



**COUNTY OF SAN MATEO
ENVIRONMENTAL SERVICES AGENCY**

Date: January 13, 2003

Set Time: 9:15 a.m.

Hearing Date: February 4, 2003

To: Honorable Board of Supervisors

From: Marcia Raines, Director of Environmental Services *MR*

Subject: EXECUTIVE SUMMARY: Consideration of an appeal of the Planning Commissioner's decision to certify the Final Environmental Impact Report, approve the Major Subdivision, exceptions to the County Subdivision Ordinance regarding road width and length, and Grading Permit, regarding the Rathgar Court Residential Development, County File Number PLN 200-00823 (Rathgar Court/Fellowes) to subdivide a 2.72-acre parcel into five residential lots; and consideration of the Edgewood Estates Residential Development including certification of the Final Environmental Impact Report, adoption by resolution the General Plan Amendment to the County General Plan Land Use Map, adoption by ordinance the Zoning Map Amendment, and approve the Major Subdivision, exceptions to the County Subdivision Ordinance regarding road width and length, and Grading Permit, County File Number PLN 2000-00746 (Edgewood Estates/Keech) to subdivide a 7.5-acre parcel into 12 residential lots.

RECOMMENDATION

That the Board of Supervisors regarding Rathgar Court, County File Number PLN 2000-00823, deny the appeal, and:

1. Certify the Environmental Impact Report by making the required findings listed in Attachment A.
2. Approve the Major Subdivision, exceptions to the County Subdivision Ordinance regarding road width and length, and Grading Permit, County File Number PLN 2000-00823 (Rathgar Court/Fellowes), by making the required findings and adopting the conditions of approval listed in Attachment A.

That the Board of Supervisors regarding the Edgewood Estates project, County File Number PLN 2000-00746:

1. Certify the Environmental Impact Report by making the required findings listed in Attachment A.
2. Adopt by resolution the General Plan Amendment to the County General Plan Land Use Map indicated on Attachment I.
3. Adopt by ordinance the Zoning Map Amendment indicated on Attachment J.
4. Approve the Major Subdivision, exceptions to the County Subdivision Ordinance regarding road width and length, and Grading Permit, County File Number PLN 2000-00746 (Edgewood Estates/Keech), by making the required findings and adopting the conditions of approval listed in Attachment A.

PROPOSAL

The applicant for the Edgewood Estates project is proposing to subdivide the 7.5-acre site into 12 separate single-family residential lots. Access to the site will be taken from Edgewood Road via a gated private street. To support the development, a number of infrastructure improvements are proposed including a paved access road culminating in a cul-de-sac, storm drainage facilities, water and sewer extensions and underground utility connections. The project will also require a Rezoning and General Plan Amendment for the lower portion of the property since the property currently has a mixed zoning and General Plan designation.

The applicant for the Rathgar Court project is proposing to subdivide the 2.72-acre site into five separate single-family residential lots. Access to the site will also be taken from Edgewood Road via a gated private street. To support the development, a number of infrastructure improvements are proposed including a paved access road culminating in a cul-de-sac, storm drainage facilities, water and sewer extensions and underground utility connections.

PLANNING COMMISSION ACTION

The Planning Commission voted 4-1 (Commissioner Silver abstaining) to approve the Rathgar Court residential development and recommend to the Board of Supervisors to approve the Edgewood Estates residential development. In doing so, the Commission modified the approval to require the Edgewood Estates project, as introduced by the applicant, to reduce the number of lots to 12 from the proposed 13 and establish a conservation easement across the rear portions of the new Lots 8 and 9; as well as create a dedication of 75 feet along Edgewood Road, within Proposed Lot 12, to remain in the homeowners association ownership with restrictions on fencing. Key factors in the Commission's decision were the willingness of the applicants to work with the community on modifications to the proposals. The Commission also directed staff to clarify all exceptions to the Subdivision Ordinance being sought by the applicants.

SUMMARY

The projects, as conditioned, have been found to be in compliance with the County General Plan, the County Subdivision Ordinance, the County Grading Ordinance and the applicable Zoning Regulations. The Environmental Impact Report (EIR), prepared for the projects, analyzes all impacts, which may result from the projects. To offset any potential negative impacts, mitigation measures have been recommended to reduce the impacts to a level of insignificance. Comments on such issues as traffic impacts, biological impacts, and visual impacts were received on the Draft EIR. Those comments were evaluated and addressed in the Final EIR. The key elements of the appeal are issues such as the adequacy of the proposed access road, adequacy of storm drainage, traffic impacts and visual impacts. Staff is recommending that the Board of Supervisors deny the appeal, uphold the decision of the Planning Commission and certify the EIR, and approve the Rathgar Court subdivision and grading permit. Staff is also recommending that the Board of Supervisors, regarding the Edgewood Estates project, certify the EIR, adopt by resolution the General Plan Amendment to the County General Plan Land Use Map, adopt by ordinance the Zoning Map Amendment and approve the subdivision and grading permit.

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RECOMMENDED
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Janette
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COUNTY MANAGER