




**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
Planning and Building Department



**DATE:** January 10, 2011  
**BOARD MEETING DATE:** January 25, 2011  
**SPECIAL NOTICE/HEARING:** 10 days; within 500 feet  
**VOTE REQUIRED:** Majority

**TO:** Honorable Board of Supervisors

**FROM:** Jim Eggemeyer, Community Development Director 

**SUBJECT:** EXECUTIVE SUMMARY: Public hearing to consider certifying a Mitigated Negative Declaration, adopting a Resolution amending the San Mateo County General Plan Land Use Map, and approving a Minor Subdivision, to change the land use designation of a 29,845 sq. ft. parcel from low density residential to medium-low density residential, and subdivide the parcel into two lots of 15,746 sq. ft. (Parcel 1) and 14,099 sq. ft. (Parcel 2), for the Egan property located at 787 Hillcrest Drive in the unincorporated Emerald Lake Hills area of San Mateo County.

**RECOMMENDATION:**

1. Certify the Mitigated Negative Declaration as complete, correct, and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA).
2. Adopt a Resolution amending the San Mateo County General Plan Land Use Map affecting one parcel on Hillcrest Drive in unincorporated Emerald Lake Hills changing the land use designation from Low Density Residential to Medium-Low Density Residential.
3. Approve a subdivision of the 29,845 sq. ft. parcel into two lots of 15,746 sq. ft. (Parcel 1) and 14,099 sq. ft. (Parcel 2), respectively, by adopting the required findings and conditions of approval listed in Attachment A.

**BACKGROUND:**

**Proposal:** The applicant is proposing a General Plan Map Amendment and Minor Subdivision to change the land use designation of a 29,845 sq. ft. 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 6.0 dwelling units per acre), and subdivide the parcel into two lots of 15,746 sq. ft. (Parcel 1) and 14,099 sq. ft. (Parcel 2), with average slopes of 10% and 14%, respectively. The current Residential Hillside (RH) zoning designation would be retained.

**DISCUSSION:**

The Planning Commission and staff have reviewed the project and found it, as proposed and conditioned, to be in compliance with the applicable General Plan Policies, with regard to land use compatibility, and infilling, in urban areas and the applicable policies of the Emerald Lake Hills Community Plan with regard to land use and natural/park and recreation resources. Additionally, the parcel is of adequate size to comply with the development requirements of the Residential Hillside (RH) Zoning District. Staff also conducted an Initial Study, pursuant to CEQA, and found that the project is not likely to have a significant environmental impact due to the implementation of adequate mitigation measures. Furthermore, the proposed parcel sizes would not allow for further subdivision under the RH zoning designation.

The approval of this project contributes to the 2025 Shared Vision outcome of a Livable Community because the project supports efficient use and redevelopment of the property, and supports infill which increases the regional supply of housing in urban areas.

**FISCAL IMPACT:**

Approval by the Board of Supervisors of the General Plan Map Amendment and Minor Subdivision would result in the creation of two new parcels for future residential development. County property tax revenues may increase with tax being assessed on the newly created parcel and/or on any future residential development of either proposed parcel.




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**TO:** Honorable Board of Supervisors

**FROM:** Jim Eggemeyer, Community Development Director 

**SUBJECT:** Public hearing to consider certifying a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), adopting a Resolution amending the San Mateo County General Plan Land Use Map, pursuant to Section 6550 of the County Zoning Regulations, and approving a Minor Subdivision, pursuant to Section 7010 of the County Subdivision Regulations, to change the land use designation of a 29,845 sq. ft. parcel from low density residential (maximum density of 2.3 dwelling units per acre) to medium-low density residential (maximum density of 6.0 dwelling units per acre), and subdivide the parcel into two lots of 15,746 sq. ft. (Parcel 1) and 14,099 sq. ft. (Parcel 2), for the Egan property located at 787 Hillcrest Drive in the unincorporated Emerald Lake Hills area of San Mateo County.

County File Number: PLN 2010-00149 (Egan)

**RECOMMENDATION:**

1. Certify the Mitigated Negative Declaration as complete, correct, and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA).
2. Adopt a Resolution amending the San Mateo County General Plan Land Use Map affecting one parcel on Hillcrest Drive in unincorporated Emerald Lake Hills changing the land use designation from Low Density Residential to Medium-Low Density Residential.
3. Approve a subdivision of the 29,845 sq. ft. parcel into two lots of 15,746 sq. ft. (Parcel 1) and 14,099 sq. ft. (Parcel 2), respectively, by adopting the required findings and conditions of approval listed in Attachment A.

**BACKGROUND:**

Proposal: The applicant is proposing a General Plan Map Amendment and Minor Subdivision to change the land use designation of a 29,845 sq. ft. 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 6.0 dwelling units per acre), and to subdivide the parcel into two lots of 15,746 sq. ft. (Parcel 1) and 14,099 sq. ft. (Parcel 2), with average slopes of 10% and 14%, respectively. The current Residential Hillside (RH) zoning designation would be retained.

The existing parcel fronts Hillcrest Drive and the proposed lots would maintain frontage and access from Hillcrest Drive. The existing single-family residence and cottage are served by private sewage disposal systems, which would be abandoned, and one water connection from the City of Redwood City Water District. Annexation into the Oak Knoll Sewer Maintenance District would be required for two sewer connections (which would include a sewer main extension) and approval by the Local Agency Formation Commission (LAFCo) and the City of Redwood City Water District is required for one additional out of district water connection to serve the two-lot subdivision. No grading, tree removal, or new residential development is proposed at this time.

**Planning Commission Action:** On October 27, 2010, the Planning Commission adopted a Resolution recommending the Board of Supervisors certify the Mitigated Negative Declaration and approve the General Plan Map Amendment and Minor Subdivision by making the required findings and adopting the conditions of approval listed in Attachment A of the staff report.

**Report Prepared By:** Summer Burlison, Project Planner, Telephone 650/363-1815

**Applicant:** J. R. Rodine

**Owner:** Anthony and Carol Egan

**Location:** 787 Hillcrest Drive, Emerald Lake Hills, Redwood City

**APN:** 058-272-080

**Size:** 0.69 acres (29,845 sq. ft.)

**Parcel Legality:** According to County Assessor's records, the parcel was originally developed in 1920 with a residence and cottage. Subsequently, Building Permit Nos. 45254 and A156691 in 1958 and 1969, respectively, were issued for additions to the residence. Additionally, the subject parcel has been described and separately transferred from any contiguous lots since prior to the County's first Subdivision Ordinance adopted on July 20, 1945. The parcel was subsequently part of the County's Emerald Lake Hills merger program in 1979.

**Existing Zoning:** RH/DR (Residential Hillside/Design Review; 12,000 sq. ft. minimum lot size, increasing relative to average slope)

**General Plan Designation:** Low Density Residential (0.3-2.3 dwelling units per net acre)

Sphere-of-Influence: City of Redwood City

Existing Land Use: Single-family residence, detached cottage, and miscellaneous accessory buildings to be demolished prior to recordation of the final subdivision map.

Water Supply: The parcel currently has one water service connection for the existing residence and cottage, served by the City of Redwood City Water District. The applicant will be required to obtain approval by LAFCo and the City of Redwood City Water District for one additional out of district water connection to serve Parcel 1.

Sewage Disposal: The existing residence and cottage are served by private sewage disposal systems, which will be abandoned. The applicant will request annexation into the Oak Knoll Sewer Maintenance District for two sewer connections (which will include a sewer main extension) to serve the two-lot subdivision.

Flood Zone: Zone C (areas of minimal flooding), Community Panel No. 060311 0250 B, effective July 5, 1984.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were issued with a public review period from August 4, 2010 to August 23, 2010. Mitigation measures have been included as recommended conditions of approval in Attachment A.

Setting: The site slopes to the south at an average of 12% from Hillcrest Drive. There is an existing single-family residence with attached garage located in the front portion of the property, and a detached cottage and three accessory buildings in the rear portion of the property. The remaining property includes mature trees, grass, and landscaping. A total of forty-eight (48) significant sized trees are located throughout the property. The property is surrounded by single-family residential development to the north, south, and west and an abandoned reservoir site (known as Brewster Reservoir Site) owned by the City of Redwood City (and within the City's jurisdiction) to the immediate east, across Hillcrest Drive.

Chronology:

<u>Date</u>	<u>Action</u>
1920	- Development of subject parcel with residence and cottage.
May 16, 1945	- Grant deed (recorded) describing parcel in current configuration.
1958	- Building Permit No. 45254 issued for an addition to the residence.
1969	- Building Permit No. A156691 issued for an addition to the residence.

- 1979 - The parcel was part of the County's Emerald Lake Hills merger program in 1979.
- May 13, 2010 - Slope analysis application, PLN 2010-00003, submitted for subject parcel.
- May 13, 2010 - Current General Plan Map Amendment and Minor Subdivision application, PLN 2010-00149, submitted.
- June 3, 2010 - Slope analysis results issued. Results confirmed that the proposed parcels could meet the minimum average slope required by the Residential Hillside (RH) Zoning District for subdivision.
- June 18, 2010 - General Plan Map Amendment and Minor Subdivision application, PLN 2010-00149, deemed complete.
- August 4, 2010 - Negative Declaration issued for 20-day public comment period (August 4, 2010 to August 23, 2010).
- October 27, 2010 - Planning Commission public hearing held. Planning Commission recommended approval of the General Plan Map Amendment and Minor Subdivision.
- January 25, 2011 - Board of Supervisors public hearing.

**DISCUSSION:**

**A. KEY ISSUES**

**1. Compliance with the General Plan**

**a. Conflict Between RH District Zoning Regulations and General Plan Land Use Designation**

The RH Zoning District allows a higher density on the property than that allowed by the General Plan land use designation. According to the Residential Hillside (RH) Zoning District Regulations, a property with a minimum of 28,000 sq. ft. may be subdivided if the average slope of each newly created parcel does not exceed 19%. Based on a slope analysis prepared by the County for the 29,845 sq. ft. parcel, the average slope of the proposed lots is 10% and 14%. Thus, under the regulations, the property is of adequate size and slope to accommodate a two-lot subdivision. The slope analysis and proposed vesting tentative parcel map are included as Attachments E and F, respectively, to this report. 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 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 2.9 dwelling units per acre.

Given the foregoing, 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 6.0 dwelling units per acre). The resulting density of 2.9 dwelling units per acre, allowed under the RH Zoning District for this property, would remain substantially lower than the maximum density allowed in the Medium-Low Density designation (i.e., up to 6.0 dwelling units per acre).

The parcels within a 500-foot radius of the project parcel range in size from 6,000 sq. ft. to 72,000 sq. ft. Therefore, the applicant's request for a General Plan Map Amendment would not result in a density incompatible or out of character with the density of parcels in the surrounding neighborhood. The proposed parcel sizes would not allow for further subdivision of them under the RH zoning designation.

In addition, the majority of the parcels within a 500-foot radius of the project site are not of a size to allow subdivision based on the minimum lot size requirements of the RH Zoning District. Of the 72 parcels within this radius, only seven are more than 24,000 sq. ft. in size with a slope less than 17%, which is the minimum size and maximum slope allowed under the RH Zoning District for a potential subdivision. Of these seven parcels, only one is of a size and slope to allow a potential subdivision that could create more than two new lots. Property owners of those few parcels within the vicinity that are of a size to potentially allow subdivision would themselves be required to initiate a General Plan Map Amendment request (as the land use designation in the vicinity is low density residential) which would be subject to review, on a case-by-case basis, for compliance with the County General Plan, Zoning, and Subdivision Regulations.

b. General Land Use Policies

Policy 7.16 (*Land Use Objectives for Urban Areas*) encourages the designation of land uses in urban areas to revitalize existing developed areas and discourage urban sprawl, among other goals. The proposed project will encourage efficient use and redevelopment of the property, in compliance with the RH Zoning Regulations, and absent the various components of the project, the property could only accommodate one single-family residence and much of the land would remain undeveloped.

c. Urban Land Use Policies

Policy 8.13 (*Land Use Designations and Locational Criteria for Urban Areas*) requires use of locational criteria in assigning appropriate land use

designations so that stated land use objectives may be achieved. The 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 medium-low density residential areas are: (1) existing medium-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 Emerald Lake Hills area is made up of low density and medium-low density designated parcels, which are interspersed throughout the area. Therefore, as to the subject area, no significant differences exist in the locational criteria for low density residential and medium-low density residential areas in urban neighborhoods.

Policy 8.14 (*Land Use Compatibility*) and Policy 8.35 (*Uses*) seek to protect the character of existing single-family residential areas and allow uses that are consistent with the overall land use designation. The proposed project (and future single-family residential development) is consistent with the existing surrounding single-family residential land uses and the existing Residential Hillside Zoning District would remain in effect for the new parcels.

Policy 8.29 (*Infilling*) seeks to encourage infilling of urban areas where infrastructure and services are available. Water service is currently provided by the City of Redwood City Water District and the applicant will be required to obtain approval from LAFCo and the City of Redwood City Water District for one additional out-of-district water connection to serve Parcel 1. Additionally, the property is currently served by (separate) private sewage disposal systems for the residence and cottage, both of which will be abandoned. Annexation into the Oak Knoll Sewer Maintenance District for two sewer connections (which will include a sewer main extension) to serve the two-lot subdivision will be required. Additionally, conditions have been added to require the applicant to provide for the extension of all utility services (including water, sewer, electric, gas, cable, etc.) to each newly created parcel and to require that all utilities be installed underground. The project will allow the property to be subdivided and "infilled" with additional housing. Infill increases the regional supply of housing in urban areas and decreases the demand to construct housing in undeveloped areas (i.e., urban sprawl).

Policy 8.36 (*Density*) calls for the regulation of maximum allowable densities in zoning districts in order to (1) ensure a level of development that is consistent with land use designations, (2) plan for the efficient provision of public facilities, services, and infrastructure, and (3) minimize exposure to natural and manmade hazards. If approved, the project, as conditioned, would conform to this policy, as the property is otherwise of adequate size and slope to accommodate a two-lot subdivision according to the RH Zoning District. The Emerald Lake Hills community is



comprised of both low density and medium-low density residential land use designations, existing and proposed utility services will accommodate both newly created parcels, and future development of the lots would be required to comply with the RH district regulations and applicable building codes so as to minimize susceptibility to natural and manmade hazards.

d. Wastewater Policies

Policy 11.5 (*Wastewater Management in Urban Areas*) encourages the extension of sewage systems to serve unincorporated urban areas currently using individual sewage disposal systems where warranted by the planned density of development. As previously mentioned, the existing residence and cottage are served by separate private sewage disposal systems, which will be abandoned. Furthermore, the applicant will be requesting annexation into the Oak Knoll Sewer Maintenance District for two sewer connections, which will require a sewer main extension from Esther Lane, approximately 450 feet, to serve the two-lot subdivision.

2. Compliance with the Emerald Lake Hills (ELH) Community Plan

The proposed amendment is in compliance with applicable policies of the Emerald Lake Hills (ELH) Community Plan, specifically with regard to land use and park and recreation resources. The *Land Use* Chapter of the Community Plan seeks to protect the rural character of the community, limit development density, and reduce the development potential for a house based on slope of the land. The proposed General Plan Map Amendment and subdivision would result in a density less than the plan's overall average density of six dwelling units per acre for the (proposed) Medium-Low Density land use designation. Furthermore, based on a slope analysis completed by the County, the proposed parcels are of a size allowed under the Residential Hillside (RH) Zoning District and in the size range of existing surrounding parcels within the vicinity. Additionally, the Natural/Park and Recreation Resources Chapter of the Community Plan seeks to preserve existing vegetation and mature trees and limit grading to minimize soil erosion and water runoff. The proposed project does not include any grading, tree removal, or development at this time. Any future grading, tree removal, or development will require separate permit processing in compliance with all applicable County regulations. In addition, the proposed project will not conflict with any existing or potential community park locations identified in the plan.

3. Compliance with Zoning Regulations

The subject property is zoned Residential Hillside/Design Review (RH/DR), single-family residential with a minimum lot size of 12,000 sq. ft., for parcels with an average slope of 17% or less, and increasing in size relative to average slope.

A slope analysis completed by the County has confirmed that subdivision of the 29,845 sq. ft. parcel into two lots of 15,746 sq. ft. (Parcel 1) and 14,099 sq. ft. (Parcel 2), respectively, would be in compliance with the minimum lot size requirements of the RH Zoning District, as the average slope of the proposed parcels is 10% and 14%, respectively. Additionally, both parcels will comply with the minimum lot frontage and lot width requirements of the RH Zoning District, as indicated below.

<b>Development Standard</b>	<b>Required</b>	<b>Proposed Parcel 1</b>	<b>Proposed Parcel 2</b>
Minimum Lot Area	14,000 sq. ft.*	15,746 sq. ft.**	14,099 sq. ft.***
Minimum Lot Width	50 ft.	81.37 ft.	81.37 ft.
Minimum Lot Depth	N/A	212.19 ft. (avg.)	191.46 ft. (avg.)
<p>*For parcels with an average slope of 19% or less.  **Proposed Parcel 1 has an average slope of 10%.  ***Proposed Parcel 2 has an average slope of 14%.</p>			

Review of this project is limited to the proposed General Plan Map Amendment and Minor Subdivision, as no grading or new residential development is proposed at this time and existing residential development will be required to be demolished prior to recordation of the final subdivision map. Review of any new residence for compliance with County Zoning Regulations would occur during the design review process that is required for a future residence. Condition No. 13 has been added to require compliance with all zoning regulations during the design review process for future residential development on the newly created parcels.

#### 4. Compliance with Subdivision Regulations

The proposed minor subdivision has been reviewed by staff to assess conformity with the County Subdivision Ordinance. The County's Building Inspection Section, Environmental Health Division, Geotechnical Section, and Department of Public Works, as well as the San Mateo County Fire Department, City of Redwood City Water District, Oak Knoll Sewer Maintenance District, and Local Agency Formation Commission (LAFCo), have also reviewed the project. As conditioned, the project will be in compliance with the standards of reviewing agencies and the requirements of the County Subdivision Ordinance. Conditions of approval have been included in Attachment A of this report.

Furthermore, the Planning Commission recommends that the following findings can be made with respect to the subdivision application:

- a. **Find that, in accordance with Section 7013.3.b of the San Mateo County Subdivision Regulations, this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan.**

The Department of Public Works and Planning staff have reviewed the tentative map and found it, as proposed and conditioned, to be consistent with the County General Plan, as discussed in Section A.1 of this report, above.

The existing single-family residential development will be demolished prior to recordation of the final subdivision map. The applicant will be required to provide underground extension of utilities (sewer, water, gas, electric, cable, etc.) to service the new parcels. An additional out of district water connection to serve Parcel 1 will be requested from LAFCo and the City of Redwood City Water District. Additionally, the applicant will request annexation into the Oak Knoll Sewer Maintenance District for two sewer connections (which will include a sewer main extension).

The proposed project will encourage efficient use and redevelopment of the property, in compliance with the RH Zoning Regulations. Without the proposed subdivision, the property could only accommodate one single-family residence and much of the land would remain undeveloped. While no grading, tree removal, or development is proposed at this time, the conceptual building envelopes shown on the tentative map for the proposed parcels indicate conformance with applicable zoning regulations. Furthermore, any future development activities (grading, tree removal, or construction) will be subject to review and approval by the County in accordance with all applicable standards and regulations in effect at that time.

- b. **Find that the site is physically suitable for the type and proposed density of development.**

As discussed in Sections A.1 and A.3 of this report, above, the application's accompanying proposed General Plan Map Amendment will allow the subdivision to comply with the General Plan land use designation for the property. In addition, the proposed parcels conform to the minimum parcel size requirements of the RH Zoning District, the conceptual building envelopes shown on the tentative map for the proposed parcels indicate compliance with the RH Zoning District Regulations for setbacks, the new parcels can be accessed directly from Hillcrest Drive, and the applicant will be required to provide documentation that the new parcels can be served by water and sewer facilities prior to having the final parcel map recorded.

- c. **Find that the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat.**

After review of the proposed subdivision application materials, there is no evidence to suggest that the project will create a public health problem or cause substantial environmental damage. The project has been reviewed by the County's Environmental Health Division, Building Inspection Section, Department of Public Works, and Geotechnical Section, as well as the San Mateo County Fire Department, with requirements incorporated as conditions of approval in Attachment A. While the demolition of the existing structures could result in temporary air quality dust impacts to the site and surrounding neighborhood, conditions of approval have been included in Attachment A of this report to mitigate these impacts. Furthermore, the site is not located near identified sensitive habitats.

The design of the subdivision and the proposed improvements would not substantially and avoidably injure fish or wildlife, or their habitat. The site is not located within 100 feet of a creek or stream, and a search of the California Natural Diversity Database (CNDDDB) indicated no special status plant or wildlife species within the project area. Furthermore, the proposed project does not include grading or tree removal. Additionally, staff has included conditions of approval in Attachment A to require the applicant to minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines.

#### Demolition of Existing Structures

As the project is proposed and conditioned, the applicant will demolish the existing single-family residence, detached cottage, and accessory buildings prior to recordation of the final parcel map. The demolition activities will temporarily generate dust and other building material debris that could, absent proper mitigation, violate existing standards of air quality on-site and in the surrounding area. A condition of approval addressing the temporary impact of the proposed demolition, including required compliance with Bay Area Air Quality Management District requirements, has been included in Attachment A of this report to mitigate this potential impact.

#### Service to Proposed Parcels

The proposed subdivision will require an additional water connection to serve Parcel 1 and sewer service to serve both parcels, which will require a sewer main extension from Esther Lane to the proposed parcels.

Abandonment of existing private sewage disposal systems serving existing development will be required in accordance with the regulations of the County Environmental Health Division. Additionally, the applicant will be required to provide electric, gas, cable, etc., to the proposed parcels. All utilities must be installed underground and prior to recordation of the final subdivision map. Alternatively, the applicant may bond for the improvements pursuant to Condition of Approval No. 31. Furthermore, grading for improvements, tree removal, and future development will be subject to review and approval by the County in accordance with all applicable standards and regulations.

- d. **Find that the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no existing easements on the subject property.

- e. **Find that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.**

Future development on the parcels could make use of passive heating and cooling to the extent practicable because both parcels have unobstructed solar access to the southwest, thereby allowing morning sun to passively or actively (using rooftop solar panels) heat any future houses.

- f. **Find that the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.**

The project involves the extension of an existing sanitary sewer main owned by the Oak Knoll Sewer Maintenance District to serve the proposed parcels. When future development on the newly created parcels is proposed, approval of sewer service will be required from the Oak Knoll Sewer Maintenance District which would presumably not be given if it resulted in a violation.

Furthermore, Planning staff has added Condition of Approval No. 5 to require the applicant to implement an approved erosion and sediment control plan prior to any grading or construction. Condition No. 30 requires the applicant to submit a permanent stormwater management plan, prior to recordation of the final map, subject to review and approval by the Department of Public Works. Additionally, Condition No. 12 has been added to require all future structures built at the project site to

incorporate permanent stormwater control measures in conformance with Bay Area Stormwater Management Agencies Association (BASMAA) Guidelines. Therefore, as proposed and conditioned, the project would comply with requirements of the State Regional Water Quality Control Board.

- g. **Find that the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (“the Williamson Act”) and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use.**

The property is not subject to a Williamson Act contract, is located within a single-family residential district, contains an existing single-family residence, and does not currently contain any agricultural land uses.

- h. **Find that, per Section 7005 of the San Mateo County Subdivision Regulations, the proposed subdivision would not result in a significant negative effect on the housing needs of the region.**

The project would result in the creation of a new parcel zoned for single-family residential land use, thereby increasing the supply of housing in the region. Therefore, the project would not result in a negative effect on regional housing needs.

5. Compliance with In-Lieu Park Fees

Section 7055.3 of the County Subdivision Regulations requires that, as a condition of approval of the tentative map, the subdivider must dedicate land or pay an in-lieu fee. Said fee is for the purpose of acquiring, developing or rehabilitating County park and recreation facilities and/or assisting other providers of park and recreation facilities in acquiring, developing or rehabilitating facilities that would serve the proposed subdivision. A worksheet showing the prescribed calculation appears as Attachment H. The in-lieu park fee for this subdivision is \$17,248.17, calculated on the land assessment value at the time of this report. Payment of this fee, prior to recordation of the final map, is required by Condition No. 11 in Attachment A. This fee shall be recalculated at the time of payment and shall be based upon the assessed land value at that time.

B. ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) requirements, an Initial Study and Mitigated Negative Declaration were prepared for this project and circulated from August 4, 2010 to August 23, 2010. Below is a summary of the comments received during the public comment period with staff's response:

**Comment:** J. R. Rodine, project applicant, requested an amendment in the form of a project condition of approval to the language in staff's response to Section 6(e) stating that the applicant will be required to construct improvements prior to recordation of the subdivision map. Mr. Rodine proposes a project condition of approval which requires submittal and Public Works approval of final improvement plans and an associated surety amount that guarantees post-recordation installation of improvements. Mr. Rodine explains that while it is customary for the County to require preparation, submittal, review and Public Works approval of final improvement plans for a subdivision, it is not customary for the County to require installation of such improvements prior to recordation of the final map, as engineers and/or contractors cost estimates are routinely submitted to Public Works to determine the amount of any security to be deposited in the form of a bond, cash, or a CD to guarantee the future installation of improvements.

**Staff's Response:** While the typical (and preferred) condition for a subdivision is that improvements be installed prior to recordation of the final subdivision map, there is an alternative bond option provided by the Department of Public Works which allows an applicant to defer construction of improvements until after the final subdivision map has been recorded. Therefore, Condition of Approval No. 31 has been included to clarify the applicant's option to bond for subdivision improvements.

**Comment:** The Oak Knoll Sewer Maintenance District submitted a letter in regard to staff's response to Section 6(f) which states "While the two-lot subdivision would create a slight increase in demand on public utilities already serving the existing single-family residential parcel, there has been no evidence received to suggest that the increase in demand would adversely affect any existing capacities" to clarify that the existing parcel is currently outside of the District's service area and the parcel's existing sanitary sewer service is provided by a private septic system and not a public sanitary sewer system.

**Staff's Response:** Planning staff acknowledges and concurs with this clarification to Section 6(f) as submitted by the Oak Knoll Sewer Maintenance District. The applicant will be required to obtain approval from the Oak Knoll Sewer Maintenance District for annexation into the District for sewer services to the two proposed parcels.

## C. REVIEWING AGENCIES

Building Inspection Section  
Geotechnical Section  
Department of Public Works  
Environmental Health Division  
San Mateo County Fire Department  
Local Agency Formation Commission (LAFCo)  
City of Redwood City Planning Department  
City of Redwood City Water District  
Oak Knoll Sewer Maintenance District

Sequoia Union High School District  
Emerald Hills Neighborhood Association  
Emerald Hills Community Coalition

County Counsel has reviewed and approved the proposed materials as to form and content.

The approval of the General Plan Map Amendment and Minor Subdivision to change the land use designation of a 29,845 sq. ft. parcel from low density residential to medium-low density residential and subdivide the parcel into two lots of 15,746 sq. ft. (Parcel 1) and 14,099 sq. ft. (Parcel 2) contributes to the 2025 Shared Vision outcome of a Livable Community because the project supports efficient use and redevelopment of the property and supports infill which increases the regional supply of housing in urban areas.

**FISCAL IMPACT:**

Approval by the Board of Supervisors of the General Plan Map Amendment and Minor Subdivision would result in the creation of two new parcels for future residential development. County property tax revenues may increase with tax being assessed on the newly created parcel and/or on any future residential development of either proposed parcel.

**ATTACHMENTS:**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Initial Study/Negative Declaration, dated August 4, 2010
- D. Slope Analysis, prepared by the County Planning Department, dated May 27, 2010
- E. Proposed Vesting Tentative Parcel Map, dated July 7, 2010
- F. Proposed Sewer Main Extension Plan, dated July 7, 2010
- G. Planning Commission Letter of Recommendation, dated November 2, 2010
- H. Planning Commission Staff Report, dated October 27, 2010
- I. Park In-Lieu Fee Worksheet
- J. Oak Knoll Sewer Maintenance District Plan Review, dated June 17, 2010
- K. Project Proposal Narrative, prepared by J. R. Rodine, dated April 29, 2010
- L. Letters of Support (various)



COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit File Number: PLN 2010-00149

Board Meeting Date: January 25, 2011

Prepared By: Summer Burlison, Project  
Planner

For Adoption By: Board of Supervisors

**RECOMMENDED FINDINGS:**

**Regarding the Environmental Review, Find:**

1. That the Mitigated Negative Declaration is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines. An Initial Study was completed and a Mitigated Negative Declaration issued in conformance with CEQA Guidelines. The public review period for this document was August 4, 2010 to August 23, 2010.
2. That, on the basis of the Initial Study and comments received thereto, no substantial evidence exists that the project, as mitigated by the mitigation measures contained in the Mitigated Negative Declaration and incorporated as project conditions of approval, will have a significant effect on the environment.
3. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
4. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions of approval, and identified as part of this public hearing, have been incorporated into a Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

**Regarding the General Plan Map Amendment, Find:**

5. That the Board of Supervisors adopt the resolution to change the subject parcel's General Plan Map designation from "Low Density Residential" to "Medium-Low Density Residential," in order to facilitate a more efficient use of the site. The project complies with the site-specific application of slope density and the Residential Hillside Zoning District. Additionally, the project complies with locational criteria for medium-low density residential areas and applicable General Plan Urban Land Use Policies. The sizes of the proposed parcels will be within the range of existing parcels in the vicinity; therefore, the applicant's request for a General Plan Map Amendment would not result in a density that would be incompatible and out of character with the surrounding neighborhood.

Regarding the Minor Subdivision, Find:

6. That in accordance with Section 7013.3.b of the San Mateo County Subdivision Regulations, the tentative map, together with the provisions for its design and improvement, as proposed and conditioned, is consistent with the San Mateo County General Plan. The applicant is proposing a General Plan Map Amendment to change the property's land use designation to medium-low density residential. The resulting density of the subdivision would be 2.9 dwelling units per acre, which would be substantially lower than the maximum density allowed under the medium-low density residential land use designation (of up to 6.0 dwelling units per acre). The proposed project will encourage efficient use and redevelopment of the property and is consistent with the General Plan Policies regarding infill development. Furthermore, any future grading, tree removal, or development will be subject to review and approval by the County in accordance with all applicable standards and regulations.
7. That the site is physically suitable for the type and proposed density of development. The application's accompanying proposed General Plan Map Amendment would allow the subdivision to comply with the proposed General Plan land use designation of medium-low density residential (up to 6.0 dwelling units per acre). In addition, the proposed parcels conform to the minimum parcel size required by the RH Zoning District, the conceptual building envelopes shown on the tentative map for the proposed parcels indicate compliance with the RH Zoning District Regulations for setbacks, the new parcels can be accessed directly from Hillcrest Drive, and the applicant will be required to provide documentation that the new parcels can be served by water and sewer facilities prior to recordation of the final map.
8. That the design of the subdivision and the site improvements, as proposed and conditioned, are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat. There is no evidence to suggest that the project, as proposed and conditioned, will create a public health problem or cause substantial environmental damage. The County has determined from the Initial Study and Mitigated Negative Declaration that, as mitigated by the mitigation measures which have been incorporated as project conditions of approval, the project will not have a significant effect on the environment. Furthermore, the project site is not located within 100 feet of a creek or stream and no development is proposed at this time.
9. That the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The project would not conflict with any easements, as no easements exist at the subject property.
10. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities. Future development on the proposed parcels could make use of passive heating and cooling to the extent practicable

because the parcels have unobstructed solar access to the southwest, thereby allowing morning sun to passively or actively (using rooftop solar panels) heat any future houses.

11. That the discharge of waste from the proposed subdivision into an existing community sewer system, as proposed and conditioned, would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The project requires annexation into the Oak Knoll Sewer Maintenance District for two sewer connections and will include the extension of an existing sanitary sewer main along Hillcrest Drive to serve the proposed parcels. When future development on the newly created parcels is proposed, formal approval of sewer service will be required from the Oak Knoll Sewer Maintenance District. Furthermore, conditions of approval have been included to ensure the project will comply with applicable requirements of the State Regional Water Quality Control Board in regard to erosion and sediment control and permanent stormwater management control measures.
12. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("the Williamson Act") and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use. The property is not subject to a Williamson Act contract, is located within a single-family residential district, contains an existing single-family residence, and does not currently contain any agricultural land uses.
13. That, per Section 7005 of the San Mateo County Subdivision Regulations, the proposed subdivision would not result in a significant negative effect on the housing needs of the region. The project would result in the creation of a new parcel zoned for single-family residential land use, thereby increasing the supply of housing in the region.

#### **RECOMMENDED CONDITIONS OF APPROVAL:**

##### **Current Planning Section**

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to the Board of Supervisors on January 25, 2011. Minor revisions or modifications to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This subdivision approval is valid for two (2) years from the date of final approval, during which time compliance with applicable conditions of approval must be demonstrated and, subsequently, a final parcel map shall be filed. An extension to this time period in accordance with Section 7013.5.c of the Subdivision Regulations may be issued by the Community Development Director upon written request submitted 30 days prior to the expiration date and payment of any applicable extension fees if required.

3. The parcel map shall be recorded pursuant to the plans approved by the Board of Supervisors; any deviation from the approved plans shall be reviewed and approved by the Community Development Director or Board of Supervisors, as deemed necessary.
4. No grading is permitted as part of this project. If any grading is necessary, it shall only occur after a valid building permit is issued, or the applicant shall obtain a grading permit or grading permit exemption from the Current Planning Section.
5. Prior to the issuance of a demolition permit and/or construction improvements associated with the subdivision, the applicant shall submit for review and approval an erosion and sediment control plan, which shall be maintained throughout the duration of demolition and/or construction activities. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo County Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
  - a. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetation of disturbed areas with plants propagated from seed collected in the immediate area.
  - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
  - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - f. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
  - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

- h. Performing clearing and earth-moving activities only during dry weather.
  - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilizing designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
6. To reduce the impact of demolition/construction activities on neighboring properties, comply with the following:
  - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
  - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction related vehicles will impede traffic along the right-of-way on Hillcrest Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Hillcrest Drive. There shall be no storage of construction vehicles in the public right-of-way.
7. Prior to recordation of the parcel map, the existing dwelling, detached cottage, and all accessory structures shall be removed from the property.
8. No trees are to be removed. If any future development requires removal of any tree, the applicant shall first obtain an approved tree removal permit from the Current Planning Section.
9. Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operation shall be prohibited on Sunday and any national holiday.
10. The applicant shall provide for the extension of sewer, water, electric, gas, and cable lines to service the new parcels for any future development. Per Section 6565.15(h), all new service lines shall be installed underground. All new electric lines for the proposed subdivision shall be installed underground from the nearest

existing utility pole. No new poles shall be installed for this subdivision. The extension of water, gas and electric lines will require the issuance of a building permit for these utility installations.

11. Prior to recordation of the final map, the applicant shall pay to the San Mateo County Planning and Building Department \$17,248.17 for in-lieu park fees as required by County Subdivision Regulations Section 7055.3. Please note that the fee is based on the land assessment value as provided by the County Assessor at the time of payment; thus, the calculated fee above is subject to change.
12. All future structures to be built on the project site shall be designed to incorporate permanent stormwater control measures in conformance with Bay Area Stormwater Management Agencies Association (BASMAA) Guidelines. This requirement shall be included as a note on the final map and shall be recorded on all deeds for parcels created by this subdivision. Prior to the issuance of a building permit for any structure on the project site, all plans shall be reviewed by the Current Planning Section for conformance with this condition. Copies of the recorded deeds shall be submitted to the Planning Department and forwarded to the project file.
13. Any future development on the subdivided parcels shall be subject to separate review and design review permitting requirements, per Section 6565.3 of the County Zoning Regulations. During the design review process, the applicant shall demonstrate compliance with all applicable zoning regulations.
14. All existing significant and/or heritage trees not approved for removal shall be protected during demolition, grading and/or construction activities. The applicant shall submit for review and approval a tree protection plan which incorporates tree protection measures as recommended by the certified arborist (Mayne Tree Expert Company, Inc.) in the arborist report dated March 10, 2010 prior to conducting any work on-site. Minimum protection measures shall include:
  - a. The applicant shall establish and maintain tree protection zones throughout the entire length of the project. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for grading and construction to safely continue. The applicant shall maintain tree protection zones free of equipment and material storage and shall not clean any equipment within these areas. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist prior to cutting. Any root cutting shall be monitored by an arborist and documented. Roots to be cut should be severed cleanly with a saw or topers. Normal irrigation shall be maintained, but oaks should not need summer irrigation. The above information shall be on-site at all times.
  - b. All grading plans that specify grading within a dripline of any tree, or within the distance from the trunk as measured by the following: 5 inches in distance from the trunk for every inch in trunk diameter, measured 4.5 feet above the

average ground level, shall be reviewed by a certified arborist. The arborist shall outline provisions for aeration, drainage, pruning, tunneling beneath roots, root pruning, or other necessary actions to protect the trees. If trenching is necessary within the above-defined areas, it shall be undertaken by hand labor. All roots 2 inches or larger shall be tunneled and smaller roots shall be cut smoothly to the side of the trench. The side of the trench should be draped immediately with two layers of untreated burlap to a depth of 3 feet from the surface. The burlap shall be soaked nightly and left in place until the trench is backfilled to the original level. The arborist shall examine the trench prior to backfilling to ascertain the number and size of roots cut, and to suggest further remedial repairs.

15. The applicant shall submit the following to the Current Planning Section: Within four (4) working days of the final approval date of this permit, the applicant shall pay an environmental filing fee of \$2,044.00, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,094.00, made payable to San Mateo County, to the project planner to file with the Notice of Determination.

#### Building Inspection Section

16. Prior to recordation of the parcel map, the applicant shall obtain and have a final inspection on any demolition permit(s) required to remove the existing dwelling, detached cottage, and all miscellaneous accessory structures on the property.

#### Department of Public Works

17. Prior to the issuance of a building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building, per Ordinance No. 3277.
18. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.
19. No proposed grading or construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued.
20. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Unless exempted by the Grading Ordinance, the applicant may be required to apply for a grading permit upon completion of their review of the plans and should access construction be necessary.
21. The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it for review and approval by the Department of Public Works. The drainage analysis shall consist of a written

narrative and a plan. The plan shall detail the flow of the stormwater onto, over, and off the property being subdivided and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.

22. The applicant shall submit a driveway "plan and profile" to the Department of Public Works showing that the driveway access to the parcels (garage slab) complies with County standards for driveway slopes (not to exceed 20%) and with County standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both existing and proposed drainage patterns and drainage facilities.
23. The applicant shall record documents which address future maintenance responsibilities of any private drainage and/or roadway facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review.
24. The applicant shall submit to the Department of Public Works written certification from the appropriate water district (City of Redwood City Water District) stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
25. The applicant shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans and submitted to the Department of Public Works for review. Upon completion of this review, the applicant or his engineer shall have these approved plans signed by the appropriate Sewer District, Oak Knoll Sewer Maintenance District.
26. The applicant shall reapportion sewer assessment bonds for the Oak Knoll Sewer Maintenance District.
27. The applicant shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and Planning Department stating that they will provide energy and communication services to the proposed parcels of this subdivision.
28. Any potable water system or sewer system work required by the appropriate districts within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met. Plans for such work shall be reviewed by the Department of Public Works prior to the issuance of the permit.



29. Erosion and sediment control during the course of any grading work shall be according to a plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer.
30. Prior to recordation of the parcel map, the applicant will be required to submit to the Department of Public Works a complete set of approved improvement plans with a plan review deposit of \$1,000 which shall include all provisions for driveways, underground utilities, and proposed stormwater facilities in accordance with County Subdivision Regulations, County Standard Details, and County Drainage Policy.
31. Prior to recordation of the parcel map, the applicant shall be required to provide underground extension of utilities (sewer, water, gas, electric, cable, etc.) to the new parcels.

Should the applicant wish to defer improvement until after the recordation of the final parcel map, then the applicant must provide the Department of Public Works with approved utility plans for the extension of underground utilities as needed. Additionally, in accordance with the County Subdivision Regulations, the applicant will be required to provide a valid construction estimate, based on these approved plans, and shall provide securities as listed in the County Subdivision Regulations.

32. "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
33. The applicant shall submit a final parcel map to the Department of Public Works for review and recording.

#### Geotechnical Section

34. A detailed geotechnical/soils report shall be required for any future grading and/or development, and shall be required at the building permit phase of the project.

#### San Mateo County Fire Department

35. A minimum fire flow of 1,000 gpm for two (2) hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site.
36. The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant; the configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not more than 600 feet from the building, measured by way of approved drivable access to the project site.

37. All new public water systems, extensions from a public water system or replacement of any main or line of an existing public water system shall have a minimum diameter of six (6) inches. If the pipes are not linked in grid or if individual legs are over 600 feet in length, then the minimum diameter shall be eight (8) inches.
38. When receiving water service for fire protection (hydrants, fire sprinkler systems) from a public or municipal water purveyor, written certification from the water company that hydrants will be installed or the existing water system is capable of meeting the project conditions is required to be presented to the San Mateo County Fire Department for verification to show that required upgrades to the system will be installed and that existing fire flows will meet the project requirements.

#### Environmental Health Division

39. Prior to recordation of the parcel map, the applicant shall obtain a permit from the Environmental Health Division to abandon the existing septic systems. Abandonment of the two septic systems shall be inspected and approved by the Environmental Health Division.

#### Oak Knoll Sewer Maintenance District

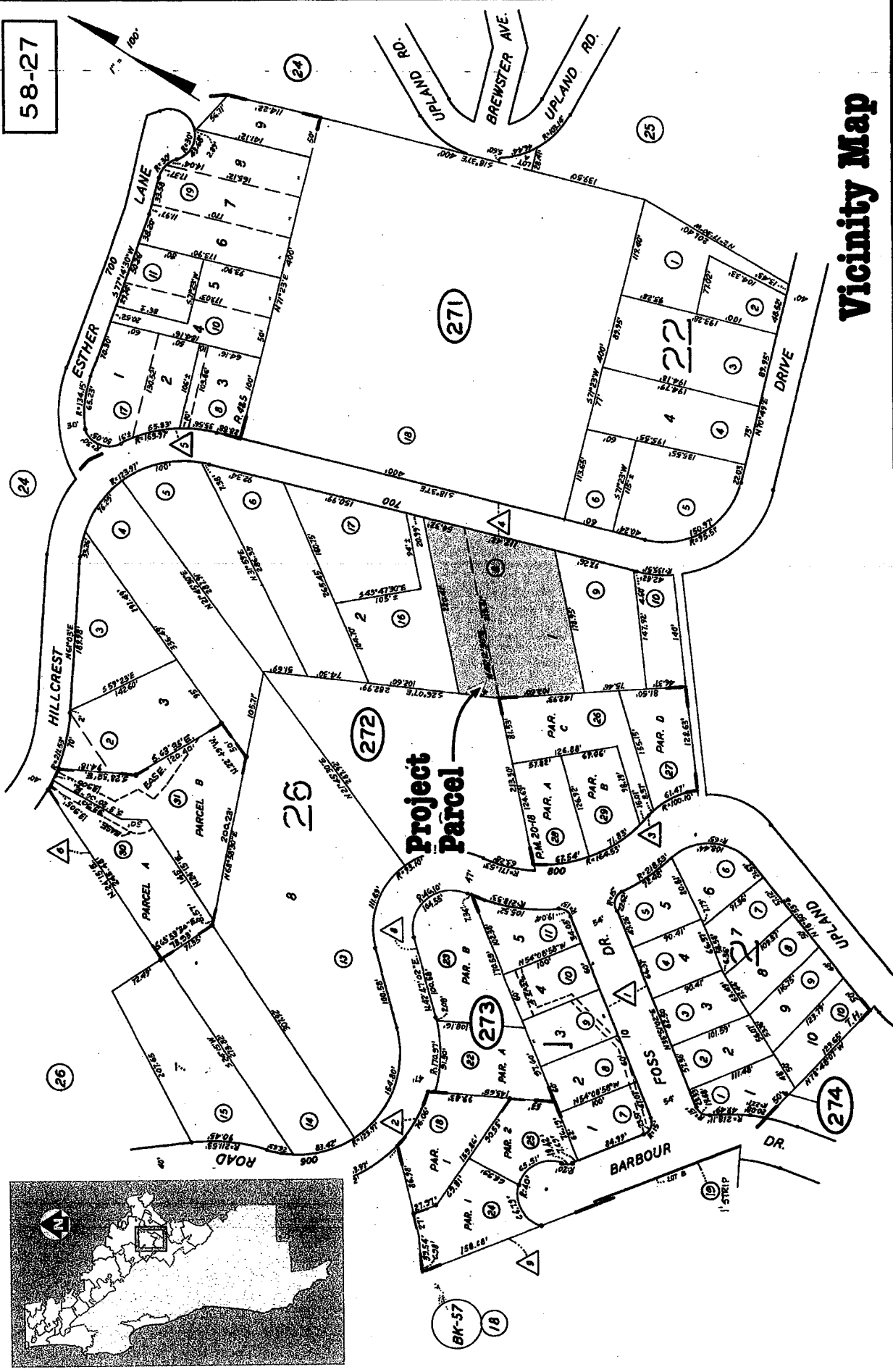
40. Annexation into the Oak Knoll Sewer Maintenance District is required for sewer service connection.

#### Local Agency Formation Commission (LAFCo)

41. The applicant shall obtain approval by LAFCo for one additional out of district water service connection from the City of Redwood City Water District.

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# Vicinity Map



## San Mateo County Board of Supervisor's Meeting

Applicant: **J. R. Rodine**

Attachment: **B**

File Numbers: **PLN 2010-00149**

## COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**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: Egan General Plan Map Amendment and Minor Subdivision, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2010-00149

OWNERS: Anthony and Carol Egan

APPLICANT: J. R. Rodine

ASSESSOR'S PARCEL NO.: 058-272-080

LOCATION: 787 Hillcrest Drive (Emerald Lake Hills), Redwood City

**PROJECT DESCRIPTION**

The applicant proposes a General Plan Map Amendment to change the land use designation of a 29,845 sq. ft. 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 6.0 dwelling units per acre), and a minor subdivision (in the form of a Vesting Tentative Parcel Map) to divide the parcel into two lots of 15,746 sq. ft. (Lot 1) and 14,099 sq. ft. (Lot 2). There is an existing single-family residence, guest cottage, and three storage sheds on the property that will be removed prior to recordation of the final subdivision map. The parcel fronts Hillcrest Drive and the proposed lots will retain frontage and access from Hillcrest Drive. The existing residence and cottage are served by separate private sewage disposal systems, which will be abandoned, and one water connection from the City of Redwood City Water District. Annexation into the Oak Knoll Sewer Maintenance District is being requested for two sewer connections (which will include a sewer main extension) and approval by LAFCo, and the City of Redwood City Water District is being requested for one additional out of district water connection to serve the two-lot subdivision. No grading, tree removal, or new residential development is proposed at this time. The parcel is surrounded by single-family residential development to the north, south, and west, and an abandoned reservoir site (known as Brewster Reservoir Site) owned by the City of Redwood City (and within the City's jurisdiction) to the immediate east.

**FINDINGS AND BASIS FOR A NEGATIVE DECLARATION**

The Current Planning Section 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.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

**Mitigation Measure 1:** Prior to the issuance of a demolition permit and/or construction improvements associated with the subdivision, the applicant shall submit for review and approval an erosion and sediment control plan, which shall be maintained throughout the duration of demolition and/or construction activities. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.

**Mitigation Measure 2:** To reduce the impact of demolition/construction activities on neighboring properties, comply with the following:

- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
- c. The applicant shall ensure that no construction related vehicles will impede traffic along the right-of-way on Hillcrest Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Hillcrest Drive. There shall be no storage of construction vehicles in the public right-of-way.

**Mitigation Measure 3:** Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operation shall be prohibited on Sunday and any national holiday.

**Mitigation Measure 4:** The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off the property being subdivided shall be detailed on

the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.

RESPONSIBLE AGENCY CONSULTATION

San Mateo County Department of Public Works - Oak Knoll Sewer Maintenance District  
City of Redwood City Water District  
LAFCo

INITIAL STUDY


The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: August 4, 2010 to August 23, 2010

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., August 23, 2010.**

CONTACT PERSON

Summer Burlison  
Project Planner, 650/363-1815

  
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Summer Burlison, Project Planner

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**INITIAL STUDY**  
**ENVIRONMENTAL EVALUATION CHECKLIST**  
(To Be Completed By Current Planning Section)

**I. BACKGROUND**

Project Title: Egan General Plan Map Amendment and Minor Subdivision

File No.: PLN 2010-00149

Project Location: 787 Hillcrest Drive (Emerald Lake Hills), Redwood City

Assessor's Parcel No.: 058-272-080

Applicant/Owners: J. R. Rodine/Anthony and Carol Egan

Date Environmental Information Form Submitted: May 13, 2010

**PROJECT DESCRIPTION**

The applicant proposes a General Plan Map Amendment to change the land use designation of a 29,845 sq. ft. 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 6.0 dwelling units per acre), and a minor subdivision (in the form of a Vesting Tentative Parcel Map) to divide the parcel into two lots of 15,746 sq. ft. (Lot 1) and 14,099 sq. ft. (Lot 2). There is an existing single-family residence, guest cottage, and three storage sheds on the property that will be removed prior to recordation of the final subdivision map. The parcel fronts Hillcrest Drive and the proposed lots will retain frontage and access from Hillcrest Drive. The existing residence and cottage are served by separate private sewage disposal systems, which will be abandoned, and one water connection from the City of Redwood City Water District. Annexation into the Oak Knoll Sewer Maintenance District is being requested for two sewer connections (which will include a sewer main extension) and approval by LAFCo, and the City of Redwood City Water District is being requested for one additional out of district water connection to serve the two-lot subdivision. No grading, tree removal, or new residential development is proposed at this time. The parcel is surrounded by single-family residential development to the north, south, and west, and an abandoned reservoir site (known as Brewster Reservoir Site) owned by the City of Redwood City (and within the City's jurisdiction) to the immediate east.



**II. ENVIRONMENTAL ANALYSIS**

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 12 and 13.

	IMPACT				SOURCE
	NO	YES		Cumulative	
		Not Significant	Significant Unless Mitigated		
<b>1. LAND SUITABILITY AND GEOLOGY</b>					
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			Bc,D
d. Be located on, or adjacent to a known earthquake fault?		X			Bc,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	YES		
				Significant	Cumulative	
<b>2. <u>VEGETATION AND WILDLIFE</u></b>						
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
<b>3. <u>PHYSICAL RESOURCES</u></b>						
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

	IMPACT					SOURCE
	NO	Not Significant	Significant Unless Mitigated	YES		
				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
<b>4. AIR QUALITY, WATER QUALITY, SONIC</b>						
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	YES			Cumulative	
		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
<b>5. TRANSPORTATION</b>						
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					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
<b>6. LAND USE AND GENERAL PLANS</b>						
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	YES			
		Not Significant	Significant Unless Mitigated	Significant	
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
<b>7. AESTHETIC, CULTURAL AND HISTORIC</b>					
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				SOURCE
	NO	YES		Cumulative	
		Not Significant	Significant Unless Mitigated		
d. Directly or indirectly affect historical or archaeological resources on or near the site?	X				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)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District: Oak Knoll Sewer Maintenance District and City of Redwood City Water District	X		Annexation to sewer district and out of district water connection
Other: LAFCCo	X		Out of district approval for additional water connection

**IV. MITIGATION MEASURES**

Yes No

Mitigation measures have been proposed in project application.

X \_\_\_\_\_

Other mitigation measures are needed.

X \_\_\_\_\_

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

**Mitigation Measure 1:** Prior to the issuance of a demolition permit and/or construction improvements associated with the subdivision, the applicant shall submit for review and approval an erosion and sediment control plan, which shall be maintained throughout the duration of demolition and/or construction activities. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.



I. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.

**Mitigation Measure 2:** To reduce the impact of demolition/construction activities on neighboring properties, comply with the following:

- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
- c. The applicant shall ensure that no construction related vehicles will impede traffic along the right-of-way on Hillcrest Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Hillcrest Drive. There shall be no storage of construction vehicles in the public right-of-way.

**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:

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

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.

  
Summer Burlison

Date 8/2/10  
Project Planner  
(Title)

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-El 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 Isoleth 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 36 CFR Part 800
    - Protection of Historic and Cultural Properties Executive Order 11988
    - National Register of Historic Places Executive Order 11990
    - Floodplain Management 24 CFR Part 51B
    - Protection of Wetlands 24 CFR 51C
    - Endangered and Threatened Species HUD 79-33
    - Noise Abatement and Control 24 CFR 51D
    - Explosive and Flammable Operations
    - Toxic Chemicals/Radioactive Materials
    - 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

**COUNTY OF SAN MATEO**  
Planning and Building Department

**Initial Study Pursuant to CEQA**  
**Project Narrative and Answers to Questions for the Negative Declaration**  
**File Number: PLN 2010-00149**  
**Egan General Plan Map Amendment and Minor Subdivision**

**PROJECT DESCRIPTION**

The applicant proposes a General Plan Map Amendment to change the land use designation of a 29,845 sq. ft. 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 6.0 dwelling units per acre), and a minor subdivision (in the form of a Vesting Tentative Parcel Map) to divide the parcel into two lots of 15,746 sq. ft. (Lot 1) and 14,099 sq. ft. (Lot 2). There is an existing single-family residence, guest cottage, and three storage sheds on the property that will be removed prior to recordation of the final subdivision map. The parcel fronts Hillcrest Drive and the proposed lots will retain frontage and access from Hillcrest Drive. The existing residence and cottage are served by separate private sewage disposal systems, which will be abandoned, and one water connection from the City of Redwood City Water District. Annexation into the Oak Knoll Sewer Maintenance District is being requested for two sewer connections (which will include a sewer main extension) and approval by LAFCo, and the City of Redwood City Water District is being requested for one additional out of district water connection to serve the two-lot subdivision. No grading, tree removal, or new residential development is proposed at this time. The parcel is surrounded by single-family residential development to the north, south, and west, and an abandoned reservoir site (known as Brewster Reservoir Site) owned by the City of Redwood City (and within the City's jurisdiction) to the immediate east.

**ANSWERS TO QUESTIONS**

**1. LAND SUITABILITY AND GEOLOGY**

- a. **Will (or could) this project involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?**

**No Impact.** The project site is not located on or near any unique landform or biological areas.

- b. **Will (or could) this project involve construction on slope of 15% or greater?**

**No Impact.** The project does not involve construction on slopes of 15% or greater. Furthermore, a slope analysis was completed by the County to determine the minimum parcel size requirement for a subdivision in the Residential Hillside (RH) Zoning District. The results show that proposed Lot 1 has an average slope of 10% and proposed Lot 2 has an average slope of 14%.

**ANSWERS TO QUESTIONS**

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- c. **Will (or could) this project be located in an area of soil instability (subsidence, landslide or severe erosion)?**

**Yes, Not Significant.** The parcel has been designated as an area with Landslide Susceptibility I based on information gathered from the U.S. Geological Survey. Such areas have the lowest susceptibility to soil instability and a decreased potential for occurrences of a landslide. The parcel has a gentle to moderate slope down to the south and west, with its lowest point at the rear southwest corner. A geotechnical report prepared by Bay Area Geotechnical Group for the project site found no evidence of slope instability or failure on the parcel. No mitigation measures are necessary.

- d. **Will (or could) this project be located on, or adjacent to a known earthquake fault?**

**Yes, Not Significant.** The greater San Francisco Bay Area is located within the San Andreas Fault System, which is made up of many active faults. The geotechnical report notes the San Andreas Fault is mapped approximately 2.7 miles southwest of the site and the San Gregorio Fault approximately 11 miles southwest of the site. The geotechnical report indicates that the parcel is not identified as being within an Earthquake Fault Zone as designated by the State of California for special studies. A mapped "inactive fault" is noted to be approximately 200 feet west of the site in which movement appears to be older than 2-3 million years and is not identified as a concern to the project site. No mitigation measures are necessary.

- e. **Will (or could) this project involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?**

**No Impact.** The parcel is zoned for single-family residential and is not considered to be agricultural land.

- f. **Will (or could) this project cause erosion or siltation?**

**Yes, Significant Unless Mitigated.** Although no new residential development is proposed as part of this project, the existing residential development will be required to be demolished prior to recordation of the subdivision map. Additionally, construction improvements associated with the subdivision will be completed, including a sewer main extension along Hillcrest Drive. Therefore, to ensure erosion and/or siltation are minimized during any demolition and/or construction improvements associated with the subdivision, the following mitigation measure is proposed.

**Mitigation Measure 1:** Prior to the issuance of a demolition permit and/or construction improvements associated with the subdivision, the applicant shall submit for review and approval an erosion and sediment control plan, which shall be maintained

**ANSWERS TO QUESTIONS**

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throughout the duration of demolition and/or construction activities. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and water-courses.
- d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

**ANSWERS TO QUESTIONS**

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l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.

**g. Will (or could) this project result in damage to soil capability or loss of agricultural land?**

**No Impact.** Refer to staff's response to Question 1.e above.

**h. Will (or could) this project be located within a flood hazard area?**

**No Impact.** The project site is located in Flood Zone C as defined by FEMA, which is an area of minimal potential flooding.

**i. Will (or could) this project be located in an area where a high water table may adversely affect land use?**

**No Impact.** There is no indication of the presence of a high water table in this area.

**j. Will (or could) this project affect a natural drainage channel or streambed, or watercourse?**

**No Impact.** No drainage channels, streambeds, or watercourses have been identified on or near the project site.

**2. VEGETATION AND WILDLIFE**

**a. Will (or could) this project affect federal or state listed rare or endangered species of plant life in the project area?**

**No Impact.** The project site is not located within or adjacent to a federal or state listed rare or endangered species of plant life, as determined by review of the California Natural Diversity Database (CNDDDB).

**b. Will (or could) this project involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?**

**Yes, Not Significant.** No tree removal or tree topping is proposed or required as part of this project; however, an arborist report has been submitted that evaluates all significant sized trees on the existing parcel. Of the 48 significant sized trees identified on the existing parcel, a total of 22 will be within the building envelopes of the two newly created lots after subdivision. Thus, it is expected that tree removal will be required at such time that new development is proposed on each respective lot. The applicant will be required, at that time, to obtain a separate tree removal permit



prior to the removal of any significant sized tree. No mitigation measures are necessary.

- c. **Will (or could) this project 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?**

**No Impact.** The project site is not located within or adjacent to a federal or state listed rare or endangered species of plant life, as determined by review of the California Natural Diversity Database (CNDDDB).

- d. **Will (or could) this project significantly affect fish, wildlife, reptiles, or plant life?**

**No Impact.** The project will not result in any effect to fish, wildlife, reptiles, or plant life.

- e. **Will (or could) this project be located inside or within 200 feet of a marine or wildlife reserve?**

**No Impact.** The project site is not located within 200 feet of a marine or wildlife reserve.

- f. **Will (or could) this project infringe on any sensitive habitats?**

**No Impact.** The project is being located on previously disturbed land and will not infringe on any sensitive habitats.

- g. **Will (or could) this project 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?**

**No Impact.** The proposed project does not involve land clearing of 5,000 sq. ft. or greater, is not located in a County or State Scenic Corridor, or within a sensitive habitat or buffer zone. Furthermore, the parcel does not have slopes greater than 20%.

### 3. **PHYSICAL RESOURCES**

- a. **Will (or could) this project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or topsoil)?**

**No Impact.** Based on review of the County General Plan, there are no mapped natural resources on the subject property that would be used for commercial purposes.

- b. **Will (or could) this project involve grading in excess of 150 cubic yards?**

**Yes, Not Significant.** Minimal grading may be necessary for demolition and/or construction improvements associated with the subdivision; however, these activities are not expected to exceed any thresholds to require a grading permit. Furthermore, at such a time that residential development is proposed on the newly created lots, grading plans will be submitted to the County for review and approval. No mitigation measures are necessary.

- c. **Will (or could) this project involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?**

**No Impact.** The project parcel is not protected under the Williamson Act or an Open Space Easement.

- d. **Will (or could) this project affect any existing or potential agricultural uses?**

**No Impact.** Refer to staff's response to Question 1.e above.

**4. AIR QUALITY, WATER QUALITY, SONIC**

- a. **Will (or could) this project 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?**

**Yes, Significant Unless Mitigated.** While the project, once implemented, will not generate pollutants on-site or in the surrounding area, such pollutants may be generated temporarily during demolition and/or construction improvements associated with the subdivision. Therefore, the following mitigation measure is proposed, in addition to Mitigation Measure 1 above, to minimize any impact caused during demolition and/or construction activity associated with the subdivision:

**Mitigation Measure 2:** To reduce the impact of demolition/construction activities on neighboring properties, comply with the following:

- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

c. The applicant shall ensure that no construction related vehicles will impede traffic along the right-of-way on Hillcrest Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Hillcrest Drive. There shall be no storage of construction vehicles in the public right-of-way.

b. **Will (or could) this project involve the burning of any material, including brush, trees and construction materials?**

**No Impact.** The project does not involve the burning of any material.

c. **Will (or could) this project be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?**

**No Impact.** The project will not generate noise levels in excess of those currently existing in the area.

d. **Will (or could) this project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?**

**No Impact.** The project will not involve the application, use or disposal of potentially hazardous materials. Due to existing development to be demolished, the San Mateo County Environmental Health Division has completed a site inspection of the property and determined that there are no hazardous materials being stored on-site.

e. **Will (or could) this project be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?**

**No Impact.** Noise levels in the area would have no impact on the project.

f. **Will (or could) this project generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?**

**Yes, Significant Unless Mitigated.** While this project will not generate noise levels in excess of appropriate levels once implemented, during demolition and/or construction improvements associated with the subdivision, increased noise levels may occur. However, noise sources associated with demolition, construction or grading of any real property are exempt from the County Noise Ordinance provided these activities occur during designated timeframes. Thus, the following mitigation measure is recommended:

**Mitigation Measure 3:** Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operation shall be prohibited on Sunday and any national holiday.

- g. **Will (or could) this project generate polluted or increased surface water runoff or affect groundwater resources?**

**Yes, Significant Unless Mitigated.** While the current project will temporarily increase permeable surfaces on-site, given demolition of existing residential development is required, future single-family residential development on each newly created parcel will, in the long-term, increase impermeable surfaces. At the time of future development, a drainage plan and calculations will be required for review and approval prior to the issuance of any building permit for construction. Additionally, the Department of Public Works has reviewed preliminary stormwater calculations based on projected estimates of permeable surfaces and will require the following additional mitigation measure:

**Mitigation Measure 4:** The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.

- h. **Will (or could) this project require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?**

**No Impact.** The project involves the abandonment of two private sewage disposal systems serving the existing residence and cottage, and annexation to the Oak Knoll Sewer Maintenance District for sewer service to the newly created lots.

5. **TRANSPORTATION**

- a. **Will (or could) this project affect access to commercial establishments, schools, parks, etc.?**

**No Impact.** The proposal would not affect access to commercial establishments, schools, parks, or other amenities or services.

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

**No Impact.** The project site is located in an area surrounded by existing single-family dwellings. While pedestrian traffic may increase slightly due to a newly created single-family residential lot (when developed), the increase is not expected to be noticeable or create a change in pedestrian patterns.

- c. **Will (or could) this project result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?**

**No Impact.** The project site is located in an area surrounded by existing single-family dwellings. While vehicular traffic may increase slightly due to a newly created single-family residential lot (when developed), the increase is not expected to create a noticeable change in vehicular traffic patterns or volumes in the area.

- d. **Will (or could) this project involve the use of off-road vehicles of any kind (such as trail bikes)?**

**No Impact.** The project does not involve the use of off-road vehicles.

- e. **Will (or could) this project result in or increase traffic hazards?**

**Yes, Significant Unless Mitigated.** During demolition of the existing residential development and/or construction activities for improvements associated with the subdivision, an increase in traffic hazards in the area may occur; however, any increase would be temporary. Mitigation Measure 2 in Question 4.a above is proposed to ensure any traffic hazards are minimized.

- f. **Will (or could) this project provide for alternative transportation amenities such as bike racks?**

**No Impact.** Alternative transportation amenities are not required as part of this project.

- g. **Will (or could) this project generate traffic which will adversely affect the traffic carrying capacity of any roadway?**

**No Impact.** The project site is located in an area surrounded by existing single-family dwellings. While the minor subdivision will create an additional single-family

residential lot for development in the neighborhood, the increase is not expected to adversely affect the traffic carrying capacity of the existing roadway.

**6. LAND USE AND GENERAL PLANS**

- a. **Will (or could) this project result in the congregating of more than 50 people on a regular basis?**

**No Impact.** The proposed project would not result in the congregation of more than 50 people on a regular basis.

- b. **Will (or could) this project result in the introduction of activities not currently found within the community?**

**No Impact.** The proposed project would not result in the introduction of new activities in the area, as the exiting parcel and surrounding area is residential.

- c. **Will (or could) this project employ equipment which could interfere with existing communication and/or defense systems?**

**No Impact.** The proposed project would not employ equipment that could interfere with existing communication and/or defense systems.

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

**No Impact.** There will be no change in land use; the subject property and surrounding neighborhood is zoned Residential Hillside (RH).

- 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.** A General Plan Map Amendment is proposed to change the land use designation from Low Density Residential to Medium-Low Density Residential, resulting in the concurrent application for a two-lot minor subdivision (see project description). While approval of the project may result in an increased number of requests for General Plan Map Amendments throughout the Emerald Lake Hills area, such requests would be reviewed on a case-by-case basis to determine first if the lot size requirement for a subdivision in the Residential Hillside (RH) Zoning District could be met.

Furthermore, the project includes annexation into the Oak Knoll Sewer Maintenance District for two sewer service connections (which requires a sewer main extension) to serve the proposed two lots. Additionally, approval by LAFCo and the City of Redwood City Water District is required for one additional water service connection. The applicant will be required to obtain these approvals and construct the improvements prior to recordation of the subdivision map. 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?**

**No Impact.** While the two-lot subdivision would create a slight increase in demand on public utilities already serving the existing single-family residential parcel, there has been no evidence received to suggest that the increase in demand would adversely affect any existing capacities.

- g. **Will (or could) this project generate any demands that will cause a public facility or utility to reach or exceed its capacity?**

**No Impact.** See staff's response to Question 6.f above.

- h. **Will (or could) this project be adjacent to or within 500 feet of an existing or planned public facility?**

**Yes, Not Significant.** The project site is located across the street (Hillcrest Drive) from a parcel of land owned by the City of Redwood City (and within the City's jurisdiction) zoned Residential Hillside. The parcel is an abandoned reservoir site (known as Brewster Reservoir Site). The project is not expected to cause impact to, or be impacted by, the abandoned reservoir site. No mitigation measures are necessary.

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

**No Impact.** While future development of the two-lot subdivision could create a slight increase in solid waste and/or litter, any amount would be typical to a single-family residence and would not be considered significant.

- j. **Will (or could) this project substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?**

**No Impact.** The project would not substantially increase fossil fuel consumption.

**ANSWERS TO QUESTIONS**

File No. PLN 2010-00149

Page 12

- 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.** The project includes a General Plan Map Amendment to change the land use designation of the 29,845 sq. ft. 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 6.0 dwelling units per acre) in order to pursue a minor subdivision (in the form of a Vesting Tentative Parcel Map) to divide the parcel into two lots of 15,746 sq. ft. (Lot 1) and 14,099 sq. ft. (Lot 2). The proposed General Plan Map Amendment does not require a change to the existing zoning designation of Residential Hillside (RH). A slope analysis of the existing parcel has been completed under separate application to determine the minimum lot sizes for the proposed lots per the Residential Hillside Zoning District Regulations. Based on the results of the slope analysis, the minimum parcel size required for each lot is 12,000 sq. ft. given proposed Lot 1 has an average slope of 10% and proposed Lot 2 has an average slope of 14%. Given the current zoning, no further subdivision of the site would be possible under the proposed General Plan reclassification. No mitigation measures are necessary.

- l. **Will (or could) this project involve a change of zoning?**

**No Impact.** The project does not include or require a change in zoning.

- m. **Will (or could) this project require the relocation of people or businesses?**

**Yes, Not Significant.** The project would require relocation of the current residents living in the existing house since the existing residential development is required to be demolished prior to recordation of the subdivision. However, the current residents are aware that relocation will be necessary for demolition of the existing development prior to recordation of the subdivision. No mitigation measures are necessary.

- n. **Will (or could) this project reduce the supply of low-income housing?**

**No Impact.** The project does not include or replace any low-income housing.

- o. **Will (or could) this project result in possible interference with an emergency response plan or emergency evacuation plan?**

**No Impact.** The project would not interfere with any emergency response or evacuation plans.

- p. **Will (or could) this project result in creation of or exposure to a potential health hazard?**



**No Impact.** The project does not involve any activities that would result in the creation of or exposure to a potential health hazard.

7. **AESTHETIC, CULTURAL AND HISTORIC**

- a. **Will (or could) this project be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?**

**No Impact.** The project site is not located within a designated State or County Scenic Corridor or adjacent to a designated Scenic Highway.

- b. **Will (or could) this project obstruct scenic views from existing residential areas, public lands, public water body, or roads?**

**No Impact.** The project will not obstruct scenic views from existing residential areas, public lands, or roads.

- c. **Will (or could) this project involve the construction of buildings or structures in excess of three stories or 36 feet in height?**

**No Impact.** The project does not include new residential construction at this time; however, any future development proposals on the subdivided lots will require to be in compliance with the Residential Hillside and Design Review Zoning District Regulations.

- d. **Will (or could) this project directly or indirectly affect historical or archaeological resources on or near the site?**

**No Impact.** The project is not expected to directly or indirectly affect historical or archaeological resources on or near the site as the parcel and majority of the surrounding area is already developed.

- e. **Will (or could) this project visually intrude into an area having natural scenic qualities?**

**No Impact.** The project will not visually intrude into any area having natural scenic qualities.

**ATTACHMENTS**

- A. Location Map
- B. Land Use Designation Map for Emerald Lake Hills
- C. Vesting Tentative Parcel Map
- D. Utility Plan/Profile

# Application for RH/DR Density Certification

## Planning and Building Div

455 County Center • Redwood City CA 94063  
Mail Drop PLN 122 • 650 • 363 • 4161

File #: DEN 7010-0003

*Request w/ 2020 0049*

### 1. Applicant/Owner

Applicant's Name: DAN MACLEOD  
Address: MACLEOD AND ASSOCIATES, INC.  
65 CENTER ST., SAN CARLOS, CA ZIP: 94070  
Phone: 650-593-8580

Owner's Name: EGAN TRUST  
Address: 958 ORANGE AVE.  
SAN CARLOS CA ZIP: 94070  
Phone: 650-592-0472

### 2. Property Description

Assessor's Parcel Number(s):  
058 -272 -080

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 3. General Plan Compliance

Number of proposed parcels: 2  
Net acreage of parcels: 0.69  
Complete calculation:  
2 / 0.69 = 2.90 d.u. per net acre  
Number of proposed parcels = # of d.u. per net acre  
Total net acreage of parcels

General Plan Designation:  
 Low Density Residential (0.3-2.3 du/ac)  
 Medium Low Density Residential (2.4-6.0 du/ac)  
Proposed Project:  
 Does not exceed allowable GP density  
*REFER TO CURRENT APPLICATIONS FOR VESTING TENTATIVE PARCEL MAP AND GENERAL CATE HILLS LAND USE PLAN MAP AMENDMENT.*

### 4. Proposed Project

Engineers Job#/Map#/Date: ENG. JOB # 3127-09, VESTING Tentative Parcel Map, 5-6-10  
♦ Parcel ID: 1 Average Slope: 9.8%  
Proposed Parcel Size: 15,746 S.F.  
♦ Parcel ID: 2 Average Slope: 14.4%  
Proposed Parcel Size: 14,099 S.F.

♦ Parcel ID: \_\_\_\_\_ Average Slope: \_\_\_\_\_  
Proposed Parcel Size: \_\_\_\_\_  
♦ Parcel ID: \_\_\_\_\_ Average Slope: \_\_\_\_\_  
Proposed Parcel Size: \_\_\_\_\_

### 5. Accompanying Materials Required

a. Proof of owner's interest.  
 b. Owner's concurrence in this application if owner does not sign below.  
 c. The owner/applicant may submit a map showing proposed parcel lines on County base information or a preliminary tentative engineer's scaled 18"x26" map with 1" margins prepared, stamped & signed by a licensed land surveyor or registered civil engineer

showing:  
 (1) Topography.  
 (2) Source of Topographic data must be stated on map whether using County base information or field survey.  
 (3) Location of all existing structures and easements.  
 (4) Existing property lines in solid lines, proposed property lines in dashed lines.

### 6. Notice to Applicant

a. The area devoted to roads, rights-of-way, and access easements which serve other parcels must be subtracted from lot area calculations; this may result in a lower overall density.

b. All applicable County standards and requirements as administered by the Directors of Public Works, Environmental Health, Planning, and the Building Official must be met.

### 7. Signatures

Applicant: [Signature] date: 5/6/10

Owner: \_\_\_\_\_ date: \_\_\_\_\_

**8. Verifications**

Is parcel/parcels legal?

Yes     No     Yes, as combined

For Study Only?     No     Yes

Reason: \_\_\_\_\_ Sr. Planner ok: *DA*

Department of Public Works verification regarding:

Initials: \_\_\_\_\_ Date: \_\_\_\_\_

Application Reviewed by:

Initials: *DD* Date: *5/13/10*

**9. Assessor's Parcel Number(s)**

*058 - 272 - 080*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10. Results**

Approved as Submitted  
 Denied

\* Check box below if parcel conforms to required minimum parcel

◆ Parcel ID: *1*

Average Slope: *10%*

Sq. Ft. Required: *12,000*

Parcel Size: *15,455.436*  \*

◆ Parcel ID: *2*

Average Slope: *14%*

Sq. Ft. Required: *12,000*

Parcel Size: *13,770.16*  \*

◆ Parcel ID: \_\_\_\_\_

Average Slope: \_\_\_\_\_

Sq. Ft. Required: \_\_\_\_\_

Parcel Size: \_\_\_\_\_  \*

◆ Parcel ID: \_\_\_\_\_

Average Slope: \_\_\_\_\_

Sq. Ft. Required: \_\_\_\_\_

Parcel Size: \_\_\_\_\_  \*

◆ Total area: \_\_\_\_\_

If an error or change in the tentative map or topographic information submitted by the applicant is discovered during the processing of the subdivision, the original density certification results will be null and void.

**11. Additional Notes**

*Parcel 1: Passed*

*Parcel 2: Passed*

**12. Approvals**

Analyzed by: *Robert Bagmanua* Date: *5-27-2010*

Approved by: *[Signature]* Date: *5/27/10*

File #: DEN *2010-00003*

**RH/DR Density Certification  
Calculation Worksheet  
STUDY ONLY**

File No. DEN 2010-00003

Date: 5/27/2010

Initial: RJP

APN(s): 058-272-080  
\_\_\_\_\_  
\_\_\_\_\_

Applicant: DAN MACLEOD  
Owner: \_\_\_\_\_

Map Used:  
Scale: 1" = 10'  
I = Contour Interval: 2'  
L = length of contours  
A = area in square feet  
S = average slope in percentage

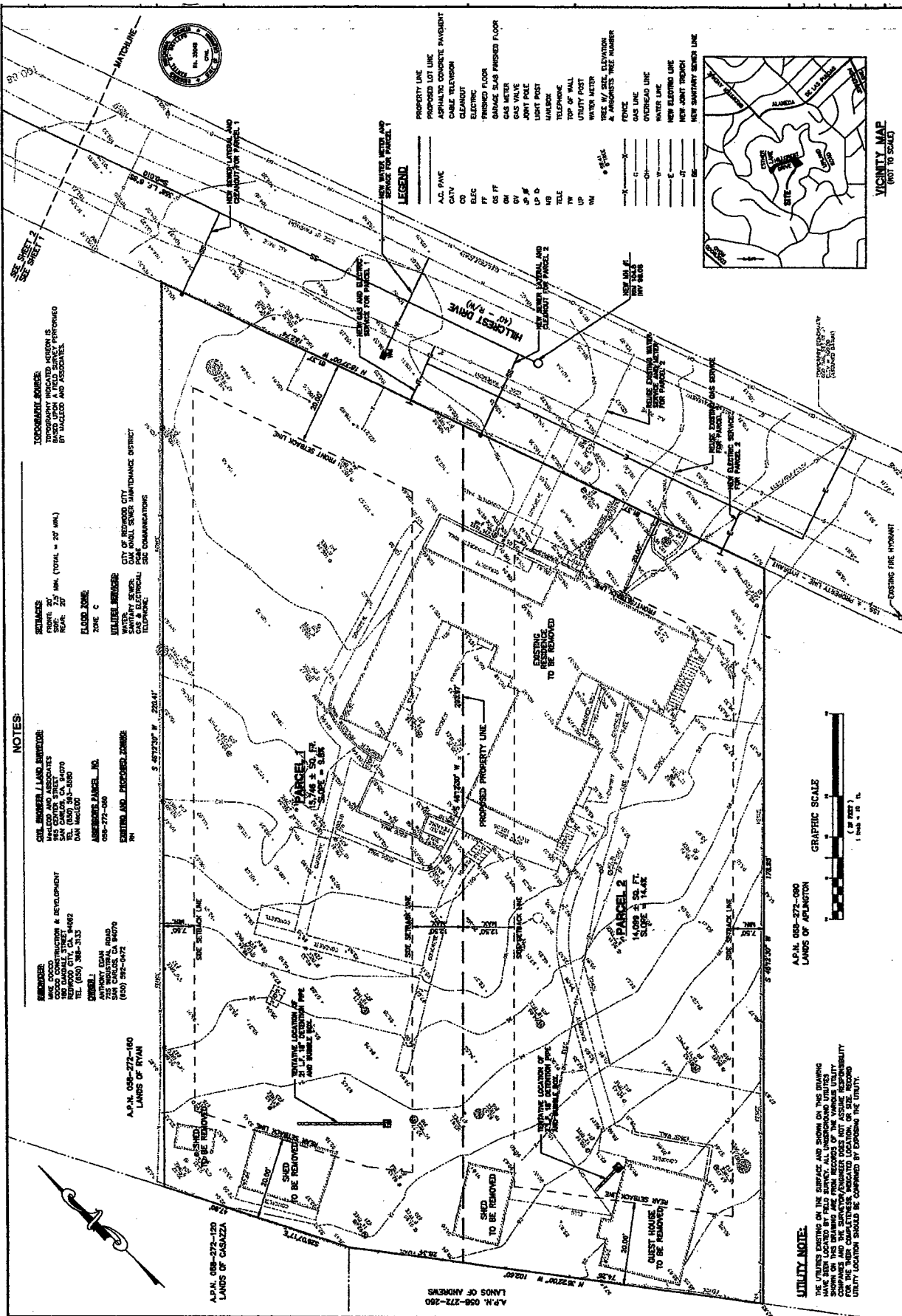
Average slope formula =  $S = 100 \times I \times L + A$

Parcel ID	A	L	S	Slope %	Min. req. (s.f.)
1	15,433.436	758.45	9.829	10	12,000
2	13,770.160	949.21	13.786	14	12,000
3			#DIV/0!	#DIV/0!	
4			#DIV/0!	#DIV/0!	
5			#DIV/0!	#DIV/0!	
6			#DIV/0!	#DIV/0!	
7			#DIV/0!	#DIV/0!	
8			#DIV/0!	#DIV/0!	

TOTAL= 29,203.60

All parcels approved as submitted.

Notes:



**NOTES**

**DESIGNER:**  
MARC DOCO ARCHITECTURE & DEVELOPMENT  
1530 MARSHALL STREET  
SAN CARLOS, CA 94060  
TEL: (650) 388-2180

**CLIENT:**  
ANTHONY COAN  
2545 WILSON, CA 94070  
(408) 282-0472

**APN: 058-272-150**  
LANDS OF CASAZZA

**APN: 058-272-160**  
LANDS OF ATMAN

**APN: 058-272-080**  
LANDS OF APRILION

**APN: 058-272-350**  
LANDS OF ANDREWS

**TO BE REMOVED:**  
SHED  
GUEST HOUSE  
SAND

**TO BE RETAINED:**  
EXISTING HOUSE

**TO BE REMOVED:**  
EXISTING HOUSE

**TO BE RETAINED:**  
EXISTING HOUSE

**SENDER:**  
MARC DOCO ARCHITECTURE & DEVELOPMENT  
1530 MARSHALL STREET  
SAN CARLOS, CA 94060  
TEL: (650) 388-2180

**OWNER:**  
ANTHONY COAN  
2545 WILSON, CA 94070  
(408) 282-0472

**APN: 058-272-150**  
LANDS OF CASAZZA

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SAND

**TO BE RETAINED:**  
EXISTING HOUSE

**TO BE REMOVED:**  
EXISTING HOUSE

**TO BE RETAINED:**  
EXISTING HOUSE

**CONTRACTOR:**  
MARC DOCO ARCHITECTURE & DEVELOPMENT  
1530 MARSHALL STREET  
SAN CARLOS, CA 94060  
TEL: (650) 388-2180

**OWNER:**  
ANTHONY COAN  
2545 WILSON, CA 94070  
(408) 282-0472

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**TO BE REMOVED:**  
EXISTING HOUSE

**TO BE RETAINED:**  
EXISTING HOUSE

**LEGEND**

PROPERTY LINE	NEW WATER WATER AND SERVICE FOR PARCEL 1
PROPOSED LOT LINE	NEW GAS AND ELECTRIC SERVICE FOR PARCEL 1
ASPHALTIC CONCRETE PAVEMENT	NEW SEWER LATERAL AND CLEANOUT FOR PARCEL 1
CABLE TELEVISION	
CLEANOUT	
ELECTRIC	
FRINGED FLOOR	
CANAL SUG PAVED FLOOR	
CEILING	
GAS VALVE	
JOINT POLE	
LIGHT POST	
LANDBOX	
TELEPHONE	
TOP OF WALL	
UTILITY POST	
WATER METER	
WATER W/ SEE ELEVATION	
WATER W/ SEE WATERS PRED NUMBER	
FENCE	
GAS LINE	
OVERHEAD LINE	
WATER LINE	
NEW ELECTRICAL LINE	
NEW JOINT BOX	
NEW SANITARY SEWER LINE	

**UTILITY NOTE:**

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING SHALL BE SHOWN AS APPROXIMATE. THE EXISTENCE OF THE UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE CONTRACTOR/OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

**APN: 058-272-150**  
LANDS OF CASAZZA

**APN: 058-272-160**  
LANDS OF ATMAN

**APN: 058-272-080**  
LANDS OF APRILION

**APN: 058-272-350**  
LANDS OF ANDREWS

**TO BE REMOVED:**  
SHED  
GUEST HOUSE  
SAND

**TO BE RETAINED:**  
EXISTING HOUSE

**TO BE REMOVED:**  
EXISTING HOUSE

**TO BE RETAINED:**  
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**TO BE RETAINED:**  
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**TO BE REMOVED:**  
SHED  
GUEST HOUSE  
SAND

**TO BE RETAINED:**  
EXISTING HOUSE

**TO BE REMOVED:**  
EXISTING HOUSE

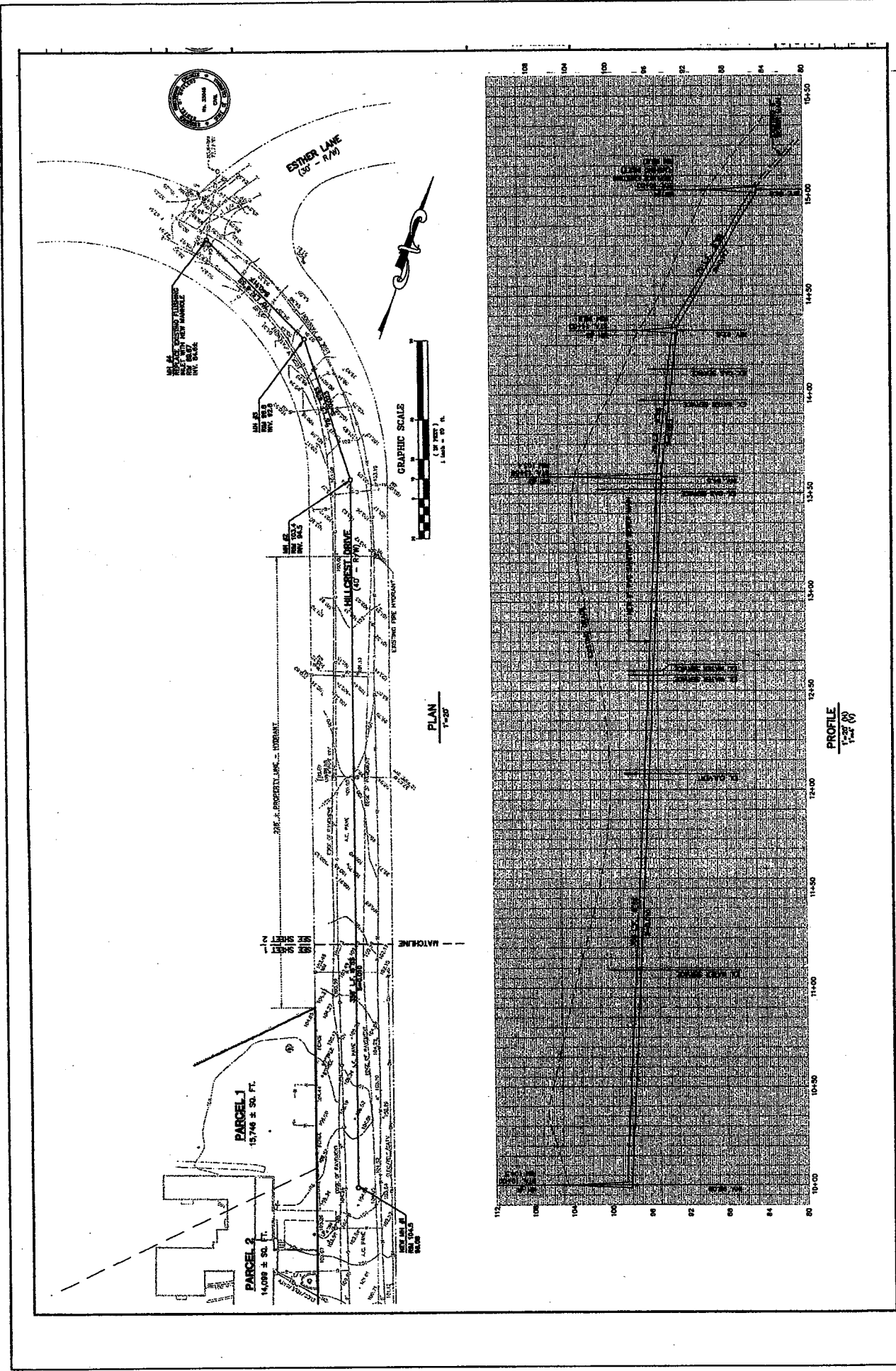
**TO BE RETAINED:**  
EXISTING HOUSE

**San Mateo County Board of Supervisor's Meeting**

**Attachment: E**

**Applciant: J. R. Rodline**

**File Numbers: PLN 2010-00149**

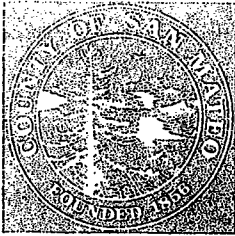


**San Mateo County Board of Supervisor's Meeting**

**Applicant: J. R. Rodline**

**File Numbers: PLN 2010-00149**

**Attachment: F**



County of San Mateo

**Planning & Building Department**

455 County Center, 2nd Floor  
Redwood City, California 94063  
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122  
plngbldg@co.sanmateo.ca.us  
www.co.sanmateo.ca.us/planning

November 2, 2010

PROJECT FILE

J. R. Rodine  
3148 Marble Ridge Court  
Reno, NV 89511-5385

Dear Mr. Rodine:

Subject: **LETTER OF RECOMMENDATION BY PLANNING COMMISSION**  
File Number: **PLN2010-00149**  
Location: **787 Hillcrest Drive, Emerald Hills, Redwood City**  
APN: **058-272-080**

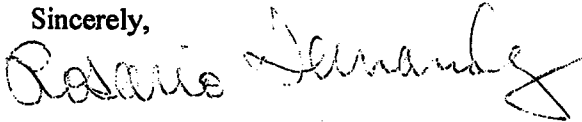
On October 27, 2010, the San Mateo County Planning Commission considered a General Plan Map Amendment and Minor Subdivision pursuant to Section 7010 of the County Subdivision Regulations and Certification of a Negative Declaration pursuant to the California Environmental Quality Act (CEQA) to change the land use designation of a 29,845 sq. ft. 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 6.0 dwelling units per acre), and subdivide the parcel into two lots of 15,746 sq. ft. (Parcel 1) and 14,099 sq. ft. (Parcel 2), located at 787 Hillcrest Drive 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 recommended to the Board of Supervisors certification of the Negative Declaration and approval of the General Plan Map Amendment and Minor Subdivision as indicated in Attachment A.

J. R. Rodine  
November 2, 2010  
Page 2

If you have any questions regarding this matter, please contact Summer Burlison, project planner, at 650/363-1815.

Sincerely,



Rosario Fernandez  
Planning Commission Secretary  
Pcd1027U\_rf (Rodine)

cc: Mike Cocco  
Carol and Anthony Egan  
Building Inspection Section  
Geotechnical Section  
Department of Public Works  
Environmental Health Division  
San Mateo County Fire Department  
Local Agency Formation Commission (LAFCo)  
City of Redwood City Planning Department  
City of Redwood City Water District  
Oak Knoll Sewer Maintenance District  
Sequoia Union High School District  
Emerald Hills Neighborhood Association  
Emerald Hills Community Coalition

Enclosure: San Mateo County Survey-An online version of our Customer Survey is also available at:  
<http://www.co.sanmateo.ca.us/planning/survey>



County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2010-00149

Hearing Date: October 27, 2010

Prepared By: Summer Burlison, Project Planner

Adopted By: Planning Commission

**FINDINGS**

**Recommend to the Board of Supervisors:**

**Regarding the Environmental Review:**

1. That the Negative Declaration is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines. An Initial Study was completed and a Negative Declaration issued in conformance with CEQA guidelines. The public review period for this document was August 4, 2010 to August 23, 2010.
2. That, on the basis of the Initial Study and comments received thereto, no substantial evidence exists that the project, as mitigated by the mitigation measures contained in the Negative Declaration and incorporated as project conditions of approval, will have a significant effect on the environment.
3. That the Negative Declaration reflects the independent judgment of San Mateo County.
4. That the mitigation measures identified in the Negative Declaration, agreed to by the applicant, placed as conditions of approval, and identified as part of this public hearing, have been incorporated into a Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

**Regarding the General Plan Map Amendment:**

5. That the Board of Supervisors adopt the resolution to change the subject parcel's General

Plan Map designation from "Low Density Residential" to "Medium-Low Density Residential," in order to facilitate a more efficient use of the site. The project complies with the more site-specific application of slope density and the Residential Hillside Zoning District. Additionally, the project complies with locational criteria for Medium-Low Density Residential areas and applicable General Plan Urban Land Use Policies. The sizes of the proposed parcels will be in the size range of existing parcels within the vicinity, therefore the applicant's request for a General Plan Map Amendment would not result in a density that would be incompatible and out of character with the surrounding neighborhood.

Regarding the Minor Subdivision:

6. That in accordance with Section 7013.3b of the San Mateo County Subdivision Regulations, this tentative map, together with the provisions for its design and improvement, as proposed and conditioned, is consistent with the San Mateo County General Plan. The applicant is proposing a General Plan Map Amendment to change the property's land use designation to Medium-Low Density Residential. The resulting density of the subdivision would be 2.9 dwelling units per acre, which would be substantially lower than the maximum density allowed under the Medium-Low Density Residential land use designation (of up to 6.0 dwelling units per acre). The proposed project will encourage efficient use and redevelopment of the property and is consistent with the General Plan policies regarding infill development. Furthermore, any future grading, tree removal, or development will be subject to review and approval by the County in accordance with all applicable standards and regulations.
7. That the site is physically suitable for the type and proposed density of development. The application's accompanying proposed General Plan Map Amendment will allow the subdivision to comply with the proposed General Plan land use designation of Medium-Low Density Residential (up to 6.0 dwelling units per acre). In addition, the proposed parcels conform to the minimum parcel size required by the RH Zoning District, the conceptual building envelopes shown on the tentative map for the proposed parcels indicate compliance with the RH Zoning District Regulations for setbacks, the new parcels can be accessed directly from Hillcrest Drive, and the applicant will be required to provide documentation that the new parcels can be served by water and sewer facilities prior to having the final parcel map recorded.
8. That the design of the subdivision and the proposed improvements, as proposed and conditioned, are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat. There is no evidence to suggest that the project, as proposed and conditioned, will create a public health problem or cause substantial environmental damage. Planning staff has determined

from the preparation of an Initial Study and Negative Declaration that, as mitigated by the mitigation measures which have been incorporated as project conditions of approval, the project will not have a significant effect on the environment. Furthermore, the project site is not located within 100 feet of a creek or stream and no development is proposed at this time.

9. That the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The project would not conflict with any easements, as no easements exist at the subject property.
10. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities. Future development on the proposed parcels could make use of passive heating and cooling to the extent practicable because the parcels have unobstructed solar access to the southwest, thereby allowing morning sun to passively or actively (using rooftop solar panels) heat any future houses.
11. That the discharge of waste from the proposed subdivision into an existing community sewer system, as proposed and conditioned, would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The project requires annexation into the Oak Knoll Sewer Maintenance District for two sewer connections and will include the extension of an existing sanitary sewer main along Hillcrest Drive to serve the proposed parcels. When future development on the newly created parcels is proposed, formal approval of sewer service will be required from the Oak Knoll Sewer Maintenance District. Furthermore, conditions of approval have been included to ensure the project will comply with applicable requirements of the State Regional Water Quality Control Board in regard to erosion and sediment control and permanent stormwater management control measures.
12. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("The Williamson Act") and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use. The property is not subject to a Williamson Act contract, is located within a single-family residential district, contains an existing single-family residence, and does not currently contain any agricultural land uses.
13. That, per Section 7005 of the San Mateo County Subdivision Regulations, the proposed subdivision would not result in a significant negative effect on the housing needs of the region. The project would result in the creation of a new parcel zoned for single-family

residential land use, thereby increasing the supply of housing in the region.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to the Board of Supervisors on \_\_\_\_\_. Minor revisions or modifications to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This subdivision approval is valid for two (2) years from the date of final approval, during which time compliance with applicable conditions of approval must be demonstrated and, subsequently, a final parcel map shall be filed. An extension to this time period in accordance with Section 7013.5.c of the Subdivision Regulations may be issued by the Community Development Director upon written request submitted 30 days prior to the expiration date and payment of any applicable extension fees if required.
3. The parcel map shall be recorded pursuant to the plans approved by the Board of Supervisors; any deviation from the approved plans shall be reviewed and approved by the Community Development Director or Board of Supervisors, as deemed necessary.
4. No grading is permitted as part of this project. If any grading is necessary, it shall only occur after a valid building permit is issued, or the applicant shall obtain a grading permit or grading permit exemption from the Current Planning Section.
5. Prior to the issuance of a demolition permit and/or construction improvements associated with the subdivision, the applicant shall submit for review and approval an erosion and sediment control plan, which shall be maintained throughout the duration of demolition and/or construction activities. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo County Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
  - a. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetation of disturbed areas with plants propagated from seed collected in the immediate area.

- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
  - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - f. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
  - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - h. Performing clearing and earth moving activities only during dry weather.
  - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilizing designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
6. To reduce the impact of demolition/construction activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately

disposed of daily.

- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction related vehicles will impede traffic along the right-of-way on Hillcrest Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Hillcrest Drive. There shall be no storage of construction vehicles in the public right-of-way.
7. Prior to recordation of the parcel map, the existing dwelling, detached cottage, and all accessory structures shall be removed from the property.
  8. No trees are to be removed. If any future development requires removal of any tree, the applicant shall first obtain an approved tree removal permit from the Current Planning Section.
  9. Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operation shall be prohibited on Sunday and any national holiday.
  10. The applicant shall provide for the extension of sewer, water, electric, gas, and cable lines to service the new parcels for any future development. Per Section 6565.15(h), all new service lines shall be installed underground. All new electric lines for the proposed subdivision shall be installed underground from the nearest existing utility pole. No new poles shall be installed for this subdivision. The extension of water, gas and electric lines will require the issuance of a building permit for these utility installations.
  11. Prior to recordation of the final map, the applicant shall pay to the San Mateo County Planning and Building Department \$17,248.17 for in-lieu park fees as required by County Subdivision Regulations Section 7055.3. Please note that the fee is based on the land assessment value as provided by the County Assessor at the time of payment; thus, the calculated fee above is subject to change.
  12. All future structures to be built on the project site shall be designed to incorporate permanent stormwater control measures in conformance with Bay Area Stormwater Management Agencies Association (BASMAA) Guidelines. This requirement shall be

included as a note on the final map and shall be recorded on all deeds for parcels created by this subdivision. Prior to the issuance of a building permit for any structure on the project site, all plans shall be reviewed by the Current Planning Section for conformance with this condition. Copies of the recorded deeds shall be submitted to the Planning Department and forwarded to the project file.

13. Any future development on the subdivided parcels shall be subject to separate review and Design Review permitting requirements, per Section 6565.3 of the County Zoning Regulations. During the Design Review process, the applicant shall demonstrate compliance with all applicable zoning regulations.
14. All existing significant and/or heritage trees not approved for removal shall be protected during demolition, grading and/or construction activities. The applicant shall submit for review and approval a tree protection plan which incorporates tree protection measures as recommended by the certified arborist (Mayne Tree Expert Company, Inc.) in the arborist report dated March 10, 2010 prior to conducting any work on-site. Minimum protection measures shall include:
  - a. The applicant shall establish and maintain tree protection zones throughout the entire length of the project. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for grading and construction to safely continue. The applicant shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist prior to cutting. Any root cutting shall be monitored by an arborist and documented. Roots to be cut should be severed cleanly with a saw or topplers. Normal irrigation shall be maintained, but oaks should not need summer irrigation. The above information shall be on-site at all times.
  - b. All grading plans that specify grading within a dripline of any tree, or within the distance from the trunk as measured by the following: 5 inches in distance from the trunk for every inch in trunk diameter, measured 4.5 feet above the average ground level, shall be reviewed by a certified arborist. The arborist shall outline provisions for aeration, drainage, pruning, tunneling beneath roots, root pruning, or other necessary actions to protect the trees. If trenching is necessary within the above-defined areas, it shall be undertaken by hand labor. All roots 2 inches or larger shall be tunneled and smaller roots shall be cut smoothly to the side of the trench. The side of the trench should be draped immediately with two layers of untreated burlap to a depth of 3 feet from the surface. The burlap shall be soaked nightly and left in place

until the trench is backfilled to the original level. The arborist shall examine the trench prior to backfilling to ascertain the number and size of roots cut, and to suggest further remedial repairs.

15. The applicant shall submit the following to the Current Planning Section: Within four (4) working days of the final approval date of this permit, the applicant shall pay an environmental filing fee of \$2,010.25 (fee effective January 1, 2010), as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,060.25, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please note that the Department of Fish and Game adjusts this fee on an annual basis (January 1), thus the filing fee above is subject to change based on the current fee in effect at the time of payment.

#### Building Inspection Section

16. Prior to recordation of the parcel map, the applicant shall obtain and have a final inspection on any demolition permit(s) required to remove the existing dwelling, detached cottage, and all miscellaneous accessory structures on the property.

#### Department of Public Works

17. Prior to the issuance of a building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building, per Ordinance No. 3277.
18. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.
19. No proposed grading or construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued.
20. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Unless exempted by the Grading Ordinance, the applicant may be required to apply for a grading permit upon completion of their review of the plans and should access construction be necessary.
21. The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it for review and approval by the Department of Public



Works. The drainage analysis shall consist of a written narrative and a plan. The plan shall detail the flow of the stormwater onto, over, and off the property being subdivided and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.

22. The applicant shall submit a driveway "plan and profile" to the Department of Public Works showing that the driveway access to the parcels (garage slab) complies with County standards for driveway slopes (not to exceed 20%) and with County standards for driveways (at the property line) being the same elevation at the center of the access roadway. When appropriate, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both existing and proposed drainage patterns and drainage facilities.
23. The applicant shall record documents which address future maintenance responsibilities of any private drainage and/or roadway facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review.
24. The applicant shall submit to the Department of Public Works written certification from the appropriate water district (City of Redwood City Water District) stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
25. The applicant shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans and submitted to the Public Works Department for review. Upon completion of this review, the applicant or his Engineer shall have these approved plans signed by the appropriate Sewer District, Oak Knoll Sewer Maintenance District.
26. The applicant shall reappropriate sewer assessment bonds for the Oak Knoll Sewer Maintenance District.
27. The applicant shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and Planning Department stating that they will provide energy and communication services to the proposed parcels of this subdivision.

28. Any potable water system or sewer system work required by the appropriate districts within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met. Plans for such work shall be reviewed by the Department of Public Works prior to the issuance of the permit.
29. Erosion and sediment control during the course of any grading work shall be according to a plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer.
30. Prior to recordation of the parcel map, the applicant will be required to submit to the Department of Public Works a complete set of approved improvement plans with a plan review deposit of \$1,000 which shall include all provisions for driveways, underground utilities, and proposed stormwater facilities in accordance with County Subdivision Regulations, County Standard Details, and County Drainage Policy.
31. Prior to recordation of the parcel map, the applicant shall be required to provide underground extension of utilities (sewer, water, gas, electric, cable, etc.) to the new parcels.

Should the applicant wish to defer improvement until after the recordation of the final parcel map, then the applicant must provide the Department of Public Works with approved utility plans for the extension of underground utilities as needed. Additionally, in accordance with the County Subdivision Regulations, the applicant will be required to provide a valid construction estimate, based on these approved plans, and shall provide securities as listed in the County Subdivision Regulations.

32. "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
33. The applicant shall submit a final parcel map to the Department of Public Works for review and recording.

#### Geotechnical Section

34. A detailed geotechnical/soils report shall be required for any future grading and/or development, and shall be required at the building permit phase of the project.

San Mateo County Fire Department

35. A minimum fire flow of 1,000 gpm for two (2) hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site.
36. The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant, the configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not more than 600 feet from the building, measured by way of approved driveable access to the project site.
37. All new public water systems, extensions from a public water system or replacement of any main or line of an existing public water system shall have a minimum diameter of six (6) inches. If the pipes are not linked in grid or if individual legs are over 600 feet in length then the minimum diameter shall be eight (8) inches.
38. When receiving water service for fire protection (hydrants, fire sprinkler systems) from a public or municipal water purveyor, written certification from the water company that hydrants will be installed or the existing water system is capable of meeting the project conditions is required to be presented to the San Mateo County Fire Department for verification to show that required upgrades to the system will be installed and that existing fire flows will meet the project requirements.

Environmental Health Division

39. Prior to recordation of the parcel map, the applicant shall obtain a permit from the Environmental Health Division to abandon the existing septic systems. Abandonment of the two septic systems shall be inspected and approved by the Environmental Health Division.

Oak Knoll Sewer Maintenance District

40. Annexation into the Oak Knoll Sewer Maintenance District is required for sewer service connection.

Local Agency Formation Commission (LAFCo)

41. The applicant shall obtain approval by LAFCo for one additional out of district water service connection from the City of Redwood City Water District.

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

**DATE:** October 27, 2010

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a General Plan Map Amendment, Minor Subdivision and Certification of a Negative Declaration to change the land use designation of a 29,845 sq. ft. 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 6.0 dwelling units per acre), and subdivide the parcel into two lots of 15,746 sq. ft. (Parcel 1) and 14,099 sq. ft. (Parcel 2), located at 787 Hillcrest Drive in the unincorporated Emerald Lake Hills area of San Mateo County.

**PROPOSAL**

The applicant is proposing a General Plan Map Amendment and Minor Subdivision to change the land use designation of a 29,845 sq. ft. 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 6.0 dwelling units per acre), and subdivide the parcel into two lots of 15,746 sq. ft. (Parcel 1) and 14,099 sq. ft. (Parcel 2), with average slopes of 10% and 14%, respectively. The current Residential Hillside (RH) zoning designation would be retained. The parcel fronts Hillcrest Drive and the proposed lots will maintain frontage and access from Hillcrest Drive. The existing single-family residence and cottage are served by private sewage disposal systems, which will be abandoned, and one water connection from the City of Redwood City Water District. Annexation into the Oak Knoll Sewer Maintenance District will be required for two sewer connections (which will include a sewer main extension) and approval by the Local Agency Formation Commission (LAFCo) and the City of Redwood City Water District is required for one additional out of district water connection to serve the two-lot subdivision. No grading, tree removal, or new residential development is proposed at this time.

**RECOMMENDATION**

That the Planning Commission recommend that the Board of Supervisors certify the Negative Declaration and approve the General Plan Map Amendment and Minor Subdivision, County File Number PLN 2010-00149, by adopting by resolution the attached amendment to the County General Plan Land Use Map and by making the required findings and adopting the conditions of approval listed in Attachment A.

## **SUMMARY**

Staff has reviewed the project and found it, as proposed and conditioned, to be in compliance with the applicable County General Plan policies, Emerald Lake Hills Community Plan policies, Residential Hillside (RH) Zoning Regulations, and Subdivision Regulations. The applicant is proposing a General Plan Map Amendment to change the parcel's land use designation to Medium-Low Density Residential (which allows 2.4 to 6.0 dwelling units per acre). Planning staff has reviewed the project and determined that it conforms with the applicable General Plan Urban Land Use policies in regard to land use compatibility, infilling, density limits, and wastewater management in urban areas and the applicable policies of the Emerald Lake Hills Community Plan with regard to Land Use and Natural/Park and Recreation Resources. Additionally, the parcel is of adequate size to comply with the minimum lot size, lot frontage, and lot width requirements of the Residential Hillside (RH) Zoning District to support the proposed subdivision. Staff also conducted an Initial Study, pursuant to CEQA, and found that the project, as proposed and conditioned, is not likely to have a significant environmental impact due to the implementation of adequate mitigation measures. Furthermore, the 72 parcels within a 500-foot vicinity of the project parcel range in size from 6,000 sq. ft. up to 72,000 sq. ft. with only seven of those parcels being of a size (minimum 24,000 sq. ft.) and having a slope (less than 17%) that could allow their potential subdivision under the RH Zoning District. Therefore, the applicant's request for a General Plan Map Amendment would not result in a density that would be incompatible and out of character with the surrounding neighborhood. Furthermore, the proposed parcel sizes would not allow for further subdivision under the RH zoning designation.

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

**DATE:** October 27, 2010

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a General Plan Map Amendment and Minor Subdivision pursuant to Section 7010 of the County Subdivision Regulations and Certification of a Negative Declaration pursuant to the California Environmental Quality Act (CEQA) to change the land use designation of a 29,845 sq. ft. 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 6.0 dwelling units per acre), and subdivide the parcel into two lots of 15,746 sq. ft. (Parcel 1) and 14,099 sq. ft. (Parcel 2), located at 787 Hillcrest Drive in the unincorporated Emerald Lake Hills area of San Mateo County.

County File Number: PLN 2010-00149 (Egan)

**PROPOSAL**

The applicant is proposing a General Plan Map Amendment and Minor Subdivision to change the land use designation of a 29,845 sq. ft. 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 6.0 dwelling units per acre), and subdivide the parcel into two lots of 15,746 sq. ft. (Parcel 1) and 14,099 sq. ft. (Parcel 2), with average slopes of 10% and 14%, respectively. The current Residential Hillside (RH) zoning designation would be retained. The parcel fronts Hillcrest Drive and the proposed lots will maintain frontage and access from Hillcrest Drive. The existing single-family residence and cottage are served by private sewage disposal systems, which will be abandoned, and one water connection from the City of Redwood City Water District. Annexation into the Oak Knoll Sewer Maintenance District will be required for two sewer connections (which will include a sewer main extension) and approval by the Local Agency Formation Commission (LAFCo) and the City of Redwood City Water District is required for one additional out of district water connection to serve the two-lot subdivision. No grading, tree removal, or new residential development is proposed at this time.

**RECOMMENDATION**

That the Planning Commission recommend that the Board of Supervisors certify the Negative Declaration and approve the General Plan Map Amendment and Minor Subdivision, County File Number PLN 2010-00149, by adopting by resolution the attached amendment to the County

General Plan Land Use Map and by making the required findings and adopting the conditions of approval listed in Attachment A.

## **BACKGROUND**

Report Prepared By: Summer Burlison, Project Planner, Telephone 650/363-1815

Owner: Anthony and Carol Egan

Applicant: J. R. Rodine

Location: 787 Hillcrest Drive, Emerald Lake Hills, Redwood City

APN: 058-272-080

Parcel Size: 0.69 acres (29,845 sq. ft.)

Existing Zoning: RH/DR (Residential Hillside/Design Review; 12,000 sq. ft. minimum lot size, increasing relative to average slope)

General Plan Designation: Low Density Residential (0.3-2.3 dwelling units per net acre)

Sphere-of-Influence: City of Redwood City

Existing Land Use: Single-family residence, detached cottage, and miscellaneous accessory buildings to be demolished prior to recordation of the final subdivision map.

Parcel Legality: According to County Assessor's Records, the parcel was originally developed in 1920 with a residence and cottage. Subsequently, Building Permit Nos. 45254 and A156691 in 1958 and 1969, respectively, were issued for additions to the residence. Additionally, the subject parcel has been described and separately transferred from any contiguous lots since prior to the County's first Subdivision Ordinance adopted on July 20, 1945. The parcel was subsequently part of the County's Emerald Lake Hills merger program in 1979.

Water Supply: The parcel currently has one water service connection for the existing residence and cottage, served by the City of Redwood City Water District. The applicant will be required to obtain approval by LAFCo and the City of Redwood City Water District for one additional out of district water connection to serve Parcel 1.

Sewage Disposal: The existing residence and cottage are served by private sewage disposal systems, which will be abandoned. The applicant will request annexation into the Oak Knoll Sewer Maintenance District for two sewer connections (which will include a sewer main extension) to serve the two-lot subdivision.

Flood Zone: Zone C (areas of minimal flooding), Community Panel No. 060311 0250 B, effective July 5, 1984.

Environmental Evaluation: Initial Study and Negative Declaration issued with a public review period from August 4, 2010 to August 23, 2010. Mitigation measures have been included as recommended conditions of approval in Attachment A.

Setting: The site slopes to the south at an average of 12% from Hillcrest Drive. There is an existing single-family residence with attached garage located in the front portion of the property, and a detached cottage and three accessory buildings in the rear portion of the property. The remaining property includes mature trees, grass, and landscaping. A total of forty-eight (48) significant sized trees are located throughout the property. The property is surrounded by single-family residential development to the north, south, and west and an abandoned reservoir site (known as Brewster Reservoir Site) owned by the City of Redwood City (and within the City's jurisdiction) to the immediate east, across Hillcrest Drive.

## DISCUSSION

### A. KEY ISSUES

#### 1. Compliance with the General Plan

Staff has reviewed the project for compliance with the following policies in the General Plan:

##### a. Conflict Between RH District Zoning Regulations and General Plan Land Use Designation

According to the Residential Hillside (RH) Zoning District Regulations, a property with a minimum of 28,000 sq. ft. could potentially be subdivided if the average slope of each newly created parcel does not exceed 19%. Based on a slope analysis prepared by the County for the 29,845 sq. ft. parcel, the average slope of the proposed lots is 10% and 14%; thus, the property is of adequate size and slope to accommodate a two-lot subdivision in accordance with this regulation, as demonstrated in the Slope Analysis prepared by the County and proposed Vesting Tentative Parcel Map, included as Attachments E and F, respectively. 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 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 2.9 dwelling units per acre.

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 6.0 dwelling units per acre). The resulting density of 2.9 dwelling units per acre, allowed under the RH Zoning District for this property, would be substantially lower than the



maximum density allowed in the Medium-Low Density designation (up to 6.0 dwelling units per acre).

The parcels within a 500-foot vicinity of the project parcel range in size from 6,000 sq. ft. up to 72,000 sq. ft. Therefore, the applicant's request for a General Plan Map Amendment would not result in a density that would be incompatible and out of character with the surrounding neighborhood. The proposed parcel sizes would not allow for further subdivision under the RH zoning designation.

In addition, the majority of the parcels within a 500-foot vicinity of the project site are not of a size to allow subdivision based on the minimum lot size requirements of the RH Zoning District. Of the 72 parcels within this vicinity range, seven are more than 24,000 sq. ft. in size with a slope less than 17%, which is the minimum size and maximum slope needed based on the RH Zoning District for a potential subdivision. Of these seven parcels, only one is of a size and slope to allow a potential subdivision, which if done, would create more than two new lots. Property owners of those few parcels within the vicinity that are of a size to potentially allow subdivision would be required to initiate a General Plan Map Amendment request (as the land use designation in the vicinity is Low Density Residential) which would be subject to review, on a case-by-case basis, for compliance with the County General Plan, Zoning, and Subdivision Regulations.

b. General Land Use Policies

Policy 7.16 (*Land Use Objectives for Urban Areas*) encourages the designation of land uses in urban areas to revitalize existing developed areas and discourage urban sprawl, among other goals. The proposed project will encourage efficient use and redevelopment of the property, in compliance with the RH Zoning Regulations. Otherwise, the property could only accommodate one single-family residence and much of the land would remain undeveloped.

c. Urban Land Use Policies

Policy 8.13 (*Land Use Designations and Locational Criteria for Urban Areas*) requires use of locational criteria in assigning appropriate land use designations so that stated land use objectives may be achieved. The 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 Medium-Low Density Residential areas are: (1) existing Medium-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 Emerald Lake Hills area is made up of Low Density and Medium-Low Density designated parcels, which are interspersed 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.

Policy 8.14 (*Land Use Compatibility*) and Policy 8.35 (*Uses*) seek to protect the character of existing single-family residential areas and allow uses that are consistent with the overall land use designation. The proposed project (and future single-family residential development) is consistent with the existing surrounding residential land uses.

Policy 8.29 (*Infilling*) seeks to encourage infilling of urban areas where infrastructure and services are available. Water service is currently provided by the City of Redwood City Water District and the applicant will be required to obtain approval from LAFCo and the City of Redwood City Water District for one additional out of district water connection to serve Parcel 1. Additionally, the property is currently served by (separate) private sewage disposal systems for the residence and cottage, both of which will be abandoned. Annexation into the Oak Knoll Sewer Maintenance District for two sewer connections (which will include a sewer main extension) to serve the two-lot subdivision will be required. Additionally, conditions have been added to require the applicant to provide for the extension of all utility services (including water, sewer, electric, gas, cable, etc.) to each newly created parcel and to require that all utilities be installed underground. The project will allow the property to be subdivided and 'infilled' with additional housing. Infill increases the regional supply of housing in urban areas and decreases the demand to construct housing in undeveloped areas (i.e. urban sprawl).

Policy 8.36 (*Density*) calls for the regulation of maximum allowable densities in zoning districts in order to (1) ensure a level of development that is consistent with land use designations, (2) plan for the efficient provision of public facilities, services, and infrastructure, and (3) minimize exposure to natural and manmade hazards. If approved, the project, as conditioned, would conform to this policy, as the property is otherwise of adequate size and slope to accommodate a two-lot subdivision according to the RH Zoning District, the Emerald Lake Hills community is comprised of both Low Density and Medium-Low Density Residential land use designations, existing and proposed utility services will accommodate both newly created parcels, and future development of the lots would be required to comply with the RH district regulations and applicable building codes so as to minimize susceptibility to natural and manmade hazards.

d. Wastewater Policies

Policy 11.5 (*Wastewater Management in Urban Areas*) encourages the extension of sewage systems to serve unincorporated urban areas currently using individual sewage disposal systems where warranted by the planned density of development. As previously mentioned, the existing residence and cottage are served by separate private sewage disposal systems, which will be abandoned. Furthermore, the applicant will be requesting annexation into the Oak Knoll Sewer Maintenance District for two sewer connections, which will require a sewer main extension from Esther Lane approximately 450 feet to serve the two-lot subdivision.

2. Compliance with the Emerald Lake Hills (ELH) Community Plan

The proposed amendment is in compliance with applicable policies of the Emerald Lake Hills (ELH) Community Plan, specifically with regard to land use and park and recreation resources. The *Land Use* Chapter of the Community Plan seeks to protect the rural character of the community, limit development density, and reduce the development potential for a house based on slope of the land. The proposed General Plan Map Amendment and subdivision would result in a density less than the plan's overall average density of six dwelling units per acre for the (proposed) Medium-Low Density land use designation. Furthermore, based on a slope analysis completed by the County, the proposed parcels are of a size allowed under the Residential Hillside (RH) Zoning District and in the size range of existing surrounding parcels within the vicinity. Additionally, the Natural/Park and Recreation Resources Chapter of the Community Plan seeks to preserve existing vegetation and mature trees and limit grading to minimize soil erosion and water runoff. The proposed project does not include any grading, tree removal, or development at this time. Any future grading, tree removal, or development will require separate permit processing in compliance with all applicable County Regulations. In addition, the proposed project will not conflict with any existing or potential community park locations identified in the plan.

3. Compliance with Zoning Regulations

The subject property is zoned Residential Hillside/Design Review (RH/DR), single-family residential with a minimum lot size of 12,000 sq. ft., for parcels with an average slope of 17% or less, and increasing in size relative to average slope.

A slope analysis completed by the County has confirmed that subdivision of the 29,845 sq. ft. parcel into two lots of 15,746 sq. ft. (Parcel 1) and 14,099 sq. ft. (Parcel 2), respectively, would be in compliance with the minimum lot size requirements of the RH Zoning District, as the average slope of the proposed parcels is 10% and 14%, respectively. Additionally, both parcels will comply with the minimum lot frontage and lot width requirements of the RH Zoning District, as indicated below.

Development Standard	Required	Proposed Parcel 1	Proposed Parcel 2
Minimum Lot Area	14,000 sq. ft.*	15,746 sq. ft.**	14,099 sq. ft.***
Minimum Lot Width	50 ft.	81.37 ft.	81.37 ft.
Minimum Lot Depth	N/A	212.19 ft. (avg.)	191.46 ft. (avg.)
* For parcels with an average slope of 19% or less. ** Proposed Parcel 1 has an average slope of 10%. *** Proposed Parcel 2 has an average slope of 14%.			

Review of this project is limited to the proposed General Plan Map Amendment and Minor Subdivision, as no grading or new residential development is proposed at this time and existing residential development will be required to be demolished prior to

recordation of the final subdivision map. Review of any new residence for compliance with County Zoning Regulations would occur during the Design Review process that is required for a future residence. Condition No. 13 has been added to require compliance with all zoning regulations during the Design Review process for future residential development on the newly created parcels.

4. Compliance with Subdivision Regulations

The proposed minor subdivision has been reviewed by staff to assess conformity with the County Subdivision Ordinance. The County's Building Inspection Section, Environmental Health Division, Geotechnical Section, and Department of Public Works, as well as the San Mateo County Fire Department, City of Redwood City Water District, Oak Knoll Sewer Maintenance District, and Local Agency Formation Commission (LAFCo) have also reviewed the project. As conditioned, the project will be in compliance with the standards of reviewing agencies and the requirements of the County Subdivision Ordinance. Conditions of approval have been included in Attachment A of this report.

Furthermore, staff believes that the following findings can be made with respect to the subdivision application:

- a. **Find that, in accordance with Section 7013.3b of the San Mateo County Subdivision Regulations, this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan.**

The Department of Public Works and Planning staff have reviewed the tentative map and found it, as proposed and conditioned, to be consistent with the County General Plan, as discussed in Section A.1 of this report, above.

The existing single-family residential development will be demolished prior to recordation of the final subdivision map. The applicant will be required to provide underground extension of utilities (sewer, water, gas, electric, cable, etc.) to service the new parcels. An additional out of district water connection to serve Parcel 1 will be requested from LAFCo and the City of Redwood City Water District. Additionally, the applicant will request annexation into the Oak Knoll Sewer Maintenance District for two sewer connections (which will include a sewer main extension).

The proposed project will encourage efficient use and redevelopment of the property, in compliance with the RH Zoning Regulations. Without the proposed subdivision, the property could only accommodate one single-family residence and much of the land would remain undeveloped. While no grading, tree removal, or development is proposed at this time, the conceptual building envelopes shown on the tentative map for the proposed parcels indicate conformance with applicable zoning regulations. Furthermore, any future

development activities (grading, tree removal, or construction) will be subject to review and approval by the County in accordance with all applicable standards and regulations in effect at that time.

- b. **Find that the site is physically suitable for the type and proposed density of development.**

As discussed in Sections A.1 and A.3 of this report, above, the application's accompanying proposed General Plan Map Amendment will allow the subdivision to comply with the General Plan land use designation for the property. In addition, the proposed parcels conform to the minimum parcel size requirements of the RH Zoning District, the conceptual building envelopes shown on the tentative map for the proposed parcels indicate compliance with the RH Zoning District Regulations for setbacks, the new parcels can be accessed directly from Hillcrest Drive, and the applicant will be required to provide documentation that the new parcels can be served by water and sewer facilities prior to having the final parcel map recorded.

- c. **Find that the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat.**

After review of the proposed subdivision application materials, there is no evidence to suggest that the project will create a public health problem or cause substantial environmental damage. The project has been reviewed by the County's Environmental Health Division, Building Inspection Section, Department of Public Works, and Geotechnical Section, as well as the San Mateo County Fire Department, with requirements incorporated as conditions of approval in Attachment A. While the demolition of the existing structures may result in temporary air quality dust impacts to the site and surrounding neighborhood, conditions of approval have been included in Attachment A of this report to substantially mitigate these impacts. Furthermore, the site is not located near identified sensitive habitats.

The design of the subdivision and the proposed improvements would not substantially and avoidably injure fish or wildlife, or their habitat, as the site is not located within 100 feet of a creek or stream. Additionally, staff has included conditions of approval in Attachment A to require the applicant to minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines.

### Demolition of Existing Structures

As the project is proposed and conditioned, the applicant will demolish the existing single-family residence, detached cottage, and accessory buildings prior to recordation of the final parcel map. The demolition activities will temporarily generate pollutants, such as dust and other building material debris that could violate existing standards of air quality on-site and in the surrounding area. A condition of approval addressing the temporary impact of the proposed demolition, including required compliance with Bay Area Air Quality Management District requirements, has been included in Attachment A of this report to mitigate this potential impact.

### Service to Proposed Parcels

The proposed subdivision will require an additional water connection to serve Parcel 1 and sewer service to serve both parcels, which will require a sewer main extension from Esther Lane to the proposed parcels. Abandonment of existing private sewage disposal systems serving existing development will be required in accordance with the regulations of the County Environmental Health Division. Additionally, the applicant will be required to provide electric, gas, cable, etc., to the proposed parcels. All utilities must be installed underground and prior to recordation of the final subdivision map. Alternatively, the applicant may bond for the improvements pursuant to Condition of Approval No. 31. Furthermore, grading for improvements, tree removal, and future development will be subject to review and approval by the County in accordance with all applicable standards and regulations.

- d. **Find that the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no existing easements on the subject property.

- e. **Find that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.**

Future development on the parcels could make use of passive heating and cooling to the extent practicable because both parcels have unobstructed solar access to the southwest, thereby allowing morning sun to passively or actively (using rooftop solar panels) heat any future houses.

- f. **Find that the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.**

The project involves the extension of an existing sanitary sewer main owned by the Oak Knoll Sewer Maintenance District to serve the proposed parcels. When future development on the newly created parcels is proposed, formal approval of sewer service will be required from the Oak Knoll Sewer Maintenance District.

Furthermore, Planning staff has added Condition of Approval No. 5 to require the applicant to implement an approved erosion and sediment control plan prior to any grading or construction. Condition No. 30 requires the applicant to submit a permanent stormwater management plan, prior to recordation of the final map, subject to review and approval by the Department of Public Works. Additionally, Condition No. 12 has been added to require all future structures built at the project site to incorporate permanent stormwater control measures in conformance with Bay Area Stormwater Management Agencies Association (BASMAA) Guidelines. Therefore, as proposed and conditioned, the project would comply with requirements of the State Regional Water Quality Control Board.

- g. **Find that the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (“The Williamson Act”) and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use.**

The property is not subject to a Williamson Act contract, is located within a single-family residential district, contains an existing single-family residence, and does not currently contain any agricultural land uses.

- h. **Find that, per Section 7005 of the San Mateo County Subdivision Regulations, the proposed subdivision would not result in a significant negative effect on the housing needs of the region.**

The project would result in the creation of a new parcel zoned for single-family residential land use, thereby increasing the supply of housing in the region. Therefore, the project would not result in a negative effect on regional housing needs.

#### 5. Compliance with In-Lieu Park Fees

Section 7055.3 of the County Subdivision Regulations requires that, as a condition of approval of the tentative map, the subdivider must dedicate land or pay an in-lieu fee. Said fee is for the purpose of acquiring, developing or rehabilitating County park and recreation facilities and/or assisting other providers of park and recreation facilities in acquiring, developing or rehabilitating facilities that would serve the proposed subdivision. A worksheet showing the prescribed calculation appears as Attachment H. The in-lieu park fee for this subdivision is \$17,248.17, calculated on the land assessment value at the time of this report. Payment of this fee, prior to recordation

of the final map, is required by Condition No. 11 in Attachment A. This fee shall be recalculated at the time of payment and shall be based upon the assessed land value at that time.

B. ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) requirements, an Initial Study and Negative Declaration was prepared for this project and circulated from August 4, 2010 to August 23, 2010. Below is a summary of the comments received during the public comment period with staff's response:

**Comment:** J. R. Rodine, project applicant, requested an amendment in the form of a project condition of approval to the language in staff's response to Section 6(e) stating that the applicant will be required to construct improvements prior to recordation of the subdivision map. Mr. Rodine proposes a project condition of approval which requires submittal and Public Works approval of final improvement plans and an associated surety amount that guarantees post-recordation installation of improvements. Mr. Rodine explains that while it is customary for the County to require preparation, submittal, review and Public Works approval of final improvement plans for a subdivision, it is not customary for the County to require installation of such improvements prior to recordation of the final map, as engineers and/or contractors cost estimates are routinely submitted to Public Works to determine the amount of any security to be deposited in the form of a bond, cash, or a CD to guarantee the future installation of improvements.

**Staff's Response:** While the typical (and preferred) condition for a subdivision is that improvements be installed prior to recordation of the final subdivision map, there is an alternative bond option provided by the Department of Public Works which allows an applicant to defer construction of improvements until after the final subdivision map has been recorded. Therefore, Condition of Approval No. 31 has been included to clarify the applicant's option to bond for subdivision improvements.

**Comment:** The Oak Knoll Sewer Maintenance District submitted a letter in regard to staff's response to Section 6(f) which states "While the two-lot subdivision would create a slight increase in demand on public utilities already serving the existing single-family residential parcel, there has been no evidence received to suggest that the increase in demand would adversely affect any existing capacities" to clarify that the existing parcel is currently outside of the District's service area and the parcel's existing sanitary sewer service is provided by a private septic system and not a public sanitary sewer system.

**Staff's Response:** Planning staff acknowledges and concurs with this clarification to Section 6(f) as submitted by the Oak Knoll Sewer Maintenance District. The applicant will be required to obtain approval from the Oak Knoll Sewer Maintenance District for annexation into the District for sewer services to the two proposed parcels.



C. REVIEWING AGENCIES

Building Inspection Section  
Geotechnical Section  
Department of Public Works  
Environmental Health Division  
San Mateo County Fire Department  
Local Agency Formation Commission (LAFCo)  
City of Redwood City Planning Department  
City of Redwood City Water District  
Oak Knoll Sewer Maintenance District  
Sequoia Union High School District  
Emerald Hills Neighborhood Association  
Emerald Hills Community Coalition

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Proposed Draft Resolution and General Plan Land Use Map
- D. Initial Study/Negative Declaration, dated August 4, 2010
- E. Slope Analysis, prepared by the County Planning Department, dated May 27, 2010
- F. Proposed Vesting Tentative Parcel Map, dated July 7, 2010
- G. Proposed Sewer Main Extension Plan, dated July 7, 2010
- H. Park In-Lieu Fee Worksheet
- I. Oak Knoll Sewer Maintenance District Plan Review, dated June 17, 2010
- J. Project Proposal Narrative, prepared by J. R. Rodine, dated April 29, 2010
- K. Letters of Support (various)

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2010-00149

Hearing Date: October 27, 2010

Prepared By: Summer Burlison, Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

Recommend to the Board of Supervisors

**Regarding the Environmental Review:**

1. That the Negative Declaration is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines. An Initial Study was completed and a Negative Declaration issued in conformance with CEQA guidelines. The public review period for this document was August 4, 2010 to August 23, 2010.
2. That, on the basis of the Initial Study and comments received thereto, no substantial evidence exists that the project, as mitigated by the mitigation measures contained in the Negative Declaration and incorporated as project conditions of approval, will have a significant effect on the environment.
3. That the Negative Declaration reflects the independent judgment of San Mateo County.
4. That the mitigation measures identified in the Negative Declaration, agreed to by the applicant, placed as conditions of approval, and identified as part of this public hearing, have been incorporated into a Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

**Regarding the General Plan Map Amendment:**

5. That the Board of Supervisors adopt the resolution to change the subject parcel's General Plan Map designation from "Low-Density Residential" to "Medium-Low Density Residential," in order to facilitate a more efficient use of the site. The project complies with the more site-specific application of slope density and the Residential Hillside Zoning District. Additionally, the project complies with locational criteria for Medium-Low Density Residential areas and applicable General Plan Urban Land Use Policies. The sizes of the proposed parcels will be in the size range of existing parcels within the vicinity, therefore

the applicant's request for a General Plan Map Amendment would not result in a density that would be incompatible and out of character with the surrounding neighborhood.

Regarding the Minor Subdivision:

6. That in accordance with Section 7013.3b of the San Mateo County Subdivision Regulations, this tentative map, together with the provisions for its design and improvement, as proposed and conditioned, is consistent with the San Mateo County General Plan. The applicant is proposing a General Plan Map Amendment to change the property's land use designation to Medium-Low Density Residential. The resulting density of the subdivision would be 2.9 dwelling units per acre, which would be substantially lower than the maximum density allowed under the Medium-Low Density Residential land use designation (of up to 6.0 dwelling units per acre). The proposed project will encourage efficient use and redevelopment of the property and is consistent with the General Plan policies regarding infill development. Furthermore, any future grading, tree removal, or development will be subject to review and approval by the County in accordance with all applicable standards and regulations.
7. That the site is physically suitable for the type and proposed density of development. The application's accompanying proposed General Plan Map Amendment will allow the subdivision to comply with the proposed General Plan land use designation of Medium-Low Density Residential (up to 6.0 dwelling units per acre). In addition, the proposed parcels conform to the minimum parcel size required by the RH Zoning District, the conceptual building envelopes shown on the tentative map for the proposed parcels indicate compliance with the RH Zoning District Regulations for setbacks, the new parcels can be accessed directly from Hillcrest Drive, and the applicant will be required to provide documentation that the new parcels can be served by water and sewer facilities prior to having the final parcel map recorded.
8. That the design of the subdivision and the proposed improvements, as proposed and conditioned, are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat. There is no evidence to suggest that the project, as proposed and conditioned, will create a public health problem or cause substantial environmental damage. Planning staff has determined from the preparation of an Initial Study and Negative Declaration that, as mitigated by the mitigation measures which have been incorporated as project conditions of approval, the project will not have a significant effect on the environment. Furthermore, the project site is not located within 100 feet of a creek or stream and no development is proposed at this time.
9. That the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The project would not conflict with any easements, as no easements exist at the subject property.

10. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities. Future development on the proposed parcels could make use of passive heating and cooling to the extent practicable because the parcels have unobstructed solar access to the southwest, thereby allowing morning sun to passively or actively (using rooftop solar panels) heat any future houses.
11. That the discharge of waste from the proposed subdivision into an existing community sewer system, as proposed and conditioned, would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The project requires annexation into the Oak Knoll Sewer Maintenance District for two sewer connections and will include the extension of an existing sanitary sewer main along Hillcrest Drive to serve the proposed parcels. When future development on the newly created parcels is proposed, formal approval of sewer service will be required from the Oak Knoll Sewer Maintenance District. Furthermore, conditions of approval have been included to ensure the project will comply with applicable requirements of the State Regional Water Quality Control Board in regard to erosion and sediment control and permanent stormwater management control measures.
12. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("The Williamson Act") and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use. The property is not subject to a Williamson Act contract, is located within a single-family residential district, contains an existing single-family residence, and does not currently contain any agricultural land uses.
13. That, per Section 7005 of the San Mateo County Subdivision Regulations, the proposed subdivision would not result in a significant negative effect on the housing needs of the region. The project would result in the creation of a new parcel zoned for single-family residential land use, thereby increasing the supply of housing in the region.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to the Planning Commission on October 27, 2010. Minor revisions or modifications to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This subdivision approval is valid for two (2) years from the date of final approval, during which time compliance with applicable conditions of approval must be demonstrated and, subsequently, a final parcel map shall be filed. An extension to this time period in accordance with Section 7013.5.c of the Subdivision Regulations may be issued by the Community Development Director upon written request submitted 30 days prior to the expiration date and payment of any applicable extension fees if required.

3. The parcel map shall be recorded pursuant to the plans approved by the Board of Supervisors; any deviation from the approved plans shall be reviewed and approved by the Community Development Director or Board of Supervisors, as deemed necessary.
4. No grading is permitted as part of this project. If any grading is necessary, it shall only occur after a valid building permit is issued, or the applicant shall obtain a grading permit or grading permit exemption from the Current Planning Section.
5. Prior to the issuance of a demolition permit and/or construction improvements associated with the subdivision, the applicant shall submit for review and approval an erosion and sediment control plan, which shall be maintained throughout the duration of demolition and/or construction activities. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo County Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
  - a. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetation of disturbed areas with plants propagated from seed collected in the immediate area.
  - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
  - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - f. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
  - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - h. Performing clearing and earth moving activities only during dry weather.

- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilizing designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
6. To reduce the impact of demolition/construction activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
  - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction related vehicles will impede traffic along the right-of-way on Hillcrest Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Hillcrest Drive. There shall be no storage of construction vehicles in the public right-of-way.
7. Prior to recordation of the parcel map, the existing dwelling, detached cottage, and all accessory structures shall be removed from the property.
8. No trees are to be removed. If any future development requires removal of any tree, the applicant shall first obtain an approved tree removal permit from the Current Planning Section.
9. Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operation shall be prohibited on Sunday and any national holiday.
10. The applicant shall provide for the extension of sewer, water, electric, gas, and cable lines to service the new parcels for any future development. Per Section 6565.15(h), all new service lines shall be installed underground. All new electric lines for the proposed subdivision shall be installed underground from the nearest existing utility pole. No new poles shall be installed for this subdivision. The extension of water, gas and electric lines will require the issuance of a building permit for these utility installations.

11. Prior to recordation of the final map, the applicant shall pay to the San Mateo County Planning and Building Department \$17,248.17 for in-lieu park fees as required by County Subdivision Regulations Section 7055.3. Please note that the fee is based on the land assessment value as provided by the County Assessor at the time of payment; thus, the calculated fee above is subject to change.
12. All future structures to be built on the project site shall be designed to incorporate permanent stormwater control measures in conformance with Bay Area Stormwater Management Agencies Association (BASMAA) Guidelines. This requirement shall be included as a note on the final map and shall be recorded on all deeds for parcels created by this subdivision. Prior to the issuance of a building permit for any structure on the project site, all plans shall be reviewed by the Current Planning Section for conformance with this condition. Copies of the recorded deeds shall be submitted to the Planning Department and forwarded to the project file.
13. Any future development on the subdivided parcels shall be subject to separate review and Design Review permitting requirements, per Section 6565.3 of the County Zoning Regulations. During the Design Review process, the applicant shall demonstrate compliance with all applicable zoning regulations.
14. All existing significant and/or heritage trees not approved for removal shall be protected during demolition, grading and/or construction activities. The applicant shall submit for review and approval a tree protection plan which incorporates tree protection measures as recommended by the certified arborist (Mayne Tree Expert Company, Inc.) in the arborist report dated March 10, 2010 prior to conducting any work on-site. Minimum protection measures shall include:
  - a. The applicant shall establish and maintain tree protection zones throughout the entire length of the project. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for grading and construction to safely continue. The applicant shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist prior to cutting. Any root cutting shall be monitored by an arborist and documented. Roots to be cut should be severed cleanly with a saw or topers. Normal irrigation shall be maintained, but oaks should not need summer irrigation. The above information shall be on-site at all times.
  - b. All grading plans that specify grading within a dripline of any tree, or within the distance from the trunk as measured by the following: 5 inches in distance from the trunk for every inch in trunk diameter, measured 4.5 feet above the average ground level, shall be reviewed by a certified arborist. The arborist shall outline provisions for aeration, drainage, pruning, tunneling beneath roots, root pruning, or other necessary actions to protect the trees. If trenching is necessary within the above-defined

areas, it shall be undertaken by hand labor. All roots 2 inches or larger shall be tunneled and smaller roots shall be cut smoothly to the side of the trench. The side of the trench should be draped immediately with two layers of untreated burlap to a depth of 3 feet from the surface. The burlap shall be soaked nightly and left in place until the trench is backfilled to the original level. The arborist shall examine the trench prior to backfilling to ascertain the number and size of roots cut, and to suggest further remedial repairs.

15. The applicant shall submit the following to the Current Planning Section: Within four (4) working days of the final approval date of this permit, the applicant shall pay an environmental filing fee of \$2,010.25 (fee effective January 1, 2010), as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,060.25, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please note that the Department of Fish and Game adjusts this fee on an annual basis (January 1), thus the filing fee above is subject to change based on the current fee in effect at the time of payment.

#### Building Inspection Section

16. Prior to recordation of the parcel map, the applicant shall obtain and have a final inspection on any demolition permit(s) required to remove the existing dwelling, detached cottage, and all miscellaneous accessory structures on the property.

#### Department of Public Works

17. Prior to the issuance of a building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building, per Ordinance No. 3277.
18. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.
19. No proposed grading or construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued.
20. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Unless exempted by the Grading Ordinance, the applicant may be required to apply for a grading permit upon completion of their review of the plans and should access construction be necessary.
21. The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it for review and approval by the Department of Public Works. The drainage analysis shall consist of a written narrative and a plan. The plan shall detail the flow of the stormwater onto, over, and off the property being subdivided



and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.

22. The applicant shall submit a driveway "plan and profile" to the Department of Public Works showing that the driveway access to the parcels (garage slab) complies with County standards for driveway slopes (not to exceed 20%) and with County standards for driveways (at the property line) being the same elevation at the center of the access roadway. When appropriate, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both existing and proposed drainage patterns and drainage facilities.
23. The applicant shall record documents which address future maintenance responsibilities of any private drainage and/or roadway facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review.
24. The applicant shall submit to the Department of Public Works written certification from the appropriate water district (City of Redwood City Water District) stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
25. The applicant shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans and submitted to the Public Works Department for review. Upon completion of this review, the applicant or his Engineer shall have these approved plans signed by the appropriate Sewer District, Oak Knoll Sewer Maintenance District.
26. The applicant shall reappportion sewer assessment bonds for the Oak Knoll Sewer Maintenance District.
27. The applicant shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and Planning Department stating that they will provide energy and communication services to the proposed parcels of this subdivision.
28. Any potable water system or sewer system work required by the appropriate districts within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met. Plans for such work shall be reviewed by the Department of Public Works prior to the issuance of the permit.
29. Erosion and sediment control during the course of any grading work shall be according to a plan prepared and signed by the engineer of record, and approved by the Department of

Public Works and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer.

30. Prior to recordation of the parcel map, the applicant will be required to submit to the Department of Public Works a complete set of approved improvement plans with a plan review deposit of \$1,000 which shall include all provisions for driveways, underground utilities, and proposed stormwater facilities in accordance with County Subdivision Regulations, County Standard Details, and County Drainage Policy.
31. Prior to recordation of the parcel map, the applicant shall be required to provide underground extension of utilities (sewer, water, gas, electric, cable, etc.) to the new parcels.

Should the applicant wish to defer improvement until after the recordation of the final parcel map, then the applicant must provide the Department of Public Works with approved utility plans for the extension of underground utilities as needed. Additionally, in accordance with the County Subdivision Regulations, the applicant will be required to provide a valid construction estimate, based on these approved plans, and shall provide securities as listed in the County Subdivision Regulations.

32. "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
33. The applicant shall submit a final parcel map to the Department of Public Works for review and recording.

#### Geotechnical Section

34. A detailed geotechnical/soils report shall be required for any future grading and/or development, and shall be required at the building permit phase of the project.

#### San Mateo County Fire Department

35. A minimum fire flow of 1,000 gpm for two (2) hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site.
36. The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant, the configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not more than 600 feet from the building, measured by way of approved driveable access to the project site.
37. All new public water systems, extensions from a public water system or replacement of any main or line of an existing public water system shall have a minimum diameter of six (6) inches. If the pipes are not linked in grid or if individual legs are over 600 feet in length then the minimum diameter shall be eight (8) inches.

38. When receiving water service for fire protection (hydrants, fire sprinkler systems) from a public or municipal water purveyor, written certification from the water company that hydrants will be installed or the existing water system is capable of meeting the project conditions is required to be presented to the San Mateo County Fire Department for verification to show that required upgrades to the system will be installed and that existing fire flows will meet the project requirements.

Environmental Health Division

39. Prior to recordation of the parcel map, the applicant shall obtain a permit from the Environmental Health Division to abandon the existing septic systems. Abandonment of the two septic systems shall be inspected and approved by the Environmental Health Division.

Oak Knoll Sewer Maintenance District

40. Annexation into the Oak Knoll Sewer Maintenance District is required for sewer service connection.

Local Agency Formation Commission (LAFCo)

41. The applicant shall obtain approval by LAFCo for one additional out of district water service connection from the City of Redwood City Water District.

SB:pac – SSBU0730\_WPU.DOC

County of San Mateo  
Planning and Building Department

### In-Lieu Park Fee Worksheet

[This formula is excerpted from Section 7055 of the County's Subdivision Regulations]

This worksheet should be completed for any residential subdivision which contains 50 or fewer lots. For subdivisions with more than 50 lots, the County may require either an in-lieu fee or dedication of land.

1. For the parcel proposed for subdivision, look up the value of the land on the most recent equalized assessment roll. (Remember you are interested in the land only.)

$$\text{Value of Land} = \underline{\$ 1,270,430^*}$$

2. Determine the size of the subject parcel in acres.

$$\text{Acres of Land} = \underline{.685}$$

3. Determine the value of the property per acre.

- a. Set up a ratio to convert the value of the land given its current size to the value of the land if it were an acre in size.

<b>Formula:</b>	
<u>Parcel Size in Acres (From Item 2)</u> 1 Acre of Land	<u>Value of Subject Parcel (From Item 1)</u> Value of Land/Acre
<b>Fill Out:</b>	
<u>.685</u> 1 Acre	<u>\$ 1,270,430</u> Value of Land/Acre

- b. Solve for X by cross multiplying.

<b>Formula:</b>	
Value of Land	= $\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}}$ = _____
<b>Fill Out:</b>	
Value of Land	= $\frac{\$ 1,270,430}{.685}$ = <u>\$ 1,854,642.3</u>

\* AS of 8/27/10

4. Determine the number of persons per subdivision.

<b>Formula:</b>				
Number of New Lots Created*	X	3.10**	=	Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.				
<b>Fill Out:</b>				
1	X	3.10**	=	3.10
**Average number of persons per dwelling unit according to the most recent federal census (2000).				

5. Determine the parkland demand due to the subdivision.

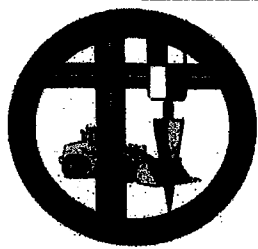
<b>Formula:</b>				
Number of Persons Per Subdivision (From Item 4)	X	.003*** Acres/Person	=	Parkland Demand
<b>Fill Out:</b>				
3.10	X	.003*** Acres/Person	=	.0093
*** Section 7055.1 of the County's Subdivision Ordinance establishes the need for .003 acres of parkland property for each person residing in the County.				

6. Determine the parkland in-lieu fee.

<b>Formula:</b>				
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	=	Parkland In-Lieu Fee
<b>Fill Out:</b>				
.0093	X	\$1,854,642.3	=	\$17,248.17*

\* As of 8/27/10

County of San Mateo  
 Department of Public Works  
 Utilities-Flood Control-Watershed Protection



Plan Review  
 787 Hillcrest Drive – Vesting Tentative Parcel Map

To: Summer Burlison, Planning Division  
 From: *WCM* Mark Chow, Principal Civil Engineer, Utilities-Flood Control-Watershed Protection Section  
 cc: J.R. Rodine, 3148 Marble Ridge Ct, Reno, NV 89511-5385  
 Date: June 17, 2010  
 Subject: Sewer Review, 787 Hillcrest Drive, Redwood City, 1<sup>st</sup> Submittal

**Reason for Review: Minor Subdivision – PLN2010-00149**

**Plan Identification: Vesting Tentative Parcel Map; 787 Hillcrest Drive, Redwood City; APN 058-272-080; MacLeod and Associates; Plans Dated 5/8/2010**

**Reviewer: Julie Young**

**Submittal/Review No.: 1**

The Oak Knoll Sewer Maintenance District (District) has reviewed the submitted vesting tentative parcel map and will be able to provide sewer service to the proposed subdivided parcels upon completion of the annexation process.

The parcel proposed to be subdivided is located outside of the District. The applicant submitted an annexation request to the District on May 11, 2010. However, the District will not be able to initiate the annexation process until the parcel is divided and recorded.

Detailed plans showing how the connections to the District facilities will be made shall be submitted to the District for review prior to final approval of the building plans.

If you have any questions regarding this review or any of its contents, please contact staff at (650) 363-4100.

SAN MATEO COUNTY  
 PLANNING DEPARTMENT

2010 JUN 21 10:15 AM

RECEIVED

J. R. RODINE  
GOVERNMENTAL AFFAIRS CONSULTANT

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Land Use Permit Streamlining  
Development Team Management

April 29, 2010

Mr. Jim Eggemeyer  
Interim Director of Community Development  
County of San Mateo  
455 County Center 2nd Floor  
Redwood City, CA 94063

**VIA HAND DELIVERY.**

**Re: 787 Hillcrest Drive Emerald Lake Hills – General Plan Land Use Map Amendment,  
Vesting Tentative Parcel Map for Two Lots, Slope Analysis, and CEQA Initial Study.**

Dear Jim:

Per earlier consultations with Lisa Grote, Dave Holbrook, and our recent meeting on April 19<sup>th</sup>, I am representing the owners of the subject Emerald Lake Hills (ELH) property, Tony and Carol Egan, and their partners Mike and Judi Cocco. This proposal consists of a General Plan Map Amendment from low density to medium-low density and a minor subdivision in the form of a Vesting Tentative Parcel Map (VTPM) to divide the subject single family lot of 29,845 square feet into two lots for upgrading and better utilization of this land resource. The third procedure will be a CEQA Initial Study, and the fourth will be a Slope Analysis.

The property presently contains an aged main residence, guest cottage, and three old sheds. Currently, the guest cottage and all sheds have non-conforming rear yard setbacks, and one shed has a non-conforming side yard setback. Both the site and the immediate neighborhood would greatly benefit from removal of the present structures. The county will also benefit economically from a significant increase in property taxes derived from two custom homes and other features such as landscaping.

In addition, two concurrent external applications will be filed. The first is to procure two connections to available public sewer through annexation to the Oak Knoll Sewer Maintenance District (OKSMD) via County Public Works. The second external application is with the City of Redwood City and LAFCo to procure one additional out of district water connection. The site presently functions on its own septic system and one water connection from Redwood City that serves the residence and cottage. These applications will facilitate the delivery of improved services and facilities.

The site is presently zoned RH/DR, therefore, no zone change is needed. Further, the entire surrounding area which includes adjacent property owned by the City of Redwood City is zoned RH which eliminates any "spot" zoning consideration. Parcels 1 and 2 are respectively proposed to be 15,746 and 14,099 square feet. The overall site is relatively flat with a maximum grade variation of 23 feet. The slope for Parcel 1 is 9.8%, and the slope for parcel 2 is 14.4%. Under County RH District regulations both lots must be a minimum of 12,000 square feet. The proposed

lots are significantly larger than the codified minimums, and are designed to easily meet all RH/DR development standards.

Based upon guidance from Lisa Grote and LAFCO Executive Director Martha Poyatos, I undertook the two following technical and procedural actions in order to support the subject applications:

The first was procurement of a "Chain of Title" to assure the property was legally created. First American and Old Republic Title Companies conducted the research and provided proof that the subject property has continuously existed with the identical Metes and Bounds configuration prior to April 5, 1945. This time frame predates adoption of the County's first subdivision ordinance on July 20, 1945. A chain of recorded deeds dating back to April 5, 1945 accompanies this application package.

The second procedure involved consultation with the City of Redwood City to determine if that agency wished to annex the site because it is located within the City's adopted sphere of influence and is immediately adjacent to the City boundary and contiguous by roadway on Hillcrest Drive. I held a series of meetings with City Manager Peter Ingram, then acting Community Development Director Chu Chang, Planning Manager Jill Ekas, and Associate Planner Sailesh Mehra beginning in March of 2009. I was discouraged from pursuing annexation by all of the named parties and received an email from Mr. Mehra dated July 1, 2009 setting forth the City's position. A copy is included with this application.

Two following technical reports in support of the minor subdivision application are included in this filing package.

The first is a Geotechnical Consultation report dated March 5, 2010 prepared by BAGG Engineers. This report addresses site and area geology, seismicity, slope stability, liquefaction potential, site conditions, and provides conclusions and preliminary recommendations. The report concluded that the contemplated minor subdivision into two home sites is feasible. Prior to actual design of two homes, a more detailed field and laboratory analysis of on-site soils will be required. This analysis will assist the project engineer in preparation of a final grading plan and the architect to design a pier and grade beam foundation system.

The second minor subdivision support document is an arborist's report dated March 10, 2010 prepared by Richard Huntington of Mayne Tree Service. In compliance with County standards, forty-eight trees of approximately 6" in diameter or greater were surveyed and plotted by the project engineer Dan MacLeod. Thereafter, Mr. Huntington field verified and provided each a metal ID tag and assessed the tree's health. Parcels 1 and 2 each respectively contain eleven trees within their building envelopes. Of these twenty-two trees, only six trees were given "good" ratings by the arborist. Because no home designs are included in the subject application package, Mr. Huntington provided general remedial and preservation recommendations. As specific home designs are developed, they will require field consultation with the arborist, county staff, and project contractors to establish tree protection zones and protocols for preservation and supervisory inspections.

As stated above, this application includes a Slope Analysis application to verify the proposed minor subdivision of two lots complies with the ELH slope density regulations.

Lastly, we are submitting a CEQA Initial Study application that we anticipate will result in the certification of a Negative Declaration given the apparent absence of any significant impacts that could not in the worst case be mitigated.



Because no specific home designs are presently proposed, we are electing to defer a grading permit application until such features and a final grading plan are developed. Pier and grade beam foundations are recommended by BAGG engineers as standard for the underlying soils and gently sloping terrain. Therefore, it is very safe to state that the total amount of grading for the two proposed home sites will be minimal and fall well under the 999 cubic yards that the Director of Community Development has the authority to review and approve.

Prior to her departure, Lisa Grote undertook some research and directed me to a clear approval precedent for another ELH General Plan Land Use Map Amendment approval by the Board of Supervisors. That application was PLN2006-00128 for Ronald and Sally Edwards. She felt my client's application would mirror that of the Edward's approval in terms of policy application and approval rationale. Thereafter, I procured and reviewed the file for PLN2006-00128. Lisa was indeed correct with her guidance. That precedent addressed the following key considerations that apply to the subject property and application as follows:

**Conformance with the General Plan** – The present Low Density Residential land use map designation of 0.3 to 2.3 dwellings per acre do not allow this under utilized resource to be subdivided even though it will easily comply with its RH/DR zoning for a two-lot minor subdivision. However, a land use map amendment to the Medium-Low Density Residential designation of 2.4 to 6 dwellings per acre would facilitate such division on the low end of that range at 2.92 dwellings per acre. The Edwards approval at 3.6 dwelling units per acre exceeds this proposal. Therefore, there is consistency between the proposed General Plan Medium-Low Density Residential land use designation and the implementing RH zoning of the subject property. Based upon a review of the patch work quilt lot sizes within ELH and the immediate neighborhood, the proposed land use map amendment and minor subdivision into two lots would be entirely in keeping with current density, land uses, and character of the surrounding neighborhood.

In addition, this application will be in compliance with the following applicable Urban Land Use Policies for the ELH Area:

**Policy 7.16** - Provides for revitalization of existing developed neighborhoods without creating urban sprawl. This proposed amendment will foster these goals by facilitating efficient use and renewal of the site. As indicated in my description of current use, the site presently accommodates two small and outdated detached residential dwellings. Approval will lead to their removal and replacement with two new custom homes and associated landscaping.

**Policy 8.13** – The requested medium low density land use designation complies with the five locational policy criteria for the ELH area. In addition, low density and medium-low density designated parcels are dispersed throughout the area. The much larger adjacent parcel owned by Redwood City although designated low density on the City's plan allows for up to seven dwelling units per acre under the City's more generous RH zoning provisions.

**Policy 8.29** – This policy calls for infilling, or in this case, refilling of an established urban area. Infrastructure and services are available and approval of the land use map amendment and minor subdivision will facilitate extension of the public sewer main from 836 Hillcrest Drive with private capital. This extension of available infrastructure is no longer affordable to local government. However, private capital will accomplish a beneficial extension of the sewer system, and revamping or undergrounding of water, electrical, gas, and cable systems. Any required improvement of the adjacent roadway will also be undertaken with private capital. This work benefits other properties within the immediate neighborhood who may wish to tie into such

improvements. Approval of this project will substantially improve the quality of the local housing supply and its associated infrastructure without encroachment into undeveloped areas or increasing urban sprawl.


**Policy 8.36** – This density policy calls for the regulation of maximum allowable densities in zone districts to ensure that the intensity of development is consistent with land use designations. The ELH Land Use Plan has been in place since 1979 and was adopted with imprecise broad brush land use densities. In fact, the last three Environmental Services Agency Managers/Community Development Directors have openly acknowledged that the plan's land use density designations were very broadly applied without regard to an individual property's specific urban service capabilities, slope density considerations, or the established neighborhood development pattern. Density designations were based upon the broadest general criteria in connection with development of a public sewer system for the plan area. Accordingly, over time there have been a substantial number of land use plan density amendments granted to balance a property's access to services, facilities, and public infrastructure where there is minimal exposure to natural or manmade hazards. In the case of the subject property, the land use amendment to medium-low density would be in complete keeping and character of the immediate neighborhood and the larger ELH plan area. Further, the resulting subdivision of two lots and associated construction of two custom built single family homes can be accomplished in total compliance with the existing RH district zoning regulations and applicable building codes.

**Conformance with the ELH Community Plan** - The proposed amendment and minor subdivision are in compliance with applicable policies of the ELH Community Plan. Future replacement of the two old residential dwellings on the subject one lot property, subdivision into two lots, and construction of two new custom homes would result in the same overall site density at 2.92 dwelling units per acre in keeping with the existing neighborhood pattern and character. Further, this proposal complies with land use and open space conservation objectives of the ELH Community Plan because it does not conflict with identified potential community park locations.

**Conformance with Zoning Regulations** – As indicated in previous paragraphs and as evidenced on the accompanying two-lot parcel map, the size of the subject parcel of 29,845 square feet is more than adequate to comply with cross-slope and minimum lot size requirements of the RH zoning district to allow for subdivision into two lots.

In closing, please feel free to contact me if this letter or any component of the application package requires clarification or supplemental information. This comprehensive letter is intended facilitate a clear understanding of the application by staff, the Planning Commission, and the Board of Supervisors as to the basis and facts of this request, its correlation with a precedent approval, and its consistency with the County's policy and zoning regulations. Accordingly, please include this letter with the staff reports to the Commission and Board.

Regards,



J. R. Rodine

CC: Tony Egan  
Mike Cocco  
Dan MacLeod

October 1, 2010

San Mateo County Planning Commission  
C/o County Planning Department  
455 County Center 2nd Floor  
Redwood City, CA 94063

Re: Proposed Plan Emerald Hills Amendment and Parcel Map for 787 Hillcrest Drive

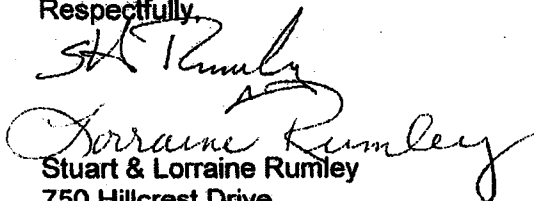
Dear Commissioners:

We live at 750 Hillcrest Drive. The owners of the property at 787 Hillcrest have approached us for support of their application to change the Emerald Lake Hills land plan and to allow a split of their oversized lot into two properties. While we are not generally in favor of property owners subdividing their property, we would like to make an exception in this particular case. This is a very large property and even after it is subdivided, each property will still be comparable in size to many of the other properties in the neighborhood.

As you may be aware, an unsightly, old house currently sits on this property. It detracts from the quality of the surrounding homes on our street. If the new custom homes are built as planned, they will dramatically increase the property values of all the homes in the neighborhood. Also, the subsequent sale of these new homes will generate an increase in much needed property tax revenue for our local schools and County.

Please consider our support for when you vote.

Respectfully,



Stuart & Lorraine Rumley  
750 Hillcrest Drive  
Redwood City, CA 94062  
(650) 367-1072

Honorable Members of the San Mateo County Planning Commission:  
C/o Mr. Jim Eggemeyer Interim Director of Community Development  
County of San Mateo  
455 County Center 2nd Floor  
Redwood City, CA 94063

Re: 787 Hillcrest Drive.

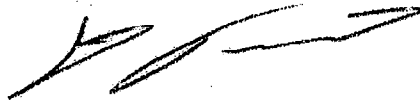
Dear Commissioners,

My name is Steven Turchet and I own and reside at 715 Esther Lane. I have reviewed the plans that nearby property owners, the Egans, have proposed. I support them to the fullest.

Your fairest consideration and approval of the general plan amendment and the two-lot parcel map will lead to much needed improvements to the property. In addition, the demolition of two dilapidated houses and the storage sheds will be a huge improvement to the neighborhood and the value of our property. They will also extend the sewer line since the county cannot afford to pay for such improvements in our area. After discussing plans with Tony Egan and Mike Cocco, I strongly favor the addition of two future custom homes. They would be a huge improvement over what now exists and will hasten the end of property's use by renters.

Thank you,

Steven Turchet  
715 Esther Lane  
Redwood City, CA 94062



October 1, 2010

Members of the San Mateo County Planning Commission

C/o County Planning Department

455 County Center 2<sup>nd</sup> Floor

Redwood City, CA 94063

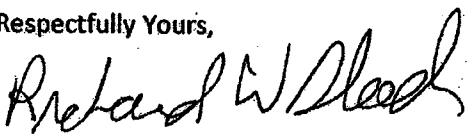

Re: Proposed Plan Emerald Hills Amendment and Parcel Map for 787 Hillcrest Drive

Dear Commissioners:

We have resided at 855 Hillcrest Drive for 27 years. The owners of the property at 787 Hillcrest Drive have approached us for support of their application to change the Emerald Lake Hills land plan and to allow a split of their oversized lot into two properties. Two new homes with adequate garage space will improve our neighborhood.

Please consider our support when you vote.

Respectfully Yours,

County Planning Commissioners  
Planning Department  
C/o Tony Egan and Mike Cocco

9/27/2010

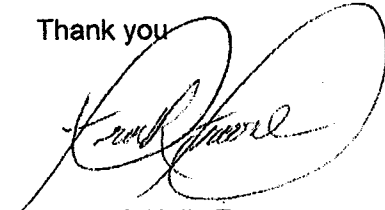
Regarding: 787 Hillcrest

Dear Commissioners:

We live at 875 Hillcrest Drive. After meeting with the owners of the property we ask you to please approve the proposed demolition and replacement of the two old houses with two custom homes. We support the plan change that would allow sub-dividing the parcel into two lots. The property would still be large enough to support two new homes. This will help improve our neighborhood in vision and value. The property owners have agreed to extend the sewer line at their expense to support this project.

We encourage your approval of the project for the good of our community.

Thank you



Frank & Kelly Fraone  
650-743-3900  
Frankf@Menlofire.org

September 21, 2010

San Mateo County Planning Department

My family and I have lived on the block for over 17 years. We love the neighborhood and have watched it develop over the years. We frequently walk around the neighborhood with our dog Gracie and have been very happy with all the new construction in the area. We would also welcome this proposed subdivision as a real benefit to our area.

We know that by subdividing this property into two sites, it will eventually bring two beautiful new homes on the block. This will add value to all the surrounding property owners homes and help to beautify the area as well. These homes will greatly improve the neighborhood value, increase the tax base for the community, provide jobs in a difficult employment market and most importantly of all, allow the current property owner to do what they please with **their** property.

We would encourage the County to look favorable on this subdivision and hope to see new construction in the neighborhood very soon.

Marc & Brenda Romer  
845 Hillcrest Drive  
Emerald Hills, CA 94062  
Phone:650-364-2922

09/24/2010

Hello Mike,

I support the subdivision. I think building quality homes will benefit both the neighborhood by increasing the property value and the County with more revenue. I wish you smooth and easy process, thanks.

*Samira Chalhoub*

Samira Chalhoub

853 Hillcrest Dr.

Emerald Hills, CA. 94062