

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

DATE: July 3, 2014

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, pursuant to Section 7010 of the County Subdivision Regulations, to subdivide a 53,893 sq. ft. parcel into two new parcels (23,454 sq. ft. and 30,439 sq. ft.) located at 699 Menlo Oaks Drive in the unincorporated Menlo Oaks area of San Mateo County.

County File Number: PLN 2014-00107 (Burke)

PROPOSAL

The applicant is proposing to subdivide an existing legal parcel of 53,893 sq. ft. into two parcels. Parcel A will be approximately 23,454 sq. ft. in size and Parcel B will be approximately 30,439 sq. ft. in size. All existing buildings (house, detached garage and shed) are proposed for removal. The applicant is not proposing to remove any trees at the present time, nor is significant grading required, to implement the project.

RECOMMENDATION

That the Zoning Hearing Officer approve PLN 2014-00107 by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared by: Michael Schaller, Senior Planner, Telephone 650/363-1849

Applicant: Kerry Burke

Owner: Pacific Excel 2, LLC

Location: 699 Menlo Oaks Drive, Menlo Oaks

APN: 062-140-120

Size: 53,893 sq. ft.

Existing Zoning: R-1/S-100 (Single-Family Residential/20,000 sq. ft. minimum lot size)

General Plan Designation: Low Density Residential (0.3-2.3 dwelling units/acre)

Parcel Legality: Easterly portion of Lot 7, Block 7, of Menlo Oaks Subdivision recorded in San Mateo County Records on September 19, 1910, in Volume 7, Page 27. The existing parcel is legal through the existence of a permitted structure for the principally permitted use in the zoning district. Building and Planning permits have been issued for this building and parcel previously.

Sphere of Influence: Menlo Park

Existing Land Use: Single-Family Residence

Water Service: California Water Service Company

Sanitary Service: West Bay Sanitary District

FEMA Designation: Flood Zone X (Areas of Minimal Flooding), FEMA Panel No. 06081C0308E, Effective Date: 2012.

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

Setting: The 53,893 sq. ft. (1.237-acre) site includes one residence astride the proposed new property line. There is also a detached garage and shed on the site. All three buildings will be demolished prior to recordation of the tentative map. The site is relatively flat (less than 1% slope) and has numerous large trees throughout the parcel. Surrounding parcels are developed with single-family dwellings on all sides.

DISCUSSION

A. KEY ISSUES

1. Compliance with General Plan

The County General Plan designates the subject property as Low Density Residential (0.3-2.3 dwelling units/acre). The proposed land division has a density of 0.62 dwelling units per acre and is in compliance with this designation. The proposal is consistent with the surrounding residential land uses, per Policies 8.14 (*Land Use Compatibility*) and 8.35 (*Uses*), respectively.

General Plan Policy 8.29 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The project site is within a neighborhood of single-family dwellings on lots between 20,000 square feet and 30,000 square feet in size. Both sewer and water services are available

and have adequate capacity to service this subdivision. Additionally, both Colby Avenue and Menlo Oaks Drive are existing improved streets, maintained 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 (20,000 sq. ft.) required in this zoning district. The project also conforms to Policy 8.37 (*Parcel Sizes*).

2. Compliance with Zoning Regulations

Both proposed parcels exceed the minimum lot size requirements (20,000 sq. ft.) of the R-1/S-100 Zoning District. Parcel A is proposed at 23,454 sq. ft. and Parcel B is proposed at 30,439 sq. ft. Both proposed parcels will meet the 75-foot minimum width requirement in this district. The existing house and detached structures will be demolished as part of the proposed subdivision. As depicted on the attached Tentative Map (Attachment B), both parcels can provide adequate building envelopes after meeting the required setbacks for this zoning district.

3. Findings of Compliance with Subdivision Regulations

The proposed minor subdivision has been reviewed by Staff with respect to regulations of both the State Subdivision Map Act and the County Subdivision Ordinance. The Department of Public Works, the Menlo Park Fire Protection District, Cal Water, and the West Bay Sanitary District have also reviewed the project and found it to be in compliance with their standards and the requirements of the County Subdivision Ordinance. Conditions of approval have been included in Attachment A of this report.

Per Section 7013.3.b of the County Subdivision Ordinance, the Zoning Hearing Officer must make the following findings in order to approve the proposed subdivision:

a. **The proposed tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan.**

The project is consistent with the County's General Plan as described in Section A.1 of this report. It will result in development that conforms to the Land Use Element's density limits and will implement General Plan Policies 8.14, 8.29, 8.35, and 8.37.

b. **The site is physically suitable for both the type and proposed density of development.**

This site is physically suited for single-family residential development for the following reasons: (1) the proposed parcels conform to the

minimum parcel size requirements of the R-1/S-100 Zoning District; (2) both proposed parcels include ample building envelopes within which a residence could be constructed; (3) both parcels can be served by existing water and sewer infrastructure; and (4) both parcels have direct access to maintained public roads. There is no evidence to suggest that the project parcel is encumbered by any physical constraints such as flood zones, earthquake fault lines or severe topography.

- c. The design of the subdivision and proposed improvements are not likely to cause serious public health problems, to cause substantial environmental damage, or substantially and avoidably injure fish and wildlife or their habitat.**

There is no evidence to suggest that the project will create a public health problem or cause substantial environmental damage. Demolition of the existing buildings may temporarily generate dust above normal levels. To address this, a condition of approval requiring the submittal of a dust control plan, prior to the issuance of the demolition permit, has been included in Attachment A of this report.

The applicant is not proposing to remove any trees as part of this project, however, there are several trees, particularly around the garage, that could be negatively impacted during the demolition process if care is not taken to protect these trees. To address this potential impact, a condition of approval requiring the submittal of a tree protection plan, prior to the issuance of the demolition permit, has been included in Attachment A of this report.

- d. 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 recorded easements across the project parcel. There is no evidence to suggest that the proposed subdivision will conflict with the public's use of Menlo Oaks Drive or Colby Avenue.

- e. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 of the State Water Code.**

The proposed subdivision has been reviewed by the West Bay Sanitary District which indicated that they could accommodate the additional connection generated by this proposed two lot subdivision. There is no evidence to suggest that the proposed subdivision will generate such a substantial discharge of waste as to put West Bay's system into violation of the State Water Code.

- f. **The land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("The Williamson Act") and that the resulting parcels following a subdivision of that land will not be too small to sustain their agricultural use.**

The project parcel is not under a Williamson Act contract and is not zoned for agricultural use.

4. Compliance with In-Lieu Park Fees

Section 7055.3 (*Fees In-Lieu of Land Dedication*) of the County Subdivision Ordinance requires that, as a condition of approval of the tentative parcel map, the subdivider is required to dedicate land or pay a fee in lieu of dedication for the purposes of acquiring, developing, or rehabilitating County park and recreation facilities and/or assisting other providers of park and recreation facilities in acquiring, developing or rehabilitating facilities that will serve the proposed subdivision. The section further defines the formula for calculating this fee. The anticipated fee for this subdivision is \$14,470.76 for in-lieu park fees. A worksheet showing the computation methodology is included in Attachment D. However, the final fee shall be based upon the assessed value of the project parcel at the time of recordation of the parcel map.

B. ENVIRONMENTAL REVIEW

This project is categorically exempt per Section 15315, Class 15 of the California Environmental Quality Act for the division of property in urbanized areas zoned for residential use into four or fewer parcels. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, 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 2 years, and the parcel does not have an average slope greater than 20 percent.

As discussed above in Section A, the project is in conformance with the County's General Plan and Zoning Regulations. No variances or exceptions are required in order to divide and eventually construct homes on the two parcels. All services and access to the parcels are available and will not require the extension of sewer

or water mains. Access to both parcels can be taken directly off of existing public roads. The project parcel has not been involved in a subdivision within the last two years and, as discussed in the setting section, the parcel is essentially flat.

C. **REVIEWING AGENCIES**

Department of Public Works
Building Inspection Section
Menlo Park Fire Protection District
Geotechnical Section
LAFCO
West Bay Sanitary District
California Water Service Company
City of Menlo Park

ATTACHMENTS

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

MJS;jlh – MJSY0530_WJU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00107

Hearing Date: July 3, 2014

Prepared By: Michael Schaller
Senior Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the project is categorically exempt per Section 15315, Class 15 of the California Environmental Quality Act for the division of property in urbanized areas zoned for residential use into four or fewer parcels.

For the Minor Subdivision, Find:

2. That the proposed tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan. The project is consistent with the County's General Plan as described in Section A.1 of this report. It will result in development that conforms to the Land Use Element's density limits and will implement General Plan Policies 8.14, 8.29, 8.35, and 8.37.
3. That the site is physically suitable for both the type and proposed density of development. This site is physically suited for single-family residential development for the following reasons: (1) the proposed parcels conform to the minimum parcel size requirements of the R-1/S-100 Zoning District; (2) both proposed parcels include ample building envelopes within which a residence could be constructed; (3) both parcels can be served by existing water and sewer infrastructure; and (4) both parcels have direct access to maintained public roads. The project parcel is not encumbered by any physical constraints such as flood zones, earthquake fault lines or severe topography.
4. That the design of the subdivision and proposed improvements are not likely to cause serious public health problems, to cause substantial environmental damage, or substantially and avoidably injure fish and wildlife or their habitat. There is no evidence to suggest that the project will create a public health problem or cause substantial environmental damage. Demolition of the existing buildings may temporarily generate dust above normal levels. To address this, a condition of approval requiring the submittal of a dust control plan, prior to the issuance of the demolition permit, has been included.

5. That the applicant is not proposing to remove any trees as part of this project, however, there are several trees, particularly around the garage, that could be negatively impacted during the demolition process if care is not taken to protect these trees. To address this potential impact, a condition of approval requiring the submittal of a tree protection plan, prior to the issuance of the demolition permit, has been included.
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 recorded easements across the project parcel. There is no evidence to suggest that the proposed subdivision will conflict with the public's use of Menlo Oaks Drive or Colby Avenue.
7. That the discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 of the State Water Code. The proposed subdivision has been reviewed by the West Bay Sanitary District which indicated that they could accommodate the additional connection generated by this proposed two lot subdivision. There is no evidence to suggest that the proposed subdivision will generate such a substantial discharge of waste as to put West Bay's system into violation of the State Water Code.
8. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("The Williamson Act") and that the resulting parcels following a subdivision of that land will not be too small to sustain their agricultural use. The project parcel is not under a Williamson Act contract and is not zoned for agricultural use.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This subdivision approval is valid for two years, during which time a parcel map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees.
2. A building permit shall be applied for and obtained from the Building Inspection Section prior to demolishing the existing house and accessory buildings. These structures shall be demolished prior to recordation of the parcel map.
3. Prior to the issuance of the above referenced demolition permit, the applicant shall submit a tree protection plan which shall illustrate how trees adjacent to the structures to be removed shall be protected. Said plan must be reviewed and approved by the Planning Department prior to issuance of the demolition permit.

4. The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit associated with any proposed demolition or construction activities. The plan shall include the following control measures:
 - a. Water all active construction/demolition 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, sand and other loose materials or require all trucks to maintain at least 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 construction areas.
 - e. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and/or the adjacent waterway.
 - f. Replant vegetation in disturbed areas as quickly as possible.
5. The approved plan shall be implemented for the duration of any demolition or construction activities that generate dust and other airborne particles.
6. Prior to recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees based upon the assessed value of the project parcel at the time of recordation of the parcel map as required by County Subdivision Regulations, Section 7055.3.
7. Prior to the issuance of a building permit for any future construction, the applicant shall provide an erosion and sediment control plan, which demonstrates how erosion will be mitigated during the demolition/construction period. This mitigation will be in place at all times during demolition and/or construction.
8. During any future project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of storm water runoff from the construction site into storm drain systems and water bodies by:
 - 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 fertilizers to avoid polluting runoff.
9. Noise levels produced by any proposed demolition, grading, or construction activities shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities shall be prohibited on Sunday and any national holiday.

Department of Public Works

10. Prior to the recordation of the parcel map, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.

NOTE: The applicant has applied for a subdivision with less than 10,000 sq. ft. of impervious surface. The provisions for C3 have not been applied to this site. Should the total impervious surface of both parcels, when the future houses are proposed, exceed 10,000 sq. ft., then the provisions of C3 will be applied to both new parcels.

11. Prior to the issuance of a building permit for new development, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

NOTE: Future driveways shall be located away from intersections and other areas of conflict, and shall be located where there is sufficient sight distance for

safe ingress and egress. Vegetation, fences, etc. shall not be placed to obstruct views for pedestrians and vehicles. The driveway plan shall clearly demonstrate that sight distance has been considered.

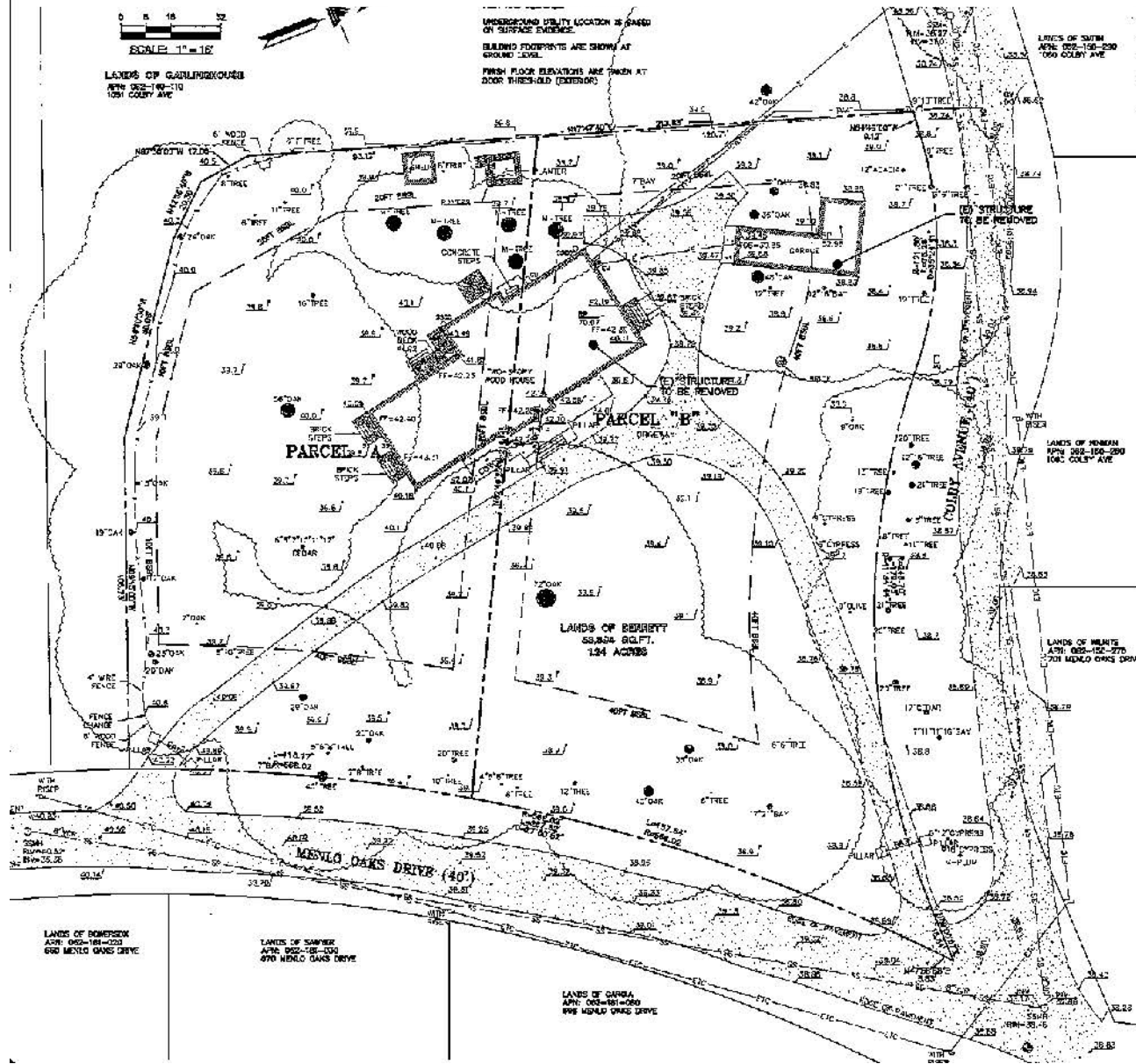
12. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
13. Prior to the issuance of building permits for new homes on the resulting parcels, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
14. Prior to recording the final map, the applicant will be required to submit to the Department of Public Works a complete set of improvement plans including all provisions for roadways, driveways, utilities, storm drainage, and stormwater treatment, all in accordance with the County Subdivision Regulations, County Standard Details, County Drainage Policy and NPDES permit. Improvement plans must be accompanied by a plan review deposit in the amount of \$1,000 made payable to the County of San Mateo Department of Public Works.
15. The applicant shall submit a parcel map to the Department of Public Works for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter-Department conditions have been met.
16. Prior to recordation of the parcel map, the applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.
17. Future development of any and all parcels resulting from the approved subdivision must comply with these requirements. The applicant shall note the requirements in the deeds for each parcel, copies of which shall be provided to the Planning Department, and shall disclose the requirements to any potential buyer(s). Each parcel shall be tagged by the Planning Department with these requirements, and no permits shall be issued for any development of the parcel(s) until these requirements are met. For future structures to be built on the individual parcels, prior to the issuance of a building permit for any structure on the project site, all plans shall be reviewed by the Planning Department for conformance with this condition.

MJS:jlh – MJSY0530_WJU.DOCX



County of San Mateo - Planning and Building Department

ATTACHMENT B



1/2"	1/2"
1/4"	1/4"
1"	1"
2"	2"
3"	3"
4"	4"
5"	5"
6"	6"
7"	7"
8"	8"
9"	9"
10"	10"
11"	11"
12"	12"
13"	13"
14"	14"
15"	15"
16"	16"
17"	17"
18"	18"
19"	19"
20"	20"
21"	21"
22"	22"
23"	23"
24"	24"
25"	25"
26"	26"
27"	27"
28"	28"
29"	29"
30"	30"
31"	31"
32"	32"
33"	33"
34"	34"
35"	35"
36"	36"
37"	37"
38"	38"
39"	39"
40"	40"
41"	41"
42"	42"
43"	43"
44"	44"
45"	45"
46"	46"
47"	47"
48"	48"
49"	49"
50"	50"

ELECTRICAL/TELEPHONE/
CABLE TV OVERHEAD LINE
DATA/TELEPHONE
OVERHEAD LINE
ELECTRICAL OVERHEAD LINE
DATA OVERHEAD LINE
TELEPHONE OVERHEAD LINE
FENCE LINE
SANITARY SEWER LINE
EPC-MARK
ELECTRICAL METER
ROSH FLOOR
FIRE HYDRANT
GAS METER
GAS VALVE
JOINT POLE
WALL-MOUNT WIRE
ROOF PEAK
SANITARY SEWER CLEAN-OUT
SANITARY SEWER MANHOLE
TOP OF SLAB
WATER METER
SPOTGRADE
ASPHALT
CONCRETE
TREE (TYP. HGT. 20' AS NOTED)

VICINITY MAP
NO SCALE

OWNER INFORMATION
OWNER: PHOTIC EXCEL 2 LLC
C/O JAY GROSS
700 PLEASANT VALLEY LANE
ARTIS, CA 95021

REFERENCES
THE TENTATIVE MAP IS SUPPLEMENTAL TO
"RECORDING SURVEY BY LEA & BRACE
ENGINEERS, INC., BY PLAN
"TOPOGRAPHIC SURVEY"
BY MARIO GROSS SPRING
FIELD PARK, CA
DRAWN MARCH 2014
DATE: 2-6-17

THE CONTRACTOR SHALL REFER TO THE
AS NOTED SURVEY AND PLAN, AND
SHALL VERIFY EXISTING UTILITIES AND
PROPOSED TIES ACCORDING TO THEM.

- SUBDIVIDER STATEMENT:**
- OWNER / DEVELOPER: PHOTIC EXCEL 2 LLC, C/O JAY GROSS, 700 PLEASANT VALLEY LANE, ARTIS, CA 95021
 - APPLICANT NAME: SAME AS ABOVE
 - EXISTING ZONING: RESIDENTIAL
 - PROPOSED ZONING: RESIDENTIAL
 - EXISTING WELL: NONE
 - FLOOD ZONE: ZONE X, PER PARCEL OVERSHOULDER
 - STREETS AND ROADS: LOCAL DETAIL AND WORKSHEET WILL BE SUBMITTED TO THE DISCRETION OF THE DIVISION OF PUBLIC WORKS
 - EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
 - WATER: CALIFORNIA WATER SERVICE COMPANY
 - THE PROPOSED WELLS PER THE DEC.
 - SANITARY SEWER: WEST BAY SANITATION DISTRICT
 - POWER AND GAS: PACIFIC GAS AND ELECTRIC
 - TELEPHONE / CABLE: SBC / COMCAST
 - STREET TREES: NONE
 - EASEMENTS: NONE
 - CONTIGUOUS ELEVATION: LOCAL DETAIL AND WORKSHEET
 - ALL DIMENSIONS ARE APPROXIMATE
 - NO NEW STREET NAME

TREES TO BE REMOVED:
NONE

EXISTING SITE DEVELOPMENT INFORMATION
ORIGINAL PARCEL: ZONING: R1-5000
PROPOSED USE: RESIDENTIAL
AREA (GROSS): 1.237 ACRES (53,863 S.F.)
AREA (NET): 1.237 ACRES (53,863 S.F.)

PROPOSED SITE DEVELOPMENT INFORMATION
PARCEL A:
ZONING: R1-5000
PROPOSED USE: RESIDENTIAL
AREA (GROSS): 0.528 ACRES (22,848 S.F.)
AREA (NET): 0.528 ACRES (22,848 S.F.)

PARCEL B:
ZONING: R1-5000
PROPOSED USE: RESIDENTIAL
AREA (GROSS): 0.616 ACRES (26,815 S.F.)
AREA (NET): 0.616 ACRES (26,815 S.F.)

BENCHMARK
CITY OF MENDOCINO BENCHMARK
BENCHMARK # 1010
DESCRIBED BY ORIGINAL RECORDING SURVEY
1254 AT MENDOCINO - AT MENDOCINO PARK AT
THE JUNCTION OF WILLOW ROAD AND
ELM STREET, AT THE INTERSECTION
ADMINISTRATION BUILDING, IN THE TOP OF THE
LOWER END OF THE CONCRETE BANK, 1.5
FEET EAST OF THE INTERSECTION CENTER OF
WILLOW ROAD, ABOUT 1 FOOT EAST OF THE
BENCHMARK

EL ELEVATION = 32.5 FT. (NAVD 83)

EASEMENT NOTE
TITLE REPORT PREPARED BY FIRST
AMERICAN TITLE COMPANY, ORDER NO.
4002-854747, DATED NOVEMBER 14, 2016.
EXCEPTION #2 = A RIGHT-OF-WAY FOR
POLES AND WIRES DESCRIBED IN DOCUMENT
2010-08-180 DOES NOT US WITHIN THE
PROPERTY.
EXCEPTION #3 = RIGHTS OF THE PUBLIC IN
ONE TO THAT PORTION OF THE LAND LIVING
WITHIN ANY ROAD, STREET, ALLEY OR
HIGHWAY-BUILDING CASES UNDER.

SITE BENCHMARK
SERVICE CONTROL
W/ 1/4" MAG. RING AND SHIMS
ELEVATION = 38.75' (ASSUMED)

LEA & BRACE ENGINEERS, INC.
1000 UNIVERSITY AVENUE
SUITE 200
MENDOCINO, CALIFORNIA 95922
(707) 439-1333
(707) 439-1334
(707) 439-1335
(707) 439-1336
(707) 439-1337
(707) 439-1338
(707) 439-1339
(707) 439-1340
(707) 439-1341
(707) 439-1342
(707) 439-1343
(707) 439-1344
(707) 439-1345
(707) 439-1346
(707) 439-1347
(707) 439-1348
(707) 439-1349
(707) 439-1350
(707) 439-1351
(707) 439-1352
(707) 439-1353
(707) 439-1354
(707) 439-1355
(707) 439-1356
(707) 439-1357
(707) 439-1358
(707) 439-1359
(707) 439-1360
(707) 439-1361
(707) 439-1362
(707) 439-1363
(707) 439-1364
(707) 439-1365
(707) 439-1366
(707) 439-1367
(707) 439-1368
(707) 439-1369
(707) 439-1370
(707) 439-1371
(707) 439-1372
(707) 439-1373
(707) 439-1374
(707) 439-1375
(707) 439-1376
(707) 439-1377
(707) 439-1378
(707) 439-1379
(707) 439-1380
(707) 439-1381
(707) 439-1382
(707) 439-1383
(707) 439-1384
(707) 439-1385
(707) 439-1386
(707) 439-1387
(707) 439-1388
(707) 439-1389
(707) 439-1390
(707) 439-1391
(707) 439-1392
(707) 439-1393
(707) 439-1394
(707) 439-1395
(707) 439-1396
(707) 439-1397
(707) 439-1398
(707) 439-1399
(707) 439-1400

**PROPOSED TENTATIVE
PARCEL MAP**

REVISIONS	BY
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment:

File Numbers:





County of San Mateo - Planning and Building Department

ATTACHMENT C

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.)**

$$\text{Value of Land} = \underline{\$2,175,000}$$

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

$$\text{Acres of Land} = \underline{1.24}$$

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.**

<u>Formula:</u>	
$\frac{\text{Parcel Size in Acres (From Item 2)}}{1 \text{ Acre of Land}}$	$\frac{\text{Value of Subject Parcel (From Item 1)}}{\text{Value of Land/Acre}}$
<u>Fill Out:</u>	
$\frac{1.24}{1 \text{ Acre}}$	$\frac{\$2,175,000}{\text{Value of Land/Acre}}$

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

<u>Formula:</u>		
Value of Land	=	$\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}} = \frac{\$2,175,000}{1.24}$
<u>Fill Out:</u>		
Value of Land	=	$\frac{\$2,175,000}{1.24} = \$1,754,032.20$

4. Determine the number of persons per subdivision.

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

5. Determine the parkland demand due to the subdivision.

Formula:				
Number of Persons Per Subdivision (From Item 4)	X	0.003*** Acres/Person	=	Parkland Demand
Fill Out:				
2.75	X	0.003*** Acres/Person	=	0.00825
***Section 7055.1 of the County's Subdivision Ordinance establishes the need for 0.003 acres of parkland property for each person residing in the County.				

6. Determine the parkland in-lieu fee.

Formula:				
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	=	Parkland In-Lieu Fee
Fill Out:				
0.00825	X	\$1,754,032.20	=	\$14,470.76