

December 24, 2018

Mr. Dennis Thomas
San Mateo Real Estate
1777 Borel Place, Suite 330
San Mateo, CA 94402

Dear Mr. Thomas:

Subject: **LETTER OF CONTINUANCE**
File Number: PLN 2002-00517
Location: Bel Aire Road in the San Mateo Highlands
APNs: 041-111-130, 041-111-160, 041-111-270, 041-111-280,
041-111-320, and 041-111-360

On December 12, 2018, the San Mateo County Planning Commission considered an approval of a detailed landscaping plan for the Ascension Heights Subdivision approved on appeal by the Board of Supervisors. The project is located in the unincorporated San Mateo Highlands area of San Mateo County. A condition of approval requires the applicant is to submit a landscaping plan for review and approval by the Planning Commission, including a 30-day public review and comment period before recordation of the Final Map.

Based on information provided by staff and evidence presented at the hearing, and with the applicant's concurrence, the Planning Commission continued the item to a date uncertain to allow additional time for revisions to the landscape plan to include:

1. A revised plan that restores the trail that was reflected in the conceptual landscaping plan included as part of the 2016 Board of Supervisor's approval of the tentative map;
2. Documentation of tree protection measures that will be implemented to ensure survivability of trees on parcels adjacent to the subdivision's entrance and submittal of a bond based on an appraisal of the trees' values for a period of five years to be used for replacements in the event the tree's do not survive;
3. Implementation of planting and vegetation as part of erosion repair on the southwest slope of the subject site, and;
4. Relocate tree plantings along the rear yards of lots 1-7 upslope and re-specify species that will not encroach on neighbored yards when mature while providing screening;
5. 30-day public review and comment period of the revised landscape plan.



All interested parties will be notified when the item is scheduled for a future Planning Commission meeting. Please direct any questions regarding this matter to James Castañeda, Project Planner, at 650/363-1853 or Email: jcastaneda@smcgov.org.

To provide feedback, please visit the Department's Customer Survey at the following link:
<http://planning.smcgov.org/survey>.

Sincerely,



Janneth Lujan
Planning Commission Secretary

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cc: Department of Public Works
Building Inspection Section
Environmental Health Division
Cal-Fire
County Assessor
County Geologist
Parks and Recreation
Planning Director, City of Hillsborough
Planning Director, City of San Mateo
California Water Service Company
Crystal Springs County Sanitation District
San Mateo-Foster City School District
San Mateo Union High School District
John O'Rourke
Laurel Nagel, Baywood Park Homeowners Association
Peter Lawrence
Craig Nishizaki
Allen Abraham
Kim Ricket

