

**NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: Edwards General Plan Map Amendment, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2006-00128

FILED ENDORSED
IN THE OFFICE OF THE
COUNTY CLERK RECORDER OF
SAN MATEO COUNTY, CALIF.

OWNERS/APPLICANT: Ronald and Sally Edwards/Jeffrey M. Barnea

MAY 22 2006

ASSESSOR'S PARCEL NOS.: 068-162-400 and 068-162-410

WARREN SLOCUM, County Clerk
By MADELINE BRULEY
DEPUTY CLERK

PROJECT LOCATION: 720 Paradise Way (Emerald Lake Hills), Redwood City, CA 94061

PROJECT DESCRIPTION: The applicant proposes a General Plan Map Amendment to change the land use designation of the 24,260 sq. ft. subject parcel from Low-Density Residential (which allows a maximum of 2.3 dwelling units per acre) to Medium-Low Density Residential (which allows a maximum of six dwelling units per acre). No land division or development is proposed at this time.

SITE DESCRIPTION: The site slopes upward an average of 14.2% from Paradise Way. Fifteen (15) mature trees, primarily pine and oak trees, are located throughout the property. There is an existing 1-story residence and attached garage on the southern half of the property.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Planning Division has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

- c. Create impacts for a project which are individually limited, but cumulatively considerable.
- d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

As the proposed project COULD NOT have a significant effect on the environment, no mitigation measures have been included.

RESPONSIBLE AGENCY CONSULTATION

None.

INITIAL STUDY

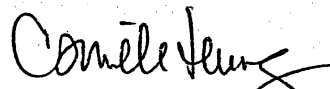
The San Mateo County Planning Division has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are less than significant. A copy of the initial study is attached.

REVIEW PERIOD: May 22, 2006 to June 12, 2006.

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning Division, 455 County Center, Second Floor, Redwood City, no later than 5:00 p.m., June 12, 2006.

CONTACT PERSON

Camille Leung, Project Planner
650/363-1826



Camille Leung, Project Planner

CL:fc - CMLQ0521_WFH.DOC

COUNTY OF SAN MATEO
Environmental Services Agency
Planning and Building Division

Initial Study Pursuant to CEQA
Project Narrative and Answers to Questions for the Negative Declaration
File Number: PLN 2006-00128
Edwards General Plan Map Amendment

PROJECT DESCRIPTION

The applicant proposes a General Plan Map Amendment to change the land use designation of the 24,260 sq. ft. subject parcel from Low-Density Residential (which allows a maximum of 2.3 dwelling units per acre) to Medium-Low Density Residential (which allows a maximum of six dwelling units per acre). No land division or development is proposed at this time.

SITE DESCRIPTION

The site slopes upward an average of 14.2% from Paradise Way. Fifteen (15) mature trees, primarily pine and oak trees, are located throughout the property. There is an existing 1-story residence and attached garage on the southern half of the property.

ANSWERS TO QUESTIONS

5. TRANSPORTATION

- b. Will (or could) this project cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?

Yes, Not Significant. Currently, the project site consists of one parcel, taking access from Paradise Way. If approved, the proposed General Plan Map Amendment may result in future subdivision of the property and construction of an additional single-family residence within the existing single-family residential district. According to the Institute of Transportation Engineers, the average weekday vehicle trip rate per dwelling unit is 10.062 trips.¹ Therefore, an additional single-family residence at the project site may result in an estimated 10 additional weekday vehicle trips along Paradise Way and on adjacent streets. An additional 10 weekday vehicle trips in the area does not represent a significant increase in traffic. No mitigation measures are necessary.

¹ Institute of Transportation Engineers (ITE). 1987. *Trip Generation*. Washington, DC.

6. LAND USE AND GENERAL PLANS

- d. Will (or could) this project result in any changes in land use, either on or off the project site?

Yes, Not Significant. The applicant proposes a General Plan Map Amendment to change the land use designation of the subject parcel from Low-Density Residential to Medium-Low Density Residential, which would allow the creation of one additional parcel (see Attachment B for a map showing General Plan land use designations within Emerald Lake Hills). At this time, the applicant does not propose land division or new development and plans to maintain the existing use and structures on the property.

However, as previously stated, the proposed General Plan Map Amendment may result in the future subdivision of the property and construction of an additional single-family residence within the existing single-family residential district. Based on review of existing residential development within the neighborhood and the presence of parcels zoned Medium-Low Density Residential immediately across the street from the subject property, staff has determined that future subdivision and development of the site, in accordance with the RH zoning regulations, would be compatible with current land uses and land use density in the neighborhood. No mitigation measures are necessary.

- e. Will (or could) this project serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

Yes, Not Significant. The project would not serve to encourage off-site development of presently undeveloped areas. A discussion of the project's potential to increase development intensity of already developed areas is provided below.

The approval of the project, which would increase the allowed density of the subject parcel from Low-Density Residential to Medium-Low Density Residential, may result in an increased number of requests for General Plan Map amendments throughout the Emerald Lake Hills area. While project approval may indirectly encourage such requests from property owners in the area, the project directly impacts only two parcels with regard to potential for increased density.

In general, the County is more likely to support a request for increased density for a parcel that is contiguous to an area designated for such density. Currently designated as Low-Density Residential, the parcels that may be impacted by project approval are located to the north (APN 068-162-460) and west (APN 068-162-350) of the project

ANSWERS TO QUESTIONS

File No. PLN 2006-00128

Page 3

site. If the project is approved, these parcels would be made contiguous to an area designated as Medium-Low Density Residential, possibly increasing the potential for the approval of greater density at these sites. However, the County would likely deny any request for increased density at these sites (should the Planning Division receive a request), as the parcels do not meet the minimum lot size required for subdivision in the RH zoning district.² Parcels to the south and southwest of the project site are already contiguous to areas designated Medium-Low Density Residential and project approval would not directly improve the potential for greater density at these sites (should the Planning Division receive a request). As project approval would not directly improve the potential for greater density on any site, the project would not increase development intensity of already developed areas. No mitigation measures are necessary.

- f. **Will (or could) this project adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?**

Yes, Not Significant. As previously stated, the project would allow future subdivision of the parcel resulting in the creation of one additional lot, in compliance with the existing RH zoning regulations. Therefore, potential impacts associated with the future subdivision and development of the project site (including impacts to public facilities, public utilities, and/or public works) are largely anticipated by build-out under the existing zoning designation and may be accommodated by the current infrastructure. No mitigation measures are necessary.

- i. **Will (or could) this project create significant amounts of solid waste or litter?**

Yes, Not Significant. See Question 6.f above.

- k. **Will (or could) this project require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?**

Yes, Not Significant. According to the County of San Mateo's Residential Hillside (RH) zoning district regulations, a property with a minimum of 24,000 sq. ft. could be potentially subdivided if the average slope of each parcel does not exceed 17%. The property is of adequate size and slope to accommodate a 2-lot subdivision in accordance with this regulation. However, the property's Low-Density Residential land use designation, as set by the General Plan Land Use Map for Emerald Lake Hills, prohibits subdivision of the property. The Low-Density Residential designation

² The lot size for APN 068-162-460 is estimated at 15,425 sq. ft., where a minimum of 24,000 sq. ft. is required for subdivision using a best-case scenario. The lot size for APN 068-162-350 is estimated at 10,650 sq. ft., where a minimum of 24,000 sq. ft. is required for subdivision using a best-case scenario.

allows a density of 0.3 to 2.3 dwelling units per net acre, while subdivision of the parcel would result in a density of 3.6 dwelling units per acre.

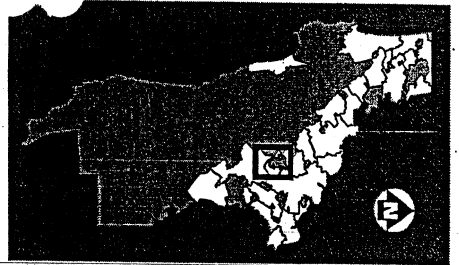
Essentially, the RH zoning district allows a higher density on the property than that allowed by the General Plan land use designation. The applicant proposes a General Plan Map Amendment to change the property's land use designation to Medium-Low Density Residential (which allows 2.4 to 6 dwelling units per acre). Staff has determined that the proposed amendment would resolve this conflict with a rather simple adjustment, where an amendment to the RH zoning regulation would be more complicated. For instance, in the RH district, minimum lot size is determined by the average percent of slope. To resolve this conflict, an amendment to the RH zoning regulations may involve increasing the minimum parcel size for parcels with 17% slope or less, which would then decrease the permitted density of many properties across the district.

While the applicant requests an amendment to the General Plan Land Use Map for Emerald Lake Hills, the project, as proposed, complies with the other applicable General Plan Policies, as discussed below:

The County General Plan designates the subject property as an "Urban Neighborhood." Table 8.1P in the General Plan establishes land use designations, densities and locational criteria in urban neighborhoods. The locational criteria for Low-Density Residential areas are: (1) existing low-density areas; (2) hillside areas with steep slopes; (3) adjacent to sensitive habitats; (4) hazardous areas; and (5) not within areas of high perceived noise. The locational criteria for Medium-Low Density Residential areas are the same as that for Low-Density Residential areas except for the first criteria, which recommends location in existing Medium-Low Density areas. The Emerald Lake Hills area is made up of both Low-Density and Medium-Low Density areas, which are interspersed in large patches throughout the area. Therefore, no significant differences exist in the locational criteria for Low-Density Residential and Medium-Low Density Residential areas in urban neighborhoods, as it applies to Emerald Lake Hills.

The proposal is consistent with the surrounding residential land uses, per Policies 8.14 (*Land Use Compatibility*) and 8.29 (*Infilling*). The property currently receives water services from the Redwood City Municipal Water District and sewer services from the Emerald Lake Heights Sanitation Maintenance District.

If the amendment is approved and the lot is subdivided in the future, the resulting density of 3.6 dwelling units per acre would be substantially lower than the density allowed in the Medium-Low Density designation (up to six dwelling units per acre). Furthermore, approval of the amendment would facilitate a more efficient use of the site by providing additional housing in keeping with regional employment trends and

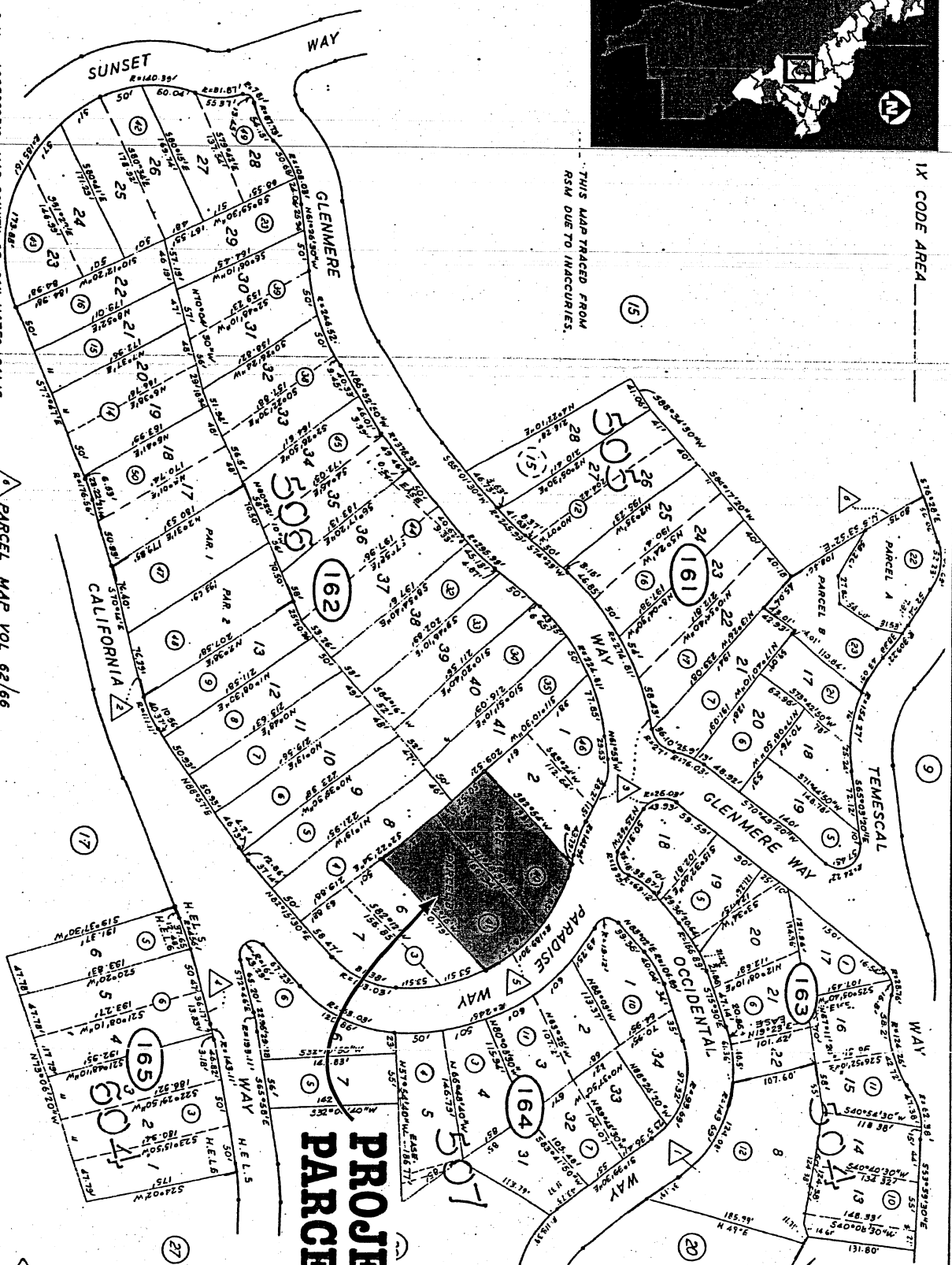


IX CODE AREA

THIS MAP TRACED FROM RSM DUE TO INACCURIES.

D.M. ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF.

PARCEL MAP VOL 62/66



PROJECT PARCEL

- ▲ L.L.S. VOL. 9/133
- ▲ PARCEL MAP VOL 56/86
- ▲ HIGHLANDS OF EMERALD LAKE SUB. RSM 15/17
- ▲ HIGHLANDS OF EMERALD LAKE SUB. NO. 6 RSM 15/65
- ▲ PARCEL MAP VOL. 5/20

68-16





San Mateo County Planning Commission's Meeting

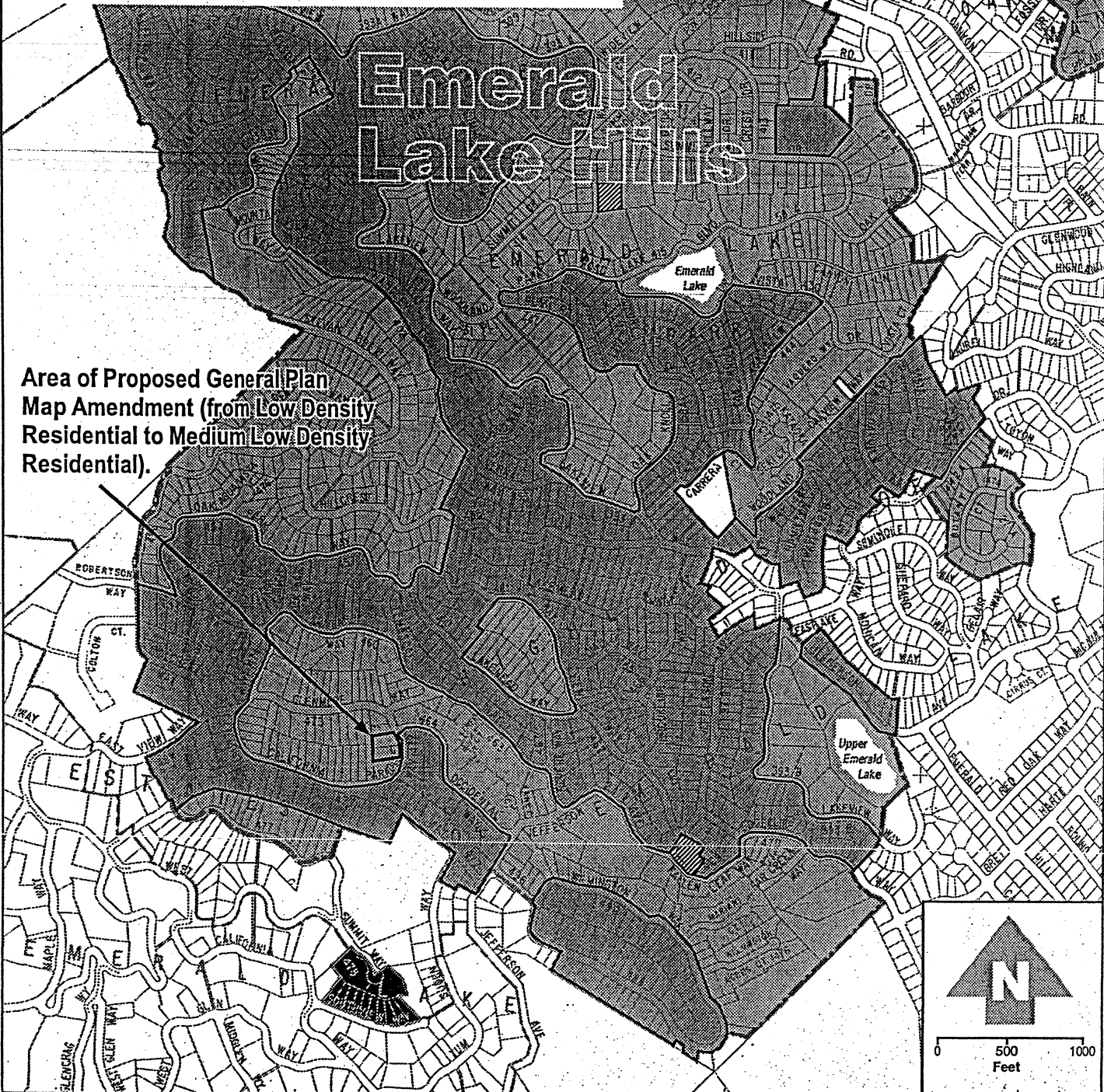
Applicant: **Jeff Barnea**

File Numbers: **PLN 2006-00128**

Attachment: **A**

Emerald Lake Hills - Land Use

-  Low Density Residential (0.3 - 2.3 du/ac)
-  Medium Low Density Residential (2.4 - 6.0 du/ac)
-  Medium Density Residential (6.1 - 8.7 du/ac)
-  Institutional



Area of Proposed General Plan Map Amendment (from Low Density Residential to Medium Low Density Residential).

San Mateo County Planning Commission's Meeting

Applicant: **Ron and Sally Edwards**

Attachment: **B**

File Numbers: **PLN 2006-00128**

County of San Mateo
Planning and Building Division

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed By Planning Division)

I. BACKGROUND

Project Title: Edwards General Plan Map Amendment

File No.: PLN 2006-00128

Project Location: 720 Paradise Way (Emerald Lake Hills), Redwood City, CA 94061

Assessor's Parcel Nos.: 068-162-400 and 068-162-410

Applicant/Owners: Jeffrey M. Barnea/Ronald and Sally Edwards

Date Environmental Information Form Submitted: March 27, 2006

PROJECT DESCRIPTION

The applicant proposes a General Plan Map Amendment to change the land use designation of the 24,260 sq. ft. subject parcel from Low-Density Residential (which allows a maximum of 2.3 dwelling units per acre) to Medium-Low Density Residential (which allows a maximum of six dwelling units per acre). No land division or development is proposed at this time.

II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 11 and 12.

	NO	IMPACT				SOURCE
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
1. LAND SUITABILITY AND GEOLOGY						
Will (or could) this project:						
a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?	X					B, F, O
b. Involve construction on slope of 15% or greater?	X					E, I
c. Be located in an area of soil instability (subsidence, landslide or severe erosion)?	X					B, C, D
d. Be located on, or adjacent to a known earthquake fault?	X					B, C, D
e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?	X					M
f. Cause erosion or siltation?	X					M, I
g. Result in damage to soil capability or loss of agricultural land?	X					A, M
h. Be located within a flood hazard area?	X					G
i. Be located in an area where a high water table may adversely affect land use?	X					D
j. Affect a natural drainage channel or streambed, or watercourse?	X					E

		IMPACT				SOURCE	
		NO	Not Significant	Significant Unless Mitigated	Significant		Cumulative
2. VEGETATION AND WILDLIFE							
Will (or could) this project:							
a.	Affect federal or state listed rare or endangered species of plant life in the project area?	X					F
b.	Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?	X					I, A
c.	Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?	X					F
d.	Significantly affect fish, wildlife, reptiles, or plant life?	X					I
e.	Be located inside or within 200 feet of a marine or wildlife reserve?	X					E, F, O
f.	Infringe on any sensitive habitats?	X					F
g.	Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?	X					I, F, Bb
3. PHYSICAL RESOURCES							
Will (or could) this project:							
a.	Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or topsoil)?	X					I

	NO	IMPACT				SOURCE
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
b. Involve grading in excess of 150 cubic yards?	X					I
c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?	X					I
d. Affect any existing or potential agricultural uses?	X					A,K,M
4. AIR QUALITY, WATER QUALITY, SONIC						
Will (or could) this project:						
a. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?	X					I,N,R
b. Involve the burning of any material, including brush, trees and construction materials?	X					I
c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?	X					Ba,I
d. Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?	X					I
e. Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?	X					A,Ba,Bc
f. Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?	X					I

	IMPACT				SOURCE
	NO	Not Significant	Significant (Unless Mitigated)	Significant	
g. Generate polluted or increased surface water runoff or affect groundwater resources?	X				I
h. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?	X				S
5. TRANSPORTATION					
Will (or could) this project:					
a. Affect access to commercial establishments, schools, parks, etc.?	X				A,I
b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?		X			A,I
c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?	X				I
d. Involve the use of off-road vehicles of any kind (such as trail bikes)?	X				I
e. Result in or increase traffic hazards?	X				S
f. Provide for alternative transportation amenities such as bike racks?	X				I
g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway?	X				S

	IMPACT	YES		Cumulative	SOURCE
		Not Significant	Significant Unless Mitigated		
6. LAND USE AND GENERAL PLANS					
Will (or could) this project:					
a. Result in the congregating of more than 50 people on a regular basis?	X				I
b. Result in the introduction of activities not currently found within the community?	X				I
c. Employ equipment which could interfere with existing communication and/or defense systems?	X				I
d. Result in any changes in land use, either on or off the project site?		X			I
e. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?		X			I,Q,S
f. Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?			X		I,S
g. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?	X				I,S
h. Be adjacent to or within 500 feet of an existing or planned public facility?	X				A

	IMPACT				SOURCE	
	NO	Not Significant	Significant unless Mitigated	Significant		Cumulative
i. Create significant amounts of solid waste or litter?		X				I
j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?	X					I
k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?		X				B
l. Involve a change of zoning?	X					C
m. Require the relocation of people or businesses?	X					I
n. Reduce the supply of low-income housing?	X					I
o. Result in possible interference with an emergency response plan or emergency evacuation plan?	X					S
p. Result in creation of or exposure to a potential health hazard?	X					S
7. AESTHETIC, CULTURAL AND HISTORIC						
Will (or could) this project:						
a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?	X					A, Bb
b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads?	X					A, I
c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height?	X					I

	IMPACT	YES		Cumulative	SOURCE
		Not Significant	Significant Unless Mitigated		
d. Directly or Indirectly affect historical or archaeological resources on or near the site?		NO			H
e. Visually intrude into an area having natural scenic qualities?		X			A, I

III. **RESPONSIBLE AGENCIES.** Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)			
State Water Resources Control Board			
Regional Water Quality Control Board			
State Department of Public Health			
San Francisco Bay Conservation and Development Commission (BCDC)			
U.S. Environmental Protection Agency (EPA)			
County Airport Land Use Commission (ALUC)			
CalTrans			
Bay Area Air Quality Management District			
U.S. Fish and Wildlife Service			
Coastal Commission			
City			
Sewer/Water District:			
Other:			

IV. MITIGATION MEASURES

Mitigation measures have been proposed in project application.

Yes

No

Other mitigation measures are needed.

X

X

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines: N/A

V. MANDATORY FINDINGS OF SIGNIFICANCE

	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?		X
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable?		X
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X

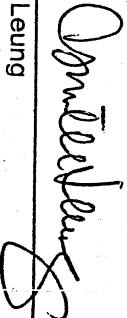
On the basis of this initial evaluation:

X

I find the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared by the Planning Division.

I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A **NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.


 Camille Leung

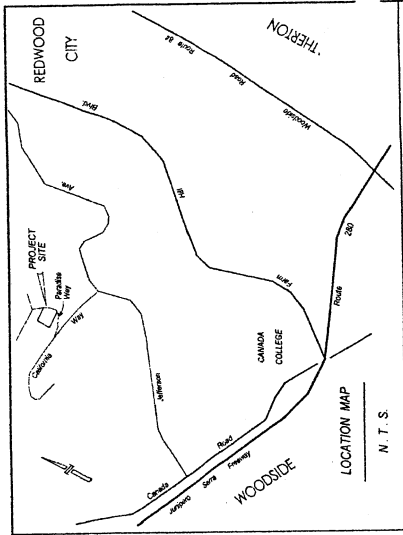
Project Planner
 (Title)

May 22, 2006
 Date

VI. SOURCE LIST

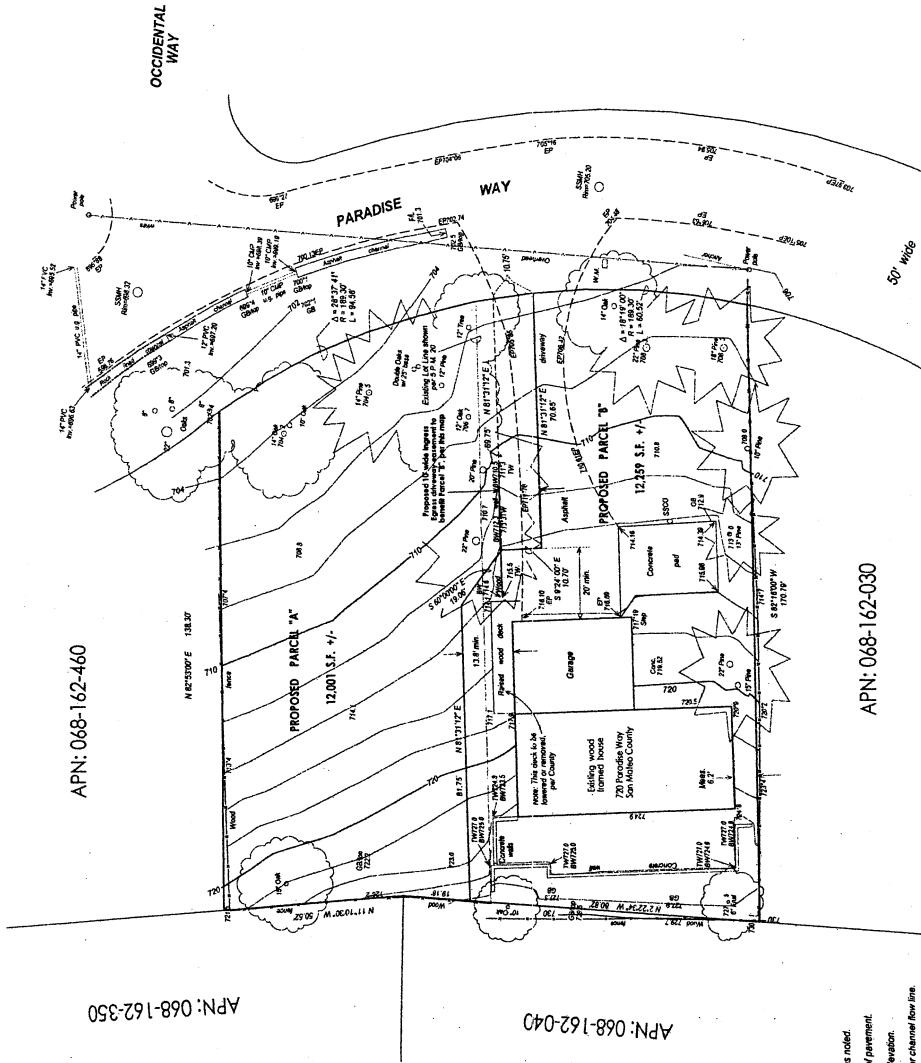
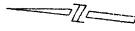
- A. Field Inspection
- B. County General Plan 1986
 - a. General Plan Chapters 1-16
 - b. Local Coastal Program (LCP) (Area Plan)
 - c. Skyline Area General Plan Amendment
 - d. Montara-Moss Beach-EI Granada Community Plan
 - e. Emerald Lake Hills Community Plan
- C. County Ordinance Code
- D. Geotechnical Maps
 - 1. USGS Basic Data Contributions
 - a. #43 Landslide Susceptibility
 - b. #44 Active Faults
 - c. #45 High Water Table
 - 2. Geotechnical Hazards Synthesis Maps
- E. USGS Quadrangle Maps, San Mateo County 1970 Series (See F. and H.)
- F. San Mateo County Rare and Endangered Species Maps, or Sensitive Habitats Maps
- G. Flood Insurance Rate Map – National Flood Insurance Program
- H. County Archaeologic Resource Inventory (Prepared by S. Dietz, A.C.R.S.) Procedures for Protection of Historic and Cultural Properties – 36 CFR 800 (See R.)
- I. Project Plans or EIF
- J. Airport Land Use Committee Plans, San Mateo County Airports Plan
- K. Aerial Photography or Real Estate Atlas – REDI
 - 1. Aerial Photographs, 1941, 1953, 1956, 1960, 1963, 1970
 - 2. Aerial Photographs, 1981
 - 3. Coast Aerial Photos/Slides, San Francisco County Line to Año Nuevo Point, 1971
 - 4. Historic Photos, 1928-1937

- L. Williamson Act Maps
- M. Soil Survey, San Mateo Area, U.S. Department of Agriculture, May 1961
- N. Air Pollution Isopleth Maps – Bay/Area Air Pollution Control District
- O. California Natural Areas Coordinating Council Maps (See F. and H.)
- P. Forest Resources Study (1971)
- Q. Experience with Other Projects of this Size and Nature
- R. Environmental Regulations and Standards:
 - Federal
 - Review Procedures for CDBG Programs 24 CFR Part 58
 - NEPA 24 CFR 1500-1508
 - Protection of Historic and Cultural Properties 36 CFR Part 800
 - National Register of Historic Places Executive Order 11988
 - Floodplain Management Executive Order 11990
 - Protection of Wetlands
 - Endangered and Threatened Species 24 CFR Part 51B
 - Noise Abatement and Control 24 CFR 51C
 - Explosive and Flammable Operations HUD 79-33
 - Toxic Chemicals/Radioactive Materials 24 CFR 51D
 - Airport Clear Zones and APZ
 - State
 - Ambient Air Quality Standards Article 4, Section 1092
 - Noise Insulation Standards
- S. Consultation with Departments and Agencies:
 - a. County Health Department
 - b. City Fire Department
 - c. California Department of Forestry
 - d. Department of Public Works
 - e. Disaster Preparedness Office
 - f. Other



GENERAL NOTES

OWNERS: Ron and Sally Edwards 720 Paradise Way Redwood City, CA 94061
 ASSESSORS PARCEL NUMBERS: 068-162-400 and 068-162-410.
 EXISTING AND PROPOSED ZONING: Residential Hillside District (RH).
 EXISTING LAND USE: Low Density Residential.
 PROPOSED AREAS: Parcel "A" 12,001 s.f. +/- / Parcel "B" 12,259 s.f. +/-.
 CALCULATED AVERAGE SLOPE: Parcel "A" = 19.4 % / Parcel "B" = 15.5 %.
 MINIMUM BUILDING SITE: 17 %.
 MINIMUM PARCEL SIZE: 12,000 s.f.
 WATER: Redwood City Municipal Water District.
 SANITARY SEWER: Emerald Lake Heights Sanitation District.
 STORM DRAIN: San Mateo County Public Works Department.
 GAS AND ELECTRIC: Pacific Gas and Electric.
 FIRE PROTECTION: Woodside Fire District.



APN: 068-162-460

APN: 068-162-350

APN: 068-162-040

APN: 068-162-030

- LEGEND**
- Tree, as noted.
 - Edge of pavement.
 - Spot elevation.
 - Ditch or channel flow line.
 - Conc.
 - Sanitary sewer manhole.
 - Sanitary sewer cleanout.
 - W.M.
 - CMP
 - Inlet.
 - Grade break.
 - Top of bank / Top of slope.
 - ug
 - TW / BW
 - Fence line, as noted.

RECEIVED

MAR 27 2006

DRAFT

San Mateo County
 Planning Division



Tentative Map Schematic for Potential Subdivision
 Lands of Edwards APN: 068-162-400 & 068-162-410
 Unincorporated San Mateo County California
 JEFFREY M. BARNEA, L.S. 7042, 789 47TH AVE.
 MENLO PARK, CA 94025 PH/FAX (650) 351-1892