

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: February 27, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration and 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 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.

County File Numbers: PLN 2002-00517 (San Mateo Real Estate and Construction)

PROPOSAL

This item was continued from the December 12, 2018 Planning Commission hearing to address items that were raised at that hearing. The applicant has submitted a revised plan for the Planning Commission's consideration. Per the Board of Supervisor's decision letter dated February 16, 2016, and subsequent direction from the Planning Commission, the 30-day public review and comment period commenced on January 25, 2019 and concludes on February 27, 2019.

RECOMMENDATION

Staff recommends approval of the revised proposed detailed landscaping plan with any necessary conditions to be addressed by staff, pursuant to the adopted conditions of approval.

DISCUSSION

A. **BACKGROUND**

On December 12, 2018, the Planning Commission reviewed and considered the applicant's proposal per the Board of Supervisor's conditions of approval from February 9, 2016. Based on information provided by staff and discussions held at the hearing, the Planning Commission continued the item to allow additional time for revisions to the landscaping plan and another 30-day public review period. The applicant was asked to address the following items:

1. Restoration of 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. Tree protection measures to be implemented to ensure survivability of trees on parcels adjacent to the subdivision's entrance and submittal of a bond based on the appraised value of the trees for a period of five (5) years to be used for replacements in the event the trees do not survive;
3. Planting to be implemented as part of required erosion repair on the southwest slope of the project site, and;
4. Relocation of tree plantings along the rear yards of lots 1-7 upslope of neighboring properties and re-specification to species that will not encroach on neighboring yards when mature while still providing requisite screening.

B. SUBMITTED REVISED LANDSCAPING PLAN

The applicant has submitted a revised detailed landscaping plan that believes addresses the issues identified by the Planning Commission and is consistent with the objectives set forth by the Board of Supervisors in its 2016 conditions of approval. Staff recommends approval of the landscaping plan.

1. Trail Plan

The revised landscaping plan now illustrates a trail that begins at hammerhead turnaround adjacent to the water tank parcel and proceeds to the eastern side of the subject site. The trail then switches back along the southern end of lots 16-19 before returning north to rejoin the private street adjacent to lot 16. The proposed trail is consistent the conceptual plan presented to the Board of Supervisors in 2016 and includes viewing areas at various locations. Due to the slope, the trail incorporates steps throughout in order to negotiate the steep terrain. The eastern portion of the trail allows visitors to approach the four viewing areas without stairs (except for a cutoff/shortcut from one viewing area to lower viewing area).

2. Tree Protection Measures

The revised plans, provide tree protection measures reflected in the landscaping plans (page L-2) and civil plans (page ER-3). Per the letter of continuance, the applicant has submitted a bond proposal based on the appraised value of the trees for a period of five (5) years to be used for replacements in the event the trees do not survive. 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, the applicant is unable to replace the trees or directly compensate the affected property owner(s). The recommended conditions also require the applicant provide inspection reports that record the pre-

existing conditions on the trees to be bonded for, as well as a follow-up inspection at two and half years to report on any changes in the trees' health due, to development or outside influences beyond normal tree aging and care by the property owner.

3. Erosion

The applicant has proposed planting as part of the erosion remediation in the project's southwest slope area. The existing gullies will be remediated as described the grading and drainage plans (civil plans- page C-3.10). The plants proposed include Coffeeberry (*Rhamnus Californica*) and Manzanita (*Arctostaphylos spp.*) Trees and ground cover consisting of Coyote Brush (*Bacharis pilularis 'Twin Peaks'*), Silver Lupine (*Lupinus albifrons*), and White Mulhy (*Muhlenbergia capillaris*) will be planted in this area, as reflected on the landscaping plans (page L-4). All disturbed areas will be hydroseeded with a mix of native shrubs, grasses and ground covers.

4. Relocate Trees

The applicant has relocated the proposed trees to be planted at the rear of lots 1 – 7 further upslope in selected areas. It's also been specified that trees to be used include Elderberry (*Sambucus Mexicana*), Coffeeberry (*Rhamnus Californica*), California Live Oaks (*Quercus Agrifolia*), and Holly Oak (*Quercus Illex*) which is reflected on the landscaping plans (pages L-2 and L-3).

ATTACHMENTS

- A. Proposed Recommended Finding and Conditions of Approval
- B. Revised Proposed Landscaping Plan
- C. Planning Commission Letter of Continuance, dated 12/24/2018

JAC:cmc: - JACDD0069_WCU.DOCX

County of San Mateo
Planning and Building Department

REVISED RECOMMENDED FINDING AND CONDITIONS OF APPROVAL

Project File Number: PLN 2002-00517

Hearing Date: February 27, 2019

Prepared By: James A. Castañeda AICP

For Adoption By: Planning Commission

RECOMMENDED FINDING

As conditioned, the detailed landscaping plan conforms to the adopted conditions of the subdivision approval. Note revised text since original publication is show in **bold text**.

REVISED RECOMMENDED 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.

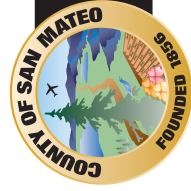
4. Prior to final recordation of the subdivision, the applicant shall submit a report documenting that the installation of the utilities and infrastructure identified by the final Civil Plans for the subdivision will not impact or require substantial modification of the detailed landscaping plan. Any 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 shrubs (e.g., Coyote Brush (*Bacharis pilularis* 'Twin Peaks')) and other native vegetation 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.**

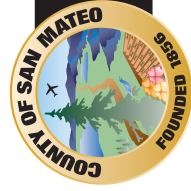
- 11. Prior to final recordation, a bond must be approved and accepted by the Community Development Director to insure survivability of landscaping plantings along Ascension Drive and Bel Aire Road during construction and for a period of five (5) years after the final home of the 19 lots has received its occupancy permit.**

- 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.**



County of San Mateo - Planning and Building Department

ATTACHMENT B



County of San Mateo - Planning and Building Department

ATTACHMENT C

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,

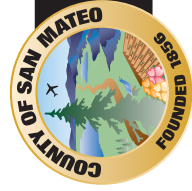


Janneth Lujan
Planning Commission Secretary

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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





County of San Mateo - Planning and Building Department

ATTACHMENT D



County of San Mateo - Planning and Building Department

ATTACHMENT E