

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

**DATE:** July 11, 2019

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Minor Subdivision, pursuant to Section 7010 of the County Subdivision Regulations to subdivide an existing 43,546 sq. ft. parcel into two parcels (12,457 sq. ft. and 31,089 sq. ft.) located at 1462 Edgewood Road in the unincorporated Emerald Lake Hills area of San Mateo County.

County File Number: PLN 2018-00281 (Thompson/Camilleri Trust)

**PROPOSAL**

The applicant proposes to subdivide an existing legal parcel of approximately 43,546 sq. ft. into two parcels. Parcel 1 would be approximately 31,089 sq. ft. in size and Parcel 2 would be approximately 12,457 sq. ft. in size. A non-development area is proposed at the rear of both parcels to include the creek and restrict development. No other development or tree removal is proposed under this application. An existing residence and detached garage, located on what is proposed as the larger parcel, will remain. A detached shed on Parcel 2 will be demolished prior to map recordation. No significant tree removal or grading is proposed.

**RECOMMENDATION**

That the Zoning Hearing Officer approve the Minor Subdivision, County File Number PLN 2018-00281, by making the required findings and adopting the conditions of approval listed in Attachment A.

**BACKGROUND**

Report Prepared By: Bryan Albini, Project Planner, 650/363-1807

Applicant: Charles J. Camilleri Jr. Trust

Owner: James Thompson

Location: 1462 Edgewood Road, Redwood City

APN: 058-021-050

Size: 43,546 sq. ft.

Existing Zoning: R-1/S-91/DR (Single-Family Residential/10,000 sq. ft. minimum lot size/Design Review)

General Plan Designation: Medium Low Density Residential (2.4 to 6.0 dwelling units/acre)

Parcel Legality: Legal parcel. Residence constructed in 1912 on parcel subdivided in 1909 (portion of Lot 5, as shown on that certain Map entitled "MAP OF JOHNSON SUBDIVISION" filed in the office of the Recorder of the County of San Mateo, State of California, on October 04, 1909 in Book 7 of Maps at Page 2.

Sphere-of-Influence: Redwood City

Existing Land Use: Single-family residence, detached garage, garden shed, and chicken coop.

Water Service: Existing City of Redwood City Municipal Water Department service approved through an "Outside Service Agreement." Future service to Parcel 2 to be provided through a separate "Outside Service Agreement" approved by the City of Redwood City and LAFCo.

Sewage Disposal: Existing Redwood City Sanitary District approved through an "Outside Service Agreement." Future service to be provided through a separate "Outside Service Agreement" approved by the City of Redwood City and LAFCo.

Fire Authority: San Mateo County Fire

Flood Zone: FEMA designation of Flood Zone A (Floodplain; no Base Flood Elevations shown) in area within Cordilleras Creek and Zone X (Areas of Minimal Flooding) for the remainder of the parcel. FEMA FIRM Panel No. 06081C0282E, effective date October 16, 2012. A Letter of Map Amendment was issued on December 13, 2004 placing the majority of the parcel in Zone X with the creek channel in Zone A. This LOMA was revalidated by FEMA on October 15, 2012.

Fire Severity Zone: Local Responsibility Area (LRA) "Very High" Fire Risk (See discussion under General Plan compliance section).

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 43,546 sq. ft. site includes a single-family residence, detached garage, garden shed, and chicken coop. The residence was built legally (replacing a previous one that had burned) in 2000, at which time the house received sewer and water connections from the City of Redwood City (albeit without the authorizations currently required by LAFCo; see Condition of Approval No. 21, Attachment A). The detached garage was built legally in 1993. The site is nearly flat, is surrounded by existing single-family homes, and is located adjacent to Redwood City to the southeast; Palomar Park is to the north and Emerald Lake Hills is to the south of Edgewood Road. The city limits of Redwood City are located on the opposite side of Edgewood Road, running along its entire length to the southeast. Cordilleras Creek runs generally along the length of the parcel's rear (northwestern) boundary.

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Compliance with General Plan**

The County General Plan designates this area as Medium Low Density Residential (2.4 to 6.0 dwelling units per acre). The proposed density, after subdivision, is 2.00 dwelling units per acre which is below the maximum density. 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.

#### **Vegetative, Water, Fish and Wildlife Resources Policies**

Policy 1.24 (*Regulate Location, Density and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources*) regulates the location, density and design of development to minimize significant adverse impacts and encourage enhancement of vegetative, water, fish and wildlife resources. The subject property is a highly disturbed urbanized parcel that abuts Cordilleras Creek, an intermittent creek, along the north edge of the property. The applicant has submitted a tentative map designating the entirety of the creek channel abutting the property as non-development area in addition to a 20-foot buffer from the top of the creek bank extending into Parcel 2 (the proposed 12,457 sq. ft. parcel). The applicant has submitted a biologist report (see Attachment E) conducted by Rhiannon Korhummel, a Plant and Wetland Biologist with WRA Environmental Consultants, to establish the top-of-bank and assess the presence of sensitive habitats and species and whether the proposed buffer from the edge of riparian vegetation would be adequate to prevent the encroachment of future development into sensitive areas. No sensitive habitat was present within the proposed building site, due to the historic level of disturbance on the site.

The biologist report identified riparian habitat located within the creek channel up to the existing fence line at the top of bank (see Attachment D) but determined that the level of disturbance had precluded the presence of sensitive habitat and special-status species within the project area. The stream and riparian vegetation are the only two sensitive biological resources within the project area. In addition, the Biologist concluded that the 20-foot buffer on Parcel 2 along with the non-development area placed on the stream abutting both resulting parcels, provide sufficient protection to sensitive biological resources should future development be proposed.

Given the location of sensitive biological resources being constrained to the creek channel, inclusive of identified riparian canopy, proposed parcels sizes, and protective non-development area and buffer, the proposed subdivision will not have adverse impacts to the identified sensitive resources.

Policy 1.28 (Regulate Development to Protect Sensitive Habitats) Regulate land uses and development activities within and adjacent to sensitive habitats in order to protect critical vegetative, water, fish and wildlife resources; protect rare, endangered, and unique plants and animals from reduction in their range or degradation of their environment; and protect and maintain the biological productivity of important plant and animal habitats.

The biologist report noted the potential for migratory birds to nest in the vegetation within the project area that may be adversely impacted during construction activities. Although no development is proposed at this time, the staff recommends conditions of approval requiring pre-construction surveys if construction or vegetation removal is proposed during the bird breeding season (February 1 through August 30) and for erosion and sediment control measures to be implemented during such activities to minimize adverse impacts to aquatic species within the stream. Provided these conditions are implemented during future development, no adverse impacts should occur to protected species and habitats should they occur within the project area.

Policy 1.29 (Establish Buffer Zones) Establish necessary buffer zones adjacent to sensitive habitats which include areas that directly affect the natural conditions in the habitats and areas expected to experience changing vulnerabilities due to impacts of climate change. As part of Countywide efforts to foster resilience and adapt to impacts of climate changes, establish wildlife corridors in appropriate locations to maintain a functional network of connected wildlands, to support native biodiversity, and to encourage movement of wildlife species. As mentioned above, the applicant has proposed, with the concurrence of the investigating biologist, a 20-foot buffer from the established top-of-bank into the developable area of the proposed parcel; no additional buffer was recommended for Parcel 1



due to the high degree of site disturbance which has occurred above the top-of-bank.

Policy 1.32 (Regulate the Location, Siting and Design of Development in Sensitive Habitats) Regulate the location, siting and design of development in sensitive habitats and buffer zones to minimize to the greatest extent possible adverse impacts and enhance positive impacts. Construction of any structures, including access gates and fencing within the non-development area as shown in Attachment D, are prohibited within the designated 20-foot buffer.

#### Urban Land Use Policies

Policy 8.29 (Infilling) encourages the infilling of urban areas where infrastructure and services are available and Policies 8.37 (Density) and 8.38 (Parcel Sizes) regulate minimum parcel sizes and densities to ensure parcels are usable and developable, consistent with land use designations, and minimize exposure to natural and man-made hazards. The City of Redwood City has provided will-serve documents indicating adequate capacity for water and sewer is available subject to City permitting and LAFCo Outside Service Agreement approvals for subsequent development. Additionally, Edgewood Road is an improved arterial street, 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 (10,000 sq. ft.) required in this zoning district.

#### Water Supply Policies

Policy 10.10 (*Water Supplier in Urban Areas*) identifies water systems as the preferred method of water supply in urban areas. As stated previously, the City of Redwood City provides water service to the subject parcel and has indicated that water service can continue to serve the existing development and serve future development on the Parcel 2. City permitting and an Outside Service Agreement, approved by LAFCo, must be completed prior to the issuance of building permits for development on Parcel 2.

#### Wastewater Policies

Policy 11.5 (*Wastewater Management in Urban Areas*) identifies sewerage systems as the appropriate method of wastewater management in urban areas. Similar to the above Water Supply Policy, future development on Parcel 2 can be served by the City but will require City permitting and LAFCo approval of an Outside Service Agreement prior to issuance of building permits for development.

## Natural Hazards Policies

Both Flood and Fire Hazards are defined and addressed in the Natural Hazards Element. Policy 15.12 (*Locating New Development in Areas Which Contain Natural Hazards*) seeks to determine the areas of the County where development should be avoided or where additional precautions should be undertaken during review of development proposals. With regards to flooding hazards, prior to 2004, a greater portion of the subject parcel was located within a Flood Zone A (due to flooding potential from Cordilleras Creek). However, a Letter of Map Amendment was submitted to and issued by FEMA at that time and revalidated in October 2012 confirming that the boundaries of Zone A had been relocated back within the channel of the creek, leaving and re-designating the remainder of the parcel within Zone X (Area of Minimal Flooding).

With regards to fire hazards, the State Fire Maps state that the parent parcel and its surrounding area are located in a “Local Responsibility Area - Very High” fire risk area. The project’s tentative map confirms the location of two fire hydrants near the project parcel (two along Edgewood Road, with one at the corner of Cordilleras Road and the other at the corner of Scenic Drive). Additionally, in response to a referral to the local County Fire Authority (CalFire), they provided conditions of approval (see Attachment A) requiring that all new future development (e.g. development on the proposed smaller parcel) comply with strict fire code requirements affecting access, addressing, fire (water) flow, roofing and exterior building materials, smoke detection devices, sprinklers and roof-attic ventilation.

As conditioned, the project complies with these Natural Hazard policies.

## 2. Compliance with Zoning Regulations

The proposed parcels exceed the minimum lot size requirements (10,000 sq. ft.) of the R-1/S-91/DR Zoning District. The existing house and detached garage will remain on Parcel 1 as part of the proposed subdivision and will comply (post subdivision) with all applicable R-1/S-91 Zoning District development requirements, as outlined below. Any future development on the newly created parcel must meet all R-1/S-91/DR development requirements, as well as all Design Review standards, pursuant to such development’s review by the Bayside Design Review Committee.

<b>R-1/S-91/DR Development Standards</b>				
	<b>Requirements</b>	<b>Existing</b>	<b>Parcel 1</b>	<b>Parcel 2</b>
Minimum Parcel Size	10,000 sq. ft.	43,546 sq. ft.	31,089 sq. ft.	12,457 sq. ft.

<b>R-1/S-91/DR Development Standards</b>				
	<b>Requirements</b>	<b>Existing</b>	<b>Parcel 1</b>	<b>Parcel 2</b>
Maximum Floor Area* (All Development)	Maximum 2,600 sq. ft.	Maximum 5,600 sq. ft. (8,482 sq. ft.)**	Maximum 5,600 sq. ft. (No Change)	Maximum 3,337 sq. ft.
Maximum Lot Coverage (All Development)	30% (3,000 sq. ft.)	9% (3,877 sq. ft.)	30 % (No Change)	30 % (3,737 sq. ft.)
Front Yard Setback	20 ft.	20 ft.	(No Change)	20 ft.
Rear Yard Setback	20 ft.	20.1 ft.	(No Change)	20 ft. (Non-Development Area Along Creek and 20 ft. buffer from Top-of-bank)
Side Yard Setbacks	10 ft. each side	73 ft. (east) 70 ft. (west)	20 ft. (east) 70 ft. (west)	10 ft. each side
Parking	2 covered	2 covered	2 covered	2 covered
Detached Accessory Structure Setbacks	3 ft. Side Yard 3 ft. Rear Yard	50 ft. Side Yard 26 ft. Rear Yard (Garage)	4 ft. Side Yard 26 ft. Rear Yard (Garage)	3 ft. Side Yard 3 ft. Rear Yard
* Maximum floor area varies with parcel size				
** Existing residence is legal non-conforming for floor area				

3. Compliance with Subdivision Regulations/Findings

- a. Pursuant to Section 7010 of the County Subdivision Regulations, subdivisions require a Development Footprint Analysis to evaluate any site development constraints and potential impacts to various resources, including (as is applicable in this case) riparian vegetation

and the likely need for preservation (relative to improvements that may be required by the subdivision or future development of the lots). In this case, this analysis was completed as part of the application submittal. Issues arising from that analysis included identification of the top of bank by a biologist (see Attachment E) to determine the limit of development from the embankment of Cordilleras Creek within the rear of the proposed parcel. The tentative map provided in Attachment D, identifies the non-development area that includes the entirety of the creek channel and extends 20 feet from the top of bank on Parcel 2 to be kept free of structures.

The proposed subdivision meets Subdivision Design Requirements per Section 7020 with the exception of the lot dimensions (Section 7020.2C). Specifically, the lot depth is 252 ft., which is more than three times the lot width of 52 ft. However, the findings for an exception to this requirement can be made, as discussed further in section c., below.

b. Findings for Approval/Denial of a Tentative Map or Tentative Parcel Map.

Staff has concluded that the requested two-lot subdivision meets the following standings:

1. **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 parcels of 31,089 sq. ft. and 12,457 sq. ft. and is consistent with the Medium Low-Density Residential land use designation. As cited in Section A.1 of this report, adequate water and sanitary sewer service capacity and access exists to serve the parcels and a will-serve letter has been issued from Redwood City for water and sanitary service connection subject to City permitting and LAFCo approval prior to development permits on Parcel 2 (see Attachment G).

2. **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 Subdivision Ordinance 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 a southeasterly direction which would provide for future passive or natural heating or cooling opportunities.

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

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

The project site is relatively flat, with 1.5% slope for approximately 215-feet into the parcel from the street facing property boundary at Edgewood Road. The project area is entirely developed with landscaping. The rear of the site is bounded by Cordilleras Creek and has been designated as a non-development area (see Attachment D). As discussed in Section A.2., development on Parcel 1 will meet R-1/S-91 Combining District standards and Parcel 2 can accommodate residential development meeting these standards as well. Both parcels are capable of retaining and allowing for development without impacting sensitive habitats.

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

The project area is highly altered from a natural condition and is located within an established neighborhood which also contains highly altered and urbanized conditions. These existing conditions have reduced or eliminated habitat conditions that are conducive to supporting species other than those adapted to urbanized conditions and created barriers to dispersal for the sensitive plant and wildlife species that are document in the general area. Furthermore, the prey-base for San Francisco garter snake and host plants for Bay checkerspot butterfly are absent from the project area.

The level of disturbance has precluded presence of sensitive habitat and special-status species within the project area, aside from the stream and riparian vegetation. Therefore, the stream and riparian vegetation are the only two sensitive biological resources within the project area.

No riparian vegetation is planned for removal as part of the project, and all of the riparian canopy is included in the designated non-development area (see Attachment D), extending 20 feet from the top of bank on Parcel 2. The stream is intermittent and armored with concrete which is not conducive to aquatic life species, including salmonids and CRLF, which require deeper pools for breeding and escape from predators. The proposed non-development areas provide sufficient protection to sensitive biological resources within the project area and wildlife that could be present in the stream.

As conditioned, the project will not adversely impact sensitive resources.

5. **The design of the subdivision or type of improvements is not likely to cause serious public health problems.**

There is no evidence to suggest that the project will create a public health problem, as conditioned. There is no development proposed at this time, however, prior to building permit issuance, conditions of approval have been included in Attachment A of this report to substantially mitigate any potential adverse impacts incurred as part of future development by protecting identified sensitive habitat, limiting disturbance areas to only the building site, and implementing tree protection around significant trees to remain onsite.

6. **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 public access easements on the parcel, nor are any being proposed. The applicant has proposed, however, to designate the entirety of the Cordilleras Creek channel as a non-development area in addition to a 20-foot buffer on Parcel 2 extending from the edge of the top of bank in order to restrict development around the stream.

7. **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.**

The subject parcel is within the sphere of influence of the City of Redwood City Sewer & Water Service area, and the existing

residence at 1462 Edgewood has been serviced by Redwood City since 1999. A will serve letter has been issued for both water and sewer service by Redwood City (see Attachment G) for the resulting parcel, on condition of LAFCo and Redwood City Council approval prior to tentative map recordation. Future development of the resulting undeveloped lot would require that the residence 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.

8. **That the land is not subject to a contract entered into pursuant to the Williamson Act.**

The subject parcel does have some fruit trees on the property, but is not located within an active agricultural zone, nor has it entered into a Williamson Act contract for agricultural activity.

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

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

The subdivision is not in a state responsibility area; San Mateo County Fire Department serves as the County Fire Authority within

this area of the Unincorporated Emerald Lake Hills Community, which is mapped as a Local Responsibility Area (LRA). The subdivision, however, is located in a mapped “very high fire severity zone” requiring that adequate services and access are available to newly created parcels. This parcel is in a highly urbanized area, adjacent to San Carlos and Redwood City, negating the need for the 100 ft. defensible space typically required for lands in the rural area. Parcel 1 provides direct access from Edgewood Road, a primary arterial road. Parcel 2 has a street frontage of approximately 52 feet onto Edgewood Road, which is sufficient to provide access to any future resident built at a later time. All building permits issued for future development will be reviewed by San Mateo County Fire, and subject to their review.

10. **That the proposed subdivision is not on land designated as open space in the County General Plan.**

The subject parcel and the proposed subdivision is not located on land designated as open space in the County General Plan. As mentioned above, it is designated as Medium Low Density Residential in the County General Plan.

c. **Exceptions to Parcel Design Requirements**

The proposed parcel does not meet lot dimension standards as defined in Section 7020.2C, where the lot depth cannot exceed three times the width. The parcel is constrained by being directly adjacent to identified sensitive habitat and riparian corridors. Section 7094 authorizes the granting of exceptions to the parcel design requirements contained in Section 7020.2, when site conditions or other circumstances exist. The following provides evidence for the exemption and findings in support.

**The parcels contain or are adjacent to steep hillsides, rivers, creeks, wetlands, or springs, significant or heritage trees, or sensitive plant or wildlife habitat.**

The subject property is bounded along the rear by Cordilleras Creek, an intermittent stream. The entirety of the creek channel from the rear property line to the biologist identified top-of-bank, is approximately 33 feet into the parcel. Furthermore, a 20-foot non-development area has been designated from the top of bank into the parcel for protection of sensitive habitat and riparian vegetation. This effectively designates up to 53 ft. of parcel depth as non-development area, of the entire 252-foot-deep parcel. The resulting available developable



area is closer in compliance to the required one to three ratio for parcel size, by providing a buildable lot area ratio of one to four.

#### Limitations on the Granting of Exceptions

The proposed project complies with the limitations of granting of exceptions because, while a portion of the property constituting Cordilleras Creek and its channel has been designated within a flood zone, eliminating an eligibility of granting the exception, the area of the project eligible for development is entirely outside of a mapped flood zone area. The creek is also designated as a sensitive habitat area with unique site conditions that justify the approval of the exception.

#### Findings Required

- (1) 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;**

The proposed subdivision abuts Cordilleras Creek, an intermittent stream, along the northwest edge of the subject property. The exception for the lot design is necessary to preserve sensitive biological resources within the creek and to ensure that future site disturbance does not encroach into designated non-development areas.

- (2) That the exception enhances or is appropriate for the proper design and/or function of the subdivision;**

The exception to Section 7020.2 parcel design requirements allows for sufficient area for development of a single-family residence, in conformance with all development standards the R-1/S-91 Zoning District, while providing protection to designated sensitive biological resources. With the approval of the subdivision, the non-development area within the creek channel will be defined across the subject property, enhancing biological resources within the resulting two parcels.

- (3) 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**

Allowing for the exception to the parcel design requirements guarantees the preservation of identified sensitive biological resources and riparian vegetation within Cordilleras Creek channel and extending 20 feet into Parcel 2. Granting of the exception will not negatively impact adequate infrastructure capacity and will not have any adverse cumulative impacts. There are no natural or man-made hazards within proximity of the proposed subdivision.

**(4) 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.**

Granting the exception will not be detrimental to public health, safety or welfare as the proposed subdivision is located within a highly developed urbanized residential area. The proposed subdivision of the existing 43,546 sq. ft. residential parcel into two residential parcels will result in one additional infill residential parcel consistent with the existing residential character of the area.

4. Compliance with In-Lieu Fees

Subdivision Ordinance Chapter 4, Article 6 (*Park and Recreation Facilities*) requires that, as a condition of approval of the tentative map or tentative parcel map, the subdivider will be required to dedicate land or pay a fee in lieu of dedication for the purpose of acquiring, developing or rehabilitating County park and recreation facilities and/or assisting other providers of park and recreation facilities in acquiring, developing or rehabilitating facilities that will serve the proposed subdivision. Section 7055.3 further defines the formula for calculating the in-lieu fee for subdivisions of fifty (50) lots or less. The anticipated fee for this subdivision is \$4,261.51 for in-lieu park fees. A worksheet showing the computation methodology is included in Attachment F. 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 zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, all services and access to the proposed parcels to local standards are available, 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 percent. The project site is within the urban/residential zone, would create only two parcels, has available water and sewage and other utility service and excluding the non-development riparian areas, has an average slope of 1.5 percent.

C. REVIEWING AGENCIES

Department of Public Works  
Building Inspection Section  
Geotechnical Section  
County Fire District  
City of Redwood City Water District  
City of Redwood City Sewer District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Aerial Map
- C. Assessor's Parcel Map & Zoning
- D. Proposed Tentative Subdivision Map
- E. WRA - Biologist Report
- F. In-Lieu Park Fee Worksheet
- G. Redwood City – Will-Serve Letter for Water and Sewer Connections
- H. Kielty Arborist Services – Arborist's Report

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2018-00281

Hearing Date: July 11, 2019

Prepared By: Bryan Albini,  
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 zoned residential, commercial, or industrial into four or fewer parcels.

For the Minor Subdivision, Find (as defined further in the associated staff report dated July 11, 2019):

2. That the proposed map is consistent with applicable general and specific plans that encourage the development of urbanized infill parcels.
3. That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans by proposing a buildable parcel for a single-family residence.
4. That the site is physically suitable for the type of development with an adequate building site area and designated non-development areas around sensitive biological resources.
5. That the design of the subdivision or type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat by restricting development within sensitive biological resources, and only within disturbed areas.
6. The design of the subdivision or type of improvements is not likely to cause serious public health problems as the existing parcel is already highly developed with an existing single-family residence.

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. There are no access easements through the site, nor proposed with the minor subdivision.
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. The City of Redwood City has agreed to extend sanitary sewer service to the resulting parcel, subject to LAFCo and Redwood City Council approval.
9. That, for a subdivision on land located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record. The existing parcel is located in within a very high fire hazard severity zone within the Local Responsibility Area (LRA) of San Mateo County Fire Department.
10. That the subject parcel and the proposed subdivision is not located on land designated as open space in the County General Plan.
11. The proposed subdivision does not meet lot dimension standards as defined in Section 7020.2C, where the lot depth cannot exceed three times the width, but has met the following criteria for exemption:
  - 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.
  - b. That the exception enhances or is appropriate for the proper design and/or function of the subdivision;
  - 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; and
  - 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.

## **CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. This approval only applies to the proposal, documents and plans described in this report and submitted and approved by the Zoning Hearing Officer on July 11, 2019. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with this approval.
2. This subdivision approval is valid for two years, during which time a parcel map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees prior to the expiration date.
3. A building permit shall be applied for and obtained from the Building Inspection Section prior to demolishing any existing on-site structures on Parcel 2. These structures shall be demolished prior to recordation of the parcel map.
4. Prior to recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees as required by County Subdivision Regulations, Section 7055.3. The fees shall be based upon the assessed value of the project parcel at the time of recordation and calculated as shown on the attached worksheet.
5. Prior to 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.
6. No trees are approved for removal. Trees designated to remain shall be protected from damage during construction. Any additional tree removal or trimming of trees or limbs greater than 6 inches in diameter is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
7. 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.
  - 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.
8. 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.
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. If construction, including any vegetation removal, is initiated during the bird breeding season (which is from February 1 through August 30), a survey should be conducted to determine presence or absence of bird nests. If active nests are found, a no-work zone with a distance appropriate to protect the nest should be established until the nest is no longer active (e.g., the young fledged), and then construction could continue without restriction. If no active nests are found during the survey, then construction may begin and continue until completed. If construction ceases for more than a two-week period, then another survey is recommended in case a nest is established during that period. If construction is initiated between September 1 and January 30, the non-breeding season, no surveys for active nests are recommended and work may progress without restriction. No adverse effects will result to nesting birds if these recommendations are implemented.
- 12. If ground disturbing activities occur, erosion control measures should be implemented to prevent any material from entering the stream-to protect aquatic species that may be present in the stream.
- 13. 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

- 14. 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.
- 15. 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.

16. 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.
17. 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.
18. 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

19. A separate demotion permit must be obtained for the existing structures to be removed. Buildings must be demolished before recording of the parcel map.
20. 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.

### San Mateo County Fire

21. 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 San Mateo County Fire Department.

### San Mateo Local Agency Formation Commission (LAFCo)

22. An application for an Outside Service Agreement shall be submitted to and approved by the City of Redwood City & San Mateo County LAFCo prior to the issuance of any Planning and Building Department entitlements for development on the newly created parcel. The connection to the City of Redwood City water and sewer utilities shall not occur prior to this Outside Service Agreement approval.

### Redwood City

23. 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.
24. Each subdivided parcel must connect to the Sewer District main with an individual 4-inch sewer lateral.
25. 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.

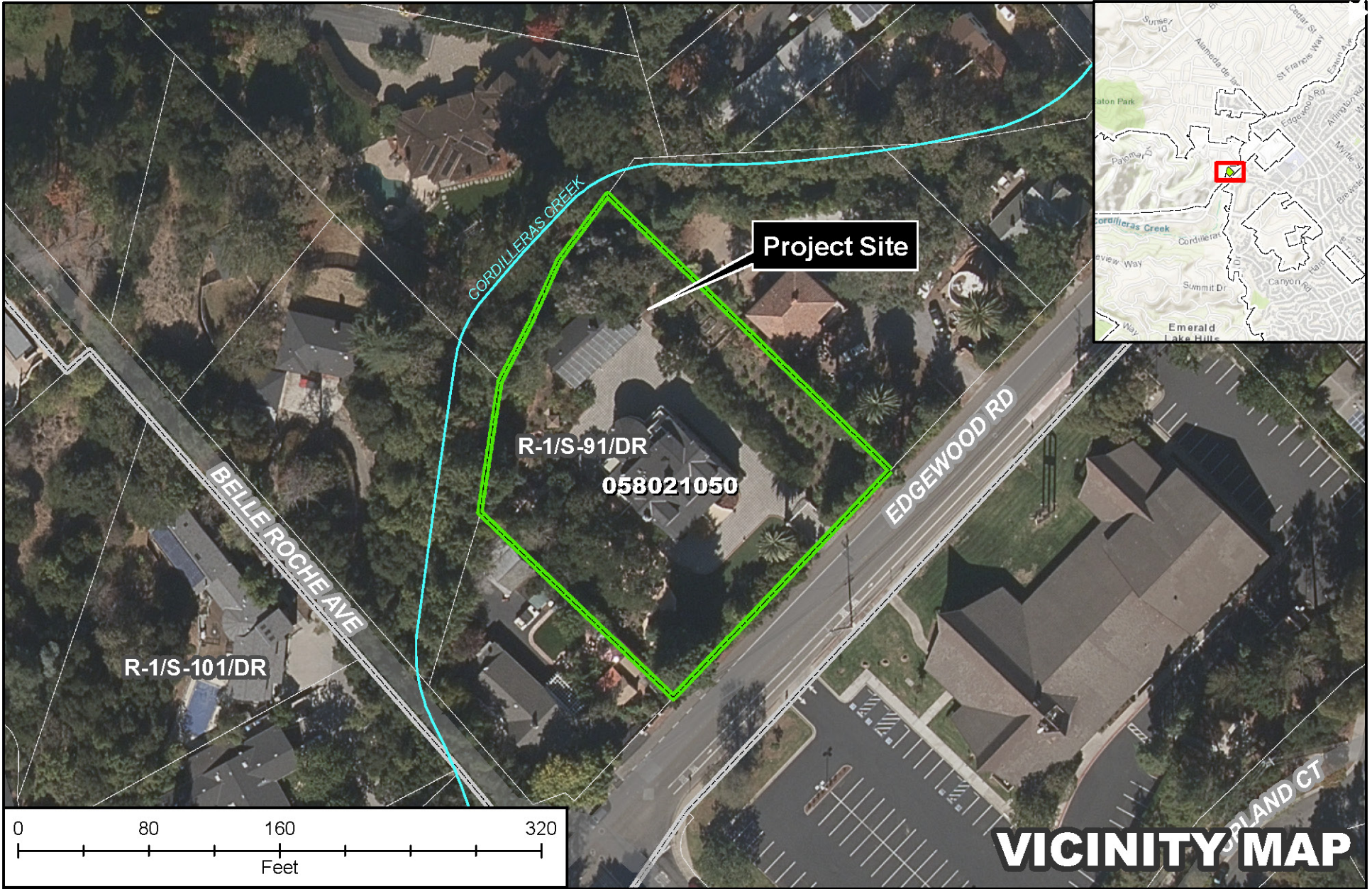
BRA;cmc – BRADD0303\_WCU.DOCX



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

# **ATTACHMENT B**





**Project Site**

**R-1/S-91/DR  
058021050**

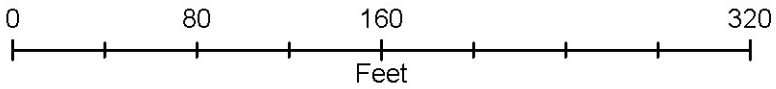
**R-1/S-101/DR**

**BELLE ROCHE AVE**

**EDGEWOOD RD**

**ORLAND CT**

**CORDILLERAS CREEK**



**VICINITY MAP**

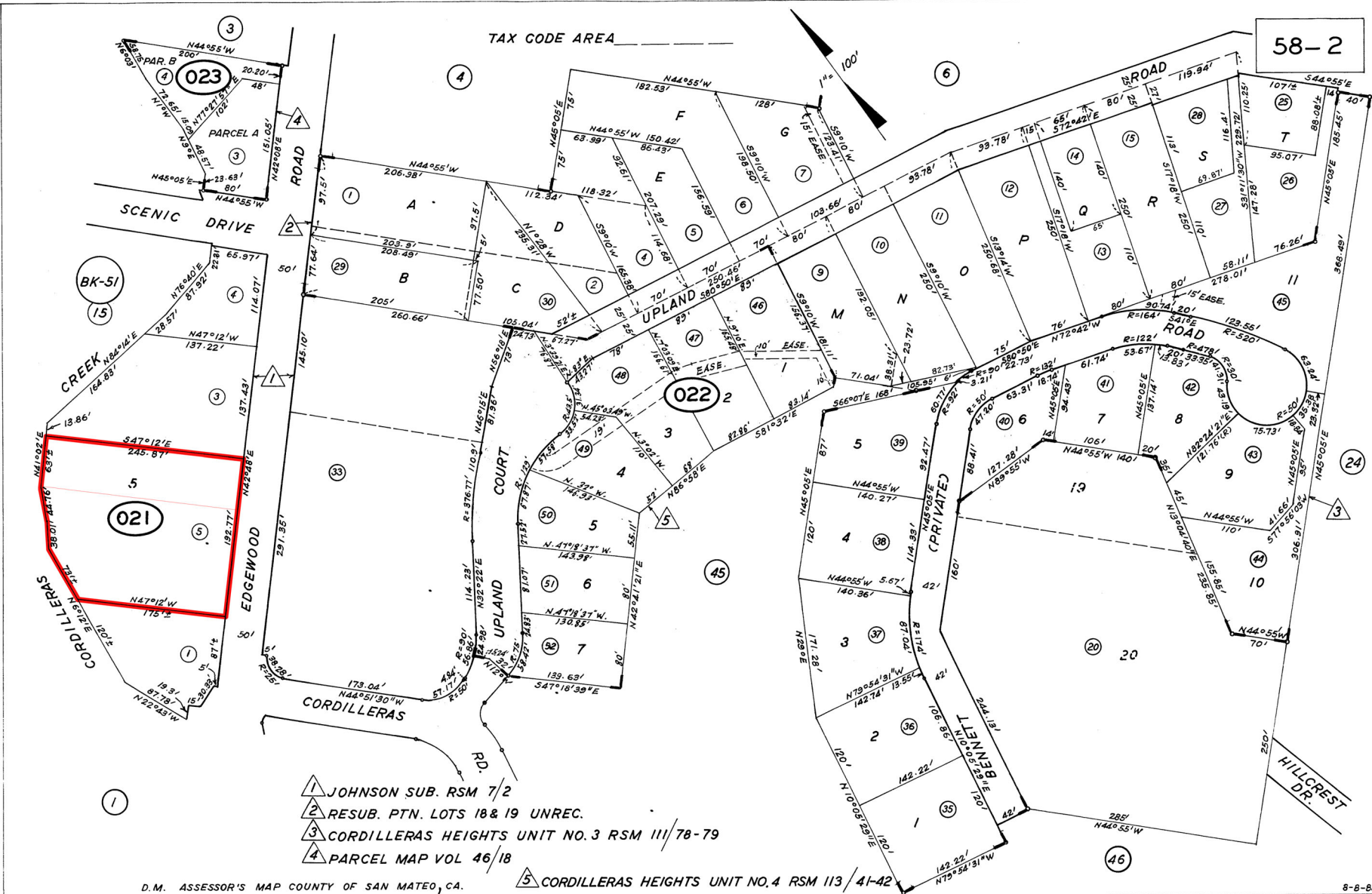
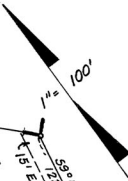


**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT C**



TAX CODE AREA



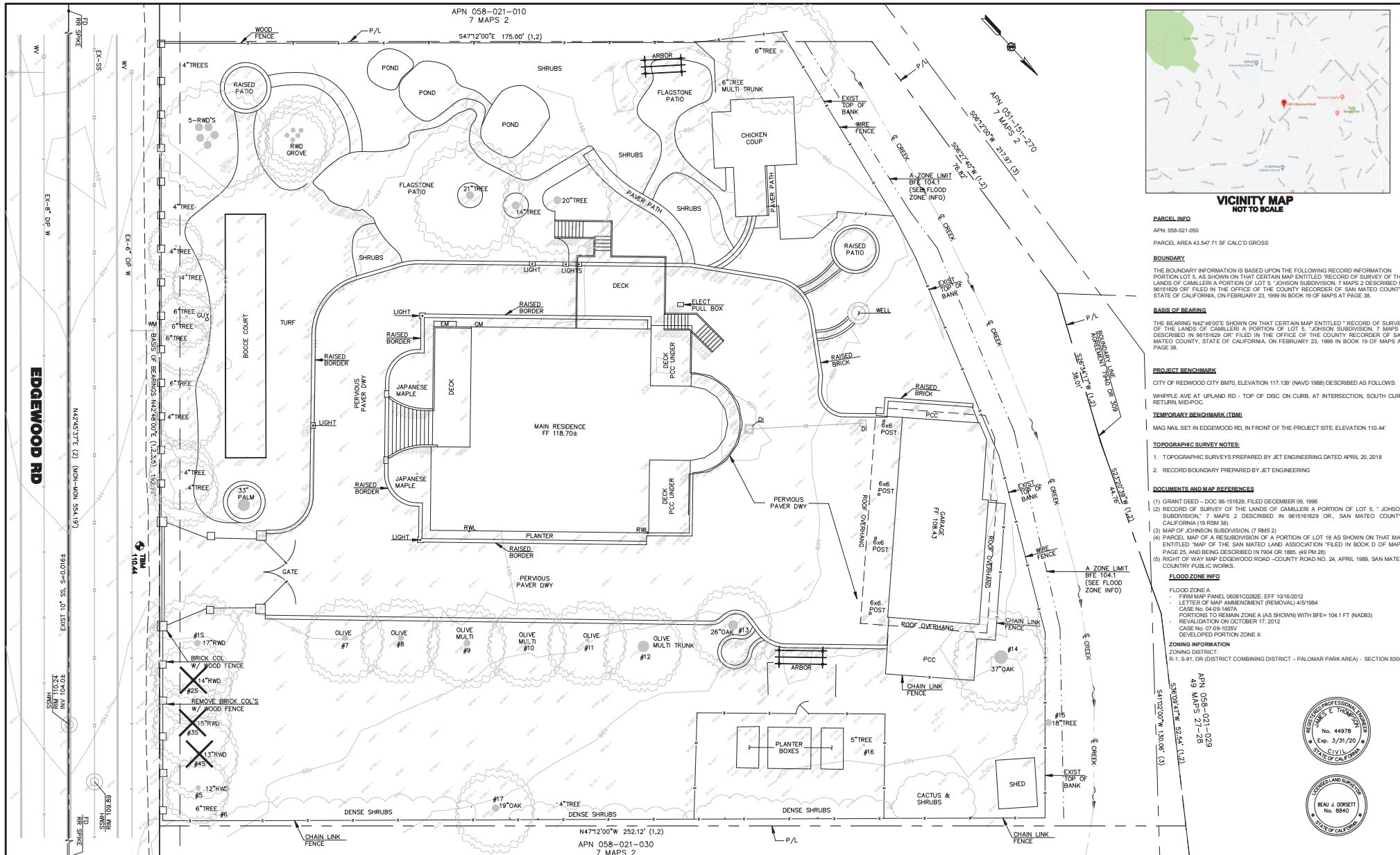
- 1 JOHNSON SUB. RSM 7/2
- 2 RESUB. PTN. LOTS 18 & 19 UNREC.
- 3 CORDILLERAS HEIGHTS UNIT NO. 3 RSM III/78-79
- 4 PARCEL MAP VOL 46/18
- 5 CORDILLERAS HEIGHTS UNIT NO. 4 RSM I13/41-42

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



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

**ATTACHMENT D**



**VICINITY MAP**  
NOT TO SCALE

**PARCEL INFO**  
APN: 058-021-050  
PARCEL AREA: 43,547.71 SF CALCD GROSS

**BOUNDARY**  
THE BOUNDARY INFORMATION IS BASED UPON THE FOLLOWING RECORD INFORMATION:  
PORTION LOT 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED 'RECORD OF SURVEY OF THE LANDS OF CAMILLERI A PORTION OF LOT 5, JOHNSON SUBDIVISION, 7 MAPS 2 DESCRIBED IN 96151629 OR' FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON FEBRUARY 23, 1999 IN BOOK 19 OF MAPS AT PAGE 38.

**BASIS OF BEARING**  
THE BEARING N42°48'00"E SHOWN ON THAT CERTAIN MAP ENTITLED 'RECORD OF SURVEY OF THE LANDS OF CAMILLERI A PORTION OF LOT 5, JOHNSON SUBDIVISION, 7 MAPS 2 DESCRIBED IN 96151629 OR' FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON FEBRUARY 23, 1999 IN BOOK 19 OF MAPS AT PAGE 38.

**PROJECT BENCHMARK**  
CITY OF REDWOOD CITY EBM70, ELEVATION 117.139' (NAVD 1988) DESCRIBED AS FOLLOWS:  
WHIPPLE AVE AT UPLAND RD - TOP OF DISC ON CURB, AT INTERSECTION SOUTH CURB RETURN, MID-POC.

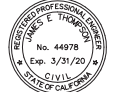
**TOPOGRAPHIC SURVEY NOTES:**  
1. TOPOGRAPHIC SURVEYS PREPARED BY JET ENGINEERING DATED APRIL 20, 2018  
2. RECORD BOUNDARY PREPARED BY JET ENGINEERING

**DOCUMENTS AND MAP REFERENCES**  
 (1) GRANT DEED - DOC 96-151629, FILED DECEMBER 09, 1996  
 (2) RECORD OF SURVEY OF THE LANDS OF CAMILLERI A PORTION OF LOT 5, "JOHNSON SUBDIVISION", 7 MAPS 2 DESCRIBED IN 96151629 OR, SAN MATEO COUNTY, CALIFORNIA (19 RSM 38)  
 (3) MAP OF JOHNSON SUBDIVISION, (7 RMS 2)  
 (4) PARCEL MAP OF A RESUBDIVISION OF A PORTION OF LOT 18 AS SHOWN ON THAT MAP ENTITLED 'MAP OF THE SAN MATEO LAND ASSOCIATION' FILED IN BOOK D OF MAPS PAGE 25, AND BEING DESCRIBED IN 7964 OR 1985, (49 PM 28)  
 (5) RIGHT OF WAY MAP EDGWOOD ROAD - COUNTY ROAD NO. 24, APRIL 1989, SAN MATEO COUNTY PUBLIC WORKS.

**FLOOD ZONE INFO**  
 FLOOD ZONE A  
 - FIRM MAP PANEL 06081C028SE, EFF 10/16/2012  
 - LETTER OF MAP AMENDMENT (REMOVAL) 4/5/1984  
 CASE No. 94-05-1467A  
 PORTIONS TO REMAIN ZONE A (AS SHOWN WITH BFE=104.1 FT (NAD83))  
 - REVALIDATION ON OCTOBER 17, 2012  
 CASE No. 07-05-1035V  
 DEVELOPED PORTION ZONE X

**ZONING INFORMATION**  
 ZONING DISTRICT:  
 R-1, S94, OR DISTRICT COMBINING DISTRICT - PALOMAR PARK AREA - SECTION 6300.7

APN 058-021-029  
APN 058-021-028  
S-5892740'W 27.54' (1,2)  
S-5892740'W 27.54' (1,2)



**JET ENGINEERING**  
CONSULTING CIVIL ENGINEERS  
1048 EL CAMINO REAL, SUITE C  
REDWOOD CITY, CA 94063

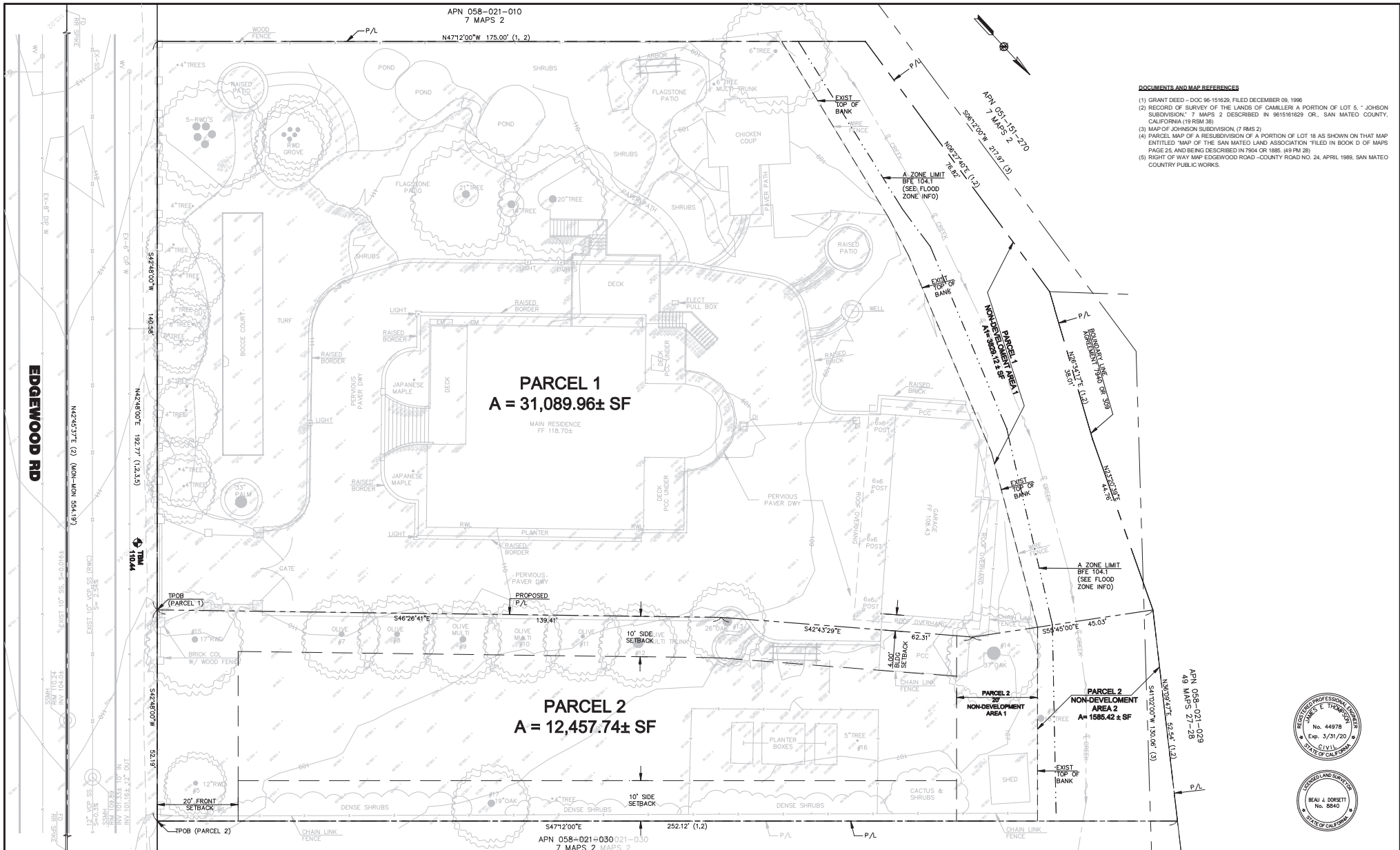
**LANDS OF CAMILLERI**  
**1462 EDGWOOD RD**  
REDWOOD CITY, CA 94062

**TOPOGRAPHIC SURVEY**  
**APN: 058-021-050**

REVISIONS			
NO.	DATE	DESCRIPTION	BY

<b>JOB NO.</b>	<b>R1462-E-18</b>	<b>SHEET NO.</b>	<b>T2.0</b>
<b>DATE:</b>	<b>03/28/18</b>	<b>2 OF 10 SHEETS</b>	
<b>DRAWN:</b>	<b>DC</b>		
<b>CHECKED:</b>	<b>JET</b>		
<b>SCALE:</b>	<b>1" = 10'</b>		





**JET ENGINEERING**  
CONSULTING CIVIL ENGINEERS  
1048 EL CAMINO REAL, SUITE C  
REDWOOD CITY, CA 94063

**LANDS OF CAMILLERI**  
**1462 EDGEMOOD RD**  
REDWOOD CITY, CA 94062

**TENTATIVE SUBDIVISION MAP**  
**PARCELS 1 AND 2**

REVISIONS				JOB NO.	R1462-E-18	SHEET NO.
NO.	DATE	DESCRIPTION	BY	DATE:	03/28/19	<b>T3.0</b>
				DRAWN:	DC	
				CHECKED:	JET	
				SCALE:	1" = 10'	



**PARCEL 1**

**PROPOSED LEGAL DESCRIPTION**

Exhibit "A"  
PARCEL 1  
SAN MATEO COUNTY, CA

THE LAND REFERRED TO IN THIS LEGAL DESCRIPTION IS SITUATED IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF JOHNSON SUBDIVISION", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON OCTOBER 4, 1909, IN BOOK 7 OF MAPS AT PAGE 2, WHICH WAS LATER SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN MATEO ON FEBRUARY 23, 1999, IN VOLUME 19 OF MAPS AT PAGE 38 TO WHICH THE CALLS IN THIS DESCRIPTION WILL REFER, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF EDGEWOOD RD (WHIPPLE), DISTANT THEREON SOUTH 42° 48' WEST 278.51 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 4, AS SHOWN ON THE ABOVE MENTIONED MAPS, SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS BEING THE MOST SOUTHERLY CORNER OF THE PROPERTY CONVEYED BY ANNE B. CLAR TO JOHN B. DAMOND AND WIFE, BY DEED DATED NOVEMBER 5, 1927 AND RECORDED NOVEMBER 7, 1927, IN BOOK 328 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 164;

THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF EDGEWOOD ROAD (WHIPPLE) OF SAID MAP SOUTH 42° 48' 00" WEST, 52.19 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF EDGEWOOD ROAD (WHIPPLE) OF SAID MAP SOUTH 42° 48' 00" WEST, 140.58 FEET TO THE MOST SOUTHERLY CORNER ON SAID MAP;

THENCE LEAVING NORTHWESTERLY LINE OF EDGEWOOD ROAD (WHIPPLE) ALONG THE SOUTHWESTERLY LINE NORTH 47° 12' 00" WEST, 175.00 FEET TO THE WESTERLY CORNER OF SAID MAP;

THENCE ALONG THE WESTERLY LINE NORTH 06° 27' 40" EAST, 78.82 FEET TO AN ANGLE POINT ON THE WESTERLY BOUNDARY;

THENCE ALONG A WESTERLY LINE NORTH 28° 34' 17" EAST, 38.01 FEET TO AN ANGLE POINT ON THE WESTERLY BOUNDARY;

THENCE ALONG A WESTERLY LINE NORTH 23° 20' 39" EAST, 44.76 FEET TO AN ANGLE POINT ON THE WESTERLY BOUNDARY;

THENCE LEAVING SAID WESTERLY BOUNDARY, SOUTH 55° 45' 00" EAST, 45.03 FEET;

THENCE SOUTH 42° 43' 29" EAST, 62.31 FEET;

THENCE SOUTH 46° 26' 41" EAST, 139.41 FEET TO THE NORTHWESTERLY LINE OF EDGEWOOD ROAD (WHIPPLE), AND THE TRUE POINT OF BEGINNING;

CONTAINING AN AREA OF 31,090 SQ. FT., MORE OR LESS



Page 1 of 1

Exhibit "A"

PARCEL 1  
NON-DEVELOPMENT AREA 1

COMMENCING AT THE MOST SOUTHERLY CORNER OF PARCEL 1 ON THE NORTHWESTERLY LINE OF EDGEWOOD RD (WHIPPLE), AS SHOWN ON SAID PARCEL MAP, DISTANT THEREON NORTH 47° 12' 00" WEST 164.28 FEET, ALONG THE MOST NORTHWESTERLY LINE OF PARCEL 1, TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE MOST SOUTHWESTERLY LINE OF PARCEL 1, NORTH 47° 12' 00" WEST 20.71 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 1;

THENCE ALONG THE WESTERLY BOUNDARY OF PARCEL 1, NORTH 06° 27' 40" EAST, 78.82 FEET TO AN ANGLE THE MOST WESTERLY CORNER OF SAID PARCEL 1;

THENCE ALONG A WESTERLY LINE NORTH 28° 34' 17" EAST, 38.01 FEET TO AN ANGLE POINT ON THE WESTERLY BOUNDARY;

THENCE ALONG A WESTERLY LINE NORTH 23° 20' 39" EAST, 44.76 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 1, ON THE WESTERLY BOUNDARY;

THENCE LEAVING SAID WESTERLY BOUNDARY, SOUTH 55° 45' 00" EAST, 28.82 FEET;

THENCE SOUTH 28° 01' 41" WEST, 44.68 FEET;

THENCE SOUTH 19° 58' 16" WEST, 52.85 FEET;

THENCE SOUTH 15° 05' 11" WEST, 10.72 FEET;

THENCE SOUTH 11° 32' 05" WEST, 50.85 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 3877 SQ. FT., MORE OR LESS



Page 1 of 1

**ZONING CONFORMANCE**

**(COMBINING DISTRICT – PALOMAR PARK AREA)**

**SECTION 6300.7.10. BUILDING SITE WIDTH.** The minimum building site width shall be an average of 50 feet.

**PARCEL 1 BUILDING SITE WIDTH = 140.6' +/-.**

**SECTION 6300.7.20. BUILDING SITE AREA.** The minimum building site area shall be 10,000 sq. ft.

**PARCEL 1 BUILDING SITE AREA = 31,090 +/- sq. ft.**

**SECTION 6300.7.40. BUILDING SETBACKS.** The minimum setbacks shall be:

Front Setback	Rear Setback	Side Setback
20 feet	20 feet	10 feet

**SECTION 6300.7.50. BUILDING SITE COVERAGE AREA RATIO.** The maximum building site coverage area ratio shall be .30 (30 percent) and shall include all: (1) buildings, (2) accessory buildings, or (3) structures such as patios, decks, balconies, porches, bridges, and other similar uses which are eighteen (18) inches or more above the ground.

**PARCEL 1 BUILDING SITE COVERAGE AREA = (0.3)(31,090) = 9,327 sf**

**SECTION 6300.7.60. BUILDING FLOOR AREA.** The maximum building floor area shall be established according to the following table.

Building Site Area	Maximum Floor Area
>20,000 sq. ft.	5,000 sq. ft.

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a building site. Maximum building floor area specifically includes: (1) the floor area of all stories excluding uninhabitable attics as measured from the outside face of all exterior perimeter walls, (2) the area of all decks, porches, balconies or other areas covered by a waterproof roof which extends four (4) or more feet from exterior walls, and (3) the area of all garages and carports that exceed 400 sq. ft.

**SECTION 6300.7.80. PARCEL DIVISION AND MAXIMUM BUILDING FLOOR AREA.** A parcel may not be divided if such division would result in a building site area less than the minimum required to maintain conformity with the building floor area requirements of this district.

**SECTION 6300.7.90. BUILDING HEIGHT.** The maximum building height shall be 28 feet. Building height shall be measured as the vertical distance from: (1) any point on the natural grade to the topmost point of the building immediately above, or (2) any point on the lowest floor, if the lowest floor is below the natural grade, to the topmost point of the building immediately above.

Chimneys, pipes, mechanical equipment, antennae and other common facilities may extend beyond 28 feet to a maximum of 36 feet as required for safety or efficient operation.

**SECTION 6300.7.110. DAYLIGHT PLANE.** The daylight plane shall be established by measuring along all setback lines a vertical distance of 20 feet from the natural grade and then inward at an angle of 45 degrees until a maximum building height of 28 feet is reached.

Certain architectural features shall be allowed to extend into all setback areas according to the provisions of Section 6406.

**PARCEL 2**

**PROPOSED LEGAL DESCRIPTION**

Exhibit "A"  
PARCEL 2  
SAN MATEO COUNTY, CA

THE LAND REFERRED TO IN THIS LEGAL DESCRIPTION IS SITUATED IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF JOHNSON SUBDIVISION", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON OCTOBER 4, 1909, IN BOOK 7 OF MAPS AT PAGE 2, WHICH WAS LATER SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN MATEO ON FEBRUARY 23, 1999, IN VOLUME 19 OF MAPS AT PAGE 38 TO WHICH THE CALLS IN THIS DESCRIPTION WILL REFER, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF EDGEWOOD RD (WHIPPLE), DISTANT THEREON SOUTH 42° 48' WEST 278.51 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 4, AS SHOWN ON THE ABOVE MENTIONED MAPS, SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS BEING THE MOST SOUTHERLY CORNER OF THE PROPERTY CONVEYED BY ANNE B. CLAR TO JOHN B. DAMOND AND WIFE, BY DEED DATED NOVEMBER 5, 1927 AND RECORDED NOVEMBER 7, 1927, IN BOOK 328 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 164 TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF EDGEWOOD RD (WHIPPLE) OF SAID MAP SOUTH 42° 48' 00" WEST, 52.19 FEET;

THENCE LEAVING THE NORTHWESTERLY LINE OF EDGEWOOD ROAD (WHIPPLE), NORTH 46° 26' 41" WEST, 139.41 FEET;

THENCE NORTH 42° 43' 29" WEST, 62.31 FEET;

THENCE NORTH 55° 45' 00" WEST, 45.03 FEET TO AN ANGLE POINT NORTHWESTERLY BOUNDARY OF SAID RECORD OF SURVEY;

THENCE ALONG A NORTHWESTERLY LINE NORTH 38° 09' 47" EAST, 52.54 FEET TO THE NORTHEASTERLY CORNER OF SAID MAP;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID MAP SOUTH 47° 12' 00" EAST, 282.12 FEET TO THE NORTHWESTERLY LINE OF EDGEWOOD RD (WHIPPLE), AND THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 12,458 SQ. FT., MORE OR LESS



BEAU J. DORSETT, L.S. No. 8840 EXP DATE 12/31/19

Page 1 of 1

Exhibit "B"

PARCEL 2  
20' NON-DEVELOPMENT AREA 1

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 2 ON THE NORTHWESTERLY LINE OF EDGEWOOD RD (WHIPPLE), AS SHOWN ON SAID PARCEL MAP, DISTANT THEREON NORTH 47° 12' WEST 197.51 FEET ALONG THE MOST NORTHEASTERLY LINE OF PARCEL 2 TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING THE NORTHEASTERLY LINE OF PARCEL 2, SOUTH 42° 50' 44" WEST, 45.80 FEET MORE OR LESS TO THE SOUTHEASTERLY LINE OF PARCEL 2;

THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL 2, NORTH 42° 43' 29" WEST, 3.98 FEET TO AN ANGLE POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL 2;

THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL 2, NORTH 55° 45' 00" WEST, 16.22 FEET;

THENCE LEAVING THE SOUTHWESTERLY LINE OF PARCEL 2, NORTH 42° 50' 44" EAST 47.90 FEET MORE OR LESS TO THE NORTHEASTERLY LINE OF PARCEL 2;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2 SOUTH 47° 12' 00" EAST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 939.50 SQ. FT., MORE OR LESS



BEAU J. DORSETT, L.S. No. 8840 EXP DATE 12/31/19

Page 1 of 1

Exhibit "A"

PARCEL 2  
NON-DEVELOPMENT AREA 2

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 2 ON THE NORTHWESTERLY LINE OF EDGEWOOD RD (WHIPPLE), AS SHOWN ON SAID PARCEL MAP, DISTANT THEREON NORTH 47° 12' 00" WEST 217.51 FEET ALONG THE MOST NORTHEASTERLY LINE OF PARCEL 2 TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING THE NORTHEASTERLY LINE OF PARCEL 2, SOUTH 42° 50' 44" WEST, 47.90 FEET MORE OR LESS TO THE SOUTHEASTERLY LINE OF PARCEL 2;

THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL 2, NORTH 55° 45' 00" WEST, 28.82 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 2;

THENCE ALONG THE NORTHWESTERLY LINE OF PARCEL 2, NORTH 38° 09' 47" EAST 52.54 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 2;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2 SOUTH 47° 12' 00" EAST, 34.61 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,985.92 SQ. FT., MORE OR LESS



BEAU J. DORSETT, L.S. No. 8840 EXP DATE 12/31/19

Page 1 of 1

**NON DEVELOPMENT AREA (PARCEL 2 - AREA 1)**

THE PURPOSE OF THE NON-DEVELOPMENT AREA IS TO PREVENT THE AREA FROM BEING DEVELOPED TO AVOID IMPACTS WHICH MAY CONTRIBUTE TO OR CREATE GEOLOGIC AND/OR OTHER HAZARDS TO RESOURCES TO BE PRESERVED TO PROTECT PUBLIC HEALTH AND SAFETY.

**NON DEVELOPMENT AREA (PARCEL 1 - AREA 1, PARCEL 2 - AREA 2)**

THE PURPOSE OF THE TO PROTECT THE NATURAL VALUES OF THE LAND, ITS SENSITIVE HABITATS, AND TO CONSERVE, AND TO PROTECT THE LAND, AND ITS RESOURCES, FOR FUTURE GENERATIONS.

**ZONING CONFORMANCE**

**(COMBINING DISTRICT – PALOMAR PARK AREA)**

**SECTION 6300.7.10. BUILDING SITE WIDTH.** The minimum building site width shall be an average of 50 feet.

**PARCEL 2 BUILDING SITE WIDTH = 52.2' +/-.**

**SECTION 6300.7.20. BUILDING SITE AREA.** The minimum building site area shall be 10,000 sq. ft.

**PARCEL 2 BUILDING SITE AREA = 12,458 sf +/-.**

**SECTION 6300.7.40. BUILDING SETBACKS.** The minimum setbacks shall be:

Front Setback	Rear Setback	Side Setback
20 feet	20 feet	10 feet

**SECTION 6300.7.50. BUILDING SITE COVERAGE AREA RATIO.** The maximum building site coverage area ratio shall be .30 (30 percent) and shall include all: (1) buildings, (2) accessory buildings, or (3) structures such as patios, decks, balconies, porches, bridges, and other similar uses which are eighteen (18) inches or more above the ground.

**PARCEL 2 BUILDING SITE COVERAGE AREA = (0.3)(12,458) = 3,737 sf**

**SECTION 6300.7.60. BUILDING FLOOR AREA.** The maximum building floor area shall be established according to the following table.

Building Site Area	Maximum Floor Area
10,001 - 20,000 ft.	3,337 sf

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a building site. Maximum building floor area specifically includes: (1) the floor area of all stories excluding uninhabitable attics as measured from the outside face of all exterior perimeter walls, (2) the area of all decks, porches, balconies or other areas covered by a waterproof roof which extends four (4) or more feet from exterior walls, and (3) the area of all garages and carports that exceed 400 sq. ft.

**SECTION 6300.7.80. PARCEL DIVISION AND MAXIMUM BUILDING FLOOR AREA.** A parcel may not be divided if such division would result in a building site area less than the minimum required to maintain conformity with the building floor area requirements of this district.

**SECTION 6300.7.90. BUILDING HEIGHT.** The maximum building height shall be 28 feet. Building height shall be measured as the vertical distance from: (1) any point on the natural grade to the topmost point of the building immediately above, or (2) any point on the lowest floor, if the lowest floor is below the natural grade, to the topmost point of the building immediately above.

Chimneys, pipes, mechanical equipment, antennae and other common facilities may extend beyond 28 feet to a maximum of 36 feet as required for safety or efficient operation.

**SECTION 6300.7.110. DAYLIGHT PLANE.** The daylight plane shall be established by measuring along all setback lines a vertical distance of 20 feet from the natural grade and then inward at an angle of 45 degrees until a maximum building height of 28 feet is reached.

Certain architectural features shall be allowed to extend into all setback areas according to the provisions of Section 6406.

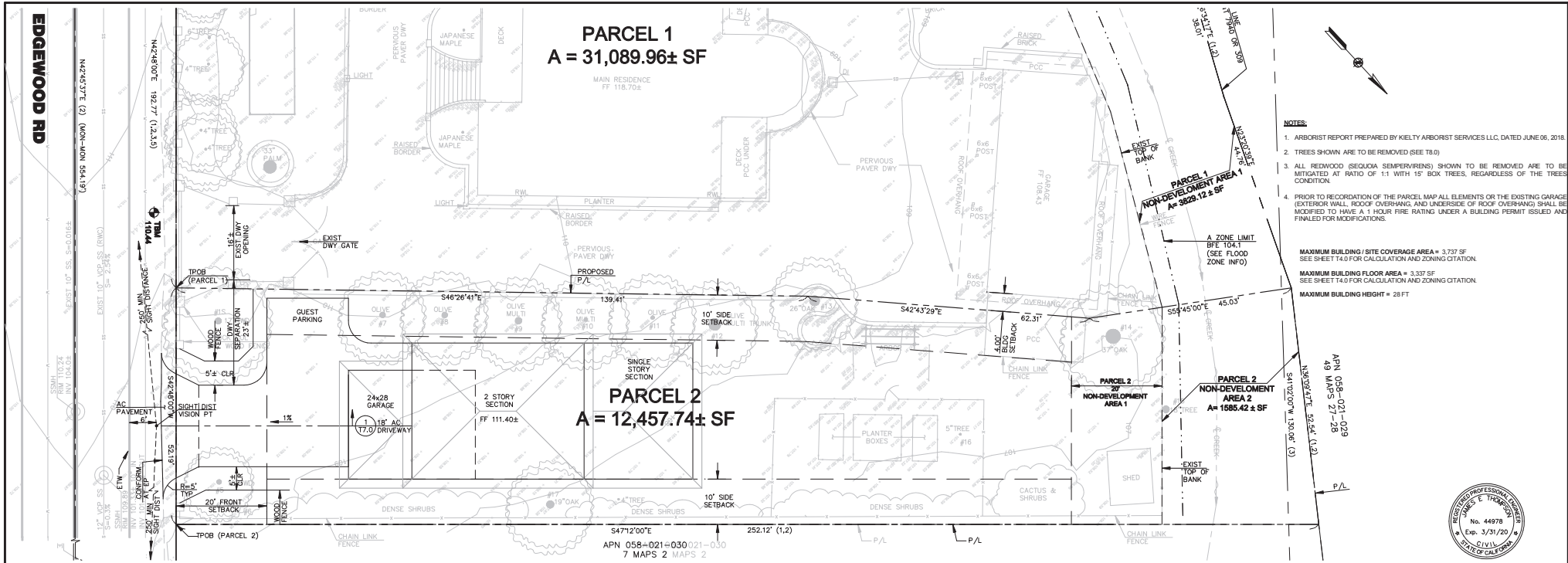


**JET ENGINEERING**  
CONSULTING CIVIL ENGINEERS  
1048 EL CAMINO REAL, SUITE C  
REDWOOD CITY, CA 94063

**LANDS OF CAMILLERI**  
**1462 EDGEWOOD RD**  
REDWOOD CITY, CA 94062

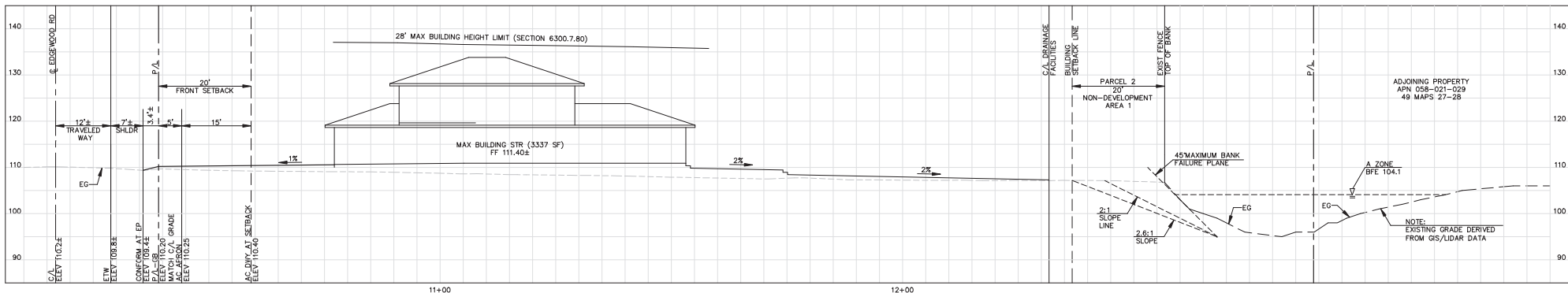
**TENTATIVE SUBDIVISION MAP**  
**PARCELS 1 AND 2**  
**LEGAL DESCRIPTION AND ZONING CONFORMANCE**

REVISIONS				JOB NO.	R1462-E-18	SHEET NO. <b>T4.0</b> 4 OF 10 SHEETS
NO.	DATE	DESCRIPTION	BY	DATE:	03/29/19	
				DRAWN:	DC	
				CHECKED:	JET	
				SCALE:	NTS	



- NOTES:**
1. ARBORIST REPORT PREPARED BY KELTY ARBORIST SERVICES LLC, DATED JUNE 06, 2018.
  2. TREES SHOWN ARE TO BE REMOVED (SEE T8.0)
  3. ALL REDWOOD (SEQUOIA SEMPERVIRENS) SHOWN TO BE REMOVED ARE TO BE MITIGATED AT RATIO OF 1:1 WITH 15' BOX TREES, REGARDLESS OF THE TREES CONDITION.
  4. PRIOR TO RECORDED OF THE PARCEL MAP ALL ELEMENTS OR THE EXISTING GARAGE (EXTERIOR WALL, ROOF OVERHANG AND UNDERSIDE OF ROOF OVERHANG) SHALL BE MODIFIED TO HAVE A 1 HOUR FIRE RATING UNDER A BUILDING PERMIT ISSUED AND FINISHED FOR MODIFICATIONS.
- MAXIMUM BUILDING / SITE COVERAGE AREA = 3.337 SF  
SEE SHEET T4.0 FOR CALCULATION AND ZONING CITATION.
- MAXIMUM BUILDING FLOOR AREA = 3.337 SF  
SEE SHEET T4.0 FOR CALCULATION AND ZONING CITATION.
- MAXIMUM BUILDING HEIGHT = 28 FT

**1 POTENTIAL DEVELOPMENT SITE PLAN**  
SCALE 1" = 10'



**2 POTENTIAL DEVELOPMENT SECTION**  
SCALE 1" = 10'

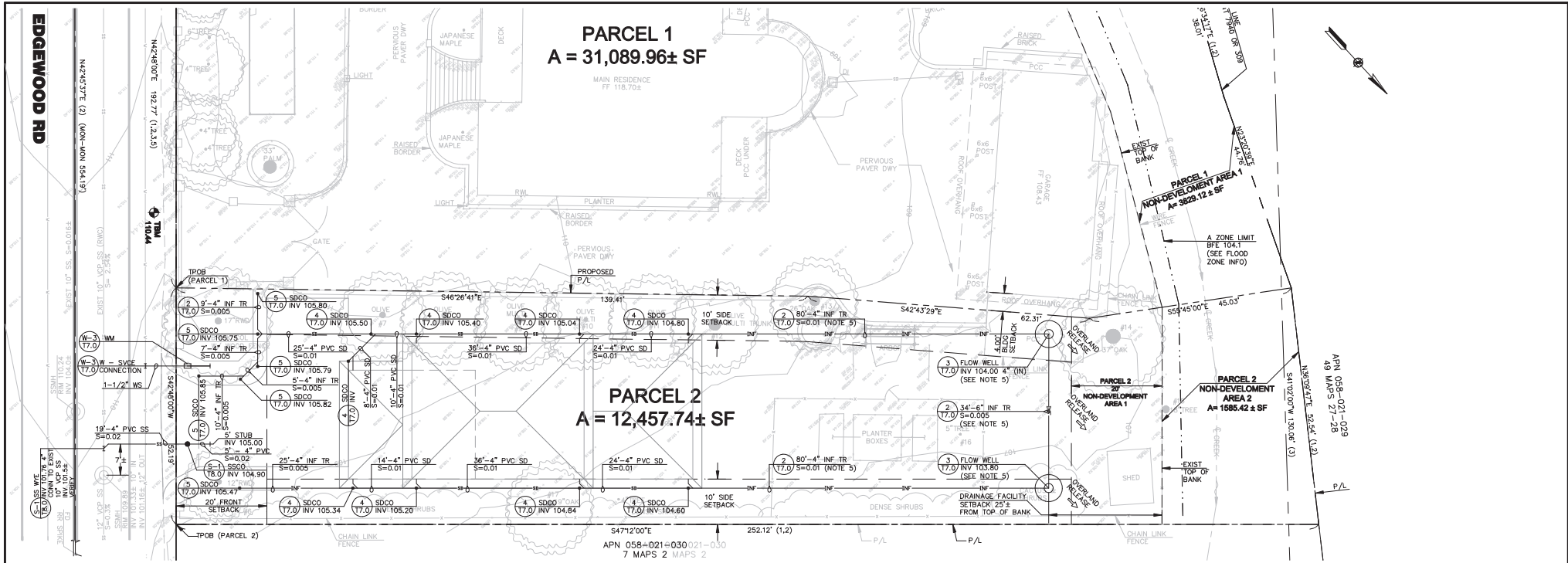
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REDWOOD CITY, CA 94063

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**TENTATIVE SUBDIVISION MAP**  
**PARCELS 1 AND 2**  
**SITE PLAN AND SECTION**

REVISIONS				JOB NO.	R1462-E-18	SHEET NO.
NO.	DATE	DESCRIPTION	BY	DATE:	03/28/19	<b>T5.0</b>
				DRAWN:	DC	
				CHECKED:	JET	
				SCALE:	1" = 10'	

5 OF 10 SHEETS



**NOTES:**

1. ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES LLC, DATED JUNE 06, 2018.
2. TREES SHOWN ARE TO BE REMOVED (SEE TB.0).
3. ALL REDWOOD (SEQUOIA SEMPERVIRENS) SHOWN TO BE REMOVED ARE TO BE MITIGATED AT RATIO OF 1:1 WITH 15' BOX TREES, REGARDLESS OF THE TREES CONDITION.
4. PRIOR TO RECORDECTION OF THE PARCEL MAP ALL ELEMENTS OF THE EXISTING GARAGE (EXTERIOR WALL, ROOF OVERHANG AND UNDERSIDE OF ROOF OVERHANG) SHALL BE MODIFIED TO HAVE A 1 HOUR FIRE RATING UNDER A BUILDING PERMIT ISSUED AND FINISHED FOR MODIFICATIONS.
5. IN ACCORDANCE WITH THE DRAINAGE AND HYDROLOGY CALCULATIONS PREPARED FOR THE TENTATIVE MAP THE MINIMUM REQUIRED STORAGE VOLUME OF 191 CF OF STORAGE SHALL BE PROVIDED IN THE PARCEL 2 BUILDING PERMIT PLANS.



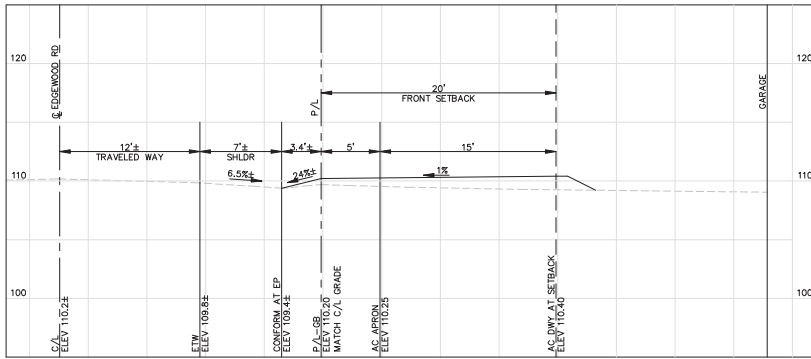
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1048 EL CAMINO REAL, SUITE C  
REDWOOD CITY, CA 94063

**LANDS OF CAMILLERI**  
**1462 EDGEWOOD RD**  
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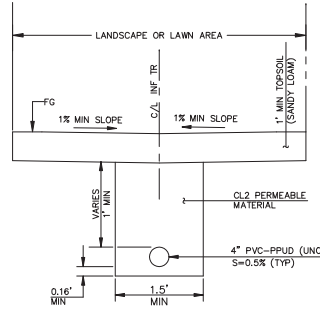
**TENTATIVE SUBDIVISION MAP**  
**PARCELS 1 AND 2**  
**DRAINAGE AND UTILITY PLAN**

REVISIONS				JOB NO.	R1462-E-18	SHEET NO.
NO.	DATE	DESCRIPTION	BY	DATE:	03/28/19	<b>T6.0</b>
				DRAWN:	DC	
				CHECKED:	JET	
				SCALE:	1" = 10'	

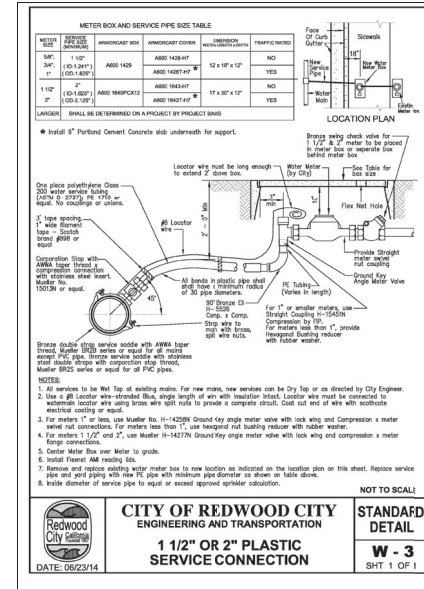




**1 DRIVEWAY PROFILE VIEW**  
SCALE 1"=5'



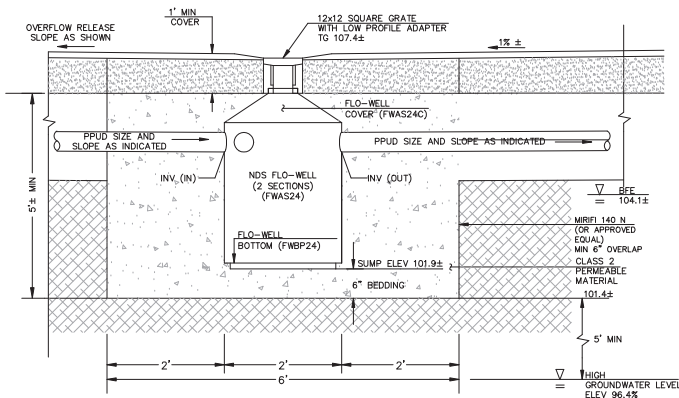
**2 INFILTRATION TRENCH**  
SCALE 1"=1'



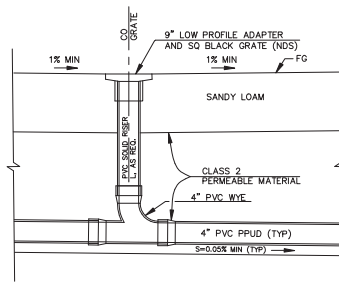
- NOTES:**
- All services to be Wet Tap at existing main. For new mains, new services can be Dry Tap or as directed by City Engineer.
  - Use of 88 locator wire-extended blue, single length of wire with insulation intact. Locator wire must be connected to electrical locator and using tones with soil rods to provide a complete circuit. Cool end of wire with acetone electrical coating or equal.
  - For meters 1" or less, use Mueller No. H-1425N. Crimped key angle meter valve with lock wing and compression x meter barrel nut connections. For meters less than 1", use Ingersoll rod assembly reducer with rubber washer.
  - For meters 1 1/2" and 2", use Mueller H-1427N. Crimped key angle meter valve with lock wing and compression x meter barrel nut connections.
  - Center Meter Box over Water to grade.
  - Install Flange: AM reading box.
  - Remove and replace existing water meter box to new location as indicated on the location plan on this sheet. Replace service pipe and yard piping with blue PVC pipe with minimum pipe diameter as shown on table above.
  - Inside diameter of service pipe to equal or exceed approved approved calculation.

**CITY OF REDWOOD CITY**  
ENGINEERING AND TRANSPORTATION  
**STANDARD**  
**DETAIL**  
**1 1/2" OR 2" PLASTIC**  
**SERVICE CONNECTION**  
DATE: 08/23/14

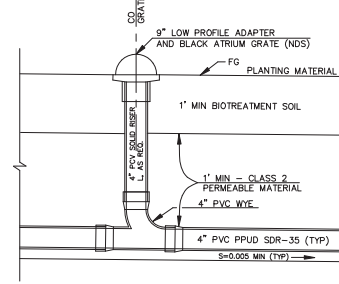
NOT TO SCALE  
**W - 3**  
SHT 1 OF 1



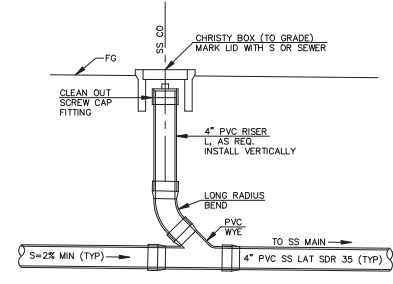
**3 FLOW WELL DETAIL**  
SCALE 1"=1'



**4 SD CLEANOUT (GRATED, FLAT)**  
SCALE 1"=1'



**5 SD CLEANOUT (GRATED, ATRIUM)**  
SCALE 1"=1'



**6 ON-SITE SANITARY CLEANOUT**  
SCALE 1"=1'



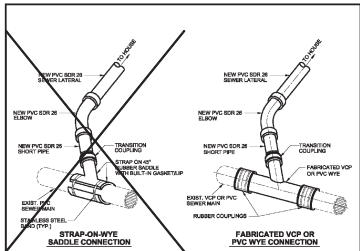
**JET ENGINEERING**  
CONSULTING CIVIL ENGINEERS  
1048 EL CAMINO REAL, SUITE C  
REDWOOD CITY, CA 94063

**LANDS OF CAMILLERI**  
**1462 EDGEWOOD RD**  
REDWOOD CITY, CA 94062

**TENTATIVE SUBDIVISION MAP**  
**PARCELS 1 AND 2**  
**DETAILS**

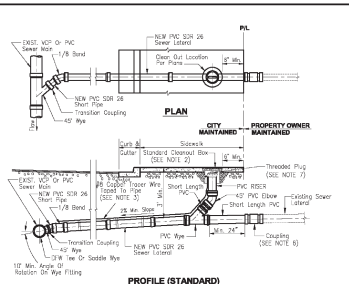
REVISIONS				JOB NO.	R1462-E-18	SHEET NO.
NO.	DATE	DESCRIPTION	BY	DATE:	03/28/19	<b>T7.0</b>
				DRAWN:	DC	
				CHECKED:	JET	
				SCALE:	AS SHOWN	

7 OF 10 SHEETS



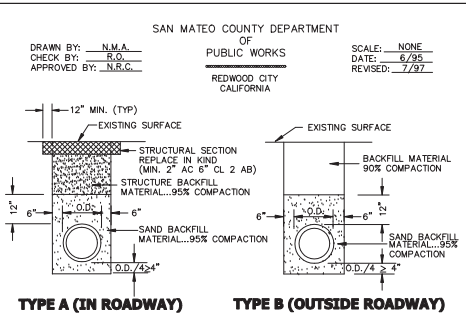
**NOTES:**  
 1. RUBBER SADDLES SHALL BE SEALED WITH AN ELASTOMERIC WATERSTOP SEALING GASKET.  
 2. STRAP-ON WYE FITTINGS AND RUBBER COUPLINGS SHALL BE USED FOR SADDLES AND RUBBER COUPLINGS.  
 3. RUBBER COUPLINGS SHALL BE IN CONFORMANCE WITH THE RUBBER COUPLING AND WCP WITH STRAP-ON WYE FITTING AND RINGS.  
 4. THESE DETAILS SHOW WITH SANITARY SEWER SYSTEM 9-1, SHEET 1 OF 2.

 DATE: 06/23/14	<b>CITY OF REDWOOD CITY</b> ENGINEERING AND TRANSPORTATION <b>NEW PVC SDR 26 SEWER LATERAL</b> <b>CONNECTION TO</b> <b>EXIST. WCP OR PVC SEWER MAIN</b>	<b>STANDARD</b> <b>DETAIL</b> <b>S - 1</b> SHIT 2 OF 2
	NOT TO SCALE	



**NOTES:**  
 1. Concrete box shall be Driscol concrete type F88 Cub Volume Box with F568 lid marked "SERSER" when installed in location not subject to vehicular loading.  
 2. When installed in location subject to vehicular loading, concrete box shall be Driscol concrete type S200 Traffic Volume Box with G202 Traffic Lid marked "SERSER" and shall be provided with 8" concrete base.  
 3. Use #4 Copper Inset when 12" diameter with 8" base.  
 4. Lateral and riser shall be ASTM 3254, PVC SDR 26, PVC fittings shall be SDR 26, as per specifications.  
 5. To connect new lateral to existing main, use Flex-Seal Adjustable Rubber Coupling (SAC) with continuous stainless steel shear rings by Walter Rubber Company (900-854-9991) or approved equal.  
 6. Stamp "C" on top of curb for all new laterals.  
 7. Use PVC identified with 40000 stamp.  
 8. Use flexible non-stear rubber coupling with stainless steel shear bands.

 DATE: 06/23/14	<b>CITY OF REDWOOD CITY</b> ENGINEERING AND TRANSPORTATION <b>SANITARY SEWER LATERAL</b> <b>(NEW CONNECTION TO EXIST. SEWER MAIN)</b>	<b>STANDARD</b> <b>DETAIL</b> <b>S - 1</b> SHIT 1 OF 2
	NOT TO SCALE	



**NOTES:**  
 1. SAND... MATERIAL FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
No. 4	100
No. 200	0-5

2. STRUCTURE BACKFILL MATERIAL... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
3"	100
No. 4	35-100
No. 30	20-100

3. BACKFILL MATERIAL... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL.

**STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR PVC SEWER PIPE**

C-7

**PIPE AND FITTINGS**  
**POLYVINYL CHLORIDE PIPE (PVC)**  
 1. ALL PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS D3034, SDR 35.  
 2. ALL JOINTS SHALL BE A BELL AND SPIGOT ASSEMBLY WITH ELASTOMERIC SEALING GASKETS. SEALING GASKETS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION D1869. SOLVENT CEMENT JOINTS ARE NOT PERMITTED.  
 3. ALL PIPE ENTERING OR LEAVING A CONCRETE STRUCTURE SHALL HAVE A RUBBER WATERSTOP GASKET ATTACHED TO IT. THE WATERSTOP GASKET SHALL CONFORM TO THE PIPE MANUFACTURER'S SPECIFICATIONS. THE WATERSTOP GASKET SHALL BE SEATED FIRMLY AROUND THE PIPE EXTERIOR AND BE CAST INTO THE CONCRETE STRUCTURE.  
 4. ALL PIPE JOINTS SHALL BE MADE USING MANUFACTURED PVC COUPLINGS. BAND TYPE COMPRESSION COUPLINGS ARE NOT PERMITTED.

C-14



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 REDWOOD CITY, CA 94063

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**1462 EDGEWOOD RD**  
 REDWOOD CITY, CA 94062

**TENTATIVE SUBDIVISION MAP**  
**SANITARY SEWER**  
**DETAILS**

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO.	R1462-E-18
DATE:	03/28/19
DRAWN:	DC
CHECKED:	JET
SCALE:	NTS

SHEET NO.  
**T8.0**  
 8 OF 10 SHEETS



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

**ATTACHMENT E**



March 18, 2019

James Thompson  
JET Engineers  
1048 El Camino Real, Suite C  
Redwood City, CA 94603

RE: 1462 Edgewood Road Proposed Subdivision Biological Resources and Stream Setback Assessment

Dear Mr. Thompson:

At your request, WRA, Inc. (WRA) conducted a biological assessment for a pending parcel subdivision (Project) focusing on potential creek and riparian zone effects potentially resulting from the project at 1462 Edgewood Road (Project Area), in unincorporated San Mateo County, California.

#### *Summary of Findings*

A site visit was made by WRA on March 13, 2019 to observe existing conditions. Prior to this, databases were queried to determine the distribution of sensitive species in/near the Project Area. Database results indicated there are nine special-status plants and three special-status wildlife species occurrences documented within the vicinity of the Project Area. During the site visit, the conditions were evaluated to determine if sensitive species or sensitive habitat areas were likely to be present in the Project Area and to determine if the proposed 20-foot setback from the intermittent stream (Cordilleras Creek) included in the Project would be sufficient to protect resources associated with the stream, if any are present.

Database results indicated no special status species have been documented to occur in the Project Area and it was determined through the site assessment that none are likely to be present. However, two sensitive habitat areas are present within the Project Area: intermittent stream and riparian vegetation.

Based on the results of the database searches and site assessment it was determined that the proposed 20-foot setback from the top of the stream ravine is adequate to protect resources within the stream, provided that best management practices employed as requirements of other related laws, regulations and policies (e.g. erosion control application and nesting bird avoidance) are followed as part of construction activities. Further details regarding the results of this assessment are provided below.

#### *Existing Conditions*

The Project Area is an approximately 12,400 square foot (sq. ft.) side yard of a single family residence in a long established residential neighborhood 1.4 miles southwest of the downtown



business district of Redwood City, CA. The elevation of the Project Area is approximately 100 feet above mean sea level and is on a nearly flat slope. The Project Area is entirely developed with landscaping of mostly ornamental flowers, shrubs, and trees, and garden/orchard areas (see attached photographs).

A portion of Cordilleras Creek is located along the northwestern boundary of the Project Area. This stream flows easterly, eventually connecting to San Francisco Bay. The stream has been channelized and is positioned in a ravine, approximately 25 feet below the elevation of the Project Area. The stream thalweg is lined with concrete, though small cobble and gravel are present. The stream was flowing continuously at a steady pace at the time of the site visit, however this stream does not contain surface water year round, which makes it an intermittent stream (surface flow is absent for a portion of the dry season). The walls of the ravine are armored with retaining walls made of concrete, stone, and block. The riparian canopy within the Project Area is dominated by coast live oak (*Quercus agrifolia*) and eucalyptus (*Eucalyptus* sp.). The riparian understory is dominated by a cultivated thornless blackberry (*Rubus* sp.), which encroaches down the ravine to the creeks edge, covering the entire ravine wall. One common native plant, California manroot (*Marah fabacea*) is also amongst the understory plants. A fence is located at the top of the ravine and the top of bank (TOB) of the creek is located beyond the fence line, below the top of the ravine.

### *Biological Information*

Prior to the site visit, background information regarding biological resources that occur within the vicinity of the Project Area were reviewed in order to prepare this report, includes the following:

- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB)
- California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants
- U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC)

During the site visit, the Project Area was examined to determine: (a) presence or absence of environmentally sensitive habitats (b) conditions with potential to support special-status plant and wildlife species and (c) if the proposed 20-foot setback from the top of the ravine is a sufficient buffer to protect biological resources associated with the stream, if any are present.

### *Project Description*

The proposed project is subdividing an approximately 43,000 square foot parcel into two parcels. The second proposed parcel is the northeastern side yard of the existing parcel. The second parcel will be approximately 12,400 square feet, extending from Cordilleras Creek to Edgewood Road. The proposed subdivision includes a 1,500 square foot Conservation Easement along Cordilleras Creek from the rear parcel line to the top of the ravine containing the creek (referred to as the existing top of bank on the site plans). The subdivision also includes a 20-foot building setback from the top of the ravine into the proposed parcel. Additional setbacks include a 20-foot setback from Edgewood Road and 10-foot side setbacks.

## Results of Site Assessment

A review of biological information from the database sources listed above indicate that no special-status plant or wildlife species had been found directly in the Project Area. Based on the CNDDDB and CNPS databases, nine special-status plants species have known occurrences in the immediate vicinity of the Project Area. Following the site visit, it was determined none of the nine plant species have potential to occur within the Project Area due to absence of suitable habitat (i.e. grassland, chaparral, conifer forest), absence of suitable habitat characteristics (i.e. associated species, relatively undisturbed habitat, low non-native species cover), and/or absence of suitable soils. Therefore, no impacts to special-status plant species will occur as a result of the proposed project and no further actions concerning these plants is necessary.

The CNDDDB and IPaC databases indicate that some special status wildlife species occurrences are documented in the general vicinity of the Project Area. The wildlife that are nearest in proximity to the Project Area are animals that require special habitats for their existence. One wildlife species that may use the stream habitat for migratory purposes only, is the California red-legged frog (*Rana draytonii*; CRLF). Because of the confined, channelized structure of the stream channel, it is not conducive to sustained utilization by CRLF due to the lack of deep pools and high velocity flows within the channelized stream. The nearest known occurrence for CRLF is more than two miles to the west, with dense urbanization and associated infrastructure in between that documented occurrence and the Project Area. While it is not out of the question that CRLF individuals could be present periodically be present within the creek (such as individuals swept downstream by high stream flows), these occurrences are considered incidental and unlikely.

Multiple documented occurrences for San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) are documented in the vicinity of the Project Area, but all of the occurrences in the area are west of interstate 280 and are associated with habitats where they co-occur with California red-legged frog. San Francisco garter snake is dependent on the presence of a suitable prey-base consisting mostly of amphibians, particularly CRLF. The Project Area does not contain such a prey base and the maintained landscape and developed areas do not provide adequate refugia for the snake. As such, San Francisco garter snake is unlikely to be present because adequate food and shelter are not present. Finally, Bay checkerspot butterfly (*Euphydryas editha bayensis*) has been documented in the general area but is not likely to be present in the Project Area because of the lack of serpentine grassland habitat and absence of the butterfly's host plant, dwarf plantain (*Plantago erecta*). The density of housing and trees in and around the Project Area further reduce the potential for both of these species to occur.

The information available with respect to its ability to support salmonids is insufficient to determine if salmonids, particularly steelhead (*Oncorhynchus mykiss*) utilize the creek. A dam upstream from the Study Area is a barrier to their dispersal; however, there are no impassable barriers downstream of the Study Area that would preclude salmonids from migrating up the stream. However, there is no documentation that would indicate that the stream is an important migratory pathway for salmonids and it is not designated as critical habitat for any species. The only foreseeable impacts to salmonids, if they occur in the creek, would be associated with removal of canopy species overhanging the stream, which could result in warmer temperatures within and effects from erosion, if not properly controlled during construction activities if they are to occur.

The Migratory Bird Treaty Act is a law that protects most bird species in California and nesting birds are also protected under California Fish and Game code. Under Fish and Game Code, it is illegal for projects (construction) to cause death of birds either through direct mortality or by destruction or failure of nests/eggs. Migratory birds could potentially nest in the vegetation in the

Project Area during the bird breeding season, generally considered to be between February 1 and August 30. Birds can be protected from construction during this period by completing preconstruction breeding bird surveys to locate active nests. If there are any active nests present, a no-work buffer zone can be established around the nest at distances that will not result in nest failure, as determined by a qualified biologist. The bird non-breeding season is from September 1 to January 30. During this period, construction projects can proceed without the need for preconstruction breeding bird surveys and avoid potential adverse impacts to migratory birds.

Riparian vegetation is present along the stream, which is a sensitive vegetation type as it protects the stream from extreme temperatures and provides bank stability which prevents erosion into the stream. The riparian vegetation begins along the edge of the ravine and extends approximately 20-feet into the parcel.

#### *Proposed Project Potential Impacts and Setback Assessment*

The Project Area is highly altered from a natural condition and is located within an established neighborhood which also contains highly altered and urbanized conditions. These existing conditions have reduced or eliminated habitat conditions that are conducive to supporting species other than those adapted to urbanized conditions, and create barriers to dispersal for the sensitive plant and wildlife species that are documented in the general area. Furthermore, the prey-base for San Francisco garter snake and host plant for Bay checkerspot butterfly are absent from the Project Area.

The level of disturbance has precluded presence of sensitive habitat and special-status species within the Project Area, aside from the stream and riparian vegetation. Therefore the stream and riparian vegetation are the only two sensitive biological resources within the Project Area.

No riparian vegetation is planned for removal as part of the project, and all of the riparian canopy is included within the 20-foot setback from the edge of the top of bank. The stream is intermittent and armored with concrete which is not conducive for aquatic wildlife species, including salmonids and CRLF, which require deeper pools for breeding and escape from predators. The proposed Project includes a 20-foot "no build" setback from the edge of the top of bank. This 20-foot buffer, along with the Conservation Easement placed on the stream, provide sufficient protection to sensitive biological resources within the Project Area and wildlife that could be present in the stream.

However, the following few recommendations could be applicable to future activities on the parcel, to ensure that project construction complies with existing laws, regulations and policies:

- If construction, including any vegetation removal, is initiated during the bird breeding season (which is from February 1 through August 30), a survey should be conducted to determine presence or absence of bird nests. If active nests are found, a no-work zone with a distance appropriate to protect the nest should be established until the nest is no longer active (e.g., the young fledged), and then construction could continue without restriction. If no active nests are found during the survey, then construction may begin and continue without restriction until completed. If construction ceases for more than a two week period, then another survey is recommended in case a nest is established during that period. If construction is initiated between September 1 and January 30, the non-breeding season, no surveys for active nests are recommended and work may progress without restriction. No adverse effects will result to nesting birds if these recommendations are implemented.

- To protect aquatic species that may be present in the stream, if ground disturbing activities occur, erosion control measures should be implemented to prevent any material from entering the stream.

This concludes this biological assessment of 1462 Edgewood Road, Redwood City, CA. If additional information is required or there are questions, please contact Rhiannon Korhummel at 707-238-5680 xt 1850 or by email at [korhummel@wra-ca.com](mailto:korhummel@wra-ca.com).

Sincerely,

Rhiannon Korhummel  
Plant and Wetland Biologist

Attachment 1: Site Photographs



Photo 1. Photo showing the stream.



Photo 2. Photo looking northwest from within the Project Area, showing the riparian vegetation.





Photo 3. Photo looking west along the edge of the ravine within the Project Area showing the understory of the riparian trees.



Photo 4. Photo looking east showing vegetation within the setback.



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

**ATTACHMENT F**

County of San Mateo  
 Planning and Building Department

**In-Lieu Park Fee Worksheet**

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

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

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

$$\text{Value of Land} = \underline{\$458,044}$$

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

$$\text{Acres of Land} = \underline{0.9996}$$

3. **Determine the value of the property per acre.**

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

<b>Formula:</b>	
$\frac{\text{Parcel Size in Acres (From Item 2)}}{1 \text{ Acre of Land}}$	$\frac{\text{Value of Subject Parcel (From Item 1)}}{\text{Value of Land/Acre}}$
<b>Fill Out:</b>	
$\frac{0.9996}{1 \text{ Acre}}$	$\frac{\$458,044}{\text{Value of Land/Acre}}$

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

<b>Formula:</b>	
$\text{Value of Land} = \frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}} = \frac{\$458,044}{.9996}$	
<b>Fill Out:</b>	
$\text{Value of Land} = \frac{\$458,044}{0.9996} = \underline{\$458,227.29}$	



4. Determine the number of persons per subdivision.

<b>Formula:</b>				
Number of New Lots Created*	X	3.10**	=	Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.				
<b>Fill Out:</b>				
1	X	3.10**	=	3.10
**Average number of persons per dwelling unit according to the most recent federal census (2010).				

5. Determine the parkland demand due to the subdivision.

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

<b>Formula:</b>				
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	=	Parkland In-Lieu Fee
<b>Fill Out:</b>				
0.0093	X	\$458,227.29	=	\$4,261.51





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

# **ATTACHMENT G**

Date: 05/01/19

**WATER SERVICE INFORMATION FORM**  
**WATER AVAILABILITY / WILL SERVE / CONDITION OF SERVICES**

ENGINEERING & TRANSPORTATION

Utility Services

1017 Middlefield Road

Redwood City, CA 94063

PHONE: (650) 780-7380

FAX: (650) 780-7309

Email: watermeter@redwoodcity.org



APPLICANT INFORMATION

**Customer**

Payer Name	<u>James Thompson</u>
Account Holder	<u>Charles/Anne Camilleri</u>
Mailing Address	<u>1462 Edgewood Road</u>
City, State, ZIP	<u>Redwood City CA 94062</u>
Phone Number	<u>650-260-2755</u> email: _____

**Site**

Address	<u>1462 Edgewood Road</u>
Assessor's Parcel Number	<u>058-021-040 (Tentative Parcel Map submitted to County to subdivide)</u>

Residential	<input checked="" type="checkbox"/>
Commercial	<input type="checkbox"/>
Irrigation	<input type="checkbox"/>
Fire	<input type="checkbox"/>
Municipal	<input type="checkbox"/>
Other	<input type="checkbox"/>

Water from the City's distribution system may be used for domestic and fire protection purposes

<b>For City Use Only:</b>	
<u>Requirement Prior To Issue Water Service Info Form:</u>	
1 - Existing Service Inspection By PWS (Y/N)	<u>y</u>
2 - Evidence of Application to San Mateo (Y/N)	<u>y</u>
<u>Requirement Prior To Issue Meter Quotation:</u>	
1 - Sizing Calculation, including Fire Dept.'s Approval if required (Y/N)	<u>Pending</u>
A paid Quotation and a water main extension Permit (if required below) are need to obtain a Building Permit.	

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Site is within the Redwood City Water Service Area.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is there a water main of adequate size along the frontage of this site?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<u>A WATER MAIN EXTENSION IS REQUIRED.</u>	Water main installations must be designed by a Registered Civil Engineer and installed by an appropriately licensed Contractor. Plan Review and inspection shall be performed by the Redwood City Engineering Division. Contact the Engineering Division at (650) 780-7364 for details.		

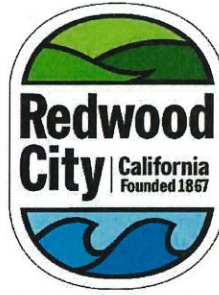
<input checked="" type="checkbox"/> Redwood City water service and meter currently installed and functioning at this site. <input checked="" type="checkbox"/> Water is available to this site upon payment and compliance with all applicable requirements. No payment is due now. <input type="checkbox"/> Water is available to this site conditioned upon installation of water main referenced above. <input type="checkbox"/> Water is not available to this site from the Redwood City water distribution system.	<b>OTHER: THIS LETTER IS ISUED PER APPLICANT REQUEST. THE OWNER SUBMITTED A TENTATIVE PARCEL MAP TO SAN MATEO COUNTY TO PROPOSE THE SUBDIVISION OF THE EXISTING PARCEL TO CREATE ONE NEW PARCEL FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY HOME. REDWOOD CITY WATER IS CURRENTLY SERVING THE EXISTING HOUSE AND IS ABLE TO SERVE THE PROPOSED HOUSE IF APPROVED BY THE CORRESPONDING AUTHORITIES, SINCE IT IS LOCATED WITHIN RWC WATER SERVICE AREA. ALL CITY WATER REGULATIONS APPLY AS CONDITION OF SERVICES. NOTE THAT THE PROPERTY IS ALSO SUBJECT TO LAFCO PROCESS.</b>	Existing Water Service (Verified by Field Insp.)	Proposed Water Service (Pending Verification & Approval)
		<u>1" Meter</u>	<u>TBD Meter</u>
		<u>1" Service</u>	<u>TBD Service</u>
		<u>6" Main Size*</u>	<u>Exist Main Size**</u>
		Size of meter and service shall be approved by the Fire Marshal, and all City Water fees apply.	

REV. 2/2016

By: \_\_\_\_\_

Javier Sierra

COMMUNITY DEVELOPMENT  
DEPARTMENT  
*Engineering and Transportation*



1017 Middlefield Road  
P.O. Box 391  
Redwood City, CA 94064  
Telephone: 650.780.7380  
Facsimile: 650.780.7309  
www.redwoodcity.org

June 5, 2019

Ms. Anne Camilleri  
1462 Edgewood Road  
Redwood City, CA 94062

**RE: 1462 EDGEWOOD ROAD – PARCEL 2 LOT SUBDIVISION  
SANITARY SEWER SERVICE WILL SERVE LETTER**

Dear Ms. Camilleri.

This letter is to notify you that the City of Redwood City will provide sanitary sewer service to your 12,457.74 sq. ft. parcel 2 lot subdivision APN 057-021-050 being proposed for development located at 1462 Edgewood Road provided that the following conditions are met:

1. All City's permit application conditions and requirements are met and all related fees are paid in full. (Please see attached June 4, 2019 letter).
2. Provide a letter of Confirmation from San Mateo County Department of Public Works that no sanitary sewer service alternative exists and that SMC DPW is unable to provide service.

Please do not hesitate to contact me if you have any other questions or concerns

Sincerely,

  
JOEL B. EVORA  
Associate Engineer

JE: AH

c: Steven Turner, - Community Development Department Director  
Saber Sarwary, P.E.-City Engineer  
Phong Du, P.E.-Supervising Civil Engineer  
Ahmad Haya, P.E. - Senior Civil Engineer



June 4, 2019

Ms. Anne Camilleri  
1462 Edgewood Road  
Redwood City, CA 94062

**RE: SANITARY SEWER LATERAL CONNECTION SERVICE  
TO 1462 EDGEWOOD ROAD**

Dear Ms. Camilleri.

This letter is in response to your recent request regarding the possible installation of sanitary sewer lateral connection in your parcel 2 lot subdivision at 1462 Edgewood Road to City's existing 12 inch VCP sanitary sewer main along Edgewood Road.

In order for the City to provide sanitary sewer lateral connection service to this parcel, beside the Council authorization, the property owner will also have to file an application with the Local Agency Formation Commission (LAFCO) to extend service to the subject property for the parcel to be annexed into the City of Redwood City.

Moreover, following the City conditions and requirements must be met by the property owner before the City of Redwood City is able to provide sewer service to your property:

- The City Council of Redwood City adopts a resolution deeming the sanitary sewer lateral connection is necessary and appropriate, and authorizes the sewer lateral connection permit.
- LAFCO approves the application to extend the sewer service area since the property is not within the County sewer service district area but within the City of Redwood City's sphere of influence.
- Submit a set of construction drawings for the proposed sanitary sewer lateral connection from your property to the City's existing sanitary sewer main designed by a Registered Professional Civil Engineer (licensed to practice in California) according to City Standards. Since Edgewood Road is under the jurisdiction of the County of San Mateo, the design shall be reviewed and approved by both the County and the City. The property owner will also be responsible for the Plan Check and Inspection fees applicable for both the County and the City. The City's Plan Check and Inspection fee is based upon actual staff time spent to review and inspect the project. The initial deposit will be based on the estimated value of the improvements. Since this work will be done within the public right-of-way, it will have to be bonded and insured. It will also have to be done



by a Class A licensed or a Specialty Underground licensed contractor. Submit a deposit to cover the General Engineering Services, preliminary plan review, concept study, inspection fee etc. and to cover the actual processing expenses calculated by staff time charges including overhead expenses per City of Redwood City Fees and Charges and Municipal Code of Ordinance. - Chapter 27 – Sanitary Sewerage Facilities. Additional charges may apply if necessary. Any unused portion will be refunded.

- Pay the Wastewater Treatment Capacity Fee, the Sewer System Capital Facilities Fee and the Special Benefit Reimbursement Fee per City of Redwood City Fees and Charges and Municipal Code of Ordinance - Chapter 27 – Sanitary Sewerage Facilities. Separate payments shall be made payable to the City of Redwood City.
- Obtain a Construction Permit from the City prior to the actual lateral connection installation and pay the related fees as per City of Redwood City Standard Fees and Charges. The property owner is responsible to hire its own contractor to perform the sanitary sewer lateral connection installation.

If you still wish to pursue this request for the installation of the sanitary sewer lateral connection, please send your written request and submittals in writing to the City of Redwood City Engineering and Transportation Division stating that you understand the City conditions and requirements and would like the City to proceed with your request. If you have any other questions or concerns please feel free to call me at (650) 780-7328.

Sincerely,



JOEL B. EVORA  
Associate Engineer

JE::AH

c: Steven Turner, - Community Development Department Director  
Saber Sarwary, P.E.-City Engineer  
Phong Du, P.E.-Supervising Civil Engineer  
Ahmad Haya, P.E. - Senior Civil Engineer

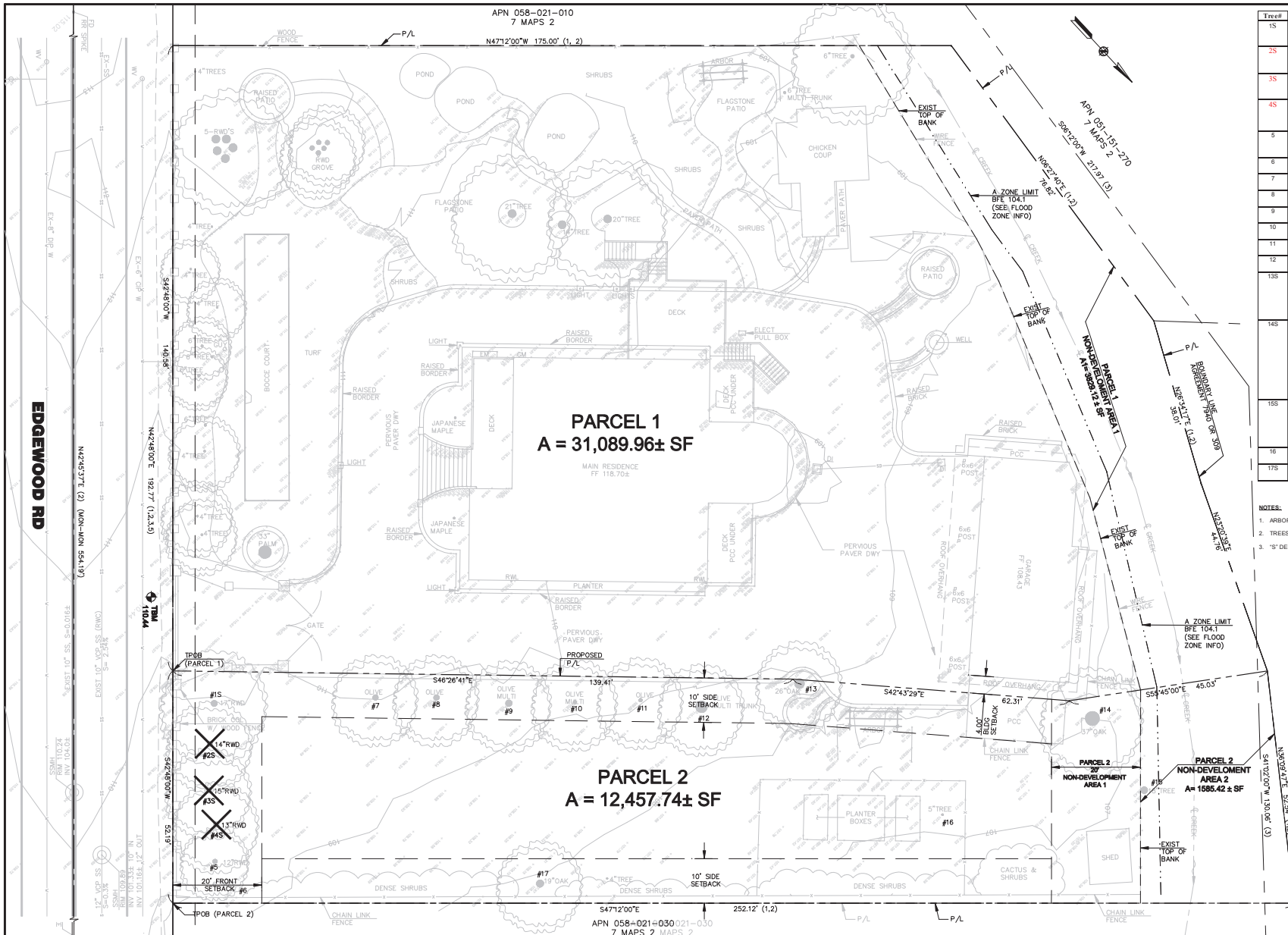






**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT H**



Tree#	Species	DBH	CON	HT/SP	Comments
1S	Redwood (Sequoia sempervirens)	17.5	80	45/15	Good vigor, good form, young tree, good screen, out of native range, needs supplemental irrigation.
2S	Redwood (Sequoia sempervirens)	14.7	80	45/15	Good vigor, good form, young tree, good screen, out of native range, needs supplemental irrigation.
3S	Redwood (Sequoia sempervirens)	14.8	80	45/15	Good vigor, good form, young tree, good screen, out of native range, needs supplemental irrigation.
4S	Redwood (Sequoia sempervirens)	13	80	45/15	Good vigor, good form, young tree, good screen, out of native range, needs supplemental irrigation.
5	Redwood (Sequoia sempervirens)	11.8	80	40/15	Good vigor, good form, young tree, good screen, out of native range, needs supplemental irrigation.
6	Coast live oak (Quercus agrifolia)	6.7	80	35/15	Good vigor, fair form, suppressed, close to redwood tree.
7	Olive (Olea europaea)	4.3-3.3-3.3	90	12/20	Good vigor, fair form, multi leader at base, young tree.
8	Olive (Olea europaea)	5.7-3.3-3.3	90	12/15	Good vigor, fair form, multi leader at base, young tree.
9	Olive (Olea europaea)	5.5-3.3-3.3	90	20/20	Good vigor, fair form, multi leader at base, young tree.
10	Olive (Olea europaea)	3.1-2.2-2.2	90	10/12	Good vigor, fair form, multi leader at base, young tree.
11	Olive (Olea europaea)	4.8-3.3-3.3	90	12/12	Good vigor, fair form, multi leader at base, young tree.
12	Olive (Olea europaea)	5.5-3.3-3.3	90	15/20	Good vigor, fair form, multi leader at base, young tree.
13S	Coast live oak (Quercus agrifolia)	18.8	85	25/20	Good vigor, fair form, contorted trunk, leans into property, restricted root zone due to neighboring driveway, good candidate to prop, aesthetically pleasing.
14S	Coast live oak (Quercus agrifolia)	28.2	85	40/50	Good vigor, fair form, sycamore bore damage in past, recommended to expose root crown, codominant at 7' feet with good union, close to existing structure, pruned in past for structure clearance, suppressed by #15, good candidate for cables as leader is heavy over structure.
15S	Silver dollar eucalyptus (Eucalyptus polyanthemos)	15.9	50	40/30	Fair vigor, poor form, suppressed by neighbor's tree, leaning into canopy of tree #14, recommended to remove to improve #14, on edge of creek bank, base of tree not visible.
16	Chinese pistache (Pistacia chinensis)	6.1	80	20/15	Good vigor, good form, young tree.
17S	Coast live oak (Quercus agrifolia)	19.3	80	35/25	Good vigor, good form.

- NOTES:
- ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES LLC, DATED JUNE 06, 2018.
  - TREES ON LIST THAT ARE SHOWN IN RED ARE TO BE REMOVED.
  - "S" DENOTES SIGNIFICANT TREE (SEE ARBORIST REPORT).



**JET ENGINEERING**  
 CONSULTING CIVIL ENGINEERS  
 1048 EL CAMINO REAL, SUITE C  
 REDWOOD CITY, CA 94063

**LANDS OF CAMILLERI**  
**1462 EDGEWOOD RD**  
 REDWOOD CITY, CA 94062

**TENTATIVE SUBDIVISION MAP**  
**PARCEL 1**  
**ARBORIST REPORT**

REVISIONS				JOB NO.	R1462-E-18	SHEET NO.
NO.	DATE	DESCRIPTION	BY	DATE:	03/28/19	T9.0
				DRAWN:	DC	
				CHECKED:	JET	
				SCALE:	1" = 10'	8 OF 10 SHEETS

**Kielty Arborist Services LLC**

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

June 6, 2018

Jet Engineering

Attn: James E. Thompson

1048 El Camino Real, Suite C

Redwood City, CA 94063

Site: 1462 Edgewood Road, Redwood City, CA

Dear Mr. Thompson,

As requested on Wednesday, May 16, 2018, I visited the above site to inspect and comment on the trees. A subdivision is proposed for this site and your concern for the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were 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 trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

1462 Edgewood Road /6/6/18

(2)

**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
1S	Redwood ( <i>Sequoia sempervirens</i> )	17.5	90	45/15	Good vigor, good form, young tree, good screen, out of native range, needs supplemental irrigation.
2S	Redwood ( <i>Sequoia sempervirens</i> )	14.7	90	45/15	Good vigor, good form, young tree, good screen, out of native range, needs supplemental irrigation.
3S	Redwood ( <i>Sequoia sempervirens</i> )	14.8	90	45/15	Good vigor, good form, young tree, good screen, out of native range, needs supplemental irrigation.
4S	Redwood ( <i>Sequoia sempervirens</i> )	13.0	90	45/15	Good vigor, good form, young tree, good screen, out of native range, needs supplemental irrigation.
5	Redwood ( <i>Sequoia sempervirens</i> )	11.8	90	40/15	Good vigor, good form, young tree, good screen, out of native range, needs supplemental irrigation.
6	Coast live oak ( <i>Quercus agrifolia</i> )	6.7	80	35/15	Good vigor, fair form, suppressed, close to redwood tree.
7	Olive 4-3-3-3-3-3-3 ( <i>Olea europaea</i> )		90	12/20	Good vigor, fair form, multi leader at base, young tree.
8	Olive 5.7-3-3-3-3-3 ( <i>Olea europaea</i> )		90	12/15	Good vigor, fair form, multi leader at base, young tree.
9	Olive 5.5-3-3-3-3-3-3 ( <i>Olea europaea</i> )		90	20/20	Good vigor, fair form, multi leader at base, young tree.
10	Olive 3.1-2-2-2-2 ( <i>Olea europaea</i> )		90	10/12	Good vigor, fair form, multi leader at base, young tree.
11	Olive 4.8-3-3-3-3-3 ( <i>Olea europaea</i> )		90	12/12	Good vigor, fair form, multi leader at base, young tree.
12	Olive 5.5-3-3-3-3-3 ( <i>Olea europaea</i> )		90	15/20	Good vigor, fair form, multi leader at base, young tree.

1462 Edgewood Road /6/6/18

(3)

**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
13S	Coast live oak ( <i>Quercus agrifolia</i> )	18.8	85	25/20	Good vigor, fair form, contorted trunk, leans into property, restricted root zone due to neighboring driveway, good candidate to prop, aesthetically pleasing.
14S	Coast live oak ( <i>Quercus agrifolia</i> )	28.2	85	40/50	Good vigor, fair form, sycamore borer damage in past, recommended to expose root crown, codominant at 7 feet with good union, close to existing structure, pruned in past for structure clearance, suppressed by #15, good candidate for cables as leader is heavy over structure.
15S	Silver dollar eucalyptus ( <i>Eucalyptus polyanthemos</i> )	15.9	50	40.30	Fair vigor, poor form, suppressed by neighbor's tree, leaning into canopy of tree #14, recommended to remove to improve #14, on edge of creek bank, base of tree not visible.
16	Chinese pistache ( <i>Pistachia chinensis</i> )	6.1	80	20/15	Good vigor, good form, young tree.
17S	Coast live oak ( <i>Quercus agrifolia</i> )	19.3	90	35/25	Good vigor, good form.

\*-Indicates neighbors tree

S- Indicates significant tree by San Mateo County ordinance

**San Mateo County "Significant Tree" Ordinance:**

All trees over 12 inches in diameter are considered a significant tree in San Mateo County. Significant trees on site will need to be protected throughout the entire length of construction. Tree protection fencing will need to be placed at the dripline of all of the significant trees to be retained. A permit is required for the proposed removal of any significant tree on site. Trees #1-4, #13-15 and #17 are the only significant trees found on site. No heritage trees were found on site.



**Summary:**

The trees on site are a mix of imported and native trees. The trees are located on the perimeter of the property, making this an ideal site for a new home. In the front of the property is a stand of redwood trees(#1-5) as well as a small oak tree(#6). These trees are in good to excellent condition as they are quite young. A few of these trees will likely need to be removed for access into the property, as there is not an existing driveway into the property. Trees #5 and #6 are under the protected size in San Mateo County. If possible the new driveway should be located on the north side of the property, as this would require the removal of trees #5 and #6 that are not of a protected size. If it is not possible to locate the driveway in this location then a few of the protected redwood trees will need to be removed. The County Of San Mateo has a 1:1 replacement standard using a minimum of a 15 gallon sized tree. There is enough area on this site to plant new replacement trees as needed. The retained redwood trees will need to be provided with supplemental irrigation to maintain a healthy canopy.



Olive trees #7-12 are located in close proximity to the proposed subdivision property line on the south side of the property. These trees are not protected in San Mateo County due to their diameter measurements. All of the olive trees are in excellent condition with no obvious form or health flaws. These trees will provide an excellent screen at the property line and should be retained for this reason. Olive trees are very drought tolerant and require little to no irrigation.

**Showing olive trees at the proposed property line**





**Showing oak tree #13**

(5)

Coast live oak tree #13 is in good condition and is aesthetically pleasing. The tree is located at the proposed property line and offers screening for the property. The tree has a contorted trunk and leans into the property. The tree has a restricted root zone due to the neighboring driveway. Root growth is often discouraged due to the compacted conditions of the available soil underneath the neighboring driveway. Roots on the tension side of a trees lean are needed for the stability of the tree more than roots on the compression side. Because roots on the tension side of the trees lean are growing under compacted conditions, it is recommended to prune this tree every 3-5 years using acceptable reduction cuts in the direction of the tree's lean. This will keep the tree at a manageable size. Also, this tree is a perfect candidate for the installation of a prop to offer extra support due to the tree's lean. With these mitigation measures put into action the trees risk of future failure due to the tree's lean would be significantly reduced.



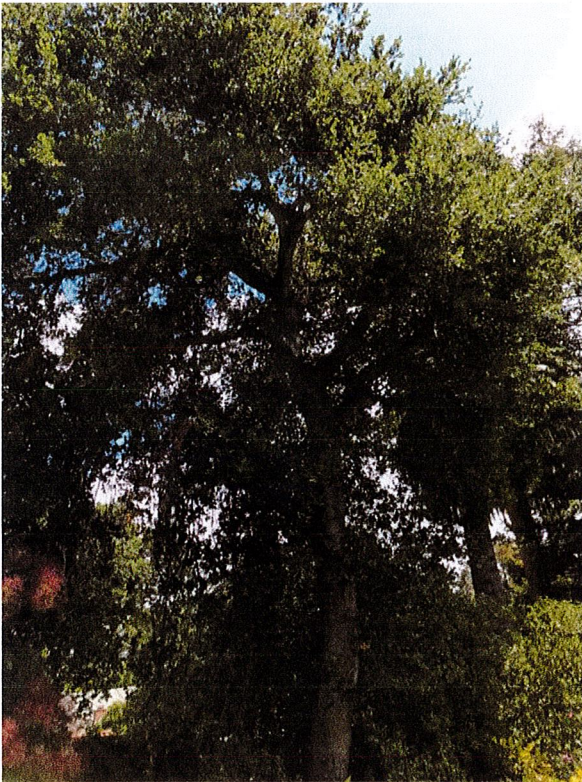
**Showing oak tree #14**

Coast live oak tree #14 is located near the rear of the property and is in good condition. During my inspection I noticed the root crown of the tree was buried. Minor sycamore borer damage was also observed near the base of the tree. It is recommended to expose the tree's root crown to inspect for any signs of oak root fungus, as buried root crowns can lead to oak root fungus diseases. The root crown should remain exposed. The tree is codominant at 7 feet with a good union formation. The tree has been pruned in the past for structure clearance, as the tree is heavy over the neighbor's garage. The tree has grown heavily to the south as it is being suppressed by a eucalyptus tree(#15) to the north. It is recommended to heavily prune the eucalyptus tree so that the oak tree can put on growth to the north, creating a more balanced tree crown. This tree will need to be maintained using approved reduction cuts to reduce the risk of leader failure on to the neighboring garage every 3-5 years. Also, if possible the leaders should be cabled for extra support.



Silver dollar eucalyptus tree #15 is in fair condition. The tree is located on the edge of the creek bank. The base of the tree was not visible during my inspection. This tree is leaning towards oak tree #14 creating suppressed conditions for the oak. It is recommended to heavily prune this tree to offer more room for the oak tree. By pruning this tree and not removing it, the tree roots are still available to stabilize the creek bank. If pruning the tree more than 25% of the tree's foliage a tree pruning permit will be required.

Tree #16 is a small Chinese pistache tree located near the rear of the property. This tree is in good condition. The tree is not protected in San Mateo County due to its diameter. If possible this tree should be retained.



Coast live oak tree #17 is in excellent condition. No obvious form flaws were visible within the tree's canopy. This tree is a significant tree and will be required to be protected during all stages of construction. The following tree protection plan will help ensure the safety and health of the retained trees on site. Once a site plan has been made available the tree protection plan shall be amended to be more specific.

**Showing oak tree #17**

**Tree Protection Plan:**

**Tree protection fencing**

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for protection zones should be 6-foot-tall metal chain link supported by 2-inch diameter poles pounded into the ground. The location for protective fencing should be placed at the dripline of the remaining protected trees on site. No equipment or materials should be stored or cleaned inside protection zones.



### Landscape Buffer

If access is needed and a reduced tree protection zone is needed then a landscape buffer consisting of wood chips spread to a depth of six inches with plywood placed on top will be placed in the non protected area to protected the soil within the trees root zone from compaction. The landscape buffer will help to reduce compaction to the unprotected root zone and minimize impacts.

### Root Cutting

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 irrigation or fertilizing at that time. 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. All roots encountered measuring 2 inches in diameter or over shall be exposed and remain damage free for the site arborist to view. Mitigation measures will be recommended at this time.

### Trenching and Excavation

Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

### Irrigation

Normal irrigation should be maintained throughout the entire length of the project. All of the imported trees will require normal irrigation. Irrigation should consist of surface flooding, with enough water to wet the entire root zone. If the root zone is traumatized this type of irrigation should be carried out two times per month during the warm dry season. The native oak trees on site will not be irrigated unless their root zones are traumatized. The retained redwood trees on site will require regular supplemental irrigation.

### Grading

All grading shall strive to be outside the canopy spread of the trees on site. If grading is to take place underneath the canopy of a significant sized tree, special mitigation measures will need to be applied. The grading contractors are recommended to meet with the Project Arborist at the site prior to beginning grading to review tree protection measures. The Project Arborist shall perform an inspection during the course of rough grading adjacent to the tree protection zone to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The Site Arborist shall be notified at least 48 hours before an inspection is needed. If compaction from grading has taken place within a tree protection zone proper mitigation measures will need to be applied.

1462 Edgewood Road /6/6/18

(8)

#### Inspections

The site will be inspected after the tree protection measures are installed and before the start of construction. Other inspections will be carried out on an as needed basis. Any time work is within 20 feet of the protected trees on site, the site arborist must be notified 48 hours in advance so that a site visit can be scheduled during the proposed work.

#### **Replacement trees:**

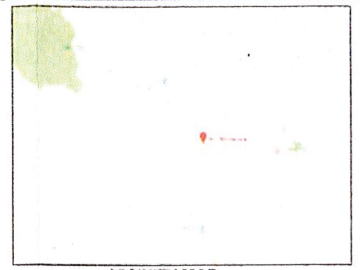
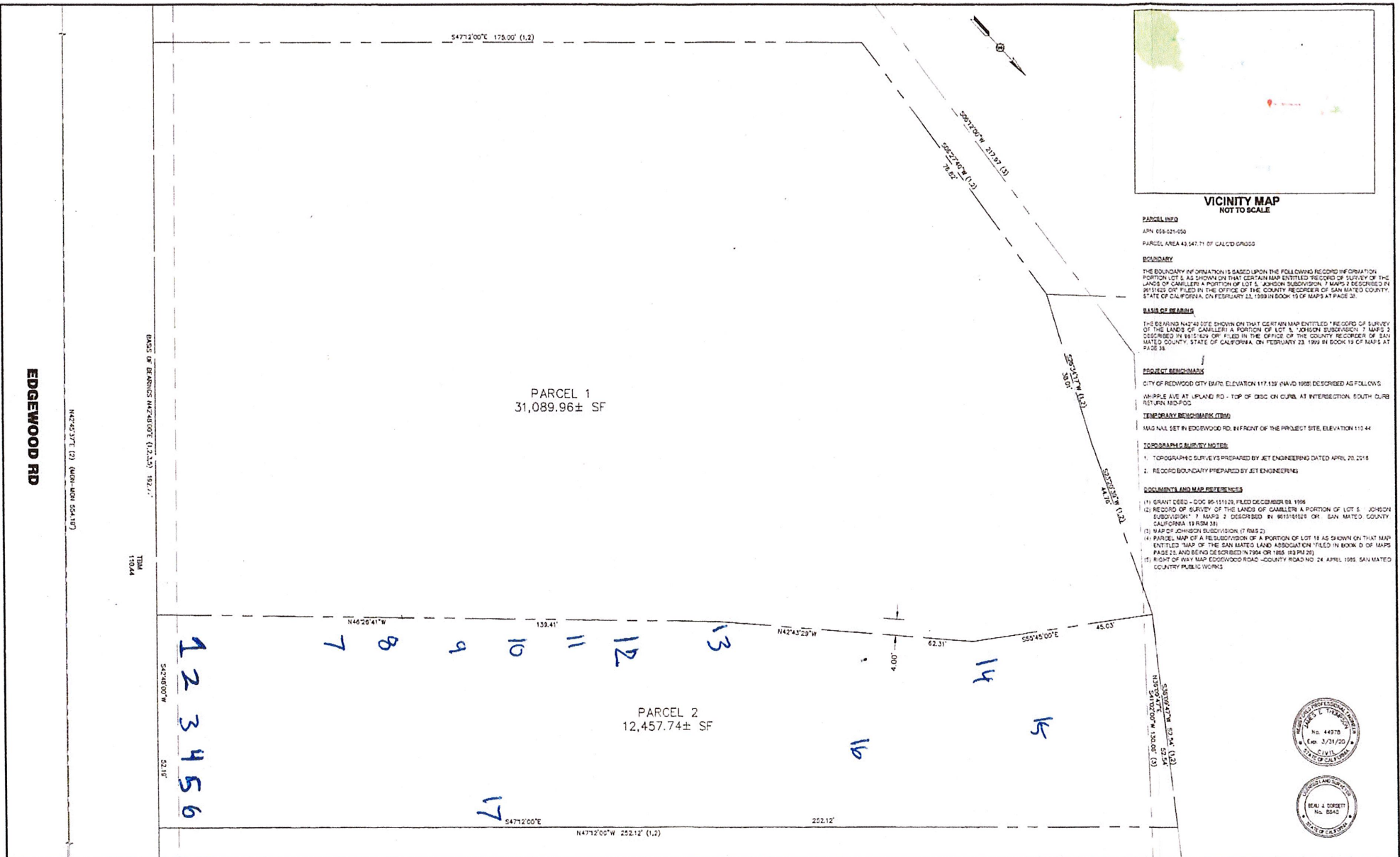
The County Of San Mateo has a 1:1 replacement standard using a minimum of a 15 gallon sized tree.

This information should be kept on site at all times. 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

David P. Beckham  
Certified Arborist WE#10724A



**VICINITY MAP**  
NOT TO SCALE

**PARCEL INFO**  
APN 059-021-050  
PARCEL AREA 43,547.71 SF CALCD CROSS

**BOUNDARY**  
THE BOUNDARY INFORMATION IS BASED UPON THE FOLLOWING RECORD INFORMATION:  
PORTION LOT 8 AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY OF THE LANDS OF CAMILLERI A PORTION OF LOT 8, JOHNSON SUBDIVISION," MAPS 2 DESCRIBED IN WRITING OR FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON FEBRUARY 22, 1993 IN BOOK 19 OF MAPS AT PAGE 31.

**BASE OF BEARING**  
THE BEARING HAS BEEN SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY OF THE LANDS OF CAMILLERI A PORTION OF LOT 8, JOHNSON SUBDIVISION," MAPS 2 DESCRIBED IN WRITING OR FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON FEBRUARY 22, 1993 IN BOOK 19 OF MAPS AT PAGE 31.

**PROJECT BENCHMARK**  
CITY OF REDWOOD CITY 6870 ELEVATION 117.13' (NAVD 1985) DESCRIBED AS FOLLOWS:  
APPLE AVE AT UPLAND RD - TOP OF DISC ON CURB AT INTERSECTION, SOUTH CURB RETURN MODIFIED

**TEMPORARY BENCHMARK ITEM**  
MAG NAIL SET IN EDGEWOOD RD, IN FRONT OF THE PROJECT SITE, ELEVATION 110.44'

**TOPOGRAPHIC SURVEY NOTES**  
1. TOPOGRAPHIC SURVEYS PREPARED BY JET ENGINEERING DATED APRIL 20, 2018  
2. RECORD BOUNDARY PREPARED BY JET ENGINEERING

**DOCUMENTS AND MAP REFERENCES**  
(1) GRANT DEED - DOC 86-15123, FILED DECEMBER 04, 1986  
(2) RECORD OF SURVEY OF THE LANDS OF CAMILLERI A PORTION OF LOT 8, JOHNSON SUBDIVISION, MAPS 2 DESCRIBED IN WRITING OR FILED IN SAN MATEO COUNTY, CALIFORNIA 19 FROM 31  
(3) MAP OF JOHNSON SUBDIVISION (7 PAGES)  
(4) PARCEL MAP OF A RESUBDIVISION OF A PORTION OF LOT 18 AS SHOWN ON THAT MAP ENTITLED "MAP OF THE SAN MATEO LAND ASSOCIATION," FILED IN BOOK D OF MAPS PAGE 23 AND BEING DESCRIBED IN PPM OR HSS #3 PU 20  
(5) RIGHT OF WAY MAP EDGEWOOD ROAD - COUNTY ROAD NO. 24, APRIL 1995, SAN MATEO COUNTY PUBLIC WORKS



**JET ENGINEERING**  
CONSULTING CIVIL ENGINEERS  
1048 EL CAMINO REAL, SUITE C  
REDWOOD CITY, CA 94063

**LANDS OF CAMILLERI**  
**1462 EDGEWOOD RD**  
REDWOOD CITY, CA 94062

**TENTATIVE SUBDIVISION MAP**  
**PARCELS 1 AND 2**

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. R1462-E-18  
DATE: 05/01/18  
DRAWN: DC  
CHECKED: JET  
SCALE: 1" = 10'

SHEET NO.  
**T4.0**  
1 OF 1 SHEETS