

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

**DATE:** February 6, 2020

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Minor Subdivision, pursuant to Section 7010 of the County Subdivision Regulations, to subdivide a 1.91-acre parcel into three individual lots; a Grading Permit, pursuant to Section 9280 of the County Ordinance Code; the removal of eleven significant trees; and certification of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act. The project is located at 1750 Cordilleras Road, in the unincorporated Emerald Lakes Hills area of San Mateo County.

County File Number: PLN 2019-00043 (Lea/Cordilleras LLC)

**PROPOSAL**

This is a complete resubmittal of the three-lot subdivision application (PLN 2004-00636) which was approved, but where the Tentative Map approval expired before the map was recorded. The current application includes a Minor Subdivision and Grading Permit to subdivide the existing 1.91-acre parcel into three parcels. Parcel 1 is proposed to be 22,233 sq. ft., Parcel 2 is proposed to be 17,815 sq. ft., and Parcel 3 is proposed to be 43,071 square feet. Access to the proposed subdivision will be via an existing bridge across Cordilleras Creek, which has already been upgraded to meet Fire Marshal requirements. A new access road built upon the existing driveway will be constructed on the west side of the creek to serve all three parcels. A water line extension has been installed within the public right-of-way (ROW) on Cordilleras Road from the existing water main. One new hydrant on proposed Parcel 3 will be constructed to provide on-site water for fire suppression. Construction of the proposed access road will result in approximately 390 cubic yards of total grading and the removal of eleven trees. The applicant is proposing to leave the existing house on Parcel 1. The applicant is also proposing to place a Resource Protection Area along the portion of the parcel that is within 20 feet of the top-of-bank of Cordilleras Creek.

**RECOMMENDATION**

That the Zoning Hearing Officer approve the Minor Subdivision and Grading Permit, and certify the Mitigated Negative Declaration, County File Number PLN 2019-00043, by making the required findings and adopting the Conditions of Approval in Attachment A.

## **BACKGROUND**

Report Prepared By: Kelsey Lang, Project Planner, 650-599-1549

Applicant/Owner: Jeffery Lea for Cordilleras LLC

Location: 1750 Cordilleras Road, Emerald Lake Hills

APN: 057-062-110

Size: 1.91 acres

Existing Zoning: RH/DR (Residential Hillside/Design Review)

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

Existing Land Use: Single-Family Residential

Water Supply: California Water Service Company

Sewage Disposal: Emerald Heights Sewer Maintenance District

Flood Zone: Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0282E, effective October 16, 2012.

Environmental Evaluation: Mitigated Negative Declaration issued with a public review period from November 13, 2019 – December 3, 2019.

Setting: The subject property is a 1.91-acre parcel with access from Cordilleras Road in the unincorporated Emerald Lake Hills area of the County. Currently, a 2,837 sq. ft. single-family residence is located in the western portion of the existing parcel. The subject parcel is mostly rectangular in shape and situated on a slight slope, with the highest point along the northern parcel line, at an elevation of 170 feet. Cordilleras Creek, a seasonal creek, runs along the southwest portion of the parcel parallel to Cordilleras Road. A 20-foot wide bridge crosses the creek to facilitate access to the existing dwelling and the proposed parcels. The parcel is surrounded by a mature low-density residential neighborhood. The neighborhood is heavily treed. Immediately to the north-west of the property is the Hetchy-Hetchy CFPUC water line.

Chronology:

<u>Date</u>	<u>Action</u>
Feb. 1, 2019	- Planning Application submitted proposing a three-lot subdivision. (County File Number PLN 2019-00043).
Feb. 28, 2019	- Application Deemed Complete.
May – October 2019	- Review and revise plans through discussion with the applicant, including revising the biologist report, arborist report, and archaeological report, and revisions to the plans.
November 13 – December 3, 2019	- Public Review of the Mitigated Negative Declaration.
February 6, 2020	- Zoning Hearing Officer Hearing.

**DISCUSSION**

A. KEY ISSUES

1. Compliance with the General Plan

Vegetative, Water, Fish and Wildlife Resources Policies

- a. Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*) and Policy 1.24 (*Regulate Location, Density and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources*) regulate the location, use, density and design of development to minimize significant adverse impacts and encourage enhancement of vegetative, water, fish and wildlife resources.

The submitted Biological Resource Assessment (Assessment), prepared by Coast Ridge Ecology, identifies that Cordilleras Creek, which runs parallel to the front of the existing lot, contains riparian habitat on both sides of the intermittent stream. The majority of vegetation on the parcel consists of Coast live oak and California bay with other native and non-native tree and shrub species. The following special status species are identified in the report as being present or having potential to occur on-site.

<b>Animal Species</b>		
<b>Species Name</b>	<b>Status</b>	<b>Potential to Occur Onsite</b>
Pallid bat	CA Species of Special Concern	Low (foraging only)
San Francisco dusky-footed woodrat	CA Species of Special Concern	Present (two nests)
Townsend's big-eared bat	CA Species of Special Concern	Low (foraging only)
American peregrine falcon	CA Fully Protected Species	Low (foraging only)
Saltmarsh common yellowthroat	CA Species of Special Concern	Low (foraging only)
Bank Swallow	CA Threatened	Low (foraging only)
Long-eared owl	CA Species of Special Concern	Low (foraging only)
White-tailed kite	CA Fully Protected Species	Low (foraging only)
California giant salamander	CA Species of Special Concern	Low (within creek corridor)
California red-legged frog	Federally Threatened; CA Species of Special Concern	Low (within creek corridor)
Steelhead	Federally Threatened	Low (within creek corridor)

<b>Plant Species</b>		
<b>Species Name</b>	<b>Status</b>	<b>Potential to Occur Onsite</b>
Franciscan onion	CA Moderately Threatened	Low (within creek corridor)
San Francisco collinsia	CA Moderately Threatened	Low (marginal disturbed habitat)

Dusky-footed woodrat middens (stick nests) were identified within the riparian corridor while other special status plant and animal species were identified in the report as having a low potential for occurrence due to existing physical barriers and previously disturbed habitat; all plant and animal species are not expected to be impacted due to the required Resource Protection Area identified in the Assessment.

The Resource Protection Area will be established on Parcel 3 and a small portion of Parcel 1 prohibiting development within 20-feet from the top-of-bank, except for the installation of a riprap filled stormwater dissipater, to minimize impacts on protected species as well as maintaining the wildlife movement corridor surrounding Cordilleras Creek. With this Resource Protection Area established through Condition of Approval No. 25 in Attachment A, development will be setback from the natural resources to ensure this area remains undisturbed. It should be noted that the biological assessment did not

identify any necessary avoidance measures based on the project scope currently proposed (subdivision and minor road work). The biologist did identify additional measures should future development or tree removal occur, for example during the Design Review permit application process for new residences. These avoidance measures (e.g., pre-construction surveys, nesting season construction timing) have been incorporated as conditions of approval.

The proposed project also requires the removal of eleven significant trees. Tree removals have been minimized through the placement of the access road in the area that has the smallest number of significant trees and locating the proposed buildable areas away from significant trees. The trees proposed to be removed will be replaced at a 1:1 ratio with a 15-gallon minimum size, as established through Condition of Approval No. 26 in Attachment A.

Future residential development on each parcel is subject to review and approval of a Design Review permit where additional landscaping may be required and development siting will maintain the 20-foot setback from top-of-bank, minimizing impacts to the creek and riparian corridor.

- b. Policies 1.28 (*Regulate Development to Protect Sensitive Habitats*) and 1.31 (*Uses Permitted in Buffer Zones*) regulate land uses and development activities within and adjacent to sensitive habitats and buffer zones in order to protect critical vegetative, water, fish and wildlife resources; protect rare, endangered, and unique plants and animals from reduction in their range or degradation of their environment; and protect and maintain the biological productivity of important plant and animal habitats; and within a buffer zone permits land uses and activities which are compatible with the protection of sensitive habitats, such as fish and wildlife management activities, nature education and research, trails and scenic overlooks, and at a minimum level, necessary public and private infrastructure.

The Assessment identified Cordilleras Creek as a potential movement corridor for animals and detected the presence of San Francisco dusky-footed woodrat middens. The Assessment indicated that the Resource Protection Area will provide protection for this habitat and allow migration along the Creek, and maintain the biological productivity of the species that live there. No additional avoidance measures were recommended by the biologist.

The proposed project includes constructing a riprap filled stormwater dissipater within the Resource Protection Area. This dissipater is necessary private infrastructure for proper site drainage and was

reviewed by the biologist, who felt that the infrastructure would not adversely impact sensitive habitats.

- c. Policy 1.33 (*Performance Criteria and Development Standards*) establishes performance criteria and development standards for development permitted within sensitive habitats and buffer zones, to prevent and mitigate significant negative impacts, and to enhance positive impacts.

The proposed project has several performance standards that will be established through Conditions of Approval Nos. 23, 24, 27, 29, 30, and 32. These standards include erosion control measures, tree protection, dust control, grading considerations during the wet season, on-site drainage plans, noise restrictions for construction, and minimizing idling times in order to minimize potential impacts to sensitive habitats during construction. Implementation of these conditions will ensure potential significant impacts are avoided.

#### Soil Resources Policies

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) regulate development to minimize soil erosion and sedimentation; including, but not limited to, measures which consider the effects of slope, minimize removal of vegetative cover, ensure stabilization of disturbed areas and protect and enhance natural plant communities and nesting and feeding areas of fish and wildlife; and regulates excavation, grading, filling, and land clearing activities to protect against accelerated soil erosion and sedimentation.

The proposed project requires approximately 390 cubic yards of grading to accommodate widening the existing driveway to access the proposed lots. This work will include excavation areas of previously disturbed and new areas and could result in the movement of soil downslope toward Cordilleras Creek. The submitted Geotechnical Investigation, prepared by Earth Investigations Consultants, noted no previous landslides on the property and concluded, after soil exploration, that the proposed subdivision is feasible from a geotechnical standpoint. To address potential soil erosion and sedimentation, Conditions of Approval Nos. 29 – 32 require erosion control and drainage measures to prevent soil erosion and sedimentation. Additionally, the County's Geotechnical staff reviewed the applicant's geotechnical report and determined that the project can be completed without significant soil erosion and sedimentation, subject to the conditions of approval in Attachment A.

### Visual Resources Policies

Policy 4.36 (*Urban Area Design Concept*) and Policy 4.38 (*Urban Design Review District*) maintains and, where possible, improves upon the appearance and visual character of development in urban areas; ensures that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality; and develops design review regulations which incorporate guidelines on managing design problems found in predominantly urban areas.

No construction is proposed with this project; however, any future development will be subject to design review to ensure visual character is orderly and harmonious. The proposed subdivision design is consistent with other subdivision layouts within this area, which are more typical of rural settings than standard urban lots. Additionally, access to the proposed parcels will maintain the single access point to Cordilleras Road, also typical of other subdivisions within the area.

### Historical and Archaeological Resources Policies

Policy 5.20 (*Site Survey*) requires Staff to determine if the site proposed for new development contains archaeological or paleontological resources. Prior to approval of development for this site, this Policy requires that a mitigation plan, adequate to protect the resource and prepared by a qualified professional, be reviewed and implemented as a part of the project.

The project was reviewed by the Northwest Information Center at Sonoma State University, who recommended that an archaeologist conduct further archival and field study for the site. The applicant submitted a Cultural Resources review of the property and determined that the archaeological sensitivity on the site is moderate, and can be addressed through Conditions of Approval Nos. 27, 28, and 34 - 36, which require a professional archaeologist to provide construction crew training prior to ground disturbance, guidelines for treatment of human remains/objects, and a qualified professional to evaluate any found tribal cultural resources. Implementation of these conditions will ensure potential impacts are minimized.

### Urban Land Use Policies

- a. Policy 8.15 (*Land Use Compatibility*) requires protecting and enhancing the character of existing single-family areas; protecting existing single-family areas from adjacent incompatible land use designations which would degrade the environmental quality and economic stability of the area; and encouraging transit-oriented development in appropriate locations and a mixture of appropriate

land uses that would enhance neighborhood quality and support pedestrian and bicycle activity.

This project is located in an established residential neighborhood developed with detached residential units. The proposed subdivision of land is a compatible land use that will not degrade the environmental quality or economic stability of the area, as conditioned, and is consistent with the residential zoning within the area. The proposed lot sizes are consistent with the lot fabric of the neighborhood and will enhance the character of the existing single-family area.

- b. Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available.

Both California Water Service Company and Emerald Heights Sewer Maintenance District (County Department of Public Works) have reviewed the project and confirmed that sewer and water services are available to serve the proposed parcels. Further, access to the site is already established and the existing bridge has been improved to meet fire department standards.

- c. Policy 8.37 (*Density*) regulates maximum allowable densities in zoning districts to ensure a level of development consistent with land use designation; plan for efficient provision of public facilities, services, and infrastructure; and minimize exposure to natural hazards.

The County General Plan designates the subject property as Low-Density Residential (0.3 to 2.3 dwelling units per acre). The proposed land division has a density of 0.64 dwelling units per acre and conforms to the density requirements of this designation. Public service infrastructure exists to serve the proposed development and no natural hazards, including flooding, are identified within the project site.

- d. Policies 8.35 through 8.40 discuss conformance with applicable Zoning Regulations (*Uses, Density, Parcel Sizes, Height, Bulk, Setbacks, and Parking*).

The proposed project conforms to all of the development standards for the location by meeting the minimum parcel sizes and demonstrating that conforming residential development could occur once subdivided. Although no residential development is proposed at this time, the resulting parcel sizes are of adequate square footage to accommodate future development compliant with the RH Development Standards, discussed further in Section A.2., given the driveway and Resources Protection Area. As proposed, Parcel 1 net square footage is

19,371 (gross 22,233 sq. ft.); Parcel 2 net square footage is 17,815 (gross 17,185); and Parcel 3 net square footage is 25,880 (gross is 43,071 sq. ft.).

- e. Policy 8.41 (*Land Divisions*) requires that when creating new land divisions, streets and parcels are aligned to maximize solar access.

The proposed parcels are laid out such that the front of each dwelling will be facing south and have access to natural light. Future residential construction will also be subject to setbacks to ensure light and air circulation to each parcel. As part of the building permit for the future residences, California Building Code will require solar panels to be installed (effective January 1, 2020 for building permit applications submitted in 2020) for new residences.

#### Water Supply Policies

Policy 10.10 (*Water Suppliers in Urban Areas*) considers water systems as the preferred method of water supply in urban areas and discourages use of wells to serve urban uses. The proposed subdivision will be served by California Water Service Company, and lines providing such service have been installed under the previous approval in the ROW of Cordilleras Road.

#### Wastewater Policies

Policy 11.5 (*Wastewater Management in Urban Areas*) considers sewerage systems as the appropriate method of wastewater management in urban areas. The proposed subdivision will be served by Emerald Lake Heights Sewer Maintenance District, and lines providing such service have been installed under the previous approval in the ROW of Cordilleras Road.

#### Natural Hazards Policies

Policy 15.10 (*Designation of Fire Hazard Areas*) designates as Fire Hazard Areas those areas which are defined by the California Department of Forestry/County Fire Department or other fire protection districts as hazardous, including but not limited to the area within the Hazardous Fire Areas boundaries illustrated on the Natural Hazards Map. The project site is located within a mapped Very High Fire Hazard Severity Zone. The project was reviewed by Cal-Fire and received conditional approval. The conditions provided in Attachment A will ensure that the project does not increase fire risk in the area.

## 2. Compliance with the Zoning Regulations

The subject property is located in the Residential Hillside (RH) Zoning District. Section 6803 of the Zoning Regulations requires that proposed Parcels 1, 2, and 3 comply with the RH District's standards for a minimum building site width of 50 feet, and a minimum parcel size that is based on each parcel's respective average slope. A Slope Density Certification (County File Number DEN 2004-00005) was completed for the proposed parcels on December 30, 2004, and indicated that the average slope for Parcel 1 is 12.7%, Parcel 2 is 12.2%, and Parcel 3 is 14.3%. These slopes specify that the requirements for minimum parcel size are 12,000 sq. ft. for each parcel given that the slope of proposed parcels is less than 17%.

	RH Requirements	Parcel 1 <sup>1</sup>	Parcel 2	Parcel 3
Minimum Parcel Size	12,000 sq. ft. (for lots with 0 - 17% slope)	22,233 sq. ft. (gross) 19,371 sq. ft. (net)	17,815 sq. ft. (gross) 17,815 sq. ft. (net)	43,071 sq. ft. (gross) 25,800 sq. ft. (net)
Slope		12.7%	12.2%	14.3%
Minimum Lot Width	50 feet	Avg. 115 feet	Avg. 107 feet	Avg. 217 feet
Minimum Lot Depth	100 feet	Avg. 122 feet	Avg. 153 feet	Avg. 127 feet
Minimum Yards				
Front	20 feet	75 feet	20 feet <sup>2</sup>	20 feet <sup>2</sup>
Rear	20 feet	35 feet	20 feet <sup>2</sup>	20 feet <sup>2</sup>
Sides	20 feet combined (minimum of 7.5 feet on one side)	Left: 60 feet Right: 7.5 feet	Left: 10 feet <sup>2</sup> Right: 10 feet <sup>2</sup>	Left: 10 feet <sup>2</sup> Right: 10 feet <sup>2</sup>
Lot Coverage	25% max.	2,368 sq. ft. 12.2%	4,453.75 sq. ft. <sup>2</sup> 25%	6,450 sq. ft. <sup>2</sup> 25%
Floor Area Ratio	30% max.	2,188.9 sq. ft. 11.3%	5,344.5 sq. ft. <sup>2</sup> 30%	7,740 sq. ft. <sup>2</sup> 30%
Parking				
Covered	2	2	2	2
Guests	2	2	2	2
<sup>1</sup> Reflects zoning compliance for existing house on Parcel 1. <sup>2</sup> Possible development footprint for a new single-family residence with attached two-car garage. Lot coverage and floor area ratio calculations based on net proposed parcel square footage.				

As shown by the table, the proposed parcels will meet all zoning requirements for the RH Zoning District, both for the single-family residence on Parcel 1 to remain, as well as future development of Parcels 2 and 3. Existing detached buildings (e.g., sheds) located on Parcels 2 and 3 will be required to be demolished prior to parcel map recordation. All new development will be subject to Design Review permits.

### 3. Compliance with Subdivision Regulations

The proposed minor subdivision has been reviewed by Planning staff with respect to the County Subdivision Regulations. As conditioned, the project is in compliance with the standards and the requirements of all reviewing agencies and the County Subdivision Regulations. Conditions of approval have been included in Attachment A of this report.

The following findings are required in conjunction with this subdivision application:

- a. *That the proposed map is consistent with applicable general and specific plans.*

Staff has reviewed the tentative map and found it consistent, as conditioned in Attachment A of this report, with State and County land division regulations. The project is consistent with the County General Plan and Zoning Regulations as discussed in Section A.1 and A.2 of this report, specifically with regard to sensitive habitats, water and wastewater supply, soil resources, and urban land use. The proposed project, as mitigated through the Mitigation Measures included as Conditions of Approval in Attachment A, has been determined to have a less than significant impact through CEQA review.

- b. *That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.*

Staff has reviewed the design of the proposed subdivision and found it consistent, as conditioned in Attachment A of this report, with State and County land division regulations. The project is consistent with the County General Plan and Zoning Regulations as discussed in Section A.1 and A.2 of this report. Under the prior subdivision approval, which has since expired, the majority of site improvements were completed, including upgrading the bridge to meet Cal-Fire standards. The proposed project, as mitigated through the Conditions of Approval in Attachment A, has been determined to have a less than significant impact through CEQA review.

- c. *That the site is physically suitable for the type of development.*

This site is physically suited for residential development as it has modest slopes that residential development can accommodate, there are residential services available, and residential access is easily provided from Cordilleras Road via Ricci Court. The sensitive habitat on the site is contained to the front setback area and can be protected while allowing development on the rear portions of the subdivided lots,

and minimal tree removal is needed to facilitate development. Further, the site is within an established residential neighborhood made up of similar parcel sizes and this project would be consistent with the existing neighborhood lot fabric. The project was reviewed by the Building Inspection Section, Geotechnical Review Section, Department of Public Works, Cal-Fire, water and sewer districts, among others, who all indicated that they had no comments or granted conditional approval.

- d. *That the site is physically suitable for the proposed density of development.*

This site is physically suited for the proposed density of three single-family residential parcels. The parcels exceed the requirements of the zoning regulations and will allow conforming single-family dwellings to be built, while maintaining the Resource Protection Area around the riparian habitat surrounding Cordilleras Creek. The proposed density is within the range required by the General Plan designation. The applicant has extended the existing sewer, water, gas, electric, cable and television lines to serve the new parcels. Water is provided by the California Water Service Company and sewer services by the Emerald Heights Sewer Maintenance District.

- e. *That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the above, a tentative map or tentative parcel map may be approved if an EIR was prepared for the subdivision and a finding is made pursuant to Subdivision (c) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make the mitigation measures or project alternatives identified in the EIR infeasible.*

Given the mitigation measures and conditions that will be required as part of this approval, is it not anticipated that the project will cause substantial environmental damage or substantially injure fish or wildlife or their habitat. The location of the subdivision will be within proximity of a seasonal creek, although no work will occur within the creek and the biological resource assessment has determined that there will be little to no substantial impact to fish or wildlife. Per the recommendation of the biological resource assessment, a Resource Protection Area, as conditioned, will be established that will encompass the creek and a 20-foot setback to mitigate any potential adverse impacts. Additionally, staff has included conditions of approval in Attachment A to require that the project 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.

Eleven significant size trees will be removed as part of the proposed subdivision. Staff believes the removal of these trees will not substantially impact the environment. In addition, it shall be conditioned that a replacement ratio of 1:1 be enforced, utilizing 15-gallon stock of similar species. Replanting verification will be required at final inspection of the building permit for each single-family residence in addition to any additional trees required through the design review process.

- f. *That the design of the subdivision or type of improvements is not likely to cause serious public health problems.*

The proposed subdivision is not likely to cause serious public health problems as it is served by public water and sewer systems that have adequate capacity to serve this project. Review of the project by affected agencies yielded no objections. There are no hazardous or noxious uses proposed and no public health problems are likely to occur from construction and grading work.

- g. *That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.*

The tentative map indicates that there are no existing easements on the subject property. A Resource Protection Area is proposed to restrict development within 20 feet from the top-of-bank of the creek as recommended by the submitted biological resource assessment. The proposed development will not conflict with the Resource Protection Area.

- h. *That in this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, are otherwise available within a reasonable distance from the subdivision, will be provided, and are substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the Advisory Agency to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

Not applicable, as no easements of record exist.

- i. *That the land is 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. For purposes of this section, land shall be presumed to be in parcels too small to sustain their agricultural use if the land is: (a) Less than ten (10) acres in size in the case of prime agricultural land, or (b) Less than forty (40) acres in size in the case of land which is not prime agricultural land. A subdivision of land subject to the Williamson Act, with parcels smaller than those specified above, may be approved only under the special circumstances prescribed in Section 66474.4(b) of the Map Act.*

The project site is not subject to a Williamson Act contract and is not designated by the General Plan as open space so the findings regarding such are not applicable to this proposed subdivision.

- j. *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 Emerald Lake Heights Sewer Maintenance District (operated by the San Mateo County Department of Public Works) has reviewed the application and found no concerns with the connections to the public sewer system.

- k. *That, for a subdivision on land located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:*

- (1) The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code;
- (2) Structural fire protection and suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or the Department of Forestry and Fire Protection by contract entered into Pursuant to Sections 4133, 4142, or 4144 of these Public Resources Code; and

- (3) To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code as interpreted and applied by the County Fire Marshal, and any applicable County ordinance.

The project site is located within a mapped Very High Fire Hazard Severity Zone. The project was reviewed by Cal-Fire and received conditional approval. The conditions provided in Attachment A will ensure that the project complies with all applicable fire regulations.

#### 4. Compliance with Grading Regulations

The proposed project requires approximately 390 cubic yards of grading work (340 cubic yards (cy) cut and 50 cy fill) to accommodate access to the proposed lots and the required firetruck turnaround. This will include work within previously disturbed and new areas.

Planning and Geotechnical staff have reviewed the proposal and submitted documents and determined that the project conforms to the criteria for review contained in the Grading Ordinance. The findings and supporting evidence are outlined below:

- a. *That the granting of the permit will not have a significant adverse effect on the environment.*

The proposed improvements associated with this subdivision primarily include widening the existing driveway (that currently serves Parcel 1) between 5 and 10 feet in order to accommodate sufficient access to the proposed lots, as well as a firetruck turnaround that adheres to fire regulations. This work will take place outside of the Resource Protection Area surrounding Cordilleras Creek. This work, as conditioned, will not have a significant impact to the environment.

- b. *That the project conforms to the criteria of the San Mateo County Grading Ordinance.*

The project, as conditioned, conforms to the criteria for review contained in the Grading Ordinance, including an erosion and sediment control plan, dust control measures, and required replacement of removed vegetation.

- c. *That the project is consistent with the General Plan.*

As outlined earlier in Section A.1 of this report, the project conforms to the General Plan.

- d. *That the project is consistent with the provisions of the Significant Tree Removal Ordinance, the provisions of which must be considered and applied as part of the grading permit approval process (Significant Tree Removal Ordinance Section 12.020.1(e)).*

Eleven trees will be removed as part of the proposed subdivision. Two trees are located in the buildable area of proposed Parcel 2, one tree in the driveway area of proposed Parcel 3, and eight trees are located in the buildable area of proposed Parcel 3. Removal of these trees is consistent with the Significant Tree Ordinance which allows tree removal if consistent with Chapter 28.1 (*Design Review District*) and if the trees will be replaced by plantings approved by the Community Development Director. Chapter 28.1 allows for tree removal when buildings are sited to minimize such removals. Only those trees located within the development footprint will be removed and tree replanting will be required as part of the building permits for the new residences. Tree replanting is conditioned for a 1:1 replacement of 15-gallons but additional replantings may be required by the Design Review Committee once the Design Review applications are submitted, consistent with the Significant Tree Ordinance.

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

Subdivision Ordinance Chapter 4, Article 6 (*Park and Recreation Facilities*) requires that, as a condition of approval of the tentative map or tentative parcel map, the subdivider will be required to dedicate land or pay a fee in lieu of dedication 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 will serve the proposed subdivision. Section 7055.3 further defines the formula for calculating the in-lieu fee for subdivisions of fifty lots or less. The anticipated fee for this subdivision is \$20,156.34 for in-lieu park fees. A worksheet showing the computation methodology is included in Attachment D. However, the final fee shall be based upon the assessed value of the project parcel at the time of recordation of the parcel map.

#### B. ENVIRONMENTAL REVIEW

An Initial Study was completed and a Mitigated Negative Declaration issued in conformance with CEQA guidelines. The public review period for this document

was November 13, 2019 to December 3, 2019. As of this date, no comments regarding these documents were received.

C. REVIEWING AGENCIES

Building Inspection Section  
Geotechnical Review Section  
San Mateo County Department of Public Works  
San Mateo County Fire Marshal (Cal-Fire)  
San Mateo County Local Area Formation Commission  
California Department of Fish and Wildlife  
California Regional Water Quality Control Board  
Redwood City Municipal Water District  
San Francisco Public Utilities Commission  
California Water Service Company  
Emerald Heights Sewer Maintenance District  
Sonoma State Northwest Information Center  
Native American Heritage Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Tentative Map
- D. Conceptual Development Plan
- E. Parkland In-Lieu Fee Worksheet

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

# **ATTACHMENT A**

County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2019-00043      Hearing Date: February 6, 2020

Prepared By: Kelsey Lang, Project Planner      For Adoption By: Zoning Hearing Officer

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct, adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and the applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from November 13, 2019 to December 3, 2019.
2. That, on the basis of the Initial Study and comments received hereto, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment. The implementation of the mitigation measures in the categories of air quality, biological resources, cultural resources, geology, energy, hydrology, noise, and tribal cultural resources have been incorporated through the conditions of approval of this project and will render the impact of the project to be less than significant.
3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated as conditions of project approval.
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Minor Subdivision, Find:

5. That the proposed map is consistent with applicable general and specific plans that encourage the development of urbanized infill parcels by proposing an appropriate density that will still protect natural resources and respect the existing neighborhood fabric.

6. That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans by proposing two additional buildable parcels for single-family residences.
7. That the site is physically suitable for the type of development with an adequate building site area and designated non-development areas around sensitive biological resources.
8. That the site is physically suitable for the proposed density of development because it can accommodate three single-family dwellings while protecting the habitat along Cordilleras Creek and minimizing tree removals.
9. That the design of the subdivision or type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat by restricting development within sensitive biological resources.
10. The design of the subdivision or type of improvements is not likely to cause serious public health problems as the existing parcel is already developed with a single-family residence and utility services have been extended to serve the additional two parcels.
11. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public-at-large for access through or use of property within the proposed subdivision as there are no existing or proposed access easements through the site.
12. In this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, are otherwise available within a reasonable distance from the subdivision, will be provided, and are substantially equivalent to ones previously acquired by the public. No easements are present on the parcel, and no easements are required with this project.
13. That the project site is not subject to a Williamson Act contract and is not designated by the General Plan as open space.
14. 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 Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code, as California Water Service and Emerald Lake Heights Sewer Maintenance District have established service to the parcels.
15. That, for a subdivision on land located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California

Government Code, all of the following are supported by substantial evidence in the record:

- a. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code;
- b. Structural fire protection and suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or the Department of Forestry and Fire Protection by contract entered into Pursuant to Section 4133, 4142, or 4144 of these Public Resources Code; and
- c. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code as interpreted and applied by the County Fire Marshal, and any applicable County ordinance.

Cal-Fire has reviewed this application and provided approval per the conditions listed below.

For the Grading Permit, Find:

16. That the granting of the permit, as conditioned, will not have a significant adverse effect on the environment as the area of disturbance is limited to the area outside of the sensitive habitats, and grading and tree removal is minimized.
17. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance, including the standards referenced in Section 9296, and is consistent with the General Plan by minimizing alterations to topography, preserving trees and vegetation, and clustering development.
18. That the project is consistent with the General Plan policies related to natural resources, soil, visual resources, archaeological resources, urban land uses, water and waste water, and natural hazards by proposing development consistent with the neighborhood fabric and considering the sensitive habitats on-site.
19. That the project is consistent with the provisions of the Significant Tree Removal Ordinance, the provisions of which must be considered and applied as part of the grading permit approval process (Significant Tree Removal Ordinance Section 12.020.1(e)). The number of trees proposed for removal has been minimized through placement of the access road placement and future

development sites, and the trees to be removed are necessary for the development and will be replaced.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. This approval only applies to the proposal, documents and plans described in this report and approved by the Zoning Hearing Officer on February 6, 2020. Minor 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 years, during which time a parcel map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees prior to the expiration date.
3. Prior to recordation of the parcel map, the applicant shall apply for and have finalized a building permit(s) to demolish the structures/buildings on Parcels 2 and 3.
4. Prior to recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees as required by County Subdivision Regulations, Section 7055.3. The fees shall be based upon the assessed value of the project parcel at the time of recordation and calculated as shown on the attached worksheet.
5. Prior to parcel map recordation, the applicant shall delineate the Resource Protection Area on the Parcel Map and included as deed restrictions on Parcel 1 and 3, consistent with Condition of Approval No. 25. The parcel map shall be reviewed and approved by the Planning Department prior to recordation.
6. Prior to parcel map recordation, the applicant shall receive final approval for the driveway expansion, including final approval for the grading work and tree removals identified in this project.
7. No additional trees, beyond those identified with this project, are approved for removal. Any additional tree removal or trimming of trees or limbs greater than 6 inches in diameter is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal. All tree replanting is required to be completed prior to the final inspection of the building permits for the new single-family dwellings.

8. No grading activities shall commence until the property owner has been issued a grading permit (issued as the “hard card” with all necessary information filled out and signatures obtained) by the Current Planning Section.
9. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
10. Prior to issuance of the grading permit “hard card,” the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
11. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
  - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Performing clearing and earth-moving activities only during dry weather.
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - f. Control and prevention of 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.
  - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
  - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
  - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
12. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:
- a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
  - b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.
13. No grading shall be allowed during the winter season (October 1 to April 30) or during any rain event to avoid potential soil erosion unless prior written request by the applicant is submitted to the Community Development Director in the form of a completed Application for an Exception to the Winter Grading Moratorium at least, two weeks prior to the projected commencement of grading activities stating the

date when grading will begin for consideration, and approval is granted by the Community Development Director.

14. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
15. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.1 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
16. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.
17. San Francisco dusky-footed woodrat (SFDFW). As proposed, the project does not require avoidance measures. However, if future tree removal or construction activities should impact the riparian corridor, a pre-construction survey for San Francisco dusky-footed woodrat middens shall be required within one week prior to the start of vegetation removal. Any active middens should be flagged and avoided if possible. If active middens are found within the work area, California Department of Fish and Wildlife (CDFW), should be consulted to determine the appropriate mitigation measures to avoid impacts to SFDFW, and dismantling of middens as appropriate.
18. Nesting Birds. As proposed, the project does not require avoidance measures. However, if vegetation removal or project construction will occur within the nesting bird season (February 1 – September 15), a survey for nesting birds within the property (i.e., project area and 100-foot buffer around the area of disturbance) shall be conducted by a qualified biologist within one week prior to any ground disturbance or vegetation removal associated with the project to minimize impacts. If active bird nests are detected, suitable buffer zones (generally 100 feet, though adjustable based on the discretion of the qualified biologist) may need to be established to ensure nesting birds are not impacted.
19. Roosting Bats. As proposed, the project does not require avoidance measures. However, if future activities should involve impacts to any potential roost sites (i.e., tree foliage, cavities or existing structures), a pre-construction roosting bat survey shall be conducted by a qualified biologist 24 hours prior to tree or structure removal. This survey can be conducted simultaneously with the nesting bird survey. If roosting bats are found, tree removal should be conducted over a two day period. Specifically, removal of surrounding trees and shrubs would be conducted on the first day, and the tree with a bat roost would be removed on the second day. This would allow any bats to vacate the roost prior to tree removal.

The qualified biologist must first confirm that bats are no longer present prior to roost tree removal.

20. California reg-legged frog and California Giant Salamander. As proposed, the project does not require avoidance measures. However, a pre-construction survey conducted by a qualified biologist immediately prior to vegetation removal or ground disturbance shall be conducted if vegetation removal or ground disturbance occur within the Resource Protection Area.
21. Waters of the U.S. As proposed, the project does not require avoidance measures. However, if plans changes in such a way that the riparian corridor and/or Cordilleras Creek would be impacted, a wetland delineation shall be required to determine the boundaries of jurisdictional waters. A 20-foot buffer is recommended as a setback from top of bank of Cordilleras Creek to avoid impacts to any riparian habitat with the exception of the installation of a riprap filled stormwater dissipater which may be placed up to the top of bank.
22. All new utilities for the proposed subdivision shall be installed underground from the nearest existing utility. No new utility poles shall be installed.
23. **Mitigation Measure 1:** The applicant shall implement the following basic construction measures at all times:
  - a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
  - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
  - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
24. **Mitigation Measure 2:** The applicant shall implement the following dust control measures during grading and construction activities:
  - a. Water all active construction and grading areas at least twice daily.
  - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

- c. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
  - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
25. **Mitigation Measure 3:** A 20-foot setback from top of bank of Cordilleras Creek will be established through a Resource Protection Area to avoid impacts to any riparian habitat, with the exception of the installation of a riprap filled stormwater dissipater, including storm pipe feeding same, which may be placed up on the top of bank.
26. **Mitigation Measure 4:** All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. Two trees are required for proposed Parcel 2 and nine trees are required for proposed Parcel 3. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size and location. The Plan shall be submitted to the San Mateo County Planning and Building Department for review and approval as part of the building permit plan sets.
27. **Mitigation Measure 5:**
- a. The project proponent shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.
  - b. The project proponent shall retain a professional archaeologist to provide construction crew sensitivity training to supervisors, foreman, project managers, and non-supervisory contractor personnel to alert them to the potential for exposing significant prehistoric and historic archaeological resources within the property. The archaeologist shall develop an ALERT Sheet outlining the potential for the discovery of unexpected archaeological resources and provide protocols to deal with a discovery. The ALERT Sheet and protocols shall be presented as part of the training. The contractor shall be responsible for ensuring that all workers requiring training are in attendance.
  - c. The project proponent shall retain a professional archaeologist on an “on-call” basis during ground disturbing construction for the project to review, identify and evaluate cultural resources that may be inadvertently exposed during construction. The archaeologist shall review and evaluate any discoveries to determine if they are historical resource(s) and/or unique archaeological resources under CEQA.
  - d. If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique

archaeological resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation and recommend mitigation measures to mitigate to a less-than significant impact in accordance with California Public Resources Code Section 15064.5. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing and data recovery among other options. The completion of a formal Archaeological Monitoring Plan (AMP) and/or Archaeological Treatment Plan (ATP) that may include data recovery may be recommended by the Professional Archaeologist if significant archaeological deposits are exposed during ground disturbing construction. Development and implementation of the AMP and ATP and treatment of significant cultural resources will be determined by the project proponent in consultation with any regulatory agencies.

- e. A Monitoring Closure Report shall be filed with the project proponent at the conclusion of ground disturbing construction if archaeological and Native American monitoring of excavation was undertaken.

28. **Mitigation Measure 6:** The treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws. This shall include immediate notification of the County of San Mateo Medical Examiner (ME) and the project proponent.

In the event of the ME's determination that the human remains are Native American, notification of the Native American Heritage Commission (NAHC), is required who shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98).

The project sponsor, archaeological consultant, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. The California PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties do not agree on the reburial method, the project will follow PRC Section 5097.98(b) which states that ". . . the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."

29. **Mitigation Measure 7:** Prior to the beginning of any construction activities, the applicant shall submit to the Current Planning Section for review and approval, an erosion and drainage control plan which shows how the transport and discharge

of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines."

30. **Mitigation Measure 8:** No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
31. **Mitigation Measure 9:** An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control.
32. **Mitigation Measure 10:** Prior to recordation of the parcel map or beginning of subdivision improvements, the applicant shall submit an on-site drainage plan, prepared by a civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms. The required drainage plan shall show the necessary mechanisms to contain all water runoff generated by on-site impervious surfaces and shall include facilities to minimize the amount and pollutants of stormwater runoff through on-site percolation and filtering facilities.
33. **Mitigation Measure 11:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
34. **Mitigation Measure 12:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.
35. **Mitigation Measure 13:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a

qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

36. **Mitigation Measure 14:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

#### Building Inspection Section

37. Building permits are required for all new structures and or demolition of any existing structures in part or in whole.

#### Civil/Geotechnical Section

38. Prior to the issuance of a building permit for new residential development on the original parcel or on either of the lots created pursuant to this subdivision, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and 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 measures to certify adequate drainage. Recommended measures shall be designed and included on applicable improvement plans and submitted to the Planning and Building Department for review and approval.
39. If development on any combination of the resultant parcels results in greater than 10,000 sq. ft. of impervious surface to be replaced or created within a year, the project(s) will be required to comply with C.3 regulations for stormwater treatment.
40. Prior to the issuance of a building permit for new residential development on the original parcel or on either of the lots created pursuant to this subdivision, the applicant shall submit a roadway plan and driveway plans and profiles for each parcel, to the Planning and Building Department. Site plan shall show driveway access for each parcel up to the proposed garage slab. Driveways must comply with County standards for driveway design (maximum slopes not to exceed 20% and their elevation at the property line must be the same elevation as the centerline of the access roadway). The driveway plans shall also include and show specific provisions and details for handling both existing and proposed drainage.

41. If applicable, the applicant shall record documents which identify who will be responsible for any future maintenance of any private drainage and/or roadway facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Planning and Building Department for review. If applicable, said documents shall be recorded prior to recordation of the parcel map.
42. 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.
43. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.
44. No proposed 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. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

#### California Water Service

45. If construction of the project has not commenced within a two-year time frame, California Water Service will be under no further obligation to serve the project unless the developer receives an updated letter from California Water Service reconfirming our commitment to serve the above mentioned project.

#### Emerald Lake Heights Sewer Maintenance District (Sewer District)

46. The Sewer District will allow the proposed additional two connections provided that all associated fees are paid. The Sewer District will require the applicant to purchase the additional sewer connections and obtain all appropriate permits for the installation of the connections. The fees for new sewer connections will be calculated based on the plans submitted prior to final approval of the building plans.
47. The applicant shall submit building plans to the Sewer District for review when the building permit application is submitted. The plans shall indicate the location of the existing and proposed sewer laterals to the Sewer District main.
48. Sewer Inspection Permits (SIP 5957 and 5958) issued to cap the proposed sewer laterals to the proposed Parcels 2 and 3 must be inspected.

## Cal-Fire

49. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20-foot wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
50. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by Cal-Fire. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.
51. A fire flow of 1,000 gallons per minute (gpm) for 2 hours with a 20-pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Cal-Fire's final approval of the building permit or before combustibles are brought on site.
52. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.
53. The standpipe/hydrant shall be capable of a minimum fire flow of 1,000 gallons per minute.
54. The required fire flow shall be available from a County Standard 6-inch Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4 1/2-inch outlet and one each 2 1/2-inch outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site.

55. CRC T-14 requires structures, subdivision and developments in State Responsibility Areas on parcels an acre and larger to provide a minimum 30-foot setbacks for buildings and accessory structures from all property lines and the center of the road.
56. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.
57. An interior and exterior audible alarm activated by automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.
58. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

#### Department of Public Works

59. 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 of 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.
60. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, 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 the existing and the proposed drainage patterns and drainage facilities.
61. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that "ingress and egress" easements exist providing for this access, prior to issuance of building permit or recordation of map.

62. The property owner shall dedicate Sanitary Sewer Easements for any portion of the sewer main which lies outside of existing public sanitary sewer easements, if applicable.
63. No proposed 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. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
64. Prior to the issuance of the 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.
65. The applicant shall submit a Parcel Map to the Department of Public Works County Surveyor for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter Department conditions have been met.
66. The applicant shall construct a private road including drainage facilities to serve the proposed lots of the subdivision in conformance with County Standards. Plans for the private road shall be stamped and signed by a registered civil engineer and submitted to the Department of Public Works for review and approval prior to construction. Roadway grades shall not exceed 15% and the roadway design shall meet all the conditions of the appropriate Fire jurisdiction, including, but not limited to, adequate turnouts and turnarounds.
67. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.

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

# **ATTACHMENT B**



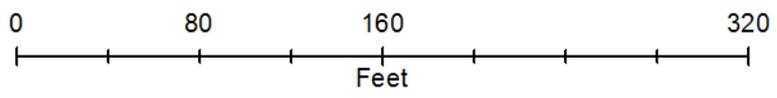
**Project Site**

**RH/DR**

**057062110**

**RICCI CT**

**CORDILLERAS RD**



**VICINITY MAP**

**San Mateo County Zoning Hearing Officer Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



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

**ATTACHMENT C**



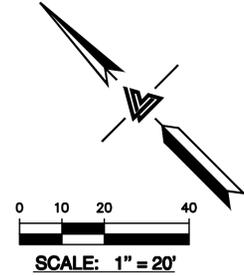
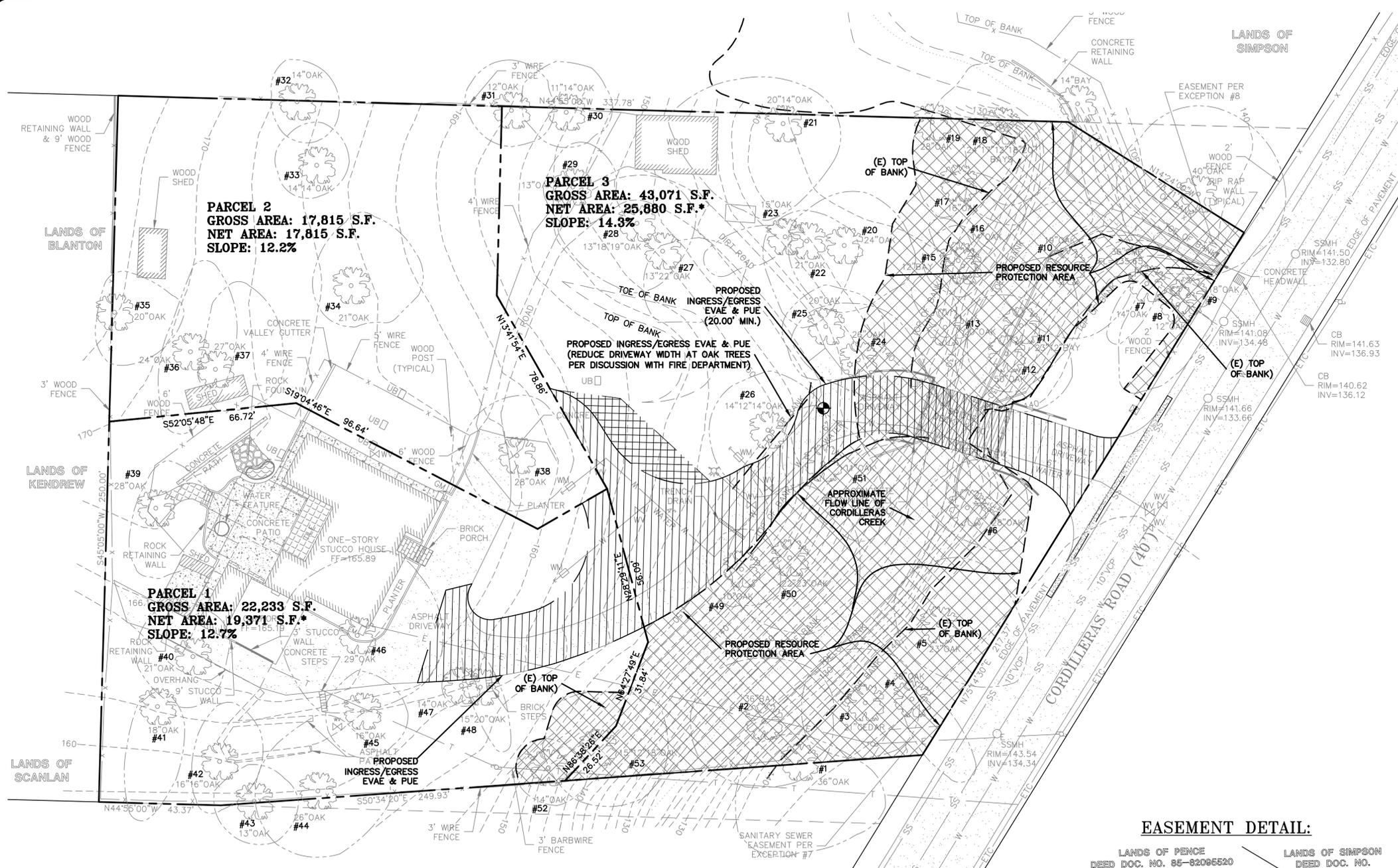
**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 SACRAMENTO REGION  
 BAY AREA REGION  
 1440 CALIFORNIA AVENUE WEST  
 REDWOOD CITY, CALIFORNIA 94061  
 (P) (510) 887-4086 (F) (510) 887-1338  
 (P) (916) 966-1338 (F) (916) 797-1363  
 WWW.LEABRAZE.COM

**RICCI COURT SUBDIVISION**  
**1750 CORDILLERAS ROAD**  
**REDWOOD CITY, CALIFORNIA**  
 UNINCORPORATED SAN MATEO COUNTY APN: 057-062-110

**TENTATIVE MAP**

1	PLAN CHECK 08-07-19	DY
2	PLAN CHECK 09-30-19	DY
-	-	-
-	-	-
-	-	-
REVISIONS	BY	
JOB NO:	2180760	
DATE:	07-06-18	
SCALE:	AS NOTED	
DESIGN BY:	PC	
DRAWN BY:	JH	
SHEET NO:		

**TM-2**  
02 OF 11 SHEETS



**SUBDIVIDER STATEMENT:**

- OWNER / DEVELOPERS: CORDILLERAS ASSOCIATES LLC  
C/O JEFFREY LEA  
2495 INDUSTRIAL PARKWAY WEST  
HAYWARD, CA 94545
  - APPLICANT NAME: SAME AS ABOVE
  - EXISTING USAGE: RESIDENTIAL
  - PROPOSED USAGE: RESIDENTIAL
  - EXISTING WELLS: NONE
  - FLOOD ZONE: ZONE X (AREA OF MINIMAL FLOODING)  
PER PANEL 06B1C08282E
  - STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORK
  - EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
  - WATER: CALIFORNIA WATER SERVICE COMPANY (BAYSHORE DISTRICT)
  - FIRE PROTECTION: SAN MATEO COUNTY FIRE / CAL FIRE
  - SANITARY SEWER: SMC EMERALD LAKE HEIGHTS SEWER DISTRICT
  - POWER AND GAS: PACIFIC GAS AND ELECTRIC
  - TELEPHONE / CABLE: SBC / COMCAST
  - STREET TREES: NONE
  - EASEMENT: INGRESS/EGRESS, EMERGENCY VEHICLE ACCESS, PUBLIC UTILITY, DRAINAGE.
  - CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS
  - ALL DIMENSIONS ARE APPROXIMATE
  - NO NEW STREET NAME - REUSE
  - TREES ARE PROPOSED FOR REMOVAL WITH THIS APPLICATION
- TREES TO BE REMOVED:**
- |                   |                |
|-------------------|----------------|
| (1) 13"18"19" OAK | (1) 20"14" OAK |
| (1) 13"22" OAK    | (2) 21" OAK    |
| (1) 14"14" OAK    | (1) 24" OAK    |
| (1) 15" OAK       | (1) 26" OAK    |
| (1) 20" OAK       |                |

REFER TO ARBORIST REPORT FOR FURTHER TREE SPECIFICATIONS

**EXISTING SITE DEVELOPMENT INFORMATION**

ORIGINAL PARCEL	ZONING: RH/DR	RESIDENTIAL
	PROPOSED USE:	RESIDENTIAL
	AREA (GROSS):	1.908 ACRES (83,118 S.F.)
	AREA (NET):	1.908 ACRES (83,118 S.F.)

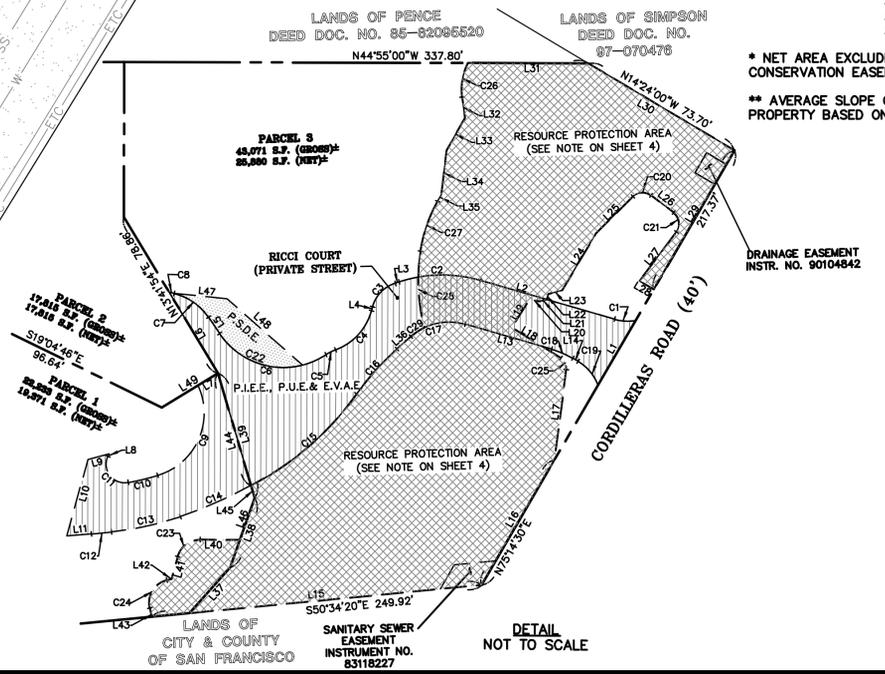
**PROPOSED SITE DEVELOPMENT INFORMATION**

PARCEL 1:	ZONING: RH/DR	RESIDENTIAL
	PROPOSED USE:	RESIDENTIAL
	AREA (GROSS):	0.510 ACRES (22,233 S.F.)
	AREA (NET)*:	0.444 ACRES (19,371 S.F.)
	AVERAGE SLOPE:	12.7%*
PARCEL 2:	ZONING: RH/DR	RESIDENTIAL
	PROPOSED USE:	RESIDENTIAL
	AREA (GROSS):	0.408 ACRES (17,815 S.F.)
	AREA (NET):	0.408 ACRES (17,815 S.F.)
	AVERAGE SLOPE:	12.2%*
PARCEL 3:	ZONING: RH/DR	RESIDENTIAL
	PROPOSED USE:	RESIDENTIAL
	AREA (GROSS):	0.988 ACRES (43,071 S.F.)
	AREA (NET)*:	0.594 ACRES (25,880 S.F.)
	AVERAGE SLOPE:	14.3%*

\* NET AREA EXCLUDES PRIVATE STREET AND PROPOSED CONSERVATION EASEMENT.

\*\* AVERAGE SLOPE CALCULATION IS SLOPE OF PROPERTY BASED ON NET AREA.

**EASEMENT DETAIL:**



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	25°56'52"	20.00'	9.06'
C2	34°16'13"	80.00'	35.89'
C3	56°24'15"	15.00'	14.77'
C4	54°42'22"	25.00'	23.87'
C5	13°26'33"	20.00'	4.69'
C6	89°04'57"	33.50'	52.09'
C7	42°32'58"	25.00'	18.57'
C8	03°32'38"	37.50'	2.32'
C9	98°55'33"	28.00'	48.34'
C10	05°22'55"	140.00'	13.15'
C11	125°33'50"	8.00'	17.53'
C12	02°01'50"	250.00'	8.86'
C13	10°57'46"	160.00'	30.61'
C14	09°35'09"	200.00'	33.46'
C15	26°55'16"	130.00'	61.08'
C16	12°30'14"	120.00'	26.19'
C17	57°51'40"	25.00'	25.25'
C18	14°20'39"	40.00'	10.01'
C19	39°01'46"	20.00'	13.62'
C20	82°07'22"	6.00'	8.60'
C21	90°06'42"	6.00'	9.44'
C22	69°53'28"	33.50'	40.86'
C23	74°51'49"	10.00'	13.07'
C24	89°47'36"	10.00'	15.67'
C25	65°36'42"	5.00'	5.73'
C26	34°36'47"	25.00'	15.10'
C27	21°10'18"	62.00'	22.91'
C28	22°22'54"	85.00'	33.20'
C29	16°09'15"	25.00'	7.05'

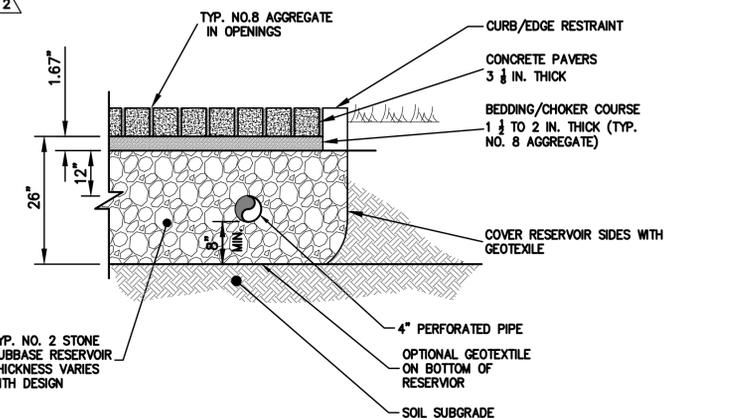
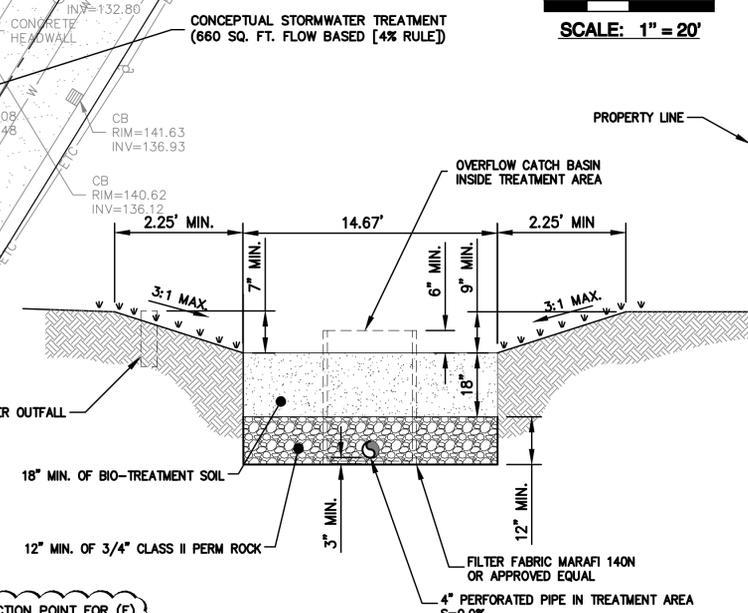
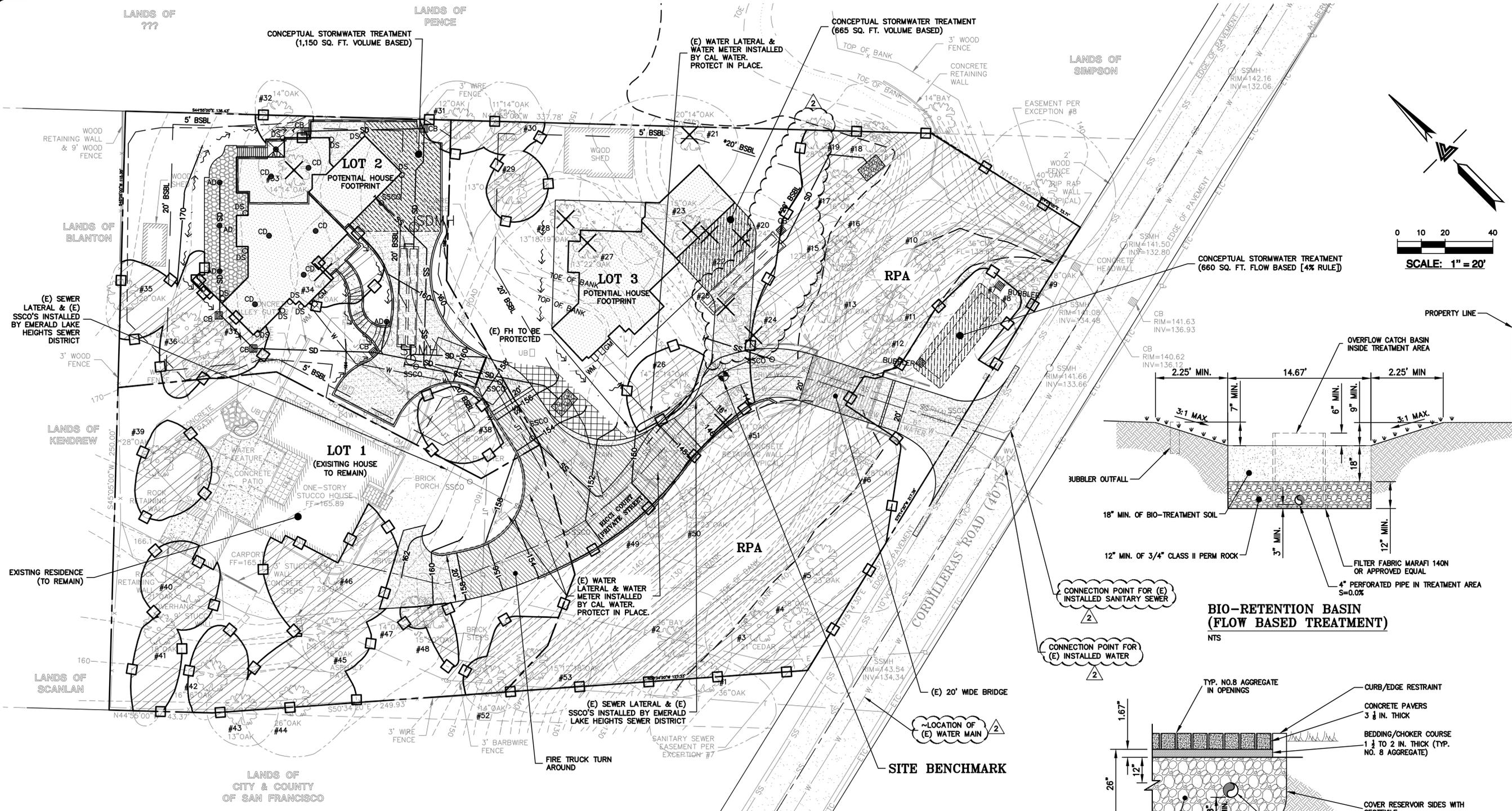
**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N75°14'30"E	32.36'	L32	S37°10'41"W	9.22'
L2	N28°58'48"W	60.65'	L33	S74°45'15"W	16.08'
L3	N63°15'01"W	1.80'	L34	S51°45'46"W	19.40'
L4	S60°20'44"W	1.76'	L35	S74°29'26"W	3.08'
L5	N10°41'30"E	8.53'	L36	S86°50'28"E	8.09'
L6	S13°41'54"W	41.07'	L37	S86°38'26"W	26.52'
L7	N76°18'06"W	10.12'	L38	S64°27'49"W	31.84'
L8	N69°40'35"E	1.27'	L39	S28°29'11"W	56.09'
L9	N60°16'31"W	9.53'	L40	N44°38'08"W	17.19'
L10	S60°31'19"W	34.27'	L41	S60°30'03"W	10.02'
L11	S49°53'28"E	10.68'	L42	N58°57'03"W	2.13'
L12	S86°20'28"E	8.09'	L43	S31°15'21"W	3.88'
L13	S28°58'48"E	39.06'	L44	M39°09'42"W	23.07'
L14	S14°38'09"E	2.66'	L45	S28°29'11"W	5.55'
L15	S50°34'20"E	143.61'	L46	S64°27'49"W	19.28'
L16	N75°14'30"E	62.64'	L47	N39°09'42"W	23.07'
L17	N52°23'54"E	39.32'	L48	N03°53'24"W	43.42'
L18	N13°12'48"W	24.99'	L49	S76°18'06"E	28.50'
L19	N76°50'49"E	14.31'			
L20	S33°45'53"E	4.46'			
L21	S60°14'18"E	3.30'			
L22	N61°01'12"E	2.50'			
L23	S59°37'22"E	6.19'			
L24	N75°41'58"E	28.51'			
L25	N89°56'21"E	22.68'			
L26	S07°56'17"E	12.34'			
L27	S82°10'25"W	26.55'			
L28	S14°45'30"E	7.23'			
L29	N75°14'30"E	69.48'			
L30	N14°24'00"W	73.71'			
L31	N44°55'00"W	52.34'			



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

**ATTACHMENT D**



**SETBACK NOTE:**  
THE SETBACK LINE IS EQUIVALENT TO THE BUILDING CODE OR THE 20' FROM TOP OF BANK WHICHEVER IS MORE CONSERVATIVE.

**\*BUILDING SETBACK NOTE:**  
THE BUILDING SETBACK LINE IS TO BE 20' FROM THE SURVEYED TOP OF BANK. NO BUILDING STRUCTURES, PATIOS OR RETAINING WALLS ARE TO BE WITHIN THE SETBACK, ONLY DRAINAGE IMPROVEMENTS & DRIVEWAYS ARE ALLOWED WITHIN THE SETBACK PER COUNTY STANDARDS.

**FIRE NOTE:**  
HOUSE DESIGN FOR FUTURE RESIDENCE WILL REQUIRE A 3-HEAD CALCULATION FOR FIRE SPRINKLER SYSTEM.

**SEWER NOTE:**  
PROPOSED SEWER LATERALS FOR PARCEL 2 & 3 MUST BE INSPECTED PRIOR TO CONNECTION PER SEWER INSPECTION PERMITS (SIP 5957 & 5958)

**ARBORIST NOTE:**  
THE PROJECT ARBORIST SHALL BE PRESENT AT ALL TIMES DURING CONSTRUCTION OF IMPROVEMENTS ADJACENT TO EXISTING HERITAGE TREES. ADDITIONAL RECOMMENDATIONS FOR TREE PROTECTION WILL FURNISHED IN THE FIELD AND SUBJECT TO PUBLIC WORKS WHERE REQUIRED.

**GEOTECHNICAL NOTE:**  
THE PROJECT GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING CONSTRUCTION TO OBSERVE THE EXPOSED GEOTECHNICAL CONDITIONS, TO MODIFY RECOMMENDATIONS AND TO ASCERTAIN THAT THE PROJECT IS CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS.



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4400 CALIFORNIA WEST  
SUITE 100  
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**RICCI COURT SUBDIVISION**  
1750 CORDILLERAS ROAD  
REDWOOD CITY, CALIFORNIA  
UNINCORPORATED SAN MATEO COUNTY  
APN: 057-062-110

**CONCEPTUAL DEVELOPMENT PLAN**

NO.	DESCRIPTION	DATE	BY
1	PLAN CHECK 08-07-19	DY	
2	PLAN CHECK 09-30-19	DY	
REVISIONS			
JOB NO: 2180760		DATE: 07-06-18	
SCALE: AS NOTED		DESIGN BY: PC	
DRAWN BY: JH		SHEET NO:	



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

**ATTACHMENT E**

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.)**

Value of Land = \$ 2,069,818

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

Acres of Land = 1.91

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><u>Formula:</u></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><u>Fill Out:</u></b>	
<u>1.91</u> 1 Acre	<u>\$2,069,818</u> Value of Land/Acre

- b. **Solve for X by cross multiplying.**

<b><u>Formula:</u></b>		
Value of Land	= $\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}}$	= $\frac{\$2,069,818}{1.91}$
<b><u>Fill Out:</u></b>		
Value of Land	= $\frac{\$2,069,818}{1.91}$	= \$1,083,674.30

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>				
2	X	3.10**	=	6.2
**Average number of persons per dwelling unit according to the most recent federal census (2010).				

5. Determine the parkland demand due to the subdivision.

<b>Formula:</b>				
Number of Persons Per Subdivision (From Item 4)	X	0.003*** Acres/Person	=	Parkland Demand
<b>Fill Out:</b>				
6.2	X	0.003*** Acres/Person	=	0.0186
***Section 7055.1 of the County's Subdivision Ordinance establishes the need for 0.003 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>				
0.0186	X	\$1,083,674.30	=	\$20,156.34