

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

RECOMMENDED FINDINGS FOR APPROVAL

Permit File Number: PLN 2017-00272

Board Meeting Date: June 5, 2018

Prepared By: Olivia Boo
Project Planner

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS:

Regarding the Environmental Review, Find:

1. That the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (*New Construction or Conversion of Small Structures*), which exempts construction of a new single-family residence in a residential zone, and Section 15304 (*Minor Alterations to Land*) exempting minor public or private alterations in the condition of land, water and/or vegetation, which does not involve removal of healthy, mature, scenic trees. The Valley Oak tree is not located in a mapped scenic resource area and the tree is not visible beyond the immediate vicinity and adjacent neighbors.

Regarding the Significant Tree Removal Permit, Find:

2. That the subject 38-inch Valley Oak tree meets the criteria for removal found in Section 12,000 of San Mateo County Ordinance Code. After reviewing the subject application, supporting materials, and accepting public comment, the Board of Supervisors has determined that this tree permit meets the criteria for permit approval based on the findings including: (1) utilization of the property in a manner which is of greater public value than any environmental degradation caused by the action; (2) allowing reasonable economic or other enjoyment of the property; and (3) that the tree will be replaced by plantings approved by the Community Development Director.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The tree indicated on the application form dated February 28, 2018 may be removed. A separate Tree Removal Permit shall be required for the removal of any additional trees.

2. This Tree Removal Permit approval shall be on the site and available at all times during the tree removal operation and shall be available to any person for inspection. The issued permit shall be posted in a conspicuous place at eye level at a point nearest the street. Tree removal may only begin after the issuance of the associated building permit for the residence (BLD 2017-02635).
3. The applicant shall plant on-site a total of two (2) Valley Oak trees using at least 24-inch-box size stock, for the tree removed. Replacement planting shall occur prior to the final building inspection.
4. The applicant shall submit photo verification to the Planning Department of the planted replacement trees required in Condition of Approval No. 3. Photos shall be submitted either in person to the Planning Department, or via email to plngbldg@smcgov.org with reference to the Planning Application PLN Number, PLN 2017-00272.
5. Removal of the tree shall only occur after the issuance of the associated building permit for construction of the proposed residence.
6. If work authorized by an approved permit is not commenced within the period of one (1) year from the date of approval, the permit shall be considered void.
7. During the tree removal phase, the applicant shall pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site by:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. Removing spoils promptly and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - d. Using filtration or other measures to remove sediment from dewatering effluent.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

8. Prior to the removal of any trees located within the public right-of-way, the applicant shall obtain an encroachment permit from the Department of Public Works. Additionally, prior to planting any trees within the public right-of-way, the applicant shall obtain a landscaping/encroachment permit from the Department of Public Works.
9. The applicant shall clear all debris from the public right-of-way.

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