

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

DATE: June 6, 2019

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, pursuant Section 7010 of the County Subdivision Regulations, to subdivide an existing 14,354 sq. ft. parcel into two parcels (7,539 sq. ft. and 6,815 sq. ft.), located at 9 Miller Court, in the unincorporated Sequoia Tract area of San Mateo County.

County File Number: PLN 2018-00446 (Yin-Ming Li / Goldsilverisland Properties, LLC)

PROPOSAL

The applicant proposes to subdivide an existing 14,354 sq. ft., legal parcel into two parcels. One parcel (the easternmost) will be approximately 6,815 sq. ft. and the second parcel (to the west, closest to Miller Court) will be approximately 7,539 sq. ft. The proposed subdivision includes demolition and removal of an existing 1,790 sq. ft. residence, with an attached two-car garage, swimming pool, small shed, and gazebo. No other development is proposed under this application. The proposed project also includes the removal of two significant size trees (35.7" diameter at breast height (dbh) catalpa and a 12.8" liquid amber) as defined in Part 3 of Division VIII of San Mateo County Ordinance Section 12,012. Four non-significant size trees (one red maple, and four fruit trees) are also proposed for removal. One significant size valley oak tree (35" dbh) will remain on the smaller of the two newly-created parcels.

RECOMMENDATION

That the Zoning Hearing Officer approve PLN 2018-00446 by making the required findings and adopting the Conditions of Approval listed in Attachment A.

BACKGROUND

Report Prepared By: Renée T. Ananda, Project Planner 650/599-1554

Applicant/Owner: Ying-Min Li/ Goldsilverisland Properties, LLC

Location: 9 Miller Court, Redwood City, CA 94061

APN: 069-333-390

Size: 14,354 sq. ft.

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

General Plan Designation: Medium Density Residential Urban (6.1 to 8.7 dwelling units/acre)

Parcel Legality: Portion of Lot 7, as designated on the map entitled "Selby Lane Acres San Mateo County, California", which map was filed in the Office of the Recorder of the County of San Mateo, State of California on December 21, 1922 in Book 11 of Maps at Pages 16 and 17. Legality of the proposed lots is to be accomplished via the proposed subdivision.

Sphere-of-Influence: Redwood City

Existing Land Use: Single-family residence with attached two-car garage; and swimming pool

Water Service: California Water Service-Bear Gulch Division

Sewage Disposal: Fair Oaks Sewer Maintenance District

Fire Authority: Menlo Park Fire Protection District

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 14,354 sq. ft. site includes an existing 1,790 sq. ft., single-family residence with attached two-car garage to be demolished along with a swimming pool, 100 sq. ft. shed, 648 sq. ft. swimming pool, and a 290 sq. ft. gazebo. No new development is proposed at this time for either of the proposed parcels. The site is nearly flat with a 1% northeast slope. The existing parcel is within a residential district and is surrounded by single-family homes. There are eight trees including three significant size trees at the site. Miller Court is a small, private court that connects to Beresford Avenue to the south.

DISCUSSION

A. KEY ISSUES

1. Compliance with General Plan

The County General Plan designates this area as Medium Density Residential Urban, 6.1 to 8.7 dwelling units per acre; with a maximum density under the Zoning Regulations also being 8.7 dwelling units per acre. The proposed density, after subdividing, will be 6.08 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.

The parent parcel is located on Miller Court within the Selby Neighborhood, Sequoia Tract area as designated by General Plan Policy 8.10 (*Designations of Existing Urban Neighborhoods*). The proposed subdivision will result in two (2) parcels (6,815 sq. ft. and 7,539 sq. ft.) on Miller Court, which intersects with Beresford Avenue. Miller Court is an improved/developed private street; Beresford Avenue is also improved/developed; however, it is maintained by San Mateo County Department of Public Works (DPW). General Plan Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. General Plan Policy 8.38 (*Parcel Sizes*) regulates minimum parcel sizes in zoning districts to: (1) ensure that parcels are usable and developable, (2) establish orderly and compatible development patterns, (3) protect public health and safety, and (4) minimize significant losses of property values.

Currently all utilities that service the existing residence are available from Beresford Avenue. In preparation of this report, the proposed project was referred to the applicable water and sanitary providers. Both parties indicated that they can provide service to the proposed parcels. Condition 17 requires the applicant to submit written formal certification to the Department of Public Works (DPW) and the Planning and Building Department from the applicable water and sanitary districts as evidence that adequate sewer, water, and other necessary utilities are available to serve the two parcels. The subdivided parcels can accommodate residential uses and as such encourage infilling consistent with General Plan Policy 8.30, although no development is specified at this time for the new parcels. The two (2) resultant parcels will each be larger than the required 5,000 sq.-ft. minimum, consistent with General Plan policies and the Zoning Regulations.

2. Compliance with Zoning Regulations

The parent parcel is within the R-1/S-74 District (*Selby Neighborhood, Sequoia Tract*). Section 6300.4.24 requires a minimum building-site area of 5,000 sq. ft. The proposed subdivision, as mentioned above, will result in two (2) parcels (6,815 sq. ft. and 7,539 sq. ft.). Each of the two parcels will exceed the minimum 5,000 sq. ft. lot size requirement. Any future development on the newly-created parcels must meet all R-1/S-74 development standards and requirements, including site width, density, setbacks, coverage, floor area ratios, height and daylight planes.

3. Compliance with Subdivision Regulations

Pursuant to Section 7010 of the County Subdivision Regulations, Subdivisions require a Development Footprint Analysis to evaluate any site development constraints, such as hazards, and potential impacts to natural resources. The preservation or removal of trees, such as significant trees, or vegetation must be identified and considered. The findings of the applicant's October 1, 2018 arborist report identifies two significant size trees will be removed (a 12.8" dbh liquid amber and 35.7" dbh catalpa) and a significant size valley oak (35.1" dbh) that will remain on the proposed eastern parcel. Five other non-significant trees will also be removed. The arborist report includes a Tree Protection Plan that delineates measures to protect and or reduce impacts to the valley oak as it will be retained on the smaller of the two newly-created parcels. The valley oak tree is in fair condition (with a rating of 65 and "fair" vigor and form), according to the applicant's arborist report. Tree protection measures must be implemented to minimize damage to the roots and to avoid soil compaction within the existing dripline. The proposed subdivision will create site conditions that are not ideal for successful retention of the valley oak; and will require significant measures to protect it. The tree is more susceptible to stressors from development of the site. Staff included conditions to require additional measures that augment the applicant's Tree Protection Plan contained in the arborist report; as well as replacement of the two removed significant trees. The County arborist indicates that an in-ground structure could help to minimize disruption to the retained valley oak. Therefore, he suggests installation of a pier and beam on grade foundation within the tree's dripline in the areas previously disturbed by development (to the west, south, and northeast of the valley oak) be used for future development of the site. The County arborist recommends that the applicant consider potential impacts to the canopy of the tree if a two-story residence is planned for the site. Measures, such as pruning of the canopy by a qualified tree specialist, should be implemented to minimize damage to the tree throughout the lifespan of any development of the site. Condition 25 requires the applicant to submit a planting plan for the replacement of the two removed significant size trees prior to development of either parcel.

The proposed subdivision includes a new 5-foot storm drainage easement located on the northeast portion of the larger of the two newly-created parcels (the one closest to Miller Court); consistent with the Section 7011.2.b(6) of the Subdivision Regulations. The map also shows an existing easement at the end of Miller Court. County staff has recommended Condition 15 which requires the applicant to evaluate the existing drainage easement capacity along its entire path. This evaluation will be used to inform drainage design at the building permit stage. Condition 15 additionally requires the applicant to submit Letters of Intent from all the owners sharing the easement and Miller Court, which is a private road, that are going to be affected by the proposed drainage easement. The easement will not conflict with any public-at-large easements for access through or use of the two newly-created parcels.

Staff has concluded that the requested minor subdivision meets the following findings:

a. **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 6,815 sq. ft. and 7,539 sq. ft. As cited in Section A.1 of this report, Condition 17 requires the applicant to submit written certification to DPW and the Planning and Building Department from applicable water and sanitary districts to confirm that adequate sewer, water, and other necessary utilities are available to serve the parcels. The project will result in development that conforms to the density limits of the Land Use Element and will implement General Plan Policies 8.30 and 8.38.

b. **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 policies of the San Mateo County General Plan and the Zoning Regulations, as previously discussed in Sections A.1 and A.2 of this staff report.

No improvements are being proposed for either of the newly-created parcels, at this time. The conceptual building envelopes, however, as depicted on Plan Sheet TM-1 (*Tentative Parcel Map, Site Plan*), dated 1/28/19 and received on 2/25/19, indicate that the newly-created parcels can accommodate a residential structure that conforms to the front, rear, and side setbacks required under the S-74 zoning.

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

This site is physically suited for single-family residential development for the following reasons: (1) both parcels can be served by existing water and sewer infrastructure; and (2) both parcels have direct access to maintained public roads. There is no evidence to suggest that the project parcel is encumbered by any physical constraints such as flood zones, earthquake fault lines or severe topography. No incompatible land uses are adjacent to the project site.

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

This site is physically suited for the proposed density of development for the following reasons: (1) the proposed parcels conform to the minimum parcel size requirements of the R-1/S-74 Zoning District; (2) both proposed parcels include ample building envelopes within which a residence could be constructed.

e. **That the design of the subdivision or type of improvements is not likely to cause serious public health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

There is no evidence to suggest that the project will create a serious public health problem or cause substantial environmental damage. The proposed project includes demolition of an existing, one-story residence with attached two-car garage, swimming pool, small shed, and a gazebo. The demolition of the existing structures may result in temporary air quality impacts to the site and surrounding neighborhood. Conditions 4 and 7 respectively require the applicant to minimize the transport and discharge (or release) of pollutants and to submit a Dust Control Plan. Dust Control includes measures such as watering all active construction areas at least twice a day and sweeping adjacent public streets if visible soil material is deposited on them.

The applicant proposes to remove seven trees (out of the eight-total located on the parent parcel) as part of this project, including a significant size catalpa tree (35.7" dbh) and a liquid amber (12.8" dbh). There is one significant size valley oak on the project site that will remain on the smaller of the two newly-created parcels. Staff recommends a condition of approval that requires the applicant to submit a Tree Protection Plan, prior to the issuance of the demolition permit, to ensure the protection of the valley oak from potential impacts. Condition 19 requires protection of the retained valley oak.

The protective measures required under Conditions 20 and through 22 will also ensure that the remaining tree is not damaged. Condition 25 ensures the replacement of the two significant trees.

The proposed project site is not located within 100 feet of a creek or stream; therefore, the design of the subdivision and the proposed demolition will not substantially injure fish or wildlife or their habitat. In summary, 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. The proposed subdivision will not result in substantial damage to the environment.

There is no evidence to suggest that the project will create a serious public health problem or cause substantial environmental damage. The demolition of the existing structures may result in temporary air quality impacts to the site and surrounding neighborhood, however, as discussed above, Conditions of Approval have been included in Attachment A of this staff report that will substantially mitigate these impacts.

- f. **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 proposed subdivision includes a five-foot storm drainage easement located at the northern end of the larger of the two newly-created parcels leading to the private curb inlet at the end of the cul-de-sac. Staff recommends Condition 15 that requires the applicant to evaluate the existing drainage easement capacity along the entire drainage path. This evaluation will be used to inform drainage design at the building permit stage. Condition 15 additionally requires the applicant to submit Letters of Intent from all the owners sharing the easement and Miller Court, which is a private road, that are going to be affected by the proposed drainage easement. The easement will not conflict with any public-at-large easements for access through or use of the two newly-created parcels.

- g. **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.**

There are no proposed structures that would utilize the sewer at this time, although a main sewer line along Beresford Avenue is available, subject to conformance with the regulations of the Fair Oaks Sewer Maintenance District. Condition 17 requires the applicant to submit written certification to DPW and the Planning and Building Department from the applicable water and sanitary providers that adequate sewer, water, and other necessary utilities are available to serve the two parcels and that they will provide said services. All development on the proposed parcels must meet the requirements prescribed by the State Regional Water Control Board.

- h. **That, since the land is not subject to a Williamson Act Contract, the finding regarding the Williamson Act Contract compliance related to sustaining agricultural use is not applicable.**
- i. **That, since the proposed subdivision is not located in a state responsibility area or a very high fire hazard severity zone, the finding regarding compliance with the State Board of forestry and Fire Protection regulations is not applicable.**
- j. **That, since the proposed subdivision is not land designated in the County General Plan as open space and is not located in a state responsibility area or a very high fire hazard severity zone, the finding regarding consistency with open space purposes and the requirement for a recorded restriction prohibiting the development of a habitable, industrial, or commercial building or structure are not applicable.**
- k. **That in carrying out the provisions of the Subdivision Regulations, the County has considered the effect of actions taken pursuant to these regulations on the housing needs of the region and the housing needs of the County as expressed in the Housing Chapter of the County's General Plan and has balanced these needs against the public service needs of residents.**

The proposed subdivision, as mentioned above, will result in two (2) parcels (6,815 sq. ft. and 7,359 sq. ft.) that will each exceed the minimum 5,000 sq. ft. lot size requirement. Both proposed parcels can accommodate residential uses consistent with the Zoning Regulations and the County's General Plan policies, although no

development is specified at this time for the new parcels. In consideration of the housing needs of the County, the proposed project will not change the zoning of the two newly-created parcels, convert use of the land to a non-residential use, or prohibit single-family residential use in the community. The proposed subdivision will not be a constraint on the production of housing in the County.

4. Significant Tree Ordinance

Section 12,020.5 of the County *Significant Tree Ordinance* requires all proposals for development (Building or Planning Permit) on sites where proposed construction has the potential to result in impacts to a significant tree shall submit a Tree Protection Plan for review and approval, prior to the issuance of a permit. As discussed above, the submittal of a Tree Protection Plan has been required as a condition of approval prior to issuance of the required demolition permit.

5. 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 applicant (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 \$44,104.55 for in-lieu park fees. A worksheet showing the computation methodology is included in Attachment E as an example. 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 when 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 percent. 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
Geotechnical Section
Fair Oaks Sewer Maintenance District
California Water Service – Bear Gulch
Menlo Park Fire Protection District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Aerial Map
- C. Assessor's Parcel Map
- D. Proposed Tentative Subdivision Map
- E. In-lieu Park Fee Worksheet
- F. Arborist Report, Prepared by Kevin R. Kielty, Certified Arborist WE#0476A of Kielty Arborist Services LLC

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00446

Hearing Date: June 6, 2019

Prepared By: Renée T. Ananda,
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, which exempts minor land divisions of property into four or fewer parcels in urbanized areas zoned for residential use.

For the Minor Subdivision, Find:

2. That the proposed map is consistent with applicable general and specific plans.

The project is consistent with the County's General Plan as described in Section A.1 of this report. It will result in development that conforms to the Land Use Element's density limits and will implement General Plan Policies 8.30 and 8.38.

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

No improvements are being proposed for either of the newly-created parcels at this time. The conceptual building envelopes as depicted on the project plans indicate that the proposed parcels can each accommodate a residential structure that conforms to the front, rear, and side setbacks required under the S-74 zoning.

4. That the site is physically suitable for the type of development.

The project site is physically suited for single-family residential development for the following reasons: (1) both proposed parcels can be served by existing water and sewer infrastructure; and (2) both proposed parcels have direct access to maintained public roads. There is no evidence to suggest that the project parcel is encumbered by any physical constraints such as flood zones, earthquake fault

lines or severe topography. No incompatible land uses are adjacent to the project site.

5. That the site is physically suitable for the proposed density of development.

This site is physically suited for the proposed density of development for the following reasons: (1) the proposed parcels conform to the minimum parcel size requirements of the R-1/S-74 Zoning District; (2) both proposed parcels include ample building envelopes within which a residence could be constructed.

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

There is no evidence to suggest that the project will create a serious public health problem or cause substantial environmental damage. Conditions have been added, including implementation of a Dust Control Plan, that require the applicant to minimize the transport and release of pollutants and to substantially mitigate temporary air quality impacts that may result from the demolition of the existing house. Conditions also require a Tree Protection Plan for the protection of the significant size tree that will remain on the parcel. The proposed project is also conditioned to require replacement planting for the two significant size trees removed as part of the subdivision. The applicant must submit a planting proposal to the Planning and Building department for review and approval prior to development of either parcel. The project will not result in substantial injury to fish, wildlife, or their habitat.

7. 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 proposed subdivision includes a 5-foot storm drainage easement on the larger of the two parcels. Staff recommends Condition 15 that requires the applicant to evaluate the existing drainage easement capacity along the entire drainage path. This evaluation will be used to inform drainage design at the building permit stage. Condition 15 additionally requires the applicant to submit Letters of Intent from all the owners sharing the easement and Miller Court, which is a private road, that are going to be affected by the proposed drainage easement. The easement will not conflict with any public-at-large easements for access through or use of the two newly-created parcels.

8. 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.

There are no proposed structures that would utilize the sewer at this time, although the Tentative Parcel Map includes a new 4-inch sewer lateral and cleanout for each parcel. Condition 17 requires the applicant to submit written certification from the appropriate utilities, including sewer, to the Department of Public Works and the Planning and Building Department. Future development of the two (2) lots would require that the residences be connected to 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.

9. That, since the proposed subdivision is not located in a state responsibility area or a very high fire hazard severity zone, the finding regarding compliance with the State Board of forestry and Fire Protection regulations is not applicable.
10. That, since the proposed subdivision is not land designated in the County General Plan as open space and is not located in a state responsibility area or a very high fire hazard severity zone, the finding regarding consistency with open space purposes and the requirement for a recorded restriction prohibiting the development of a habitable, industrial, or commercial building or structure are not applicable.
11. That in carrying out the provisions of the Subdivision Regulations, the County has considered the effect of actions taken pursuant to these regulations on the housing needs of the region and the housing needs of the County as expressed in the Housing Chapter of the County's General Plan and has balanced these needs against the public service needs of residents.

In consideration of the housing needs of the County, the proposed project will not change the zoning of the two newly-created parcels, convert use of the land to a non-residential use, or prohibit single-family residential use in the community. The proposed subdivision will not be a constraint on the production of housing in the County.

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 two-year timeframe, 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. 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 example worksheet in Attachment E.

3. 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 avoided, minimized, and reduced during the construction period. The measures will be in place at all times during construction.
4. 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 Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines” below, including but not limited to:
 - 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 demolition waste 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 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.
5. One significant size tree is shown to be retained on-site as part of this subdivision approval. Any future tree removal related to the development of the subdivided parcels shall require that the applicant submit a separate Tree Removal Permit application. Any tree removal shall be delayed until a Building Permit has been issued for a single-family residence, unless such removal is specifically necessary to complete conditions of this approval.
6. 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).
7. The applicant shall submit a Dust Control Plan to 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. Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind. Apply water three times daily or apply non-toxic soil stabilizers on all unpaved access roads, parking, and staging areas at the construction site.
- b. Cover all trucks hauling soil and other loose materials or require all trucks to maintain at least two (2) feet of freeboard.
- c. Sweep (preferably with water sweepers) all paved access roads, parking, and staging areas at construction sites on an "as needed" basis.
- d. Sweep adjacent public streets (preferably with water sweepers) if visible soil material is carried onto them.
- e. Limit traffic speeds on unpaved roads within the project parcel to 15 m.p.h.
- f. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

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

8. 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

9. Prior to recording the final map, the applicant will be required to submit to the Department of Public Works a complete set of improvement plans including all provisions for roadways, driveways, utilities, storm drainage, and stormwater treatment, all in accordance with the County Subdivision Regulations, County Standard Details, County Drainage Policy and Nonpoint Discharge Elimination System (NPDES) permit. Improvement plans must be accompanied by a plan review deposit in the amount of \$1,000 made payable to the County of San Mateo Department of Public Works. Upon the Department of Public Works' approval of the improvement plans, the applicant will be required to execute a Subdivision Improvement Agreement and post securities with the Department of Public Works as follows:

- a. Faithful Performance - 100% on the estimated cost of constructing the improvements;
 - b. Labor and Materials - 50% of the estimated cost of constructing the improvements.
10. 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 #3277.
11. 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 an inspector from the Department of Public Works 48 hours prior to commencing work in the County Right-of-Way.
12. Prior to the issuance of the Building Permit or Planning Permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works (DPW), 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 DPW, 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.
13. 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 and Planning for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and from 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 predeveloped 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.
14. 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.
15. Prior to finalization of the parcel map the existing drainage easement capacity shall be evaluated (the entire path between lots 069-333-660 and 069-333-670,

and the path between lots 069-333-140 and 069-333-150); and Letters of Intent shall be provided from all the owners sharing the easement and the private road Miller Court that are going to be affected by the proposed drainage easement.

Geotechnical Section

16. **Maintenance Responsibility:** If applicable, the applicant shall record documents that state who will be responsible for any future maintenance of any private drainage and/or roadway facilities that may be constructed. Prior to recording these documents, they shall be submitted to the Department of Planning and Building for review. If applicable, said documents shall be recorded prior to recordation of the parcel map.
17. **"As-built" Plans:** 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.
18. **Utilities Certification Letters:** The applicant shall submit written certification from the appropriate, applicable 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.

Arborist

19. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;
20. Applicant shall submit a Tree Protection Plan, considering the existing oak tree's dripline. Unnecessary root severance and compaction to the soil within the dripline shall be avoided.
21. Existing asphalt and concrete within protection areas is recommended to provide minimal disruption to the root zones. An in-ground structure could help to minimize disruption to the valley oak. The County arborist suggests installation of a pier and beam on grade foundation within the tree's dripline in the areas previously disturbed by development (to the west, south, and northeast of the valley oak). The County arborist recommends that the applicant consider potential impacts to the canopy of the tree if a two-story residence is planned for the site. Measures, such as pruning of the canopy by a qualified tree specialist, should be implemented to minimize damage to the tree throughout the lifespan of any development of the site.

22. Maintain tree protection zone free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.
23. Normal irrigation shall be maintained, but the oak shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
24. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2x4 boards in concentric layers to a height of eight feet.
25. Submit a Tree Replacement Planting Plan for the two significant trees removed as part of the subdivision. Prior to any future development of either parcel submit the proposed plan to the Planning and Building Department for review and approval. Tree replacement shall be at a minimum ratio of 1:1.
26. Prior to Issuance of a Building Permit (including Grading or Demolition Permits), the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

Building Inspection Section

27. A separate Building/Demolition Permit must be obtained for the existing structures to be removed. Buildings must be demolished before recordation of the parcel map.

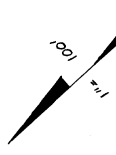
Menlo Park Fire Protection District

28. 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 Menlo Park Fire Protection District.

Sewer

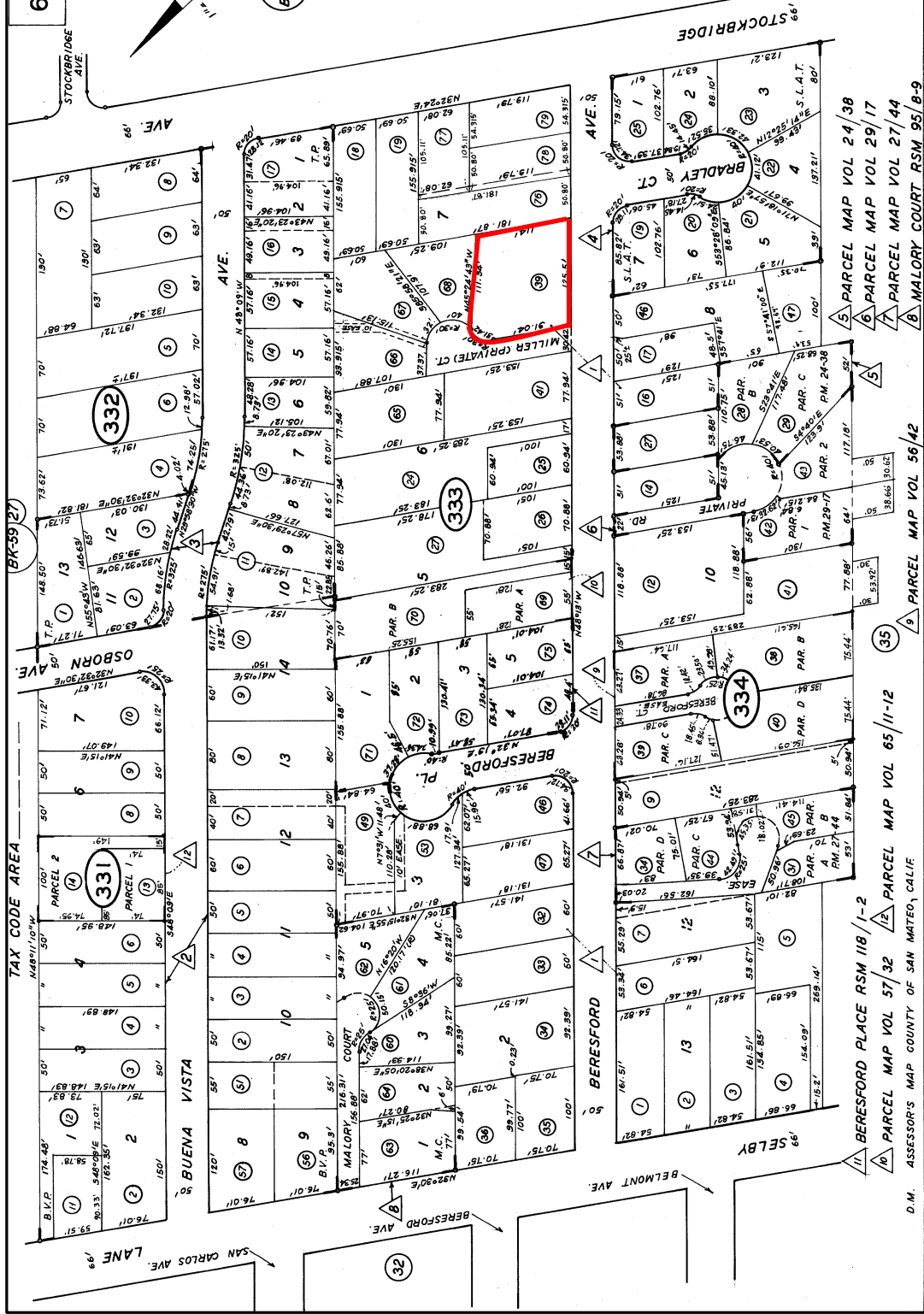
29. The applicant shall submit building plans to the Fair Oaks Sewer District for review when the Building Permit application is submitted. The plans shall indicate the location of the existing and proposed sewer laterals to the Sewer District main.
30. A Sewer Inspection Permit (SIP) must be obtained 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.
31. Applicant shall pay a plan review fee in the amount of \$300. Payment shall be made to the County of San Mateo County.

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BK-70
2

- 1 SELBY LANE ACRES RSM 11/16-17
- 2 BUENA VISTA PARK RSM 13/71
- 3 THE PINES RSM 27/35
- 4 SELBY LANE ACRES TR 645 RSM/34 13



12-20-82

San Mateo County Zoning Hearing Officer Meeting
 Owner/Applicant: **Ying-Min Li/Goldsilverisland Properties, LLC**
 File Numbers: **PLN2018-00446**

Attachment C

- 1 BERESFORD PLACE RSM 118/1-2
- 2 PARCEL MAP VOL 57/32
- 3 PARCEL MAP VOL 65/11-12
- 4 PARCEL MAP VOL 56/42
- 5 PARCEL MAP VOL 24/38
- 6 PARCEL MAP VOL 29/17
- 7 PARCEL MAP VOL 27/44
- 8 MALORY COURT RSM 95/8-9

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

County of San Mateo
Planning and Building Department

In-Lieu Park Fee Worksheet (Example)

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

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

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

$$\text{Value of Land} = \underline{\$24,745}$$

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

$$\text{Acres of Land} = \underline{0.241}$$

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 | = $\frac{\$24,745}{0.241}$ = $\underline{\$102,676.35}$ |

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 |



County of San Mateo - Planning and Building Department

ATTACHMENT F

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

October 18, 2018

Goldsilverisland Homes, LLC

Attn: Mr. Ying-Min Li

43575 Mission Blvd, suite 359

Fremont, CA, 94539

Site: 9 Miller Court, Redwood City, CA

Dear Mr. Ying-Min Li,

As requested on Monday, October 1, 2018, I visited the above site to inspect and comment on the trees. A new home is planned for the site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the tree was not climbed for this inspection. The tree in question was located on a map provided by you. The tree was then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The tree was given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

| | | | |
|----|---|-----|-----------|
| 1 | - | 29 | Very Poor |
| 30 | - | 49 | Poor |
| 50 | - | 69 | Fair |
| 70 | - | 89 | Good |
| 90 | - | 100 | Excellent |

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey:

| Tree# | Species | DBH | CON | HT/SP | Comments |
|--------------|---|------------|------------|--------------|--|
| 1SP | Valley oak (<i>Quercus lobata</i>) | 34.1 | 65 | 55/60 | Fair vigor, fair form, codominant at 15 |
| 2R | Plum (<i>Prunus spp</i>) | 11.9 | 45 | 25/15 | Poor-fair vigor, poor form, multi leader. |
| 3R | Crabapple (<i>Malus floribunda</i>) | 6.7 | 60 | 20/20 | Good vigor, fair form, codominant at 4 feet. |
| 4R | Grapefruit (<i>Citrus paradisi</i>) | 7.8 | 65 | 15/15 | Good vigor, fair form, hedge like. |
| 5R | Red maple (<i>Acer rubra</i>) | 5.6 | 80 | 20/15 | Good vigor, good form, small tree. |
| 6R | Liquidambar (<i>Liquidambar styraciflua</i>) | 12.8 | 55 | 35/30 | Good vigor, poor form, codominant at 8 feet. |
| 7SR | Catalpa (<i>Catalpa bignonioides</i>) | 35.7 | 50 | 50/45 | Good vigor, poor form, codominant at |
| 8R | Flowering plum (<i>Prunus spp</i>) | 7.6 | 70 | 20/20 | Fair vigor, poor-fair form, multi leader at |

H indicates heritage tree S indicates significant tree, P indicates tree will be protected,
R indicates removal planned.

Summary:

The trees on site are a mix of imported trees (exotics) and onRnative valley oak. The trees are in poor-fair condition with no excellent trees. Several of the non-protected small trees will be removed. The large catalpa has poor form and is poorly located and will be removed and replaced. The valley oak is in fair condition and can be retained with normal maintenance. The following tree protection plan will help to reduce impacts to the retained trees.

Tree Protection Plan:

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot chain link fencing supported by metal poles or stakes pounded into the ground. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones.

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend fertilizing or irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The native oaks should not require irrigation unless their root crown is traumatized.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

NOTES

1. This map was prepared from aerial photography taken on 10/15/78.

SITE BENCHMARK

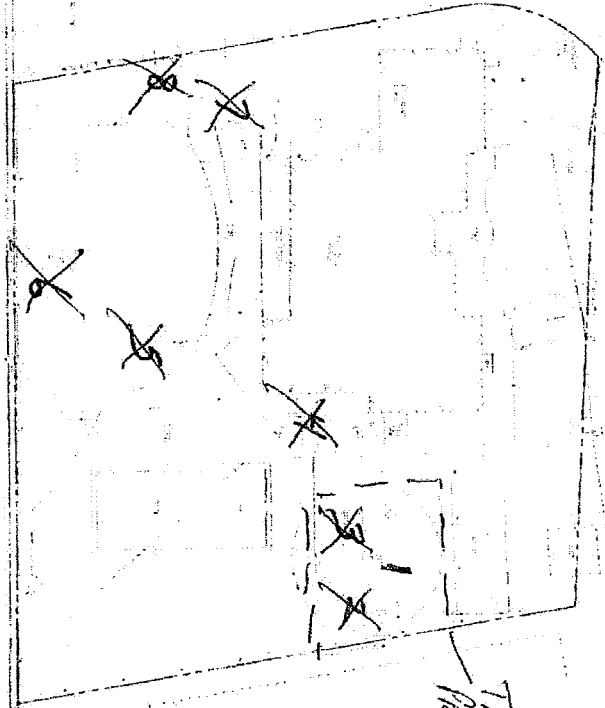
EXISTING OR PROPOSED

REFERENCES

SITE DATA

MILLER COURT (PRIVATE)

BERESFORD AVENUE (50)



Tree Protection



LEGEND

| | |
|------------|------------|
| 1" = 100' | 1" = 100' |
| 2" = 100' | 2" = 100' |
| 3" = 100' | 3" = 100' |
| 4" = 100' | 4" = 100' |
| 5" = 100' | 5" = 100' |
| 6" = 100' | 6" = 100' |
| 7" = 100' | 7" = 100' |
| 8" = 100' | 8" = 100' |
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| 48" = 100' | 48" = 100' |
| 49" = 100' | 49" = 100' |
| 50" = 100' | 50" = 100' |

SU-1

TOPOGRAPHIC MAP

9 MILLER COURT
REDWOOD CITY, CA



RW

ROBERT W. [Name]
Professional Engineer
No. [Number] State of California
[Address]