

MEETING OF November 15, 2011

AGENDA ITEM NO. 5A



Application I.D.: 2011-0006
Application Type: Single Family Design Review
Location: 910 E Street
Applicant: Christian Ruffat
Owner(s): Steve and Shari Wendland
APN: 045-254-120
Zoning: R-1C - Single Family Residential District
General Plan Designation: RL – Low Density Residential
Environmental Determination: Categorically Exempt, Section 15303, Class 3(a)

PROJECT DESCRIPTION

The applicant requests Single Family Design Review (SFDR) approval to: 1) convert approximately 1,035 sq. ft. of unfinished lower floor area to garage and living space; and 2) add an approximately 398 sq. ft. addition to the existing 1,118 sq. ft. home. The total floor area of the dwelling after the conversion/additions would be 2,551 sq. ft., which is below the zoning district permitted 3,405 square feet for the site.

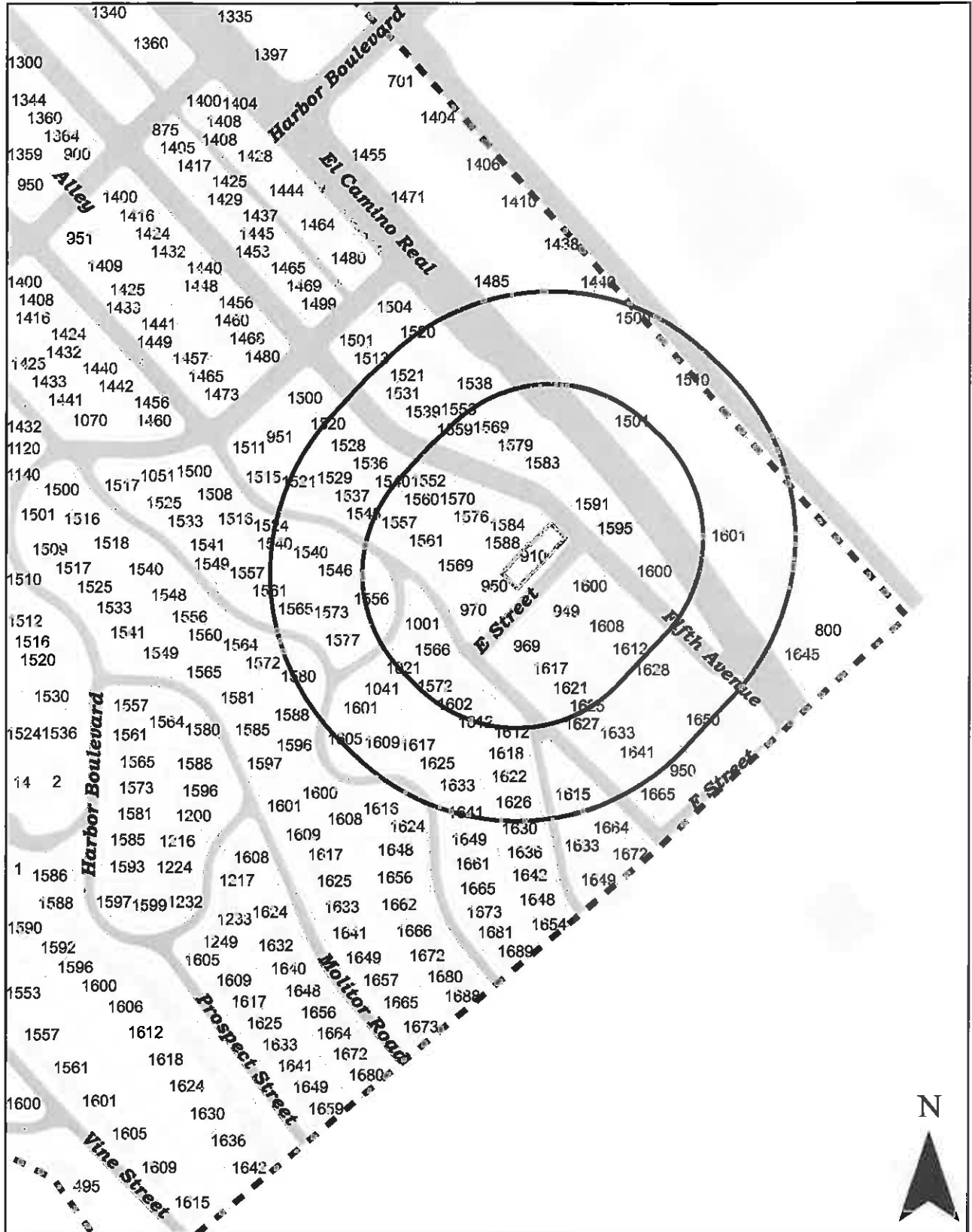
RECOMMENDATION

Staff recommends that the Planning Commission **approve** the Single Family Design Review subject to the conditions of approval contained in the attached draft resolution¹.

ZONING/GENERAL PLAN DESIGNATION

The proposed addition to the single-family residence is a permitted use in the designated R-1C (Single Family Residential) zoning district, and is conforming to the General Plan Designation RL - Low Density Residential.

¹ Please note: This recommendation is made in advance of public testimony or Commission discussion of the project. At the public hearing, these two factors, in conjunction with the staff analysis, will be considered by the Commission in rendering a decision on the project.



1 inch = 312.503125 feet

PRIOR ACTIONS

The subject property was established as part of the “Smithfield” Subdivision. The existing single-family home was constructed on site in 1912. There have been no other planning projects for this property.

SITE CONDITIONS

The subject property is located on the northwest corner of the intersection of 5th Avenue and E Street. 5th Avenue is considered the front of the property. The subject 6,651 square foot corner lot slopes upward approximately 15% from front (east) to rear (west), and approximately 12% from the left side (south) to right side (north) of the lot. The site is developed with a single family dwelling, which has fallen into disrepair. A six-foot tall wooden fence extends from the rear of the home and encloses the rear of the property. The site is generally devoid of vegetation (save weeds) along the front and street side of the home, but includes several small redwood trees within the rear yard area.

The property is located at the terminus of the single family (R-1C) neighborhood; the zoning changes to R-3 (Multi-family Residential) on the south side of E Street (see attached zoning map). Surrounding properties to the north, east and west are developed with two-story single family homes. Properties to the south are generally developed with multi-family dwellings and commercial buildings.

PROJECT ANALYSIS

The interior of the existing home includes an unfinished lower floor area, and a living room, dining room, kitchen and bedroom on the upper floor. As noted earlier, the applicant proposes to: 1) convert approximately 1,035 sq. ft. of unfinished lower floor area to garage and living space; and 2) add an approximately 398 sq. ft. addition to the existing 1,118 sq. ft. home. The project would consist of the following:

Floor Plans - First floor

The remodeled first floor would include a bedroom, bathroom, mudroom, mechanical room, stairs, and two-car garage.

Floor Plans – Second floor

The upper floor would include three bedrooms, two bathrooms, kitchen, dining room, living room, stairs and a laundry room. A new double-door entry porch, and bay window would be added to the street-side of the home. Exit stairs from the laundry area to the rear yard are proposed along the right side of the home.

Dwelling/Site Floor Area Summary	
Proposed Square Footage	Proposed Modifications/Additions
First Floor – 1,035 Sq. Ft.	<u>Proposed /Existing:</u> bedroom, bathroom, mudroom, mechanical room, stairs, and two-car garage.
Second Floor – 1,516 Sq. Ft.	<u>Proposed:</u> three bedrooms, two bathrooms, kitchen, dining room, living room, stairs and laundry room
Total for Dwelling/Site = 2,551 Sq. Ft.	

Exterior Design/Materials/Colors

The proposed dwelling remodel would incorporate stucco siding, painted wood trim, doors, decks, brackets, lattice and trellis details, divided light windows, and an asphalt shingle roof.

The proposed exterior materials and color palette would include:

Roof: Composite shingle, (dark brown)

Window trim/Garage Door/front door/decks/lattice/trellis: Wood (dark tan)

Exterior walls: Stucco (off-white)

Windows: Vinyl (white)

Tree Removal / Landscaping

There are seven protected or regulated trees on site. The City Arborist has reviewed the project and recommends tree protection measures for project construction (see Attachment IV). No protected or regulated trees are proposed to be removed, and none would require removal for the project. The landscape plan includes the following:

- Retaining the existing trees on site (mature trees at the rear of the property).
- Installing a new colored concrete driveway, stacked rock walls, granite fines pathways, and a concrete paver walkway.
- Planting three, new, 24-inch box “Arbutus Marina” trees at the front of the home and at the street side in front of the new addition.
- Planting shrubs and ground cover along the front and street side of the home (Prostrate Rosemary, Aptenia, Red Fescue, Purple Hopseed Bush, Pink Mulhy, and Statice).
- Installing a new deck on the rear portion of the property.

Staff would note that existing trees would provide a backdrop for the home and the new proposed trees would assist in mitigating the bulk of the proposed residence as seen from the front and street side. In addition, while the proposed tree species are not California native, they are generally drought-tolerant, and well-acclimated to the arid/Mediterranean climate of the Bay Area.

Grading/Hardscape

Approximately 50 cubic yards of excavation would be required to replace the existing driveway and construct the foundations for the addition to the home. A hardscape plan was not provided, but staff estimates that total hardscape after the project would be approximately 30% of the total site area, which is consistent with other single-family homes within the neighborhood. The proposed project would not substantially increase hardscape from the existing condition, because the majority of the project would entail conversion of unfinished space, and replacement of the existing driveway. Staff believes that the proposed grading and hardscape are not excessive in association with the addition to the existing single family home and are appropriate in the neighborhood context.

PROJECT DATA

Criteria	Existing	Proposed	Required or Max. Allowed
Lot Size	6,651 sq. ft.	No Change	No Change
Slope	15%	No Change	No Change
FAR	0.17	0.38	0.512
Square Footage	1,118 sq. ft.	2,551 sq. ft.	3,405 sq. ft.
Parking	Two uncovered	Two-car garage Two uncovered	Two-car garage Two uncovered
Setbacks:			
Front¹	19 ft.	19 ft	15 ft
Left Side (south)	16 ft.	15 ft.	15 ft.
Right Side (north)²	0.75 ft.	6 ft.	6 ft.
Rear	87 ft.	67 ft.	15 ft.
Driveway length	21 ft.	18 ft.	18 ft.
Height	26 ft.	27 ft.	28 ft.

¹ Pursuant to Section 2.8.1 of the BZO - The front lot line is the boundary line which abuts a public street, the front lot line on a corner lot is the narrowest frontage facing a street, and the longest frontage facing a street is the side, irrespective of the direction in which the dwelling faces. ²The existing home is legal non-conforming with respect to the right side (north) yard setback.

GENERAL PLAN CONFORMANCE

The proposed addition for the single-family residence does not change the land use of the site. The residence is in conformance with the low-density residential general plan designation.

ZONING CONFORMANCE

The residence is in conformance with the permitted uses set out in Section 4.2.1, *Permitted Uses [in Residential Districts]*.

Section 8.1.4 of the BZO provides as follows:

There shall be provided and maintained not less than four vehicle spaces – two (2) automobile garage spaces and two (2) spaces which need not be covered – for each dwelling unit in any one or two family structure when any of the following occurs:

- *600 or more square feet of gross floor area is added to the dwelling*
- *Any floor area modification that results in a dwelling becoming 3,000 square feet or larger*
- *Any floor area modification that results in an increase in the number of bedrooms from three or fewer to four or more*
- *More than one bedroom is being added to such dwelling unit*

The proposed project would result in an increase in bedrooms from one to four (by definition, the study would also be considered a bedroom). The existing home currently has no garage, but does include two uncovered parking spaces within the driveway apron. The project construction includes a fully conforming two-car garage, and two uncovered parking spaces in conformance with Section 8.1.4 of the BZO.

Section 9.6.3 includes the following provision:

9.6.3 ALTERATIONS AND ADDITIONS TO NONCONFORMING STRUCTURES

No nonconforming structure shall be moved, altered, enlarged or reconstructed so as to increase the discrepancy between existing conditions and the standards of coverage, front yard, side yards, rear yard, height of structures or distances between structures prescribed in the regulations for the district in which the structure is located.

The existing building wall on the right side of the home is legal non-conforming; the side yard setback is 0.75' where 6' is required. The applicant is proposing to maintain the existing building wall in place and set in the addition to the required six-foot side yard setback. Thus, the project would not increase the discrepancy between the existing conditions and the current standards for side yard setbacks.

9.7.1 PERMITTED IN ANY YARD

Unroofed exterior stairs, landings and decks of open design required by law which do not extend above the ground floor entrance except for the railing. No such stairs, landings or decks shall project more than six (6) feet into the required front or rear yard, and in no case should they encroach into the side yard setback.

On the right side of the home a landing and stairs are proposed from the laundry area to the rear yard. The landing and stairs have a three-foot setback where six feet are required. On-grade stairs are permitted within the side-yard setback. The applicant has indicated that the stairs would either be placed on grade as part of project grading, or removed from the plans that are submitted for a building permit. Staff is recommending the following condition of approval:

- *The plans submitted for a building permit shall be revised to indicate the removal of the exterior door from the laundry room, landings and stairs to the rear yard, or construction of the exterior stairs on grade.*

The proposed residence conforms to the maximum height prescribed within the Zoning Ordinance. However, the project would be constructed close to the exact height limit. In order to ensure that the proposed residence is fully compliant with the Zoning Ordinance requirements for height, staff recommends the following condition of project approval:

- *Building plans shall be submitted that reflect that no part of the residence shall exceed the 28-foot height limit as measured from the finished grade to the topmost point of the residence immediately above. A California licensed surveyor or civil engineer shall provide a wet-stamped certification that the home conforms with the 28-foot height limit prior to the roof diaphragm inspection.*

As proposed and conditioned, the single-family residence would meet all setback, height, parking, floor area ratio, and permitted use regulations of the R-1C zoning district.

Construction Management

A standard condition of project approval requires review of staging areas, recycling and disposal procedures and adequacy of erosion control measures by the Building Division; however, given the corner location, staff is recommending the following additional conditions of project approval:

- *During construction activities which require frequent vehicle movements onto and off of the site, such as grading and site work, the applicant shall be required to provide flag persons on each side of the to direct traffic to ensure that these vehicle movements can be done in safety.*
- *The applicant shall provide a written plan for construction staging and storage areas. This information shall be submitted in conjunction with application for a building permit for City review and approval.*

- *The applicant shall be required to notify all property owners/residents within a 300-foot radius of the subject site prior to the commencement of construction operations – such notification shall include the following:*
 - (a) *A description of the staging area(s) for all equipment involved with the project.*
 - (b) *The dates or a timeframe in which the project is expected to take place.*
 - (c) *Contact Information for the project construction manager.*

NEIGHBORHOOD OUTREACH

The applicant reports performing neighborhood outreach by sending letters via U.S mail to all residents within 300 feet of the subject property. The applicant described the project and invited neighbors to comment at a subsequent meeting on site. The applicant reports that no negative comments were received. There have been no neighborhood comments as of the writing of this report. The applicant appears to have achieved the outreach strategy task.

ENVIRONMENTAL CLEARANCE (CEQA)

The proposed single-family home dwelling remodel/addition is categorically exempt from the provisions of the California Environmental Quality Act by provision of Section 15303, Class 3 (a):

“One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.”

The proposed addition to the residence meets the above requirements for CEQA exemption.

SINGLE FAMILY DESIGN REVIEW EVALUATION

The Belmont Zoning Ordinance establishes the following findings for review of single-family residential projects (Section 13A.5(A-H)). Each finding is listed below with staff’s analysis of whether this project meets each finding in the affirmative.

- A. *The buildings and structures shown on the site plan are located to be consistent with the character of existing development on the site and in the neighborhood, as defined; minimize disruptions of existing public views; protect the profile of prominent ridgelines.*

There are currently no public views across the site as seen from 5th Avenue or E Street. The design of the home includes materials (stucco siding, wood trim, and a composite shingle roof), and a color palette (off-white, tan, brown) that would be consistent with the established character (earth tones, wood, stucco) of other homes in the neighborhood. The proposed two-story home would be twenty seven feet in height, and would include gable and hipped roof forms, consistent with other homes in the neighborhood. In addition, the home has been designed with architectural features and ornamentation, (i.e., a new front porch, bay window, substantial window framing, divided light

windows, decorative doors, and painted wood trim, trellis and brackets) that emphasize the street facades of the home.

This finding can be made in the affirmative.

B. The overall site and building plans achieve an acceptable balance among the following factors:

- (1) building bulk*
- (2) grading, including*
 - (a) disturbed surface area and*
 - (b) total cubic yards, cut and fill*
- (3) hardscape, and tree removal*

Building bulk

The residential structure has been designed with varying roof lines and building offsets that assist in breaking the bulk and mass of the two-story structure. As noted earlier, architectural details have been included (i.e., a new front porch, bay window, substantial window framing, divided light windows, decorative doors, and painted wood trim, trellis and brackets) that would add texture and shadow to the exterior of the residence. These architectural enhancements would also assist in mitigating the bulk of the home as seen from the surrounding area. In addition, the proposed landscaping plan includes retention of several large mature trees at the rear of the site that would provide a backdrop for the residence, and new proposed trees would assist in mitigating the bulk of the proposed residence as seen from 5th Avenue and E Street.

Grading/Hardscape

Approximately 50 cubic yards of excavation would be required to replace the existing driveway and construct the foundations for the addition to the home. The proposed project would not substantially increase hardscape from the existing condition, because the majority of the project would entail conversion of unfinished space, and replacement of the existing driveway. The total hardscape associated with the project would be approximately 30% of the total site area, which is consistent with other single-family homes within the neighborhood. Therefore, grading and hardscape elements are not excessive for the addition to the existing single family home and are appropriate in the neighborhood context.

Tree Removal

No protected or regulated trees are proposed for removal, and none would need to be removed for the project. Therefore, as proposed the project would be consistent with the City's Tree Ordinance.

All four factors (building bulk, grading, hardscape, and tree removal) appear to be appropriately addressed in the building design to achieve a complementary balance for the project. This finding can be made in the affirmative.

C. *All accessways shown on the site plan and on the topographic map are arranged to provide safe vehicular and pedestrian access to all buildings and structures.*

The existing driveway has clear access to E Street. Safe pedestrian access would be provided from a walkway from E street to the front door, and from inside the garage via a mudroom. This finding can be made in the affirmative.

D. *All proposed grading and site preparation have been adequately reviewed to protect against site stability and ground movement hazards, erosion and flooding potential, and habitat and stream degradation.*

A significant amount of excavation would not be required for the addition. The project plans have been reviewed by the Public Works Department, and all grading would be in compliance with the City's Grading Ordinance. In addition, standard conditions of approval would assure that project construction and operations do not result in off site soil or water erosion. Best Management Practices (BMP's) are a standard condition of approval which requires that soil, gravel and water do not migrate off site and cause erosion. BMP's require the use of soil and water erosion controls (i.e., waddles and storm water filtration, etc.) prior to water entering the storm drain system in order to prevent sedimentation of the storm drain system and watercourses. Grading is limited to the drier season (April 15- November 14) which also serves to prevent erosion.

Thus as proposed and conditioned, this finding can be made in the affirmative.

E. *All accessory and support features, including driveway and parking surfaces, underfloor areas, retaining walls, utility services and other accessory structures are integrated into the overall project design.*

The proposed driveway would provide safe vehicular access to the existing home. The proposed stack rock walls, planters along the walkway, and deck at the rear of the addition would compliment the design of the home. Therefore, this finding can be made in the affirmative.

F. *The landscape plan incorporates:*

- (1) *Native plants appropriate to the site's environmental setting and microclimate, and*
- (2) *Appropriate landscape screening of accessory and support structures, and*
- (3) *Replacement trees in sufficient quantity to comply with the standards of Section 25 (Trees) of the Belmont City Code*

The proposed landscape plan proposes retention of existing trees (including mature native redwood trees), the planting of three new, 24-inch box "Arbutus Marina" trees, new shrubs and ground cover (Prostrate Rosemary, Aptenia, Red Fescue, Purple Hopseed Bush, Pink Mulhy, and Statice) at the front of the home and at the street side in front of the new addition.

The existing trees would provide a backdrop for the home and the new proposed trees would assist in mitigating the bulk of the proposed residence as seen from the front and street side. In addition, while the proposed tree species are not California native, they are generally drought-tolerant, and well-acclimated to the arid/Mediterranean climate of the Bay Area.

In addition, a condition of approval would require protection of existing landscaping on site. Therefore, as proposed and conditioned, this finding can be made in the affirmative.

G. Adequate measures have been developed for construction-related impacts, such as haul routes, material storage, erosion control, tree protection, waste recycling and disposal, and other potential hazards.

Review of staging areas, recycling and disposal procedures and adequacy of erosion control measures would be reviewed by the Building Division as part of the structural plan check. All construction would be completed in compliance with the California Building Code and NPDES standards as administered by the City of Belmont. Staff believes this finding can be made in the affirmative.

H. Structural encroachments into the public right-of-way associated with the project comply with the standards of Section 22, Article 1 (Encroachments) of the Belmont City Code.

The proposal includes no new structural encroachments into the public right-of-way. This finding can be made in the affirmative.

CONCLUSION AND RECOMMENDATION

Based on the analysis and required findings, staff recommends approval of the Single-Family Design Review application with the Conditions of Approval in Attachment III.

ACTION ALTERNATIVES

1. Continue the application for redesign.
2. Deny the Single Family Design Review. The Commission will identify specific facts to support a denial, and a resolution would be returned to the Commission for final action.

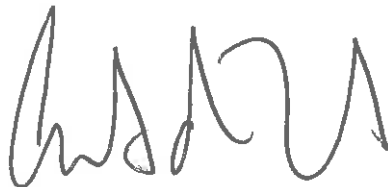
ATTACHMENTS

- I. 500 foot radius map of project site (incorporated as Page 2 of report)
- II. Resolution approving the Single Family Design Review
- III. Conditions of Approval
- IV. Arborist Report
- V. Neighborhood Outreach Materials
- VI. Applicant's plans, materials board, and photos (Commission only)

Respectfully submitted,



Damon DiDonato
Senior Planner



Carlos de Melo
Community Development Director

RESOLUTION NO. 2011-__

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT
APPROVING A SINGLE FAMILY DESIGN REVIEW
AT 910 E STREET (APPL. NO. 2011-0006)

WHEREAS, Christian Ruffat, applicant, on behalf of Steve and Shari Wendland, property owners, request Single Family Design Review approval to approval to: 1) convert approximately 1,035 sq. ft. of unfinished lower floor area to garage and living space; and 2) add an approximately 398 sq. ft. addition to the existing 1,118 sq. ft. home. The total floor area of the home after the conversion/additions would be 2,551 sq. ft., which is below the zoning district permitted 3,405 square feet for the site; and,

WHEREAS, a public hearing was duly noticed, held on November 15, 2011, and closed; and,

WHEREAS, the Planning Commission hereby adopts the staff report dated November 15, 2011, and the facts contained therein as its own findings of facts; and,

WHEREAS, the Planning Commission did hear and use their independent judgment and considered all said reports, recommendations and testimony herein above set forth.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the City of Belmont approves the Single Family Design Review to: 1) convert approximately 1,035 sq. ft. of unfinished lower floor area to garage and living space; and 2) add an approximately 398 sq. ft. addition to the existing 1,118 sq. ft. home at 910 E Street, subject to the conditions in Attachment "A", upon finding that:

Environmental Review

The project is categorically exempt pursuant to the California Environmental Quality Act, Section 15303, Class 3(a).

"One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption."

The proposed addition to the residence meets the above requirements for CEQA exemption.

Residential Design Review

The required Single Family Design Review Findings, Section 13A.5 (A-H), are made in the affirmative as follows:

- A. *The buildings and structures shown on the site plan are located to be consistent with the character of existing development on the site and in the neighborhood, as defined; minimize disruptions of existing public views; protect the profile of prominent ridgelines.*

There are currently no public views across the site as seen from 5th Avenue or E Street. The design of the home includes materials (stucco siding, wood trim, and a composite shingle roof), and a color palette (off-white, tan, brown) that would be consistent with the established character (earth tones, wood, stucco) of other homes in the neighborhood. The proposed two-story home would be twenty seven feet in height, and would include gable and hipped roof forms, consistent with other homes in the neighborhood. In addition, the home has been designed with architectural features and ornamentation, (i.e., a new front porch, bay window, substantial window framing, divided light windows, decorative doors, and painted wood trim, trellis and brackets) that emphasize the street facades of the home. This finding is affirmed.

B. The overall site and building plans achieve an acceptable balance among the following factors:

- (1) building bulk*
- (2) grading, including*
 - (a) disturbed surface area and*
 - (b) total cubic yards, cut and fill*
- (3) hardscape, and tree removal*

Building bulk

The residential structure has been designed with varying roof lines and building offsets that assist in breaking the bulk and mass of the two-story structure. As noted earlier, architectural details have been included (i.e., a new front porch, bay window, substantial window framing, divided light windows, decorative doors, and painted wood trim, trellis and brackets) that would add texture and shadow to the exterior of the residence. These architectural enhancements would also assist in mitigating the bulk of the home as seen from the surrounding area. In addition, the proposed landscaping plan includes retention of several large mature trees at the rear of the site that would provide a backdrop for the residence, and new proposed trees would assist in mitigating the bulk of the proposed residence as seen from 5th Avenue and E Street.

Grading/Hardscape

Approximately 50 cubic yards of excavation would be required to replace the existing driveway and construct the foundations for the addition to the home. The proposed project would not substantially increase hardscape from the existing condition, because the majority of the project would entail conversion of unfinished space, and replacement of the existing driveway. The total hardscape associated with the project would be approximately 30% of the total site area, which is consistent with other single-family homes within the neighborhood. Therefore, grading and hardscape elements are not excessive for the addition to the existing single family home and are appropriate in the neighborhood context.

Tree Removal

No protected or regulated trees are proposed for removal, and none would need to be removed for the project. Therefore, as proposed the project would be consistent with the City's Tree Ordinance.

All four factors (building bulk, grading, hardscape, and tree removal) appear to be appropriately addressed in the building design to achieve a complementary balance for the project. This finding is affirmed.

C. *All accessways shown on the site plan and on the topographic map are arranged to provide safe vehicular and pedestrian access to all buildings and structures.*

The existing driveway has clear access to E Street. Safe pedestrian access would be provided from a walkway from E street to the front door, and from inside the garage via a mudroom. This finding is affirmed.

D. *All proposed grading and site preparation have been adequately reviewed to protect against site stability and ground movement hazards, erosion and flooding potential, and habitat and stream degradation.*

A significant amount of excavation would not be required for the addition. The project plans have been reviewed by the Public Works Department, and all grading would be in compliance with the City's Grading Ordinance. In addition, standard conditions of approval would assure that project construction and operations do not result in off site soil or water erosion. Best Management Practices (BMP's) are a standard condition of approval which requires that soil, gravel and water do not migrate off site and cause erosion. BMP's require the use of soil and water erosion controls (i.e., waddles and storm water filtration, etc.) prior to water entering the storm drain system in order to prevent sedimentation of the storm drain system and watercourses. Grading is limited to the drier season (April 15- November 14) which also serves to prevent erosion. Thus, as proposed and conditioned, this finding is affirmed.

E. *All accessory and support features, including driveway and parking surfaces, underfloor areas, retaining walls, utility services and other accessory structures are integrated into the overall project design.*

The proposed driveway would provide safe vehicular access to the existing home. The proposed stack rock walls, planters along the walkway, and deck at the rear of the addition would compliment the design of the home. Therefore, this finding is affirmed.

F. The landscape plan incorporates:

- (1) Native plants appropriate to the site's environmental setting and microclimate, and*
- (2) Appropriate landscape screening of accessory and support structures, and*
- (3) Replacement trees in sufficient quantity to comply with the standards of Section 25 (Trees) of the Belmont City Code*

The proposed landscape plan proposes retention of existing trees (including mature native redwood trees), the planting of three new, 24-inch box "Arbutus Marina" trees, new shrubs and ground cover (Prostrate Rosemary, Aptenia, Red Fescue, Purple Hopseed Bush, Pink Mulhy, and Statice) at the front of the home and at the street side in front of the new addition.

The existing trees would provide a backdrop for the home and the new proposed trees would assist in mitigating the bulk of the proposed residence as seen from the front and street side. In addition, while the proposed tree species are not California native, they are generally drought-tolerant, and well-acclimated to the arid/Mediterranean climate of the Bay Area.

In addition, a condition of approval would require protection of existing landscaping on site. Therefore, as proposed and conditioned, this finding is affirmed.

G. Adequate measures have been developed for construction-related impacts, such as haul routes, material storage, erosion control, tree protection, waste recycling and disposal, and other potential hazards.

Review of staging areas, recycling and disposal procedures and adequacy of erosion control measures would be reviewed by the Building Division as part of the structural plan check. All construction would be completed in compliance with the California Building Code and NPDES standards as administered by the City of Belmont. This finding is affirmed.

H. Structural encroachments into the public right-of-way associated with the project comply with the standards of Section 22, Article 1 (Encroachments) of the Belmont City Code.

The proposal includes no new structural encroachments into the public right-of-way. This finding is affirmed.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on November 15, 2011 by the following vote:

AYES, _____
COMMISSIONERS
NOES, _____
COMMISSIONERS
ABSENT, _____
COMMISSIONERS
ABSTAIN, _____
COMMISSIONERS
RECUSED, _____
COMMISSIONERS

Carlos de Melo
Planning Commission Secretary

EXHIBIT "A"

CONDITIONS OF PROJECT APPROVAL SINGLE FAMILY DESIGN REVIEW 910 E STREET (APPL. NO. 2011-0006)

- I. COMPLY WITH THE FOLLOWING CONDITIONS OF THE COMMUNITY DEVELOPMENT DEPARTMENT:
 - A. The following conditions shall be shown on plans submitted for a building permit and/or site development permit or otherwise met prior to issuance of the first building permit (i.e., foundation permit) and shall be completed and/or installed prior to occupancy and remain in place at all times that the use occupies the premises except as otherwise specified in the conditions:

Planning Division

1. Plans submitted for building permit and all construction shall conform to the plans on file in the Planning Division for Appl. No. 2011-0006. The Director of Community Development may approve minor modifications to the plans.
2. All construction and related activities which require a City building permit shall be allowed only during the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, and 10:00 a.m. to 5:00 p.m. on Saturdays. No construction activity or related activities shall be allowed outside of the aforementioned hours or on Sundays and the following holidays: New Year's Day, President's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day. All gasoline powered construction equipment shall be equipped with an operating muffler or baffling system as originally provided by the manufacturer, and no modification to these systems is permitted.
3. Prior to issuance of building permits, the property owners shall file with the Director of Community Development, on forms provided by the City, an acknowledgment that they have read, understand and agree to these conditions of approval.
4. In accordance with the Belmont Zoning Ordinance, the permit(s) granted by this approval shall expire one (1) year from the date of approval, with said approval date indicated on the accompanying Planning Commission resolution. Any request for extension of the expiration date shall be made in accordance with the applicable provisions of the Belmont Zoning Ordinance.
5. In the event that this approval is challenged by a third party, the property owners and all assignees will be responsible for defending against this challenge, and agree to accept responsibility for defense at the request of the City. The property owners and all assignees agree to defend, indemnify and hold harmless the City of Belmont and all officials, staff, consultants and agents from any costs, claims or liabilities arising from the approval, including without limitation, any award of attorneys fees that might result from the third party challenge.

6. The plans submitted for a building permit shall be revised to indicate the removal of the exterior door from the laundry room, landings and stairs to the rear yard, or construction of the exterior stairs on grade.
7. Damage and/or removal of mature regulated or protected trees shall require payment of tree removal fees and replanting (and/or payment of in-lieu replanting fees).
8. Building plans shall be submitted that reflect that no part of the residence shall exceed the 28-foot height limit as measured from the finished grade to the topmost point of the residence immediately above. A California licensed surveyor or civil engineer shall provide a wet-stamped certification that the home conforms with the 28-foot height limit prior to the roof diaphragm inspection.
9. During construction activities which require frequent vehicle movements onto and off of the site, such as grading and site work, the applicant shall be required to provide flag persons on each side of the to direct traffic to ensure that these vehicle movements can be done in safety.
10. The applicant shall provide a written plan for construction staging and storage areas. This information shall be submitted in conjunction with application for a building permit for City review and approval.
11. The applicant shall be required to notify all property owners/residents within a 300-foot radius of the subject site prior to commencement of construction operations – such notification shall include the following:
 - a. A description of the staging area(s) for all equipment involved with the project.
 - b. The dates or a timeframe in which the project is expected to take place.
 - c. Contact Information for the project construction manager.

City Arborist

Prior to issuing a permit for grubbing, demolition, tree removal, grading, excavation, or construction, the following must occur:

1. Pre-Construction Site Meeting Between Project Team and Contract City Arborist (CCA):

Members of the applicant's project team shall make an appointment for a site pre-construction meeting with the Contract City Arborist.

Items for discussion and assessment (also use the tree data charts as a guide and reference for tree protection and maintenance items):

- a. Fees:

Verify that all tree related fees are paid.

- A \$1,000 arborist monitoring fee will need to be paid for construction monitoring and monthly reports by the CCA throughout the entire project until final signoff. (\$1,000 arborist fee plus 30% administration fee per Staff).
- Verify that the project team understands that the CCA will determine prior to final occupancy permit issuance if trees #1, 2, or 3, were negatively impacted by site plan construction activity to the degree that a damage fee would be required to be paid in the amount of partial or full tree removal fees plus in-lieu fees as applicable.

(See the attached tree data charts for individual tree removal fee values).

- b. Staging/Storage/Ingress/Egress: Identify all staging, storage, and ingress/egress areas.
- c. Root Protection Zone:
 - i. Verify that builder has a copy of this report that is to remain on site for reference.
 - ii. Spray out the author's proposed root protection zone with spray paint on the ground to ensure that fencing is erected in the correct location per this report (i.e. outside the existing wood property boundary fence, surrounding the canopy driplines of all 7 redwoods).
 - iii. Verify that the RPZ will be able to remain in place as initially erected and still allow for proposed addition work to occur without hindrance.
 - iv. Verify whether existing irrigation bubblers are active and functioning and whether we can use that system for temporary irrigation. If not, then we will need to devise a secondary system of temporary irrigation to supply heavy irrigation to the root zones of site redwoods on a 1x/week basis for the entire area inside the root protection zone (RPZ) fence perimeter.
 - v. Verify that no new landscaping will be installed within 25 feet of any existing redwood specimen.
 - vi. Verify that all existing materials inside the proposed RPZ area are completely removed or are in the process of being completely removed (e.g. concrete rubbler, materials, tools, supplies, waste excavation soil under a plastic tarp, etc.) using only hand tools such as wheelbarrows and shovels (i.e. do not use machinery to remove soil and other items from this area).
 - vii. Discuss the total root zone area to be covered in wood chip mulch.
 - viii. Discuss the fact that **no pruning** is to occur on any of the redwoods, and that all existing branches are to remain as-is, hanging down to 5 feet above grade.

2. Demolition of Existing CMU Wall:

If woody roots measuring 1 inch diameter or greater are encountered during demolition of the existing CMU wall, then call the CCA to inspect. Backfill over roots using existing site soil to keep them moist. Cover with wood chips that are being used inside the tree protection zone area.

3. Wood Chip Mulch:

Install an even 6 inch thick layer of high quality chipper trucktype wood chips inside the entire area bounded by the CCA's proposed tree protection zone perimeter fence (see dashed line on the tree map in this report).

4. Irrigation – Temporary:

Supply all 7 site redwoods with soaker hose and/or emitter line irrigation on a 1x/weekly deep watering basis throughout the construction project, with water delivery to occur over the entire open soil root zone area encompassed by the tree protection zone (TPZ) fence perimeter.

Irrigation can be provided via water truck, water tank, soakers, emitter lines, garden hose trickle, or other means, watering directly over the wood chip mulch layer. If the existing flood bubblers are functional, then those can be used for some of the irrigation requirement, although they are limited in their usefulness since they only emit water at the trunk base of each tree.

Irrigation is typically supplied over an entire root zone of a tree using a snaking emitter line. The CCA will check soil moisture using a Lincoln probe on a once monthly basis to determine if relative soil moisture levels are adequate for survival of the trees. Irrigation may be adjusted in terms of frequency and/or duration depending on these monthly probe readings.

5. Trunk Buffer:

All 7 site redwoods shall be supplied with trunk buffers covering the exposed lower trunks between grade elevation and approximately 5 feet above grade (or the lowest scaffold limbs). The buffer shall consist of orange plastic wrapped approximately 20 times to create a layer 2 inches thick (a single large tree uses up to 1 or 1.5 rolls of orange plastic fencing material). Place 2X4 wood boards over the buffer, standing up side by side around the entire trunk circumference. Secure with duct tape or rope, or continue wrapping orange plastic over the wood boards and affix with UV resistant zip-ties. Do not use wires.

6. Tree Protection Fencing:

Chain Link

The location of fence erection shall be determined using the dashed line on the tree map in the arborist report. The areas between the tree trunk edges and this fence route shall be known as the critical root zones or tree protection zones (“CRZ” or “TPZ”). The fence shall extend out over the open soil along the south side of the driveway, and over the open soil east of the existing wood fence along E Street. The fence perimeter shall encompass all seven site redwoods, protecting them at or beyond their canopy drip line edges.

Fencing material used for all protective fences as per above must be steel chain-link, at least five-feet in height, mounted on two-inch diameter galvanized iron posts 6-feet in length, driven a minimum of 24-inches into the ground, or free-standing chain link panels mounted on moveable concrete footings secured into place by wiring to steel layout stakes or other steel stakes pounded into the ground. Posts for post and hook fencing must be mounted no wider than six-feet apart. This fence must be erected prior to any heavy machinery traffic or construction material arrival on site.

Compliance inspections will occur (1) at the time of fence erection (2) approximately once monthly during grading and construction, and (3) after construction is complete. All fencing must remain in place until all construction is completed and the fencing and other protection has received a final signoff letter from the contract city arborist at the end of project. Permit approval will not occur until after the first inspection has been performed and the protection measures are approved by the city arborist.

The protective fencing must not be temporarily moved during construction. Fencing required to be moved or removed to allow for any site plan work will require the expressed written (emailed or faxed or oral) permission of the CCA.

No staging will be allowed inside the TPZ.

Straw Wattles

7. Signage:

The TPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level for every 10-linear feet of fencing, minimum 8”X11” size each, plastic laminated or otherwise waterproofed, stating:

TREE PROTECTION FENCE
DO NOT MOVE OR REMOVE WITHOUT AUTHORIZATION FROM
WALTER LEVISON, CONTRACT CITY ARBORIST
CALL OR EMAIL 48-HRS ADVANCE FOR PERMISSION
PHONE/FAX (650) 697-0990 EMAIL:DTREE@SBCGLOBAL.NET

Building Division

- A. The following conditions shall be shown on plans submitted for a building permit and/or site development permit or otherwise met prior to issuance of the first building permit (i.e., foundation permit) and shall be completed and/or installed prior to occupancy and remain in

place at all times that the use occupies the premises except as otherwise specified in the conditions.

1. Plans shall conform to approved project plans, and all of the requirements of the California Building Code.
- B. The following conditions shall be met prior to the issuance of the first building permit (i.e., foundation permit) and/or site development permits except as otherwise specified in the conditions.
 1. Obtain all required permits.
 2. This project is subject to the School Facilities Fee. Proof of payment must be presented to the City of Belmont before the permit will be issued. Contact the Sequoia Union School District directly for further information.
 3. Pursuant to Regulation 6, Rule 3 per the Bay Area Air Quality Management District, effective January 1, 2009, no person or builder shall commence construction of a new building or structure permitted to contain or containing a wood-burning device or install a new wood-burning device resulting from a remodel unless the device meets the requirements of Section 6-3-303. Any gas fueled heating device or electric-powered heating device is allowed under this standard.
 4. Engineered retaining wall design shall be required.
 5. Provide a record of survey.
 6. The City of Belmont Municipal Code requires a soils and engineering geology report for all new or substantially altered foundations. Provide such a report and a letter from the geotechnical engineer confirming that the foundation plan has been reviewed and that it has been determined that the recommendations in the soils report are properly incorporated into the plans. BMC 7-12, IBC 106.1 & 1804.3.
 7. Post hours of operation and phone numbers for noise complaints.
 8. Provide space for recycling containers.
 9. Provide list of construction and demolition recycling service providers.
 10. Require contractors and subcontractors to make good faith effort to contact construction and demolition recycling providers.
 11. Notify all contractors and subcontractors of Belmont expectations of maximizing diversion of solid waste.
 12. Investigate opportunities for salvaging material for reuse.

13. Specify that the 2009 IBC, 2009 UPC, 2009 UMC and 2008 NEC as amended by the State of California and all applicable City of Belmont ordinances will be employed during this project.

II. COMPLY WITH THE FOLLOWING CONDITIONS OF THE PUBLIC WORKS DEPARTMENT:

A. The following conditions shall be shown on plans submitted for a building permit and/or site development permit or otherwise met prior to issuance of the first building permit (i.e., foundation permit) and shall be completed and/or installed prior to occupancy and remain in place at all times that the use occupies the premises except as otherwise specified in the conditions.

1. Streets, sidewalks and curbs in need of repair within and bordering the project shall be repaired and/or removed and replaced in accordance with the Department of Public Works approved standards. Photographs or video of before condition are recommended.
2. The unused driveway shall be removed and replaced with sidewalk, curb and gutter in accordance with Department of Public Works approved standards.
3. A residential driveway approach shall be installed in accordance with Department of Public Works approved standards.
4. Roof leaders and site drainage shall be directed to the City stormwater drainage system. A dissipator box or other energy reduction method shall be used.
5. Roof downspout systems shall be designed to drain into designated, effective infiltration areas or structures (refer to the Bay Area Stormwater Management Agencies Association (BASMAA) Start at the Source Design Guidance Manual for Stormwater Quality Protection [available from BASMAA @ 510-622-2465]).

B. The following conditions shall be met prior to the issuance of the first building permit (i.e., foundation permit) and/or site development permits except as otherwise specified in the conditions.

1. The property owner/applicant shall apply for and obtain temporary encroachment permits from the Department of Public Works for work in the City public right-of-way, easements or property in which the City holds an interest, including driveway, sidewalk, sewer connections, sewer clean-outs, curb drains, storm drain connections, placement of a debris box.
2. The owner/applicant shall submit a dust control plan for approval by the Department of Public Works. To reduce dust levels, exposed earth surfaces shall be watered as necessary. The application of water shall be monitored to prevent runoff into the storm drain system. Spillage resulting from hauling operations along or across any public or private property shall be removed immediately. Dust nuisances originating from the contractor's operations, either inside or outside of the right-of-way shall be controlled. The measures shall also include:
 - a. Water all active construction sites at least twice daily.

- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - c. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
 - d. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
 - e. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
 - f. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
 - g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiled materials.
 - h. Install sandbags or other erosion-control measures to prevent silt runoff to public roadways.
 - i. Replant vegetation in disturbed areas as quickly as possible.
 - j. Watering should be used to control dust generation during the break-up of pavement.
 - k. Cover all trucks hauling demolition debris from the site.
 - l. Use dust-proof chutes to load debris into trucks whenever feasible.
 - m. Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
 - n. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be in proper running order prior to operation.
 - o. Diesel powered equipment shall not be left inactive and idling for more than five minutes, and shall comply with applicable BAAQMD rules.
 - p. Use alternative fueled construction equipment, if possible.
 - q. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - r. Post a visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 24 hours. The Air District phone number shall also be visible to ensure compliance with applicable regulations.
3. The owner/applicant shall perform a video inspection of the sewer lateral from the house/building to the sewer main, submit the inspection to the Department of Public Works for review and make any necessary repairs to the lateral.

4. All landscaping shall be maintained and shall be designed with efficient irrigation systems to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides and pesticides.
- C. The following conditions shall be met prior to occupancy except as otherwise specified in the conditions.
1. After the City permits are approved but before beginning construction, the owner/applicant shall hold a preconstruction conference with Building and Public Works Department staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all subcontractors who are responsible for grading and erosion and sedimentation protection controls.
 2. Failure to comply with any permit condition may result in a “Stop Work” order or other penalty.
 3. The owner/applicant shall ensure that applicable Best Management Practices (BMPs) from the San Mateo Stormwater Pollution Prevention Program (STOPPP) are followed to prevent discharge of soil or any construction material into the gutter, stormdrain system or creek.
 4. The owner/applicant shall ensure that all construction personnel follow standard BMPs for stormwater quality protection during construction of project. These includes, but are not limited to, the following:
 - a. Store, handle and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - b. Control and prevent the discharge of all potential pollutants, including solid wastes, paints, concrete, petroleum products, chemicals, washwater or sediment, and non-stormwater discharges to storm drains and watercourses.
 - c. Use sediment controls, filtration, or settling to remove sediment from dewatering effluent.
 - d. Do not clean, fuel, or maintain vehicles on-site, except in a designated area in which runoff is contained and treated.
 - e. Delineate clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses with field markers or fencing.
 - f. Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching or other measures as appropriate.
 - g. Perform clearing and earth moving activities only during dry weather (April 15 through November 14).
 - h. Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
 - i. Limit construction access routes and stabilize designated access points.

- j. Do not track dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
5. If construction is not complete by the start of the wet season (November 15 through April 15), prior to November 15 the developer shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of mud onto public right-of-way; covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions. As site conditions warrant, the Department of Public Works may direct the developer to implement additional winterization requirements.

III. COMPLY WITH THE FOLLOWING CONDITIONS OF THE POLICE DEPARTMENT

- 1. All activities shall be subject to the requirements of the Belmont Noise Ordinance.
- 2. No debris boxes or building materials shall be stored on the street.
- 3. Flag persons shall be positioned at both ends of blocked traffic lanes.
- 4. 24-hour written notice to the Police Department is required before any lane closure.

IV. COMPLY WITH THE REQUIREMENTS OF THE BELMONT FIRE DEPARTMENT:

- 1. Address numbers shall be illuminated and visible on all new buildings. Rear addressing is/may also be required. Size and lettering shall meet Belmont Fire Department Standards.

Certification of Approved Final Conditions:

Damon DiDonato
Senior Planner

Date



Walter Levison
CONSULTING ARBORIST



PNW-ISA Certified Tree Risk Assessor #593

ASCA Registered Consulting Arborist #401

ISA Certified Arborist #WC-3172

Tree assessment & recommendations
for three (3) regulated size trees
at
910 E Street
Belmont, California

Prepared at the Request of:

Damon DiDonato, Senior Planner
Planning and Community Development
1 Twin Pines Lane, Suite 310
Belmont, CA 94002

Site Visit:

Walter Levison, Contract City Arborist (CCA)

4/28/2011

Report:

Walter Levison

5/04/2011



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Attached: Tree data charts



1 Assignment and Background

The contract city arborist (CCA) was requested by Mr. Damon DiDonato, Planning Department, to assess and comment in writing on three (3) protected size coast redwood trees in closest proximity to a proposed residential addition project at 910 E Street (see tree map in this report).

The author visited the site on 4/28/2011, and tagged and assessed 3 protected size trees. These trees are noted in the tree data charts and tree map as trees #1, 2, and #3. Tags are permanent, aluminum, racetrack shaped tags affixed to the main trunk of each tree at approximately eye level.

Note that there are actually a total of **7 coast redwoods at this site**, 6 of which are protected size. The other 4 trees that were not assessed as part of this assignment are located just southwest of the subject trees plotted on the tree map in this report. The author has extended a suggested tree protection perimeter completely around all 7 of these trees so that chain link fencing will provide protection for the entire grove root zone and above-ground trunks, branches, and foliage.

The tree map scan is a marked up version of applicant sheet A1 "schematic site plan" revision date 4/14/11 by Christian Ruffat of San Mateo, California (stamped received City of Belmont Building April 22, 2011). On this sheet the author (contract city arborist or "CCA") drew scaled canopy driplines as solid line, and suggested tree protection zone fencing routes as dashed lines.

Photographs of all site trees are included in this report below for reference of existing conditions.

The attached Excel tree data chart includes not only standard arboriculture data, but also damage/removal fees, mitigation fees for removal of protected trees, and suggested protection and maintenance items to be initiated prior to commencement of site plan work.

Recommendations for maintaining and protecting individual trees are found in the mitigation section of this report. These are designed to guide planning department staff and planning commissioners throughout the decision-making process, as well as provide written documentation for contractors involved with tree preservation measures for this site. These mitigation items are considered the planning division conditions of project approval (COA), and will be deemed so if itemized by Staff in the official Staff report for this project and approved by commission vote.

Tree protection inspections will be performed by the CCA before, during, and after initiation of the site plan project (at the discretion of the planning director). The demolition, grading, and building permits will not be issued without prior city arborist inspection and approval of site tree protection measures.

One final note: There is a stockpile of excavated soil covered by plastic tarping located within the canopy driplines of the non surveyed trees in the south corner of the site, and a large amount of concrete rubble and various building materials and tools stored within the canopy driplines of survey trees #1, 2, and 3 (see photos in this report).



2 Summary

2.1 Species and Impacts:

There are 3 regulated trees on the site in close proximity to proposed work:

- Three (3) protected-size coast redwoods (*Sequoia sempervirens*) (trees #1, 2, 3).

The proposed residential addition will encroach to within 10 horizontal feet of the trunk edge of redwood #1, and will be located just outside the existing canopy dripline. There is no excavation proposed for the addition footprint area, as the addition is shown floating over existing grade as a main floor bumpout set over crawl space (see applicant sheet A7, site section B-B).

A perimeter grade beam footing will be cut along the south side of the addition to within approximately 8 to 9 feet from the trunk edge of redwood #1. I expect that negative impacts to tree #1 from this work will be less than significant.

An existing CMU block wall will be demolished at 4 to 5 feet north of the trunk edge of redwood #1. The impact of this work is probably not significant, as the wall is quite low in elevation, with the top of wall at an elevation lower than the trunk base of redwood #1.

Use of chain link fencing protection, wood chip mulch, and heavy irrigation for the redwoods will help mitigate any negative impacts of construction if and when they occur (e.g. soil compaction, root desiccation, root loss, root damage, etc.).

2.2 Tree condition:

Most of the site redwoods are in good overall condition with good live twig density, good live twig extension, normal needle color, and good live crown ratio which is the length of vertical live tree divided by total tree height.

Canopy branches hang down to as low as 5 feet above grade on these trees, which is good for developing proper trunk taper over time. However, this makes them more susceptible to construction related damages. Therefore, proper tree protection through use of chain link fencing, either on steel posts or as free-standing panels, will be the most important protection for trees at this site.

Tree #3 did exhibit symptoms of soil moisture stress which is common on coast redwoods when they are planted in urban areas that do not receive normal year round fog and rain, and which typically grow in heavy clay soils instead of quick draining, sandy, creekside soils which is the redwoods' native growing condition.

There are existing irrigation flood bubblers located near these trees, assumably installed at the time these trees were planted. The CCA does not know at the time of writing whether this irrigation system is still functional and/or turned on. We may need to supplement this irrigation system with temporary soaker hoses and/or other water delivery methods during the construction period.



2.3 Impact Mitigation

TABLE 2.3 SUGGESTIONS FOR IMPACT MITIGATION

Impact Type	Trees Affected	Suggested Mitigation
General physical damage to trunks and/or canopy branches and foliage during construction.	#1,2,3 and 4 additional non-surveyed redwoods	Install trunk buffers and chain link fencing.
General soil compaction of root zone caused by foot traffic, tools, materials, work, etc.	#1,2,3 and 4 additional non-surveyed redwoods	Install chain link fencing either as chain link roll with hooks, or as stand-alone panels that sit on moveable concrete footings, per the routes shown on the tree map in this report.
Droughty soil conditions	#1,2,3 and 4 additional non-surveyed redwoods	<p>Mulch surface of soil inside the tree protection fence using chipper truck type wood chips 4 to 6 inches thick, available from tree care companies and/or from Lyngso garden supply in Redwood City (use only wood chips, not bark chips).</p> <p>Periodically irrigate 1x/week for a duration to be determined, using the existing landscape bubbler system plus other means to be determined through discussion between the CCA and the builder.</p>
(Existing Impact) Materials, tools, concrete rubble, and excavated waste soil under a plastic tarp are located within canopy driplines.	#1,2,3 and 4 additional non-surveyed redwoods	<p>Remove all items prior to erecting trunk buffers and tree protection zone fencing, and prior to laying wood chip mulch.</p> <p>Do <u>not</u> use machinery. Use only hand tools such as wheelbarrows and hand shovels.</p>



3 Protected Trees

Protected trees are defined in the Belmont city ordinance as oaks, redwoods, sequoias, madrones, bays, buckeyes, and Monterey cypress "having at least one trunk (stem) 10" (measured at 4.5 feet above grade) or greater".

Non-native tree species of diameter 18" DBH or greater are also protected, except for acacia species, *Eucalyptus globulus* (blue gum), and Monterey pine, which are considered non-regulated.*

All tree specimens measuring greater than 6-inches in diameter at 4.5-feet above grade other than the species noted above are considered "regulated trees".

*Non-regulated and regulated trees on undeveloped lots cannot be removed without prior approval from planning commission and/or city council action. Non-regulated trees can be removed on developed residential lots without prior consent from the City.

Multi-stem trees are also protected where the sum total of all mainstems measured at 4.5 feet above grade is greater than 10-inches (protected tree species), or greater than 18-inches (non-native species).

Removal of most tree specimens with at least one stem measuring greater than or equal to 6-inches in diameter now requires a removal fee based on the chart in the city's 2010-11 Master Fee Schedule. In addition, "protected trees" may require mitigation at up to a 3:1 ratio using 24" box size native oaks or other approved species, or an in-lieu fee of (\$473X3 plantings=\$1,419) per "protected tree" removed, at the discretion of the planning commission.



4 City of Belmont Master Fee Schedule 2010-11

CITY OF BELMONT MASTER REVENUE SCHEDULE EFFECTIVE JULY 1, 2010		
8. TREE REMOVAL FEES - DEVELOPMENT PROJECTS OR GENERAL PROPERTY MAINTENANCE		
Tree removal fees are assessed for the removal of trees required for the development or general maintenance of property. They are collected to mitigate the loss of trees from the City's tree population. Fees are deposited in the City Tree Planting and Establishment Fund.		
FEE BASIS:		
<u>Tree Size (DBH)</u>	<u>Protected Trees</u>	<u>All Other Species</u>
24" or greater	\$4,731	\$2,366
18" but less than 24"	\$2,366	\$1,182
12" but less than 18"	\$2,366	\$687
6" but less than 12"	\$1,182	\$391
Less than 6"	No Fee	No Fee
NOTES:		
1) Protected Trees as defined in Chapter 25 of the City Code include: Oaks (all species), Bay, California Buckeye, Monterey Cypress, Coast Redwood, Giant Sequoia and Madrone.		
2) All Other Species include all other trees except: Acacia (all species), Eucalyptus globulus, Ficus, Liquidambar, "Composites" and Monterey Pine.		
3) Tree size is defined by diameter at breast height (DBH), which means the diameter (at the widest point) of the tree trunk measured at 4-5 feet above natural grade. In the case of multiple stemmed trees, the measurement shall be the sum of the diameter of all stems measured at DBH.		
4) Payment shall be made prior to the issuance of a grading permit. If no grading permit is required, payment shall be made prior to the issuance of a building permit. If no building permit is required, payment shall be made prior to removal of any protected tree.		
9. TREE PLANTING IN LIEN FEES - DEVELOPMENT OR GENERAL MAINTENANCE PROJECTS		
When a requirement to plant trees on the subject property cannot be met, the applicant shall pay a tree planting in-lien fee to the City Tree Planting and Establishment Fund.		
FEE BASIS:		
<u>Size of Tree to be Planted</u>	<u>In-lien Fee</u>	
24" Box	\$473	
10. PUBLIC NOTICE FEE	\$285	



5 Mitigation Recommendations

Directions to Staff or Contract Staff associated with this project:

Please enter the following into the Belmont CRW PermitTrack file for this project to prevent permit issuance prior to the City Arborist's evaluation of initial tree protection measures at the site:

'STATUS' field: 'HOLD'

'REMARKS' field: 'PENDING INITIAL TREE PROTECTION INSPECTION AND SIGNOFF'

Prior to issuing a permit for grubbing, demolition, tree removal, grading, excavation, or construction, the following must occur:

1. **PRE-CONSTRUCTION SITE MEETING BETWEEN PROJECT TEAM AND CONTRACT CITY ARBORIST (CCA):**

Members of the applicant's project team shall make an appointment for a site pre-construction meeting with the Contract City Arborist.

Items for discussion and assessment (also use the tree data charts as a guide and reference for tree protection and maintenance items):

a. **Fees:**

Verify that tree related fees are paid:

- **\$725 (plus 30% City admin fees)** for this arborist report.
- A **\$1,000 (plus 30% City admin fees)** arborist monitoring fee will need to be paid for construction monitoring and monthly reports by the CCA throughout the entire project until final signoff.
- Verify that the project team understands that the CCA will determine prior to final occupancy permit issuance if trees #1, 2, or 3 were **negatively impacted** by site plan construction activity to the degree that a damage fee would be required to be paid in the amount of partial or full tree removal fees plus in-lieu fees as applicable.

(See the attached tree data charts for individual tree removal fee values).

b. **Staging/Storage/Ingress/Egress:** Identify all staging, storage, and ingress/egress areas.



c. **Root Protection Zone (RPZ):**

- i. Verify that builder has a copy of this report that is to remain on site for reference.
- ii. Spray out the author's proposed root protection zone with spray paint on the ground to ensure that fencing is erected in the correct location per this report (i.e. outside the existing wood property boundary fence, surrounding the canopy driplines of all 7 redwoods).
- iii. Verify that the RPZ will be able to remain in place as initially erected and still allow for proposed addition work to occur without hindrance.
- iv. Verify whether existing irrigation bubblers are active and functioning and whether we can use that system for temporary irrigation. If not, then we will need to devise a secondary system of temporary irrigation to supply heavy irrigation to the root zones of site redwoods on a 1x/week basis for the entire area inside the root protection zone (RPZ) fence perimeter.
- v. Verify that no new landscaping will be installed within 25 feet of any existing redwood specimen.
- vi. Verify that all existing materials inside the proposed RPZ area are completely removed or are in the process of being completely removed (e.g. concrete rubble, materials, tools, supplies, waste excavation soil under a plastic tarp, etc.) using only hand tools such as wheelbarrows and shovels (i.e. do not use machinery to remove soil and other items from this area).
- vii. Discuss the total root zone area to be covered in wood chip mulch.
- viii. Discuss the fact that **no pruning** is to occur on any of the redwoods, and that all existing branches are to remain as-is, hanging down to 5 feet above grade.

2. **DEMOLITION OF EXISTING CMU WALL:**

If woody roots measuring 1 inch diameter or greater are encountered during demolition of the existing CMU wall, then call the CCA to inspect. Backfill over roots using existing site soil to keep them moist. Cover with wood chips that are being used inside the tree protection zone area.

3. **WOOD CHIP MULCH:**

Install an even 6 inch thick layer of high quality chipper truck-type wood chips inside the entire area bounded by the CCA's proposed tree protection zone perimeter fence (see dashed line on the tree map in this report).

This type of natural wood chip material is available from Lyngso Garden Supply in Redwood City for self pickup at the rate of \$30/cubic yard. I have found their wood chips to be of very high quality and the chip sizes are nicely graded. Contact them at





www.lyngsogarden.com for more information. See photo at right for example.

NOTE: Wood chips are solid wood, and are different from bark chips which are solid bark.

4. **IRRIGATION TEMPORARY:**

Supply all 7 site redwoods with soaker hose and/or emitter line irrigation on a 1x/weekly deep watering basis throughout the construction project, with water delivery to occur over the entire open soil root zone area encompassed by the tree protection zone (TPZ) fence perimeter.

Irrigation can be provided via water truck, water tank, soakers, emitter lines, garden hose trickle, or other means, watering directly over the wood chip mulch layer. If the existing flood bubblers are functional, then those can be used for some of the irrigation requirement, although they are limited in their usefulness since they only emit water at the trunk base of each tree.

See photo above in item #3 for an example of how irrigation is typically supplied over an entire root zone of a tree using a snaking emitter line.

The CCA will check soil moisture using a Lincoln probe on a once monthly basis to determine if relative soil moisture levels are adequate for survival of the trees. Irrigation may be adjusted in terms of frequency and/or duration depending on these monthly probe readings.

5. **TRUNK BUFFER:**

All 7 site redwoods shall be supplied with trunk buffers covering the exposed lower trunks between grade elevation and approximately 5 feet above grade (or the lowest scaffold limbs). The buffer shall consist of orange plastic wrapped approximately 20 times to create a layer 2 inches thick (a single large tree uses up to 1 or 1.5 rolls of orange plastic fencing material).



Place 2X4 wood boards over the buffer, standing up side by side around the entire trunk circumference. Secure with duct tape or rope, or continue wrapping orange plastic over the wood boards and affix with UV resistant zip-ties. Do not use wires. See spec photo at right.

Alternatively, landscaper bender board can be used in-lieu of 2X4 wood boards (see photo at right).



6. **TREE PROTECTION FENCING:**

CHAIN LINK

The location of the tree protection zone fencing shall be the dashed line as shown on the tree map in this report. The areas between the tree trunk edges and this fence route shall be known as the critical root zones or root protection zones ("CRZ" or "RPZ"). The fence shall extend out over the open soil along



the south side of the driveway, and over the open soil east of the existing wood fence along E Street. The fence perimeter shall encompass all 7 site redwoods, protecting them at or beyond their canopy dripline edges.

Fencing material used for all protective fences as per above must be steel chain-link, at least five-feet in height, mounted on two-inch diameter galvanized iron posts 6-feet in length, driven a minimum of 24-inches into the ground, or free-standing chain link panels mounted on moveable concrete footings secured into place by wiring to steel layout stakes or other steel stakes pounded into the ground. **Posts for post and hook fencing must be mounted no wider than six-feet apart.** *This fence must be erected prior to any heavy machinery traffic or construction material arrival on site.*

Compliance inspections will occur (1) at the time of fence erection (2) approximately once monthly during grading and construction, and (3) after construction is complete. All fencing must remain in place until all construction is completed and the fencing and other protection has received a final signoff letter from the contract city arborist at the end of project. Permit approval will not occur until after the first inspection has been performed and the protection measures are approved by the city arborist.

The protective fencing must not be temporarily moved during construction. **Fencing required to be moved or removed to allow for any site plan work will require the expressed written (emailed or faxed) permission of the CCA.**

No supplies, materials, tools, excavated soil, liquids, substances, garbage, litter, etc. are to be placed or dumped, even temporarily, inside the TPZ/CRZ.

No staging will be allowed inside the TPZ.

7. **SIGNAGE:**

The TPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level for every 20-linear feet of chain link tree protection fencing, minimum 8"X11" size each, plastic laminated or otherwise waterproofed, stating:

TREE PROTECTION FENCE

DO NOT MOVE OR REMOVE WITHOUT AUTHORIZATION FROM
WALTER LEVISON, CONTRACT CITY ARBORIST

CALL OR EMAIL 48-HRS ADVANCE FOR PERMISSION

PHONE/FAX (650) 697-0990 Email: drtree@sbcglobal.net



6 Consultant's Qualifications

- PNW-ISA Certified Tree Risk Assessor #593
- PNW-ISA Certified Tree Risk Assessor Course graduate, 2009
- ASCA Registered Consulting Arborist #401
- Millbrae Community Preservation Commission (Tree Board)
2001-2006
- ASCA Arboriculture Consulting Academy graduate, class of 2000
- ISA Certified Arborist #WC-3172
- B.A. Environmental Studies/Soil and Water Resources
UC Santa Cruz, Santa Cruz, California 1990
- Peace Corps Soil and Water Conservation Extension Agent
Chiangmai Province, Thailand 1991-1993
- Associate Consulting Arborist
Barrie D. Coate and Associates
4/99-8/99
- Contract City Arborist to the City of Belmont
5/99-present
- Continued education through attendance of arboriculture lectures and forums sponsored by The American Society of Consulting Arborists, The International Society of Arboriculture (Western Chapter), and various governmental and non-governmental entities.

(My full curriculum vitae is available upon request)



7 Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised and evaluated as through free and clean, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinance, statutes, or other government regulations.

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

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Unless required by law otherwise, the possession of this report or a copy thereof does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualifications.

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

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

Unless expressed otherwise:

- a. information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection; and
- b. the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Loss or alteration of any part of this report invalidates the entire report.

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborist cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

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



Walter Levison
CONSULTING ARBORIST



PNW-ISA Certified Tree Risk Assessor #593

ASCA Registered Consulting Arborist #401

ISA Certified Arborist #WC-3172

8 Certification

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

Signature of Consultant

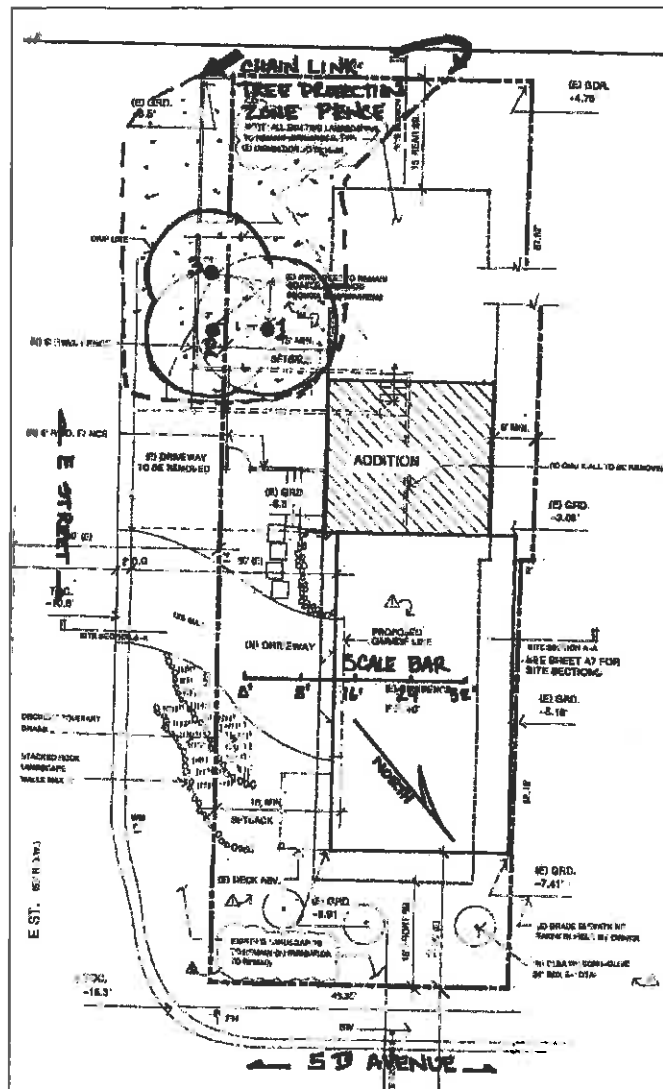
Attached: Tree Data Charts



9 Tree Map Scan

Solid Lines = Tree Canopy Driplines

Dashed Lines = Tree Protection Zone (TPZ) Fencing Routes



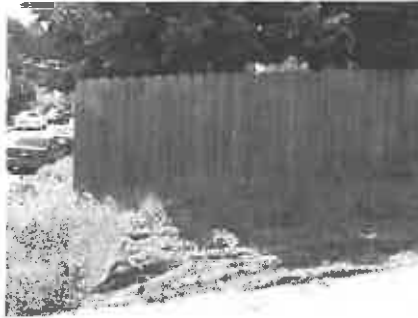
Note how the author's proposed tree protection zone fence and wood chip mulched area extends beyond the existing wood property boundary fences into the open soil root zone areas of the driveway edge and the street, and are designed to optimize root survival and root health for all 7 rear yard coast redwood trees throughout the construction process.



10 Site Photographs



View of the existing CMU block wall as viewed looking up the driveway.



The south side of the driveway has an open soil strip that will become part of the chain link fenced root protection zone.



A view of the existing residence looking west from E Street.



Profile: Coast redwoods #1, 2, and #3 located behind wood fencing.



A close-up view of equipment, tools, and rubble stored under the canopy driplines of trees #1, 2, 3. All of this material will need to be removed prior to setting up the chain link root protection zone fence perimeter, wood chip mulch, and temporary irrigation.



A full view of the concrete rubble currently stored under the canopy driplines of trees #1, 2, and #3. All of this material will need to be **removed by hand only using no machinery.**



The tree on the right is a fourth tree just beyond protected tree #3. This redwood will also be negatively affected by site work if a root protection zone is not established per the author's tree map in this report.



Current condition of most site redwoods is "good", and the trees exhibit good live twig density and extension with normal needle color.



These additional redwood specimens are located in the south corner of the property, and although they were not surveyed, they will be protected by the author's proposed root protection zone fencing and wood chip mulch.



A large rectangular area of excavated soil is stockpiled under a tarp in the rear yard under the canopy dripline of at least one of the three trees in that corner. All of this material will need to be removed by hand using hand tools only, prior to erection of the root protection zone fencing perimeter.



Close-up view of the soil stockpile which extends all the way to the south end of the rear yard.

Tree Tag #	Tree to be removed due to plan conflicts	Expect unmitigable impacts due to construction	Trunk 1 (in)	Trunk 2 (in)	Trunk 3 (in)	Trunk 4 (in)	Trunk 5 (in)	Adjusted Trunk Diameter Inches @ 54" A.G. (1+2+3+4+5)	"Protected Tree" (tree species 10% non-native 10%)	Fee Per 2010 Master Fee Schedule (if removed or severely damaged)	Additional mitigation required if removed or severely damaged (24" box size plantings and/or in-herb fees)	COMMON NAME & Scientific Name	Height & Spread (ft)	Health & Structural Ratings (0-100% each)	Overall Condition Rating (0-100%)	FIELD NOTES	Recommend Modify (I) irrigation, (U) utility trench, (G) grading, (D) drainage, (F) foundation, (L) landscaping	Protection & Maintenance (tpz, tk, sb, f, m, w, p)
1			13	0	0	0	0	13	X	\$ 2,366	\$1,419	coast redwood (Sequoia sempervirens)	30/18	85/85	85% Good	Good TDE and live crown ratio. Tree's foliage hangs down to 5 feet above grade. Existing tools, concrete rubble, work related materials and supplies are sitting within the canopy drip-line area of this tree (see photos). Do not prune. Remove all items from the tree protection zone area shown on the tree map in this report. Use wood chip mulch, trunk buffer, and chain link fencing on posts or free standing chain link panels pinned into place. Irrigate 1x/week using existing irrigation bubbler system and/or soaker hoses and/or garden hoses during construction period. Allow existing wood fence to remain as part of the tree protection fence. Add TPZ fence to the street side of root zone (see tree map in this report).		tb, tpz, m, w
2			12.6	0	0	0	0	12.6	X	\$ 2,366	\$1,419	coast redwood (Sequoia sempervirens)	22/15	85/85	85% Good	All same as tree #1 above.		tb, tpz, m, w
3			12	0	0	0	0	12	X	\$ 2,366	\$1,419	coast redwood (Sequoia sempervirens)	30/15	65/65	65% Fair	All same as tree #1 above, except canopy needles appear to be under soil moisture stress from lack of regular irrigation (TDE is only moderate).		tb, tpz, m, w

Notes:

1. I was directed by Staff to look only at the 3 protected size redwood specimens in closest proximity to proposed construction.
2. There are 4 other coast redwoods located west of the 3 subject trees surveyed above. 3 of these 4 additional trees are protected size redwoods in good overall condition. Similar to the survey trees above, the 4 additional redwood specimens either have materials piled around their trunks, or excavation waste soil piled up inside the canopy driplines with plastic tarping above (see photos in this report). I suggest using chain link fencing to create a tree protection zone around these trees, and removing all materials and soil to outside the canopy driplines. Use wood chip mulch and irrigation as per trees #1, 2 and 3.

TREE DATA
910 "E" Street
Belmont, CA

Tree Tag #	Tree to be removed due to plan conflicts	Expect unmitigable impacts due to construction	Trunk 1 (in)	Trunk 2 (in)	Trunk 3 (in)	Trunk 4 (in)	Trunk 5 (in)	Adjusted Trunk Diameter Inches @ 54" A.C. (1+2+3+4+5)	"Protected Tree" (Rating applies to "A" not "B" or "C")	Fee Per 2010 Master Fee Schedule (if removed or severely damaged)	Additional mitigation required if removed or severely damaged (24" box size plantings and/or in-lieu fees)	COMMON NAME & Scientific Name	Height & Spread (ft)	Health & Structural Ratings (0-100% each)	Overall Condition Rating (0-100%)	FIELD NOTES	Recommend Modify (Irrigation, Trench, Utility trench, Grading, Footprint, Landscaping)	Protection & Maintenance (tpz, lb, sb, f, m, w, p)
<p>Protection and Maintenance Codes per Contract City Arborist (CCA):</p> <p>TPZ: Tree protection fence, chain link, with 2" diameter iron posts driven 24" into the ground, 6 to 8 feet on center max. spacing, with TENAX silt fence installed on uphill side of fence and zip-tied to the chain link.</p> <p>RB: Root buffer consisting of wood chip mulch laid over existing soil as a 12 inch thick layer, overlain with 1 inch or greater plywood strapped together with metal plates. This root buffer or soil buffer should be placed over the entire width of the construction corridor between tree trunks and construction.</p> <p>TB: Trunk buffer constructed as indicated above in the tree charts, consisting of either a straw wattle wrapped around the trunk, or 10-20 wraps of orange plastic snow fencing to create a 2 inch thick buffer over the lowest 8 feet of tree trunk. Secure buffer using duct tape (not wires).</p> <p>SB: Soil buffer consisting of full sheets of exterior grade plywood strapped together with metal plates and screws, laid over a 6 inch thick layer of wood chips. For ease of wood chip removal after the project is completed, a layer of professional grade filter fabric or landscape fabric can be installed over the soil surface prior to laying the wood chips.</p> <p>F: Fertilization with Greenbelt 22-14-14 tree formula.</p> <p>M: 4 inch thick layer of wood chip mulch (Lyngso, self pickup).</p> <p>W: Irrigate using various methods to be determined through discussion between City Arborist and General Contractor. Irrigation frequency and duration to be determined through discussion. Permanent irrigation must be over-grade only, with no pipe trenching deeper than 4 inches below grade. Netrain professional grade emitter line is the preferred alternative "trenchless" drip irrigation product.</p> <p>P: Pruning per specification: noted elsewhere. All pruning must be performed only under direct site supervision of an ISA Certified Arborist, or performed directly by an ISA Certified Arborist.</p> <p>MON: Requires that Contract City Arborist (CCA) be present to monitor trenching/excavation within 20 feet of tree.</p> <p>RCE: Root crown excavation by an ISA Certified Arborist, using dull rounded hand tools to reestablish original soil grade elevations around the trunk base such that buttress root "flares" are visible.</p>																		

Tree Tag #	Tree to be removed due to plan conflicts	Expect unmitigable impacts due to construction	Trunk 1 (in.)	Trunk 2 (in.)	Trunk 3 (in.)	Trunk 4 (in.)	Trunk 5 (in.)	Adjusted Trunk Diameter Inches @ 64" A.G. (1+2+3+4+5)	"Protected Tree" (native species 10%, non-native 15%)	Fee Per 2010 Master Fee Schedule (if removed or severely damaged)	Additional mitigation required if removed or severely damaged (24" box size plantings and/or in-lieu fees)	COMMON NAME & Scientific Name	Height & Spread (ft)	Health & Structural Ratings (0-100%, each)	Overall Condition Rating (0-100%)	FIELD NOTES	Recommend Modify (Irrigation trench, Utility trench, (G)rating, (D)rimage, (L)andscaping	Protection & Maintenance (tpz, tb, sb, f, m, w, p)
1			13	0	0	0	0	13	X	\$ 2,366	\$1,419	coast redwood (<i>Sequoia sempervirens</i>)	30/18	85/85	85% Good	Good TDE and live crown ratio. Tree's foliage hangs down to 5 feet above grade. Existing tools, concrete rubble, work related materials and supplies are sitting within the canopy dripline area of this tree (see photos). Do not prune. Remove all items from the tree protection zone area shown on the tree map in this report. Use wood chip mulch, trunk buffer, and chain link fencing on posts or free standing chain link panels pinned into place. Irrigate 1x/week using existing irrigation bubbler system and/or soaker hoses and/or garden hoses during construction period. Allow existing wood fence to remain as part of the tree protection fence. Add TPZ fence to the street side of root zone (see tree map in this report).		tb, tpz, m, w
2			12.5	0	0	0	0	12.6	X	\$ 2,366	\$1,419	coast redwood (<i>Sequoia sempervirens</i>)	28/15	65/65	85% Good	All same as tree #1 above.		tb, tpz, m, w
3			12	0	0	0	0	12	X	\$ 2,366	\$1,419	coast redwood (<i>Sequoia sempervirens</i>)	30/15	65/65	65% Fair	All same as tree #1 above, except canopy needles appear to be under soil moisture stress from lack of regular irrigation (TDE is only moderate).		tb, tpz, m, w

Notes:

- 1 was directed by Staff to look only at the 3 protected size redwood specimens in closest proximity to proposed construction.
- There are 4 other coast redwoods located west of the 3 subject trees surveyed above. 3 of these 4 additional trees are protected size redwoods in good overall condition. Similar to the survey trees above, the 4 additional redwood specimens either have materials piled around their trunks, or excavation waste soil piled up inside the canopy driplines with plastic tarping above (see photos in this report). I suggest using chain link fencing to create a tree protection zone around these trees, and removing all materials and soil to outside the canopy driplines. Use wood chip mulch and irrigation as per trees #1, 2 and 3.

Tree Tag #	Tree to be removed due to plan conflicts	Expect unmitigable impacts due to construction	Trunk 1 (in.)	Trunk 2 (in.)	Trunk 3 (in.)	Trunk 4 (in.)	Trunk 5 (in.)	Adjusted Trunk Diameter Inches @ 54" A.G. (1+2+3+4+5)	"Protected Tree" (native species 10+; non-native 50+)	Fee Per 2010 Master Fee Schedule (if removed or severely damaged)	Additional mitigation required if removed or severely damaged (24" box size plantings and/or native trees)	COMMON NAME & Scientific Name	Height & Spread (ft)	Health & Structural Ratings (0-100% each)	Overall Condition Rating (0-100%)	FIELD NOTES	Recommend Modify (I)rigation trench, (U)tility trench, (G)radling, (D)rainage, (F)oundation footprint, (L)andscaping	Protection & Maintenance (fpz, lb, sb, f, m, w, p)
<p>Protection and Maintenance Codes per Contract City Arborist (CCA):</p> <p>TPZ: Tree protection fence, chain link, with 2" diameter iron posts driven 24" into the ground, 6 to 8 feet on center max. spacing, with TENAX silt fence installed on uphill side of fence and ziplined to the chain link. RB: Root buffer consisting of wood chip mulch laid over existing soil as a 12 inch thick layer, overlain with 1 inch or greater plywood strapped together with metal plates. This root buffer or soil buffer should be placed over the entire width of the construction corridor between tree trunks and construction. TB: Trunk buffer constructed as indicated above in the tree charts, consisting of either a straw wattle wrapped around the trunk, or 10-20 wraps of orange plastic snow fencing to create a 2 inch thick buffer over the lowest 8 feet of tree trunk. Secure buffer using duct tape (not wires). SB: Soil buffer consisting of full sheets of exterior grade plywood strapped together with metal plates and screws, laid over a 6 inch thick layer of wood chips. For ease of wood chip removal after the project is completed, a layer of professional grade filter fabric or landscape fabric can be installed over the soil surface prior to laying the wood chips. F: Fertilization with Greenbalt 22-14-14 tree formula. M: 4 inch thick layer of wood chip mulch (Lyngso, self pickup). W: Irrigate using various methods to be determined through discussion between City Arborist and General Contractor. Irrigation frequency and duration to be determined through discussion. Permanent irrigation must be over-grade only, with no pipe trenching. P: Pruning per specifications noted elsewhere. All pruning must be performed only under direct site supervision of an ISA Certified Arborist, or performed directly by an ISA Certified Arborist. MON: Requires that Contract City Arborist (CCA) be present to monitor trenching/excavation within 20 feet of tree. RCE: Root crown excavation by an ISA Certified Arborist, using dull rounded hand tools to reestablish original soil grade elevations around the trunk base such that buttress root "flares" are visible.</p>																		



1. How do you plan to contact your neighbors?

Owner's to provide neighborhood outreach letter. See attached.

2. How will you inform your neighbors about the project?

Via letter. See above.

3. How will you gather feedback from your neighbors?

Neighborhood meeting as outlined in letter.

4. Here are the tentative dates for completing my outreach strategy:

- A. Contact: 1/17/11
- B. Informing 1/27/11
- C. Feedback 1/31/11

4. As property owner, I, STEVE WENDLAND (print property owner's name), hereby acknowledge that I will make every reasonable effort to obtain neighbor comments on my project prior to presenting my request to the Planning Commission or City Council in public hearing. I understand that the purpose of the Neighborhood Outreach Strategy is to foster a positive and constructive dialogue regarding my project and its possible effects on surrounding homeowners and tenants.

[Signature]
Property Owner's Signature

1-12-11
Date

December 29, 2010

Neighbor Meeting
Proposed Remodel & Addition – 910 E Street, Belmont, CA.

Dear Neighbor:

You are invited to attend a neighbor meeting with Homeowner (Steve Wendland) & Designer, Christian Ruffat to present a proposal for the remodel and addition to the single family home located at 910 E Street Belmont. This informal meeting will be held at the property on January 29, 2011 . **IF YOU WISH TO ATTEND, PLEASE RSVP IN ADVANCE WITH STEVE WENDLAND, 415- 269-0149** . In the event this time is not convenient, please contact us for an alternative.

The purpose of this meeting is to receive any comments from neighbors regarding the proposal. After the meeting, the Owner will submit an application for review by the City of Belmont Design Review Board . You will receive an official notice of the public hearing.

Prior to the review of the application by the Design Review Board, comments or questions should be directed to the Designer, Christian Ruffat or the Town's Planning Department.

Sincerely,



Christian Ruffat
650-218-8161