



County of San Mateo - Planning and Building Department

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00131 Hearing Date: September 20, 2016

Prepared By: Erica Adams
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 15304 (Minor Alterations to Land). This class exempts minor public or private alterations in the condition of land, water and/or vegetation, such as the removal of a tree.

Regarding the Heritage Tree Removal Permit, Find:

2. That the subject 49-inch d.b.h. (diameter at breast height) Valley Oak tree meets the criteria for removal found in Section 11,051 of San Mateo County Ordinance Code. After reviewing supporting materials and receiving public testimony, the Board of Supervisors determined that this tree permit meets the criteria for removal which include (1) the general health of the tree, and (2) the necessity of the required action to construct improvement or otherwise allow economic or other enjoyment of the property.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The tree indicated on the application form dated April 7, 2015, may be removed after the end of the appeal period, assuming no appeal is filed as stipulated in this letter. 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.

3. The applicant shall plant on-site a total of two (2) 48-inch-box Valley oak trees. The replacement trees shall be selected by a Certified Arborist from a nursery to ensure that the tree is not root-bound. The trees selected must be free of girdling roots, have the collar well-exposed, show signs of vigorous growth and be pest and disease free. When planting the replacement trees, the root collar shall be six (6) inches above finish grade, and irrigation must be provided consistent with the needs of newly planted trees. Irrigation should be removed after two or three years following plant establishment. Future plantings beneath the trees and related irrigation shall be consistent with the water needs of a Valley oak. One replacement tree shall be planted near the right rear corner of the yard, and the other replacement tree shall be planted adjacent to the location of the tree being removed, but 10 feet toward the rear yard. Replacement planting shall occur within one year of the Tree Removal Permit approval date (Section 12,024 of the San Mateo County Ordinance Code).
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 either be submitted in person to the Planning Department, or via email to plngbldg@smcgov.org with reference to the Planning Application PLN Number, PLN 2015-00131.
5. If work authorized by an approved permit is not commenced within the period of one year from the date of approval, the permit shall be considered void.
6. 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.
7. The applicant shall clear all debris from the public right-of-way.