

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

DATE: January 17, 2019

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, including an exception to minimum lot width pertaining to one lot, pursuant to Sections 7010 and 7095.3, respectively, of the County Subdivision Regulations, to subdivide an existing approximately 10,580 sq. ft. parcel into two parcels (5,580 sq. ft. and 5,000 sq. ft.), located at 808 11th Avenue in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2018-00262 (Kraus/Thompson)

PROPOSAL

The applicant proposes to subdivide an existing legal parcel of approximately 10,580 sq. ft. into two parcels. Parcel one (1) would be approximately 5,580 sq. ft. in size and Parcel two (2) would be approximately 5,000 sq. ft. in size. The project includes an exception to the Subdivision Regulations (pursuant to Section 7020.2 and 7095.3) to allow proposed Lot 1 to maintain a minimum lot width of 50 feet where 60 feet is required. The subdivision includes the removal of four (4) significant sized trees and one (1) non-significant tree. The existing residence would be demolished. No other development is proposed under this application.

RECOMMENDATION

That the Zoning Hearing Officer approve PLN 2018-00262 by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

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

Applicant/Owner: James Thompson (Jet Engineering)/Shirley Kraus

Location: 808 11th Avenue, Redwood City, CA

APN: 055-102-120

Size: 10,580 sq. ft.

Existing Zoning: R-1/S-73 (Single Family Residential/5,000 sq. ft. minimum lot size)

General Plan Designation: Single Family Residential (15.2 to 24.0 dwelling units/acre)
Parcel Legality: Lot 23 and Lot 24, Block 2, "University Heights Subdivision" recorded in Records of San Mateo County on August 28, 1889, Page 52 of Book D. Legality of the proposed lots is to be accomplished via the proposed subdivision.

Sphere-of-Influence: Redwood City

Existing Land Use: Single-family residence and detached garage

Water Service: City of Redwood City Water Department

Sewage Disposal: Fair Oaks Sewer Maintenance District

Fire Authority: Redwood City Fire District

Flood Zone: FEMA Designation: Flood Zone X (Areas of Minimal Flooding), FEMA Panel No. 06081C0302E, effective date October 16, 2012.

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: This 10,580 sq. ft. site includes a single-family residence and detached garage (to be demolished). No development is currently proposed on proposed lot at this time. The site is nearly flat, and is surrounded by existing single-family homes.

DISCUSSION

A. KEY ISSUES

1. Compliance with General Plan

The County General Plan designates this area as Single-Family Residential, 15.0 to 24.0 dwelling units per acre. The proposed density, after subdivision, would be approximately 8.23 dwelling units per acre, which is less than the maximum density allowed. The specific density standards for

the site are applied through the Zoning Regulations and the subject property is consistent with those standards as discussed below.

General Plan Policy 8.29 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. Both the applicable water and sanitary districts have adequate capacity to provide respective service to the additional parcel proposed via the subdivision and any subsequent development. Additionally, both Spring Street and 11th Avenue are existing improved streets, including drainage, under maintenance by the County Department of Public Works. The proposed subdivision represents infill of an urban area, and the proposed parcel sizes are in compliance with the minimum parcel size (5,000 sq. ft.) required in this Zoning District.

2. Compliance with Zoning Regulations

The proposed parcels exceed the minimum lot size requirements (5,000 sq. ft.) of the R-1/S-73 Zoning District. The existing house and detached garage are to be demolished as part of the proposed subdivision and prior to recordation of the Parcel Map. Any future development on the newly created parcel must meet all R-1/S-73 development requirements.

3. Compliance with Subdivision Regulations

The project includes an exception to the Subdivision Regulations to allow proposed Lot 1 to maintain a minimum lot width of 50 feet where 60 feet is required. Section 7020.2 (*Standard Subdivision Design Requirements*) states that the width of corner lots (of which proposed Lot 1 would be) shall not be less than 60 feet. However, Section 7095.3 (*Examples of Exceptions*), subsection a (4) allows exceptions to the parcel design requirements where the site being subdivided is a corner lot, whose width is not greater than 100 feet, is located outside of the Coastal Zone and outside of areas designated on the California Dept. of Forestry and Fire Protection's (CDF) Fire Severity Zone Maps as 'Very High Risk' within Local Responsibility Areas.

As regards the project site meeting the "corner lot" definition cited in Section 7095.3, the subject lot, whose orientation relative to depth and width is taken as fronting onto 11th Avenue, maintains an average width of approximately 99 feet, thus meeting this qualification. Additionally, the parcel is located outside of the Coastal Zone and outside of the CDF's 'Very High Risk' map designation, since it's within a 'Local Responsibility Area' of the Menlo Park Fire Protection District.

Finally, pursuant to Section 7095.3.b.1 (*Limitations on the Granting of Exceptions*), the project site is not located within a special area (ridgelines and skylines, flood hazard areas, and the Geologic Hazard Overlay District),

nor are any exceptions sought for requirements affecting water supply or sewage disposal, as cited in other sections of the Subdivision Regulations.

As a result, the staff concludes that the requested exception to lot width (affecting proposed Lot 1) meets the following findings:

- a. That there are special circumstances or conditions affecting the property, or the exception is necessary for the preservation and enjoyment of substantial property rights of the owner/subdivider.**

This subdivision represents “infill” within an urban area, where both proposed lots meet the zoning district’s 5,000 sq. ft. minimum lot size. But due to the angled configuration (as formed by Spring St.) of the “corner lot”, Proposed Lot 1 has a lot width of exactly 50 feet (oriented such that its frontage is on Spring St.); it cannot gain any more width from Lot 2 (also fronting onto Spring), due to that lot’s size being barely above the 5,000 sq. ft. minimum lot size.

- b. That the exception enhances or is appropriate for the proper design and/or function of the subdivision.**

Besides the response cited above, the subdivision’s orientation onto Spring Street will afford both lots to achieve a maximum depth (with frontage onto Spring St.), which affords the most reasonable and achievable future development of future residences (particularly with regards to front, rear and side setbacks) on both lots.

- c. That the exception facilitates or guarantees preservation of sensitive habitats or natural or scenic resources, will not negatively impact adequate infrastructure capacity, will not have any adverse cumulative impacts; or will avoid natural or man-made hazards.**

The project site is not located in an area with any on site or nearby sensitive habitats or natural or scenic resources, there is adequate and available water and sewage capacity service, and Spring Street is a fully improved, County-maintained roadway capable of providing access to both lots.

- d. That the granting of the exception will not be detrimental to the public health, safety or welfare or injurious to other property or uses in the area in which the property is situated.**

As discussed previously and in this report, there is no indication that the requested exception would have any such detrimental effect.

Aside from the exception and in order to approve this application for a subdivision, the Zoning Hearing Officer must also make the following standard subdivision findings:

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

The proposed map is consistent with the San Mateo County General Plan as previously discussed in Section A.1 of this report. The proposed subdivision will result in two (2) parcels of 5580 sq. ft. and 5,000 sq. ft. As cited in Section A.1 of this report, adequate water and sanitary sewer service capacity and access exists to serve the project.

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

The design of the proposed subdivision is consistent with the San Mateo County General Plan and the Zoning Regulations, as previously discussed in Sections A.1 and A.2 of this report.

Additionally, pursuant to Section 7020.3.a (Natural Heating or Cooling Opportunities), Subsection (1), "the design of subdivisions shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities." The proposed subdivision has its two lots configured such that their lot lengths (from front to rear) are generally oriented so that the axis of future residences would face southerly which would provide for future passive or natural heating or cooling opportunities.

No improvements are being proposed at this time. The conceptual building envelopes of the submitted map indicate conformance with applicable zoning provisions.

- g. **The design of the subdivision and proposed improvements are not likely to cause serious public health problems or cause substantial environmental damage.**

The project includes the removal of five (5) trees, four of which are of significant size: a 47" diameter pine tree, three 14"-16" Italian cypress trees, and a 9" (non-significant) tree. The pine tree is located a few feet just inside the property boundary along 11th Avenue. It exhibits several sections of dead, brown limbs and is not likely able to be preserved, given its size and very large canopy that presently overhangs the existing house (to be demolished) and would easily encroach into the building footprint of a future residence on Lot 1. The

three Italian cypress trees are located well inside the proposed building footprints for residences on both lots 1 and 2.

There is no evidence to suggest that the project will create a public health problem or cause substantial environmental damage. While the demolition of the existing structures may result in temporary air quality impacts to the site and surrounding neighborhood, conditions of approval have been included in Attachment A of this report to substantially mitigate these impacts.

The design of the subdivision and the proposed improvements will not substantially injure fish or wildlife or their habitat, as the site is not located within 100 feet of a creek or stream. Additionally, Planning 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 Prevention Programs and General Construction and Site Supervision Guidelines.

h. That the site is physically suitable for the type of development and proposed density of development.

This site is physically suited for single-family residential development for the following reasons: (1) the site is level and surrounded by similar lots developed with single-family homes, (2) water and sewer service is available to serve future development, and (3) the two (2) new parcels can be accessed via the improved existing roads. Further development on the proposed parcels is subject to a separate permitting process.

i. 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.

There are no existing or proposed easements on the parcel. As a result, the finding stipulated in subsection (8) of Section 7013.3.b, is not applicable.

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 Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.

While a main sewer line along 11th Avenue is available, subject to conformance with the regulations of the Fair Oaks Sewer Maintenance District, there are no proposed structures that would utilize the sewer at this time. The District has indicated that sewer capacity is available. Future development of the two lots would require that the residences be connected with the individual sewer laterals at that time. All development on the proposed parcels must meet the requirements prescribed by the State Regional Water Control Board.

4. Compliance with In-Lieu Fees

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 (50) lots or less. The anticipated fee for this subdivision is \$954.89 for in-lieu park fees. A worksheet showing the computation methodology is included in Attachment E. 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

The proposed minor subdivision is categorically exempt from CEQA environmental review procedures, pursuant to Class 15, Section 15315 of the California Environmental Quality Act. The exemption applies to the division of property located in urbanized areas, into four or fewer parcels and the division is in conformance with the General Plan, requires no variances, where all infrastructure and utility services are available and access meets local standards,, have not been involved in a subdivision in the last two years, and the property has an average slope of less than 20%. The project site is within the urban/residential zone, would create two parcels, has available water and sewage and other utility service and is relatively flat.

C. REVIEWING AGENCIES

Department of Public works
Building Inspection Section
Redwood City Fire District
Fair Oaks Sewer Maintenance District
City of Redwood City Water District
Geotechnical Section

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map/Assessor's Map
- C. Original Tract Map
- D. Tentative Subdivision Map
- E. In-Lieu Park 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 2018-00262 Hearing Date: January 17, 2019

Prepared By: Pete Bentley,
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That this project is exempt from CEQA, Class 15, Section 15315, regarding division property in urbanized areas into four or fewer parcels.

For the Minor Subdivision, Find:

2. That this map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan as described in Section A.1 of the staff report.
3. That the site is physically suitable for the type of residential development and for the proposed density of development because: (1) the proposed parcels conform to the minimum parcel size requirements of the R-1/S-73 Zoning District; (2) both proposed parcels include ample building envelopes within which a residence would be constructed; (3) the new parcel can be served by water and sewer facilities; and (4) access to both parcels can be easily provided.
4. That the design of the subdivision and proposed improvements are not likely to cause serious public health problems, to cause substantial environmental damage, or substantially and avoidably injures fish or wildlife or their habitat. The project will have no significant adverse environmental impacts.
5. That the design of the subdivision or the type of the improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision because no easements exist on the parcels and none are needed. Driveway access and all utilities exist in the road right-of-way allowing for development without easement conflicts.
6. 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. Fair Oaks Sewer Maintenance District has the capacity to serve future development.

7. The land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("The Williamson Act").
8. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities because the proposed subdivision, as designed, can make use of passive heating and cooling; new residences could be located on the new parcels to face south westerly, allowing the afternoon sun to passively or actively, with the use of rooftop solar panels, heat the new homes.
9. That the benefits of additional housing are greater than any negative effects the subdivision would have on fiscal and environmental resources because of this proposal would contribute to additional housing in the County. No negative effects on physical or environmental resources have been identified and this project will be processed with an exemption from the California Environmental Quality Act (CEQA).

For the Exception to Subdivision Regulations, Find:

10. That there are special circumstances or conditions affecting the property, or the exception is necessary for the preservation and enjoyment of substantial property rights of the owner/subdivider.
11. That the exception enhances or is appropriate for the proper design and/or function of the subdivision;
12. That the exception facilitates or guarantees preservation of sensitive habitats or natural or scenic resources, will not negatively impact adequate infrastructure capacity, will not have any adverse cumulative impacts; or will avoid natural or man-made hazards; and
13. That the granting of the exception will not be detrimental to the public health, safety or welfare or injurious to other property or uses in the area in which the property is situated.

CONDITIONS OF APPROVAL

Current Planning Section

1. 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.

2. A building permit shall be applied for and obtained from the Building Inspection Section prior to demolishing the existing on-site structures. These structures shall be demolished prior to recordation of the parcel map.
3. 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 (Attachment E).
4. Prior to the issuance of a building permit for any demolition or future construction, the applicant shall provide an erosion and sediment control plan, which demonstrates how erosion will be mitigated during the construction period. The mitigation will be in place at all times during construction. Only upon issuance of the building permit to demolish the development on the parcel may the trees approved for removal be removed.
5. Upon the future submittal of building permits for the construction of a single-family residence on each of the two lots, each respective site plan for such development shall include the location and type of three (3) minimum 15-gallon sized native (non-exotic) trees. The trees' planting shall be confirmed prior to the final inspection approval of the building permit, respectively, for each lot.
6. During any demolition or future project construction, the applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo Countywide Storm water Pollution Prevention Program "General Construction and Site Supervision Guidelines" below.
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. Removing spoils promptly and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled spoils and other materials shall be covered with a tarp or other waterproof material.
 - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

- e. Limiting and timing applications of pesticides and fertilizer to avoid polluting runoff.
7. All new utilities for the proposed subdivision shall be installed underground from the nearest existing utility. No new utility poles shall be installed. All future structures will require that utilities shall be installed underground to comply with this condition.
8. Five trees are shown to be removed as part of this subdivision approval. Any tree removal related to this subdivision shall require that the applicant submit a separate tree removal permit application. Unless such removal is specially required to complete improvements conditions by this approval, any such tree removal shall be delayed until such time as a building permit has been issued for a single-family residence.
9. 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).
10. The applicant shall submit a dust control plan for the Planning Department for review and approval prior to the issuance of a building permit associated with any proposed demolition or construction activities. The plan shall include the following control measures:
 - a. Water all active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil and other loose materials or require all trucks to maintain at least two (2) feet of freeboard.
 - d. Apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive constructive areas.
 - e. Sweep (preferably with water sweepers) all paved access roads, parking, and staging areas at construction sites on an "as needed" basis.
 - f. Sweep adjacent public streets (preferably with water sweepers) if visible soil material is carried onto them.

- g. Enclose, cover, water or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.) on an “as needed” basis.
- h. Limit traffic speeds on unpaved roads within the project parcel to 15 m.p.h.
- i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and/or the adjacent waterway.
- j. Replant vegetation in disturbed areas as quickly as possible.

The approved plan shall be implemented for the duration of any demolition or construction activities that generate dust and other airborne particles.

- 11. The applicant shall ensure that if during demolition or construction, any evidence of archaeological traces (human remains, artifacts, concentration of shale, bone, rock, ash) is uncovered then all construction and grading within a 30-foot radius shall be halted, the Planning Department shall be notified, and the applicant shall hire a qualified archaeologist to assess the situation and recommend appropriate measures. Upon review of the archaeologist’s report, the Community Development Director, in consultation with the applicant and archaeologist, will determine steps to be taken before demolition or construction may continue.

Department of Public Works

- 12. Prior to the issuance of a building permit for a new residence, 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.
- 13. The applicant shall apply separately for an encroachment permit from the Department of Public Works for all proposed work, including landscaping and signs, within the County right-of-way prior to commencing any work. The application shall be accompanied by plans specific to work in the public right of way, and shall conform to County standards and special provisions. No work shall commence until the encroachment permit has been issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
- 14. Prior to the issuance of future Building permits on each of the two lots (or Planning permits, if applicable), 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 Standard 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.

15. Prior to the issuance of the Building permit on each of the two lots (or Planning permit), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Project Planner for forwarding to the Geotechnical Section 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 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 improvement plans and submitted to the Department of Public Works for review and approval.
16. The applicant shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and the Planning Department stating that they will provide energy and communication services to the proposed parcels of this subdivision.
17. 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 parcel map will be recorded only after all Inter-Department conditions have been met.

Building Inspection Section

18. A separate demotion permit must be obtained for the existing structures to be removed. Buildings must be demolished before recording of the parcel map.

Redwood City Fire District

19. Upon the future submittal of building permits for residential development on each of the two lots, the plans shall comply with all standards and requirements of the Redwood City Fire District.

Fair Oaks Sewer Maintenance District

20. The proposed tentative parcel map indicates that the property will be subdivided into two parcels. The Sewer District records indicate that the property has one existing sewer connection. The Sewer District will allow the proposed additional one (1) connection provided that all associated fees are paid. The Sewer District will require the applicant to purchase the additional sewer connection and obtain all appropriate permits for the installation of the connection. The fees for new

sewer connection will be calculated based on the plans submitted prior to final approval of the building plans.

21. Each subdivided parcel must connect to the Sewer District main with an individual 4-inch sewer lateral.
22. 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.
23. A Sewer Inspection Permit (SIP) must be obtained to cap the existing sewer lateral prior to demolition of the existing building. SIP may be obtained from the Sewer District office at 555 County Center, 5th Floor, Redwood City.

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County of San Mateo - Planning and Building Department

ATTACHMENT B

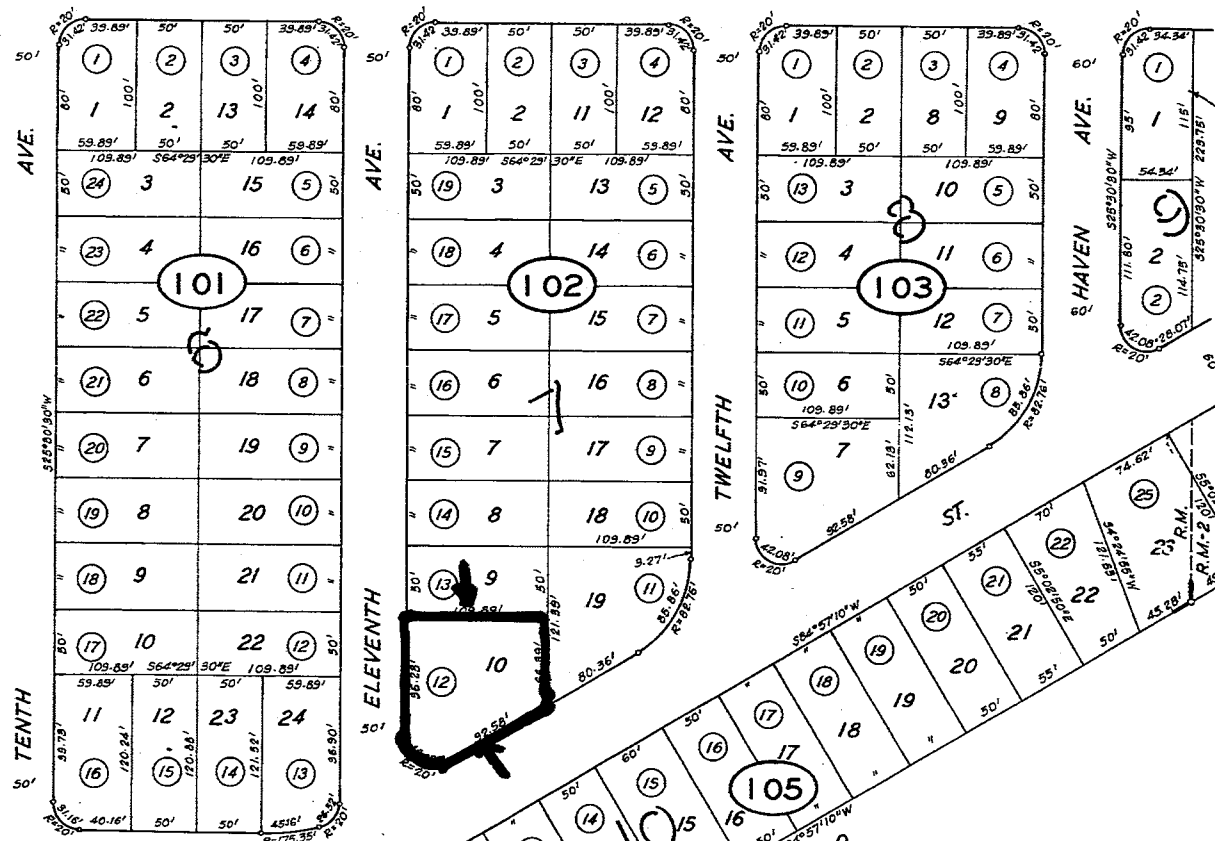
7

TENTH AVE.

56°29'30"E

BAY

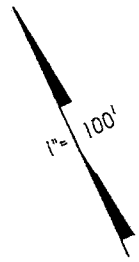
ROAD



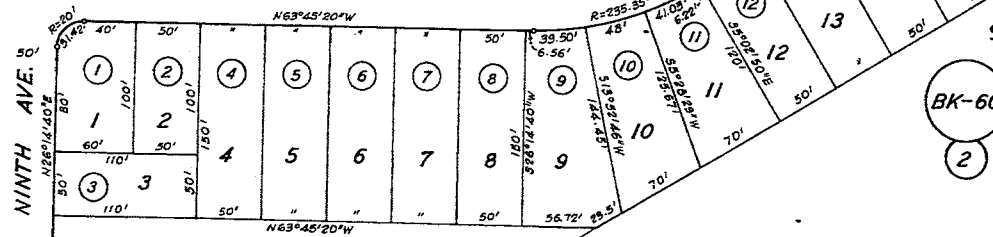
9

104

18



SPRING



S.P.R.R. CO.

BK-60

2

- △ REDWOOD MANOR NO. 2 PTN. OF-RSM 26/32
- △ REDWOOD MANOR PTN. OF-RSM 25/47



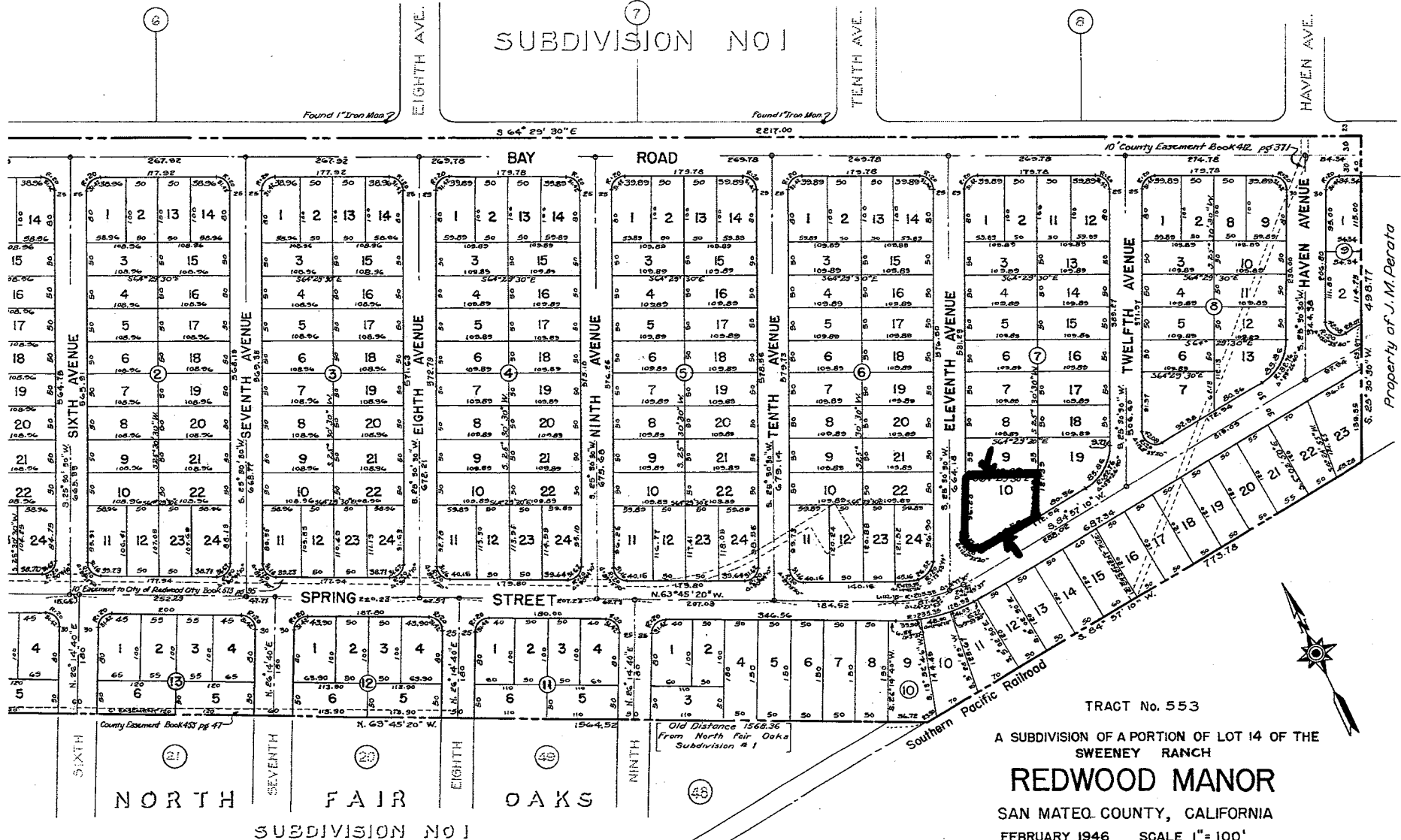


County of San Mateo - Planning and Building Department

ATTACHMENT C

FRIENDLY ACRES

SUBDIVISION NO 1



TRACT No. 553
 A SUBDIVISION OF A PORTION OF LOT 14 OF THE
 SWEENEY RANCH
REDWOOD MANOR
 SAN MATEO COUNTY, CALIFORNIA
 FEBRUARY 1946 SCALE 1" = 100'

A.T. BENNETT CIVIL ENGINEER 5980

Bearing of Bay Road as shown on the map of Friendly Acres, Subdivision No. 1, as recorded in Book 20, Pages 69 & 70, was taken as basis bearings shown on this map. Distances and dimensions are shown in feet and nals thereof. Blue border indicates the boundaries of the subdivided by this map.

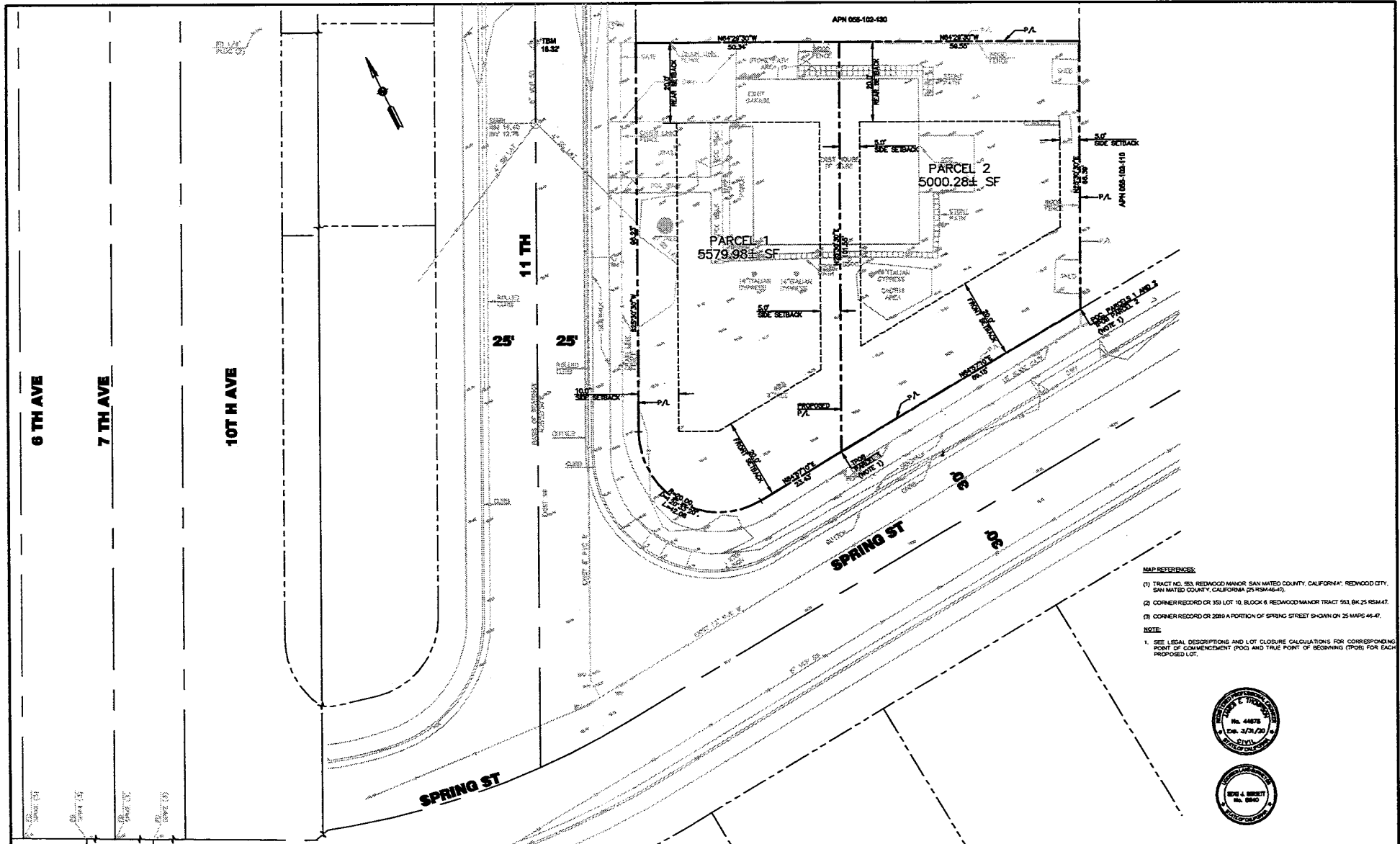
o Indicates Concrete Monument
 P.U.E. Indicates Public Utilities Easement

Property of J. M. Perata



County of San Mateo - Planning and Building Department

ATTACHMENT D



MAP REFERENCES:

- (1) TRACT NO. 353, REDWOOD MANOR, SAN MATEO COUNTY, CALIFORNIA; REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA (25 RSM 46-47).
- (2) CORNER RECORDED OR 353 LOT 10, BLOCK 8, REDWOOD MANOR TRACT 553, BK 25 RSM 47.
- (3) CORNER RECORDED OR 2019 A PORTION OF SPRING STREET SHOWN ON 25 MAPS 46-47.

NOTE:

1. SEE LEGAL DESCRIPTIONS AND LOT CLOSURE CALCULATIONS FOR CORRESPONDING POINT OF COMMENCEMENT (POC) AND TRUE POINT OF BEGINNING (TPB) FOR EACH PROPOSED LOT.



JET ENGINEERING
 CONSULTING CIVIL ENGINEERS
 1649 EL CAMINO REAL, SUITE C
 REDWOOD CITY, CA 94063

LANDS OF KRAUS
808 11TH AVENUE
 REDWOOD CITY, CA 94063

TENTATIVE SUBDIVISION MAP
PARCELS 1 AND 2

REVISIONS				JOB NO. R808-11TH-18	SHEET NO.
NO.	DATE	DESCRIPTION	BY	DATE: 08/28/18	T3.0
				DRAWN: DC	
				CHECKED: JET	
				SCALE: 1" = 10'	

3 OF 8 SHEETS



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 = \$24,745

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

Acres of Land = 0.241

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:	
$\frac{\text{Parcel Size in Acres (From Item 2)}}{1 \text{ Acre of Land}}$	$\frac{\text{Value of Subject Parcel (From Item 1)}}{\text{Value of Land/Acre}}$
Fill Out:	
$\frac{0.241}{1 \text{ Acre}}$	$\frac{\$24,745}{\text{Value of Land/Acre}}$

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

Formula:	
Value of Land = $\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}}$	= $\frac{\$24,745}{1.00}$
Fill Out:	
Value of Land = $\frac{\$24,745}{0.241}$	= <u>\$102,676.35</u>

4. Determine the number of persons per subdivision.

Formula:				
Number of New Lots Created*	X	3.10**	=	Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.				
Fill Out:				
1	X	3.10**	=	3.10
**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:				
3.10	X	0.003*** Acres/Person	=	0.0093
***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:				
0.0093	X	\$102,676.35	=	\$954.89