



San Mateo County Board of Supervisors Meeting

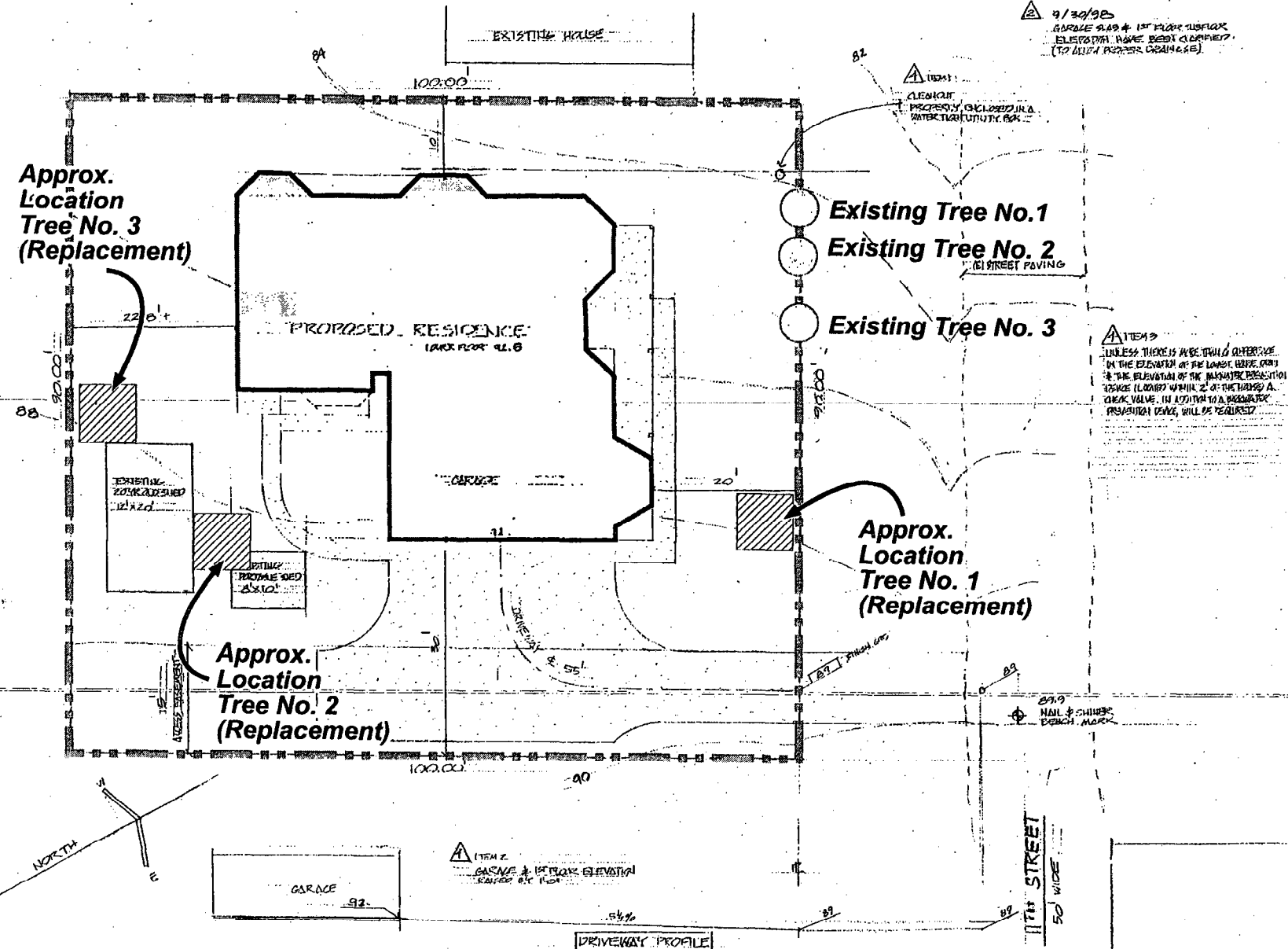
Applicant: **Mahon**

File Numbers: **PLN 2000 - 00016**

Attachment: **B**



9/30/05
 GARAGE 9.99 & 1ST FLOOR SURFACE
 ELEVATION HAVE BEEN CLARIFIED
 (TO AVOID PROPOSED DRAINAGE)



11TH STREET, MONTARA, CA
 APN. 036-031-050

SITE PLAN

SCALE 1/8" = 1'-0"
 SHEET 1 OF 1

San Mateo County Board of Supervisors Meeting

Applicant: **Mahon**

Attachment: **C**

File Numbers: **PLN 2000-00016**



Environmental Services Agency



Planning and Building Division

County of San Mateo

Mail Drop PLN122 · 455 County Center · 2nd Floor · Redwood City
California 94063 · Telephone 650/363-4161 · Fax 650/363-4849

Board of Supervisors
Rose Jacobs Gibson
Richard S. Gordon
Mary Griffin
Jerry Hill
Michael D. Nevin

Planning Administrator
Terry L. Burnes

Please reply to:

Lily Toy
650/363-1841

September 19, 2000

FILE COPY

Ellen Zeff and Jeff Blaney
P.O. Box 371505
Montara, CA 94037

Corrected Notice of Decision

Subject: File Number PLN2000-00016
Location: 202 Eleventh Street, Montara
APN: 036-043-050

Dear Ms. Zeff and Mr. Blaney:

On September 12, 2000, the San Mateo County Board of Supervisors considered your request of an appeal of the Planning Commission's decision to approve an "After-the-Fact" Tree Removal Permit, pursuant to Section 12,000 of the San Mateo County Ordinance Code for the trimming and removal of one tree located at 202 Eleventh Street, Montara.

Based on the information provided by staff and evidence presented at the hearing, the Board of Supervisors upheld the decision of the Planning Commission to grant the after-the fact permit, made the findings and adopted revised conditions of approval (numbers 1 and 7, below) as follows:

FINDINGS

For the Environmental Review, found that:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15304, Class 4, relating to minor alterations to land.

For the Tree Removal Permit, found that:

2. The proposed project complies with Section 12,000 of the San Mateo County Ordinance Code: Removal of Significant Trees.

3. The project site was posted for the required 10-day public notice period.
4. The applicant is in violation of Condition of Approval No. 4 from their letter of approval to construct a new single-family residence, County File No. PLN 1999-00607, which required no trees to be removed.
5. The applicant, on December 29, 1999, submitted an arborist report prepared by Bill Patchett, certified arborist WC#3678 from Treescap, assessing the existing conditions of three existing Monterey cypress trees. The arborist found the recent pruning was not to good arboricultural standards and corrective measures are necessary. A significant amount (98%) of the foliage was removed from tree number two (see Attachment E) and will no longer support any growth.
6. As indicated in the arborist report, no corrective measures can be taken to restore tree number two and, therefore, staff finds the applicant has effectively removed tree number two without the required San Mateo County tree removal permit.

CONDITIONS OF APPROVAL

Planning Division

1. The Stop Work Notice prohibiting any further work on the proposed new residence shall remain in full force and effect until all of the following have occurred:
 - a. The arborist and the Planning Director have agreed upon a plan for the planting of three additional Monterey Cypress trees (see #7 below), including all appropriate measures to give the trees the best chance for success, and that plan has been fully implemented and a written report submitted by the arborist verifying that replanting has been carried out under his supervision and in accordance with his recommendations.
 - b. One full year has transpired since the completion of 'a', above.
 - c. At the completion of the one-year period identified in 'b', above, the arborist has filed a final written report on the health of the trees and their future prospects, to the satisfaction of the Planning Director.
 - d. The Board of Supervisors has met to consider the arborist's reports as well as public testimony on whether the Stop Work Notice should be lifted.
 - e. The Board, following the hearing in 'd', above, has voted to lift the Stop Work Notice.

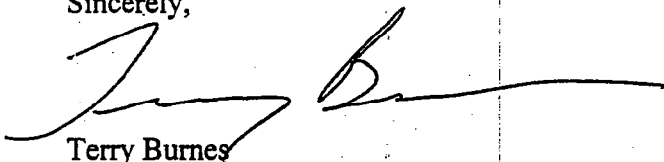
2. Tree number two, as indicated on the arborist report, may be removed. Only the arborist, Bill Patchett, from Treescape, may remove the subject tree number two or his designated employee(s) under the immediate supervision of Mr. Patchett. Mr. Patchett shall be on site at all times during tree removal and tree trimming activities.
3. Tree number one, as indicated on the arborist report, shall be trimmed to the specifications identified in the arborist report by Bill Patchett, from Treescape or his designated his designated employee(s) under the immediate supervision of Mr. Patchett. Mr. Patchett shall be on site at all times during tree removal and tree trimming activities.
4. Tree number three, as indicated on the arborist report, shall remain. Mr. Patchett shall trim the tree for balance and any other care requirements, including cabling to save this tree. All efforts shall be taken to save this tree. If all efforts are unsuccessful and Mr. Patchett concludes this tree requires removal, the applicant shall obtain an additional tree removal permit from the Planning and Building Division before any tree removal operations affecting this tree.
5. The applicant shall apply for and be issued an encroachment permit from the Department of Public Works and a copy of the encroachment permit shall be submitted to the Planning Division prior to any trimming or removal activities on the project site.
6. The applicant shall contact Jim Eggemeyer, Development Review Manager with the Planning Division (650/363-1930), five (5) days prior to trimming and removal activities to schedule a site inspection during the same time as the trimming and removal activities by Mr. Patchett. Trimming and removal activities shall be limited to Monday to Friday, 9:00 a.m. to 3:00 p.m. Trimming and removal is prohibited on Saturday, Sunday, and any County or national holiday.
7. The applicant shall plant on site three (3) replacement trees of the same species, Monterey Cypress. The Monterey Cypress trees to be replanted shall be of the largest size which the arborist determines to be feasible, but not less than 24" box. The applicant shall submit a proposed tree-replanting plan to and for approval by the Planning Division within 30 days of approval of this permit. Upon failure to submit the replanting plan, the Planning and Building Division will issue a Stop Work Notice on Building Permit BLD 98-0785 until the condition of approval has been fulfilled. The approved plan shall be implemented prior to a final inspection for BLD 98-0785. Trees shall be installed by Mr. Patchett or another qualified professional approved by the Planning Director.
8. The applicant shall post a \$1,000.00 performance surety for the replacement trees within 30 days of approval. The surety shall be made payable only to San Mateo County Planning and Building Division. The performance surety will only be released upon a site inspection by the Planning Division verifying all work completed as specified herein and on the approved replanting plan.

Ellen Zeff and Jeff Blaney
September 19, 2000
Page 4

9. The applicant shall post a \$1,000.00 maintenance surety for a period of five (5) years prior to a final inspection for BLD 98-0785. The maintenance surety will be released only upon site inspection by the Planning Division verifying that all three trees indicate signs of healthy growth and if this is not the case, at the discretion of the Planning Director, the maintenance surety shall be retained additional years and replacement planting may be required.
10. The applicant or subsequent owners of the property shall maintain the three new trees in perpetuity.
11. The applicant or subsequent owners shall not trim or remove any tree on, adjacent, near, or within the airspace of the subject property without first contacting the Planning Division and submitting an arborist report indicating why said trees(s) require trimming or removal at the time of the application for a tree trimming/removal permit.
12. The Planning and Building Fee Schedule permits the Planning Division to collect ten times the amount shown for a tree cutting violation. In this case, the applicant paid \$59.00 to date. Based on a tree cutting violation for three (3) trees, the applicant shall pay an additional \$1,888.00 to San Mateo County within 30 days of approval of this permit. If the applicant fails to submit this fee, the Planning and Building Division will issue a Stop Work Notice on BLD 98-0785 until such time as this condition of approval has been fulfilled.

If you have any questions, please contact Lily Toy at 650/363-1841.

Sincerely,



Terry Burnes
Planning Administrator
Bosdec0912k.mahon.kr.doc

cc: Marcia Raines, Director of Environmental Services Agency
Marie Shanks, Agenda Coordinator
Pete Bentley, Public Works
Jim Eggemeyer, Planning Department
Bill Cameron, Building Department
Planning Director, City of Half Moon Bay
Tom & Alice Mahon
Nancy Douglas
Karen Wilson
Lennie Roberts
Chuck Kozak

CHRONOLGY OF EVENTS SINCE BOARD APPROVAL

- December 2000 – Submitted an implementation plan, prepared by an arborist (dated November 27, 200), for remediation of the damage to the existing Monterey Cypress trees and for the planting of three (3) additional Monterey Cypress trees. (Refer to Attachment “D”)
- February 15, 2001 – Staff approved the implementation plan dated November 27, 2000.
- March 13, 2001 – Applicant paid Tree Cutting Violation Fee in the amount of \$1,357.00.
- April 2, 2001 – Applied for and was Issued an Encroachment Permit from the Department of Public Works.
- April 2, 2001 – Applicant contacted Jim Eggemeyer, Development Services Review Manager, to inform him that work will commence on April 10, 2001.
- April 10, 2001 –
April 11, 2001 – Tree number two (2), as indicated on the arborist report dated January 4, 2000, was removed and tree numbers one (1) and three (3) were pruned.
- April 18, 2001 - Staff issued a letter with regards to revised locations for the three (3) Monterey Cypress trees.
- April 27, 2001 - Three (3) Monterey Cypress trees were installed per the arborist report dated November 27, 2000 and per staff letter dated April 18, 2001 with regards to locations. Staff and the arborist was present for the installation of these trees.
- June 27, 2001 – The arborist submitted a written report verifying that the replanting has been carried out under his supervision and in accordance with his recommendations.
- June 28, 2001 – Commencement of the one-year performance requirement per condition no. 1 of Board approval.
- October 11, 2001 – Staff made a site visit to assess the health of the three (3) Monterey Cypress trees. Staff found two of the trees alive and growing; however, the tree planted nearest 11th Street was not alive.
- January 3, 2002 – Staff sent a letter to the applicants regarding the condition of the dead tree and to contact staff to address the issue.

Attachment E

- January 23, 2002 – Applicant informed staff, with a letter, that prior to the January 3, 2002 staff letter, a 24-inch box Monterey Cypress replacement tree had been installed in place of the dead tree.
- May 14, 2002 – Staff issued a letter informing the applicant that an arborist needs to be submitted to comply with all their conditions of approval. Additionally, staff informed the applicant that once the arborist report has been submitted, staff will prepare a memo to the Board for review.
- June 3, 2002 – A final Arborist Report, dated May 24, 2002, was submitted.
- November 12, 2002 - Board of Supervisor's public hearing.

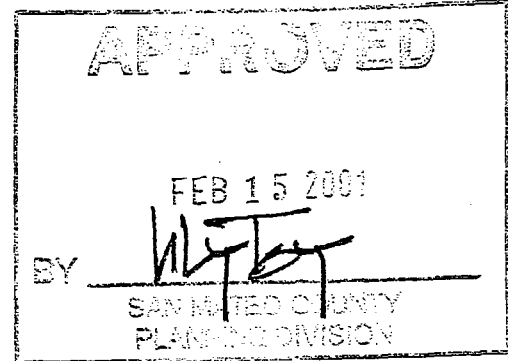
**BARTLETT
TREE EXPERTS****PROJECT FILE**

CCL #678496

November 27, 2000

Mr. & Mrs. Tom Mahon
P.O.Box 204
Moss Beach CA 94038

Re: Cypress trees at 202 11th St. Montara, California



Dear Mr. & Mrs. Mahon:

As you requested on October 26, 2000, I attended the meeting with the Planning and Building Division of the County of San Mateo. At this meeting the Planning and Building Division requested to implement a plan for remediation of the damage to the existing Monterey Cypress trees and for the planting of three additional Monterey Cypress trees.

The Plan involves the planting, care and maintenance for a period of 12 months. Quarterly reports on the condition of all the trees will be provided to the Planning and Building Division and to you.

Should you have any questions, please feel free to call me at (415) 822-5520.

Sincerely,

Juan C. Carrasco
Certified Arborist # WC- ISA 3576
Pest Control Advisor # AA 07031

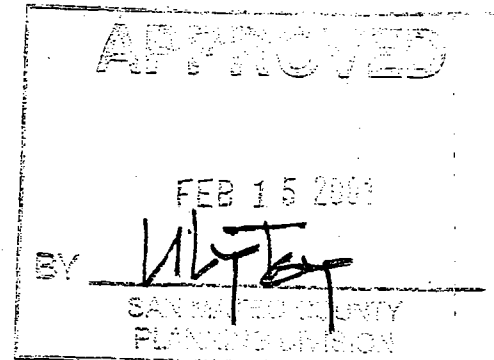
BARTLETT TREE EXPERTS



CCL #678496

PLANTING, CARE AND MAINTENANCE OF MONTEREY CYPRESS AT 202 11TH ST. MONTARA, CALIFORNIA

Prepared for:
Mr. & Mrs. Tom Mahon
P.O.Box 204
Moss Beach, CA 94038



Prepared by:
Juan C. Carrasco
Certified Arborist
Bartlett Tree Experts

1176 Shafter Ave. San Francisco, CA 94124
(415) 822-5520



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2.4 Planting.

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Appendix

Bibliography

1. Existing Monterey Cypress Trees

1.1 General Information

There is a grove of three mature Monterey Cypress trees (*Cupressus macrocarpa*) in front of the lot 202 11th St., Montara, CA. These trees are growing a few feet apart from each other.

The most western tree (tree #1) for the purpose of this report is 33.5 inches in diameter at 4.5 feet above grade, the middle tree (tree #2) located at 2.5 feet from tree #1 is 23.4, 6.0 and 10.5 inches in diameter at 4.5 feet above grade, the most eastern tree (tree #3) located at 8.5 feet from tree # 2 is 36 inches in diameter above grade.

Tree #1 is in fair condition, some large branches have been removed and corrective pruning is necessary.

Tree #2 is practically dead, 99.9% of the live tissue has been removed (see on appendix A report dated 10-2-2000). This tree should be removed as soon as possible.

Tree #3 is in fair condition, also large branches have been removed and corrective pruning is necessary.

1.2 Tree Removal.

The Monterey Cypress (Tree #2) located in the middle of the grove is in the process of dying, it presents poor structure and it is showing signs of deterioration such as loose bark and the presence of bores and termites throughout the remaining branches and trunk.

Tree #2 should be removed, 99.9% of the live tissue was removed by topping cuts, the tree does not have enough foliage to sustain itself alive, it is an eminent hazard. (see on appendix A report dated 10-2-2000).

This tree should be removed using the safety practices of ANSI 133.1-1994

1.3 Tree Maintenance and Health Improvement.

The Monterey Cypress trees # 1 and #3 are in fair condition. The following are the recommendations to improve their health, condition and ensure future growth:

Maintenance Pruning: should be performed using ANSI A300-1995 as:

- Crown cleaning: consists of the removal of dead, dying, diseased and broken branches as well as selective removal of weak branches and watersprouts.
- Crown thinning: selective removal of branches to increase light penetration, air movement, and reduce weight.
- Crown raising: consists of the removal of lower branches to provide clearance.
- Crown reduction: reduces the height and/or spread of a tree, taking into consideration the tree species.
- Crown restoration: should improve the structure, form, and appearance of trees that have been severely headed, vandalized or storm damaged.

Maintenance Fertilization: should be performed using ANSI A300 (Part 2) -1998:

- The objective is to maintain vitality and improve health.
- Use a slow release fertilizer with a ratio of 3:1:1 and a salt index of less than 50.
- Apply at a rate of 2-3 pounds of actual nitrogen per 1000 ft² per application and shall not exceed 6 pounds of actual nitrogen per 1000 ft² annually.
- The fertilizer should be applied from near the trunk to the dripline using a sub-surface liquid fertilizer injection application. Injection sites should be 12 to 36 inches apart and 4 to 12 inches deep.
- Add Mycorrhizae to the fertilizer to help improve root density.

Mulching: apply 3 inches of wood chips to the ground under the crown, from near the trunk to the dripline to help reduce compacting the soil, keep moisture and soil temperature and reduce weed competition.

Irrigation: supply with deep irrigation during the summer and periods of drought to minimize additional stress to the trees.
(See appendix B proposal for tree maintenance).

2. Planting of Three Additional Monterey Cypress Trees

2.1 General Information.

Three additional Monterey Cypresses must be installed at 202 11th St. Montara, California as part of the decision of the Board of Supervisors' hearing on September 12, 2000. (see on appendix C letter dated 10-19-00).

2.2 Plant Selection.

The plant selection is critical when installing new trees, this is the first step to ensure survival and good health, good stock will determine the viability in the field and the capacity of the trees to adapt to the new site.

The Monterey Cypresses will be purchased from a local nursery in 24 inch boxes. The trees will be inspect to ensure that they are in good condition, pest and defect free.

2.3 Location.

The Monterey Cypresses will be located on the south-east corner of the lot spaced at least 20 feet from each other. This area is the best possible site as discussed with Mr. Tom Mahon considering the needs for the trees as well as the future construction of the house. (see on appendix D map with tree location).

2.4 Planting.

- The site will be clean from weeds prior to planting to prevent competition.
- Dig out the hole at least 2 times the diameter of the root ball to provide good conditions for root development.
- Place the tree in the hole, the root ball has to be at the same level of the surface.
- Back fill the hole with a mix of top soil 50% and soil from the same hole 50%.
- Pruning should be limited to a minimum only, remove dead and broken branches or correct minor structural defects.
- Install 2 stakes with separate flexible ties to help support the trees during establishment . Remove the stakes after 6 to 12 months.

- Install 2-4 inches of wood chips as mulch in a area 3 times the diameter of the root ball. This will help to develop the roots and keep the moisture in the soil.
- Build a basin the size of the root ball to help retain the water.
- Water deeply.

2.5 Care and Maintenance.

-Irrigation: Proper irrigation is the most important maintenance practice. The amount of water needed depends on the amount of rain fall, temperature and wind conditions, moisture holding capacity of the soil, drainage, and stage of the root system establishment.

Trees must be watered regularly for 2 or 3 years after planting. As a general rule 4 gallons of water should be applied per inch of trunk diameter at least once a week to keep the root ball moist. When the trees are established after 6 to 12 months supply with deeper and less frequent irrigation's.

-Pruning: Minimum pruning is needed in young trees such as removing dead, broken and diseased branches. Crown thinning to remove selective branches for future growth and development.

-Fertilization: Application of nutrients will improve growth and vitality. Use a slow- release fertilizer with a ratio of 3:1:1 and a salt index of less than 50. Apply in a rate of 2-3 pounds of actual nitrogen per 1000 ft² without exceeding 6 pounds of actual nitrogen per 1000 ft² annually.

-Insect and Disease Monitoring: frequent inspection to monitor general plant health should be performed. New trees are under different kinds of stress which could predispose to the attack of insects and /or diseases. Early detection of any problem will minimize the possible damage by proper diagnostic and treatment.

(See appendix E proposal for tree planting and maintenance).

Bibliography

-American National Standard for Tree Care Operations ANSI Z 133.1-1994. Pruning, Trimming, Repairing, Maintaining, and Removing Trees and Cutting Brush- Safety Requirements. New York: American National Standards Institute.

BARTLETT TREE EXPERTS



CCL #678496

Planting, Care and Maintenance of Monterey Cypresses

Page 5

-American National Standard for Tree Care Operations ANSI A300-1995. Tree, Shrub and Other Woody Plant Maintenance- Standard Practices. New York: American National Standards Institute.

-American National Standard for Tree Care Operations ANSI A300 (Part 2)- 1998. Tree, Shrub and Other Woody Plant Maintenance- Standard Practices (Fertilization). New York: American National Standards Institute.

-Harris R.W. 1992. Arboriculture. Integrated Management of Landscape Trees, Shrubs, and Vines. 2nd. edition. Englewood Cliffs, NJ. Prentice Hall.

-Watson G.W and E.B. Himelick. 1997. Principles and Practices of Planting Trees and Shrubs. Savoy, IL. International Society of Arboriculture.

BARTLETT TREE EXPERTS

Appendix A



CCL #678496

October 2, 2000

Mrs. Alice Mahon
P.O.Box 204
Moss Beach CA 94038

Re: One Monterey Cypress at 202 11th St. Montara, California.

Dear Mrs. Mahon:

As you requested, on September 20, 2000 I performed the visual inspection of one Monterey Cypress (*Cupressus macrocarpa*) located in front of your property at 202 11th St. Montara, California. The reason of my inspection was to evaluate the health and condition of this tree.

The Monterey Cypress has a codominant leader at approximately 4.0 Ft. above grade. The main leader is 23.4 inches in diameter and the smaller leader has two stems 6.0 inches and 10.5 inches in diameter at 4.5 Ft. above grade (Diameter at Breast High). This tree is growing in the middle of two other Monterey Cypress, the base of the tree is 2.5 Ft. from the tree on the West and 8.5 Ft. from the tree on the East, which had made this tree part of the grove of three Monterey Cypress.

The main leader splits on two at approximately 15 Ft. from the ground and presents a large crack in the main trunk, it was topped at approximately 30-35 Ft. above ground and 99.9% of the canopy has been removed, there is a small branch still alive that has not been removed.

The 10.5 inch stem from the smaller leader was topped at approximately 20 Ft. from the ground and all the foliage was removed, the 6.0 inch stem is dead and does not show any pruning cuts.

This tree presents poor structure in general and is in the process of dying showing signs of deterioration as loose bark and the presence of bores and termites throughout the remaining branches and main trunk.

I believe this tree is hazardous and I recommend the removal and replacement with another tree.

BARTLETT TREE EXPERTS



CCL #678496

Please find attached a proposal for the removal of this tree and the care of the two remaining Monterey Cypress.

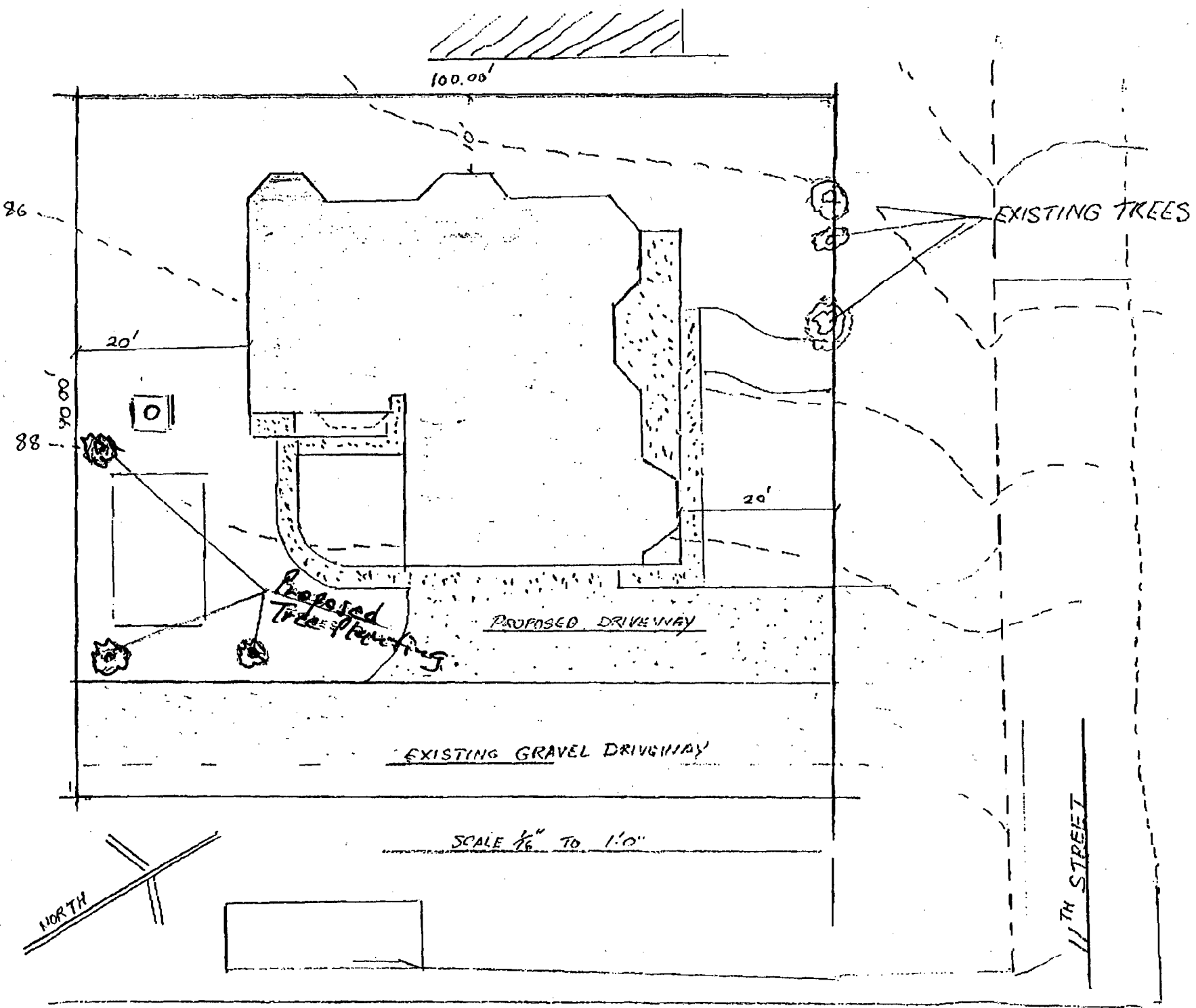
Thanks for using Bartlett Tree Experts. Should you have any questions please feel free to call me at (415) 822-5520.

Sincerely,

A handwritten signature in cursive script that reads "Juan C. Carrasco".

Juan C. Carrasco
Certified Arborist # WC-ISA 3576
Pest Control Advisor # AA 07031

Appendix D



25

Arbortouch, Inc.

40 Marie Court Half Moon Bay, CA 94019

Tel (650) 712-0424 Fax (650) 712-0430

Landscape Contractor License # 780728

Certified Arborist WC-4597

PROJECT FILE

Arborist Report

Date: 5/24/02

Attn: Jim Eggemeyer, Lily Toy

I was asked to inspect (2) mature Monterey Cypress *Cupressus macrocarpa* and (3) recently planted Monterey Cypress trees located at 202 11th street in Montara, California.

The (2) mature Monterey Cypress trees (D.B.H 36" and 34") have recently been pruned and deep root fertilized. As a result the trees look very healthy. The crowns of both trees have been thinned and all dead wood has been removed. Future maintenance should include annual inspection of the root crowns and canopies of these trees.

The Bartlett Tree Expert Company planted the (3) 24-inch box Monterey Cypress (D.B.H. ranging from 1 ½" to 2") on April 27th 2001. The tree closest to the main street failed and was replaced by Tom Mahon in January of 2002. The dead tree was replaced with a 24-inch box Monterey Cypress purchased from Bongard's a local Half Moon Bay Nursery. This replacement tree is currently 11 feet tall and 5 feet wide. This tree looks slightly stressed. I believe that the stressed look is a result of the combination of transplant shock and water competition from existing weeds. As a result this tree experienced some tip dieback. The dead tips were appropriately pruned to remove dead foliage. It is my belief that the removal of this dead foliage will not leave any negative lasting affects that could jeopardize the growth, form or longevity of this tree. The other (2) Monterey Cypress are succeeding nicely in there new home and are currently 10 ½ feet tall and 6 feet wide and 12 feet tall and 6 ½ feet wide. Of these (2) trees the tree closer to the street experienced some tip die back as well. Once again I believe any removal of dead foliage should not harm the future of these trees in any way. All (3) trees have been planted and staked properly. I recommend all weeds with in the active root zone of these trees be removed. Additionally I recommend a 4-inch layer of mulch be placed over the active root zone of these (3) recently planted trees. This will help eliminate water consumption from the existing weeds as well as provided a rich organic layer of compost for new roots. I also recommend deep root fertilizing for these young trees to promote root growth and assist in establishment. Fertilizer should be applied at a rate of 2 lbs. per inch of trunk diameter. At this time I believe that all (3) of these trees can succeed in their current conditions and replacement at this time is not warranted.

In the future these trees will require yearly inspection of their root crowns and canopies. Monterey Cypress has a tendency to shed large branches due to weak branch attachments. Additionally these trees are located very close to the ocean, which can produce heavy winds. Any broken branches should be immediately removed as well as any deadwood. These trees should be fertilized only when exhibiting signs of stress due to the proximity of the ocean. I believe that if the above outlined procedures are followed these trees will continue to mature and provide years of enjoyment for the surrounding community. I have attached a copy of the signed contract from Tom Mahon for the work I have recommended above.

Sincerely,



Ned Patchett
Certified Arborist WC-4597
President of Arbortouch, Inc.

May 29 02 01:58p
May 29 02 10:15a

Thomas & Alice Mahon
Arbortouch, Inc

ATTACHMENT "H"

Arbortouch

Tree Planting and Tree Preservation Experts

40 Marie Court Half Moon Bay, CA 94019

Tel (650) 712-0424 Fax (650) 712-0430

Landscape Contractor License # 780728

Certified Arborist WC-4597

Date: 5/24/02

Tom Mahon
P.O. Box 204
Moss Beach, CA 94038

Job Address:
202 11th Street
Montara, CA

All Tree Planting is performed on a Time and Materials basis. Rates are as follows:

Tree Planting Services

Ned Patchett \$85.00 per hour
All additional Labor \$50.00 per man-hour
Cost of Equipment
Cost of Materials

Work to be performed

Removals of all weeds within the active root zone of (3) recently planted 24-inch box Monterey Cypress and apply a 4-inch layer of wood mulch over active root zone.
Estimated Cost: \$250.00

Deep root fertilize (3) recently planted 24-inch box Monterey Cypress trees with 200 gallons of liquid fertilizer.
Estimated Cost: \$250.00

Payment will be due upon completion.

Please sign and date contract to begin work and return by mail or fax.

X Thomas & Alice Mahon 5-29-2002

Sincerely,



Ned Patchett

Certified Arborist WC-4597

Arbortouch, Inc.

40 Marie Court
Half Moon Bay, CA 94019
Tel (650) 712-0424 Fax (650) 712-0430

Invoice

Invoice #

1150

Date

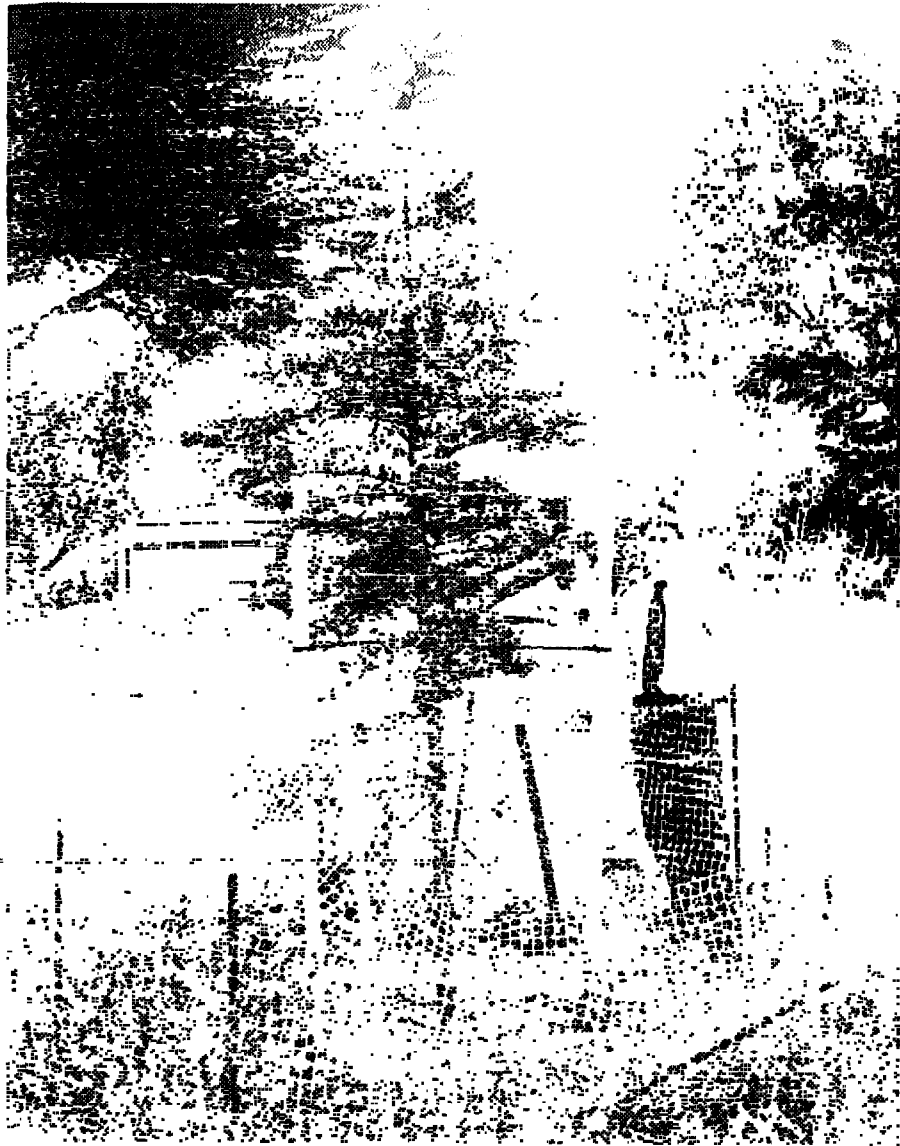
7/18/2002

Bill To

Tom Mahon
P.O. Box 204
Moss Beach, CA 94038

Terms

Description	Amount
Fertilizing: Deep root fertilized (3) recently planted 24-inch box Monterey Cypress.	250.00
Tree Preservation: Remove weeds from root zone of (3) newly planted Cypress trees then covered with mulch.	250.00
<i>Paid CH # 2117</i>	
Thank you for your business.	Total \$500.00



Tree #1



Bottom of Tree #1

San Mateo County Board of Supervisors Meeting

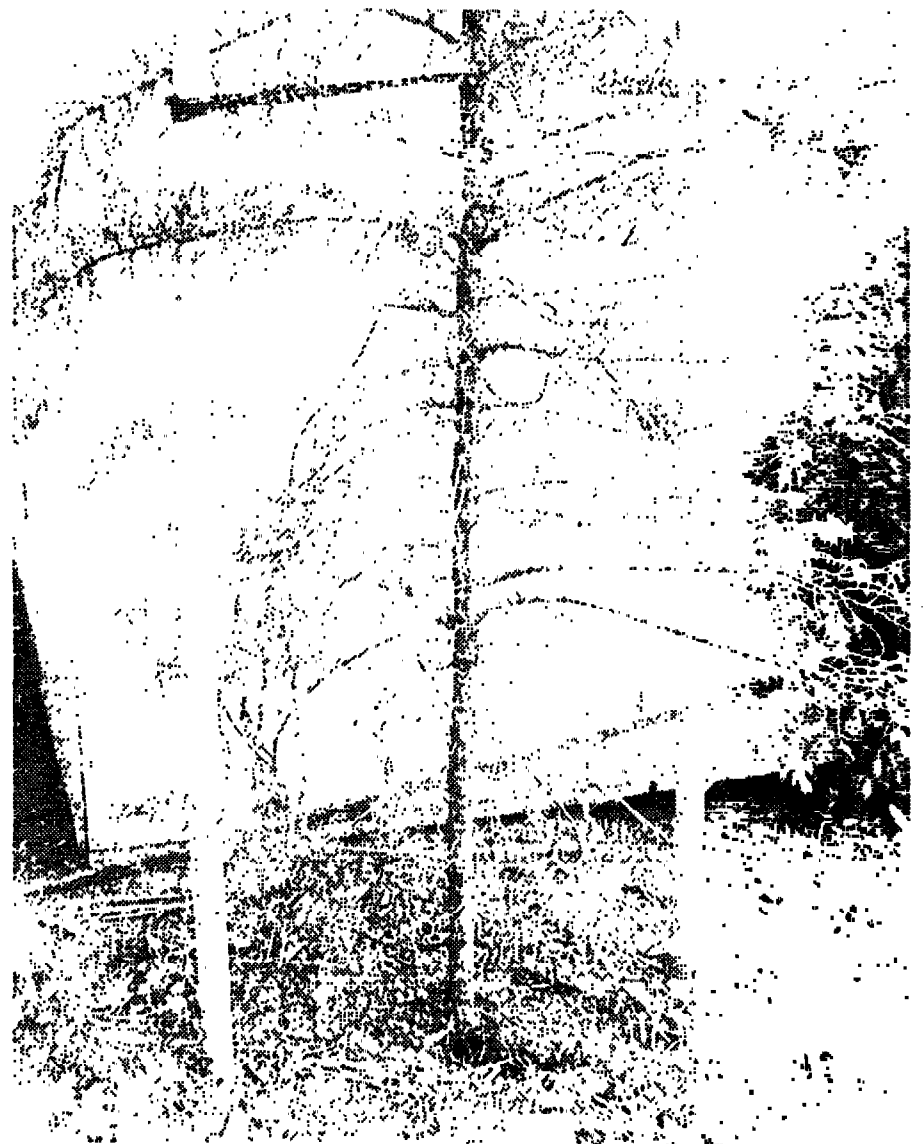
Applicant: Mahon

Attachment: I

File Numbers: PLN-2000-00016



Tree #2



Tree #2

San Mateo County Board of Supervisors Meeting

Applicant: Mahon

File Numbers: PLN 2000-00016

Attachment: I



Tree #3



Tree #3

San Mateo County Board of Supervisors Meeting

Applicant: Mahon

Attachment: I

File Numbers: PLN 2000-00016



Comparison of subject trees against healthy and maintained trees of the same type located in the neighborhood.

San Mateo County Board of Supervisors Meeting

Applicant: Mahon

Attachment: I

File Numbers: PLN 2000-00016

Planning & Zoning Committee of the Midcoast Community Council
 PO Box 64, Moss Beach CA 94038
Serving 12,000 residents

September 9, 2002

Ms. Lily Toy
 San Matco County Planning and Building Division
 Mail Drop PLN122, 455 County Center
 Redwood City, CA 94063
 650.363.1841 - FAX: 650.363.4849

RE: **PLN 2000-0016:** Review arborist report prior to recommendation to the Board of Supervisors for their consideration. Tentatively scheduled for hearing on 9-24-02

Location: 202 - 11th Street, Montara

Applicant: Mr. Ms. Mahon **Owner:** Mr. & Mrs. Mahon **Planner:** L. Toy

On August 21, 2002 the MCC Planning and Zoning Committee reviewed the above item, I was unable to reach Mr. Mahon prior to our review. If Mr. Mahon would like to have us review the item again, we will be happy to do so. We received both written and public comment regarding this item, letter attached.

The committee recommends the County refuse to lift the suspension of Mahon's building permit for the above application, for the following reasons:

1. The Conditions by the Board of Supervisors required planting of new trees to be maintained in healthy condition for 1 year. The Arborist report states this has not happened.
2. The Arborist report states that one tree died within 6 months and the remaining trees were in moderate health and required maintenance to insure their future success.

It is the opinion of the committee that the conditions placed on this building permit were clearly neglected along with the survival of the trees. Replanting and current maintenance of the trees, will be the equivalent of starting over again, requiring the recommended amount of time for these trees to reestablish themselves.

Unanimously the Planning and Zoning committee suggests and recommends further suspension of this building permit until all conditions are met as stipulated in the decision by the Board of Supervisors.

Sincerely,

Karen Wilson

Karen Wilson
 Chair, MCC Planning and Zoning Committee
 Post Office Box 371273
 Montara, CA 94037
 650-728-3292 - MontaraPlan@atbi.com

8-21-02

Dear Planning & Zoning Committee:

I urge you to recommend that the County refuse to lift the suspension of Mahon's building permit for 202 11th Street in Montara.

Mahon's building permit for 202 11th Street was suspended two years ago after Mahon violated a condition of his building permit by destroying one and seriously injuring two of the huge beautiful Monterey Cypress trees that lined 11th Street on his vacant lot.

He was told two years ago that he could apply for reinstatement of his building permit only after he (1) planted three new Monterey Cypress trees to replace the destroyed one, (2) restored the two injured trees and (3) maintained the new and restored trees in a healthy condition for one year so that the trees would be strong enough to withstand construction activity. Mahon has not complied with these conditions.

As his own arborist's report demonstrates, Mahon was not even able to maintain the only new tree along the street for a year. It died after six months. He has only recently planted a replacement for this tree and the replacement is not doing well. Nor is a second one of the new trees.

The magnificent tree destroyed by Mahon cannot be replaced, but the new trees will not even have a chance of growing if Mahon is permitted to begin construction with the trees in such a precarious state.

The County should not lift the suspension of Mahon's building permit until he has fully complied with the express conditions set forth by the Board of Supervisors two years ago.

Sincerely,

Ellen Zeff

Arboriculture**Tree Planting and Tree Preservation Experts**

P.O. Box 674 El Granada, CA 94018

Tel (650) 712-0424 Fax (650) 712-0430

Landscape Contractor License # 780728

Certified Arborist WC-4597

Date: 10/21/02

Chronology

On May 21, 2002 I was contacted by Tom Mahon to inspect a recent planting of (3) 24-inch box *Cupressus macrocarpa* Monterey Cypress located at 202 Eleventh Street in Montara, CA.

On May 24, 2002 I performed a site inspection on the (3) recently planted Monterey Cypress and (2) mature existing Monterey Cypress. Additionally I prepared an Arborist Report for the client detailing the existing condition of the trees and outlining recommendation for future maintenance of the newly planted trees.

On May 29, 2002 my crew performed the recommendations outlined in my initial report. All weeds that were within the active root zone of these trees were removed. A 4-inch layer of wood mulch was placed over both the active root zone as well as the area of the future root zone to minimize water competition from the existing weeds and to provide organic nutrients during decomposition. Tip pruning was performed to remove all past deadwood. Additionally each tree was fertilized with 65 gallons of liquid fertilizer at a rate of 2lbs per trunk diameter.

On July 20, 2002 the client contacted me with questions regarding irrigation amounts and frequency. He explained he was leaving the Country to deal with a family related issue and was going to have the neighbor water the trees during his absence.

On October 15, 2002 the client contacted me and asked me to perform an inspection on the (3) recently planted Monterey Cypress.

On October 17, 2002 the client asked me to call the CCPC to discuss their views for optimum care for the trees.

On October 21, 2002 I returned to site to inspect the trees again at the request of Mr. Mahon. The following outlines my observations and findings.

OVERVIEW

The (3) Monterey Cypress were transplanted to the site. Two of the trees were planted in April 2002 the third tree was planted in January 2002. All three trees were 24-inch box specimens. In May 2002 the client contacted me to inspect the condition of the trees and to prepare an Arborist Report outlining my findings. The report included evaluations of the condition of the recently planted trees and future maintenance recommendations.

Monterey Cypress (*Cupressus macrocarpa*) has distinct growing habits that I am going to outline:

A majority of the feeding roots are within the top 12 inches of the soil. It is prone to dieback around the lower trunk area and in the inside of the canopy where it does not receive much light. At times it can exhibit both Tip-dieback and active growth on the same branch. It is drought tolerant, yet needs supplemental irrigation during establishment. The species is planted as a tall hedge or windbreak in coastal areas rarely as a Specimen tree. From observing large rows of this tree used on the coast it is evident that it does not grow uniformly from tree to tree. Identically sized trees of the same stock planted at the same do develop at different rates. As do most tree species. This tree is also prone to large limb failure as it matures and therefore should be pruned during its juvenile years with the goal being to identify and eliminate such structural problems.

CURRENT OBSERVATIONS

All (3) recently planted Monterey Cypress currently are in excellent condition, exhibiting traits of successful transplanting. I observed new shoot growth that ranged from 6 inches up to a foot plus on all (3) trees. Since my last inspection in May the trees have also grown in height. Tree # (1) is now 11 feet 6 inches tall. Tree # 2 is now 11 feet 8 inches tall. Tree # (3) is now an impressive 14 feet 6 inches tall. New growth is evident along the entire length of the main trunks. It should be noted, as per the species habit, that there are different amounts of growth on these (3) trees. However it should also be noted that trees (1) and (2) are located within five feet or less to the existing driveway. The high levels of soil compaction along this driveway area may be contributing to the different rates of new growth on these (3) trees, however these trees are already well established. Additionally trees number (1) and (2) are located in areas where they receive less sunlight. The current active root zone is covered with wood mulch to minimize competition from weeds and to provide organic nutrients during decomposition.

As these trees continue grow and mature they will require proper care to continue to succeed. I recommend an annual inspection of all the trees located at this site. Routine pruning and fertilization will be necessary in order to continue forward with optimum performance. It is my personal opinion that if these trees continue to receive the current care they will mature into excellent specimens that will benefit the property as well as the surrounding community.

Respectfully Submitted,

Ned Patchett

Ned Patchett

Certified Arborist WC 4597