



County of San Mateo

## Planning & Building Department

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July 1, 2014

Ms. Ida Lo  
2454 Park Road  
Redwood City, CA 94062

Dear Ms. Lo:

Subject: **LETTER OF DECISION**  
File Number: PLN2013-00490  
Location: 2454 Park Road, Emerald Lake Hills  
APN: 057-162-130

On June 25, 2014, the San Mateo County Planning Commission considered an appeal of a decision by the Community Development Director to deny a Tree Removal Permit, to remove a redwood tree, located at 2454 Park Road, in the unincorporated Emerald Lake Hills area of San Mateo County.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Tree Removal Permit by upholding the appeal and adopting the required findings and conditions of approval as identified in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m.** on July 10, 2014.

Please direct any questions regarding this matter to Olivia Boo, Project Planner, at (650)363-1818 or Email: oboo@smcgov.org.

Sincerely,

Heather Hardy  
Planning Commission Secretary

cc: Department of Public Works  
Lennie Roberts, Committee for Green Foothills

County of San Mateo  
Planning and Building Department

**FINDINGS AND CONDITIONS OF APPROVAL**

Permit File Number: PLN 2013-00490

Hearing Date: June 25, 2014

Prepared By: Olivia Boo

Adopted By: Planning Commission

**FINDINGS**

Regarding the Environmental Review, Found:

1. That the project is exempt from CEQA pursuant to CEQA Guidelines Section 1506(b)(3), since the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the subject environment, the activity is not subject to CEQA. In this case, the removal of one tree in a wooded hillside urban residential area would not have a significant effect on the environment.

Regarding the Tree Removal Permit, Found:

2. That the tree could cause substantial damage.
3. That the tree will be replaced at a 3:1 ratio.

**CONDITIONS OF APPROVAL**

Current Planning Section

1. The redwood tree approved for removal by the Planning Commission on June 25, 2014, may be removed. A separate Tree Removal Permit shall be required for the removal or trimming of any additional trees.
2. The applicant shall clear all debris from the public right-of-way.
3. This approved tree removal permit shall be posted on the site at all times during the tree cutting 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.
4. The applicant shall plant on-site three (3) trees of indigenous species approved by the Community Development Director using at least 15-gallon size stock, for every tree removed. Replacement planting shall occur within sixty (60) days upon completion of the tree removal process.

5. 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.
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. To ensure compliance with the above conditions, a "Parcel Tag" will be added to this property and shall restrict future development until these conditions are met, particularly with regard to the planting of the replacement trees. Upon fulfillment of these conditions, as determined by the Community Development Director, the subsequent parcel tag shall be lifted.