

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

DATE: March 17, 2016

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, Lot Line Adjustment, and a Grading Permit, including the removal of three (3) trees, creating four (4) parcels and a private street in the R-1/S-74 zoning district.

County File Number: PLN 2015-00355 (Ariana Lane Partners, LLC)

PROPOSAL

The applicant has applied for a Minor Subdivision of a 41,619 sq. ft. parcel (069-280-700) into four (4) lots; a Lot Line Adjustment with the adjacent parcel (069-280-790) to accommodate Lot 4 and a private street; a Grading Permit involving a total of 1,610 cubic yards (1,390 cubic yards of cut and 220 cubic yards of fill) associated with the subdivision; and the removal of three (3) significant trees. The proposed parcels will consist of Lot 1 (8,036 sq. ft.); Lot 2 (8,045 sq. ft.); Lot 3 (8,127 sq. ft.) and Lot 4 (17,411 sq. ft.). Access for Lots 1, 2, and 3 plus the existing adjacent parcel at 514 Santa Clara Avenue (069-280-790) will be directly from Santa Clara Avenue via the proposed "private" roadway (Ariana Lane). Access to proposed Lot 4 will be via a single driveway off of Santa Clara Avenue. Public utilities are provided by existing overhead lines from Santa Clara Avenue. Water will be supplied by California Water Service via an existing water main serving the project site. The Fair Oaks Sewer Maintenance District will provide sewer service to the site.

RECOMMENDATION

That the Zoning Hearing Officer approve the Minor Subdivision, the Lot Line Adjustment, the Grading Permit, and the removal of three (3) significant trees, County File Number PLN 2015-00355, by making the required findings and subject to the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Pete Bentley, Project Planner, Telephone 650/363-1821

Applicant: Peter Baltay

Owner: Ariana Lane Partners, LLC

Location: Adjacent to 514 Santa Clara Avenue, Redwood City

APN: 069-280-700

Size: 41,619 sq. ft.

Existing Zoning: R-1/S-74 (Single-Family Residential/5,000 sq. ft. minimum parcel size)

General Plan Designation: Medium Density Residential

Existing Land Use: Single-Family Residential

Water Supply: California Water Service

Sewage Disposal: Fair Oaks Sewer Maintenance District

FEMA Designation: Zone X (Area of Minimal Flooding)

Environmental Evaluation: Categorically exempt under Section 15315 of the California Environmental Quality Act Guidelines. Class 15 consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels.

Setting: The subject property is a 41,619 sq. ft. parcel with a 70-foot wide access driveway fronting Santa Clara Avenue between Stockbridge Avenue and Barton Street in the unincorporated Sequoia Tract area of the County. There is an abandoned dilapidated barn on the parcel which will be demolished prior to the recordation of the parcel map. The parcel is relatively flat (less than 5% slope), sloping from the rear toward Santa Clara Avenue and is surrounded by residential development on all sides. The applicant provided an arborist's report which identified eight (8) trees in "poor" or "very poor" condition and recommended their removal. Five (5) trees are less than 12" in diameter and do not require a permit. The remaining three (3) trees vary in diameter from 12" to 36" and include a 36" acacia and a 30" redwood. Project plans, submitted by the applicant, indicate placement of as many as forty (40) trees of various types and diameters once grading and development has been completed.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

The County General Plan designates the subject property for "Medium Density Residential" use – 6.1 to 8.7 dwelling units per acre. The proposed land division has a density of 4.2 dwelling units per acre and is in

compliance with the medium density residential designation and is consistent with the surrounding residential land uses, per Policies 8.14 (*Land Use Compatibility*) and 8.35 (*Uses*), respectively. The proposed project also complies with Policy 8.29 (*Infilling*), which encourages the infilling of urban areas where infrastructure and services are available.

2. Compliance with Zoning Regulations

The subject property is zoned R-1/S-74, single-family residential development with a minimum lot size of 5,000 sq. ft. and a minimum average width of 50 feet. All four of the proposed parcels conform to this minimum size, with Lot 1 at 8,036 sq. ft.; Lot 2 at 8,045 sq. ft.; Lot 3 at 8,127 sq. ft.; and Lot 4 at 17,411 sq. ft. The average widths of the parcels range from 57 feet to 72 feet and the parcel depths from 110 feet to 135 feet.

3. Compliance with the Grading Regulations

- a. The granting of the “grading permit” will not have a significant adverse effect on the environment. The grading is required in order to provide roadway access to the proposed lots of the subdivision and to grade the individual lots in preparation of the construction of new homes. The project has been reviewed and approved by the Current Planning Section, the Department of Public Works, and the Building Inspection Section’s Geotechnical Engineer.
- b. The project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605. The project, as proposed and conditioned, conforms to the standards in the Grading Ordinance, including an erosion and sediment control plan, dust control plan and timing of grading activity.
- c. The project is consistent with the General Plan. As proposed and conditioned, the project complies with General Plan Policies 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and 2.17 (*Erosion and Sedimentation*) because the project includes measures and conditions to control and address each of the items.

4. Compliance with Subdivision Regulations

The proposed minor subdivision has been reviewed by staff with respect to regulations of both the State Subdivision Map Act and the County Subdivision Ordinance. The Department of Public Works, the Menlo Park Fire Protection District, and California Water Service have also reviewed the project and found it to be in compliance with their standards and the

requirements of the County Subdivision Ordinance. The Department of Public Works handles all reviews for the Fair Oaks Sewer District. Conditions of approval have been included in Attachment A of this report.

Standard Subdivision Design Requirements – Subdivision Design Parameters

To the maximum extent feasible, subdivisions should be designed to:

- a. Preserve the natural topographic features of the site. The subject site is relatively flat, with a slight (5%) slope toward Santa Clara Avenue. The grading is required to construct the access road and to prepare the lots for development.
- b. Minimize the removal of vegetation, including significant and heritage trees. Only three Significant trees are proposed for removal.
- c. Protect both surface and groundwater resources from unnecessary alteration, depletion or degradation. Erosion & sediment and pollution control measures are required during construction (Condition No. 9), and permanent stormwater controls are also required (Condition No. 12).

The proposed subdivision also meets parcel design requirements regarding size, dimensions, and frontage.

Specific findings are required in conjunction with this subdivision application:

- a. **Find that 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 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 as discussed in Section 1 of this report.

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

The parcel is relatively flat and is capable of being served by water, sewer and other necessary utilities. In addition, the proposed subdivision complies with the applicable zoning regulations and subdivision design requirements.

- 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.**

There is no fish or wildlife or associated habitat anywhere in proximity to the subject site. Demolition of the existing barn on the site will not result in any tree removal. Construction of the private roadway, prior to the recordation of the parcel map, will result in the removal of three (3) 6" cedar trees in poor condition per the arborist's report. Three (3) trees, to be removed, qualify as "significant" under the County tree removal regulations. These trees, within the future building envelopes, will be removed prior to the grading on the individual lots. A condition requiring replacement of these trees has been included in the conditions of approval. Additionally, the arborist's landscaping plan indicates placement of approximately 55 new trees throughout the proposed development.

With regard to public health, review of the project by affected agencies, including Environmental Health, yielded no objections.

- 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.**

The subdivision as proposed presents no conflicts with existing easements.

- e. **Find that the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of the State Regional Water Quality Control Board requirements.**

The Department of Public Works/Fair Oaks Sewer Maintenance District has reviewed and approved the proposal.

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

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

g. Find that the land is not subject to a Williamson Act contract.

The land is zoned for residential, not agricultural use and is not subject to a Williamson Act contract.

h. Find that the County has considered the effect of actions taken pursuant to the Subdivision Regulations on the housing needs of the region.

Approval of the subdivision will allow for the eventual construction of infill housing, which will help the County in meeting its fair share of the regional housing need.

5. Compliance with In-Lieu Park Fees

Section 7055.3 of the County Subdivision Regulations requires that, as a condition of approval of the parcel 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 will serve the proposed subdivision. The section further defines the formula for calculating this fee. The fee for this subdivision is \$110,575.92 for in-lieu park fees. A worksheet showing the prescribed calculation appears as Attachment D.

6. Compliance with the Lot Line Adjustment

a. Regarding the Environmental Review

Find that this project is categorically exempt under provisions of Class 5, Section 15305 of the California Environmental Quality Act Guidelines which exempts minor alterations in land use limitations that do not result in any change in land use or density. This process, to adjust the subject lines, represents such a minor alteration in land use limitations.

b. Regarding the Lot Line Adjustment

Find that the processing and conditions of approval of the lot line adjustment are in full conformance with Subdivision Map Act Section 66412(d), and Section 7124 of the San Mateo County Subdivision Regulations. Section 7124 states that all lot line adjustments are subject to approval by the County and are to be consistent with Section 66412(d) of the Map Act. This lot line adjustment is consistent with, and in conformance with, Section 66412(d), as the lot line adjustment is between four or

fewer existing adjoining parcels, the land taken from one parcel is added to an adjoining parcel, and a greater number of parcels than originally existed has not been created as a result of the lot line adjustment.

B. ENVIRONMENTAL REVIEW

The proposed minor subdivision is exempt from environmental review under Class 15 of the California Environmental Quality Act (CEQA). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels, when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%.

As indicated in this report, the project conforms to the General Plan and zoning. No variances or exceptions are required. All access and services meet local standards. The parcel has not been in a larger subdivision in the last two years, and the parcel is relatively flat, with an average slope of less than 5%.

C. OTHER REVIEWING AGENCIES

Department of Public Works (includes Fair Oaks Sewer Maintenance District)
Environmental Health Division
Building Inspection Section
Menlo Park Fire Protection District
California Water Service

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Site Plan
- D. In-Lieu Park Fee Worksheet

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00355

Hearing Date: March 17, 2016

Prepared By: Pete Bentley
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That this project is exempt from CEQA, under Section 15315 of the CEQA Guidelines, regarding division of four or fewer parcels in an urban zone.

Regarding the Minor Subdivision, Find:

2. That this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan.
3. That the site is physically suitable for the type and proposed density of development.
4. That the design of the subdivision and the proposed improvements, as conditioned, are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat.
5. 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.
6. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of the State Regional Water Quality Control Board requirements. The Department of Public Works/Fair Oaks Sewer Maintenance District has reviewed and approved the proposal.
7. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.
8. That the land is not subject to a Williamson Act contract. The land is zoned for residential, not agricultural use and is not subject to a Williamson Act contract.

9. That the County has considered the effect of actions taken pursuant to the Subdivision Regulations on the housing needs of the region. Approval of the subdivision will allow for the eventual construction of infill housing, which will help the County in meeting its fair share of the regional housing need.

Compliance with Subdivision Regulations Relative to the Proposed Lot Line Adjustment

Regarding the Environmental Review, Find:

10. That this project is categorically exempt under provisions of Class 5, Section 15305 of the California Environmental Quality Act Guidelines which exempts minor alterations in land use limitations that do not result in any change in land use or density. This process, to adjust the subject lines, represents such a minor alteration in land use limitations.

Regarding the Lot Line Adjustment, Find:

11. That the processing and conditions of approval of the lot line adjustments are in full conformance with Subdivision Map Act Section 66412(d), and Section 7124 of the San Mateo County Subdivision Regulations. Section 7124 states that all lot line adjustments are subject to approval by the County and are to be consistent with Section 66412(d) of the Map Act. This lot line adjustment is consistent with, and in conformance with, Section 66412(d), as the lot line adjustment is between four or fewer existing adjoining parcels, the land taken from one parcel is added to an adjoining parcel, and a greater number of parcels than originally existed has not been created as a result of the lot line adjustment.

Regarding the Grading Regulations, Find:

12.
 - a. That granting of the “grading permit” will not have a significant adverse effect on the environment. The grading is required in order to provide roadway access to the proposed lots of the subdivision and to grade the individual lots in preparation of the construction of new homes. The project has been reviewed and approved by the Current Planning Section, the Department of Public Works, and the Building Inspection Section’s Geotechnical Engineer.
 - b. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605. The project, as proposed and conditioned, conforms to the standards in the Grading Ordinance, including an erosion and sediment control plan, dust control plan, and timing of grading activity.
 - c. That the project is consistent with the General Plan. As proposed and conditioned, the project complies with General Plan Policies 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and 2.17 (*Erosion and Sedimentation*) because

the project includes measures and conditions to control and address each of the items.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This subdivision, grading permit, and lot line adjustment approval is valid for two years, during which time a 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 Planning Department upon written request and payment of any applicable extension fees if required.
2. This lot line adjustment shall be valid for two (2) years from the date of approval, by which time the lot line adjustment shall have been recorded. Any extension shall require submittal of a request for permit extension and payment of applicable extension fees, no less than sixty (60) days prior to expiration.
3. The applicant shall coordinate with the project planner to record the legal descriptions of the reconfigured parcels.
4. Legal Descriptions: The applicant shall submit to the project planner (for recordation) legal descriptions of the reconfigured parcels. The project planner will review and approve these descriptions prior to recordation.
5. The parcel map shall be recorded pursuant to the plans approved by the Zoning Hearing Officer; any deviation from the approved plans shall be reviewed and approved by the Community Development Director or Zoning Hearing Officer as necessary.
6. Prior to any on-site grading for the access roadway, the applicant shall be issued a grading permit from the County Planning Department. The above grading, associated with the roadway construction, shall be completed to the satisfaction of the Department of Public Works and the Menlo Park Fire Protection District "prior to" recordation of the parcel map.
7. Prior to any on-site grading for either the access roadway or for the proposed new lots, the applicant shall be issued a "grading hard card" by the County Planning Department.
8. The applicant is responsible for ensuring that all contractors 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 "General Construction and Site Supervision Guidelines," including:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

- b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
9. The applicant shall pay to the San Mateo County Planning and Building Department \$110,575.92 for in-lieu park fees as required by County Subdivision Regulations, Section 7055.3 prior to recording of the parcel map.
10. 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).
11. All future structures to be built on the project site shall be designed to minimize runoff and shall 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 approved parcel 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 Planning Department for conformance with this condition.
12. Prior to the recordation of the parcel map, the applicant shall submit a replanting plan for the project site. Said plan shall replace all trees removed as part of this subdivision at a 1:1 ratio, minimum 5-gallon size. The replanting plan must be approved by the County Planning Department, and implemented by the applicant, prior to recordation of the parcel map.
13. Prior to any demolition or construction activity on the project site, the applicant shall erect tree protection fencing around all trees that are within 50 feet of structures being demolished or constructed. Said fencing shall be at a sufficient distance to include the drip line of the tree and shall remain in place during all construction activities.
14. All future structures to be built on the project site shall be designed to minimize impacts upon existing trees. This requirement 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 Planning Department for conformance with this condition.

15. Any future tree removal, not expressly covered by this project, shall require a separate tree removal permit.

Building Inspection Section

16. Prior to the recordation of the parcel map, the applicant shall obtain a demolition permit from the Building Inspection Section and complete all requirements of that permit for all buildings and structures on the project site. Temporary erosion control measures shall be put in place prior to the issuance of the demolition permit.
17. Building permits shall be applied for and obtained from the Building Inspection Section for any future construction on the parcels created as a result of the recording of the approved parcel map for this project.

Department of Public Works

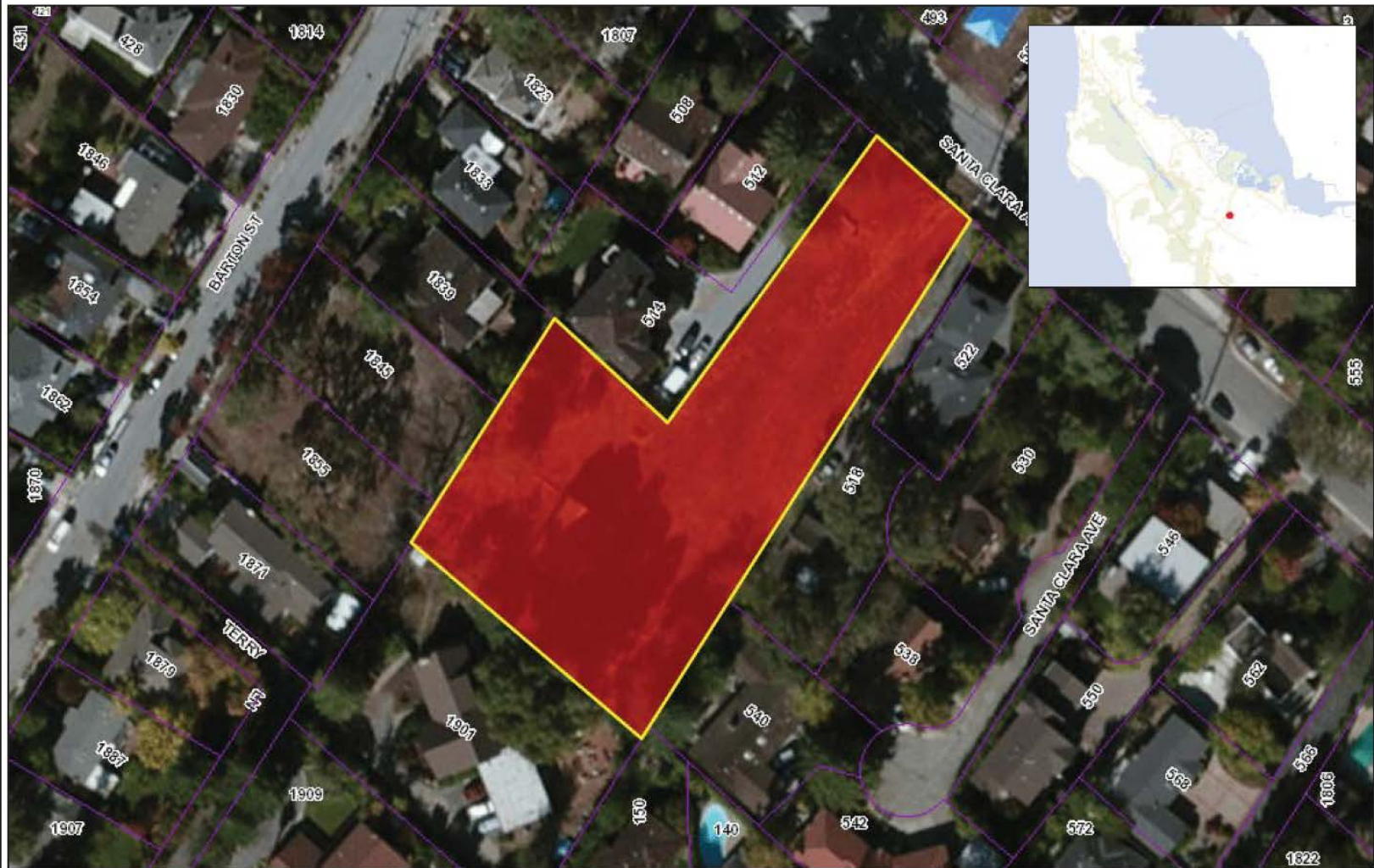
18. The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval, prior to recordation of the parcel map. The drainage analysis shall consist of a written narrative and plan. 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 Department of Public Works for review and approval.
19. 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.
20. Prior to recordation of the parcel map, the applicant shall submit a roadway plan and driveway plans and profiles for each parcel, to the Department of Public Works. Said plan shall show driveway access for each parcel up to the proposed garage slab. Said driveways must comply with County standards for driveway design (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 the existing and the proposed drainage.
21. 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 Department of Public Works for review. If applicable, said documents shall be recorded prior to recordation of the parcel map.

22. "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.
23. Prior to recordation of the parcel map, 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 and approval.
24. The applicant shall submit, to both the Department of Public Works and the Planning Department, written certification from the appropriate Water District stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
25. Any potable water system work required by the appropriate district within the County right-of-way shall not commence until Public Works 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.
26. The applicant shall submit written certification from the appropriate energy and communications utilities to the County Department of Public Works and the Planning Department stating that they will provide energy and communications service to the proposed parcels of this subdivision.
27. No construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of appropriate improvement plans, have been met and an encroachment permit issued.
28. The applicant shall submit a parcel map to the Map Checking Section of the Department of Public Works for review and recording.

Menlo Park Fire Protection District

29. At the time of building permit application, the applicant shall be required to provide a turnaround, to Fire Department standards.

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0 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:1,128



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

GENERAL NOTES:

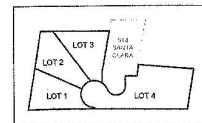
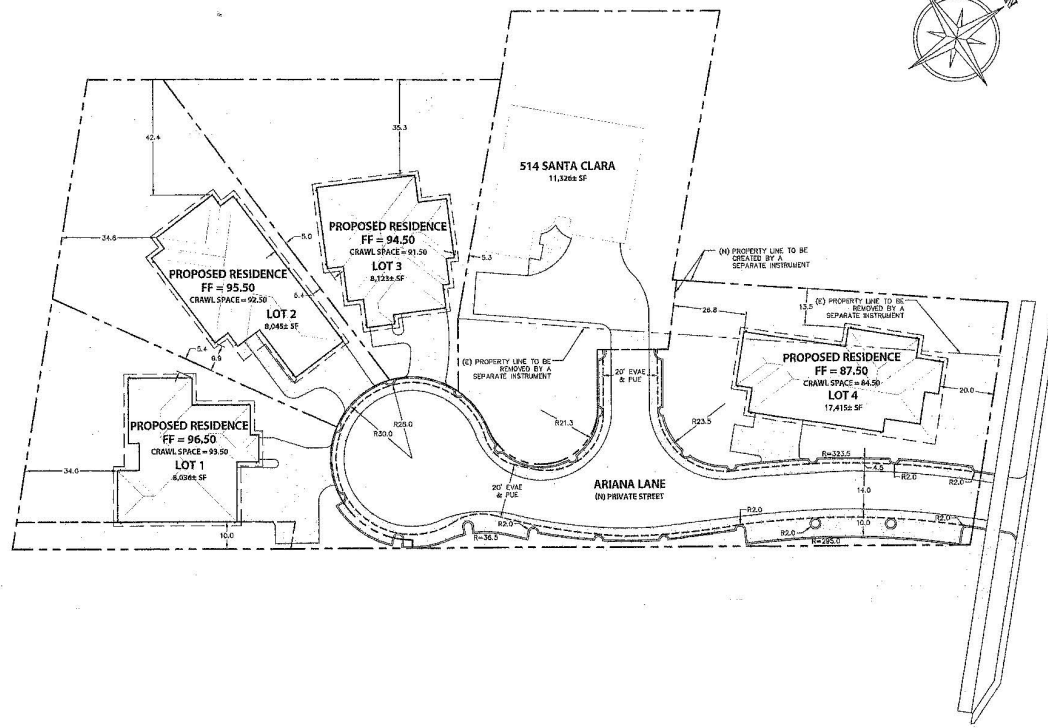
1. TENTATIVE PARCEL MAP: THIS TENTATIVE PARCEL MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 7, SECTION 64642 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
2. LOT LINE ADJUSTMENT: THE BOUNDARY LINES FOR 514 SANTA CLARA ARE PROPOSED TO BE ADJUSTED BY A SEPARATE INSTRUMENT, INTENDING TO MAINTAIN THE EXISTING LOT AREA.

LEGEND:

EXISTING	PROPOSED	
— 12" —	— 12" —	SANITARY SEWER
— 10" —	— 10" —	SOLID PFC STORM DRAIN
— 8" —	— 8" —	PERFORATED PIPE SUB DRAIN
— 6" —	— 6" —	FORCE MAIN
— 4" —	— 4" —	FIRE SERVICE
— 3" —	— 3" —	DOMESTIC WATER SERVICE
— 2" —	— 2" —	DOMESTIC WATER SERVICE
— 1" —	— 1" —	NATURAL GAS
— 1" —	— 1" —	TELEPHONE
— 1" —	— 1" —	TV/CABLE TV
— 1" —	— 1" —	ELECTRICAL LINES/CONDUITS
— 1" —	— 1" —	JOINT BRICK
— 1" —	— 1" —	OVERHEAD WIRES
— 1" —	— 1" —	FENCE
— 1" —	— 1" —	CLEAN OUT TO GRADE
— 1" —	— 1" —	FOUND MONUMENT
— 1" —	— 1" —	POST INDICATOR VALVE
— 1" —	— 1" —	VALVE
— 1" —	— 1" —	METER BOX
— 1" —	— 1" —	STREET LIGHT
— 1" —	— 1" —	DRAIN
— 1" —	— 1" —	GARDEN BASIN
— 1" —	— 1" —	FIRE HYDRANT
— 1" —	— 1" —	FIRE DEPARTMENT CONNECTION
— 1" —	— 1" —	MARKING
— 1" —	— 1" —	SOB
— 1" —	— 1" —	SLASH BLOCK

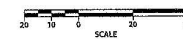
ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFD	BACK FLOW PREVENTION DEVICE
BSTD	BRICK/COT TRENCH DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CL	CHANGING ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DISC DRAIN
DICV	DOUBLE DETECTOR CHECK VALVE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWL	DRYWELL/CATCH BASIN
DWY	DRIVEWAY
EX	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GE	GRADE BREAK
GM	GAS METER
GR	GRADE ELEVATION
GV	GATE VALVE
HP	HEAD POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LOW POINT
PIV	POST INDICATOR VALVE
PAG	PAVING
POC	POINT OF CONNECTION
RET	RETAINING WALL
RM	ROOM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SRD	STORM SUB DRAIN
SRD/C	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN CLEANOUT
SD/C	SEE GEOTECHNICAL REPORT
SR	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SS/C	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
USD	TYPICAL UNDISPERSAL DRAIN
VD	PIPE VERTICAL DROP
WF	DOMESTIC WATER LINE
WM	WATER METER



KEY MAP
N.T.S.

SEE SHEETS C0.0 AND
C0.1 FOR ADDITIONAL
NOTES AND LEGENDS



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315 RIVINGTON STREET
SUITE 204
PACIFIC CITY, CA 94131
714.945.4422
INFO@KPROX.COM

PROFESSIONAL
LAND SURVEYOR
C 1990
CIVIL

DATE: _____
QUANTITY: _____
DESCRIPTION: _____
COUNTY: _____

ARIANA LANE
516 SANTA CLARA AVENUE
REDWOOD CITY, CA 94062 (SIMCO)

PRELIMINARY SET - NOT FOR CONSTRUCTION

We warrant correctness, completeness and accuracy of information shown on this preliminary set of plans and drawings. All plans are the property of KPROX CONSULTING and are not to be used for any other project without the express written consent of KPROX CONSULTING. The information presented herein is intended for the project described herein only. It is not intended to be used for any other project. The user of these plans and drawings shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. KPROX CONSULTING shall not be held liable for any errors or omissions on these plans and drawings, or for any consequences arising therefrom, whether or not such errors or omissions were caused by negligence on the part of KPROX CONSULTING.

PROJECT No:	15-9886
DATE:	07/20/2015
SCALE:	1" = 20'
DESIGN/DRAWN:	MK
CHECKED:	IK

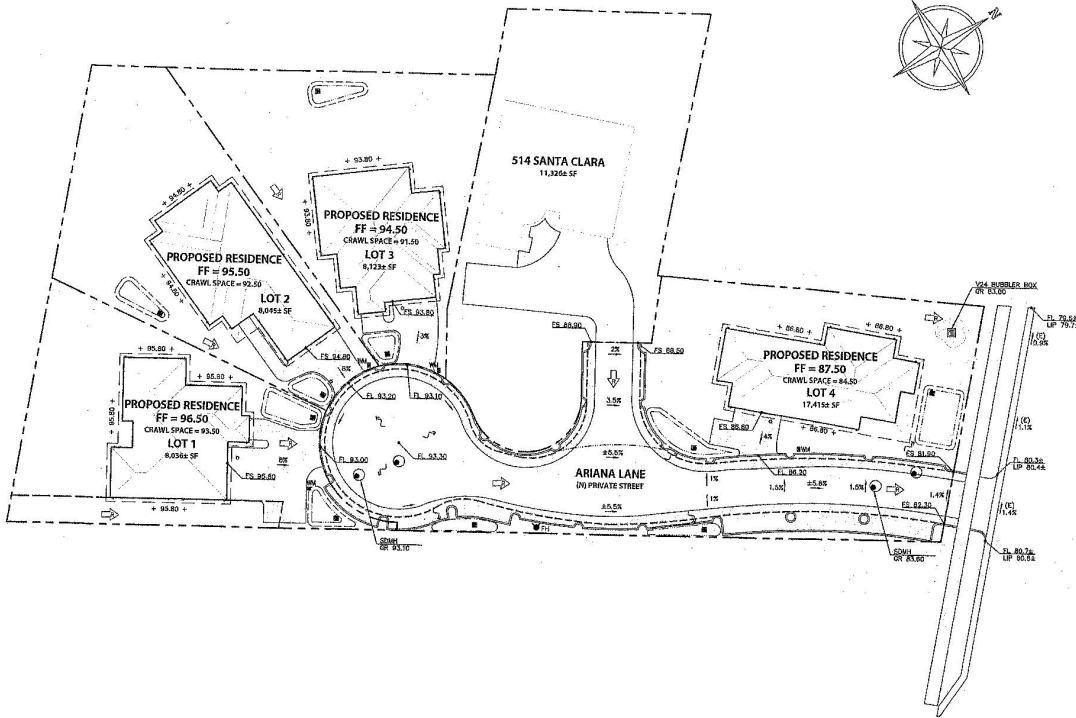
SHEET TITLE
PRELIMINARY
SITE PLAN
C1.2

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

File Numbers:

Attachment:



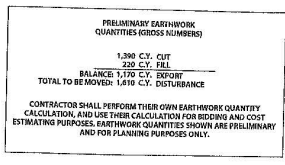
GRADING REQUIREMENTS:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 1% UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE FORCES, LANDINGS AND TERRACES ON LOT (SEE FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE PROFILES AND RISE THE BID ACCORDINGLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SEPARATE REMOVAL CONTRACT HAS BEEN OBTAINED TO TAKE THE EXISTING TREES AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE BIDDING IS CONDUCTED BY THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S TESTING AGENCY TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPACT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. COORDINATE THE PLACEMENT OF ALL LEAVES FOR LANDSCAPE IRRIGATION INLET AND CONTROL WIRING AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASE COURSE OR CONCRETE SURFACING. SEE LANDSCAPE AND ELECTRICAL DRAWINGS.
7. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
8. SITE STRUCTURES THAT CONTAIN ONLY ORGANIC MATERIAL AND DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPACT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRUCTURES SHALL BE REMOVED FROM SITE.
9. ROUGH GRADING TO BE WITHIN 0.5' AND FINISH GRADES ARE TO BE WITHIN 0.05'. HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POOL OR CAUSE FLOODING IN EXISTING AREAS.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE HUNDREDTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND CORRELATE TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AND BE ACCURATE WITHIN THE WORK AREA FOR THE START OF CONSTRUCTION AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL INSTALL TRENCHES OR PLACE STEEL PLATING WITH ANCHORAGE CATCHBACK TO PREVENT SHIFTING OF STEEL PLATE ANCHORS NOT-SIX ASPHALT REQUIRED TO PROTECT OVER TRENCHES AT THE END OF THE WORKING DAY.
13. STRUCTURE WALLS PER CBC 2014.11.2 (WOOD SUPPORTED BY FOUNDATIONS) PROVIDE 4" MINIMUM CLEAR TO EXTERIOR GRADE.

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATELUM DRAIN
BFPD	BACK FLOW PREVENTION DEVICE
BSTD	BRICKSLOT TRENCH DRAIN
BV	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CATCH BASIN
CS	CENTER LINE
CS	CRAWL SPACE ELEVATION
CCP	CAST IRON PIPE
CONC	CONCRETE
DCV	DECK DRAIN
DIP	DOUBLE DETECTOR CHECK VALVE
DS	DUCTILE IRON PIPE
DW	ROOF DRAIN
DWL	DOMESTIC WATER LINE
DWY	DRYWELL CATCH BASIN
EG	EXISTING GRADE
ELIC	ELECTRICAL
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FENCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FS	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
IP	INVERT ELEVATION
JF	JOINT FOLE
LD	LANDSCAPE DRAIN
LE	LINEAR FOOT
LP	LOW POINT
NI	NEW
PV	POST INDICATOR VALVE
PAR	PARKING
PCC	POINT OF CONNECTION
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUD DRAIN
SBCD	STORM SUD CLEANOUT
SDD	STORM DRAIN
SDB	STORM DRAIN CLEANOUT
SDB	SEE GEOTECHNICAL REPORT
SIB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SP	SEE PLUMBING PLANS
SS	SEE SANITARY SEWER
SBCD	SANITARY SEWER CLEANOUT
SST	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
UP	UPPER
USD	UNDERREL DRAIN
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

HATCH LEGEND:



	ASPHALTIC CONCRETE PAVEMENT PER GEOTECHNICAL REPORT RECOMMENDATIONS AND COUNTY STANDARDS.
	SITE CONCRETE PER GEOTECHNICAL REPORT RECOMMENDATIONS.
	GRAVEL PATH PER LANDSCAPE PLANS
	NEW LANDSCAPE PER LANDSCAPE PLANS

NOTES:

1. CONTRACTOR SHALL VERTICALLY LOCATE THE EXISTING SEWER MAIN AND BRING DISCREPANCIES TO THE CIVIL ENGINEER VIA FORMAL IRI PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
2. AS APPLICABLE, DRIVEWAYS USED FOR FIRE ACCESS SHALL NOT EXCEED 14% (FIRE DEPARTMENT STANDARDS FOR FIRE TRUCK ACCESS).
3. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
4. ALL TREE REMOVAL SHALL BE PERFORMED AS SHOWN ON ARCHITECTURAL SHEETS AND FOLLOWING THE ADJACENT TO EXISTING TREES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE THE INTEGRITY OF TREES TO REMAIN WHICH SHALL NOT BE AFFECTED BY CONSTRUCTION ACTIVITIES.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION.

SEE SHEETS CO.0 AND CO.1 FOR ADDITIONAL NOTES AND LEGENDS



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DATE:	
REVISION:	
DESCRIPTION:	
CHECKED:	
APPROVED:	

ARIANA LANE
516 SANTA CLARA AVENUE
REDWOOD CITY, CA 94062 (SMCO)

PRELIMINARY SET - NOT FOR CONSTRUCTION

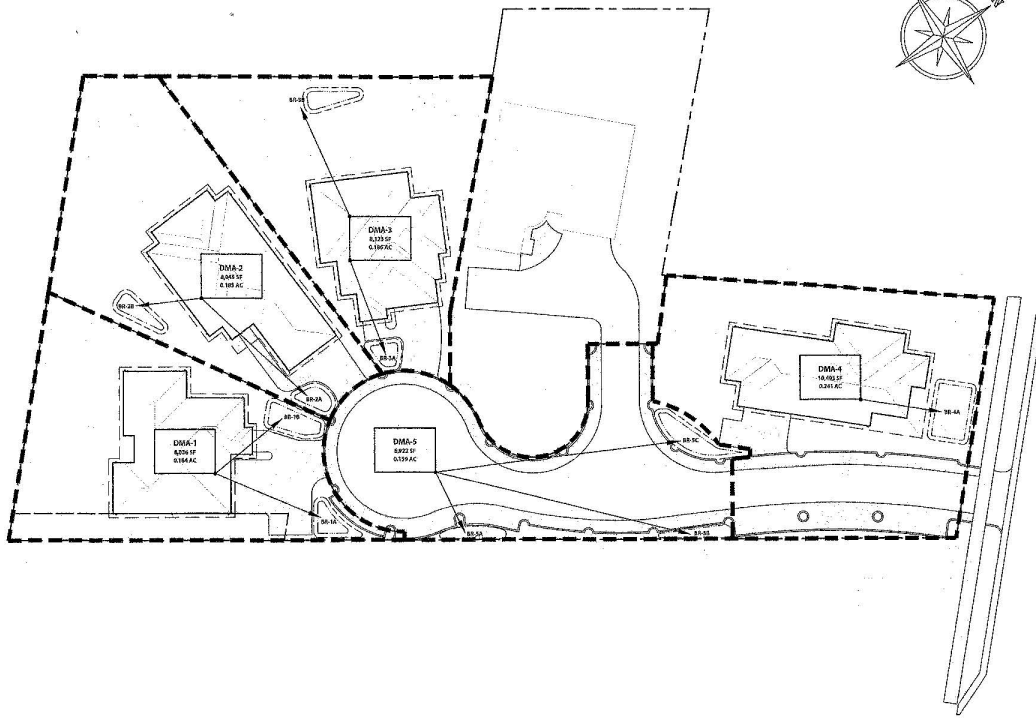
PROJECT No: 15-2686
DATE: 07/30/2015
SCALE: 1" = 20'
DESIGN/DRAWN: NK
CHECKED: IK

SHEET TITLE
PRELIMINARY GRADING PLAN
C2.1

San Mateo County Zoning Hearing Officer Meeting

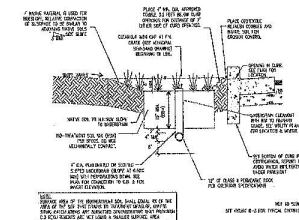
Owner/Applicant:
File Numbers:

Attachment:



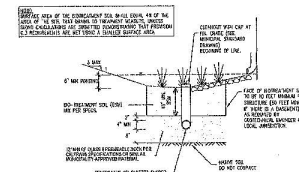
TREATMENT CONTROL MEASURE SUMMARY							
DRAINAGE MANAGEMENT AREA	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)	
						REQUIRED	PROVIDED
						PROPOSED TREATMENT CONTROLS	
DMA-1	8,038	4,563	LANDSCAPE	3,443	ROOF SIDEWALK PRIVATE DRIVEWAY	138 SF (4% METHOD) 216 SF	BIORETENTION AREA (BR-1A, BR-1B)
DMA-2	8,045	4,937	LANDSCAPE	3,108	ROOF SIDEWALK PRIVATE DRIVEWAY	124 SF (4% METHOD) 163 SF	BIORETENTION AREA (BR-2A, BR-2B)
DMA-3	8,123	5,333	LANDSCAPE	2,790	ROOF SIDEWALK PRIVATE DRIVEWAY	112 SF (4% METHOD) 102 SF	BIORETENTION AREA (BR-3A, BR-3B)
DMA-4	10,483	4,907	LANDSCAPE	5,586	ROOF SIDEWALK PRIVATE DRIVEWAY	223 SF (4% METHOD) 335 SF	BIORETENTION AREA (BR-4A)
DMA-5	6,922	1,172	LANDSCAPE	5,750	ROOF SIDEWALK PRIVATE DRIVEWAY	230 SF (4% METHOD) 249 SF	BIORETENTION AREA (BR-5A, BR-5B, BR-5C)

SEE SHEETS CO.0 AND CO.1 FOR ADDITIONAL NOTES AND LEGENDS

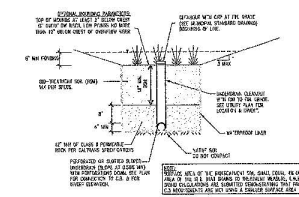


- GENERAL NOTES:**
- BIORETENTION BASIN SHALL STRICTLY FOLLOW CONSTRUCTION GUIDELINES FROM THE COUNTY.
 - PROVIDE A 40-140 IMPERVIOUS LINER AT THE BOTTOM OF THE BASIN IF REQUIRED BY THE GEOTECHNICAL ENGINEER.
 - KEEP BIORETENTION BASINS 10 FT AWAY FROM BUILDINGS OR PROVIDE IMPERVIOUS LINERS ACCORDINGLY.

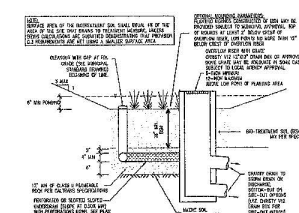
1 N.T.S. BIORETENTION BIOTREATMENT BASIN COUNTY OF SAN MATEO STANDARD



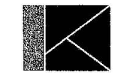
2 N.T.S. BIORETENTION DOWNTOWNSIDE DRAINAGE TO BIOTREATMENT BASIN



3 N.T.S. BIORETENTION BASIN WITH IMPERVIOUS LINER



4 N.T.S. BIORETENTION BASIN OVERFLOW STRUCTURE



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DATE	REVISION	DESCRIPTION	COUNTY SUBMITTAL

ARIANA LANE
516 SANTA CLARA AVENUE
REDWOOD CITY, CA 94062 (SMCO)

PROJECT No: 15-0486
DATE: 07/30/2015
SCALE: 1" = 20'
DESIGN/DRAWN: MK
CHECKED: IK

SHEET TITLE
PRELIMINARY STORMWATER CONTROL PLAN

C3.2

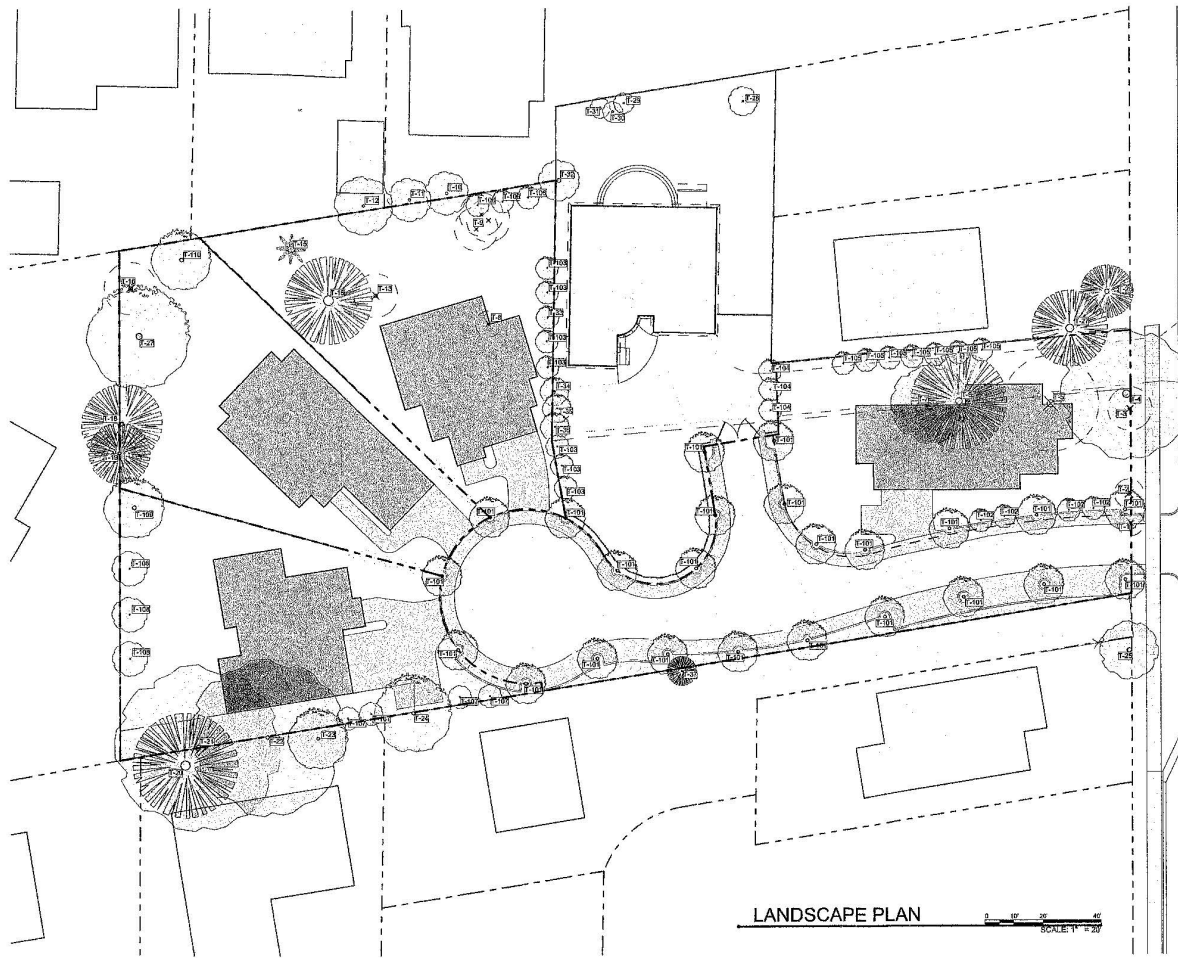
PRELIMINARY SET - NOT FOR CONSTRUCTION

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

File Numbers:

Attachment:



SANTA CLARA AVENUE

EXISTING TREE SCHEDULE¹

ID No.	Species	Trunk dia. (DBH)	Action	Condition	Notes
1	Increase Cedar	11"	Remove	Poor	
2	Increase Cedar	16"	Remove	Poor	
3	Increase Cedar	12"	Remove	Very poor	
4	Valley Oak	31"	Protect	Fair	
5	Redwood	30"	Remove	Poor	
6	Deodars Cedar	27"	Protect	Fair	Trim
7	Coast Live Oak	13"	Protect	Fair	Trim
8	Fruiting Pear	10"	Remove	Very poor	
9	Black Acacia	36"	Remove	Poor	Grouping of smaller trunks
10	Aristocret Pear	10"	Protect	Fair	On neighboring property
11	Aristocret Pear	10"	Protect	Poor	On neighboring property
12	Valley Oak	10"	Protect	Poor	On neighboring property
13	Black Walnut	14"	Remove	Very poor	
14	Redwood	40"	Protect	Fair	Two trunk stems at base
15	California Fan Palm	20"	Protect	Poor	
16	Black Walnut	16"	Remove	Very poor	
17	Black Walnut	25"	Protect	Poor	
18	Redwood	17"	Protect	Good	
19	Redwood	12"	Protect	Good	
20	Redwood	38"	Protect	Good	On neighboring property
21	Valley Oak	22"	Protect	Fair	On boundary line
22	Chinese Elm	14"	Protect	Fair	On neighboring property
23	Plum	12"	Protect	Poor	On neighboring property
24	Black Walnut	14"	Protect	Poor	On neighboring property
25	Gum	18"	none	Id	On neighboring property
26	Coastal Cedar	13"	none	Good	On neighboring property
27	Redwood	33"	none	Good	On neighboring property
28	Maple	6"	none	Good	On neighboring property
29	Birch	6"	none	Good	On neighboring property
30	Birch	6"	none	Good	On neighboring property
31	Birch	6"	none	Fair	On neighboring property
32	Id	16d"	Protect	Fair	On neighboring property
33	Fruit	5"	Protect	Fair	On neighboring property
34	Fruit	4"	Protect	Fair	On neighboring property
35	Plum	6"	Protect	Fair	On neighboring property
36	Plum	4"	Protect	Good	On neighboring property
37	Cedar	2-6"	Protect	Fair	On neighboring property

¹ Per Mayo's Tree Export Company, Inc. Submittal report dated December 26, 2014.

LANDSCAPING SCHEDULE

ID No.	Species	Size	Quant.	Notes
101		24" box	(24)	Street trees
102		15 gal	(6)	Lot D
103		15 gal	(7)	Lot C&S14 Santa Clara
104		15 gal	(3)	Lot D
105		15 gal	(7)	Lot D
106		15 gal	(3)	Lot C
107		15 gal	(2)	Lot A
108		15 gal	(3)	Lot A
109		24" box	(1)	Lot A
110		24" box	(1)	Lot B

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 ARCHITECTS
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 Suite 100, San Mateo, CA 94403
 650.337.1573
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ARIANA LANE
 516 Santa Clara Avenue
 Redwood City, CA 94062

DATE: _____
 DRAWING REVISION: _____
 SHEET NO.: _____
 LANDSCAPE PLAN
 SHEET: _____

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

File Numbers: _____

Attachment: _____

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 = \$3,200,000

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

Acres of Land = 0.955

- 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.**

Formula:	
<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
Fill Out:	
<u>0.955</u> 1 Acre	<u>\$3,200,000</u> Value of Land/Acre

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

Formula:				
Value of Land	=	<u>Value of the Subject Parcel (From Item 1)</u> Size of the Subject Parcel in Acres (From Item 2)	=	<u>\$3,200,000</u> 0.955
Fill Out:				
Value of Land	=	<u>\$3,200,000</u> 0.955	=	<u>\$3,350,785.34</u>

4. Determine the number of persons per subdivision.

Formula:				
Number of New Lots Created*	X	2.75**	=	Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.				
Fill Out:				
4	X	2.75**	=	11.00
**Average number of persons per dwelling unit according to the most recent federal census (2010).				

5. Determine the parkland demand due to the subdivision.

Formula:				
Number of Persons Per Subdivision (From Item 4)	X	0.003*** Acres/Person	=	Parkland Demand
Fill Out:				
11.00	X	0.003*** Acres/Person	=	0.033
***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.

Formula:				
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	=	Parkland In-Lieu Fee
Fill Out:				
0.033	X	\$3,350,785.34	=	\$110,575.92