

March 12, 2019

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

Dear Mr. Thomas:

Subject: **FINAL LETTER OF DECISION**
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 February 27, 2019 the San Mateo County Planning Commission considered an approval of a revised landscaping plan for the Ascension Heights Subdivision. The project is located in the unincorporated San Mateo Highlands area of San Mateo County. A condition of approval requires the applicant 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, the Planning Commission approved the revised proposed detailed landscaping plan with any necessary conditions to be addressed by staff, pursuant to the adopted revised conditions of approval listed in Attachment A.

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

County of San Mateo
Planning and Building Department

REVISED FINDING AND CONDITIONS OF APPROVAL

Project File Number: PLN 2002-00517

Hearing Date: February 27, 2019

Prepared By: James A. Castañeda AICP

Adopted By: Planning Commission

FINDING

As conditioned, the detailed landscaping plan conforms to the adopted conditions of the subdivision approval.

REVISED CONDITIONS OF APPROVAL

1. Prior to final recordation of the subdivision and commencement of grading activity, the applicant shall submit an arborist's assessment of the proposed bioretention areas adjacent to the Parrot Drive lots, and the potential for them to impact trees along the property line. This assessment, and any associated recommended actions to avoid or minimize potential impacts shall be reviewed and approved by the Community Development Director. Approved actions shall be implemented under the supervision of the project arborist.
2. Prior to final recordation of the subdivision, the applicant shall submit the proposed landscape irrigation plans, showing locations of all irrigation pipes and associated infrastructure (such as backflow prevention devices, irrigation controller) that will be located in the planting areas along Bel Aire Road and along the rear of the Parrot Drive lots (Lots 1-7), for Community Development Director review and approval. The irrigation plans shall be reviewed by the project arborist for potential impacts on existing trees from associated trenching. The arborist shall provide recommendations to avoid or minimize impacts to existing trees, the excavation measures to be used, and the nature of project arborist supervision of this work. These recommendations shall be reviewed and approved by the Community Development Director.
3. Prior to final recordation of the subdivision, the applicant shall provide to the Community Development Director the final design of the Cal Water main relocation, along with measures to ensure that the relocation will not cause irreparable harm to existing trees along the rear lots/Parrot Drive property lines. The design of the relocation, the measures, and any adjustments to avoid or minimize three impacts, and any adjustments to the landscape plan required to

accommodate this relocation, shall be reviewed and approved by the Community Development Director.

4. Prior to final recordation of the subdivision, the applicant shall submit a report documenting that the installation of the utilities and infrastructure identified by the final Civil Plans for the subdivision will not impact or require substantial modification of the detailed landscaping plan. Any minor modifications shall require Community Development Director review and approval. Any substantial modifications require Planning Commission approval.
5. Prior to final recordation, a tree protection bond must be approved and accepted by the Community Development Director that ensures funding for tree replacement on parcels adjacent to the subdivision's entrance and behind Lots 6 and 7 (adjacent to the rear of 1538 and 1550 Parrot Drive) for any trees that die due to impacts from the authorized grading and construction activities in the amount of the appraised value of the trees consistent with the Council of Tree and Landscape Appraisers: Guide for Plant Appraisal 10th edition, released last year. The bond will be used by the County to provide affected property owners adjacent to the subdivision's entrance compensation in the event that the trees die due to construction impacts, and the applicant is unable to replace the trees or directly compensate the affected property owner(s).
6. Prior to acceptance of the tree protection bond, the applicant shall submit an inspection report from a certified arborist that describes the pre-construction conditions of the trees to be bonded for, as well as a follow-up inspection at 2 1/2 years to monitor for any changes in the trees' health due to development or outside influences. Five (5) years after completion of construction of the private road, drainage features, retaining walls and landscaping, the Cal Water main relocation, and any other construction activities that may affect existing trees to be saved, the applicant shall submit an arborist report assessing the trees' health. The Bond shall only be released on a finding by the Community Development Director that the applicant has successfully protected the trees, or if the trees have died, the applicant has replaced the trees or has directly compensated the affected property owner(s) an amount equal to the appraised value of the affected trees.
7. Prior to final recordation, the applicant shall remove the seven Monterey Pine trees located at the rear of lots 1 and 2 (adjacent to the rear of 1474 and 1486 Parrott Drive. These trees shall be replaced with seven (7) oaks of 15-gallon size within the same general area where the removed Monterey Pines are located.
8. Prior to recordation, the applicant shall revise the landscaping plan to include additional vegetation/plantings along the southern slope areas of the subject site above Ascension Drive, including California native shrubs (e.g., Ceanothus, Toyon, Manzanita, Coffeeberry) and other native vegetation (e.g., deer grass) in a random pattern that achieves a natural open space setting. The erosional area on the southwest slope facing Ascension Drive shall be scarified, amended, and planted consistent with other erosion repair areas on this slope.

9. Prior to building permit issuances, the applicant shall submit a landscaping installation and phasing schedule to clarify when various landscaping improvements will be installed in relation to construction. The schedule shall provide for the initiation of planting prior to or concurrently with the initiation of construction, and for the completion of all planting prior to the issuance of the first certificate of occupancy.
10. Prior to building permit issuances, the applicant shall submit a maintenance and monitoring plan for the installed landscaping in order to insure the plants survivability during construction and for a period of five (5) years after the final home of the 19 lots has received its occupancy permit. The applicant or successor in interest will be responsible for replacing plant material that dies within the five (5) year maintenance period. A report documenting the successful installation of the approved landscaping plan shall be submitted for the review and approval of the Community Development Director prior to the issuance of the first Certificate of Occupancy, and a report documenting the survival and replacement (where necessary) of the approved plantings shall be submitted for Community Development Director review and approval five (5) years from the date of the initial report. In addition, the applicant will eradicate invasive jubata grass, and routinely remove any new blue gum eucalyptus (*Eucalyptus globulus*) and Monterey pine (*Pinus radiata*) seedlings to prevent further establishment of these undesirable invasive species on the site.
11. Prior to final recordation, a bond must be approved and accepted by the Community Development Director to insure survivability of landscaping plantings along Ascension Drive and Bel Aire Road during construction and for a period of five (5) years after the completion of the subdivision improvements.
12. Grading and construction within the dripline of the trees for neighboring properties shall be avoided where feasible. Where avoidance is not feasible, mitigation measures to reduce compaction and other significant impacts to the roots and canopy of trees shall be implemented and overseen by the project arborist, and approved by the County arborist. Such measures shall include installation of temporary mulch buffers, use of root protection matting or geo-grid to reduce compaction of surface soils during periods of surface encroachment. Encroachment involving excavation (utility trenching, foundation piers, or other) within the tree protection zones may require exploratory trenching with use of a supersonic air tool designed for soil displacement. Selective cutting of roots shall be minimized as identified by the Project Arborist and confirmed by the County Arborist. Directional boring of utilities shall be utilized to avoid excessive root severance within dripline and/or defined tree protection zones.

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