARE TO BE COORDINATED IN THE FIELD BY THE LANDSCAPE CONTRACTOR.

LAYOUT LEGEND

℄	CENTERLINE
ALN.	ALIGN
ℙ	PROPERTY LINE
P.A.	PLANTING AREA
TURF	SOD (LAWN)
R	RADIUS
SQ.	SQUARE
TYP.	TYPICAL

SYMBOL KEY

(1) CONSTRUCTION CALLOUT. SEE CONSTRUCTION CALLOUT LEGEND.

[1] (E) TREE NUMBER. SEE ARBORIST REPORT.

TREE PROTECTION CHART

TAG#	PROTECTED TREE	DBH	SCIENTIFIC NAME	COMMON NAME	SATUS
1	YES (CITY)	27"	Platanus x hispanica	London plane tree	REMOVE
2	YES	25"	Olea europaea	Olive	REMAIN
3	NO	7.5"	Ilex sp.	Holly	REMAIN
4	NO	14"	Ginkgo biloba	Maidenhair tree	REMOVE
5	NO	11"	Callistemon sp.	Bottlebrush	REMOVE
6	YES	28"	Cedrus atlantica	Blue atlas cedar	REMOVE
7	NO	14.5"	Callistemon sp.	Bottlebrush	REMAIN
8	NO	13.2"	Callistemon sp.	Bottlebrush	REMAIN
9	NO	14.5"	Acacia sp.	Acacia sp.	REMOVE

FENCE/HEADER LEGEND

PROPERTY LINE FENCE WITH DOUBLE VEHICLE GATE ± 260 L.F. (CONTRACTOR TO VERIFY)

STEEL HEADER, TYP. REFER TO PLAN FOR EXACT LOCATIONS AND CONDITIONS.

SITE CALCULATIONS (PRESCRIPTIVE APPROACH)

670 Cambridge Ave.	S.F.	% OF LOT AREA
EXISTING (TOTAL LOT S.F.)	7,356	
TOTAL PERMEABLE AREA	3,903	53.1%
PROPOSED SHRUB & GC AREA	2,372	63.4%
BARK MULCH	319	8.2%
PROPOSED TURF AREA	630	16.1%
CONCRETE PAVERS WITH PLANTED JOINTS	360	9.2%
STREET SHRUB & GC AREA (NOT PART OF LOT AREA)	120	3.1%
TOTAL IMPERMEABLE AREA	3,453	46.9%
CONCRETE DRIVEWAY	1,370	36.7%
COVERED CONCRETE PORCH (FRONT)	58	1.7%
CONCRETE WALK	108	3.1%
RESIDENCE / GARAGE FOOTPRINT	2,019	58.5%

NOTE: WATER SUPPLY IS DOMESTIC

FRONT YARD

FRONTYARD TOTAL S.F.	1,177	
PROPOSED PERMEABLE AREA	963	83.1%
PROPOSED DRIVEWAY	214	16.9%

CONSTRUCTION CALLOUT LEGEND

1. FACE OF CURB EXTENSION, SEE CIVIL PLANS.
2. CONCRETE PAVING (VEHICULAR). LAYOUT PER CIVIL: **COLOR**: STANDARD GRAY **FINISH**: ACID ETCH
3. CONCRETE PAVING (PEDESTRIAN): **COLOR**: STANDARD GRAY **FINISH**: ACID ETCH
4. WOOD FENCE AND DOUBLE DRIVEWAY GATE: **SEE DETAILS** A & B, **SHEET** L-2.0.
5. 3" MIN. BARK MULCH IN LANDSCAPE AREA, TYP. **COLOR**: NATURAL BROWN
6. CONCRETE PAVER WITH 6" PLANTED JOINTS: **COLOR**: STANDARD GRAY **FINISH**: ACID ETCH
7. COVERED CONCRETE PATIO PER ARCHITECT.
8. STEEL HEADER:
9. FRONT YARD SETBACK FOR CALCULATIONS.
10. PUBLIC SIDEWALK EXTENSION, SEE CIVIL PLANS.
11. CONCRETE PAD. SEE ARCHITECT'S PLANS.

NOTE:
REFER TO FINAL ARBORIST REPORT LOCATED ON SHEETS: L-5.0 TO L-5.4.

8' 0 8' 16'
SCALE: 1/8"=1'-0"

CAMBRIDGE AVE. RESIDENCE

NO.	DATE	REVISIONS	BY	APPD

STUDIO 1515 LANDSCAPE ARCHITECTURE
1429 FOURTH STREET NAPA, CA 94559
(707) 253.8115

670 CAMBRIDGE AVENUE
LAYOUT PLAN
MENLO PARK, CALIFORNIA

LICENSED LANDSCAPE ARCHITECT — SUSAN HEIKEN — 6292 — STATE OF CALIFORNIA

DATE	FEB 19, 2025
DRAWN	TS
DESIGNED	RB
CHECKED	SH
JOB NO.	8190017.0

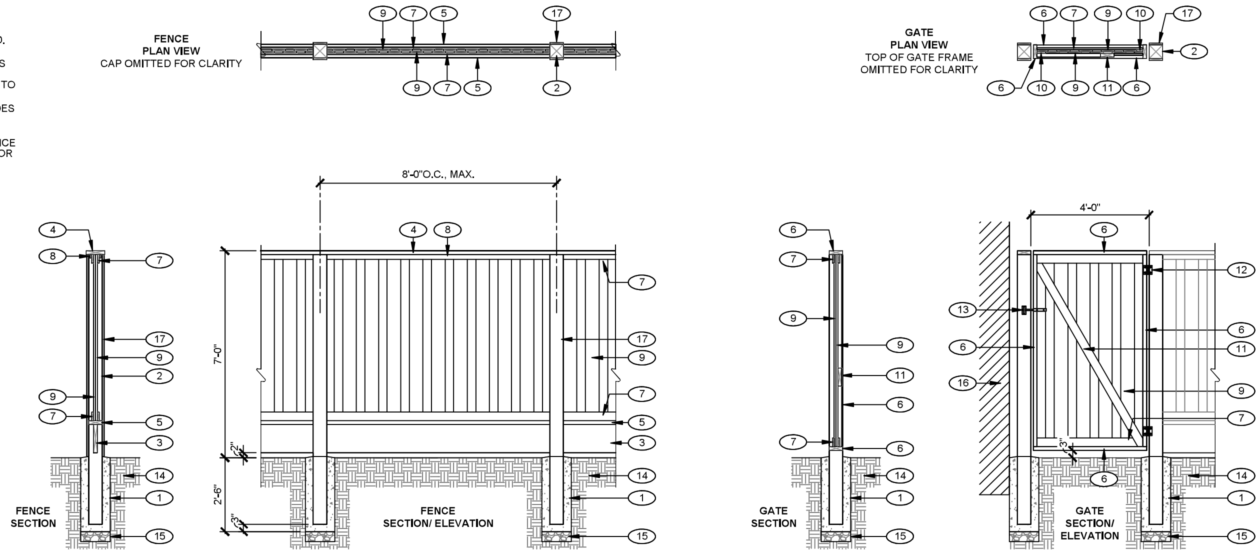
SHEET NO.
L-1.0

CLIENT REVIEW SUBMITTAL-NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AGENCY HAVING JURISDICTION (AHJ).

NOTES:

1. ALL WOOD SHALL BE COMMON REDWOOD UNLESS OTHERWISE NOTED.
2. ALL FASTENERS AND GATE HARDWARE SHALL BE GALVANIZED.
3. SECURE LEDGER TO BUILDING FRAMING WITH 1/4"x4" LAG SCREWS AND WASHERS, COUNTERSUNK. APPLY SILICONE CAULKING PRIOR TO INSERTING LAG SCREW.
4. STEP FENCE AT POSTS. FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE.
5. STAIN TJH PROPERTY SIDE OF FENCE WITH SEMI-TRANSPARENT EXTERIOR STAIN, COLOR PER BUILDER. SEE REPRESENTATIVE STAIN COLORS

REPRESENTATIVE STAIN COLORS:



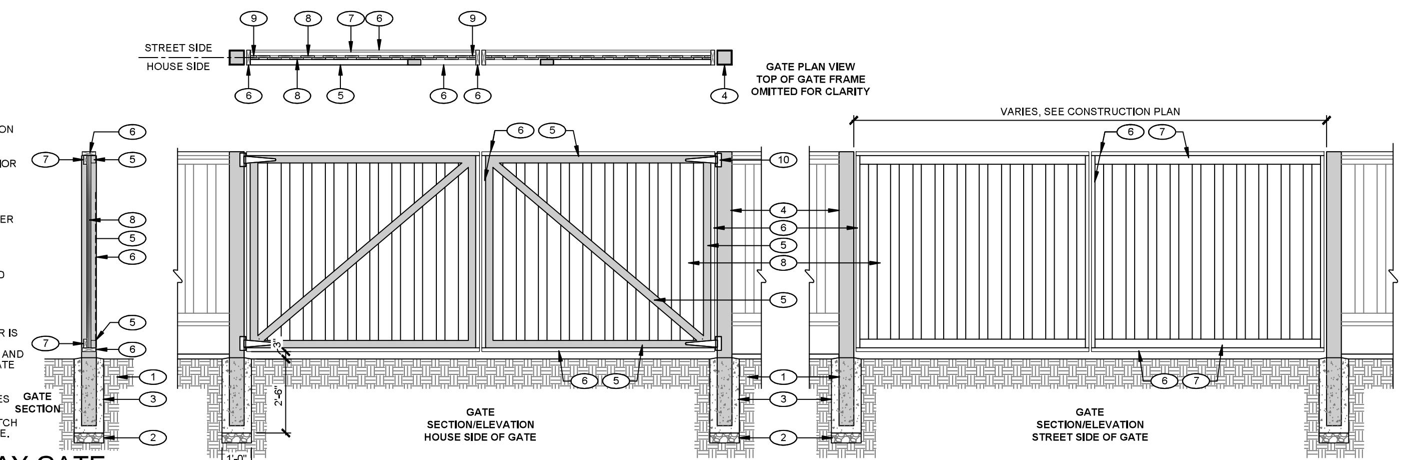
1. CONCRETE FOOTING, SLOPE TOP TO DRAIN AWAY FROM POST.
2. 6x6 POST, ACQ TREATED.
3. 2x12 KICKER, ACQ TREATED.
4. 2x8 CAP.
5. 2x6 BOTTOM RAIL.
6. 2x6 GATE FRAME.
7. 1x4 FRAME.
8. 1x2 FRAME.
9. 1x6 BOARD, OVERLAP 1" AS SHOWN.
10. PROVIDE FULL BLOCKING AT EACH SIDE OF GATE.
11. 2x4 DIAGONAL BRACE, BACKYARD SIDE OF GATE.
12. HEAVY DUTY GATE HINGE.
13. SELF-CLOSING GATE LATCH, 5'-0" ABOVE GRADE. PROVIDE 2x BLOCKING FOR LATCH TO REST UPON.
14. NATIVE GRADE.
15. CLASS II AGGREGATE BASE, 4" THICK.
16. ADJACENT BUILDING WALL.
17. 1x6 FASCIA BOARD.

A WOOD FENCE AND GATE

SCALE: 1/2"=1'-0"

NOTES:

1. ALL WOOD SHALL BE COMMON REDWOOD.
2. STAIN BOTH SIDES WITH SEMI-TRANSPARENT EXTERIOR STAIN, COLOR TO MATCH ADJACENT FENCE.
3. ALL FASTENERS AND GATE HARDWARE SHALL BE GALVANIZED, OR PAINTED PER TJH APPROVED DESIGN PACKAGE.
4. ALL HSS STEEL SHALL BE PAINTED, COLOR: POWDER COATED PER TJH APPROVED DESIGN PACKAGE.
5. STUB ELECTRICAL AT POSTSFOR OPTIONAL AUTOMATIC GATE OPENER.
6. IF AUTOMATIC GATE OPENER IS NOT INSTALLED, INSTALL A SELF-CLOSING GATE LATCH AND CANE BOLTS TO SECURE GATE IN CLOSED POSITION.
7. GATE LATCH SHALL BE OPERABLE FROM BOTH SIDES OF GATE.
8. HEIGHT OF GATE SHALL MATCH HEIGHT OF ADJACENT FENCE.



1. NATIVE GRADE.
2. CLASS II AGGREGATE BASE, 4" THICK.
3. CONCRETE FOOTING, SLOPE TOP TO DRAIN AWAY FROM POST.
4. 6x6 HSS STEEL POST.
5. 2x3 HSS STEEL GATE FRAME, HOUSE SIDE OF GATE.
6. 2x6 WOOD GATE FRAME.
7. 2x4 WOOD CROSS MEMBER.
8. 1x6 BOARD, OVERLAP 1" AS SHOWN.
9. PROVIDE FULL BLOCKING AT EACH SIDE OF GATE.
10. HEAVY DUTY GATE HINGE.

B DRIVEWAY GATE

SCALE: 1/2"=1'-0"

CAMBRIDGE AVE. RESIDENCE

NO.	DATE	REVISIONS	BY	APPD

STUDIO 1515 LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
(707) 252.6115

670 CAMBRIDGE AVENUE
CONSTRUCTION DETAILS
MENLO PARK, CALIFORNIA

DATE	FEB 19, 2025
DRAWN	TB
DESIGNED	RB
CHECKED	SH
JOB NO.	8190017.0

SHEET NO.
L-2.0

CLIENT REVIEW SUBMITTAL-NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AGENCY HAVING JURISDICTION (AHJ).

MWELO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

SUSAN HEIKEN, PLA — CA LICENSE #6292
STUDIO 1515

NOTE: CONTRACTOR TO REFER TO FINAL ARBORIST REPORT FOR TREE PROTECTION FENCING LOCATIONS.

Recommended Irrigation Schedule — Project: 8190017.0
670 Cambridge Drive

Reference data

Nearest data location: Menlo Park

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Reference Eto (in/mo)	1,50	1,80	2,80	3,80	5,20	5,30	6,20	5,60	4,60	3,10	1,70	1,00
Historical average precipitation	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Effective precip (hist. ave. -0.2" * 75%)	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Base required irrigation (in/mo)	1,50	1,80	2,80	3,80	5,20	5,30	6,20	5,60	4,60	3,10	1,70	1,00

Hydrozone Information Table

Hydrozone data summary

Zone	Description	Ks	Kd	Kmc	KL	Irr. Type	KL	PR	Soil Type	ERR	AW	RZ	PAW	MAD	AD
A1	Frontyard Drip, Shrubs & G/C	0,35	1,0	1,0	0,35	DripLine	0,35	0,62	Clay loam	0,2	6,18	18	3,24	50%	1,62
A2	Backyard Drip, Shrubs & G/C	0,20	1,0	1,0	0,20	DripLine	0,20	0,62	Clay loam	0,2	6,18	18	3,24	50%	1,62
A3	MSMTRN, Turf	0,8	1,0	1,0	0,80	MultiStrm	0,80	0,62	Clay loam	0,2	6,18	18	3,24	50%	1,62

Modeled Crit. Area Calculations

	HA (sqft)	% of landscape area
	1,538	47,8%
	1,055	32,7%
	630	19,5%
Total	3,223	100,0%

Controller Schedule by Zone

Zone	Description	Temp?		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
A1	Frontyard Drip, Shrubs & G/C (Low)	N	Irr. Days / Wk	1	1	1	1	1	1	1	1	1	1	1	1
			Cycles / Days	1	1	1	1	1	1	1	1	1	1	1	1
	Max. Minutes / Cycle 19		Min. / Cycle	14	14	14	14	14	14	14	14	14	14	14	9
A2	Backyard Drip, Shrubs & G/C (Low)	N	Irr. Days / Wk	1	1	1	1	1	1	1	1	1	1	1	1
			Cycles / Days	1	1	1	1	1	1	1	1	1	1	1	1
	Max. Minutes / Cycle 19		Min. / Cycle	8	8	8	8	8	8	8	8	8	8	8	5
A3	MSMTRN, Turf		Irr. Days / Wk	1	1	1	1	1	1	1	1	1	1	1	1
			Cycles / Days	1	1	1	1	1	1	1	1	1	1	1	2
	Max. Minutes / Cycle		Min. / Cycle	23	23	23	23	23	23	23	23	23	23	23	19

IRRIGATION LEGEND

SYMBOL — MANUFACTURER/MODEL/DESCRIPTION

HUNTER MP1000 PROS-04-PRS30-CV
TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY, M=MARROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC. APPLICATION RATE: 0.4"/HOUR

SYMBOL — MANUFACTURER/MODEL/DESCRIPTION

IRRITROL 2507DK-MF
ELECTRIC DRIP ZONE VALVE KIT: 3/4" 2507 VALVE, FILTER, MEDIUM FLOW REGULATOR AND FITTINGS.

PIPE TRANSITION POINT ABOVE GRADE
PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.

TORO DB-PC
PRESSURE COMPENSATING DRIP BUBBLER EASILY THREADS ON A 1/2IN. THREADED RISER. FLOW RATE: 9.0 GPH.

AREA TO RECEIVE DRIPLINE
TORO RGP-416
SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH ROOTGUARD TECHNOLOGY, 1.00 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. APPLICATION RATE: 0.71"/HOUR

SYMBOL — MANUFACTURER/MODEL/DESCRIPTION

IRRITROL 2711APR
ELECTRIC REMOTE CONTROL VALVE, 3/4", FLOW CONTROL, STAINLESS SCREW BONNET, AND BALL VALVE ON INCOMING FLOW RISER.

MANUAL BALL SHUT OFF VALVE
LOCATE BETWEEN POC AND FIRST RCV

HUNTER PHC-601
WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, 6-STATION FIXED CONTROLLER, 120 VAC, INDOOR MODEL.

POC — POINT OF CONNECTION 3/4"

IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21

IRRIGATION MAINLINE: PVC SCHEDULE 40

PIPE SLEEVE: PVC SCHEDULE 40
2X THE DIAMETER OF PIPE

IRRIGATION KEYNOTES

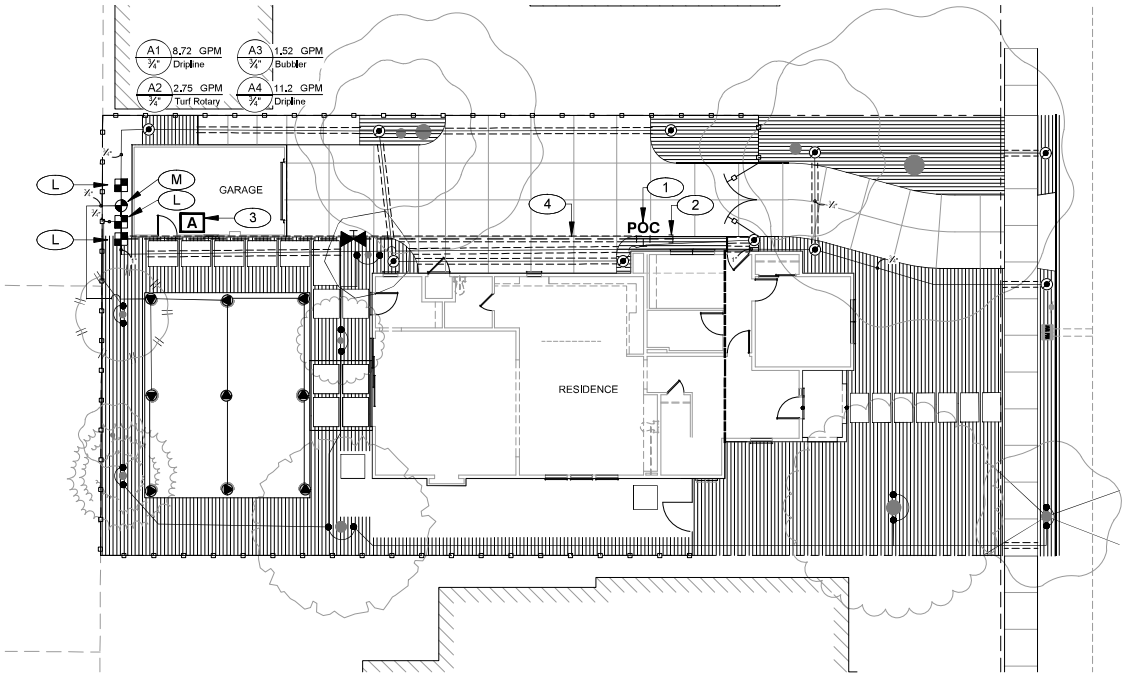
1. LOCATE POINT-OF-CONNECTION IN FIELD.
2. STUB MAINLINE.
3. LOCATE CONTROLLER AS DIRECTED BY BUILDER. CONTROLLER SHOWN AT APPROXIMATE LOCATION ONLY. COORDINATE WITH BUILDER WITH ALL REQUIRED PENETRATIONS AND 120V POWER.
4. COORDINATE WITH OTHER TRADES FOR ALL SLEEVING, ETC. IRRIGATION CONTROL WIRING SHALL BE SLEEVED (SEPARATELY FROM IRRIGATION PIPING) WHEN UNDER PAVING.
- L: INDICATES VALVE FOR LOW WATER USE PLANTINGS.
- M: INDICATES VALVE FOR MODERATE WATER USE PLANTINGS.

IRRIGATION CALLOUT KEY

CONTROLLER DESIGNATION
VALVE NUMBER
GALLONS PER MINUTE
A-1
1"
2.37 GPM
DRIP
VALVE SIZE
SYSTEM DESCRIPTION

GENERAL IRRIGATION NOTES

1. SITE ACCEPTANCE: THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
2. UNDERGROUND UTILITIES: THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTORY OF OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
3. QUANTITIES: (IF SHOWN) FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM, WITH EVEN AND HEAD-TO-HEAD COVERAGE OF ALL IRRIGATED AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. AREAS SHOWN ARE REPRESENTATIVE OF FINAL LOTS. CONTRACTOR SHALL VERIFY ALL LOT SIZES PRIOR TO SUBMITTING A BID.
4. DIAGRAMMATIC PLANS: THESE PLANS ARE DIAGRAMMATIC IN NATURE, AND ARE NOT INTENDED TO SHOW EVERY FITTING OR EXACT PIPING LAYOUT. IN MANY CASES, THE MAINLINE AND LATERALS ARE SHOWN IN WALKWAYS OR PAVED AREAS. IRRIGATION EQUIPMENT AND PIPING SHALL BE INSTALLED IN PLANTED AREAS ONLY, UNLESS SPECIFICALLY NOTED OTHERWISE. MAINLINE SHALL BE INSTALLED AS CLOSELY AS POSSIBLE TO BACK OF WALK OR CURB, BUT IN NO CASE GREATER THAN 18" AWAY.
5. FIELD CONDITIONS: THE CONTRACTOR IS RESPONSIBLE FOR VARIFYING ALL FIELD CONDITIONS. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN EXISTING WORK, OBSTRUCTIONS, SITE CONDITIONS, GRADE DIFFERENCES, OR OTHER ASPECTS ARE APPARENT IN THE FIELD THAT EFFECT INSTALLATION OF THE IRRIGATION SYSTEM. IN THE EVENT THAT DISCREPENCIES ARE FOUND, INFORM THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING. IF WRITTEN NOTICE IS NOT RECEIVED, THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE IRRIGATION SYSTEM, INCLUDING ANY RE-DESIGN OR RE-WORK THAT MAY BE REQUIRED.
6. FIELD ADJUSTMENTS: ARE REQUIRED TO OBTAIN OPTIMUM EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ADJUSTMENTS AS REQUIRED TO MINIMIZE OR ELEIMINATE OVERSPRAY AND RUNOFF, AND TO MAXIMIZE DISTRIBUTION UNIFORMITY. ADJUSTMENTS INCLUDE BUT ARE NOT LIMITED TO: NOZZLE SELECTION, INSTALLATION OF IN-LINE OR IN-HEAD CHECK VALVES TO ELEIMINATE LOW-HEAD DRAINAGE AND PONDING, AND ADJUSTMENT OF HEAD SPACING OR HEAD LAYOUT TO ACCOMODATE IN-FIELD OBSTRUCTIONS OR CONDITIONS.
7. POINT OF CONNECTION: LOCATE AND COORDINATE IN FIELD. 1" TEE FROM INDIVIDUAL LOT DOMESTIC LINE. THE CONTRACTOR SHALL VERIFY A MINIMUM OF 35 PSI (STATIC) AND A MINIMUM FLOW OF 14 GPM IS AVAILABLE AT THE POINT OF CONNECTION. IN THE EVENT THIS PRESSURE IS NOT AVAILABLE, IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING. IF WRITTEN IS NOT RECEIVED, THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE IRRIGATION DESIGN, INCLUDING ANY RE-DESIGN OR RE-WORK THAT MEY BE REQUIRED.
8. NEW MATERIALS: ALL EQUIPMENT AND PIPING SHALL BE NEW, CONFORM TO ALL MANUFACTURER'S HANDLING AND INSTALLATION REQUIREMENTS.
9. PIPE SIZING: PIPE SIZES SHOWN ON PLAN INCLUDE THE LARGEST PIPE DIAMETER IN EACH ZONE, AND THEN PIPE DIAMETER AT REDUCTIONS ONLY. IF NO PIPE IS SHOWN, PIPE SHALL BE THE SAME DIAMETER OF THE NEXT UPSTREAM SIZE LABELED. IN NO CASE SHALL THE VELOCITY OF WATER THROUGH IRRIGATION LATERALS EXCEED 5 FPS UNLESS SPECIFICALLY NOTED OTHERWISE.
10. IRRIGATION SCHEDULE: IS PROVIDED AS A GUIDELINE ONLY. THE CONTRACTOR SHALL OBSERVE EXISTING AND INSTALLED CONDITIONS, AND SHALL ADJUST THE CONTROLLER SCHEDULE ACCORDING TO ACTUAL FIELD CONDITIONS. USING THE PROVIDED SCHEDULE AS A BASELINE. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL PLANTED AREAS RECEIEVE ADEQUATE MOISTURE, WITHOUT OVER WATERING. THIS INCLUDES MANUAL WATERING AS REQUIRED.
11. CONTROL WIRING (SINGLE FAMILY RESIDENTIAL ONLY): CONTROL WIRING SHALL BE MINIMUM 18 AWG FOR MULTI-STRAND JACKETED DIRECT BURIAL WIRE. COMMON WIRE INSULATION SHALL BE WHITE. BUNDLED WIRE SHALL BE SIZED TO INCLUDE TWO SPARE CONDUCTORS.
12. WARRANTY: ALL WORK SHALL BE WARRANTIED FROM ONE YEAR OF THE DATE OD SUBSTANTIAL COMPLETION, PRIOR TO ACCEPTANCE. PROVIDE A GUARANTEE STATING THE PROJECT NAME, PROJECT LOCATION, DATE OF SUBSTANTIAL COMPLETION, INSTALLING CONTRACTOR'S NAME, CONTACT INFORMATION (PHONE, ADDRESS, EMAIL) AND LICENSE NUMBER ON COMPANY LETTERHEAD.
13. THREADED CONNECTION: ALL PLASTIC THREADED CONNECTIONS EXCEPT MARLEX SHAL RECEIEVE THREE WRAPS " EXTRA HEAVY" OE " FULL DENSITY" TEFLON OR PTFE TAPE PRIOR TO ASSEMBLY. PLASTIC MALE THREADS SHALL NOT BE USED AND WILL BE REJECTED, EXCEPT WHEN MAKING CONNECTION TO METAL. ALL THREADED CONNECTIONS TO METAL PIPE SHALL USE PLASTIC MALE THREADS TO FEMALE METAL THREADS.
14. SLEEEVES: ALL PIPING UNDER PAVED AREAS TO BE RUN IN PVC SCH. 40 SLEEVES AT LEAST TWICE THE DIAMETER OF THE PIPE BEING SLEEVED. ALL CONTROL WIRING UNDER PAVED AREAS TO BE RUN IN A SEPARATE SLEEVE, SIZED TO FACILITATE PULLING WIRE BUNDLE. SLEEVE TO EXTEND A MINIMUM OF 18" BEYOND PAVEMENT.
15. JURISDICTIONAL REQUIREMENTS AND STATEMENTS:
- 15.1 A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- 15.2 PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- 15.3 MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE ATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.
- 15.4 CHECK VALVE OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- 15.5 A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- 15.6 AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- 15.7 AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT. CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.



8' 0 8' 16'
SCALE: 1/8"=1'-0"

CAMBRIDGE AVE. RESIDENCE

NO.	DATE	REVISIONS	BY	APP'D

STUDIO 1515 LANDSCAPE ARCHITECTURE
1428 FOURTH STREET NAPA, CA 94559
(707) 255.8115

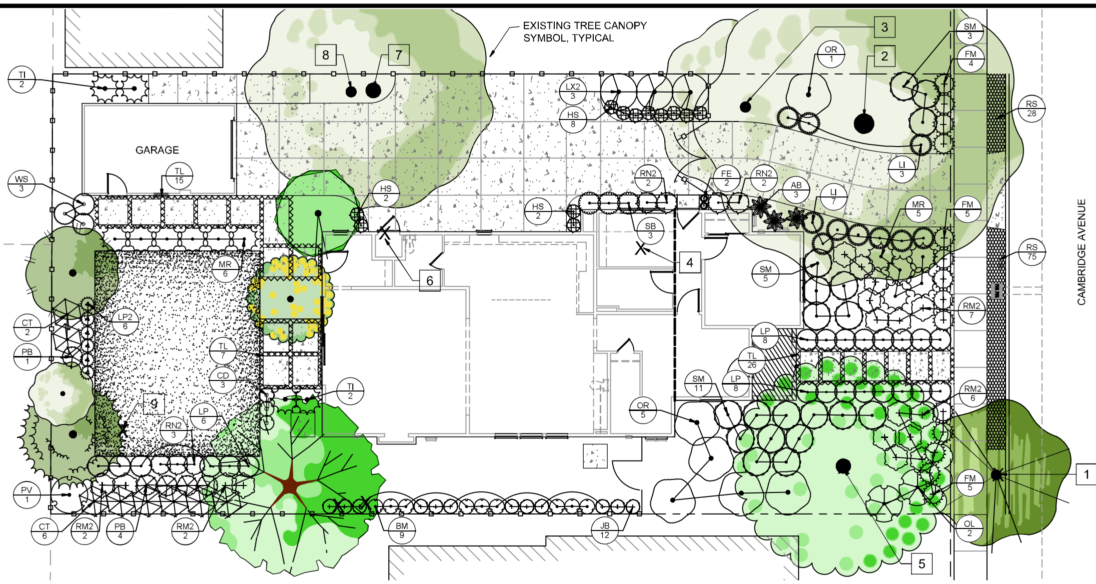
670 CAMBRIDGE AVENUE
IRRIGATION PLAN
MENLO PARK, CALIFORNIA

LICENSED LANDSCAPE ARCHITECT — SUSAN HEIKEN — No. 6292 — STATE OF CALIFORNIA

DATE	FEB 19, 2025
DRAWN	TS
DESIGNED	RB
CHECKED	SH
JOB NO.	8190017.0

SHEET NO. L-3.0

CLIENT REVIEW SUBMITTAL-NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AGENCY HAVING JURISDICTION (AHJ).



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
	ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	MOD	1
	CATALPA SPECIOSA	NORTHERN CATALPA	48" BOX	LOW	1
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	48" BOX	MOD	1
	CORNUS NUTTALLII	WESTERN DOGWOOD	24" BOX	HIGH	1
	EXISTING TREE TO REMAIN		---		5
	MALUS X DOMESTICA 'GALA'	GALA APPLE	15 GAL.	MOD	1
	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	48" BOX	LOW	1
	UMBELLULARIA CALIFORNICA	BAY LAUREL	36" BOX	MOD	1

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
SHRUBS					
AB	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	15 GAL.	LOW	3
BM	BUXUS SEMPERVIRENS `MONRUE` TM	GREEN TOWER COMMON BOXWOOD	15 GAL.	MOD	9
JB	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	15 GAL.	LOW	12
LX2	LAURUS X 'SARATOGA' - COLUMNAR	SARATOGA HYBRID LAUREL	5 GAL.	LOW	3
LP	LAVANDULA X INTERMEDIA 'PROVENCE'	PROVENCE LAVENDER	5 GAL.	LOW	22
OL	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL.	V. LOW	2
OR	OSMANTHUS FRAGRANS 'SWEET OSMANTHUS'	SWEET OLIVE	5 GAL.	LOW	6
PB	PHORMIUM TENAX 'BRONZE BABY'	BRONZE BABY NEW ZEALAND FLAX	5 GAL.	LOW	5
PV	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	15 GAL.	LOW	1
RM2	RHAPHIOLEPIS UMBELLATA `MINOR`	DWARF YEDDA HAWTHORN	15 GAL.	LOW	17
RN2	ROSA X 'NOASCHNEE' TM	FLOWER CARPET WHITE GROUNDCOVER ROSE	5 GAL.	MOD	7
SM	SALVIA LEUCANTHA 'MIDNIGHT'	MIDNIGHT MEXICAN BUSH SAGE	15 GAL.	LOW	19
SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	5 GAL.	LOW	3
WS	WESTRINGIA FRUTICOSA 'SMOKEY'	SMOKEY WESTRINGIA	15 GAL.	LOW	3
GRASSES					
CD	CAREX TUMULICOLA 'BERKELEY SEDGE'	SEDGE	5 GAL.	LOW	3
CT	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	15 GAL.	LOW	8
TI	DIETES IRIDIOIDES 'AFRICAN FORTNIGHT LILY'	FORTNIGHT LILY	5 GAL.	LOW	4
FE	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	5 GAL.	LOW	2
FM	FESTUCA MAIREI	ATLAS FESCUE	5 GAL.	LOW	14
HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL.	LOW	12
LI	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	5 GAL.	LOW	10
MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	LOW	11
PERENNIALS					
LP2	LIMONIUM PEREZII	STATICE	5 GAL.	LOW	6

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING	QTY
GROUND COVERS						
	RUSCHIA LINEOLATA 'NANA'	CARPET OF STARS	FLAT	LOW	12" o.c.	103
	THYMUS X CITRIODORUS	LEMON THYME	FLAT	LOW	24" o.c.	48
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SOD	MOD		630 SF

GENERAL PLANT NOTES

1. SITE ACCEPTANCE: THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.

2. SITE PREPERATION: ALL EXISTING VEGETATION SHALL BE REMOVED (CLEAR AND GRUB), PRIOR TO ROUGH GRADING OPERATIONS. PRESERVE ALL TOPSOIL BY STOCKPILING ON SITE. TOPSOIL SHALL REPLACED IN PLANTING AREAS TO ACHIEVE FINAL FINISH GRADES. FOR PLANTERS IN LIME-TREATED AREAS, REMOVE AND DISPOSE OF EXISTING SOIL TO A DEPTH OF 24" THROUGHOUT THE ENTIRE PLANTER, AND REPLACE WITH CLEAN TOPSOIL.

3. POSITIVE DRAINAGE: ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS, AND SHALL ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN TURF AREAS SHALL BE 0.5% TO OUTLET. MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1,0%.

4. EXPLANATION OF DRAWINGS: PLANTING INTENT IS TO COMPLETELY FILL ALL PLANTING AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. QUANTITIES, (IF SHOWN) ARE FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL PLANTS TO MEET THIS INTENT. PLANTING DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.

5. SUBSTITUTIONS: IN THE EVENT ANY PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTION IMMEDIATELY TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE THE SUITABILITY OF ANY PROPOSED SUBSTITUTION. SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

6. PLANTING PIT DRAINAGE: EXCAVATED PLANTING PITS SHAL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 2 HOURS OF FILLING. IF PLANTING PITS DO NOT DRAIN, OTHER MEASURES, INCLUDING 1' DIAMETER X 8' DEEP AUGURED HOLE BACKFILLED WITH CRUSHED DRAIN ROCK, WILL BE REQUIRED.

7. PLANT MATERIAL: ALL PLANT MATERIAL SHALL COMPLY WITH ANSI 260.1 "STANDARD FOR NURSERY STOCK." NOTES AND DETAILS ON THE DRAWINGS. UNLESS OTHERWISE NOTED MINIMUM PLANT SIZES SHALL BE AS FOLLOWS. EVERGREEN SHRUBS (EXCEPT DWARF VARIETIES): 9"H.X 8:W. FOR 1-GALLON (#1); 15"H.X12"W. FOR 5-GALLON (#5); AND 30"H.X24"W. FOR 15-GALLON (#15). SINGLE TRUNK TREES; 5'H.W/ 1" CALIPER FOR 15-GALLON (#15); 8'H. W/ 2" CALIPER FOR 24" BOX (#25) CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES 36" AND ABOVE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PURCHASE OR DELIVERY. APPROVAL OF PHOTOS DOES NOT PRECLUDE ON-SITE REJECTION OF UNSUITABLE PLANT MATERIAL.

8. SITE CLEANLINESS: THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN, FOR SOIL EROSION CONTROL MEASURES, AND FOR ANY OTHER GENERAL REQUIREMENTS. SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.

9. UNDERGROUND UTILITIES: THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTORY OF OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.

10. BARK MULCH: A 3" LAYER OF "WALK-ON" BARK MULCH SHALL BE INSTALLED IN ALL PLANTING BEDS. CONTRACTOR SHALL SUBMIT A MULCH SAMPLE PRIOR TO ORDER. APPLY PRE-EMERGENT PRIOR TO PLACING MULCH. IF MAINTENANCE PERIOD EXTENDS PAST 60 CALENDAR DAYS FROM APPLICATION, APPLY AGAIN PER MANUFACTURER'S INSTRUCTIONS.

11. SOIL FERTILITY ANALYSIS AMENDMENT: THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL SAMPLE AND LABORATORY SOIL FERTILITY ANALYSIS FOR EACH 10,000SF OF PLANTED AREA, AND FOR ALL SOURCES OF IMPORT (IF APPLICABLE). SUBMIT ANALYSIS TO LANDSCAPE ARCHITECT FOR REVIEW, AND DOCUMENTATION OF AMENDMENT FOR COMPLIANCE WITH WATER EFFICIENT LANDSCAPE ORDINANCE. ALL PLANTING AREAS, INCLUDING PLANTING PITS, SHALL BE AMENDED FOR THE SOILS REPORT, AND PER LOCAL ORDINANCE, INCLUDING INCORPORATING COMPOST AT THE RATE OF A MINIMUM OF 4 CU. YDS. PER 1,000SF OF LANDSCAPE AREA TO A DEPTH OF SIX INCHES, SOILS WITH GREATER THAN 6% ORGANIC WATER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING. BACKFILL FOR ALL SUCCULENTS SHALL BE 50% CLEAN WASHED SAND.

12. CERTIFICATE OF COMPLETION: A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANSCAPE CONTRACTOR FOR THE PROJECT AT THE COMPLETEION OF THE PROJECT AND SUBMITTED WITH THE SOIL ANALYSIS REPRT TO THE AUTHORITY HAVING JURISDICTION.

13. ESTABLISHMENT PERIOD: SHALL BE A MINIMUM OF 60 CALENDAR DYAS, BEGINNING ON WRITTEN VERIFICATION OF SUBSTANTIAL COMPLETION BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. ESTABLISHMENT PERIOD SHALL CONSIST OF REGULAR LANDSCAPE MAINTENANCE BY THE INSTALLING CONTRACTOR, ENSURING ALL PLANTING IS IN A VIGOROUS AND HEALTHY CONDITION, AND ALLOWING PLANTS TO GROW-IN AND ACCLIMATIZE TO THE SITE. ANY PLANT THAT HAS BEEN REPLACED DURING THE ESTABLISHMENT PERIOD SHALL BE SUBJECT TO AN ADDITIONAL ESTABLISHMENT PERIOD EAUAL TO THE ORIGINAL ESTABLISHMENT PERIOD, BEGINNING ON THE DATE OF REPLACEMENT. ANY DAY OF INPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICTION, SHALL NOT COUNT TOWARD THE ESTABLISHMENT PERIOD.

14 ROOT CONTROL BARRIERS: WHERE STREET TREES ARE WITHIN 3 FEET OF THE SIDEWALK OR CURB, PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF SIDEWALK/CURB. PANELS SHALL BE 12: DEEP ALONG SIDEWALKS, AND 18: DEEP ALONG CURBS. CENER PANELS AT EACH TREE AND EXTEND 10' IN EACH DIRECTION.

1. UTILITY CLEARANCE: NO TREES SHALL BE PLANTED WITHIN 5' OF WATER AND SANITARY SEWER LINES. NO TREES SHALL BE PLANTED UNDER EXISTING OR FUTURE OVERHEAD POWER LINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING EXCEPT LOW-GEOWING GROUNDCOVER SHALL BE 3' CLEAR OF ALL FIRE APPERTENANCES PER NFPA 18.5.7.

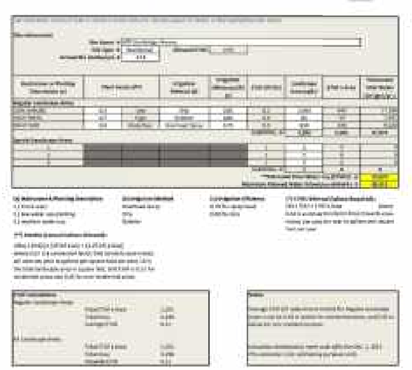
2. WORK IN RIGHT-OF-WAY: ALL WORK WITHIN THE RIGHT OF WAY OR TO BE MAINTAINED BY THE LOCAL AGENCY SHALL BE INSTALLED PER THE LATEST EDITION OF THE AGENCY CONSTRUCTION STANDARDS, AND ALL OTHER AGENCY REQUIREMENTS.

3. TURF INSTALLATION: CONTRACTOR SHALL PLACE AND ESTABLISH SOD IN ALL AREAS AS DELIANATED ON THE PLANS AS FOLLOWS:

17.1 REMOVE ALL ROCKS AND OTHER DELETERIOUS MATERIAL GREATER THAN 3/4" IN DIAMETER. ESTABLISH SMOOTH GRADES, WITH NO PONDING. ENSURE ADEQUATE SOIL COMPACTION TO AVOID SETTLEMENT, WITHOUT EXCEEDING 85% RELATIVE DENSITY. SUBSEQUENT SETTLEMET SHALL BE CLEAR EVIDENCE OF INADEQUATE COMPACTION.
17.2 WITHIN 24 TO 48 HOURS OF SODDING, MOISTEN AREA TO BE SODDED TO A DEPTH OF AT LEAST 6", AND MAINTAN MOISTURE UNTIL SODDING. DO NOT ALLOW SOIL TO BECOME SATURATED.
17.3 APPLY A STARTER FERTILIZER PRIOR TO LAYING SOD.
17.4 INSTALL SOD WITHIN 12 HOURS OF DELIVERY, DO NOT ALLOW SOD TO SIT IN DIRECT SUNLIGHT OR TO DRY OUT.
17.5 STARTING AT A STRAIGHT EDGE, LAY SOD IN STAGGERED ROWS, OFFSETTING JOINTS A MINIMUM OF 2 FEET.
17.6 AFTER LAYING, ROLL SOD WITH A LIGHT-WEIGHT WATER-DRUM ROLLER (APPROXIMATELY 50 LBS.) AND ENSURE FULL CONTACT WITH SOIL. WATER AS SOON AS POSSIBLE, AND IN ALL CASES, WITHIN 1 HOUR AFTER ALYING.

4. LANDSCAPE AREA: MEANS ALL THE PLANTING AREAS, TURF AREAS, AND WATER FEATURES IN A LANDSCAPE INSTALLATION. THE LANDSCAPE AREA DOES NOT INCLUDE FOOTPRINTS OF BUILDINGS OR STRUCTURES, SIDEWALKS, DRIVEWAYS, PARKING LOTS, DECKS, PATIOS, GRAVEL OR STONE WALKS, OTHER PERVIOUS OR NON-PERVIOUS HARDSCAPES, AND OTHER NON-IRRIGATED AREAS DESIGNATED FOR NON-DEVELOPMENT (E.G. OPEN SPACES AND EXISTING WILDLAND OR NATIVE VEGETATION).

WATER USE CALCULATIONS



NOTE:
CONTRACTOR REFER TO FINAL ARBORIST REPORT FOR TREE PROTECTION FENCING LOCATION.

TREE SYMBOL KEY

X EXISTING TREE TO BE REMOVED

[1] (E) TREE NUMBER. SEE ARBORIST REPORT & SHEET L-5.0 FOR MORE INFORMATION.

1	Platanus x hispanica	London plane tree
2	Olea europaea	Olive
3	Ilex sp.	Holly
4	Ginkgo biloba	Maidenhair tree
5	Callistemon sp.	Bottlebrush
6	Cedrus atlantica	Blue atlas cedar
7	Callistemon sp.	Bottlebrush
8	Callistemon sp.	Bottlebrush
9	Acacia sp.	Acacia sp.

8' 0 8' 16'
SCALE: 1/8"=1'-0"

CAMBRIDGE AVE. RESIDENCE

NO.	DATE	REVISIONS	BY	APPD

STUDIO 1515
LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
(707) 252.6115

670 CAMBRIDGE AVENUE
PLANTING PLAN
MENLO PARK, CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
Susan S. Heiken #6296
Signature 03/31/25 Renewal Date
STATE OF CALIFORNIA

DATE	FEB 19, 2025	
DRAWN	TB	
DESIGNED	RB	
CHECKED	SH	

JOB NO. 8190017.0

SHEET NO.
L-4.0

CLIENT REVIEW SUBMITTAL-NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AGENCY HAVING JURISDICTION (AHJ).

TREE PROTECTION MEASURES

1. RETAIN A *CITY APPROVED CONSULTING ARBORIST* AS THE PROJECT ARBORIST TO DESIGN AND MONITOR TREE PROTECTION SPECIFICATIONS. THE PROJECT ARBORIST SHALL REPORT VIOLATIONS OF THE TREE PROTECTION SPECIFICATIONS BY THE CONTRACTOR TO THE CITY ARBORIST AS AN ISSUE OF NON-COMPLIANCE.
2. DESIGN AND IMPLEMENT TREE PROTECTION MEASURES BEFORE CONSTRUCTION BEGINS.
   - A TREE PROTECTION FENCING VERIFICATION LETTER IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.
3. REPORT DAMAGE OF HERITAGE TREE(S) BY CONSTRUCTION ACTIVITIES TO THE PROJECT ARBORIST OR CITY ARBORIST WITHIN SIX (6) HOURS. REMEDIAL ACTION SHOULD BE TAKEN WITHIN 48 HOURS.
4. DELINEATE A TREE PROTECTION ZONE (TPZ) AROUND THE DRIPLINE OF PROTECTED TREE(S). THE PROJECT ARBORIST MAY ESTABLISH, WITH APPROVAL BY THE CITY ARBORIST, A LARGER OR SMALLER TPZ BASE ON SPECIES TOLERANCE, HEALTH AND VIGOR OF TREE(S).
5. CONSTRUCT A PROTECTIVE BARRIER AROUND THE TPZ (SEE FIGURE 1) WITH THE FOLLOWING SPECIFICATIONS:
   - FENCING SHALL BE SIX (6)-FOOT-TALL CHAIN LINK;
   - FENCE POSTS SHALL BE 1.5 INCHES IN DIAMETER, DRIVEN 2 FEET INTO GROUND, AT MOST 10 FEET APART;
   - SIGNAGE (IN BOTH ENGLISH AND SPANISH) SHOULD BE PRINTED ON AN 11"X17" YELLOW-COLORED PAPER AND SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE. SIGNAGE SHALL INCLUDE THE PROJECT ARBORIST'S CONTACT INFORMATION;
   - FENCING MAY BE MOVED TO WITHIN THE TPZ IF AUTHORIZED BY THE PROJECT ARBORIST AND CITY ARBORIST. THE FENCE MUST REMAIN AT LEAST 1.5 TIME THE DIAMETER OF THE TREE FROM ITS TRUNK (I.E. THE FENCE FENCE MUST REMAIN AT LEAST 30-INCHES FROM THE TRUNK OF A 20-INCH TREE); AND
   - MOVABLE BARRIERS OF CHAIN LINK FENCING SECURED TO CEMENT BLOCKS MAY BE SUBSTITUTED FOR FIXED FENCING IF THE PROJECT ARBORIST OR CITY ARBORIST AGREE THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST OR CITY ARBORIST.
6. PLACE A 6-INCH LAYER OF COARSE MULCH OR WOODCHIPS COVERED WITH 3/4-INCH PLYWOOD OR ALTERNATIVE WITHIN THE TPZ PRIOR TO CONSTRUCTION ACTIVITY. PLACEMENT OF THIS PROTECTIVE COVERING WILL REDUCE SOIL COMPACTION AND ROOT IMPACTS. IT WILL ALSO HELP THE SOIL RETAIN MOISTURE FOR THE ROOTS.
7. AS SPECIFIED BY THE PROJECT ARBORIST, ENSURE ADEQUATE IRRIGATION IS SUPPLIED TO THE TREES ON A REGULAR BASIS. IRRIGATION HELPS THE REES TOLERATE ROOT IMPACTS BETTER. HAND WATERING OR DRIP IRRIGATION LINE WOULD SUFFICE. IN MOST CASES, IRRIGATION IS NEEDED ONCE EVERY 2-3 WEEKS DEPENDING ON SOIL MOISTURE LEVELS.
8. PROHIBIT THE FOLLOWING ACTIVITIES WITHIN THE TPZ, ***DO NOT***:
   - PLACE HEAVY MACHINERY FOR EXCAVATION;
   - ALLOW RUNOFF OR SPILLAGE OF DAMAGING MATERIAL;
   - STORE OR STOCKPILE MATERIALS, TOOLS, OR SOIL;
   - PARK OR DRIVE VEHICLES;
   - TRENCH, DIG, OR OTHERWISE EXCAVATE WITHOUT FIRST OBTAINING AUTHIRIZATION FROM THE CITY ARBORIST OR PROJECT ARBORIST;
   - CHANGE SOIL GRADE; AND
   - TRENCH WITH A MACHINE.
9. WHEN WORK MUST OCCUR WITHIN THE TPZ OF A HERITAGE TREE (AS AUTHORIZED BY THE PROJECT ARBORIST OR CITY ARBORIST) INSTALL TRUNK PROTECTIONS (SEE FIGURE 2) WITH THE FOLLOWING SPECIFICATIONS:
   - SECURELY BIND WOODEN SLATS AT LEAST 1-INCH-THICK AROUND THE TRUNK (PREFERABLY ON A CLOSED-CELL FOAM PAD), SECURE AND WRAP AT LEAST ONE LAYER OF ORANGE PLASTIC CONSTRUCTION FENCING AROUND THE OUTSIDE OF THE WOODEN SLATS FOR VISIBILITY;
   - ***DO NOT*** DRIVE FASTNERS INTO TREE;
   - INSTALL TRUNK PROTECTION IMMEDIATELY PRIOR TO WORK WITHIN THE TPZ AND REMOVE PROTECTION FROM THE TREE(S) AS SOON AS WORK MOVES OUTSIDE THE TPZ;
   - PROTECT MAJOR SCAFFOLD LIMBS AS DETERMINED BY THE CITY ARBORIST OR PROJECT ARBORIST; AND
   - IF NECESSARY, INSTALL WOODEN BARRIERS AT AN ANGLE SO THAT THE TRUNK FLARE AND BUTTRESS ROOTS ARE ALSO PROTECTED.
10. TO AVOID INJURY TO TREE ROOTS:
    - ONLY EXCAVATE CAREFULLY BY HAND, COMPRESSED AIR, OR HIGH-PRESSURE WATER WITHIN THE DRIPLINES OF TREES;
    - WHEN THE CONTRACTOR ENCOUNTERS ROOTS SMALLER THAN 2-INCHES, HAND-TRIM THE WALL OF THE TRENCH ADJACENT TO THE TREES TO MAKE EVEN, CLEAN CUTS THROUGH THE ROOTS;
    - CLEANLY CUT ALL DAMAGED AND TORN ROOTS TO REDUCE THE INCIDENCE OF DECAY;
    - FILL TRENCHES WITHIN 24 HOURS. WHEN IT IS INFEASABLE TO FILL TRENCHES WITHIN 24 HOURS, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREES WITH FOUR LAYERS OF DAMPENED, UNTREATED BURLAP. WET BURLAP AS NECESSARY TO MAINTAIN MOISTURE; AND
    - WHEN THE CONTRACTOR ENCOUNTERS ROOTS 2 INCHES OR LARGER, REPORT IMMEDIATELY TO THE PROJECT ARBORIST. THE PROJECT ARBORIST WILL DECIDE WHETHER THE CONTRACTOR MAY CUT ROOTS 2 INCHES OR LARGER. IF A ROOT IS RETAINED, EXCAVATED BY HAND OR WITH COMPRESSED AIR UNDER THE ROOT. PROTECT PRESERVED ROOTS WITH DAMPENED BURLAP.
11. ROUTE PIPES OUTSIDE OF THE AREA THAT IS 10 TIMES THE DIAMETER OF A PROTECTED TREE TO AVOID CONFLICT WITH ROOTS.
12. WHERE IT IS NOT POSSIBLE TO REROUTE PIPES OR TRENCHES, BORE BENEATH THE DRIPLINE OF THE TREE. DO NOT BORE LESS THAN 3-INCHES BELOW THE SURFACE OF THE SOIL TO AVOID DAMAGE TO SMALLER FEEDER ROOTS.
13. AVOID THE FOLLOWING CONDITIONS, ***DO NOT***:
    - CUT, BREAK, SKIN, OR BRUISE ROOTS, BRANCHES, OR TRUNKS WITHOUT AUTHORIZATION FROM THE CITY ARBORIST;
    - ALLOW FIRES UNDER AND ADJACENT TREES;
    - DISCHARGE EXHAUST INTO FOLIAGE;
    - DIRECT RUNOFF TOWARD TREES;
    - SECURE CABLE, CHAIN, OR ROPE TO TREES; AND
    - APPLY SOIL STERILANTS UNDER PAVEMENT NEAR EXISTING TREES.

PERIODIC INSPECTION

THE PROJECT ARBORIST MUST PROVIDE PERIODIC, ON-SITE TREE PROTECTION INSPECTIONS DURING WHICH:
- OCCUR ONCE EVERY FOUR (4) WEEKS;
- MONITOR THE EFFECTIVENESS OF THE TREE PROTECTION PLAN;
- PROVIDE RECOMMENDATIONS FOR ANY NECESSARY ADDITIONAL CARE OR TREATMENT; AND
- WILL BE FOLLOWED BY MONTHLY CONSTRUCTION MONITORING REPORTS EMAILED DIRECTLY TO THE CITY ARBORIST.

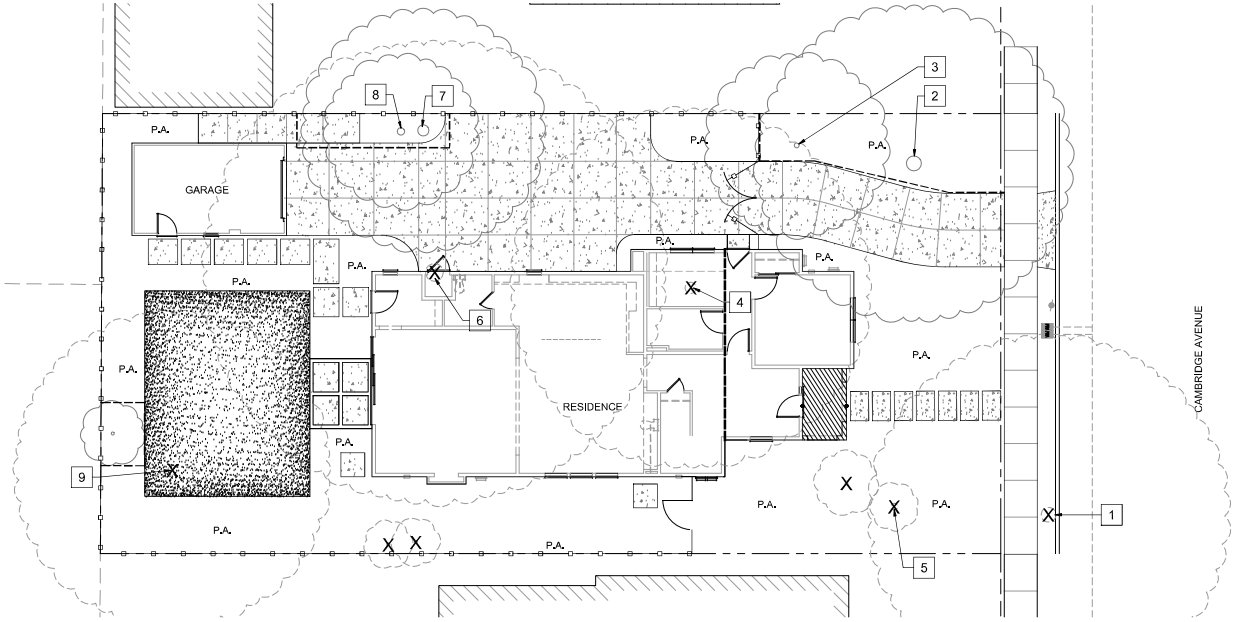


Figure 1: Fenced tree protection zone

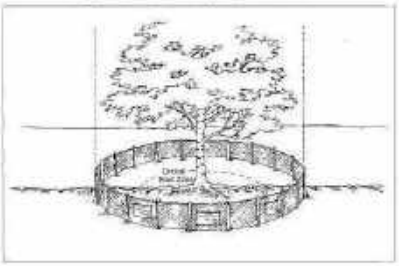


Figure 2: Trunk Protection

TREE PROTECTION CHART

TAG#	PROTECTED TREE	DBH	SCIENTIFIC NAME	COMMON NAME	SATUS
1	YES (CITY)	27"	Platanus x hispanica	London plane tree	REMOVE
2	YES	25"	Olea europaea	Olive	REMAIN
3	NO	7.5"	Ilex sp.	Holly	REMAIN
4	NO	14"	Ginkgo biloba	Maidenhair tree	REMOVE
5	NO	11"	Callistemon sp.	Bottlebrush	REMOVE
6	YES	28"	Cedrus atlantica	Blue atlas cedar	REMOVE
7	NO	14,6"	Callistemon sp.	Bottlebrush	REMAIN
8	NO	13.2"	Callistemon sp.	Bottlebrush	REMAIN
9	NO	14,6"	Acacia sp.	Acacia sp.	REMOVE

NOTES:

1. REFER TO THE ARBORIST REPORT TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT AND TREE PROTECTION PLAN FOR 670 CAMBRIDGE AVENUE, MENLO PARK, CALIFORNIA. PREPARED BY CALIFORNIA TREE & LANDSCAPE CONSULTING, INC., DATED JANUARY 07, 2025. SEE REPORT FOR FULL DETAILS.
2. TREES AND SHRUBS ARE NOT IDENTIFIED WITHIN THE REPORT, BUT AS PART OF THE TOPOGRAPHICAL SURVEY, ARE INCLUDED FOR REFERENCE ONLY.
3. PROTECT ALL EXISTING ITEMS NOTED TO REMAIN OR OTHERWISE UN-LABELLED.
4. EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE, DO NOT STOCKPILE, DRIVE OVER, OR OTHERWISE DISTURB SOIL UNDER DRIPLINES OF EXISTING TREES, EXCEPT AS REQUIRED FOR PLANTING OPERATIONS.
5. USE HAND TOOLS ONLY FOR SOIL CULTIVATION UNDER DRIPLINES OF EXISTING TREE TO REMAIN.
6. TREES NOTED TO BE REMOVED SHALL BE COMPLETELY REMOVED, INCLUDING STUMP AND ROOT MASS. REFER TO ARBORIST REPORT FOR INSTRUCTIONS ON REMOVING TREE STUMPS WITHIN PROTECTED TREE ROOT ZONES.
7. NO ROOTS OVER 2" DIAMETER SHALL BE CUT EXCEPT UNDER THE DIRECTION OF AN ARBORIST. ALL CUT ROOTS SHALL BE COVERED WITH BURLAP OR STRAW AND SHALL REMAIN MOIST UNTIL RE-BURIED IN SOIL.
8. CALL COMMON GROUND ALLIANCE (811) AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE TO PROTECT FOR ALL EXISTING UTILITIES. SEE GENERAL NOTES, SHEET L-1.0 FOR MORE INFORMATION.

EXISTING TREE CANOPY, TYPICAL

X TREE TO REMOVE, TYPICAL

TREE PROTECTION FENCING, REFER TO ARBORIST'S REPORT SEE SHEETS: L-6.0 TO L-6.3.

MWELO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."

SUSAN HEIKEN, PLA — CA LICENSE #6292
STUDIO 1515

NOTE:
REFER TO FINAL ARBORIST REPORT LOCATED ON SHEETS: L-6.0 TO L-6.4.

8' 0 8' 16'
SCALE: 1/8"=1'-0"

CAMBRIDGE AVE. RESIDENCE

NO.	DATE	REVISIONS	BY	APP'D

STUDIO 1515
LANDSCAPE ARCHITECTURE
1428 FOURTH STREET NAPA, CA 94559
(707) 255.8115

670 CAMBRIDGE AVENUE
MENLO PARK, CALIFORNIA

TREE PLAN

LICENSED LANDSCAPE ARCHITECT — SUSAN HEIKEN — No. 6292 — STATE OF CALIFORNIA

DATE	FEB 19, 2025
DRAWN	TS
DESIGNED	RB
CHECKED	SH
JOB NO.	8190017.0

SHEET NO.
L-5.0

CLIENT REVIEW SUBMITTAL-NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AGENCY HAVING JURISDICTION (AHJ).

California Tree and Landscape Consulting, Inc.
CalTLC
310 Nevada Street, #202, Auburn, CA 95603 (530) 745-4080

January 7, 2025

Andy Cox, VP of Land Development, N. California District
Thomas James Homes
170 Westfield Drive, Suite 100
Redwood City, California 94065
Via Email: acox@tjh.com

Final Arborist Report, Tree Inventory, Construction Impact Assessment & Tree Protection Plan

RE: 670 Cambridge Avenue, Menlo Park, California [APN 071-413-260]

Executive Summary

Thomas James Homes contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for a better understanding of the existing resource and any potential improvement obstacles that may arise. Thomas James Homes requested an Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan suitable for submittal to the City of Menlo Park. This is a revised Final Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan for the initial filing of plans to develop the property. The date of the previous version was June 25, 2024.

Thomas M. Ware, ISA Certified Arborist WE-1286AM, visited the property on March 26, 2024, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and appropriate locations for the trees. A total of 29 trees were evaluated on this property, 3 of which are protected trees according to the City of Menlo Park Municipal Code, Chapter 13.24.[1] One tree is located off the parcel but was included in the inventory because it may be impacted by development of the parcel.

TABLE 1: Tree Inventory Summary

Tree Species	Exist Tree Inventoried	Trees on this Site?	Protected Heritage Oak Trees	Protected Heritage Other Trees	Street Tree	Trees Proposed for Removal	Trees Proposed for Retention
Arbutus sp., Arbutus sp.	1	1	0	0	0	1.0(R, M)	0
Ficus retusa nitida, Indian laurel fig	1	1	0	1	0	1.0(R)	0
Rhaphiolepis indica, Indian hawthorn	1	1	0	0	0	1.0(R)	0
Total	3	3	0	1	0	3.0(R, M)	0

[1] Any tree protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction. In addition, any tree development-related work is recommended to be supervised by a Project Arborist. It must be written in the report to describe the work plan and mitigation work. The Project Arborist shall provide a follow-up letter documenting the mitigation has been completed to specification.

[2] CalTLC, Inc. is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.

Tree Species	Exist Tree Inventoried	Trees on this Site?	Protected Heritage Oak Trees	Protected Heritage Other Trees	Street Tree	Trees Proposed for Removal	Total Proposed for Retention
Arbutus sp.	1	1	0	0	0	0	1
Lagerstroemia indica, Crape myrtle	1	0	0	1	1	1.0(R)	0
Magnolia grandiflora, Southern magnolia	1	1	0	0	0	1.0(R)	0
Total	3	2	0	1	1	2	1

[(R = Arborist Recommended Removal, CR = Construction Removal)]

Assignment

Perform an examination of the site to document the presence and condition of trees protected by the City of Menlo Park. The study area for this effort includes the streets fronting the property as delineated in the field by the property fences and any significant or protected trees overhanging from adjacent parcels.

Prepare a report of findings. All trees protected by the City of Menlo Park are included in the inventory.

Methods

Appendix 2 in this report is the detailed inventory and recommendations for the trees. The following terms and Table A —Ratings Descriptions will further explain our findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/8" pre-stamped tree number and Tree Tag. They are attached with a nail, installed at approximately 6 feet above ground, even on the opposite north side of the tree. The tag should last "10-20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

The appraisals included in this report (see Appendix 4) is based on the 10th Edition of the Guide for Plant Appraisal.[1] The trunk formula technique of appraisal provides a basic cost to replace a tree, determined by its species and size. The tree costs are extrapolated from that of the most commonly available and used tree for landscaping, which at this time in Northern California has been determined to be a 24" box specimen.[2] Based on the size and value of the tree as a 24" box, the species are valued at $78.53 per square inch of trunk area. Per the request of the city of Menlo Park, multi-stem trees are measured as a single trunk, just below the lowest point of branching.

The basic value is depreciated by the tree' condition, which is considered a function of its health, structure and form and expressed as a percentage of the basic value. The result is termed the determination of the tree.

The trees are further depreciated by the functional and external limitations that may impact their ability to grow to their normal size, shape and function. Functional limitations include limited soil volume, adequate growing space, poor soil quality, etc. External limitations include easements, government regulations and ownership issues beyond the control of the tree's owner.

[1] 2018. Council of Tree and Landscape Appraisers. Guide for Plant Appraisal, 10th Edition, 2nd Printing. Trunk Formula Technique. Atlanta, GA

[2] 2004. Western Chapter species classification and group assignment. Western Chapter, International Society of Arboriculture. Porterville, CA.

The final value is rounded to the nearest $100 to obtain the assignment result. If the tree is not a complete loss, the value of loss is determined as a percentage of the original value.

Trees

Species of trees is listed by our local common name and botanical name by genus and species.

DBH (diameter breast high) is normally measured at 4'6" [4'] above the average ground height, but if that varies then the location where it is measured is noted here. A steel diameter tape was used to measure the trees.

Canopy radius is measured in feet. It is the farthest extent of the crown composed of leaves and wood twigs measured by a steel tape. The measurement often defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to this measurement.

Actions listed are recommendations to improve health or structure of the tree. Trees in public venues require maintenance. If a tree is to remain and be preserved, then the tree may need some form of work to reduce the likelihood of failure and increase the longevity of the tree. Preservation requirements and actions based on a proposed development plan are not included here.

Arborist Rating is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The rating was done in the field at the time of the measuring and inspection.

Table A – Ratings Descriptions

No problem(s)	5
No apparent problem(s)	4
Minor problem(s)	3
Major problem(s)	2
Extreme problem(s)	1
Dead	0

Rating 5: The tree has no major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboriculture or care including, but not limited to, pruning, cabling, bracing, mulching, planting, disease, installation, removal, cultural practices, irrigation, etc. If the recommended actions are completed correctly, tolerant can be retained and the rating can be elevated to a 5. The action is taken the tree is considered a liability and should be removed.

Rating 4: The tree is in fair condition. There are some minor structural or health problems that could present immediate danger. When the recommended actions in an arborist report are completed correctly the deficits can be eliminated or minimized.

Rating 3: The tree is in good condition and there are not apparent problems that a certified Arborist can see from a visual ground inspection. If potential structural or health problems are created by an act of nature future hazards can be reduced, and more serious trouble or defects can be avoided.

Rating 2: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and were planted characteristic for the species. Have never been exposed to natural or man-made landscapes, like trees in open parks or especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extensive or correctable.

Actions is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

Tag # – Tree is unhealthy
Tag C – Tree is structurally unsound

Observations and Conclusions

The site is located in an existing subdivision with single-family residences, and the vegetation is remnants of ornamental landscape plants. The existing single-story home has a reported area of 1,800 sq. ft. and the lot size was unreported. The home is connected to electrical, communication, gas, water, and sanitary sewer infrastructure. The development plans include demolition of the existing home, garage, hardscape and landscape, and construction of a new 2-story home (area = 2,567 sq. ft), attached accessory dwelling unit (area = 385 sq. ft), detached garage (area = 413 sq. ft), new hardscape and landscape. Refer to Appendix 2 – Tree Data for details.

Recommended Removals of Hazardous, Defective or Unhealthy Trees

At this time, 1 tree on the property has been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. If this tree were retained within the proposed project area, it is our opinion that it may be hazardous depending upon its proximity to planned development activities. For reference, the tree which has been recommended for removal is highlighted in green within the corresponding Tree Data (Appendix 2) and briefly summarized as follows:

Tree #	Tag #	Heritage Oak Tree (6.0"+ DBH)	Heritage Other Tree (15.0"+ DBH)	Genus + Tree	DBH (inches)	Common Name	Botanical Name	DBH @ 4.5' (ft.)	Crown Radius (ft.)	Magnolia Measure @ 24" (in.)	Arborist Rating
1	5555	No	No	No	No	Arbutus sp.	Arbutus sp.	14, 0	10, 0	24	1 (Declining Structure or Poor Proximity)

Construction Impact Assessment

This Arborist Report and Tree Inventory is intended to provide to Thomas James Homes, the City of Menlo Park, and other members of the development team a detailed pre-development review of the species, size, and current structure and vigor of the trees within and/or overhanging the proposed project area. At this time, we are reviewed the Proposed Site Plan (Sheet A1.0) prepared by Baccarelli Lagoni, dated November 27, 2024, the Landscape Improvement Plan prepared by Studio 1515, dated June 7, 2024 and the Area Plan prepared by CBG Civil Engineers, dated June 11, 2024. The perceived impacts to inventoried trees is presented in Appendix 2 and summarized below.

Tree # 1 (Tag # 5251). The developer proposes removal of this tree due to noted defects and construction impacts from the required new sidewalk. This tree is to be replaced with one 24" box tree that is a small stature tree (Crape myrtle or similar) to avoid future overhead utility conflicts.

Tree # 2 (Tag # 5252). Moderate impact to the tree's CRZ is expected due to demolition and replacement of the driveway and installation of the new public sidewalk. Slight impact to the tree's canopy is expected due to clearance requirements.

Tree # 3 (Tag # 5253). Moderate impact to the tree's CRZ is expected due to demolition and replacement of the driveway. Slight impact to the tree's canopy is expected due to clearance requirements.

Tree # 4 (Tag # 5254). The developer proposes removal of this tree due to encroachment. It is located in the proposed building envelope.

Tree #5 (Tag # 5255). The developer proposes removal of this non-protected tree.

Tree # 6 (Tag # 5256). The developer proposes removal of this tree due to encroachment. It is located in the proposed building envelope.

Tree # 7 (Tag # 5257). Moderate impact to the tree's CRZ is expected due to demolition and replacement of the driveway. Slight impact to the tree's canopy is expected due to clearance requirements.

Tree # 8 (Tag # 5258). Moderate impact to the tree's CRZ is expected due to demolition and replacement of the driveway. Slight impact to the tree's canopy is expected due to clearance requirements.

Tree # 9 (Tag # 5259). The developer proposes removal of this non-protected tree due to poor condition.

A final inspection by the City Arborist is required at the end of the project. This is to be done before the tree protection fencing is removed. Replacement trees should be planted prior to inspection.

Prior to issuance of the associated demolition and building permits, a tree protection verification letter from the Project Arborist is required. Verification should be performed with a site visit. The Project Arborist should verify that the tree protection is installed in compliance with the recommendations in the arborist report. Photographs should be included in a brief verification letter for City Arborist review.

Any tree protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction. Any tree development-related work is recommended to be supervised by a Project Arborist. It must be written in the report to describe the work plan and mitigation work. The Project Arborist shall provide a follow-up letter documenting the mitigation has been completed to specification.

Discussion

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and County ordinance requirements, so as to enhance tree longevity. This requires that root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document that all contractors will follow. **The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.**

RECOMMENDATIONS: Summary of Tree Protection Measures

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trees within the root zone or other trees shall be removed using a backhoe or other piece of grading equipment.**
- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved:
  1. Irrigate (if needed) and place a 6" layer of chip mulch over the protected root zone of all trees that will be impacted.
  2. Erect Tree Protection Fences. Place boards against trees located within 3' of construction zones, even if fenced off.
  3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.
- On grade cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric and/or reinforced paving, re-enforced paving, and structural soil in lieu of compacting, and avoid root cutting as much as possible, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with hydro-vac equipment or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

General Tree protection measures are included as Appendix 5. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of trees required by the arborist for the final report should be minimal.

Report Prepared by:
Caroline Nicholas
Arborist Assistant

Report Assisted:
Thomas M. Ware, Arborist
International Society of Arboriculture
ISA Certified Arborist WE-1286AM
ISA Tree Risk Assessment Qualification

Report Reviewed by:
Kimber Moore, Consulting Arborist and Urban Forester
Registered Consulting Arborist #680
ISA Certified Arborist and Municipal Specialist
#WE-0551AM
CA Lic/RC Certified Urban Forester #137
ISA Qualified Tree Risk Assessor #1005
Nevada County Fire Safe Council Defensible Space Advisors Training

Exc.: Appendix 1 – Tree Protection Plan
Appendix 2 – Tree Data
Appendix 3 – General Practices for Tree Protection
Appendix 4 – Appraisal Value Table
Appendix 5 – Tree Protection Specifications
Appendix 6 – Photographs

CAMBRIDGE AVE. RESIDENCE

NO.	DATE	REVISIONS	BY	APP'D

STUDIO 1515 LANDSCAPE ARCHITECTURE
(707) 251-8115 | 4258 FOURTH STREET, NAPA, CA 94559

670 CAMBRIDGE AVENUE
ARBORIST REPORT
MENLO PARK, CALIFORNIA

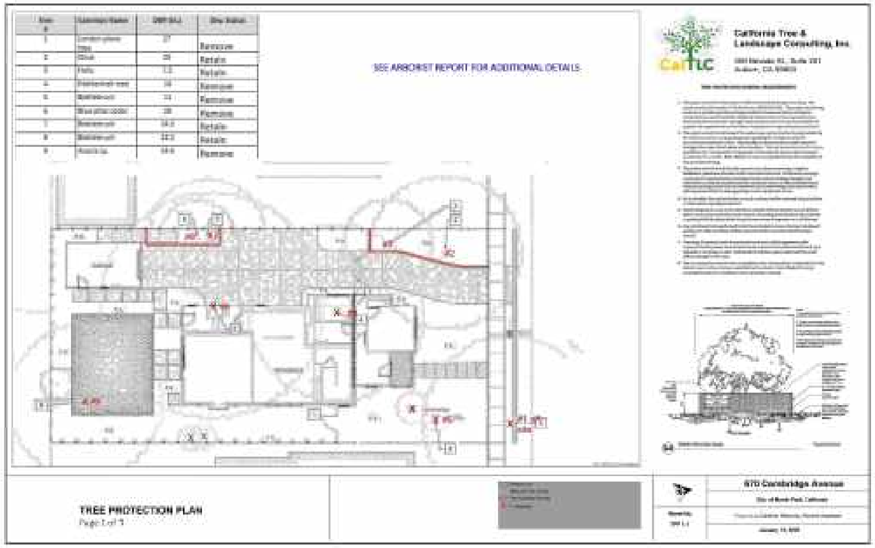
LICENSED LANDSCAPE ARCHITECT — 6498 — STATE OF CALIFORNIA

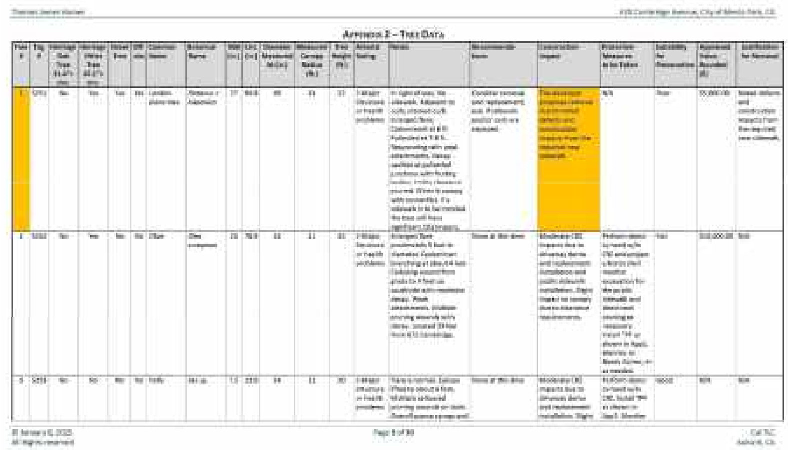
DATE	FEB 19, 2025
DRAWN	TB
DESIGNED	RB
CHECKED	SH
JOB NO.	8190017.0

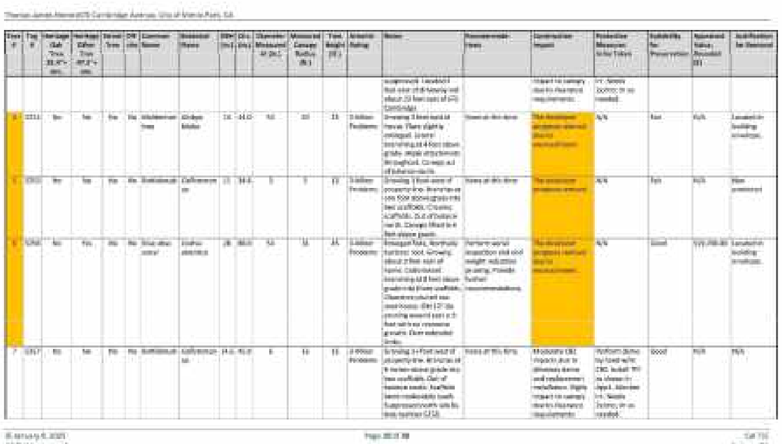
SHEET NO. L-6.0

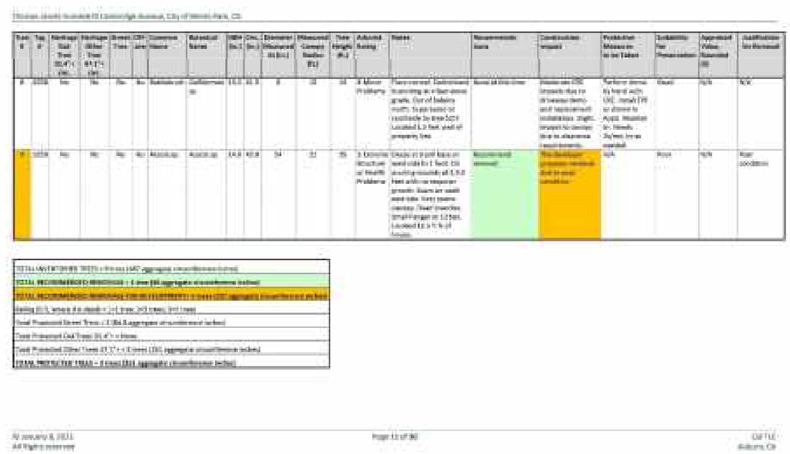
CLIENT REVIEW SUBMITTAL-NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AGENCY HAVING JURISDICTION (AHJ)

A29









CAMBRIDGE AVE. RESIDENCE

THOMAS JAMES HOMES

NO. | DATE | REVISIONS | BY | APPD

STUDIO 1515 LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
(707) 252.6115

670 CAMBRIDGE AVENUE
ARBORIST REPORT
MENLO PARK, CALIFORNIA

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

DATE	FEB 19, 2025
DRAWN	TS
DESIGNED	RB
CHECKED	SH
JOB NO.	8190017.0

SHEET NO.
L-6.1

CLIENT REVIEW SUBMITTAL-NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AGENCY HAVING JURISDICTION (AHJ).

Appendix 3 – General Practices for Tree Protection

Definitions:

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 3 to 16 times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Loam Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 3'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection Fence should be fertilized with 1 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Each mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off-limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigation prior to work commencing.

A protective barrier of 6' chain link fence shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the project arborist or city arborist, but not closer than 3' from the trunk of any tree. Fence posts shall be 1.5" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the project arborist and city arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the project or city arborist.

Where the city or project arborist has determined that tree protection fencing will interfere with the safety of work crews, tree wrap may be used as an alternative form of tree protection. Wooden slats at least 1" thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the city or project arborist. Straw waddle may also be used as a trunk wrap by coiling waddle around the trunk up to a minimum height of 6' from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

Signage should be placed on the protective tree fence no further than 30' apart. The signage should present the following information:

- The tree protection fence shall not be moved without authorization of the Project or City Arborist.
- Storage of building materials or soil is prohibited within the Tree Protection Zone.
- Construction or operation of construction equipment is prohibited within the tree protection zone.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Do not allow run off or spillage of damaging materials into the area below any tree canopy.

Do not store materials, stockpile soil or park or drive vehicles within the TPZ.

Do not cut, break, skin or bruise roots, branches, or trunks without first obtaining authorization from the city arborist.

Do not allow fires under and adjacent to trees.

Do not discharge exhaust into foliage.

Do not secure cable, chain or rope to trees or shrubs.

Do not trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the city arborist.

Do not apply soil sterilant under pavement near existing trees.

Only excavation by hand, compressed air or hydro vac shall be allowed within the dripline of trees.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[1]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a slope and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be maintained and mulched. A root protection fence should also be erected to protect the remaining roots. If it is not already in place, further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility branches and pipelines.

Route pipes outside of the area that is 10 times the diameter of the protected tree to avoid conflicts with roots. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering feeder roots. Alternatively, the trench can be excavated using hand, pneumatic or hydro-vac techniques within the RPZ. The goal is to avoid damaging the roots while excavating. The pipes should be fed under the exposed roots. Trenches should be filled within 24 hours, but where this is not possible the side of the trench adjacent to the trees shall be kept shaded with 4 layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ½" to ¾" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least once a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs.

[1] International Society of Arboriculture (ISA), which runs a program of Certifying Individuals. Each Certified Arborist has a number and must maintain continuing educational credits to remain Certified.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy dieback in mature trees is often the result of inadequate root space and/or soil compaction.

Drawing A

Common misconception of where the roots are assumed to be located

Drawing B

The reality of where roots are generally located

Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is "shading" the other trees is considered Dominant. The "shaded" trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Co-dominant leaders are another common structural problem in trees.

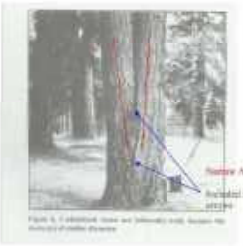


Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 (International Society of Arboriculture)

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 2" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will "cover it" with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to restrict movement. Cables do not hold weight; they only stabilize the limb and require annual inspection.

Photo of pruning cut – not to this size

Suggested limb structure

Over weight, swelling limb with more than diameter small compared with amount of foliage present

Photo of pruning cut – not to this size

Don's – Tolling is the pruning practice of removal of "an excessive number of inner and/or lower lateral branches from parent branches. Don's tolling is not an acceptable pruning practice" ANSI A300 (part 1) 4.23.1) It increases the risk of failure.

Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists: Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: https://www.asca-consultants.org/

Decay in Trees

Decay in Generally: Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell wall). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.

According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.

Compartmentalization: of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into healthy areas is the formation of the tree may be able to limit decay progression, in the event that these located vertically along the main trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

additional cells. The weakest of the vertical wall. Accordingly, while a progression inward at large are more than one pruning cut

Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile plants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

CAMBRIDGE AVE. RESIDENCE

NO.	DATE	REVISIONS	BY	APPD

STUDIO 1515 LANDSCAPE ARCHITECTURE
(707) 253-8115

670 CAMBRIDGE AVENUE
ARBORIST REPORT
MENLO PARK, CALIFORNIA

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

DATE	FEB 19, 2025
DRAWN	TB
DESIGNED	RB
CHECKED	SH
JOB NO.	8190017.0

SHEET NO.
L-6.2

CLIENT REVIEW SUBMITTAL-NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AGENCY HAVING JURISDICTION (AHJ)

A31

Appendix 4 – Appraisal Value Table

Client: Thomas James Homes: Tree Appraisal at 670 Cambridge Ave, Menlo Park

Tree #	DBH (in)	Species	Trunk Area (in2)	Unit Cost ($/in2)	Basic Reproduction Cost ($)	Physical Functional (%)	Functional Limitations	External Limitations	Total Depreciation	Depreciated Cost ($)	Rounded Cost ($)	# Trees	Assignment Result ($)
1	[illegible]	London Plane	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	Olive	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	[illegible]	Blue Atlas Cedar	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
											Additional Cost	[illegible]	
											Assignment Result (Rounded)		[illegible]

*The value of the trees was determined using the Trunk Formula Method, described in the Guide for Plant Appraisal, and on the Species Classification and Group Assignment published by the Western Chapter, International Society of Arboriculture (ISA).

Unit costs determined using Urban Tree Farm, Fulton, CA price (eff. 4/1/2024) for 24-inch box trees plus 8.5% tax, not including delivery.

**Assignment Result does not include removal of existing tree, site preparation, delivery, installation and post-planting care costs.

HERITAGE TREE AND CITY TREE PROTECTION SPECIFICATIONS FOR CONSTRUCTION

Public Works
333 Burgess Dr., Menlo Park, CA 94025
tel 650-330-6780

CITY OF MENLO PARK

Background

Tree protection measures are required for all heritage trees and city-owned trees being retained on or immediately adjacent to active construction sites.

Violation of any of the below provisions may result in heritage tree violation fines, issuance of a stop work order, or other disciplinary action.

Instructions

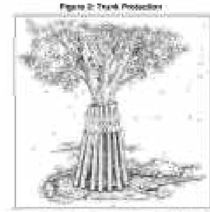
1. Retain a city approved consulting arborist as the Project Arborist to design and monitor tree protection specifications. The Project Arborist shall report violations of the tree protection specifications by the Contractor to the City Arborist as an issue of non-compliance.
2. Design and implement tree protection measures before construction begins.
   - A tree protection fencing verification letter is required prior to building permit issuance.
3. Report damage of heritage tree(s) by construction activities to the Project Arborist or City Arborist within six (6) hours. Remedial action should be taken within 48 hours.
4. Delineate a Tree Protection Zone (TPZ) around the dripline of protected tree(s). The Project Arborist may establish, with approval by the City Arborist, a larger or smaller TPZ based on the species tolerance, health and vigor of the tree(s).
5. Construct a protective barrier around the TPZ (see Figure 1 below) with the following specifications:
   - Fencing shall be six (6)-foot-tall chain link;
   - Fence posts shall be 1.5 inches in diameter, driven 2 feet into the ground, at most 10 feet apart;
   - Signage (in both English and Spanish) should be printed on an 11" x 17" yellow-colored paper and secured in a prominent location on each protection fence. Signage shall include the Project Arborist's contact information;
   - Fencing may be moved to within the TPZ if authorized by the Project Arborist and City Arborist. The fence must remain at least 1.5 times the diameter of the tree from its trunk (i.e. The fence must remain at least 30-inches from the trunk of a 20-inch tree); and
   - Movable barriers of chain link fencing secured to cement blocks may be substituted for fixed fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

Figure 1: Fenced tree protection zone

Matheny, N., Smiley, E.T., Gilpin, R., & Hauer, R. (2023). Managing trees during construction (3rd ed.). International Society of Arboriculture.

6. Place a 3-inch layer of coarse mulch or woodchips covered with ¾-inch plywood or alternative within the TPZ prior to construction activity. Placement of this protective covering will reduce soil compaction and root impacts. It will also help the soil retain moisture for the roots.
7. As specified by the Project Arborist, ensure adequate irrigation is supplied to the trees on a regular basis. Irrigation helps the trees tolerate root impacts better. Hand watering or drip irrigation lines would suffice. In most cases, irrigation is needed once every 2-3 weeks depending on soil moisture levels.
8. Prohibit the following activities within the TPZ. DO NOT:
   - Route heavy machinery for excavation;
   - Allow runoff or spillage of damaging materials;
   - Store or stockpile materials, tools, or soil;
   - Park or drive vehicles;
   - Trench, dig, or otherwise excavate without first obtaining authorization from the City Arborist or Project Arborist;
   - Change soil grade; and
   - Trench with a machine.
9. When work must occur within the TPZ of a heritage tree (as authorized by the Project Arborist or City Arborist) install trunk protections (see Figure 2 below) with the following specifications:
   - Securely strap wooden slats at least 1-inch-thick around the trunk (preferably on a closed-cell foam pad). Secure and wrap at least one layer of orange plastic construction fencing around the outside of the wooden slats for visibility;
   - DO NOT drive fasteners into the tree;
   - Install trunk protection immediately prior to work within the TPZ and remove protection from the tree(s) as soon as work moves outside the TPZ;
   - Protect major scaffold limbs as determined by the City Arborist or Project Arborist; and
   - If necessary, install wooden barriers at an angle so that the trunk flare and buttress roots are also protected.

Figure 2: Trunk Protection



Matheny, N., Smiley, E.T., Gilpin, R., & Hauer, R. (2023). Managing trees during construction (3rd ed.). International Society of Arboriculture.

10. To avoid injury to tree roots:
    - Only excavate carefully by hand, compressed air, or high-pressure water within the dripline of trees;
    - When the Contractor encounters roots smaller than 2-inches, hand-trim the wall of the trench adjacent to the trees to make even, clean cuts through the roots;
    - Cleanly cut all damaged and torn roots to reduce the incidence of decay;
    - Fill trenches within 24 hours. When it is infeasible to fill trenches within 24 hours, shade the side of the trench adjacent to the trees with four layers of dampened, untreated burlap. Wet burlap as frequently as necessary to maintain moisture; and
    - When the Contractor encounters roots 2 inches or larger, report immediately to the Project Arborist. The Project Arborist will decide whether the Contractor may cut roots 2 inches or larger. If a root is retained, excavate by hand or with compressed air under the root. Protect preserved roots with dampened burlap.
11. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.
12. Where it is not possible to reroute pipes or trenches, bore beneath the dripline of the tree. Do not bore less than 3-inches below the surface of the soil to avoid damage to small feeder roots.
13. Avoid the following conditions. DO NOT:
    - Cut, break, skin, or bruise roots, branches, or trunks without authorization from the City Arborist;
    - Allow fires under and adjacent to trees;
    - Discharge exhaust into foliage;
    - Direct runoff toward trees;
    - Secure cable, chain, or rope to trees; and
    - Apply soil sterilants under pavement near existing trees.

Periodic Inspections

The Project Arborist must provide periodic, on-site tree protection inspections during construction which:
- Occur at least once every four (4) weeks;
- Monitor the effectiveness of the Tree Protection Plan;
- Provide recommendations for any necessary additional care or treatment; and
- Will be followed by monthly construction monitoring reports emailed directly to the City Arborist.

CAMBRIDGE AVE. RESIDENCE

THOMAS JAMES HOMES

NO.	DATE	REVISIONS	BY	APPD

STUDIO 1515
LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
(707) 252.6115

670 CAMBRIDGE AVENUE
ARBORIST REPORT
MENLO PARK, CALIFORNIA

LICENSED LANDSCAPE ARCHITECT Susan S. Heiken STATE OF CALIFORNIA

DATE	FEB 19, 2025
DRAWN	TS
DESIGNED	RB
CHECKED	SH
JOB NO.	8190017.0

SHEET NO.
L-6.3

CLIENT REVIEW SUBMITTAL-NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AGENCY HAVING JURISDICTION (AHJ)

CITY OF MENLO PARK

WARNING TREE PROTECTION AREA

ONLY AUTHORIZED PERSONNEL MAY ENTER THIS AREA

No excavation, trenching, material storage, cleaning, equipment access, or dumping is allowed behind this fence.

Do not remove or relocate this fence without approval from the project arborist. This fencing must remain in its approved location throughout demolition and construction.

Project Arborist contact information:

Name: Gordon Mann or Ed Stirtz
Business: California Tree and Landscape Consulting, Inc.
Phone number: (530) 745-4086

CITY OF MENLO PARK

WARNING TREE PROTECTION AREA

ONLY AUTHORIZED PERSONNEL MAY ENTER THIS AREA

No excavation, trenching, material storage, cleaning, equipment access, or dumping is allowed behind this fence.

Do not remove or relocate this fence without approval from the project arborist. This fencing must remain in its approved location throughout demolition and construction.

Project Arborist contact information:

Name: Gordon Mann or Ed Stirtz
Business: California Tree and Landscape Consulting, Inc.
Phone number: (530) 745-4086

CAMBRIDGE AVE. RESIDENCE

NO.	DATE	REVISIONS	BY	APPD

STUDIO 1515
LANDSCAPE ARCHITECTURE
1426 FOURTH STREET | NAPA, CA 94559
(707) 253.8115

670 CAMBRIDGE AVENUE
ARBORIST REPORT
MENLO PARK, CALIFORNIA

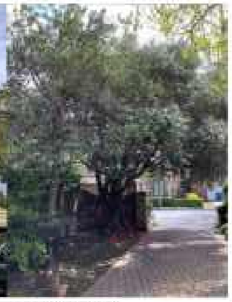
LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

DATE	FEB 19, 2025
DRAWN	TS
DESIGNED	RB
CHECKED	SH
JOB NO.	8190017.0

SHEET NO.
L-6.4

CLIENT REVIEW SUBMITTAL-NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AGENCY HAVING JURISDICTION (AHJ).

Appendix E – Photographs

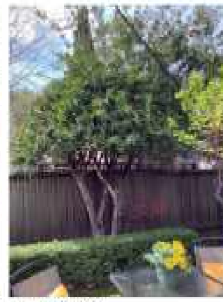



Tree # 1 (Tag # 5251)-off-site

Tree # 2 (Tag # 5252)

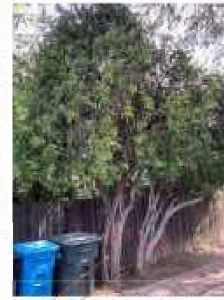

Tree # 3 (Tag # 5253)

Tree # 4 (Tag # 5254)




Tree # 5 (Tag # 5255)

Tree # 6 (Tag # 5256)




Tree #'s 8 and 7 (Tag #'s 5258 and 5257)

Tree # 9 (Tag # 5259)


Tree # 9: Decay at base

Tree # 9: Sparse canopy

CAMBRIDGE AVE. RESIDENCE

NO.	DATE	REVISIONS	BY	APPD

STUDIO 1515
LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
(707) 252-8115

670 CAMBRIDGE AVENUE
ARBORIST REPORT
MENLO PARK, CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

DATE	FEB 19, 2025
DRAWN	TS
DESIGNED	RB
CHECKED	SH
JOB NO.	8190017.0

SHEET NO.
L-6.5

CLIENT REVIEW SUBMITTAL-NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AGENCY HAVING JURISDICTION (AHJ).

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

670 Cambridge Ave
Project Description
November 25, 2024 (revised)

PARCEL GENERAL INFORMATION

The **7356** square foot parcel located at **670 Cambridge Ave** is a substandard lot, which is the reason we are requesting a Use Permit for our proposed two-story residence. According to the **R-2** zoning ordinance, lots must be at least **7,000** square feet in area, **65** feet wide, and **100** feet deep. While the lot meets the area and depth requirements, its width is **60** feet, short of the required **65** feet prescribed in the ordinance.

A total of nine trees were evaluated, including eight on-site and one off-site tree *(refer to the Arborist Report and sheet L1.1).* None of these trees are historically significant, though three trees are Protected Heritage trees. We propose the removal of three on-site trees and one off-site tree, three of which are non-protected and one that is a Heritage tree. Additionally, we plan to plant a new 24-inch box tree at the right rear of the home. To safeguard the remaining trees during construction, protective fencing and careful construction methods will be employed.

EXISTING HOME TO BE DEMOLISHED

The existing single-story home, built in 1954, consists of approximately 1,909 square feet with a detached 327-square-foot garage located in the right rear yard. This home will be demolished to make way for the new residence.

PROPOSED SINGLE FAMILY RESIDENCE

We have proposed a two-story single-family residence in a Spanish style elevation with a earth-tone color palette.

There is a good mix of older and newer homes in the neighborhood along Cambridge Ave. Homes feature a variety of materials including covered porches, gable and hip roof forms, board/batten, horizontal, and shingle siding, wood and brick accents, light and dark window frames, stucco, comp shingle and standing seam roofing.

There are several newer 2-story homes down Pope Street with more Traditional style elevations using lap siding, stucco, hip/gable roofs, and light/dark accents similar to what we have proposed.

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

Given the eclectic style of the neighborhood, we believe the proposed home will blend well. The overall footprint of our home is designed to be an open floor plan. We kept the front yard setback of our home to the required minimum creating a usable private yard space in the rear. The step back at the second story of the front elevation offers a scaled back appearance from the street to minimize massing. The new home will have 3 bedrooms and 2 baths, an attached 1 bedroom 1-bathroom ADU, and a detached 1-car garage. A light earth-toned color palette proposes an off-white/cream exterior stucco, minimalist windows with white window frames that complement the darker accent color and a darker Spanish tile roof for contrast. A detached 1-car garage at the rear will be accessed from Cambridge Ave and up to 3-off street parking spaces are provided of which 2 will be behind the fence gate and 1 at the front towards Cambridge Ave.

NEIGHBOR RELATIONS

Thomas James Homes reached out to neighbors within 300 feet of this property with a copy of the site plan, floor plan, elevations and a letter describing our project. A virtual neighbor meeting was held via Zoom on 10/30/24 to collect feedback and/or concerns from the immediate neighbors. There were no neighbors in attendance at the meeting. We look forward to welcoming our future homeowners and welcome any questions the city may have as we go through the Design Review Use Permit application process.

Sincerely,

Gagan Kang
Senior Forward Planning Manager | Thomas James Homes
gkang@tjhusa.com | 650-272-3276

California Tree and Landscape Consulting, Inc.
359 Nevada Street, #202, Auburn, CA 95603 (530) 745-4086

January 13, 2025

Andy Cost, VP of Land Development, N. California District
Thomas James Homes
275 Shoreline Drive, Suite 400
Redwood City, California 94065
Via Email: acost@tjh.com

FINAL ARBORIST REPORT, TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT & TREE PROTECTION PLAN

RE: **670 Cambridge Avenue, Menlo Park, California [APN 071-413-260]**

EXECUTIVE SUMMARY

Thomas James Homes contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for a better understanding of the existing resource and any potential improvement obstacles that may arise. Thomas James Homes requested an Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan suitable for submittal to the City of Menlo Park. This is a revised Final Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan for the initial filing of plans to develop the property. The date of the previous version was June 25, 2024.

Thomas M. Stein, ISA Certified Arborist WE-12854A, visited the property on March 28, 2024, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations for the trees. A total of 9 trees were evaluated on this property, 3 of which are protected trees according to the City of Menlo Park Municipal Code, Chapter 13.24. [1] One tree is located off the parcel but was included in the inventory because it may be impacted by development of the parcel.

TABLE 1: Tree Inventory Summary

Tree Species	Total Trees Inventoried	Trees on this Site[2]	Protected Heritage Oak Trees	Protected Heritage Other Trees	Street Tree	Trees Proposed for Removal	Total Proposed for Retention
Acacia sp, *Acacia sp.*	1	1	0	0	0	1 (CR, AR)	0
Blue atlas cedar, *Cedrus atlantica*	1	1	0	1	0	1 (CR)	0
Bottlebrush, *Callistemon sp.*	3	3	0	0	0	1 (CR)	2

[1] Any tree protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction. In addition, any time development-related work is recommended to be supervised by a Project Arborist, it must be written in the report to describe the work plan and mitigation work. The Project Arborist shall provide a follow-up letter documenting the mitigation has been completed to specification.

[2] CalTLC, Inc. is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.

Tree Species	Total Trees Inventoried	Trees on this Site[2]	Protected Heritage Oak Trees	Protected Heritage Other Trees	Street Tree	Trees Proposed for Removal	Total Proposed for Retention
Holly, *Ilex sp.*	1	1	0	0	0	0	1
London plane tree, *Platanus × hispanica*	1	0	0	1	1	1 (CR)	0
Maidenhair tree, *Ginkgo biloba*	1	1	0	0	0	1 (CR)	0
Olive, *Olea europaea*	1	1	0	1	0	0	1
TOTAL	**9**	**8**	**0**	**3**	**1**	**5**	**5**

[AR – Arborist Recommended Removal, CR = Construction Removal]

ASSIGNMENT

Perform an examination of the site to document the presence and condition of trees protected by the City of Menlo Park. The study area for this effort includes the deeded parcel as delineated in the field by the property fences and any significant or protected trees overhanging from adjacent parcels.

Prepare a report of findings. All trees protected by the City of Menlo Park are included in the inventory.

METHODS

Appendix 2 in this report is the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Descriptions will further explain our findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8” x 1-3/8", green anodized aluminum, “acorn” shaped, and labeled: CalTLC, Auburn, CA with 1/4” pre-stamped tree number and Tree Tag. They are attached with a nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10-20+ years depending on the species, before it is enveloped by the trees’ normal growth cycle.

The appraisals included in this report (see Appendix 4) is based on the 10th Edition of the *Guide for Plant Appraisal*.[3] The trunk formula technique of appraisal provides a basic cost to replace a tree, determined by its species and size. The tree costs are extrapolated from that of the most commonly available and used tree for landscaping, which at this time in Northern California has been determined to be a 24” box specimen.[4] Based on the size and value of the tree as a 24” box, the species are valued at $78.53 per square inch of trunk area. Per the request of the city of Menlo Park, multi-stem trees are measured as a single trunk, just below the lowest point of branching.

The basic value is depreciated by the tree’s condition, which is considered a function of its health, structure and form and expressed as a percentage of the basic value. The result is termed the deterioration of the tree.

The trees are further depreciated by the functional and external limitations that may impact their ability to grow to their normal size, shape and function. Functional limitations include limited soil volume, adequate growing space, poor soil quality, etc. External limitations include easements, government regulations and ownership issues beyond the control of the tree’s owner.

[3] 2018. Council of Tree and Landscape Appraisers. *Guide for Plant Appraisal*, 10th Edition, 2nd Printing. International Society of Arboriculture, Atlanta, GA

[4] 2004. *Western Chapter Species Classification and Group Assignment.* Western Chapter, International Society of Arboriculture. Porterville, CA

The final value is rounded to the nearest $100 to obtain the assignment result. If the tree is not a complete loss, the value of loss is determined as a percentage of the original value.

TERMS

Species of trees is listed by our local common name and botanical name by genus and species.

DBH (diameter breast high) is normally measured at 4'6" (54" above the average ground height, but if that varies then the location where it is measured is noted here. A steel diameter tape was used to measure the trees.

Canopy radius is measured in feet. It is the farthest extent of the crown composed of leaves and small twigs measured by a steel tape. This measurement often defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to this measurement.

Actions listed are recommendations to improve health or structure of the tree. Trees in public spaces require maintenance. If a tree is to remain and be preserved, then the tree may need some form of work to reduce the likelihood of failure and increase the longevity of the tree. Preservation requirements and actions based on a proposed development plan are not included here.

Arborist Rating is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The rating was done in the field at the time of the measuring and inspection.

Table A – Ratings Descriptions

No problem(s)	5	excellent
No apparent problem(s)	4	good
Minor problem(s)	3	fair
Major problem(s)	2	poor
Extreme problem(s)	1	hazardous, non-correctable
Dead	0	dead

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extreme or correctible.

Remove is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

Yes H – Tree is unhealthy
Yes S – Tree is structurally unsound

OBSERVATIONS AND CONCLUSIONS

The site is located in an existing subdivision with single-family residences, and the vegetation is comprised of ornamental landscape plants. The existing single-story home has a reported area of 1,909 sq. ft. and the lot size was unreported. The home is connected to electrical, communication, gas, water, and sanitary sewer infrastructure. The development plans include demolition of the existing home, garage, hardscape and landscape, and construction of a new 2-story home (area = 2,507 sq. ft), attached accessory dwelling unit (area = 395 sq. ft), detached garage (area = 413 sq. ft), new hardscape and landscape. Refer to Appendix 2 – Tree Data for details

RECOMMENDED REMOVALS OF HAZARDOUS, DEFECTIVE OR UNHEALTHY TREES

At this time, 1 tree on the property has been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. If this tree were retained within the proposed project area, it is our opinion that it may be hazardous depending upon its proximity to planned development activities. For reference, the tree which has been recommended for removal is highlighted in green within the accompanying Tree Data (Appendix 2) and briefly summarized as follows:

Tree #	Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	DBH (in.)	Circ. (ft.)	Diameter Measured At (in.)	Arborist Rating
9	5259	No	No	No	No	Acacia sp.	*Acacia sp.*	14.6	45.9	54	1-Extreme Structure or Health Problems

CONSTRUCTION IMPACT ASSESSMENT

This Arborist Report and Tree Inventory is intended to provide to Thomas James Homes, the City of Menlo Park, and other members of the development team a detailed *pre-development review* of the species, size, and current structure and vigor of the trees within and/or overhanging the proposed project area. At this time, we are reviewed the Proposed site Plan (Sheet A1.0) prepared by Bassenian/Lagoni, dated November 27, 2024, the Landscape Improvement Plan prepared by Studio 1515, dated June 7, 2024 and the Area Plan prepared by CBG Civil Engineers, dated June 11, 2024. The perceived impacts to inventoried trees is presented in Appendix 2 and summarized below.

Tree # 1 (Tag # 5251): The developer proposes removal of this tree due to noted defects and construction impacts from the required new sidewalk. This tree is to be replaced with one 24” box tree that is a small stature tree (Crape myrtle or similar) to avoid future overhead utility conflicts.

Tree # 2 (Tag # 5252): Moderate impact to the tree’s CRZ is expected due to demolition and replacement of the driveway and installation of the new public sidewalk. Slight impact to the tree’s canopy is expected due to clearance requirements.

Tree # 3 (Tag # 5253): Moderate impact to the tree's CRZ is expected due to demolition and replacement of the driveway. Slight impact to the tree's canopy is expected due to clearance requirements.

Tree # 4 (Tag # 5254): The developer proposes removal of this tree due to encroachment. It is located in the proposed building envelope.

Tree #5 (Tag # 5255): The developer proposes removal of this non-protected tree.

Tree # 6 (Tag # 5256): The developer proposes removal of this tree due to encroachment. It is located in the proposed building envelope.

Tree # 7 (Tag # 5257): Moderate impact to the tree's CRZ is expected due to demolition and replacement of the driveway. Slight impact to the tree's canopy is expected due to clearance requirements.

Tree # 8 (Tag # 5258): Moderate impact to the tree's CRZ is expected due to demolition and replacement of the driveway. Slight impact to the tree's canopy is expected due to clearance requirements.

Tree # 9 (Tag 3 5259): The developer proposes removal of this non-protected tree due to poor condition.

A final inspection by the City Arborist is required at the end of the project. This is to be done before the tree protection fencing is removed. Replacement trees should be planted prior to inspection.

Prior to issuance of the associated demolition and building permits, a tree protection verification letter from the Project Arborist is required. Verification should be performed with a site visit. The Project Arborist should verify that the tree protection is installed in compliance with the recommendations in the arborist report. Photographs should be included in a brief verification letter for City Arborist review.

Any tree protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction. Any time development-related work is recommended to be supervised by a Project Arborist, it must be written in the report to describe the work plan and mitigation work. The Project Arborist shall provide a follow-up letter documenting the mitigation has been completed to specification.

DISCUSSION

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and County ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of Impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document that all contractors will follow. ***The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.***

RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment**.
- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved:
    1. Irrigate (if needed) and place a 6" layer of chip mulch over the protected root zone of all trees that will be impacted.
    2. Erect Tree Protection Fences. Place boards against trees located within 3' of construction zones, even if fenced off.
    3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.
- For grade cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric and/or thickened paving, re-enforced paving, and structural soil in lieu of compacting, and avoid root cutting as much as possible, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with hydro-vac equipment or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

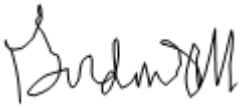
Report Prepared by:

Caroline Nicholas
Arborist Assistant

Project Arborist:

Thomas M. Stein, Arborist
International Society of Arboriculture
ISA Certified Arborist WE-12854A
ISA Tree Risk Assessment Qualification

Report Reviewed by:

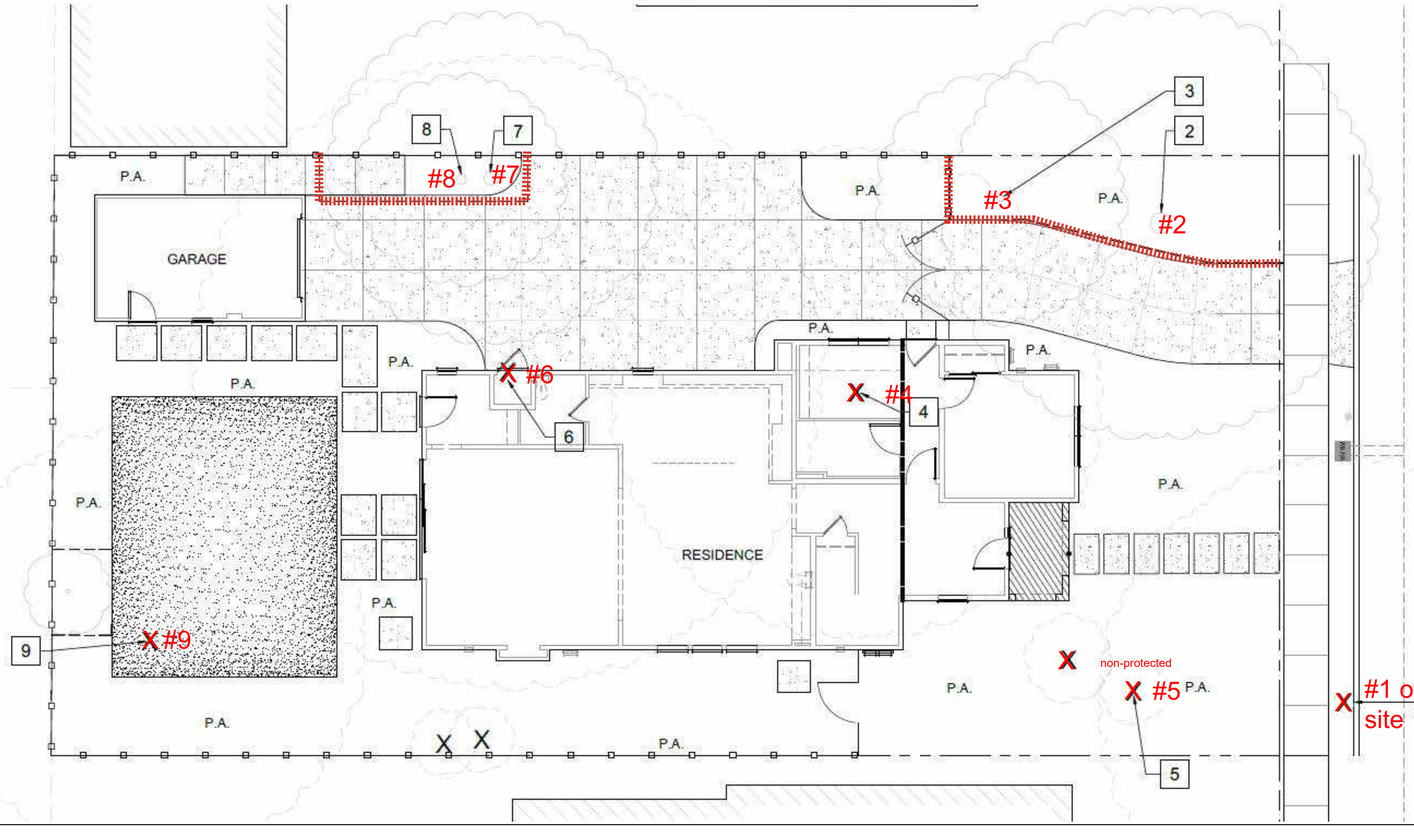


Gordon Mann, Consulting Arborist and Urban Forester
Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM
CAUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor #1005
Nevada County Fire Safe Council Defensible Space Advisory Training

Enc.: Appendix 1 – Tree Protection Plan
Appendix 2 – Tree Data
Appendix 3 – General Practices for Tree Protection
Appendix 4 – Appraisal Value Table
Appendix 5 – Tree Protection Specifications
Appendix 6 – Photographs

Tree #	Common Name	DBH (in.)	Dev. Status
1	London plane tree	27	Remove
2	Olive	25	Retain
3	Holly	7.5	Retain
4	Maidenhair tree	14	Remove
5	Bottlebrush	11	Remove
6	Blue atlas cedar	28	Remove
7	Bottlebrush	14.6	Retain
8	Bottlebrush	13.2	Retain
9	Acacia sp.	14.6	Remove

SEE ARBORIST REPORT FOR ADDITIONAL DETAILS

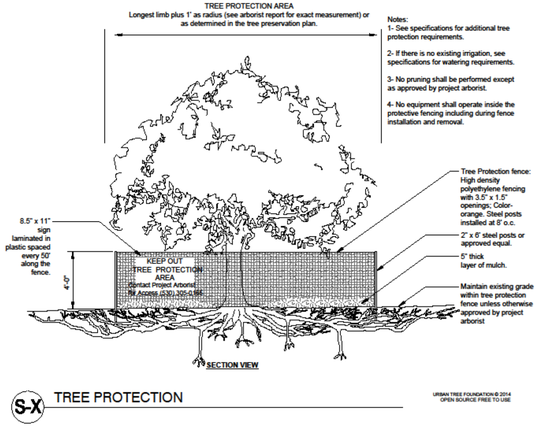


California Tree & Landscape Consulting, Inc.

359 Nevada St., Suite 201
Auburn, CA 95603

TREE PROTECTION GENERAL REQUIREMENTS

1. The project arborist for this project is California Tree & Landscape Consulting. The primary contact information is Nicole Harrison (530) 305-0165. The project arborist may continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.
2. The project arborist should inspect the exclusionary root protection fencing installed by the contractors prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The root protection zone for trees is specified as the 'canopy radius' in Appendix 2 in the arborist report unless otherwise specified by the arborist. Note 'dripline' is not an acceptable location for installation of tree protection fencing.
3. The project arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, the Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site.
4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.
5. Clearly designate an area on the site that is outside of the protection area of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the protection zones of any trees on or off the site.
6. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the project arborist.
7. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the project arborist and may be required to be performed by hand, by a hydraulic or air spade, or other method which will place pipes underneath the roots without damage to the roots.
8. The root protection zone for trees is specified as the 'canopy radius' in Appendix 2 in the arborist report unless otherwise specified by the arborist. Note 'dripline' is not an acceptable location for installation of tree protection fencing.



TREE PROTECTION PLAN
Page 1 of 1

Property Line
Measured Tree Canopy
Tree Protection Fencing
X = Removals

670 Cambridge Avenue

City of Menlo Park, California

Sheet No.
TPP 1.1

Prepared by Caroline Nicholas, Arborist Assistant

January 13, 2025

APPENDIX 2 – TREE DATA

Tree #	Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	DBH (in.)	Circ. (in.)	Diameter Measured At (in.)	Measured Canopy Radius (ft.)	Tree Height (ft.)	Arborist Rating	Notes	Recommenda-tions	Construction Impact	Protective Measures to be Taken	Suitability for Preservation	Appraised Value, Rounded ($)	Justification for Removal
1	5251	No	Yes	Yes	Yes	London plane tree	*Platanus × hispanica*	27	84.8	48	24	22	2-Major Structure or health problems	In right of way. No sidewalk. Adjacent to curb, cracked curb. Enlarged flare. Codominant at 6 ft. Pollarded at 7-8 ft. Resprouting with weak attachments. Decay cavities at pollarded junctions with fruiting bodies. Utility clearance pruned. Wires in canopy with no conflict. If a sidewalk is to be installed the tree will have significant CRZ impacts.	Consider removal and replacement, esp. if sidewalk and/or curb are replaced.	The developer proposes removal due to noted defects and construction impacts from the required new sidewalk.	N/A	Poor	$5,000.00	Noted defects and construction impacts from the required new sidewalk.
2	5252	No	Yes	No	No	Olive	*Olea europaea*	25	78.5	24	21	25	2-Major Structure or health problems	Enlarged flare proximately 5 feet in diameter. Codominant branching at about 4 feet. Callusing wound from grade to 4 feet on southside with moderate decay. Weak attachments. Multiple pruning wounds with decay. Located 33 feet from 672 Cambridge.	None at this time	Moderate CRZ impacts due to driveway demo and replacement installation and public sidewalk installation. Slight impact to canopy due to clearance requirements.	Perform demo by hand w/in CRZ and project arborist shall monitor excavation for the public sidewalk and direct root pruning as necessary. Install TPF as shown in App1. Monitor irr. Needs 2x/mo; irr as needed.	Fair	$10,400.00	N/A
3	5253	No	No	No	No	Holly	*Ilex sp.*	7.5	23.6	54	12	20	2-Major Structure or health problems	Flare is normal. Canopy lifted to about 6 feet. Multiple calloused pruning wounds on trunk. Overall sparse canopy and	None at this time	Moderate CRZ impacts due to driveway demo and replacement installation. Slight.	Perform demo by hand w/in CRZ. Install TPF as shown in App1. Monitor	Good	N/A	N/A

Tree #	Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	DBH (in.)	Circ. (in.)	Diameter Measured At (in.)	Measured Canopy Radius (ft.)	Tree Height (ft.)	Arborist Rating	Notes	Recommenda-tions	Construction Impact	Protective Measures to be Taken	Suitability for Preservation	Appraised Value, Rounded ($)	Justification for Removal
														suppressed. Located 4 feet east of driveway and about 22 feet east of 672 Cambridge		impact to canopy due to clearance requirements.	irr. Needs 2x/mo; irr as needed.			
4	5254	No	No	No	No	Maidenhair tree	*Ginkgo biloba*	14	44.0	54	24	25	3-Minor Problems	Growing 5 feet east of house. Flare slightly enlarged. Lateral branching at 4 feet above grade. Weak attachments throughout. Canopy out of balance south.	None at this time	The developer proposes removal due to encroachment.	N/A	Fair	N/A	Located in building envelope.
5	5255	No	No	No	No	Bottlebrush	*Callistemon sp.*	11	34.6	3	3	13	3-Minor Problems	Growing 1 foot west of property line. Branches at one foot above grade into two scaffolds. Crossing scaffolds. Out of balance north. Canopy lifted to 6 feet above grade.	None at this time	The developer proposes removal.	N/A	Fair	N/A	Non protected
6	5256	No	Yes	No	No	Blue atlas cedar	*Cedrus atlantica*	28	88.0	54	31	45	3-Minor Problems	Enlarged flare, Northside buttress root. Growing about 2 feet east of home. Codominant branching at 8 feet above grade into three scaffolds. Clearance pruned east over house. Old 12" dia. pruning wound east at 8 feet with no response growth. Over extended limbs.	Perform aerial inspection and end weight reduction pruning. Provide further recommendations.	The developer proposes removal due to encroachment.	N/A	Good	$19,700.00	Located in building envelope.
7	5257	No	No	No	No	Bottlebrush	*Callistemon sp.*	14.6	45.9	6	16	15	3-Minor Problems	Growing 1+ foot west of property line. Branches at 8 inches above grade into two scaffolds. Out of balance south. Scaffolds bend moderately south. Suppressed north side by tree number 5258.	None at this time	Moderate CRZ impacts due to driveway demo and replacement installation. Slight. impact to canopy due to clearance requirements.	Perform demo by hand w/in CRZ. Install TPF as shown in App1. Monitor irr. Needs 2x/mo; irr as needed.	Good	N/A	N/A

Tree #	Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	DBH (in.)	Circ. (in.)	Diameter Measured At (in.)	Measured Canopy Radius (ft.)	Tree Height (ft.)	Arborist Rating	Notes	Recommenda-tions	Construction Impact	Protective Measures to be Taken	Suitability for Preservation	Appraised Value, Rounded ($)	Justification for Removal
8	5258	No	No	No	No	Bottlebrush	*Callistemon sp.*	13.2	41.5	6	10	14	3-Minor Problems	Flare normal. Codominant branching at 4 feet above grade. Out of balance north. Suppressed on southside by tree 5257. Located 1.5 feet west of property line.	None at this time	Moderate CRZ impacts due to driveway demo and replacement installation. Slight. impact to canopy due to clearance requirements.	Perform demo by hand w/in CRZ. Install TPF as shown in App1. Monitor irr. Needs 2x/mo; irr as needed.	Good	N/A	N/A
9	5259	No	No	No	No	Acacia sp.	*Acacia sp.*	14.6	45.9	54	21	35	1-Extreme Structure or Health Problems	Decay at trunk base on west side to 1 foot. Old pruning wounds at 3, 3.5 feet with no response growth. Seam on south east side. Very sparse canopy. Dead branches. Small hanger at 12 feet. Located 11.5 ft N of house.	Recommend removal.	The developer proposes removal due to poor condition.	N/A	Poor	N/A	Poor condition

TOTAL INVENTORIED TREES = 9 trees (487 aggregate circumference inches)
TOTAL RECOMMENDED REMOVALS = 1 tree (46 aggregate circumference inches)
TOTAL RECOMMENDED REMOVALS FOR DEVELOPMENT= 5 trees (297 aggregate circumference inches)
Rating (0-5, where 0 is dead) = 1=1 tree; 2=3 trees; 3=5 trees
Total Protected Street Trees = 1 (84.8 aggregate circumference inches)
Total Protected Oak Trees 31.4"+ = None
Total Protected Other Trees 47.1"+ = 3 trees (251 aggregate circumference inches)
TOTAL PROTECTED TREES = 3 trees (251 aggregate circumference inches)

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions:

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 1'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

A protective barrier of 6' chain link fence shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the project arborist or city arborist, but not

closer than 2' from the trunk of any tree. Fence posts shall be 1.5" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the project arborist and city arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the project or city arborist.

Where the city or project arborist has determined that tree protection fencing will interfere with the safety of work crews, tree wrap may be used as an alternative form of tree protection. Wooden slats at least 1" thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the city or project arborist. Straw waddle may also be used as a trunk wrap by coiling waddle around the trunk up to a minimum height of 6' from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

Signage should be placed on the protective tree fence no further than 30' apart. The signage should present the following information:

- The tree protection fence shall not be moved without authorization of the Project or City Arborist.
- Storage of building materials or soil is prohibited within the Tree Protection Zone.
- Construction or operation of construction equipment is prohibited within the tree protection zone.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Do not allow run off or spillage of damaging materials into the area below any tree canopy.

Do not store materials, stockpile soil or park or drive vehicles within the TPZ.

Do not cut, break, skin or bruise roots, branches, or trunks without first obtaining authorization from the city arborist.

Do not allow fires under and adjacent to trees.

Do not discharge exhaust into foliage.

Do not secure cable, chain or rope to trees or shrubs.

Do not trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the city arborist.

Do not apply soil sterilant under pavement near existing trees.

Only excavation by hand, compressed air or hydro-vac shall be allowed within the dripline of trees.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay

organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[5]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Route pipes outside of the area that is 10 times the diameter of the protected tree to avoid conflicts with roots. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering feeder roots. Alternatively, the trench can be excavated using hand, pneumatic of hydro-vac techniques within the RPZ. The goal is to avoid damaging the roots while excavating. The pipes should be fed under the exposed roots. Trenches should be filled within 24 hours, but where this is not possible the side of the trench adjacent to the trees shall be kept shaded with 4 layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

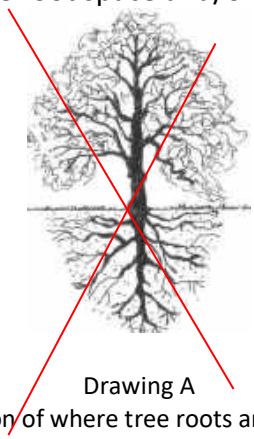
Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least once a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs.

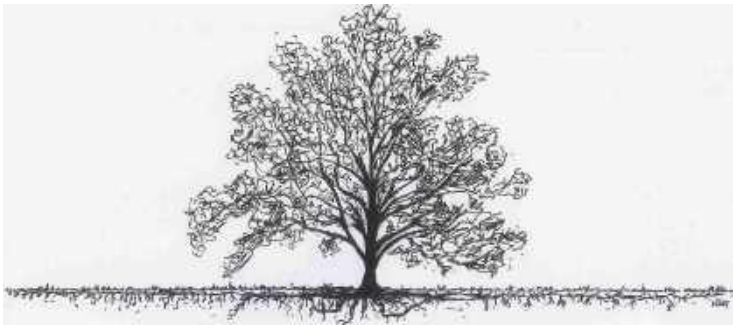
[5] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.



Drawing A
Common misconception of where tree roots are assumed to be located



Drawing B
The reality of where roots are generally located

Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Dominant Tree

Growth is upright

Canopy is balanced by limbs and foliage equally

Suppressed Tree

Canopy weight all to one side

Limbs and foliage grow away from dominant tree

Co-dominant leaders are another common structural problem in trees.

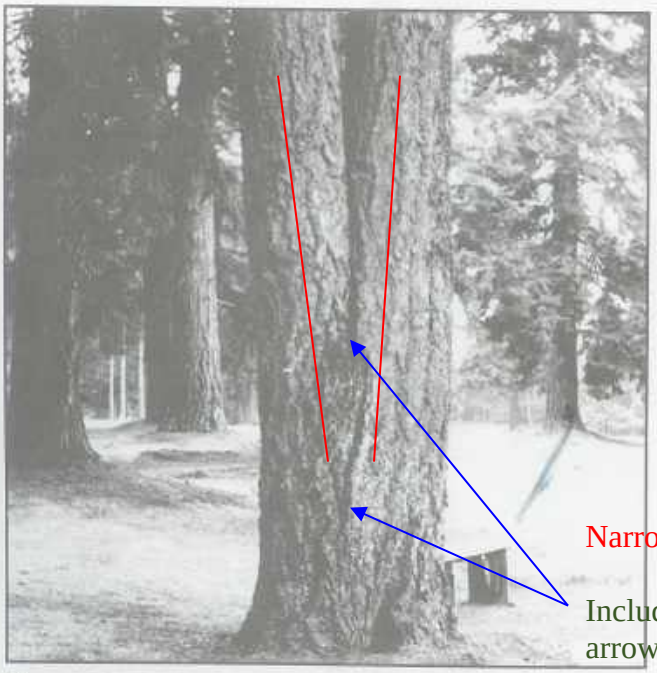


Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Narrow Angle

Included Bark between the arrows

Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 International Society of Arboriculture

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and require annual inspection.

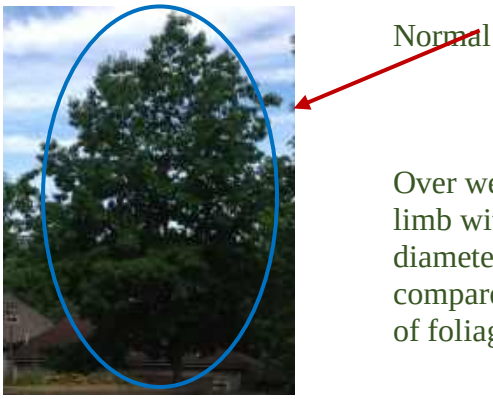
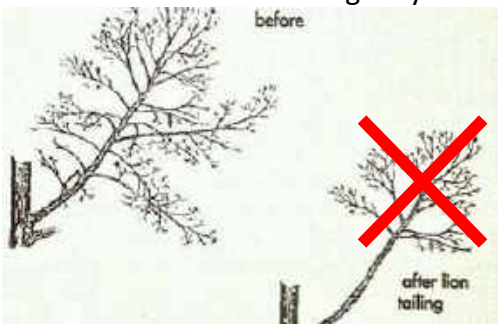


Photo of another tree – not at this site.

Photo of another tree – not at this site

Lion's – Tailing is the pruning practice of removal of "an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice" ANSI A300 (part 1) 4.23. It increases the risk of failure.

Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.



Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: https://www.asca-consultants.org/

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.

According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.

Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into barrier zones is the formation of the tree may be able to limit decay pruning cuts, in the event that there located vertically along the main trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

additional cells. The weakest of the vertical wall. Accordingly, while a progression inward at large are more than one pruning cut

Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

APPENDIX 4 – APPRAISAL VALUE TABLE

Client: Thomas James Homes: Tree Appraisal at 670 Cambridge Ave, Menlo Park

Tree #	DBH (Inch.)	Species	Trunk Area (Inch.^{2})	Unit Cost ($/in^2)	Basic Reproduction Cost ($)	Physical Deterioration	Functional Limitations	External Limitations	Total Depreciation	Depreciated Cost ($)	Rounded Cost ($)	% Loss	Assignment Result ($)
1	27	London Plane	572.265	78.53	44,491.95	0.3	0..6	0.7	0.11	5,033.50	5,000.00	0	5,000.00
2	25	Olive	490.625	78.53	38,530.48	0.3	0.9	0.9	0.27	10,403.23	10,400.00	0	10,400.00
6	28	Blue Atlas Cedar	615.44	78.53	48,332.63	0.6	0.8	0.9	0.41	19,719.71	19,700.00	0	19,700.00
											Additional Costs	**TBD**	
											Assignment Result (Rounded):		**$35,100.00**

*The value of the trees was determined using the Trunk Formula Method, described in the *Guide for Plant Appraisal*, and on the *Species Classification and Group Assignment* published by the Western Chapter, International Society of Arboriculture (ISA).

Unit costs determined using Urban Tree Farm, Fulton, CA price (eff. 4/2/2024) for 24-inch box trees plus 8.5% tax, not including delivery.

**Assignment Result does not include removal of existing tree, site preparation, delivery, installation and post-planting care costs.

HERITAGE TREE AND CITY TREE PROTECTION SPECIFICATIONS FOR CONSTRUCTION

Public Works
333 Burgess Dr., Menlo Park, CA 94025
tel 650-330-6760

CITY OF MENLO PARK

Background

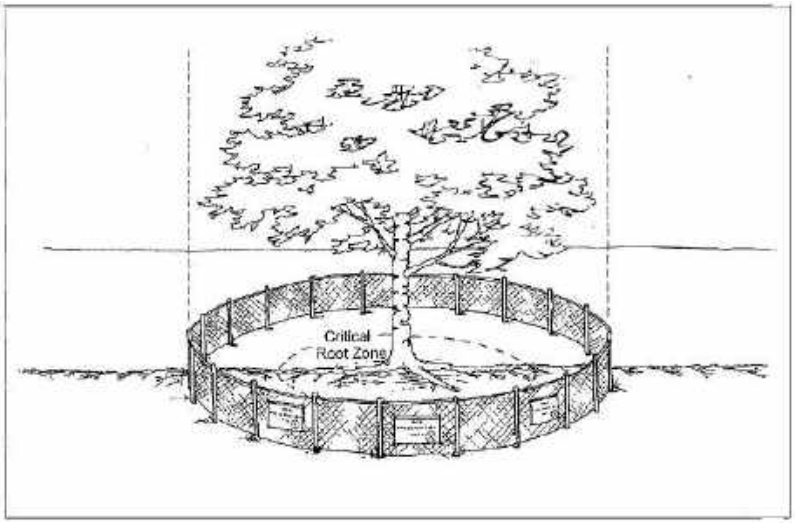
Tree protection measures are required for all heritage trees and city owned trees being retained on or immediately adjacent to active construction sites.

Violation of any of the below provisions may result in heritage tree violation fines, issuance of a stop work order, or other disciplinary action.

Instructions

1. Retain a city approved consulting arborist as the Project Arborist to design and monitor tree protection specifications. The Project Arborist shall report violations of the tree protection specifications by the Contractor to the City Arborist as an issue of non-compliance.
2. Design and implement tree protection measures before construction begins.
   - A tree protection fencing verification letter is required prior to building permit issuance.
3. Report damage of heritage tree(s) by construction activities to the Project Arborist or City Arborist within six (6) hours. Remedial action should be taken within 48 hours.
4. Delineate a Tree Protection Zone (TPZ) around the dripline of protected tree(s). The Project Arborist may establish, with approval by the City Arborist, a larger or smaller TPZ based on the species tolerance, health and vigor of the tree(s).
5. Construct a protective barrier around the TPZ (see Figure 1 below) with the following specifications:
   - Fencing shall be six (6)-foot-tall chain link;
   - Fence posts shall be 1.5 inches in diameter, driven 2 feet into the ground, at most 10 feet apart;
   - Signage (in both English and Spanish) should be printed on an 11" x 17" yellow-colored paper and secured in a prominent location on each protection fence. Signage shall include the Project Arborist's contact information;
   - Fencing may be moved to within the TPZ if authorized by the Project Arborist and City Arborist. The fence must remain at least 1.5 times the diameter of the tree from its trunk (i.e. The fence must remain at least 30-inches from the trunk of a 20-inch tree); and
   - Movable barriers of chain link fencing secured to cement blocks may be substituted for fixed fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

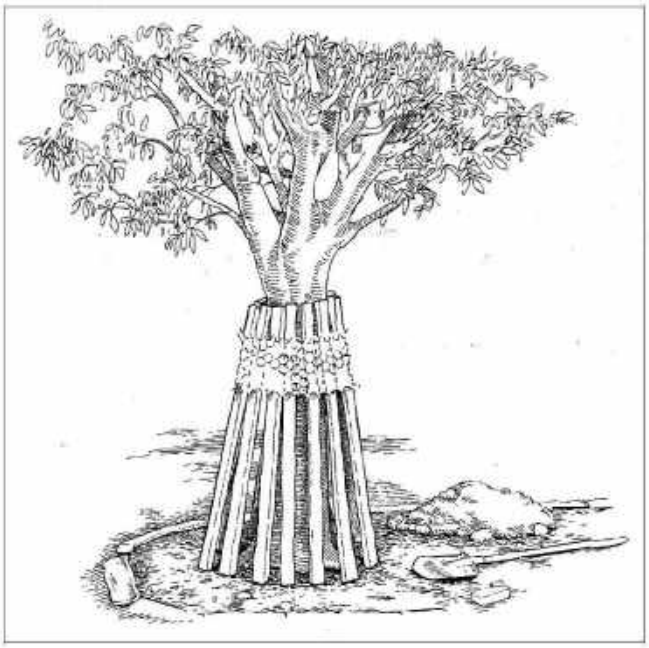
Figure 1: Fenced tree protection zone



Matheny, N., Smiley, E. T., Gilpin, R., & Hauer, R. (2023). Managing trees during construction (3rd ed.). International Society of Arboriculture.

6. Place a 6-inch layer of coarse mulch or woodchips covered with ¾-inch plywood or alternative within the TPZ prior to construction activity. Placement of this protective covering will reduce soil compaction and root impacts. It will also help the soil retain moisture for the roots.
7. As specified by the Project Arborist, ensure adequate irrigation is supplied to the trees on a regular basis. Irrigation helps the trees tolerate root impacts better. Hand watering or drip irrigation lines would suffice. In most cases, irrigation is needed once every 2-3 weeks depending on soil moisture levels.
8. Prohibit the following activities within the TPZ. DO NOT:
   - Place heavy machinery for excavation;
   - Allow runoff or spillage of damaging materials;
   - Store or stockpile materials, tools, or soil;
   - Park or drive vehicles;
   - Trench, dig, or otherwise excavate without first obtaining authorization from the City Arborist or Project Arborist;
   - Change soil grade; and
   - Trench with a machine.
9. When work must occur within the TPZ of a heritage tree (as authorized by the Project Arborist or City Arborist) install trunk protections (see Figure 2 below) with the following specifications:
   - Securely bind wooden slats at least 1-inch-thick around the trunk (preferably on a closed-cell foam pad). Secure and wrap at least one layer of orange plastic construction fencing around the outside of the wooden slats for visibility;
   - DO NOT drive fasteners into the tree;
   - Install trunk protection immediately prior to work within the TPZ and remove protection from the tree(s) as soon as work moves outside the TPZ;
   - Protect major scaffold limbs as determined by the City Arborist or Project Arborist; and
   - If necessary, install wooden barriers at an angle so that the trunk flare and buttress roots are also protected.

Figure 2: Trunk Protection



Matheny, N., Smiley, E. T., Gilpin, R., & Hauer, R. (2023). Managing trees during construction (3rd ed.). International Society of Arboriculture.

10. To avoid injury to tree roots:
    - Only excavate carefully by hand, compressed air, or high-pressure water within the dripline of trees;
    - When the Contractor encounters roots smaller than 2-inches, hand-trim the wall of the trench adjacent to the trees to make even, clean cuts through the roots;
    - Cleanly cut all damaged and torn roots to reduce the incidence of decay;
    - Fill trenches within 24 hours. When it is infeasible to fill trenches within 24 hours, shade the side of the trench adjacent to the trees with four layers of dampened, untreated burlap. Wet burlap as frequently as necessary to maintain moisture; and

- When the Contractor encounters roots 2 inches or larger, report immediately to the Project Arborist. The Project Arborist will decide whether the Contractor may cut roots 2 inches or larger. If a root is retained, excavate by hand or with compressed air under the root. Protect preserved roots with dampened burlap.

11. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.
12. Where it is not possible to reroute pipes or trenches, bore beneath the dripline of the tree. Do not bore less than 3-inches below the surface of the soil to avoid damage to small feeder roots.
13. Avoid the following conditions. DO NOT:
    - Cut, break, skin, or bruise roots, branches, or trunks without authorization from the City Arborist;
    - Allow fires under and adjacent to trees;
    - Discharge exhaust into foliage;
    - Direct runoff toward trees;
    - Secure cable, chain, or rope to trees; and
    - Apply soil sterilants under pavement near existing trees.

Periodic inspections

The Project Arborist must provide periodic, on-site tree protection inspections during construction which:

- Occur at least once every four (4) weeks;
- Monitor the effectiveness of the Tree Protection Plan;
- Provide recommendations for any necessary additional care or treatment; and
- Will be followed by monthly construction monitoring reports emailed directly to the City Arborist.

CITY OF MENLO PARK

WARNING TREE PROTECTION AREA

ONLY AUTHORIZED PERSONNEL MAY ENTER THIS AREA

No excavation, trenching, material storage, cleaning, equipment access, or dumping is allowed behind this fence.

Do not remove or relocate this fence without approval from the project arborist. This fencing must remain in its approved location throughout demolition and construction.

Project Arborist contact information:

Name: Gordon Mann or Ed Stirtz
Business: California Tree and Landscape Consulting, Inc.
Phone number: (530) 745-4086

ADVERTENCIA: ÁREA DE PROTECCIÓN DE ÁRBOLES

SÓLO EL PERSONAL AUTORIZADO PUEDE INGRESAR A ESTA ÁREA

No se permite la excavación, zanjas, almacenamiento de materiales, limpieza, acceso de equipos, o vertido de residuos detrás de esta cerca.

No retire ni reubique esta cerca sin la aprobación del arborista del proyecto. Esta cerca debe permanecer en su ubicación aprobada durante todo el proceso de demolición y construcción.

Información de contacto del arborista de este proyecto:

Nombre: Gordon Mann or Ed Stirtz
Empresa: California Tree and Landscape Consulting, Inc.
Número de teléfono: (530) 745-4086

APPENDIX 6 – PHOTOGRAPHS

TREE # 1 (TAG # 5251)-OFF-SITE

TREE # 2 (TAG # 5252)

TREE # 3 (TAG # 5253)

TREE # 4 (TAG # 5254)

TREE # 5 (TAG # 5255)

TREE # 6 (TAG # 5256)

TREE #'S 8 AND 7 (TAG #'S 5258 AND 5257)

TAG # 9 (TAG # 5259)

TREE # 9: DECAY AT BASE

TREE # 9: SPARSE CANOPY

LOCATION: 670 Cambridge Avenue	**PROJECT NUMBER:** PLN2024-00041	**APPLICANT:** Thomas James Homes	**OWNER:** SF23X

PROJECT CONDITIONS:

1. The use permit shall be subject to the following **standard** conditions**:**

   a. The applicant shall be required to apply for a building permit within one year from the date of approval (by March 10, 2026) for the use permit to remain in effect.

   b. Development of the project shall be substantially in conformance with the plans prepared by Bassenian Lagoni Architecture consisting of 30 plan sheets, dated received February 20, 2025 and approved by the Planning Commission on March 10, 2025, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

   c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

   d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

   e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

   f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

   g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

   h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by California Tree and Landscape Consulting, dated November 25, 2024.

   i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.

   j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

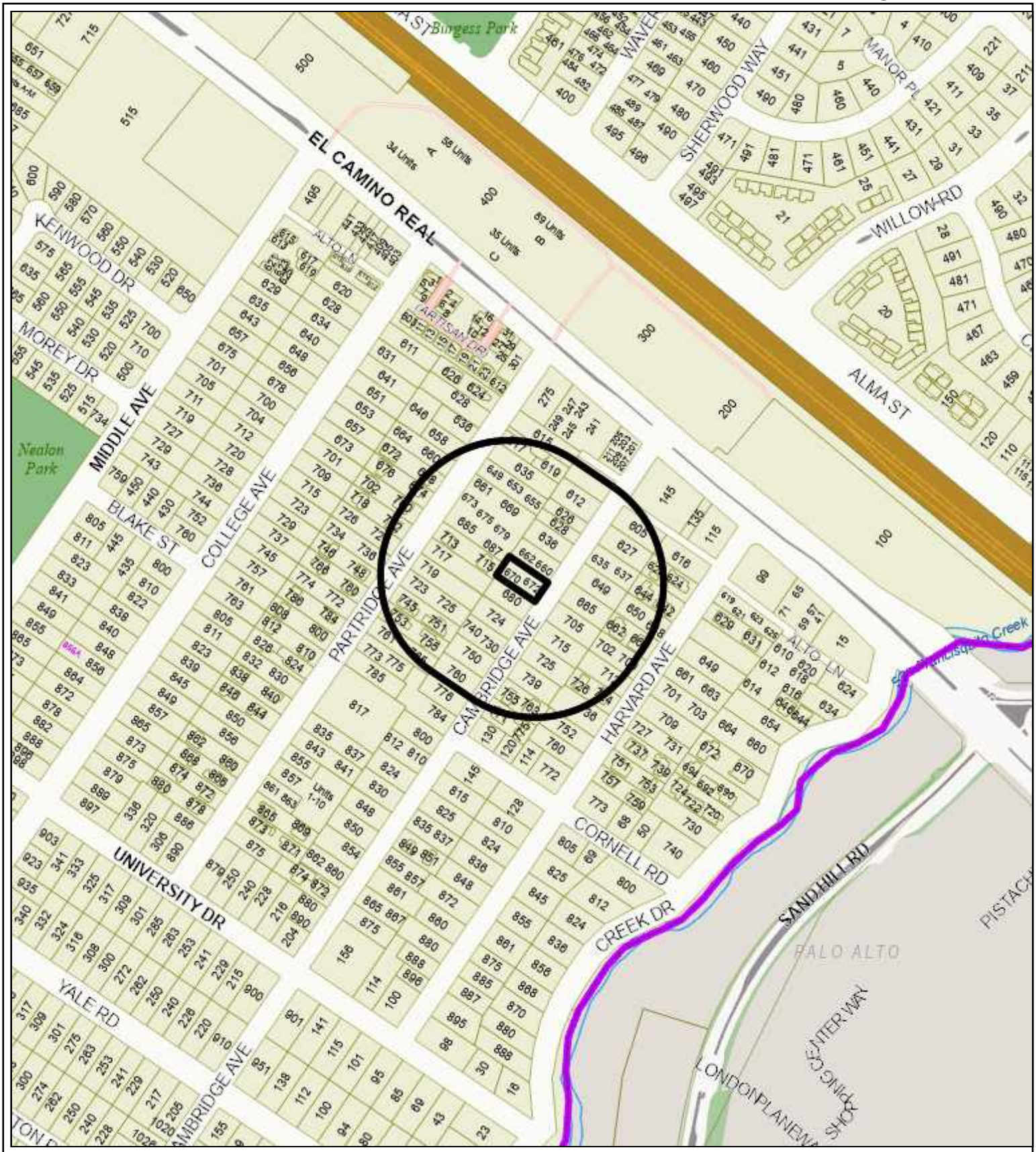
LOCATION: 670 Cambridge Avenue	**PROJECT NUMBER:** PLN2024-00041	**APPLICANT:** Thomas James Homes	**OWNER:** SF23X

PROJECT CONDITIONS:

k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.

2. The use permit shall be subject to the following **project-specific** condition:

a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans showing the removal and replacement of the curb and gutter along the entire project frontage and shall construct a new sidewalk along the entire project frontage that conforms to the adjacent property at 680 Cambridge Avenue, subject to the review and approval of the Engineering Division.



City of Menlo Park

Location Map
670 Cambridge

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: CDH | Checked By: CDS | Date: 3/10/2025 | Sheet: 1

670 Cambridge – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	7,356 sf	7,356 sf	7,000 sf min
Lot width	60 ft	60 ft	65 ft min
Lot depth	122.5 ft	122.5 ft	100 ft min
Setbacks			
Front	20 ft	24.6 ft	20 ft min
Rear	36.7 ft	21.9 ft	20 ft min
Side (left)	9.1 ft	4.8 ft	10% of the min lot width, not less than 5' or no more than 10'
Side (right)	18.5 ft	30 ft	
Building coverage	2,084 sf 28.3 %	2,242 sf 30 %	2,574 sf max 35 % max
FAL (Floor Area Limit)	3,129* sf	1,413 sf	2,942 sf max
Square footage by floor	1,362 sf/1st 1,103 sf/2nd 399 ADU 265 sf/garage 58 sf/covered porch	1,915 sf/1st 327 garage	
Square footage of buildings	3,187 sf	2,242 sf	
Building height	26.8 ft	13.9 ft	28** ft max
Parking	1 covered and 1 uncovered space	2 covered spaces	1 covered and 1 uncovered space
	Note: Areas shown highlighted indicate a nonconforming or substandard situation		

Trees	Heritage trees	3***	Non-Heritage trees	6	New trees	7
	Heritage trees proposed for removal	2	Non-Heritage trees proposed for removal	3	Total Number of trees	11

*FAL and BC are permitted to exceed the limits by up to 800 square feet in order to build an ADU.
**The maximum building height at any one point on the property shall be the lower of either twenty-eight feet (28') from the average grade or twenty-eight feet (28') from the grade directly beneath any portion of the building.
***Indicates off-site heritage tree.

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **3/10/2025**
Staff Report Number: **25-010-PC**

Public Hearing: **Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and detached garage to construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width, depth and area in the R-1-U (Single-Family Urban) zoning district at 340 Nova Lane, and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review.**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to demolish an existing single-story, single-family residence and detached garage to construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width, depth and area in the R-1-U (Single-Family Urban) zoning district. The proposal also includes an attached accessory dwelling unit (ADU), which is not subject to discretionary review. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposed project.

Background

Site location

The subject property is located on the eastern side of Nova Lane, in the Willows neighborhood. All surrounding properties along Gilbert Avenue, Barton Way, and Nova Lane are also located in the R-1-U zoning district. The surrounding area contains a mixture of older and newer single-family residences with both one- and two-story designs. A variety of architectural styles are present in the neighborhood, including modern, ranch, and craftsman styles. Nova Lane, in particular, has seen several new two-story homes in the past couple of years. A location map is included as Attachment B.

Analysis

Project description

The subject property is currently occupied by a 1,236 square-foot, single-story, single-family residence and a 435-square-foot detached garage, built around 1951. The applicant is proposing to demolish the existing single-story residence and detached garage to construct a new two-story, single-family residence with an attached two-car garage. The development would also include an attached, 926-square-foot, two-story ADU at the rear of the structure, accessed by an independent entryway.

The lot is substandard with regard to minimum lot width, with a width of 53 feet where a minimum of 65 feet is required, minimum lot depth, with a depth of 94.5 feet where a minimum of 100 feet is required, and lot area, with a lot area of 5,007 square feet where 7,000 square feet is required.

The proposed residence would include a total of three bedrooms and two bathrooms. The first floor would include an open living and dining space, and an open kitchen, which would open to a rear deck. The second floor would include three bedrooms and two bathrooms, along with a family den.

The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note with regard to Zoning Ordinance requirements:

- The main house and ADU would contain 3,600 square feet and would exceed the maximum FAL of 2,800 square feet for the site.
  - The project is allowed to exceed the FAL and building coverage limits by up to 800 square feet in order to accommodate the 926-square-foot, attached ADU.
- The total building coverage would be 33.3% (1,667 square feet), where 35% is the maximum permitted.
- The residence would have a front setback of 20 feet and rear setback of 27.6 feet, where a minimum of 20 feet is required.
- The residence would have side setbacks of 5.5 feet where a minimum of 5.3 feet is required.
- The second floor would be 1,194 square feet where 1,400 square feet is permitted.

A second floor balcony is proposed over the flat roof along the right-side of the second-story. Balconies in single-family residential districts require a minimum 20-foot setback along each side and a minimum 30-foot rear setback. The balcony would be surrounded by guardrails, separating it from the rest of the flat roof, and would be setback 20 feet from the right-side property line and approximately 44.5 feet from the rear property line. A full height screen is proposed along the front as an architectural design feature to provide a continuous façade, while also creating privacy for the proposed balcony. This would result in the front-facing portion of the balcony being completely enclosed, while the rear-facing and right-side-facing portions would be open. Beyond the proposed balcony, the remaining area of the flat roof over the living area would be utilized as a roof top garden, which would have an irrigation system and would not require constant monitoring or access to the space. A data table summarizing parcel and project characteristics is included as Attachment C. The project plans and project description letter are included as Attachment A, Exhibits A and B, respectively.

Design and materials

As described in the project description letter, the proposed project is designed in a Mediterranean style, characterized by a gabled roof and a harmonious blend of stucco, stained wood windows, doors, and shutters, as well as barrel tile roofing and wood decking. This combination of materials aims to create an

aesthetic that is common among the context of both one- and two-story homes within the neighborhood. The proposed windows would not contain grids. Window sill heights would be a minimum of three feet. The second floor would be setback from the first floor at the left side to reduce massing.

The proposal would comply with the required daylight plane, with one intrusion which may be permitted on lots less than 10,000 square feet in size. A dormer along the left elevation would intrude into the daylight plane by six feet, where nine feet, two inches is the maximum permitted intrusion when the required side yard setback is five feet, three inches. The length of the gable intrusion into the daylight plane would be 28 feet, one-inch, where 30 feet is the maximum permitted. Staff believes the proposed dormer would add charm and architectural interest to the Mediterranean style of the home, in addition to light through the proposed dormer windows.

The proposed residence would include a front-loading, two-car garage on the left side, set back 20 feet, two inches from the front property line. The potential impact of the garage on the streetscape would be reduced by an existing heritage sweetgum street tree (tree #1), and a wood trellis above the garage would add architectural interest along the streetscape.

Staff believes that the scale, materials, and style of the proposed residence would result in a consistent aesthetic approach, and the proposed project would be generally consistent with the broader neighborhood, given the variety of architectural styles and sizes of structures in the area.

Trees and landscaping

The applicant submitted an arborist report (Attachment A, Exhibit C), detailing the species, size, and conditions of on-site and nearby trees. A total of seven trees were assessed, which include two onsite heritage trees and two heritage street trees. One non-heritage tree is proposed for removal and all neighboring trees are sufficiently distant from the proposed new residence.

Table 1: Tree summary and disposition

Tree number	Species	Size (DBH, in inches)	Disposition	Notes
1*	Sweetgum	24	Retain	Heritage
2*	Jacaranda	7	Retain	Non-heritage
3	Plum	7	Remove	Non-heritage
4*	Sweetgum	24	Retain	Heritage
5	Southern Magnolia	26	Retain	Heritage
6	Japanese Maple	9.5	Retain	Non-heritage
7	Coast Live Oak	24	Retain	Heritage

*denotes street trees

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as tree protection fencing and excavation by hand digging during construction. The report also highlights necessary pre- and post-construction measures. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h.

Correspondence
The applicant indicates that they conducted neighborhood outreach, the results of which are included in the project description letter (Attachment A, Exhibit B). Neighbors generally expressed approval of the proposed project. Staff has received no direct correspondence on the proposed project.

Conclusion
Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood, which features a mixture of one-story and two-story homes with varied architectural styles. The potential visual impact of the front-facing garage on the streetscape would be reduced by an existing heritage street tree, and all heritage trees would be retained and protected. The applicant's proposal would not be out of scale for the neighborhood and would comply with all applicable Zoning Ordinance requirements, including floor area limit, building coverage, daylight plane, with a permitted intrusion, and setbacks. The proposed dormer intrusion into the daylight plane would add charm and architectural interest to the Mediterranean style of the home. The proposed right-side balcony would meet the required minimum side and rear setbacks, and would be screened along the front elevation. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources
The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review
The project is categorically exempt under Class 3 (Section 15303, "New construction or conversion of small structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice
Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period
The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments
A. Draft Planning Commission Resolution approving the use permit
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Arborist Report
   D. Conditions of Approval
B. Location Map
C. Data Table

Report prepared by:
Fahteen Khan, Associate Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2025- 0XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO DEMOLISH AN EXISTING ONE-STORY, SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM WIDTH, DEPTH AND AREA IN THE R-1-U (SINGLE-FAMILY URBAN) ZONING DISTRICT AT 340 NOVA LANE.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit to demolish an existing one-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width, depth and area in the R-1-U (Single-Family Urban) zoning district . The proposal also includes an attached accessory dwelling unit (ADU), which is a permitted use, and not subject to discretionary review (collectively, the "Project") from Karen Staubach ("Applicant" and "Owner"), located at 340 Nova Lane (APN 062-343-300) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Urban Residential (R-1-U) district. The R-1-U district supports single-family residential uses; and

WHEREAS, the proposed project would comply with all objective standards of the R-1-U district; and

WHEREAS, the proposed Project was reviewed by the Engineering, Building and Transportation Divisions and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report (Exhibit C) prepared by Bo Firestone Trees & Gardens, which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New construction or conversion of small structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on March 10, 2025, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of a new two-story residence on a substandard lot is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-U zoning district and the General Plan because two-story residences are allowed to be constructed on substandard lots subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.

    b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space

would be required at a minimum, and two covered parking spaces are provided in an attached garage.

c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a single-family neighborhood. The project would be designed such that privacy concerns would be addressed through second story setbacks greater than the minimum required setbacks in the R-1-U district.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2024-00021, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit D.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New construction or conversion of small structures).

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Kyle Perata, Assistant Community Development Director of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on March 10, 2025, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of March, 2025.

PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

A. Project plans
B. Project description letter
C. Arborist report
D. Conditions of approval

EXHIBIT A

SIDE ANGLE SIDE
4709 Red Bluff Road
Austin, TX 78704

340 NOVA LANE - PERMIT SET

340 NOVA LANE, MENLO PARK, CA, 94025

EXISTING SITE ANALYSIS		
ZONING: R-1-U		
LOT AREA:	5,007 SF	
ALLOWABLE FLOOR AREA:	2,800 SF	
EXISTING HOUSE FLOOR AREA:	**1,236.5 SF**	
DETACHED GARAGE FLOOR AREA:	**435 SF**	
TOTAL FLOOR AREA:	**1,671.5 SF**	
LAND COVERED BY EXISTING HOUSE AND GARAGE	35%	(1,746 SF)
EXISTING PERVIOUS:	40%	(2,010 SF)
EXISTING IMPERVIOUS:	60%	(2,997 SF)
ALL GRADES TO REMAIN NATURAL		

PROPOSED SITE ANALYSIS		
ZONING: R-1-U		
LOT AREA:	5,007 SF	
ALLOWABLE FLOOR AREA:	2,800 SF	
PROPOSED FIRST FLOOR AREA:	**1,480** SF	
PROPOSED SECOND FLOOR AREA:	**1,194** SF	
TOTAL FLOOR AREA:	**2,674** SF	
FIRST FLOOR ATTACHED ADU AREA:	**391** SF	
SECOND FLOOR ATTACHED ADU AREA:	**535** SF	
TOTAL ADU FLOOR AREA:	**926** SF	
LAND COVERED BY PROPOSED HOUSE:	33.9%	(1,699 SF)
LAND COVERED BY ADU:	9.5%	(476 SF)
LANDSCAPING:	31.1%	(1,594 SF)
PAVED SURFACES:	16%	(800 SF)
WOOD DECK: PERVICUS W/ OPEN SOIL BELOW	9.5%	(470 SF)
PARKING SPACES:	2 COVERED	
ALL GRADES TO REMAIN NATURAL		

NOTE: MORE DETAILED AREA CALCULATIONS ON SHEET A1.4

INDEX OF DRAWINGS

PRELIMINARY
NOT FOR
CONSTRUCTION

01.13.25

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

OWNER INFORMATION

KAREN & NICK STAUBACH

340 NOVA LANE, MENLO PARK, CA, 94025
PHONE: 650-388-0188

CONTACTS

ARCHITECT: SIDE ANGLE SIDE
4709 RED BLUFF ROAD
AUSTIN, TEXAS 78702
CONTACT: ANNIE LAURIE-GRABIEL
PHONE: (305) 904.9318 or (305) 450.0806

CONTRACTOR: n/a
CONTACT: n/a
PHONE: n/a

CODE ANALYSIS

BUILDING CODE:	INTERNATIONAL RESIDENTIAL BUILDING CODE 2021, WITH MENLO PARK AMENDMENTS
SCOPE OF WORK:	DEMO EXISTING HOUSE AND DETACHED GARAGE TO CONSTRUCT A 2 STORY SLAB ON GRADE RESIDENCE AND W 2 CAR GARAGE AND ATTACHED ACCESSORY DWELLING UNIT
LEGAL JURISDICTION: MENLO PARK, SAN MATEO COUNTY	

LEGAL DESCRIPTION

LOT 14 TRACT NO. 628, MAP REF: BOOK 31 PAGE 47

SITE INFORMATION

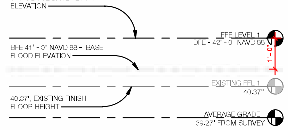
SITE INFORMATION TAKEN FROM WEC & ASSOCIATES

SURVEY DATE: 01.06.2020

FLOOD ZONE

FLOOD ZONE DESIGNATION - **ZONE AE**

NOTE:
- THIS PROJECT IS TO BE RAISED OUT OF THE FLOOD ZONE SO THAT THE FINISH FLOOR IS 1'-0" ABOVE THE BFE.
- THE PROJECT WILL BE DESIGNED TO COMPLY WITH THE CITY'S FLOOR DAMAGE PREVENTION ORDINANCE, CHAPTER 12, SECTION 42



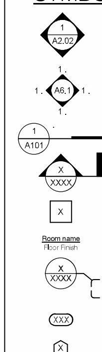
FRONTAGE IMPROVEMENTS

ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.

VICINITY MAP

SYMBOL LEGEND



EXTERIOR ELEVATION SYMBOL
INTERIOR ELEVATION SYMBOL
SECTION DETAIL SYMBOL
SECTION SYMBOL
PARTITION TYPE SYMBOL
ROOM ID TAG
DETAIL SYMBOL
DOOR ID TAG
WINDOW ID TAG

NOVA LANE

340 NOVA LANE, MENLO PARK, 94025

ISSUE SETS

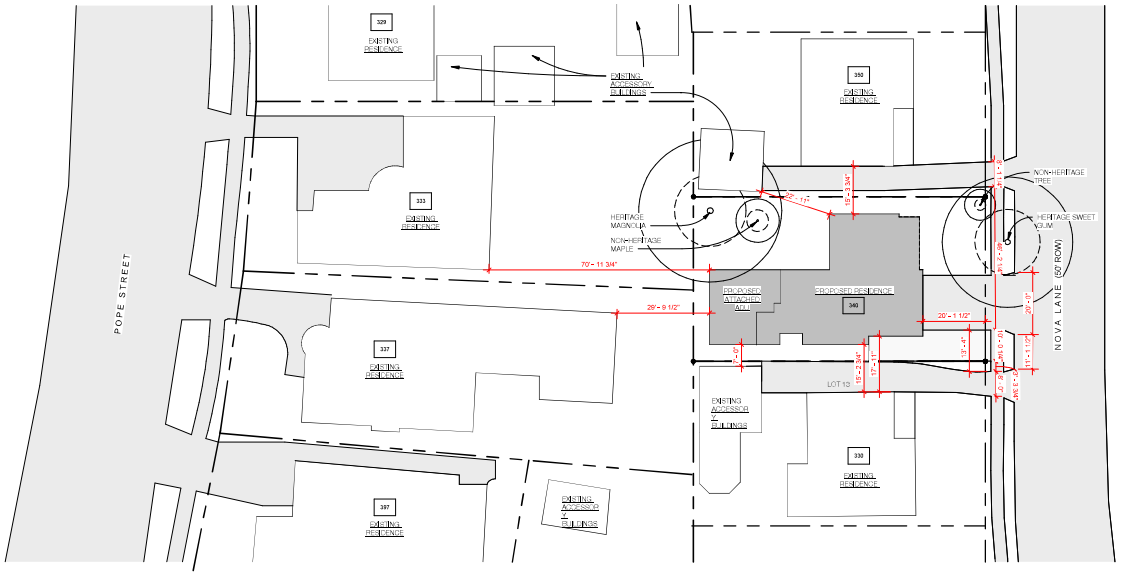
DATE	DESCRIPTION
11.14.24	PERMIT SET
01.13.25	COMMENT SET

01.13.25

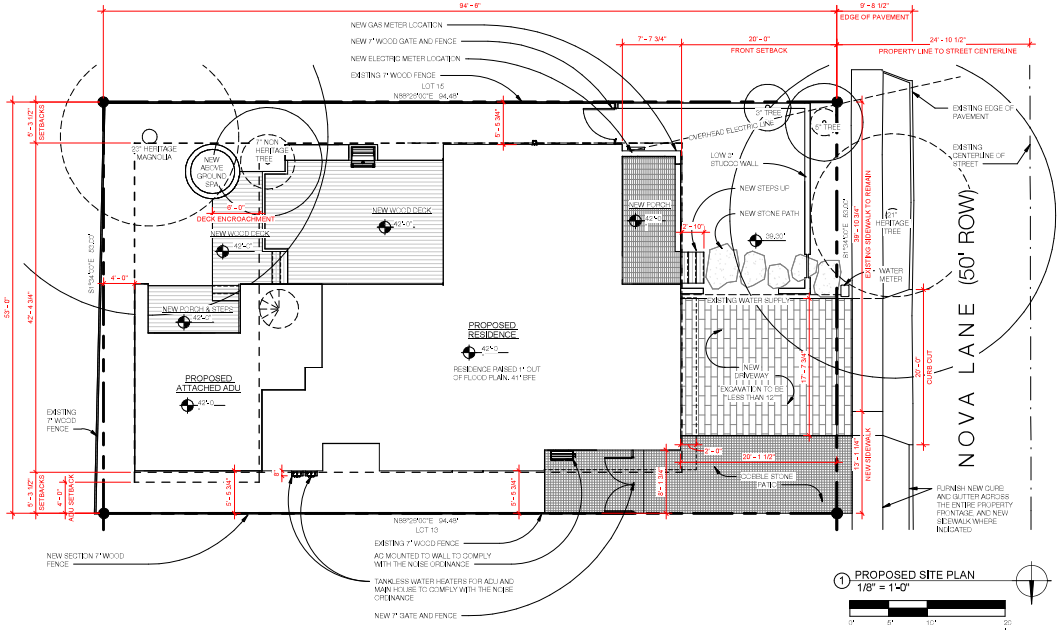
COVER SHEET

G1.0

«««« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»»»



② AREA PLAN
1" = 20'-0"



① PROPOSED SITE PLAN
1/8" = 1'-0"

«« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»

SIDE ANGLE SIDE
4709 Red Bluff Road
Austin, TX 78704

PRELIMINARY
NOT FOR CONSTRUCTION

01.13.25

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

NOVA LANE

340 NOVA LANE, MENLO PARK, 94025

ISSUE SETS

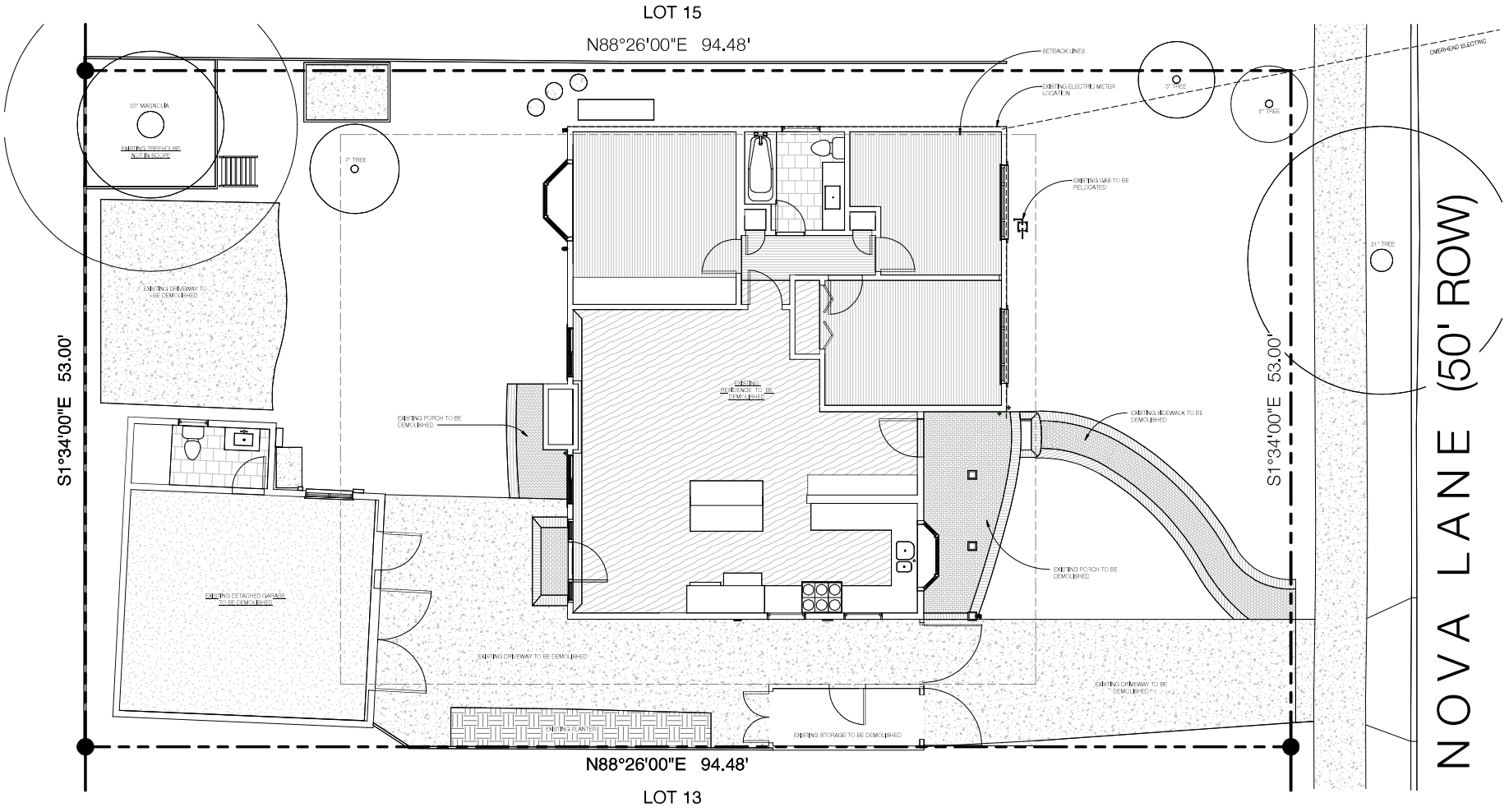
DATE	DESCRIPTION
11.14.24	PERMIT SET
01.13.25	COMMENT SET

01.13.25

SITE PLANS

A1.0

NOTE: EXISTING HOUSE TO BE DEMOLISHED



1 EXISTING HOUSE PROPOSED FOR DEMOLITION
1/4" = 1'-0"

0' 2.5' 5' 10'

«« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»

SIDE ANGLE SIDE
4709 Red Bluff Road
Austin, TX 78704

PRELIMINARY NOT FOR CONSTRUCTION

01.13.25

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

NOVA LANE

340 NOVA LANE, MENLO PARK, 94025

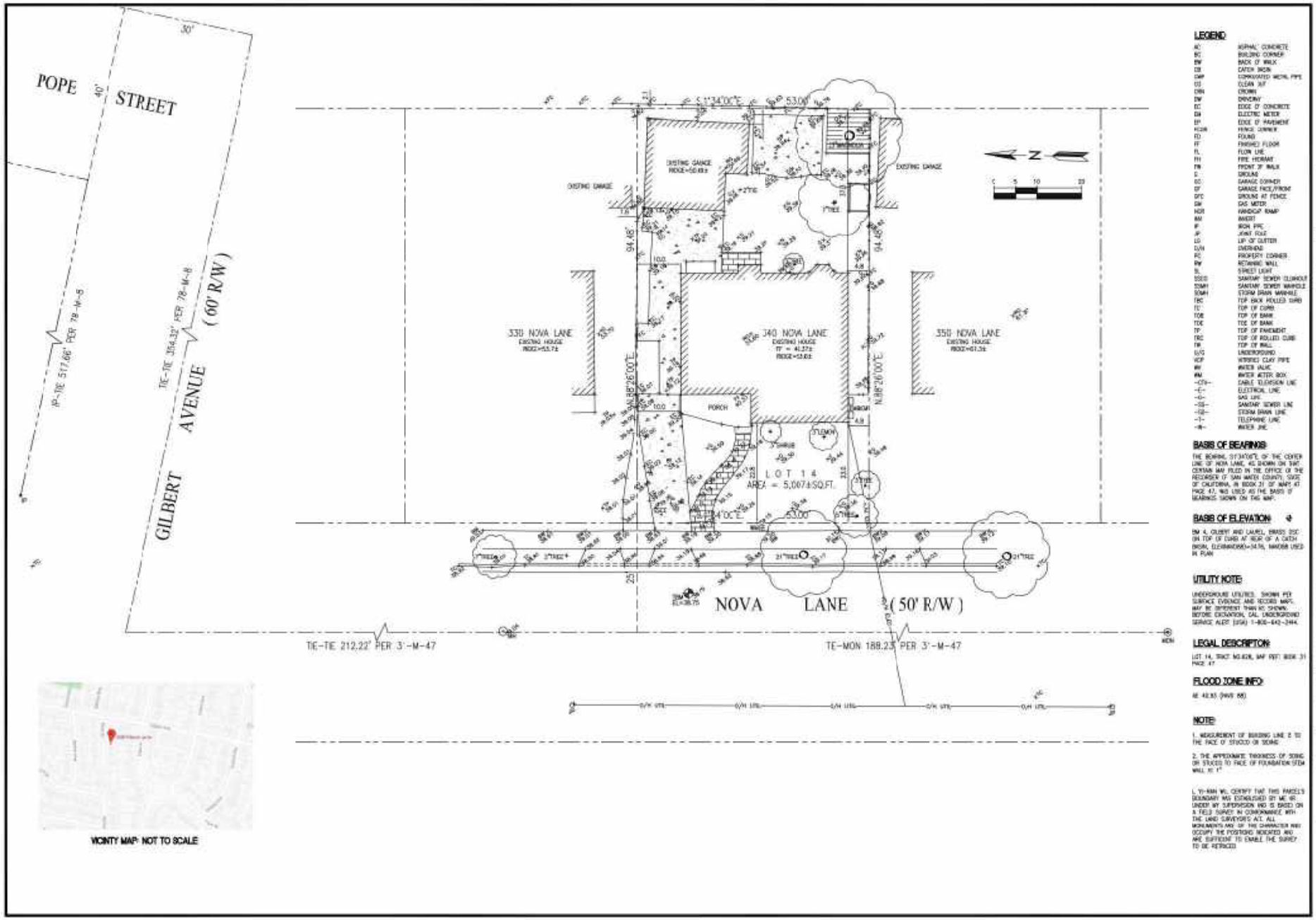
ISSUE SETS

DATE	DESCRIPTION
11.14.24	PERMIT SET
01.13.25	COMMENT SET

01.13.25

EXISTING FLOOR PLAN

A0.2



VICINITY MAP: NOT TO SCALE

LEGEND

AC	ASPHALT CONCRETE
BC	BUILDING CORNER
BW	BACK OF WALK
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CRWN	CROWN
DW	DRIVEWAY
EC	EDGE OF CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FC/CR	FENCE CORNER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
FW	FRONT OF WALK
G	GROUND
GC	GARAGE CORNER
GF	GARAGE FACE/FRONT
GFC	GROUND AT FENCE
GM	GAS METER
HCR	HANDICAP RAMP
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
LG	LIP OF GUTTER
O/H	OVERHEAD
PC	PROPERTY CORNER
RW	RETAINING WALL
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK ROLLED CURB
TC	TOP OF CURB
TOB	TOP OF BANK
TOE	TOE OF BANK
TP	TOP OF PAVEMENT
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
U/G	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

BASIS OF BEARINGS:

THE BEARING S11°34'00"E OF THE CENTER LINE OF NOVA LANE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, IN BOOK 21 OF MAPS AT PAGE 47, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:

BM 4, GILBERT AND LAUREL, BRASS DSC ON TOP OF CURB AT REAR OF A CATCH BASIN, ELEVATION(NGVD)=34.76, NAVD88 USED IN PLAN

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN PER SURFACE EVIDENCE AND RECORD MAPS. MAY BE DIFFERENT THAN AS SHOWN. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444.

LEGAL DESCRIPTION:

LOT 14, TRACT NO.828, MAP REF: BOOK 21 PAGE 47

FLOOD ZONE INFO:

AE 43.85 (NAVD 88)

NOTE:

1. MEASUREMENT OF BOUNDING LINE IS TO THE FACE OF STUCCO OR SIDING

2. THE APPROXIMATE THICKNESS OF SIDING OR STUCCO TO FACE OF FOUNDATION STEM WALL IS 1"

I, YI-HAN WU, CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS MAY OF THE CHARACTER MAY OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

STAUBACH RESIDENCE

340NOVA LANE
MENLO PARK, CA
APN: 062-343-300

WEC & ASSOCIATES
925 MIDDLEFIELD RD #10
PALO ALTO, CA 94306
TEL: (650) 823-0466
FAX: (650) 887-3284

LICENSE STAMPS AND SIGNATURE

ISSUED		
No.	Description	Date

DATE:	JAN 6, 2021
SCALE:	1"=10'
DRAWN:	BG
JOB:	10078

SHEET TITLE

BOUNDARY& TOPOGRAPHIC SURVEY

SHEET NO:

SURVEY

A0.1

TREE PROTECTION NOTES

TREE PROTECTION FENCING REQUIREMENTS AS REQUIRED BY THE CITY OF MENLO PARK:

ESTABLISH TREE PROTECTION FENCING RADIUS BY INSTALLING SIX(6)-FOOT TALL CHAIN LINK FENCING MOUNTED ON EIGHT(8)-FOOT TALL, 1.5-INCH DIAMETER GALVANIZED POSTS, DRIVEN 24 INCHES INTO THE GROUND AND SPACED NO MORE THAN 10 FEET APART.

POST SIGNS ON THE FENCING IN ENGLISH AND SPANISH PRINTED ON 11"X17" YELLOW-COLORED PAPER (SIGNAGE ATTACHED WITH PROJECT ARBORIST'S CONTACT INFORMATION). SIGNAGE SHOULD BE ON EACH PROTECTION FENCE IN A PROMINENT LOCATION.

MOVABLE BARRIERS OF CHAIN LINK FENCING SECURED TO CEMENT BLOCKS MAY BE SUBSTITUTED FOR FIXED FENCING IF THE PROJECT ARBORIST AND CITY ARBORIST AGREE THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST OR CITY ARBORIST.

PLACE A 6-INCH LAYER OF COARSE MULCH OR WOOD CHIPS COVERED WITH 3/4-INCH PLYWOOD OR ALTERNATIVE WITHIN THE TPZ OVER BARE GROUND PRIOR TO CONSTRUCTION ACTIVITY.

A TREE PROTECTION VERIFICATION LETTER FROM THE PROJECT ARBORIST IS REQUIRED BEFORE ISSUING THE ASSOCIATED DEMOLITION AND BUILDING PERMITS.

TREE PROTECTION SHOULD BE INSTALLED IN COMPLIANCE WITH CITY TREE PROTECTION REQUIREMENTS AND PROJECT-SPECIFIC RECOMMENDATIONS IN THE ARBORIST REPORT.

THE PROJECT ARBORIST MUST PROVIDE MONTHLY TREE PROTECTION MONITORING INSPECTIONS DURING ACTIVE DEMOLITION AND CONSTRUCTION. DURING THESE INSPECTIONS, THE PROJECT ARBORIST SHOULD MONITOR THE CONDITION OF THE TREES, VERIFY THE COMPLIANCE OF TREE PROTECTION MEASURES, PROVIDE RECOMMENDATIONS FOR ANY NECESSARY MAINTENANCE AND IMPACT MITIGATION, AND PREPARE MONTHLY REPORTS FOR CITY ARBORIST REVIEW.

ARBORIST'S CONTACT INFORMATION
2150 LACEY DR., MILPITAS, CA 95035
E: BUSARA@BOFIRESTONE.COM C: (408) 497-7158

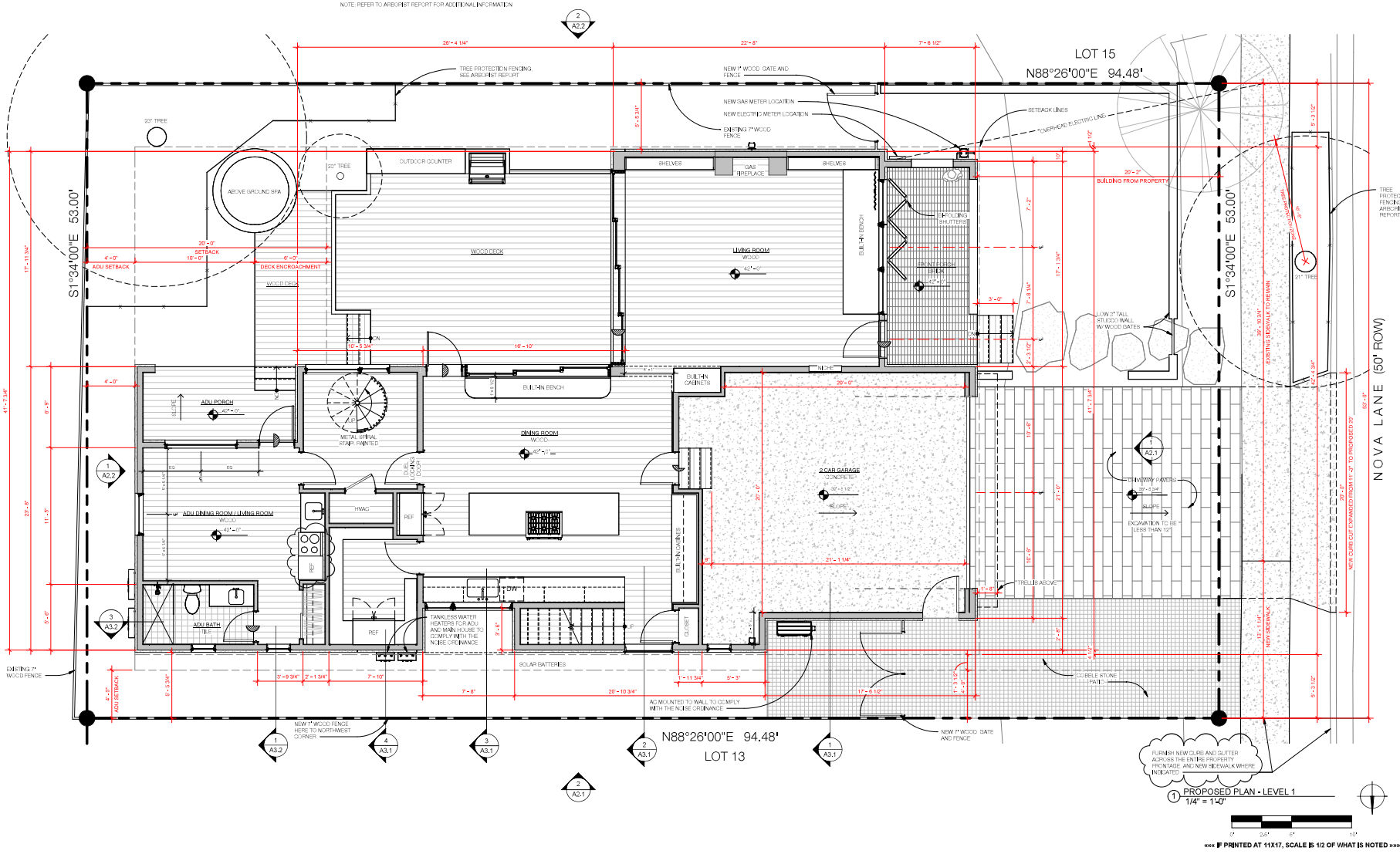
NOTE: REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION

GENERAL NOTES

1. ALL DIMENSIONS ARE TO **FACE OF FRAMING** UNLESS NOTED OTHERWISE.
2. ALL WINDOW AND DOOR OPENINGS ARE DIMENSIONED TO **CENTERLINE OF OPENING** UNLESS NOTED OTHERWISE.
3. REFERENCE INTERIOR ELEVATIONS FOR ALL BUILT-IN CABINETRY / FURNITURE, FLOOR MATERIALS AND TRIM.
4. PROVIDE SMOKE ALARMS - HARD WIRED, INTERCONNECTED, BATTERY BACK-UP AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE SLEEPING ROOMS LOCATED NOT LESS THAN 3' FROM A DOOR OF A BATHROOM WITH A TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALL OF A SMOKE ALARM IN REQ. LOCATION. (REF RCPS FOR PREFERRED LOCATIONS)
5. PROVIDE CARBON MONOXIDE ALARM - HARD WIRED WITH BATTERY BACK-UP OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND/OR HAVE AN ATTACHED GARAGES. (REF RCPS FOR PREFERRED LOCATIONS)
6. FURNACE AND AHU LOCATED IN ATTIC

DRAWING LEGEND

- NEW CONSTRUCTION
- TILE
- CONCRETE
- WOOD FLOORING



1 PROPOSED PLAN - LEVEL 1
1/4" = 1'-0"

0" 2.5" 5" 10"

«« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»

SIDE ANGLE SIDE
4709 Red Bluff Road
Austin, TX 78704

PRELIMINARY
NOT FOR CONSTRUCTION

01.13.25

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

NOVA LANE

340 NOVA LANE, MENLO PARK, 94025

ISSUE SETS

DATE	DESCRIPTION
11.14.24	PERMIT SET
01.13.25	COMMENT SET

01.13.25

FLOOR PLANS

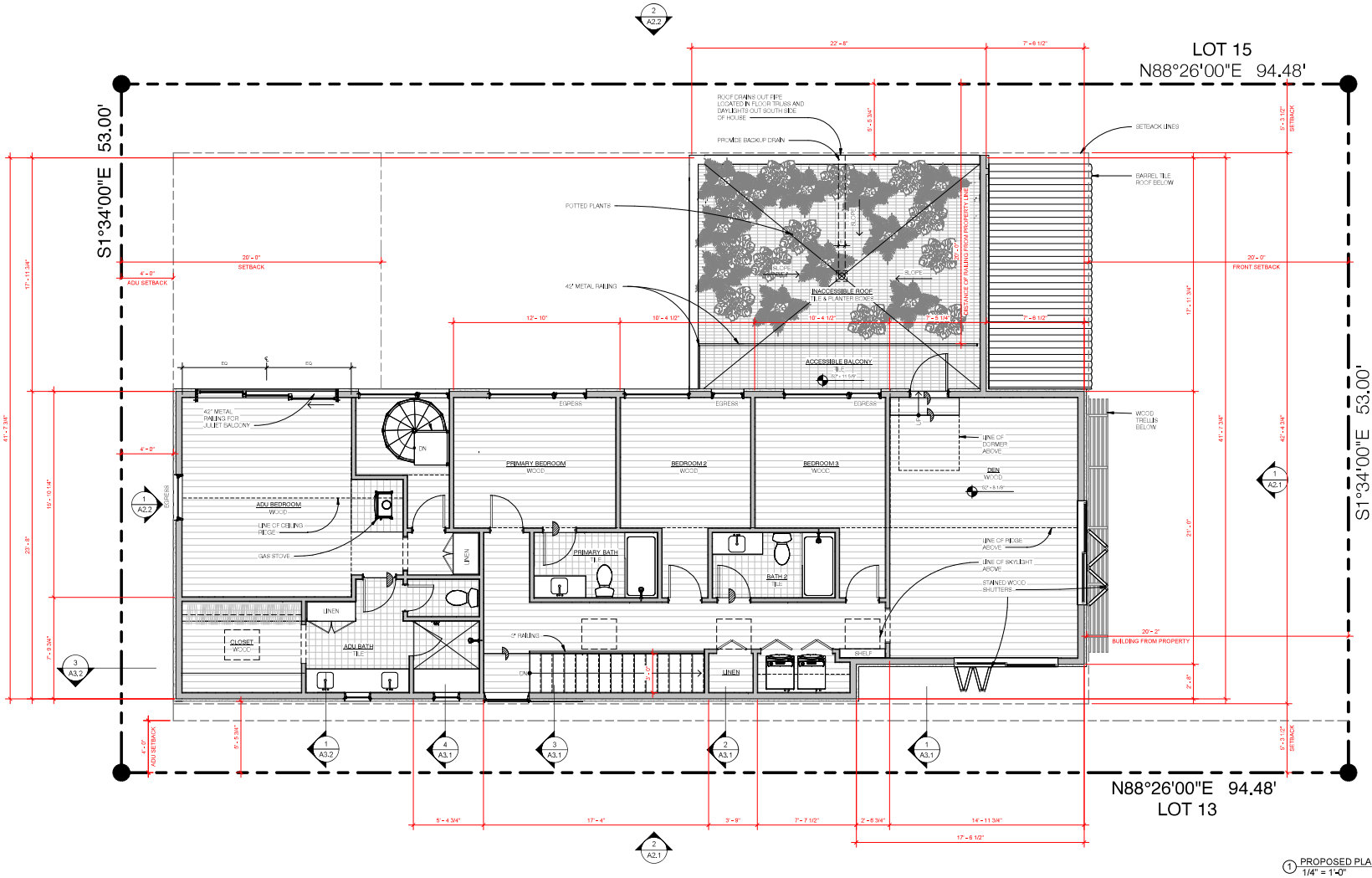
A1.1

GENERAL NOTES

1. ALL DIMENSIONS ARE TO **FACE OF FRAMING** UNLESS NOTED OTHERWISE.
2. ALL WINDOW AND DOOR OPENINGS ARE DIMENSIONED TO **CENTERLINE OF OPENING** UNLESS NOTED OTHERWISE.
3. REFERENCE INTERIOR ELEVATIONS FOR ALL BUILT-IN CABINETRY / FURNITURE, FLOOR MATERIALS AND TRIM.
4. PROVIDE SMOKE ALARMS - HARD WIRED, INTERCONNECTED, BATTERY BACKUP AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE SLEEPING ROOMS. LOCATED NOT LESS THAN 3' FROM A DOOR OF A BATHROOM WITH A TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALL OF A SMOKE ALARM IN REQ. LOCATION. (REF RCPS FOR PREFERRED LOCATIONS)
5. PROVIDE CARBON MONOXIDE ALARM - HARD WIRED WITH BATTERY BACKUP OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND IN DWELLING UNITS WITHIN WHICH FUEL FIRED APPLIANCES ARE INSTALLED AND/OR HAVE AN ATTACHED GARAGE. (REF RCPS FOR PREFERRED LOCATIONS)
6. FURNACE AND A/H LOCATED IN ATTIC

DRAWING LEGEND

- NEW CONSTRUCTION
- TILE
- CONCRETE
- WOOD FLOORING



PROPOSED PLAN - LEVEL 2
1/4" = 1'-0"

«« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»

SIDE ANGLE SIDE
4709 Red Bluff Road
Austin, TX 78704

PRELIMINARY NOT FOR CONSTRUCTION

01.13.25

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

NOVA LANE
340 NOVA LANE, MENLO PARK, 94025

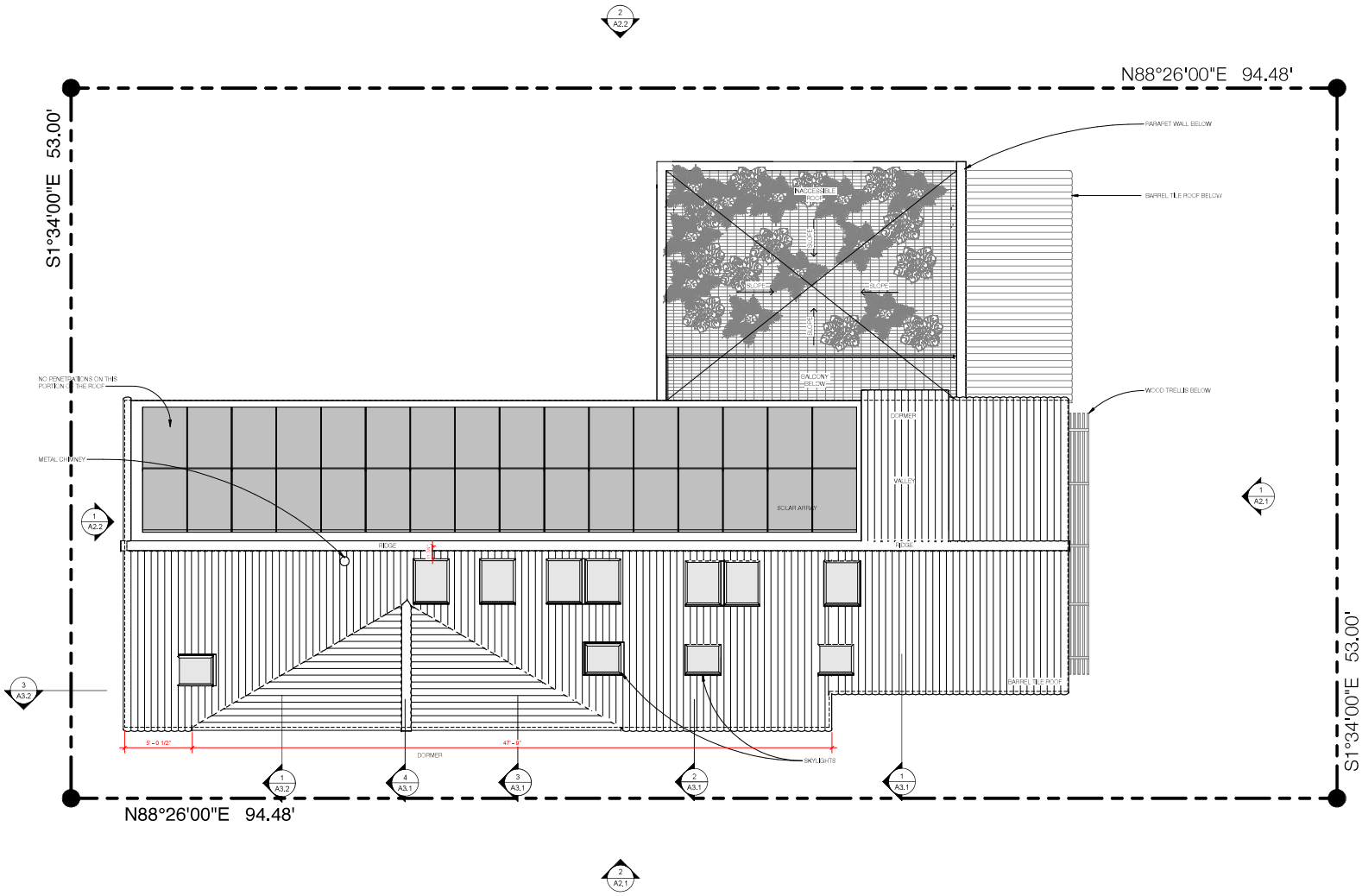
ISSUE SETS

DATE	DESCRIPTION
11.14.24	PERMIT SET
01.13.25	COMMENT SET

01.13.25

FLOOR PLANS

A1.2



1 ROOF PLAN
1/4" = 1'-0"

0 12.5" 25" 50"

«« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»

SIDE ANGLE SIDE
4709 Red Bluff Road
Austin, TX 78704

PRELIMINARY
NOT FOR
CONSTRUCTION

01.13.25

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

NOVA LANE
340 NOVA LANE, MENLO PARK, 94025

ISSUE SETS

DATE	DESCRIPTION
11.14.24	PERMIT SET
01.13.25	COMMENT SET

01.13.25

ROOF PLAN

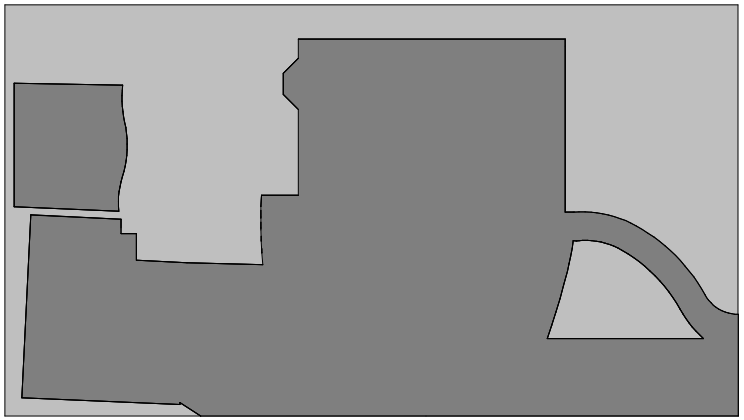
A1.3

EXISTING IMPERVIOUS CALCULATION LEGEND:

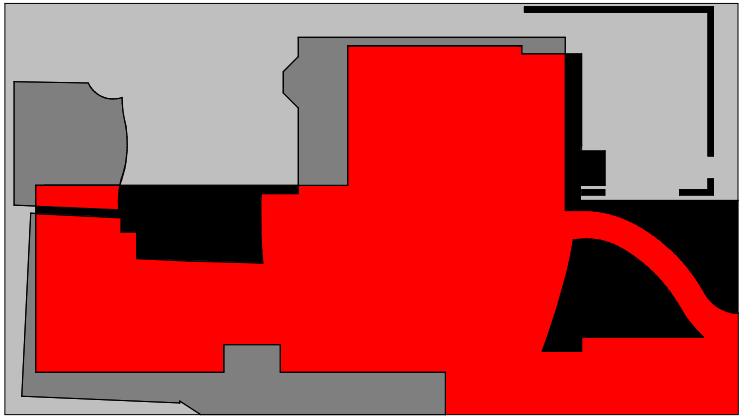
LANDSCAPING / PERVIOUS	2,012 SF
EXISTING IMPERVIOUS	2,997 SF

PROPOSED IMPERVIOUS CALCULATION LEGEND:

LANDSCAPING / PERVIOUS	1,449 SF
EXISTING IMPERVIOUS TO BE REPLACED WITH NEW PERVIOUS	660 SF
NEW IMPERVIOUS	577 SF
EXISTING IMPERVIOUS TO BE COUNTED AS IMPERVIOUS	2,221 SF



EXISTING PLAN



PROPOSED PLAN

④ IMPERVIOUS COVER CALC PLANS
1/8" = 1'-0"

AREA CALCULATION LEGEND

FLOOR AREA
LOFT AREA ABOVE 5'
FLOOR AREA OVER 12' TALL
ADU AREA

FLOOR AREA LIMIT CALCULATION FOR EXISTING RESIDENCE

ZONING: R-1-U

LOT AREA:	5,007 SF
ALLOWABLE FLOOR AREA:	**2,800 SF**
EXISTING HOUSE:	
E-A	145 SF
E-B	1078.5 SF
E-C	10 SF
TOTAL FIRST FLOOR AREA:	**1,236.5 SF**
DETACHED GARAGE:	
EG1	50 SF
EG2	376 SF
TOTAL DETACHED GARAGE:	**426 SF**
TOTAL AREA:	**1,671.5 SF**

EXISTING PERVIOUS: 40% (2,010 SF)
EXISTING IMPERVIOUS: 60% (2,997 SF)

ALL GRADES TO REMAIN NATURAL

FLOOR AREA LIMIT CALCULATION FOR NEW RESIDENCE

ZONING: R-1-U

LOT AREA:	5,007 SF
ALLOWABLE FLOOR AREA:	**2,800 SF**
FIRST FLOOR:	
A	406 SF
B	529 SF
C	421 SF
D	21 SF
E	14 SF
F	50 SF
G	7 SF
TOTAL FIRST FLOOR AREA:	**1,460 SF**
SECOND FLOOR:	
I	388 SF
J	661 SF
K	23 SF
FLOOR AREA OVER 12' TALL:	
H.1	33 SF
H.2	33 SF
H.3	44 SF
TOTAL SECOND FLOOR AREA:	**1,194 SF**
TOTAL AREA:	**2,654 SF**

BUILDING COVERAGE CALCULATION FOR NEW RESIDENCE

ZONING: R-1-U

LOT AREA:	5,007 SF
ALLOWABLE BUILDING COVERAGE:	**1,762 SF - 35%**
FIRST FLOOR:	
A	406 SF
B	529 SF
C	421 SF
D	21 SF
E	14 SF
F	50 SF
G	7 SF
TOTAL FIRST FLOOR AREA:	**1,460 SF**
PORCH:	
P1	129 SF
TRELLIS:	
T1	32 SF
UNDER STAIR:	
U	58 SF
TOTAL BUILDING COVERAGE:	**1,699 SF (33.9%)**

FLOOR AREA LIMIT CALCULATION FOR ATTACHED ADU

ZONING: R-1-U

LOT AREA:	5,007 SF
ALLOWABLE FLOOR AREA:	1,000 SF
FIRST FLOOR:	
ADU A	61 SF
ADU B	16 SF
ADU C	16 SF
ADU D	278 SF
TOTAL FIRST FLOOR AREA:	**391 SF**
SECOND FLOOR:	
ADU E	22 SF
ADU F	166 SF
ADU G	321 SF
TOTAL SECOND FLOOR AREA:	**535 SF**
TOTAL AREA:	**926 SF**

BUILDING COVERAGE CALCULATION FOR ADU

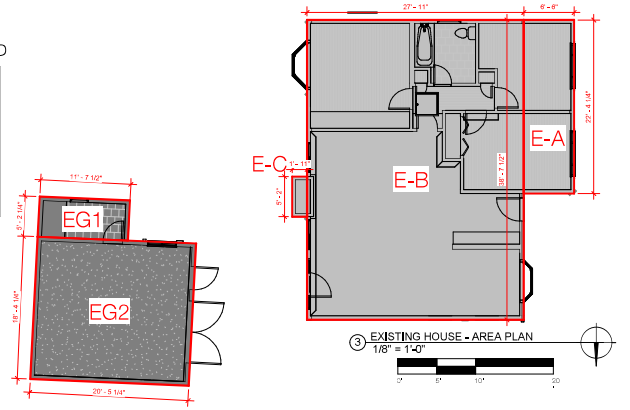
ZONING: R-1-U

LOT AREA:	5,007 SF
ALLOWABLE BUILDING COVERAGE:	**1,762 SF**
FIRST FLOOR ADU:	
ADU A	61 SF
ADU B	16 SF
ADU C	16 SF
ADU D	278 SF
TOTAL FIRST FLOOR ADU AREA:	**391 SF**
ADU PORCH:	
P2	86 SF
TOTAL ADU BUILDING COVERAGE:	**478 SF (9.5%)**

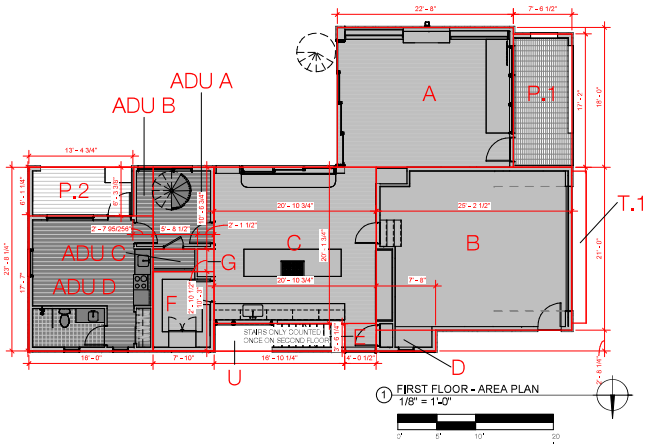
PROPOSED PERVIOUS: 42% (2,109 SF)
PROPOSED IMPERVIOUS: 58% (2,914 SF)

PARKING SPACES: 2 COVERED

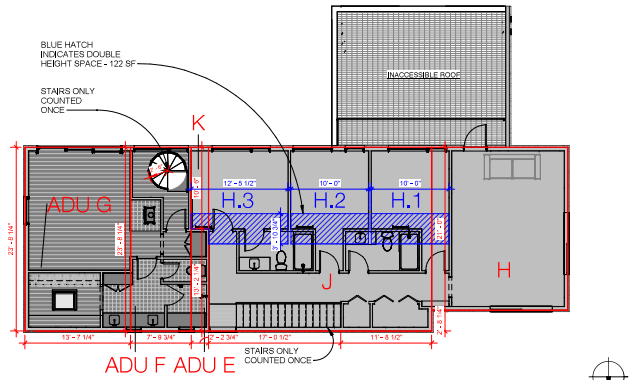
ALL GRADES TO REMAIN NATURAL



③ EXISTING HOUSE - AREA PLAN
1/8" = 1'-0"



① FIRST FLOOR - AREA PLAN
1/8" = 1'-0"



② SECOND FLOOR - AREA CALCULATION
1/8" = 1'-0"

«« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»

SIDE ANGLE SIDE
4709 Red Bluff Road
Austin, TX 78704

PRELIMINARY NOT FOR CONSTRUCTION

01.13.25

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

NOVA LANE
340 NOVA LANE, MENLO PARK, 94025

ISSUE SETS

DATE	DESCRIPTION
11.14.24	PERMIT SET
01.13.25	COMMENT SET

01.13.25

CALCULATION PLAN

A1.4

TREE PROTECTION RECOMENDATIONS

PRE-CONSTRUCTION

ESTABLISH TREE PROTECTION ZONES (TPZ)

THE TREE PROTECTION ZONE (TPZ) SHALL BE A FENCED-OFF AREA WHERE WORK AND MATERIAL STORAGE IS NOT ALLOWED. THEY ARE ESTABLISHED AND INSPECTED PRIOR TO THE START OF WORK. THE BARRIER PROTECTS THE CRITICAL ROOT ZONE AND TRUNK FROM COMPACTION, MECHANICAL DAMAGE, AND CHEMICAL SPILLS. **THE CITY REQUIRES THAT TREE PROTECTION FENCING BE INSTALLED BEFORE ANY EQUIPMENT COMES ON-SITE AND INSPECTED BY THE PROJECT ARBORIST, WHO SHALL SUBMIT A VERIFICATION LETTER TO THE CITY BEFORE ISSUANCE OF PERMITS.**

TREE PROTECTION FENCING IS REQUIRED TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION AND MAY ONLY BE MOVED OR REMOVED WITH WRITTEN AUTHORIZATION FROM THE CITY ARBORIST. THE PROJECT ARBORIST MAY AUTHORIZE MODIFICATION TO THE FENCING WHEN A COPY OF THE WRITTEN AUTHORIZATION IS SUBMITTED TO THE CITY.

THE FOLLOWING ACTIVITIES ARE PROHIBITED INSIDE THE TREE PROTECTION ZONE, DO NOT:

- PLACE HEAVY MACHINERY FOR EXCAVATION
- ALLOW RUNOFF OR SPILLAGE OF DAMAGING MATERIALS
- STORE OR STOCKPILE MATERIALS, TOOLS, OR SOIL
- PARK OR DRIVE VEHICLES
- TRENCH, DIG, OR OTHERWISE EXCAVATE WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CITY ARBORIST OR PROJECT ARBORIST
- CHANGE SOIL GRADE
- TRENCH WITH A MACHINE
- ALLOW TIRES UNDER AND ADJACENT TO TREES
- DISCHARGE EXHAUST INTO FOLIAGE
- DIRECT RUNOFF TOWARDS TREES
- CUT, BREAK, SKIN, OR BRUISE ROOTS, BRANCHES, OR TRUNKS WITHOUT AUTHORIZATION FROM THE CITY ARBORIST
- SECURE CABLE, CHAIN, OR ROPE TO TREES
- APPLY SOIL STERILANT UNDER PAVEMENT NEAR EXISTING TREES

SPECIFIC RECOMMENCED PROTECTION FOR TREES IS AS FOLLOWS:

• TREE #1H (24" SWEETGUM, STREET TREES: ESTABLISH STANDARD TPZ FENCING RADIUS TO 25 FEET OR THE GREATEST EXTENT POSSIBLE AS LIMITED BY THE PLANTING STRIP, PLACE FENCE POSTS INTO THE GROUND ALONG THE EXISTING HARDSCAPE.
• TREE #4H (24" SWEETGUM, STREET TREE): THE STREET TREE APPEARED TO BE SUFFICIENTLY DISTANT FROM THE WORK AND FENCING WOULD NOT BE NEEDED.
• TREE #6H (28" MAGNOLIA) AND TREE #7H (24" NEIGHBORING COAST LIVE OAK): THESE TREES MAY BE FENCED AS A UNIT. IF WITHIN THE SAME PERIMETER, ESTABLISH STANDARD TPZ FENCING RADIUS TO 25 FEET, OR TO THE GREATEST EXTENT POSSIBLE AS LIMITED BY THE WORK.

TPZ FENCING SPECIFICATIONS:

1) ESTABLISH TREE PROTECTION FENCING RADIUS BY INSTALLING 6ft (6)-FOOT TALL CHAIN LINK FENCING MOUNTED ON EIGHT (8)-FOOT TALL, 1.5-INCH DIAMETER GALVANIZED POSTS, DRIVEN 24 INCHES INTO THE GROUND AND SPACED NO MORE THAN 10 FEET APART.
2) POST SIGNS ON THE FENCING IN ENGLISH AND SPANISH PRINTED ON 11"X17" YELLOW-COLORED PAPER (SIGNAGE ATTACHED AT END OF REPORT) WITH PROJECT ARBORIST'S CONTACT INFORMATION. SIGNAGE SHOULD BE ON EACH PROTECTION FENCE IN A PROMINENT LOCATION.
3) MOVABLE BARRIERS OF CHAIN LINK FENCING REQUIRED TO CEMENT BLOCKS MAY BE SUBSTITUTED FOR FIXED FENCING IF THE PROJECT ARBORIST AND CITY ARBORIST AGREE THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST OR CITY ARBORIST.

TRUNK WRAP SPECIFICATIONS:

- SECURELY BIND WOODEN SLATS AT LEAST 1-INCH-THICK AROUND THE TRUNK (PREFERABLY ON A CLOSED-CELL FOAM PAD). SECURE AND WRAP AT LEAST ONE LAYER OF ORANGE PLASTIC CONSTRUCTION FENCING

AROUND THE OUTSIDE OF THE WOODEN SLATS FOR VISIBILITY.
- DO NOT DRIVE FASTENERS INTO THE TREE.
- INSTALL TRUNK PROTECTION IMMEDIATELY PRIOR TO WORK WITHIN THE TPZ AND REMOVE PROTECTION FROM THE TREES AS SOON AS WORK MOVES OUTSIDE THE TPZ.
- PROTECT MAJOR SCAFFOLD LIMBS AS DETERMINED BY THE CITY ARBORIST OR PROJECT ARBORIST, AND
- IF NECESSARY, INSTALL WOODEN BARRIERS AT AN ANGLE SO THAT THE TRUNK FLARE AND BUTTRESS ROOTS ARE ALSO PROTECTED.

PREVENTING ROOT DAMAGE:

BARE GROUND WITHIN THE TPZ SHOULD HAVE MATERIAL APPLIED OVER THE GROUND TO REDUCE SOIL COMPACTION AND RETAIN SOIL MOISTURE. THIS MAY BE CONCEPTUALLY APPLYING A SIX TO 12-INCH LAYER OF WOOD CHIP MULCH TO THE AREA, WITH THIS METHOD, MULCH IN EXCESS OF FOUR INCHES WOULD HAVE TO BE REMOVED AFTER WORK IS COMPLETED, AS AN ALTERNATIVE METHOD THAT WOULD NOT REQUIRE MULCH REMOVAL, THE CONTRACTOR COULD PLACE PLYWOOD (¼-¾-INCH-THICK) OR ROAD MATS OVER A FOUR-INCH LAYER OF MULCH. MULCH SHOULD BE SPREAD MANUALLY SO AS NOT CAUSE COMPACTION OR DAMAGE.

PRUNING BRANCHES:

I RECOMMEND THAT TREES BE PRUNED ONLY AS NECESSARY TO PROVIDE MINIMUM CLEARANCE FOR PROPOSED STRUCTURES AND THE PASSAGE OF WORKERS, VEHICLES, AND MACHINES, WHILE MAINTAINING A NATURAL APPEARANCE. ANY LARGE DEAD BRANCHES SHOULD BE PRUNED OUT FOR THE SAFETY OF PEOPLE WORKING ON THE SITE.

PRUNING SHOULD BE SPECIFIED IN WRITING ADHERING TO ANSI A300 PRUNING STANDARDS AND PERFORMED ACCORDING TO BEST MANAGEMENT PRACTICES ENDORSED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. ANY PRUNING (TRIMMING) OF BRANCHES SHOULD BE SUPERVISED BY AN ISA-CERTIFIED ARBORIST.
ANY PROPERTY OWNER WANTING TO PRUNE HERITAGE TREE MORE THAN ONE-FOURTH OF THE CANOPY AND/OR ROOTS, MUST HAVE PERMISSION FROM THE CITY.

ARBORIST INSPECTION:

THE CITY REQUIRES THAT TREE PROTECTION FENCING BE INSTALLED BEFORE ANY EQUIPMENT COMES ON-SITE AND INSPECTED BY THE PROJECT ARBORIST, WHO SHALL SUBMIT A VERIFICATION LETTER TO THE CITY BEFORE ISSUANCE OF PERMITS. TREE PROTECTION FENCING TO BE INSPECTED BY CITY ARBORIST BEFORE DEMO AND/OR BUILDING PERMIT ISSUANCE.

DURING CONSTRUCTION

SPECIAL TREE PROTECTION MEASURES – TREE #1 H AND 4SH

1) DEMOLITION OF EXISTING HARDSCAPE (TREE #5H) SHOULD BE PERFORMED IN A MANNER THAT AVOIDS SEVERING ROOTS. USING THE SMALLEST EFFECTIVE MACHINERY, BREAK UP PIECES OF THE CONCRETE AND LIFT PIECES UP AND AWAY FROM TREES. CUT ROOTS EMBEDDED IN PAVING RATHER THAN TEARING THEM (SEE INSTRUCTIONS ON ROOT PRUNING).
2) HARDSCAPING (WALKWAY AND SPA PAD) – TREE #5H: WHEN EXCAVATING WITHIN 15 FEET OF THIS TREE, USE HAND TOOLS. LEAVE ROOTS ENCOUNTERED UNDISTURBED. IF POSSIBLE, EXCAVATION DEPTH FOR INSTALLATION OF NEW LANDSCAPE MATERIALS WITHIN 15 FEET OF TREE SHOULD BE NO MORE THAN FOUR INCHES (4") INTO EXISTING SOIL GRADE. DO NOT COMPACT NATIVE SOIL UNDER PAVING MATERIALS. IF ROOTS MUST BE CUT, PLEASE SEE SECTION TITLED: ROOT PRUNING. NO PAVING MATERIALS OR ANY EXCAVATION OR GRADING WITHIN THREE FEET (3') OF TRUNK.
3) HARDSCAPING (DRIVEWAY) – TREE #1H: WHEN EXCAVATING WITHIN 15 FEET OF THIS TREE, USE HAND TOOLS. LEAVE ROOTS ENCOUNTERED UNDISTURBED IF POSSIBLE. EXCAVATION DEPTH FOR INSTALLATION OF NEW LANDSCAPE MATERIALS WITHIN 15 FEET OF TREE SHOULD BE NO MORE THAN 12 INCHES INTO EXISTING SOIL GRADE. DO NOT COMPACT NATIVE SOIL UNDER PAVING MATERIALS. NO PAVING MATERIALS OR ANY EXCAVATION OR GRADING WITHIN THREE FEET (3') OF TRUNK. ROOT PRUNING SHOULD BE SUPERVISED BY THE PROJECT ARBORIST.
4) EXCAVATION GUIDELINES FOR INSTALLATION OF DECK FOOTINGS – TREE #5H: WHEN EXCAVATING OR BORING UNDERNEATH THE CANOPY, OR WITHIN 10 FEET OF THE TRUNK OF THIS TREE, USE HAND TOOLS WITHIN THE TOP 24" OF THE SOIL, LEAVING WOODY ROOTS UNDAMAGED. UNDER THE SUPERVISION OF THE PROJECT ARBORIST OR CITY ARBORIST, ROOTS ENCOUNTERED SHOULD BE CUT CLEANLY WITH A SHARP, CLEAN SAW/BLADE PERPENDICULAR TO THE DIRECTION OF GROWTH (A "SQUARE CUT"). THE CUT SHOULD BE MADE WHERE THE BARK OF THE ROOTS IS UNDAMAGED AND INTACT. IF ROOTS OF OVER TWO INCHES (2") ARE FOUND, THE PROJECT ARBORIST MAY RECOMMEND MOVING THE LOCATION OF THE FOOTING.

ROOT PRUNING

AS REQUIRED BY THE CITY OF MENLO PARK:

- TO AVOID INJURY TO TREE ROOTS, ONLY EXCAVATE CAREFULLY BY HAND, COMPRESSED AIR, OR HIGH-PRESSURE WATER WITHIN THE DRIPLINE OF TREES.

- WHEN THE CONTRACTOR ENCOUNTERS ROOTS SMALLER THAN 2-INCHES, HAND-TRIM THE WALL OF THE TRENCH ADJACENT TO THE TREES TO MAKE EVEN, CLEAN CUTS THROUGH THE ROOTS. CLEANLY CUT ALL DAMAGED AND TORN ROOTS TO REDUCE THE INCIDENCE OF DECAY.
- FILL TRENCHES WITH IN 24 HOURS, WHENEVER IS REASONABLE TO FILL TRENCHES WITHIN 24 HOURS, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREES WITH FOUR LAYERS OF DAMPENED, UNTREATED BURLAP. WET BURLAP PERIODICALLY AS NECESSARY TO MAINTAIN MOISTURE.
- **WHEN THE CONTRACTOR ENCOUNTERS ROOTS 2 INCHES OR LARGER, REPORT IMMEDIATELY TO THE PROJECT ARBORIST.** THE PROJECT ARBORIST WILL DECIDE WHETHER THE CONTRACTOR MAY CUT ROOTS 2 INCHES OR LARGER. IF A ROOT IS RETAINED, EXCAVATE BY HAND OR WITH COMPRESSED AIR UNDER THE ROOT. PROTECT PRESERVED ROOTS WITH DAMPENED BURLAP.

IRRIGATION

WATER MODERATELY AND HIGHLY IMPACTED TREES DURING THE CONSTRUCTION PHASE, AS A RULE OF THUMB, PROVIDE ONE TO TWO INCHES PER MONTH, WATER SLOWLY SO THAT IT PENETRATES 18 INCHES INTO THE SOIL, TO THE DEPTH OF TREE ROOTS. DO NOT WATER NATIVE OAKS DURING THE WARM DRY SEASON (JUNE – SEPTEMBER) AS THIS ACTIVATES OAK ROOT FUNGUS. INSTEAD, MAKE SURE THAT THE SOIL IS SUFFICIENTLY INSULATED WITH MULCH (WHERE POSSIBLE). REMEMBER THAT UNSEVERED TREE ROOTS TYPICALLY EXTEND THREE TO FIVE TIMES THE DISTANCE OF THE CANOPY.

PROJECT ARBORIST SUPERVISION

I RECOMMEND THE PROJECT ARBORIST MEET WITH THE BUILDER ON-SITE:
- SOON AFTER EXCAVATION
- DURING ANY ROOT PRUNING
- AS REQUESTED BY THE PROPERTY OWNER OR BUILDER TO DOCUMENT TREE CONDITION AND ON-GOING COMPLIANCE WITH TREE PROTECTION PLAN (REQUIRED EVERY 4 WEEKS BY THE CITY).

ANY TIME DEVELOPMENT-RELATED WORK IS RECOMMENDED TO BE SUPERVISED BY A PROJECT ARBORIST, A FOLLOW-UP LETTER SHALL BE PROVIDED, DOCUMENTING THE MITIGATION HAS BEEN COMPLETED TO SPECIFICATION.

POST CONSTRUCTION

ENSURE ANY MITIGATION MEASURES TO ENSURE LONG-TERM SURVIVAL INCLUDING BUT NOT LIMITED TO:

CONTINUED TREE CARE

PROVIDE ADEQUATE AND APPROPRIATE IRRIGATION, AS A RULE OF THUMB, PROVIDE 1- 2 INCHES OF WATER PER MONTH, WATER SLOWLY SO THAT IT PENETRATES 18 INCHES INTO THE SOIL, TO THE DEPTH OF THE TREE ROOTS. NATIVE OAKS USUALLY SHOULD NOT BE PROVIDED SUPPLEMENTAL WATER DURING THE WARM, DRY SEASON (JUNE – SEPTEMBER) AS THIS ACTIVATES OAK ROOT FUNGUS, THEREFORE, NATIVE OAKS SHOULD ONLY BE WATERED DOTSEER – MAY WHEN RAIN HAS BEEN SCARCE.
MULCH INSULATES THE SOIL, REDUCES WEEDS, REDUCES COMPACTION, AND PROMOTES MYRIAD BENEFITS TO SOIL LIFE AND TREE HEALTH. APPLY FOUR INCHES OF WOOD CHIPS OR OTHER MULCH) TO THE SURFACE OF THE SOIL AROUND TREES, EXTENDING AT LEAST TO THE DRIPLINE WHEN POSSIBLE. DO NOT PILE MULCH AGAINST THE TRUNK.
DO NOT FERTILIZE UNLESS A SPECIFIC NUTRIENT DEFICIENCY HAS BEEN IDENTIFIED AND A SPECIFIC PLAN PRESCRIBED BY THE PROJECT ARBORIST (OR A CONSULTING ARBORIST).

POST-CONSTRUCTION MONITORING

MONITOR TREES FOR CHANGES IN CONDITION. CHECK TREES AT LEAST ONCE PER MONTH FOR THE FIRST YEAR POST-CONSTRUCTION. EXPERT MONITORING SHOULD BE DONE AT LEAST EVERY 6 MONTHS OR IF TREES SHOW SIGNS OF STRESS. SIGNS OF STRESS INCLUDE UNSEASONABLY SPARSE CANOPY, LEAF DROP, EARLY FALL COLOR, BROWNING OF NEEDLES, AND SHOOT DIE-BACK. STRESSED TREES ARE ALSO MORE VULNERABLE TO CERTAIN DISEASE AND PEST INFESTATIONS. CALL THE PROJECT ARBORIST, OR A CONSULTING ARBORIST IF THESE, OR OTHER CONCERNING CHANGES OCCUR IN TREE HEALTH.

CITY ARBORIST INSPECTION

A FINAL INSPECTION BY THE CITY ARBORIST IS REQUIRED AT THE END OF THE PROJECT. THIS IS TO BE DONE BEFORE TREE PROTECTION FENCING IS TAKEN DOWN. REPLACEMENT TREES SHOULD BE PLANTED BY THIS TIME AS WELL.

TREE PROTECTION NOTES

TREE PROTECTION FENCING REQUIREMENTS AS REQUIRED BY THE CITY OF MENLO PARK:

ESTABLISH TREE PROTECTION FENCING RADIUS BY INSTALLING 6ft (6)-FOOT TALL CHAIN LINK FENCING MOUNTED ON EIGHT (8)-FOOT TALL, 1.5-INCH DIAMETER GALVANIZED POSTS, DRIVEN 24 INCHES INTO THE GROUND AND SPACED NO MORE THAN 10 FEET APART.

POST SIGNS ON THE FENCING IN ENGLISH AND SPANISH PRINTED ON 11"X17" YELLOW-COLORED PAPER (SIGNAGE ATTACHED WITH PROJECT ARBORIST'S CONTACT INFORMATION. SIGNAGE SHOULD BE ON EACH PROTECTION FENCE IN A PROMINENT LOCATION.

MOVABLE BARRIERS OF CHAIN LINK FENCING REQUIRED TO CEMENT BLOCKS MAY BE SUBSTITUTED FOR FIXED FENCING IF THE PROJECT ARBORIST AND CITY ARBORIST AGREE THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST OR CITY ARBORIST.

PLACE A 6-INCH LAYER OF COARSE MULCH OR WOODCHIPS COVERED WITH 3/4-INCH PLYWOOD OR ALTERNATIVE WITHIN THE TPZ OVER BARE GROUND PRIOR TO CONSTRUCTION ACTIVITY.

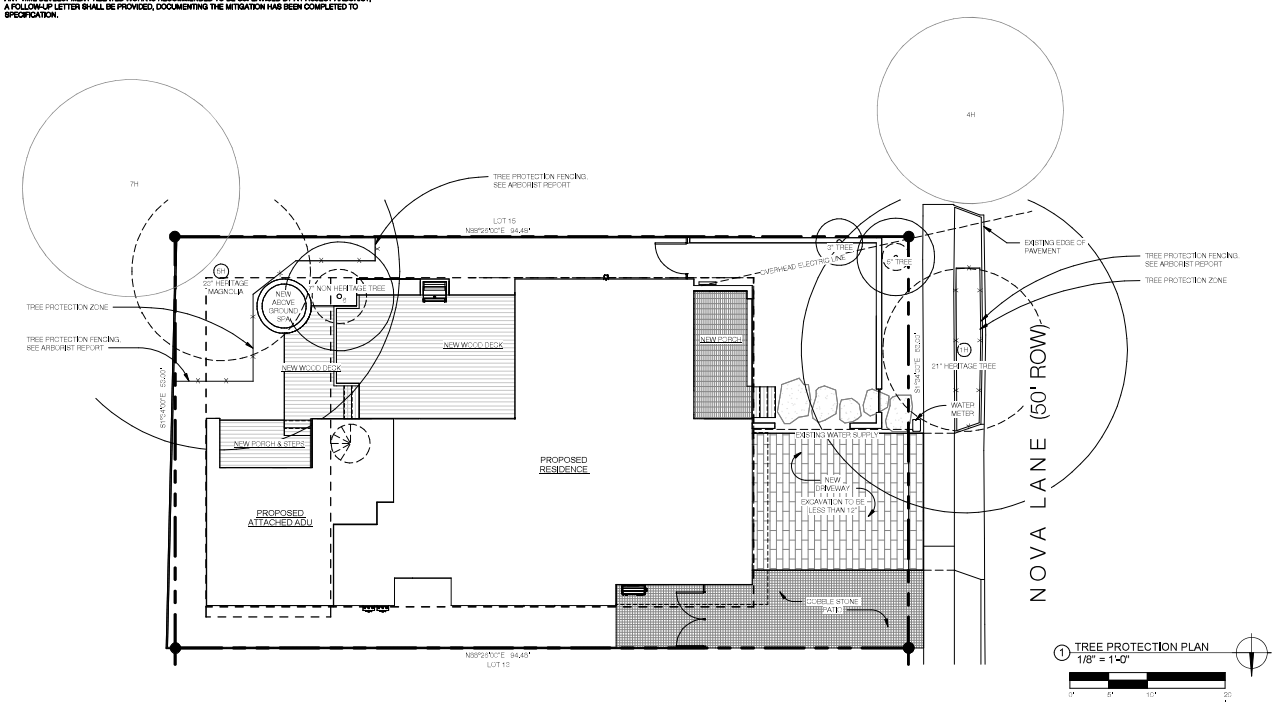
A TREE PROTECTION VERIFICATION LETTER FROM THE PROJECT ARBORIST IS REQUIRED BEFORE ISSUING THE ASSOCIATED DEMOLITION AND BUILDING PERMITS.

TREE PROTECTION SHOULD BE INSTALLED IN COMPLIANCE WITH CITY TREE PROTECTION REQUIREMENTS AND PROJECT ARBORIST RECOMMENDATIONS IN THE ARBORIST REPORT.

THE PROJECT ARBORIST MUST PROVIDE MONTHLY TREE PROTECTION MONITORING INSPECTIONS DURING ACTIVE DEMOLITION AND CONSTRUCTION. DURING THESE INSPECTIONS, THE PROJECT ARBORIST SHOULD MONITOR THE CONDITION OF THE TREES, VERIFY THE COMPLIANCE OF TREE PROTECTION MEASURES, PROVIDE RECOMMENDATIONS FOR ANY NECESSARY MAINTENANCE AND IMPACT MITIGATION, AND PREPARE MONTHLY REPORTS FOR CITY ARBORIST REVIEW.

ARBORIST'S CONTACT INFORMATION
2150 LACEY DR., MILPITAS, CA 95035
E: BUSARA@BOFIRESTONE.COM C: (408) 497-7158

NOTE: REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION



1 TREE PROTECTION PLAN
1/8" = 1'-0"

0" 6" 12" 24"

«« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»

SIDE ANGLE SIDE
4709 Red Bluff Road
Austin, TX 78704

PRELIMINARY
NOT FOR CONSTRUCTION

01.13.25

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

NOVA LANE
340 NOVA LANE, MENLO PARK, 94025

ISSUE SETS

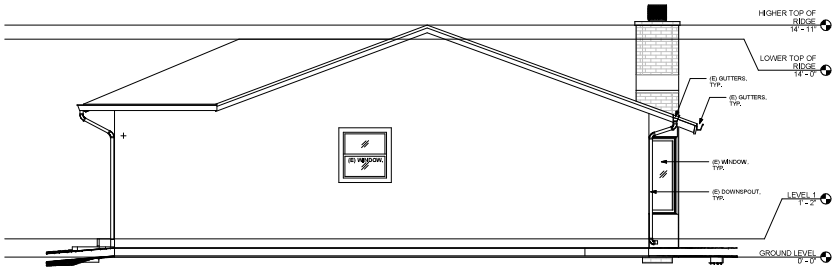
DATE	DESCRIPTION
11.14.24	PERMIT SET
01.13.25	COMMENT SET

01.13.25

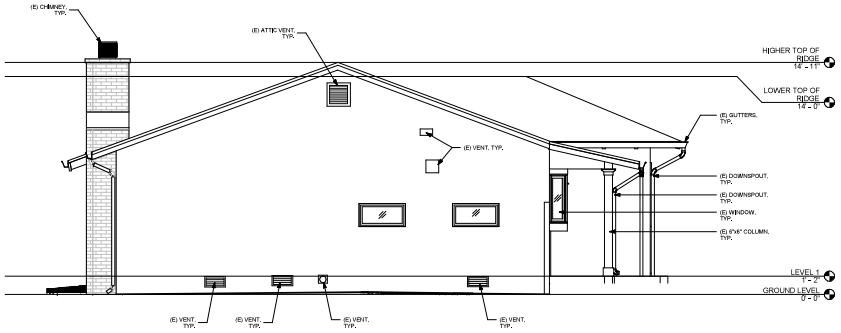
TREE PROTECTION PLAN

A1.5

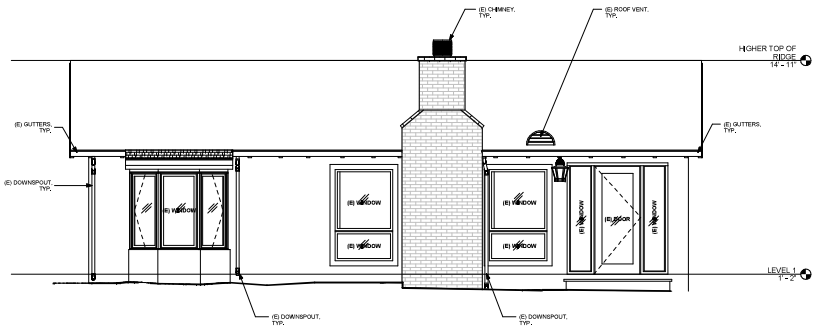
NOTE: EXISTING HOUSE TO BE DEMOLISHED



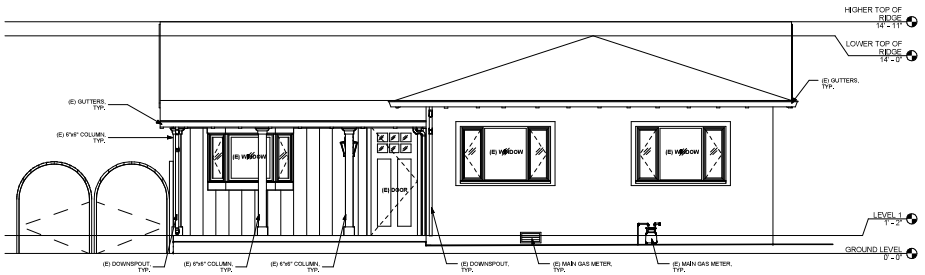
4 SOUTH ELEVATION - EXISTING HOUSE
1/4" = 1'-0"



3 NORTH ELEVATION - EXISTING HOUSE
1/4" = 1'-0"



2 EAST ELEVATION - EXISTING HOUSE
1/4" = 1'-0"



1 WEST ELEVATION - EXISTING HOUSE
1/4" = 1'-0"

NOTE: EXISTING HOUSE TO BE DEMOLISHED

«« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»

SIDE ANGLE SIDE
4709 Red Bluff Road
Austin, TX 78704

PRELIMINARY
NOT FOR CONSTRUCTION

01.13.25

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

NOVA LANE
340 NOVA LANE, MENLO PARK, 94025

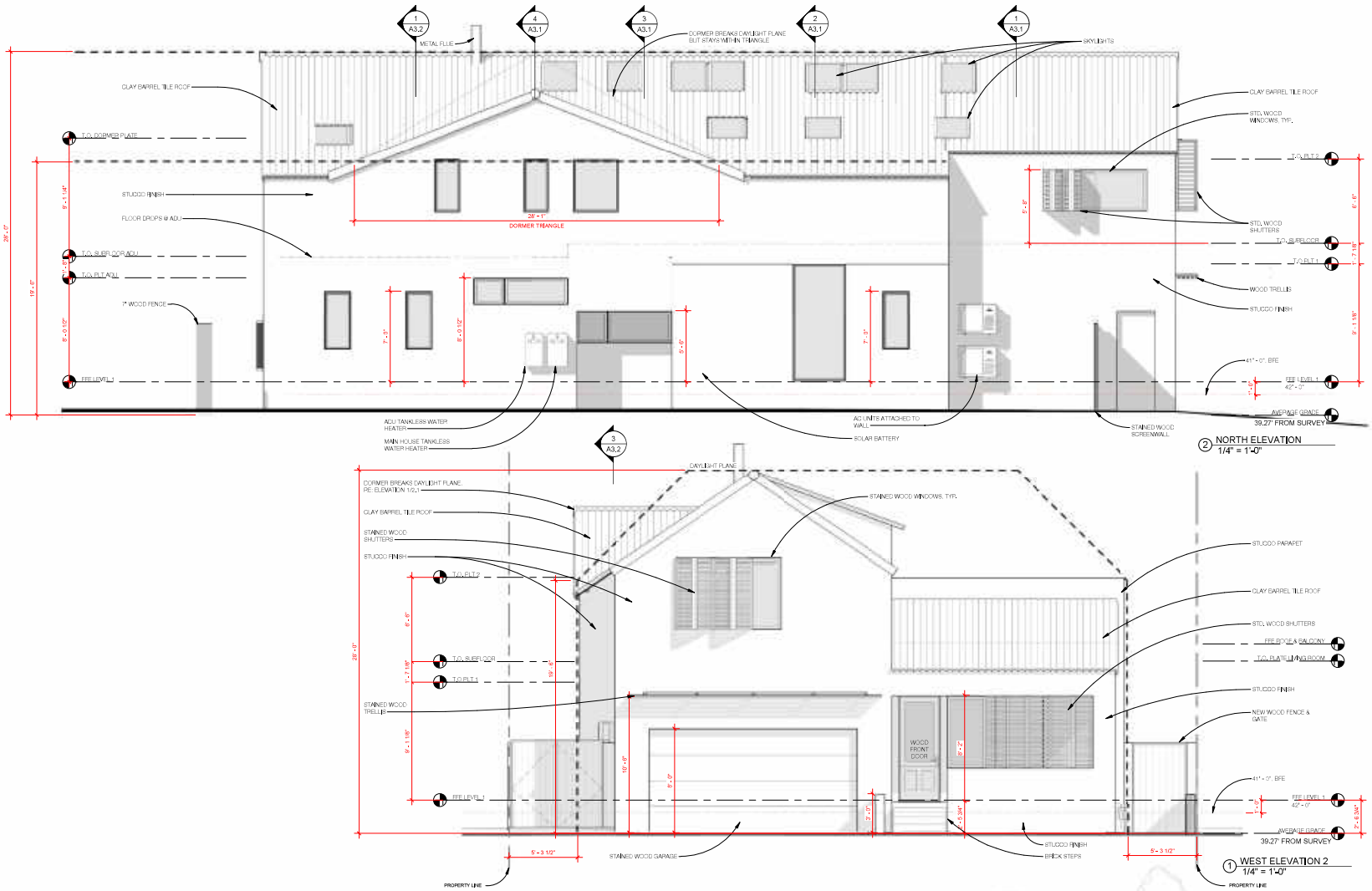
ISSUE SETS

DATE	DESCRIPTION
11.14.24	PERMIT SET
01.13.25	COMMENT SET

01.13.25

EXISTING HOUSE ELEVATIONS

A0.3



SIDE ANGLE SIDE
4709 Red Bluff Road
Austin, TX 78704

PRELIMINARY
NOT FOR
CONSTRUCTION

01.13.25

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

NOVA LANE
340 NOVA LANE, MENLO PARK, 94025

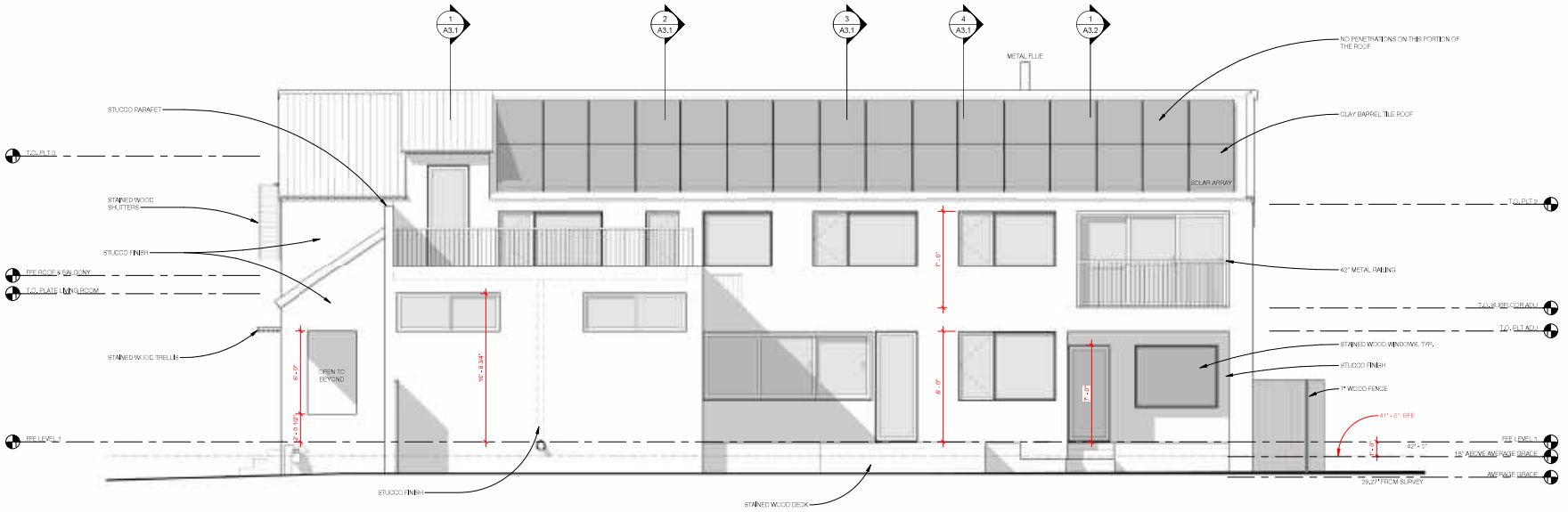
ISSUE SETS

DATE	DESCRIPTION
11.14.24	PERMIT SET
01.13.25	COMMENT SET

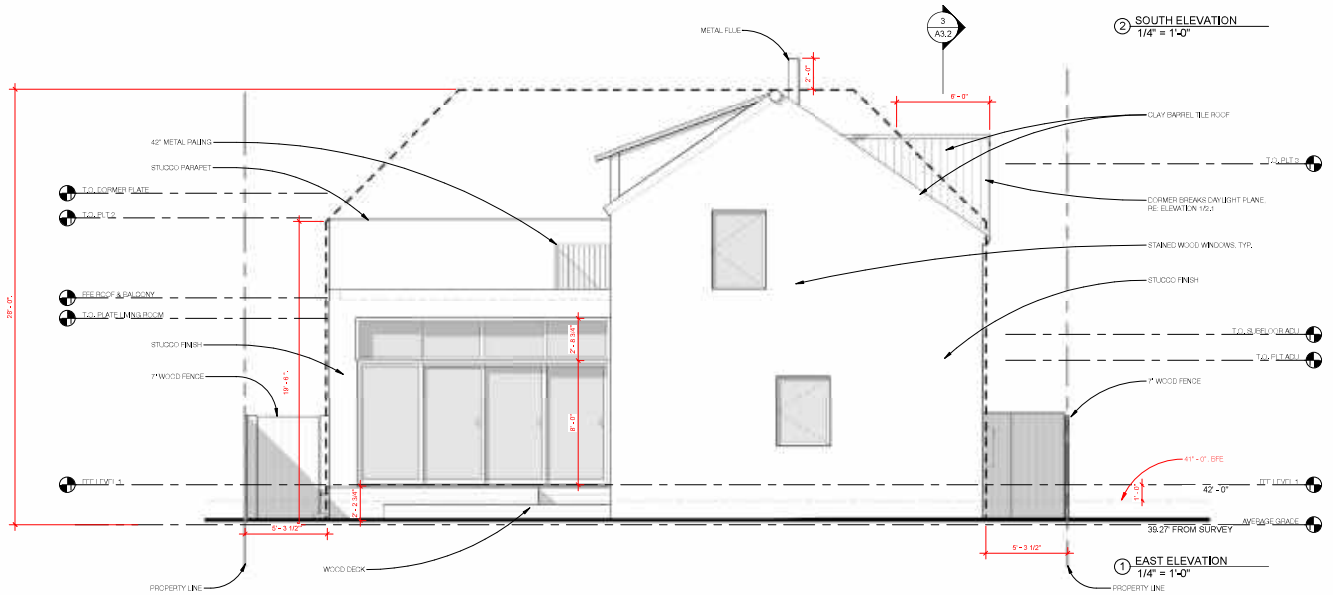
01.13.25

EXTERIOR ELEVATIONS

A2.1



2 SOUTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

«« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»

SIDE ANGLE SIDE
4709 Red Bluff Road
Austin, TX 78704

PRELIMINARY
NOT FOR CONSTRUCTION

01.13.25

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

NOVA LANE

340 NOVA LANE, MENLO PARK, 94025

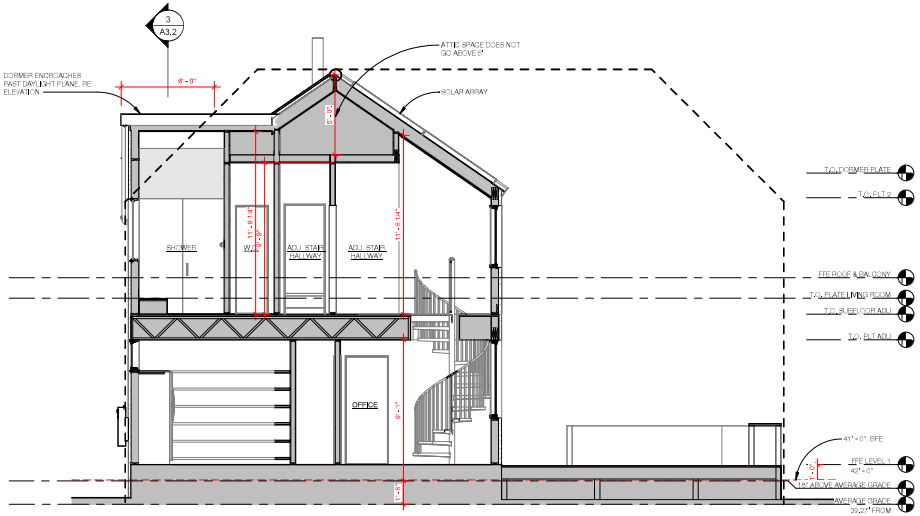
ISSUE SETS

DATE	DESCRIPTION
11.14.24	PERMIT SET
01.13.25	COMMENT SET

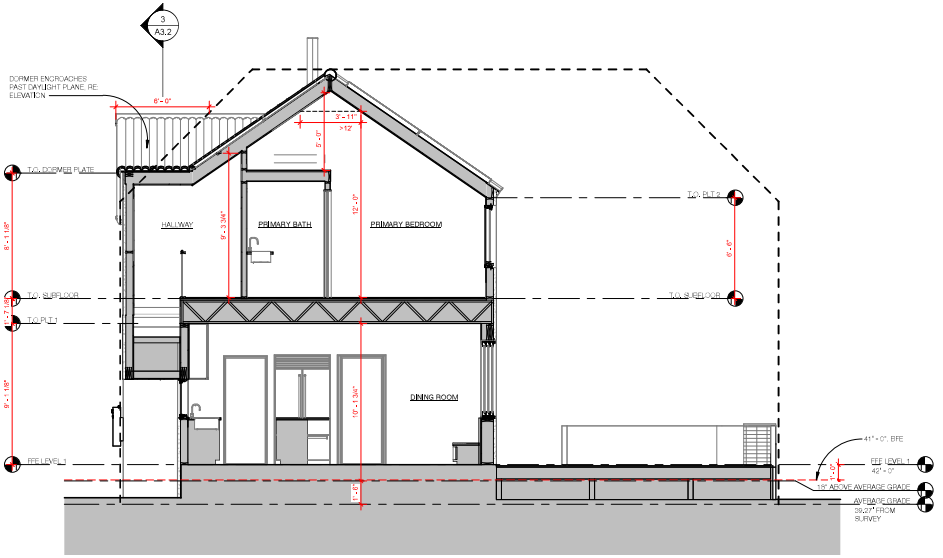
01.13.25

EXTERIOR ELEVATIONS

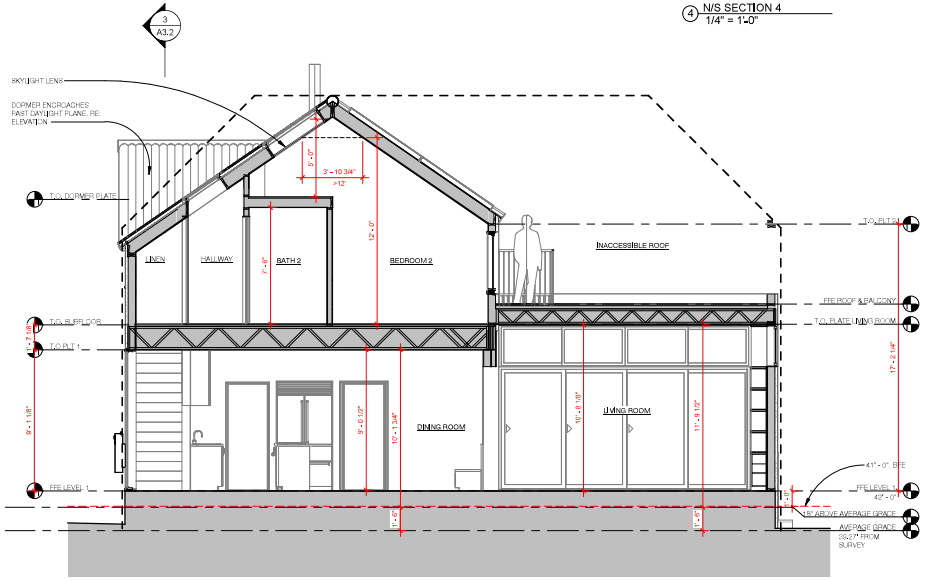
A2.2



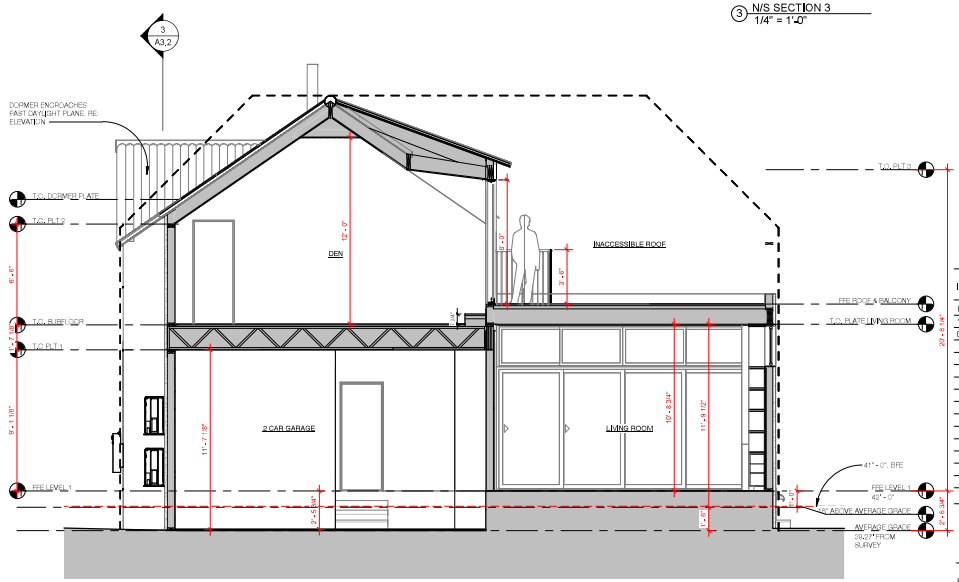
4 N/S SECTION 4
1/4" = 1'-0"



3 N/S SECTION 3
1/4" = 1'-0"



2 N/S SECTION 2
1/4" = 1'-0"



1 N/S SECTION 1
1/4" = 1'-0"

«« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»

SIDE ANGLE SIDE
4709 Red Bluff Road
Austin, TX 78704

PRELIMINARY
NOT FOR
CONSTRUCTION

01.13.25

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

NOVA LANE

340 NOVA LANE, MENLO PARK, 94025

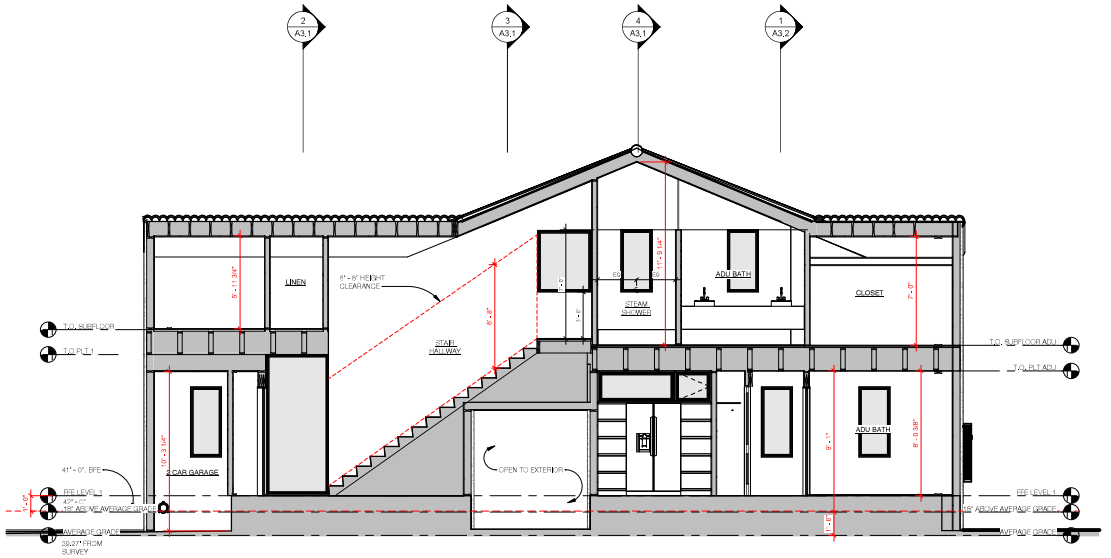
ISSUE SETS

DATE	DESCRIPTION
11.14.24	PERMIT SET
01.13.25	COMMENT SET

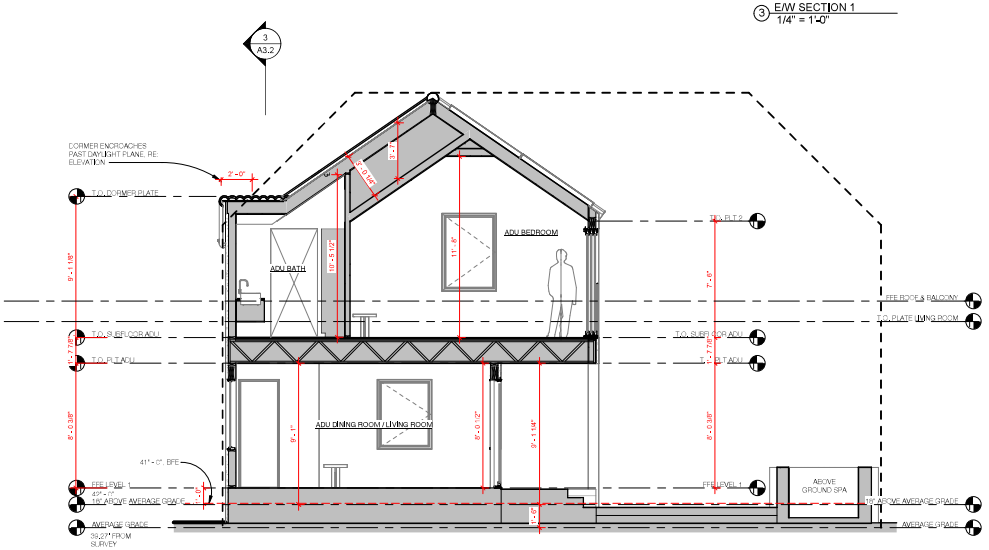
01.13.25

BUILDING SECTIONS

A3.1



3 E/W SECTION 1
1/4" = 1'-0"



1 N/S SECTION 5
1/4" = 1'-0"

«« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»

SIDE ANGLE SIDE
4709 Red Bluff Road
Austin, TX 78704

PRELIMINARY
NOT FOR CONSTRUCTION

01.13.25

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

NOVA LANE

340 NOVA LANE, MENLO PARK, 94025

ISSUE SETS

DATE	DESCRIPTION
11.14.24	PERMIT SET
01.13.25	COMMENT SET

01.13.25

BUILDING SECTIONS

A3.2

«« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»

SIDE ANGLE SIDE
4709 Red Bluff Road
Austin, TX 78704

PRELIMINARY
NOT FOR CONSTRUCTION

01.13.25

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

NOVA LANE

340 NOVA LANE, MENLO PARK, 94025

ISSUE SETS

DATE	DESCRIPTION
11.14.24	PERMIT SET
01.13.25	COMMENT SET

01.13.25

MATERIAL PALETTE

A9.0

Project Description: 340 Nova Lane

Date: March 4, 2025

Parcel General Information:

The subject property, located at 340 Nova Lane within the R-1-U zoning district, comprises a 5,007 square foot lot, substandard in both width and area. The existing structure is a 1,237 square foot ranch-style home, constructed in 1951, with a detached one-car garage measuring 435 square feet. The parcel is situated within the AE flood zone and contains two heritage trees.

Proposed Single Family Residence:

The current property owners, Nicholas and Karen Staubach, have resided at 340 Nova Lane with their children since 2019. The family has since grown to include seven members (four children between the ages of 3 and 9, along with Mrs. Staubach's mother), all of whom currently reside within the existing dwelling.

Due to the spatial limitations of the current structure for a multi-generational family, the owners propose to demolish the existing home and construct a two-story single-family residence with an attached two-story Accessory Dwelling Unit (ADU). This proposed development will bring the property into conformity with City regulations for development within a flood zone. The two heritage trees on the property will be preserved. The new main residence will contain an open floor plan layout, 2-car garage, and 3 bedrooms. The attached ADU will offer one bedroom suite upstairs and a downstairs ADU kitchen/living room.

The proposed residence will exhibit a mediterranean architectural style characterized by a gabled roof and a harmonious blend of stucco, stained wood windows, doors, and shutters, as well as barrel tile roofing, an inaccessible green roof area with irrigation support, and wood decking in the backyard. This combination of materials aims to create an aesthetic that is common among the context of both one- and two-story homes within the neighborhood.

Neighbor Outreach:

The property owners have proactively shared their updated design proposal in person or by email with all directly adjoining properties, as well as four properties across the street, including: 330 Nova Lane, 350 Nova Lane, 337 Pope Street, 333 Pope Street, 341 Nova Lane, 331 Nova Lane, 321 Nova Lane and 311 Nova Lane. The feedback received from these conversations has been supportive of the project.

EXHIBITC

ARBORIST REPORT

TREE PROTECTION PLAN

REVISED JANUARY 16, 2025

PREPARED FOR: KAREN LIU STAUBACH

SITE ADDRESS:
340 NOVA LN. • MENLO PARK, CA 94025

Contents

Introduction

ARBORIST ASSIGNMENT

On February 28, 2024, at the request of the homeowner, my team visited 340 Nova Ln. in the role of Project Arborist. The purpose was to perform the assessments and data collections as necessary to create an industry-standard Tree Protection Report for their project permit. It was my understanding that the existing home was to be renovated and expanded, and a new attached ADU added on. The site would undergo landscaping improvements including a new driveway, a new deck, and new walkways. The assessments in this report were based on review of the following:

- Boundary and Topographic Survey C.0 by WEC & Associates (dated 01/06/2020)
- Site Plan A1.0 by Side Angle Side (dated 01/13/2025)

My inventory included a total of seven (7) trees over six inches (6" DBH). There were four (4) trees of Heritage size: one (1) southern magnolia (*Magnolia grandiflora*) on the property, (2) Sweetgum (*Liquidambar styraciflua*) Street trees, and one (1) coast live oak (*Quercus agrifolia)* on the neighbor's property. One (1) tree on the property was requested for removal. All other neighboring trees were sufficiently distant from the work (>10x DBH).

USES OF THIS REPORT

According to City Ordinance, *any person who conducts grading, excavation, demolition, or construction activity on a property is to do so in a manner that does not threaten the health or viability or cause the removal of any Heritage Tree. Any heritage tree to be retained protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction.* ***Any work performed within an area 10 times the diameter of the tree (i.e., the tree protection zone) requires the submittal of a tree protection plan for approval by the City before issuance of any permit for grading or construction.***

This report was written by Busara Firestone, Project Arborist, to serve as a resource for the property owner, designer, and builder. As needed, I have provided instructions for retaining, protecting, and working around trees during construction, as well as information on City requirements. *The owner, contractor and architect are responsible for knowing the information included in this arborist report and adhering to the conditions provided.*

Limitations

Trees assessed were limited to the scope of work identified in the assignment. I have estimated the trunk diameters of trees with barriers to access or visibility (such as those on neighboring parcels or behind debris). Although general structure and health were assessed, formal Tree Risk Assessments were not conducted unless specified. Disease diagnostic work was not conducted unless specified. All assessments were the result of ground-based, visual inspections. No excavation or aerial inspections were performed. Recommendations beyond those related to the proposed construction were not within the scope of work.

My tree impact and preservation assessments were based on information provided in the plans I have reviewed to date, and conversations with the involved parties. I assumed that the guidelines and setbacks recommended in this report would be followed. Assessments, conclusions, and opinions shared in this report are not a guarantee of any specific outcome. If additional information (such as engineering or landscape plans) is provided for my review, these assessments would be subject to change.

City Tree Protection Requirements

Heritage Tree Definition

A “Heritage Tree” is a tree that has protected status by the City of Menlo Park. The City can classify trees with Heritage status for their remarkable size, age, or unique value. However, in general, native oaks of 10 inches or more, and any tree having a trunk with a diameter of 15

inches or more has Heritage status (measured at 54 inches above natural grade, or at the branching point for multi-trunk trees).

Construction-Related Tree Removals

According to the City of Menlo Park, *applicants are required to submit a site plan with the Heritage Tree Removal Application Permit even if they have submitted a site plan to the City for a planning or building permit. The site plan facilitates the review by the City Arborist.*

For removals of two or more trees, applicants shall be required to submit a planting plan indicating the species, size, and location of the proposed replacement trees on a site plan. Heritage Tree Permits related to Construction will also be charged for City-retained arborist expenses.

Violation Penalties

Any person who violates the tree protection ordinance, including property owners, occupants, tree companies and gardeners, could be held liable for violation of the ordinance. The ordinance prohibits removal or pruning of over one-fourth of the tree, vandalizing, mutilating, destruction and unbalancing of a heritage tree without a permit.

If a violation occurs during construction, the City may issue a stop-work order suspending and prohibiting further activity on the property until a mitigation plan has been approved, including protection measures for remaining trees on the property. ***Damage to Heritage trees must be reported to the Project Arborist or City Arborist within six (6) hours of damage.***

After receiving notice or observing damage during a requested inspection, the Project Arborist will issue a report to the client. This applies to all trees identified for preservation including neighboring trees. Documentation will include a description of the issue (extent of wounding, canopy loss or root loss), reassessment of impacts to the tree, and recommended remediation.

Civil penalties may be assessed against any person who commits, allows or maintains a violation of any provision of the ordinance. The fine will be an amount not to exceed $5,000 per violation, or an amount equivalent to the replacement value of the tree, whichever is higher.

Impacts on Protected Trees

SITE DESCRIPTION

The property at 340 Nova Ln. was a rectangular lot typical of the neighborhood. The topography was not notable. There was a house onsite with a shed behind the home. The tree stock was a mix of ornamentals.

TREE INVENTORY

This tree preservation plan includes an attached inventory of all trees on the property regardless of species, that were at least 12 feet tall and 6-inch DBH.

This inventory also includes as necessary, any neighboring Heritage Trees with work proposed within 10 times their diameter (DBH). Any street trees within the public right-of-way were also included, regardless of size, as required by the City.

The Inventory includes each tree's number (as shown on the TPZ map), measurements, condition, level of impact (due to proximity to work), tolerance to construction, and overall suitability for retainment. The inventory also includes the appraised value of each tree using the Trunk Formula Technique (10th Edition).

PROJECT DESCRIPTION

After review of proposed plan set, it was my understanding that the existing home was to be renovated and expanded, and a new attached ADU added on. The site would undergo landscaping improvements including a new driveway, a new deck, and new walkways. An above-ground spa was proposed in the back yard.

After discussions with the homeowner to explore alternative locations for the spa, it was my understanding that this was the preferred location for the following reasons: maximized privacy from the neighbors, minimizing encroachment into the deck, and to preserve walkway circulation. Finally, the spa was originally planned to be in-ground but was switched to above-ground with minimal excavation for the concrete pad to minimize impacts to Tree #5H.

The homeowner also explored shifting the location of the driveway to minimize impacts to Tree #1H. It was my understanding that the location of the driveway near Tree #1H could not be shifted. Since a two-car garage was required for the home, and the driveway needed to comply with the 10-foot curb cut requirement, this location posed the least impacts to the tree. The design was modified to ensure excavation of less than 12 inches would be required for the new driveway. **Please see the attached Tree Protection Plan Map.**

HOW CONSTRUCTION CAN DAMAGE TREES

Damage to Roots

Where are the Roots?

The most common types of injury to trees that occur during property improvements are related to root cutting or damage. **Tree roots extend farther out than people realize, and the majority are located within the upper 24 inches of soil.** The thickest roots are found close to the trunk, and taper and branch into ropey roots. These ropey roots taper and branch into an intricate system of fine fibrous roots, which are connected to an even finer system of fungal filaments. This vast below-ground network is tasked with absorbing water and nutrients, as well as anchoring the tree in the ground, storage, and communication.

Damage from Excavation

Any type of excavation will impact adjacent trees by severing roots and thus cutting off the attached network. Severing large roots, or trenching across the root plate, destroys large networks. Even work that appears to be far from a tree can impact the fibrous root system. Placing impervious surfaces over the ground, or installing below ground structures, such as a pool, or basement wall, will remove rooting area permanently from a site.

Damage from Fill

Adding fill can smother roots, making it difficult for them to access air and water. The roots and other soil life need time to colonize the new upper layers of soil.

Changes to Drainage and Available Water

Changes to the hydrology of the site, caused for instance by new septic fields, changes to grade, and drainage systems, can also cause big changes in available water for trees. Trees can die from lack of water or disease if their water supply dries up or gets much wetter than they are used to.

Soil Compaction and Contamination

In addition, compaction of soil, or contamination of soil with wash-water, paint, fuel, or other chemicals used in the building process, can cause damage to the rooting environment that can last many years. Tree protection fencing creates a barrier to protect as many roots as possible from this damage, which can be caused by travelling vehicles, equipment storage, and other construction activities that may occur even outside the construction envelope.

Mechanical Injury

Injury from the impact of vehicles or equipment can occur to the root crown, trunk, and lower branches of a tree. The bark protects a tree – creating a skin-like barrier from disease-causing organisms. The stem tissues support the weight of the plant. They also conduct the flow of water, sugars, and other important compounds throughout the tree. When the bark and wood is injured, the structure and health of the tree is compromised.

IMPACTS TO HERITAGE TREES

SUMMARY

Four (4) Heritage Trees would be impacted by the project: two (2) sweetgum Street trees, one (1) magnolia, and one (1) neighboring coast live oak. orange. One (1) tree on the property was recommended for removal.

My evaluation of the impacts of the proposed construction work for all affected trees was summarized in the Tree Inventory. These included impacts of grading, excavation for utility installation, retaining walls, drainage or any other aspect of the project that could impact the service life of the tree. Anticipated impacts to trees were summarized using a rating system of "severe," "high," "moderate," "low," or "very low."

General species tolerance to construction, and condition of the trees (health and structural integrity), was also noted on the Inventory. These major factors, as well as tree age, soil characteristics, and species desirability, all factored into an individual tree's suitability rating, as summarized on the Inventory. Suitability of trees to be retained was rated as "high," "moderate," "low." Trees with low suitability would be appropriate candidates for removal. **Please see Glossary for definitions of ratings.**

TREE REMOVALS

Removal Justification for trees is as follows:

- **Tree #3 was not a Heritage Tree:**
    - I recommended Tree #3 (plum, *Prunus sp.*) for removal because it was within the footprint of the proposed home addition and paver walkway. It would not survive the project.

Menlo Park Administrative Guidelines for Criterion 5:

The following documentation may be required to support tree removal for economic development:

- *Schematic diagrams that demonstrate the feasibility/livability of alternative design(s) that preserve the tree, including utilizing zoning ordinance variances that would preserve the tree.*

- *Documentation on the additional incremental construction cost attributable to an alternative that preserves the tree (i.e. construction cost of alternative design minus cost of original design) in relation to the appraised value of tree(s) and based on the most recent addition to the Guide for Plant Appraisal.*

The following guidance will be used to determine feasibility:

- *If the incremental cost of the tree preservation alternative is more than 140% of the appraised value of the tree, the cost will be presumed to be financially infeasible.*

- *If the incremental cost of the tree preservation alternative is less than 110% of the appraised value of the tree, the cost will be presumed to be financially feasible.*
- *If the incremental cost of the tree preservation alternative is between 110% and 140% of the appraised value of the tree, public works director or their designee will consider a range of factors, including the value of the improvements, the value of the tree, the location of the tree, the viability of replacement mitigation and other site conditions.*

- *In calculating the incremental cost of the tree preservation alternative, only construction costs will be evaluated. No design fees or other soft costs will be considered.*

IMPACTS TO NEIGHBORING AND HERITAGE TREES

- **Tree #1 (24" sweetgum, Street tree):** This street tree was approximately 10 feet from the proposed pavers and approximately 10 feet from the closest part of the driveway. It would be expected to sustain "moderate" impacts (10% - 25% root loss) from the proposed work. **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

- **Tree #4H (24" sweetgum, Street tree):** This Street tree, located approximately 30 feet from the closest part of the home addition, would not be anticipated to be impacted by the project (0% - 5% root loss).

- **Tree #5H (26" magnolia):** This tree would be expected to be "moderately" impacted by the proposed work (10% - 25% root loss). This tree was approximately five feet (5') from an existing concrete pad. It was also five feet (5') from the proposed spa pad and 10 feet from the closest part of the proposed deck. **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

- **Tree #7H (24" neighboring oak):** This neighboring tree was approximately 25 feet from the proposed spa and deck. It would not be expected to be impacted by the project (0% - 5% root loss).

Tree Protection Recommendations

PRE-CONSTRUCTION

Establish Tree Protection Zones (TPZ)

The Tree Protection Zone (TPZ) shall be a fenced-off area where work and material storage is not allowed. They are established and inspected prior to the start of work. This barrier protects the critical root zone and trunk from compaction, mechanical damage, and chemical spills. **The City requires that tree protection fencing be installed before any equipment comes on-site and inspected by the Project Arborist, who shall submit a verification letter to the City before issuance of permits.**

Tree protection fencing is required to remain in place throughout construction and may only be moved or removed with written authorization from the City Arborist. The Project Arborist may authorize modification to the fencing when a copy of the written authorization is submitted to the City.

The following activities are prohibited inside the Tree Protection Zone. DO NOT:

- Place heavy machinery for excavation
- Allow runoff or spillage of damaging materials
- Store or stockpile materials, tools, or soil
- Park or drive vehicles
- Trench, dig, or otherwise excavate without first obtaining authorization from the City Arborist or Project Arborist
- Change soil grade
- Trench with a machine
- Allow fires under and adjacent to trees
- Discharge exhaust into foliage
- Direct runoff towards trees
- Cut, break, skin, or bruise roots, branches, or trunks without authorization from the City Arborist
- Secure cable, chain, or rope to trees
- Apply soil sterilant under pavement near existing trees

Specific recommended protection for trees is as follows:

- **Tree #1H (24" sweetgum, Street tree):** Establish standard TPZ fencing radius to 25 feet or the greatest extent possible as limited by the planting strip. Place fence posts into the ground along the existing hardscape.

- **Tree #4H (24" sweetgum, Street tree):** This Street tree appeared to be sufficiently distant from the work and fencing would not be needed.

- **Tree #5H (26" magnolia) and Tree #7H (24" neighboring coast live oak):** These trees may be fenced as a group within the same perimeter. Establish standard TPZ fencing radius to 25 feet, or to the greatest extent possible as limited by the work.

TPZ FENCING SPECIFICATIONS:

1) Establish tree protection fencing radius by installing six (6)-foot tall chain link fencing mounted on eight (8)-foot tall, 1.5-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.

2) Post signs on the fencing (in English and Spanish) printed on 11"x17" yellow-colored paper (signage attached at end of report) with Project Arborist's contact information. Signage should be on each protection fence in a prominent location.
3) Movable barriers of chain link fencing secured to cement blocks may be substituted for fixed fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

TRUNK WRAP SPECIFICATIONS:

- *Securely bind wooden slats at least 1-inch-thick around the trunk (preferably on a closed-cell foam pad). Secure and wrap at least one layer of orange plastic construction fencing around the outside of the wooden slats for visibility;*
- *DO NOT drive fasteners into the tree;*
- *Install trunk protection immediately prior to work within the TPZ and remove protection from the tree(s) as soon as work moves outside the TPZ;*
- *Protect major scaffold limbs as determined by the City Arborist or Project Arborist; and*

- *If necessary, install wooden barriers at an angle so that the trunk flare and buttress roots are also protected.*

Preventing Root Damage

Bare ground within the TPZ should have material applied over the ground to reduce soil compaction and retain soil moisture. This may be done by applying a six to 12-inch layer of wood chip mulch to the area. With this method, mulch in excess of four inches would have to be removed after work is completed. As an alternative method that would not require mulch removal, the contractor could place plywood (>3/4-inch-thick) or road mats over a four-inch layer of mulch. Mulch should be spread manually so as not cause compaction or damage.

Pruning Branches

I recommend that trees be pruned only as necessary to provide minimum clearance for proposed structures and the passage of workers, vehicles, and machines, while maintaining a natural appearance. Any large dead branches should be pruned out for the safety of people working on the site.

Pruning should be specified in writing adhering to ANSI A300 Pruning Standards and performed according to Best Management Practices endorsed by the International Society of Arboriculture. Any pruning (trimming) of branches should be supervised by an ISA-certified arborist.

Any property owner wanting to prune heritage tree more than one-fourth of the canopy and/or roots, must have permission from the City.

Arborist Inspection

The City requires that tree protection fencing be installed before any equipment comes on-site and inspected by the Project Arborist, who shall submit a verification letter to the City

before issuance of permits. Tree protection fencing to be inspected by City Arborist before demo and/or building permit issuance.

DURING CONSTRUCTION

Special Tree Protection Measures – Tree #1H and #5H

1) **Demolition of existing hardscape (Tree #5H)** should be performed in a manner that avoids tearing roots: Using the smallest effective machinery, break up pieces of the concrete and lift pieces up and away from trees. Cut roots embedded in paving rather than tearing them (see instructions on root cuts).

2) **Hardscaping (walkway and spa pad) – Tree #5H:** When excavating within 15 feet of this tree, use hand tools. Leave roots encountered undisturbed if possible. Excavation depth for installation of new landscape materials within 15 feet of tree should be no more than four inches (4") into existing soil grade. Do not compact native soil under paving materials. If roots must be cut, please see section titled "Root Pruning." No paving materials or any excavation or grading within three feet (3') of trunk.

3) **Hardscaping (driveway) – Tree #1H:** When excavating within 15 feet of this tree, use hand tools. Leave roots encountered undisturbed if possible. Excavation depth for installation of new landscape materials within 15 feet of tree should be no more than 12" into existing soil grade. Do not compact native soil under paving materials. No paving materials or any excavation or grading within three feet (3') of trunk. **Root pruning should be supervised by the Project Arborist.**

4) **Excavation guidelines for installation of deck footings – Tree #5H:** When excavating or boring underneath the canopy, or within 13 feet of the trunk of this tree, use hand tools within the top 36" of the soil leaving woody roots undamaged. Under the supervision of the Project Arborist or City Arborist, roots encountered should be cut cleanly with a sharp, clean sawblade perpendicular to the direction of growth (a "square cut"). The cut should be made where the bark of the root is undamaged and intact. If roots of over

two inches (2”) are found, the Project Arborist may recommend moving the location of the footing.

Root Pruning

As required by the City of Menlo Park:

- *To avoid injury to tree roots, only excavate carefully by hand, compressed air, or high-pressure water within the dripline of trees.*
- *When the Contractor encounters roots smaller than 2-inches, hand-trim the wall of the trench adjacent to the trees to make even, clean cuts through the roots. Cleanly cut all damaged and torn roots to reduce the incidence of decay.*
- *Fill trenches within 24 hours. When it is infeasible to fill trenches within 24 hours, shade the side of the trench adjacent to the trees with four layers of dampened, untreated burlap. Wet burlap as frequently as necessary to maintain moisture.*
- ***When the Contractor encounters roots 2 inches or larger, report immediately to the Project Arborist.*** *The Project Arborist will decide whether the Contractor may cut roots 2 inches or larger. If a root is retained, excavate by hand or with compressed air under the root. Protect preserved roots with dampened burlap.*

Irrigation

Water moderately and highly impacted trees during the construction phase. As a rule of thumb, provide one to two inches per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of tree roots. Do not water native oaks during the warm dry season (June – September) as this activates oak root fungus. Instead, make sure that the soil is sufficiently insulated with mulch (where possible). Remember that unsevered tree roots typically extend three to five times the distance of the canopy.

Project Arborist Supervision

I recommend the Project Arborist meet with the builder on-site:

- Soon after excavation
- During any root pruning

- As requested by the property owner or builder to document tree condition and on-going compliance with tree protection plan (*required every 4 weeks by the City*).

Any time development-related work is recommended to be supervised by a Project Arborist, a follow-up letter shall be provided, documenting the mitigation has been completed to specification.

POST-CONSTRUCTION

Ensure any mitigation measures to ensure long-term survival including but not limited to:

Continued Tree Care

Provide adequate and appropriate irrigation. As a rule of thumb, provide 1- 2 inches of water per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. Native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Mulch insulates the soil, reduces weeds, reduces compaction, and promotes myriad benefits to soil life and tree health. Apply four inches of wood chips (or other mulch) to the surface of the soil around trees, extending at least to the dripline when possible. Do not pile mulch against the trunk.

Do not fertilize unless a specific nutrient deficiency has been identified and a specific plan prescribed by the project arborist (or a consulting arborist).

Post-Construction Monitoring

Monitor trees for changes in condition. Check trees at least once per month for the first year post-construction. Expert monitoring should be done at least every 6 months or if trees show signs of stress. Signs of stress include unseasonably sparse canopy, leaf drop, early fall color, browning of needles, and shoot die-back. Stressed trees are also more vulnerable to certain

disease and pest infestations. Call the Project Arborist, or a consulting arborist if these, or other concerning changes occur in tree health.

City Arborist Inspection

A final inspection by the City Arborist is required at the end of the project. This is to be done before Tree Protection Fencing is taken down. Replacement trees should be planted by this time as well.

Conclusion

The home building project planned at 340 Nova Ln. appeared to be a valuable upgrade to the property. If any of the property owners, project team, or City reviewers have questions on this report, or require Project Arborist supervision or technical support, please do not hesitate to contact me at (408) 497-7158 or busara@bofirestone.com.

Signed,

Busara (Bo) Firestone | ISA Board Certified Master Arborist #WE-8525B | ASCA Registered Consulting Arborist RCA #758 | ISA Qualified Tree Risk Assessor | ASCA Tree and Plant Appraisal Qualification | Member – American Society of Consulting Arborists | Wildlife-Trained Arborist

Supporting Information

GLOSSARY

Terms appear in the order they appear from left to right on the inventory column headings.

DBH / DSH: Diameter at 4.5' above grade. Trees which split into multiple stems at 4.5’ are measured at the narrowest point below 4.5’.

Mathematic DBH / DSH: diameter of multitrunked tree, mathematically derived from the combined area of all trunks.

SPREAD: Diameter of canopy between farthest branch tips

TREE STATUS: A “Heritage Tree” is a tree that has protected status by the City of Menlo Park. The City can classify trees with Heritage status for their remarkable size, age, or unique value. However, in general, native oaks of 10 inches or more, and any tree having a trunk with a diameter of 15 inches or more has Heritage status (measured at 54 inches above natural grade, or at the branching point for multi-trunk trees).

CONDITION-Ground based visual assessment of structural and physiological well-being:

"Excellent" = 81 - 100%; Good health and structure with significant size, location or quality.

"Good" = 61-80%; Normal vigor, full canopy, no observable significant structural defects, many years of service life remaining.

"Fair" = 41-60%; Reduced vigor, significant structural defect(s), and/or other significant signs of stress

"Poor" = 21- 40%; In potentially irreversible decline, structure and aesthetics severely compromised

"Very Poor" = 6-20%; Nearly dead, or high risk of failure, negative contribution to the landscape

"Dead/Unstable" = 0 - 5%; No live canopy/buds or failure imminent

IDEAL TPZ RADIUS: Recommended tree protection radius to ensure healthy, sound trees. Based on species tolerance, age, and size (total combined stem area) as per industry best practice standards. Compromising the radius in a specific area may be acceptable as per arborist approval.

Municipalities in our region simplify this nuanced process by using the distance to the dripline, 10X DBH, or 6X DBH as acceptable setbacks from construction.

AGE: Relative to tree lifespan; “Young” <1/3; “Mature" 1/3 - 2/3; "Overmature" >2/3

IMPACT: Anticipated impact to an individual tree including……

> **SEVERE** - In direct conflict, removal necessary if plans proceed (distance to root cuts/fill within 3X DBH or root loss of > 30% anticipated).
>
> **HIGH** – Work planned within 6X DBH and/or anticipated root loss of 20% – 30%. Redesign to reduce impact should be explored and may be required by municipal reviewer. Retainment may be possible with monitoring or alternative building methods. Health and structure may worsen **even if** conditions for retainment are met.
>
> **MODERATE** - Ideal TPZ encroached upon in limited areas. No work or very limited work within 6X TPZ. Anticipated root loss of 10% - 25%. Special building guidelines may be provided by Project Arborist. Although some symptoms of stress are possible, tree is not likely to decline due to construction related activities.
>
> **LOW** - Anticipated root loss of less than 10%. Minor or no encroachment on ideal TPZ. Longevity uncompromised with standard protection.
>
> **VERY LOW** - Ideal TPZ well exceeded. Potential impact only by ingress/egress. Anticipated root loss of 0% - 5%. Longevity uncompromised.
>
> **NONE** - No anticipated impact to roots, soil environment, or above-ground parts.

TOLERANCE: General species tolerance to construction (HIGH, MODERATE, or LOW) as given in Managing Trees During Construction, Second Edition, by International Society of Arboriculture

SUITABILITY ASSESSMENT: An individual tree's suitability for preservation considering impacts, condition, maturity, species tolerance, site characteristics, and species desirability. (HIGH, MODERATE, or LOW)

APPRAISAL RESULT: The reproduction cost of tree replacement as calculated by the Trunk Formula Technique.

BIBLIOGRAPHY

Fite, Kelby, and E. Thomas Smiley. *Managing trees during construction,* second edition. Champaign, IL: International Society of Arboriculture, 2016. Print.

ISA. *Guide for Plant Appraisal,* 10th edition, second printing. Atlanta, GA: International Society of Arboriculture, 2019. Print.

ISA. Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement. Western Chapter ISA.

Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly. *Best Management Practices: Tree Risk Assessmen*t: International Society of Arboriculture, 2011. Print.

CERTIFICATE OF APPRAISAL

I, Busara Rea Firestone, CERTIFY to the best of my knowledge and belief:

1. That the statements of fact contained in this plant appraisal are true and correct.
2. That the appraisal analysis, opinions, and conclusion are limited only by the reported assumption and limiting conditions, and that they are my personal, unbiased professional analysis, opinions, and conclusions.
3. That I have no present or prospective interest in the plants that are the subject of this appraisal, and that I have no personal interest or bias with respect to the parties involved.
4. That my compensation is not contingent upon a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. That my analysis, opinions, and conclusions are developed, and this appraisal has been prepared, in conformity with the *Guide for Plant Appraisal (10th edition, 2000)* authored by the Council of Tree and Landscape Appraisers.
6. That the methods found in this appraisal are based on a request to determine the value of the plants considering reasonable factors of plant appraisal.
7. That my appraisal is based on the information known to me at this time. If more information is disclosed, I may have further opinions.

Signed,

Busara (Bo) Firestone

ISA Board-Certified Master Arborist #WE-8525B

01/16/2025

CITY OF MENLO PARK

WARNING TREE PROTECTION AREA

ONLY AUTHORIZED PERSONNEL MAY ENTER THIS AREA

No excavation, trenching, material storage, cleaning, equipment access, or dumping is allowed behind this fence.

Do not remove or relocate this fence without approval from the project arborist. This fencing must remain in its approved location throughout demolition and construction.

Project Arborist contact information:

Name: Bo Firestone
Business: Bo Firestone Trees & Gardens
Phone number: 408-497-7158

ADVERTENCIA: ÁREA DE PROTECCIÓN DE ÁRBOLES

SÓLO EL PERSONAL AUTORIZADO PUEDE INGRESAR A ESTA ÁREA

No se permite la excavación, zanjas, almacenamiento de materiales, limpieza, acceso de equipos, o vertido de residuos detrás de esta cerca.

No retire ni reubique esta cerca sin la aprobación del arborista del proyecto. Esta cerca debe permanecer en su ubicación aprobada durante todo el proceso de demolición y construcción.

Información de contacto del arborista de este proyecto:

Nombre: Bo Firestone
Empresa: Bo Firestone Trees & Gardens
Número de teléfono: 408-497-7158

Staubach Residence 01/16/25

									TREE IMPACT ASSESSMENT											
#	Heritage (H)	Common Name	Botanical Name	Protected Status	DBH (inches)	math. DBH (inches)	Height (feet)	Spread (feet)	Condition	Health, Structure, Form notes	Age	Species Tolerance	6X DBH* (feet)	Est. Root Loss**	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level ***	Suitability Rating	Removal Status	Appraisal Result
1	H	Sweetgum	*Liquidambar styraciflua*	**HERITAGE, STREET**	24	24	55	35	GOOD (75%)	small planting space, good vigor, pleasing form	MATURE	MODERATE	**12**	10% - 25%	12	24	**MODERATE**	MODERATE	PRESERVE	$17,000
2		Jacaranda	*Jacaranda mimosifolia*	(not heritage)	7	7	30	20	FAIR (50%)	moderate-vigor understory tree, previously topped	MATURE	MODERATE	**4**	0% - 5%	12	7	**VERY LOW**	MODERATE	PRESERVE	$580
3		Plum	*Prunus sp.*	(not heritage)	7	7	15	10	FAIR (50%)	codominant stems, against eaves of house	MATURE	MODERATE	**4**	100%	12	7	**SEVERE**	LOW	REMOVE (X)	$1,070
4	H	Sweetgum	*Liquidambar styraciflua*	**HERITAGE, STREET**	24	24	60	30	FAIR (50%)	codominant stems with narrow angle of attachment, good vigor	MATURE	MODERATE	**12**	0% - 5%	12	24	**VERY LOW**	LOW	PRESERVE	$11,400
5	H	Southern Magnolia	*Magnolia grandiflora*	**HERITAGE**	26	26	45	40	GOOD (75%)	good vigor, full green canopy, pleasing form, treehouse built around trunk	MATURE	MODERATE	**13**	10% - 25%	12	26	**MODERATE**	MODERATE	PRESERVE	$16,500
6		Japanese Maple	*Acer palmatum*	(not heritage)	9.5	9.5	20	20	FAIR (50%)	moderate vigor, shaded by magnolia	MATURE	MODERATE	**5**	10% - 25%	12	10	**MODERATE**	MODERATE	PRESERVE	$2,850
7	H	Coast Live Oak	*Quercus agrifolia*	**HERITAGE**	est. 24	24	60	60	FAIR (50%)	lion tailed, moderate vigor	MATURE	HIGH	**12**	<10%	8	16	**LOW**	LOW	PRESERVE	$10,700
KEY:																				
#		**Neighboring / City Street Tree**																		
		Removal Request																		

SEE GLOSSARY FOR DEFINITION OF TERMS

*** 6X DBH is recongnized by tree care industry best practices as the distance from trunkface to a cut across the root plate that would result in a loss of approximately 25% of the root mass. Cuts closer than this may result in tree decline or instability.**
****Based on approximate distance to excavation and extent of excavation (as shown on plans).**
****Impact level assumming all basic and special tree protection measures are followed.**

Appraisal calculations summary available upon request.

Prepared by Busara Firestone
ISA Board Certified Master Arborist #WE-8525B
RCA #758

TREE PROTECTION ZONE MAP

640 NOVA LN, MENLO PARK, CA

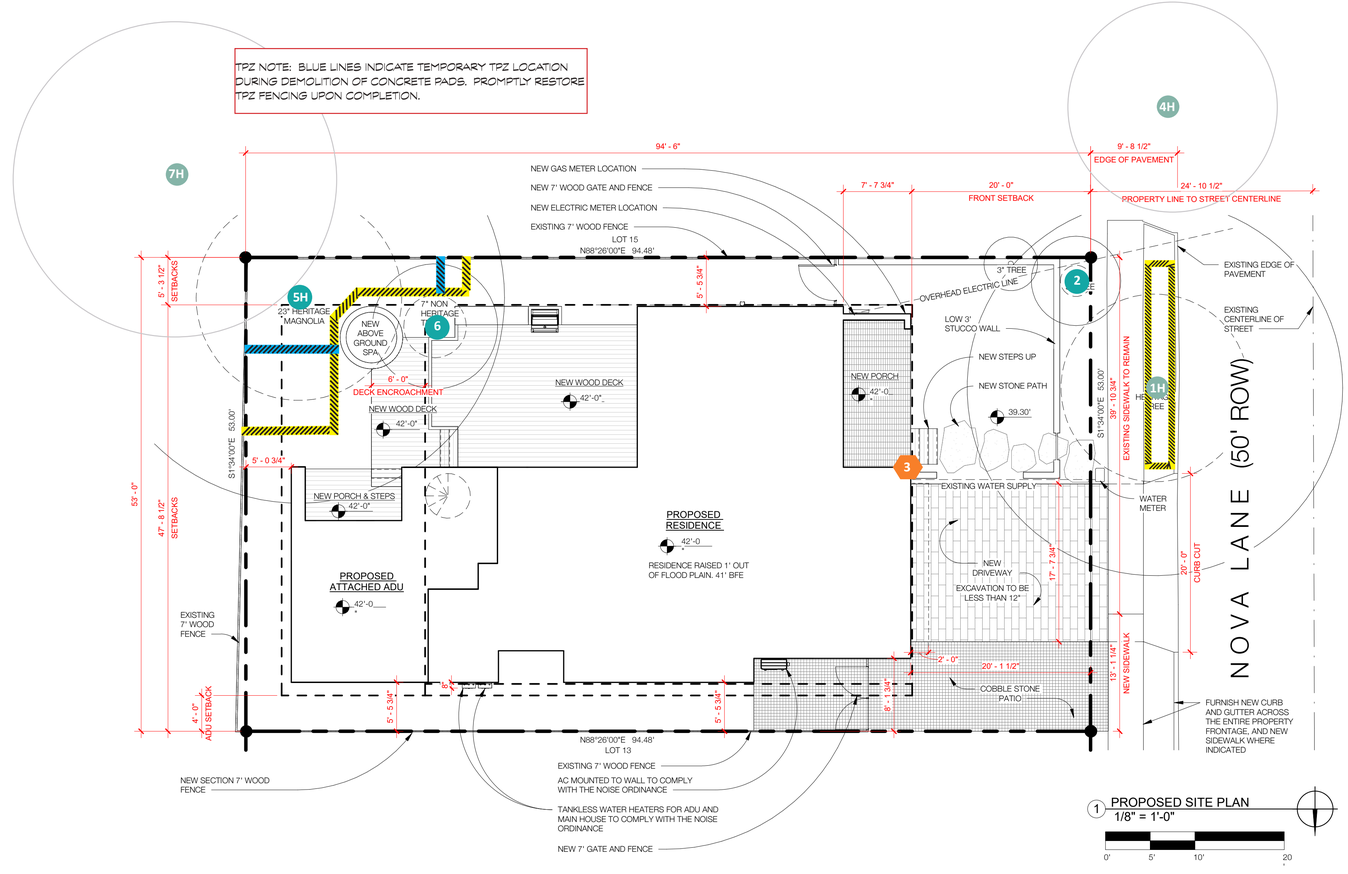
DATE:
rev. 01/16/25

TPZ ELEMENTS DRAWN:
B. FIRESTONE
ISA BOARD CERTIFIED
MASTER ARBORIST
#WE-8525B

BASE MAP: SITE PLAN A0.1
by SIDE ANGLE SIDE
(01/13/2025)

ARBORIST REPORT
pg. 23

TPZ NOTE: BLUE LINES INDICATE TEMPORARY TPZ LOCATION DURING DEMOLITION OF CONCRETE PADS. PROMPTLY RESTORE TPZ FENCING UPON COMPLETION.



1 PROPOSED SITE PLAN
1/8" = 1'-0"

0' 5' 10' 20

TPZ MAP LEGEND:

- n — TREE TO REMOVE
- n — TREE TO REMAIN
- n — TREE ON NEIGHBORS' PROPERTY / CITY STREET TREE
- TREE PROTECTION FENCING (SEE SPEC.)

NOTE: TREES #4H AND #7H WERE PLACED BY PROJECT ARBORIST AND LOCATIONS ARE APPROXIMATE.

Tree protection fencing requirements as required by the City of Menlo Park:

1) Establish tree protection fencing radius by installing six (6)-foot tall chain link fencing mounted on eight (8)-foot tall, 1.5-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.

2) Post signs on the fencing (in English and Spanish) printed on 11"x17" yellow-colored paper (signage attached) with Project Arborist's contact information. Signage should be on each protection fence in a prominent location.

3) Movable barriers of chain link fencing secured to cement blocks may be substituted for fixed fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

4) Place a 6-inch layer of coarse mulch or woodchips covered with ¾-inch plywood or alternative within the TPZ over bare ground prior to construction activity.

LOCATION: 340 Nova Lane	**PROJECT NUMBER:** PLN2024-00021	**APPLICANT:** Karen Staubach	**OWNER:** Karen Staubach

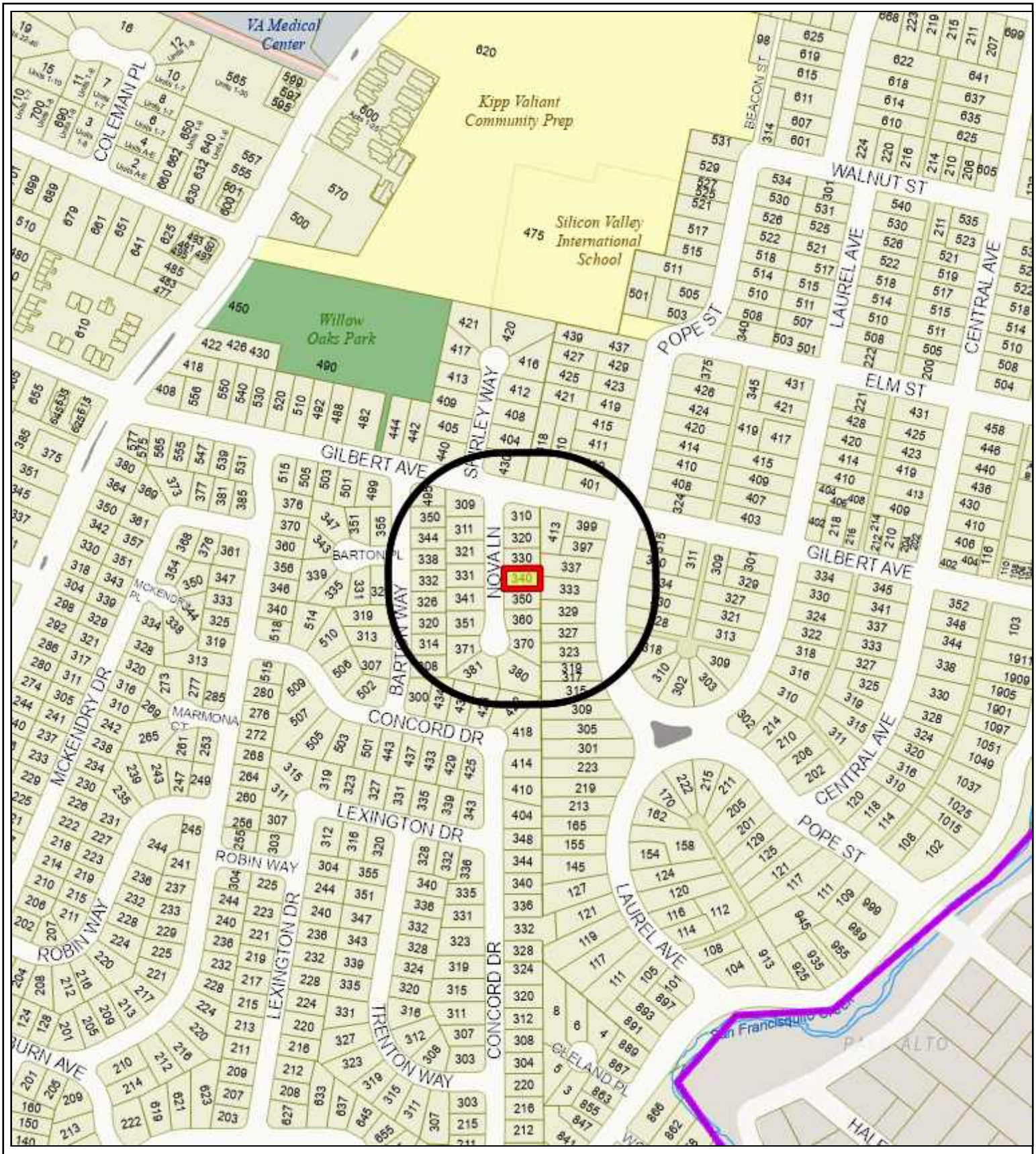
PROJECT CONDITIONS:

1. The use permit shall be subject to the following **standard** conditions**:**
   a. The applicant shall be required to apply for a building permit within one year from the date of approval (by March 10, 2026) for the use permit to remain in effect.
   b. Development of the project shall be substantially in conformance with the plans prepared by Side Angle Side consisting of 15 plan sheets, dated received January 29, 2025 and approved by the Planning Commission on March 10, 2025, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
   c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
   d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
   e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
   f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
   g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
   h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Bo Firestone Trees & Gardens, dated received January 16, 2025.
   i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
   j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

LOCATION: 340 Nova Lane	**PROJECT NUMBER:** PLN2024-00021	**APPLICANT:** Karen Staubach	**OWNER:** Karen Staubach

PROJECT CONDITIONS:

k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.



City of Menlo Park

Location Map
340 Nova Lane

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: FNK | Checked By: CDS | Date: 3/10/2025 | Sheet: 1

340 Nova Lane – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	5,007 sf	5,007 sf	7,000.0 sf min.
Lot width	53.0 ft.	53.0 ft.	65.0 ft. min.
Lot depth	94.5 ft.	94.5 ft.	100.0 ft. min.
Setbacks			
Front	20.2 ft. (Main House) 58.6 ft.(ADU)	22.8 ft.	20.0 ft. min.
Rear	27.6 ft.(Main House) 4.0 ft.(ADU)	37.3 ft.	20.0 ft. min.
Side (left)	5.5 ft.(Main House) 5.5 ft.(ADU)	10.0 ft.	5.3 ft. min.
Side (right)	5.5 ft.(Main House) 23.5 ft.(ADU)	4.8 ft.	5.3 ft. min.
Building coverage	1,667 sf* 33.3 %*	1,671.5 sf 33.4 %	1,752.45 sf max. 35.0 % max.
FAL (Floor Area Limit)	3,600 sf*	1,671.5 sf	2,800.0 sf max.
Square footage by floor	1,072.0 sf/1st 1,194.0 sf/2nd 408.0 sf/garage 926.0 sf/ADU 129.0 sf/porches	1,236.5 sf/1st 435.0 sf/garage	
Square footage of buildings	3,729 sf	1,671.5 sf	
Building height	28.0 ft.	11.9 ft.	28 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
	Notes: • Areas shown highlighted indicate a nonconforming or substandard situation • The second-floor FAL should exclude the stair area per the definition of “floor area”, and staff asked the designer to edit the calculations accordingly, but they opted to include that area, so it represents a conservative calculation		

Trees						
	Heritage trees	4**	Non-Heritage trees	3	New Trees	0
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	1	Total Number of Trees	6

* Floor area and building coverage for the proposed project includes the ADU, which is 926 square feet in size. Only 800 square feet of the ADU is allowed to exceed the floor area limit and maximum building coverage. With the ADU and main residence combined, the floor area limit would be exceeded by 800 square feet and the building coverage would be not exceed the limits.
** Two are street trees.