



# PLANNING COMMISSION

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Hillsdale High School

## ITEM # 1

Owner: . . . . . **John O'Rourke**

Applicant: . . . . . **San Mateo Real Estate and Construction**

File Number: . . . **PLN2002-00517**

Location: . . . . . **Bel Aire Road, San Mateo Highlands**

APN: . . . . . **041-111-360, 041-111-160, 041-111-270, 041-111-280, 041-111-320, 041-111-130**

Project Description:

Major Subdivision , Grading Permit, and Certification of a Final Environmental Impact Report to subdivision a 13.32-acre site (Water Tank Hill) into 21-legal parcels for development of 19 single-family dwellings.



# SUBJECT SITE







# SITE HISTORY

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**1941**

Zoned: RE/B-1





# SITE HISTORY

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**1956**

Zoned: RE/B-1





# SITE HISTORY

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**1960**

Zoned: R-1/S-8







# SITE HISTORY

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**1963**

Zoned: R-1/S-8

General Plan: Medium Residential





# SITE HISTORY

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**1970**

Zoned: R-1/S-8

General Plan: Medium Residential





# SITE HISTORY

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**1981**

Zoned: R-1/S-8

General Plan: Medium Residential







# SITE HISTORY

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**1986**

Zoned: R-1/S-8

General Plan: Medium-Low  
Residential





# SITE HISTORY

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**2015**

Zoned: R-1/S-8

General Plan: Medium-Low  
Residential







- 25-lots
- 131,480 cubic yards grading
- Secondary Emergency Access required
- Denied by Planning Commission, December 2009
- Appealed, revised plan
- Remanded by the Board of Supervisors to Planning Commission







# PROPOSED PROJECT

**2015**

- 19-lots
- 66,450 cubic yards grading
- No secondary Emergency Access required.
- New Environmental Review



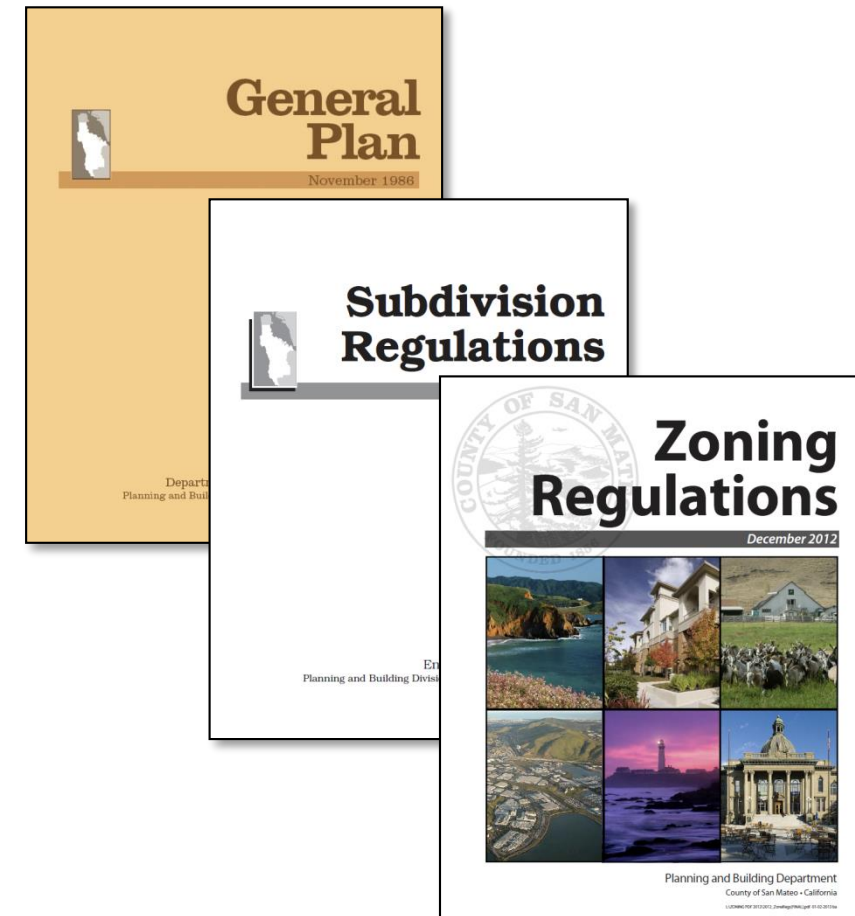


# REGULATORY COMPLIANCE

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## Project Complies with:

- ✓ General Plan
- ✓ Zoning Regulations
- ✓ Subdivision Regulations
- ✓ Grading Ordinance



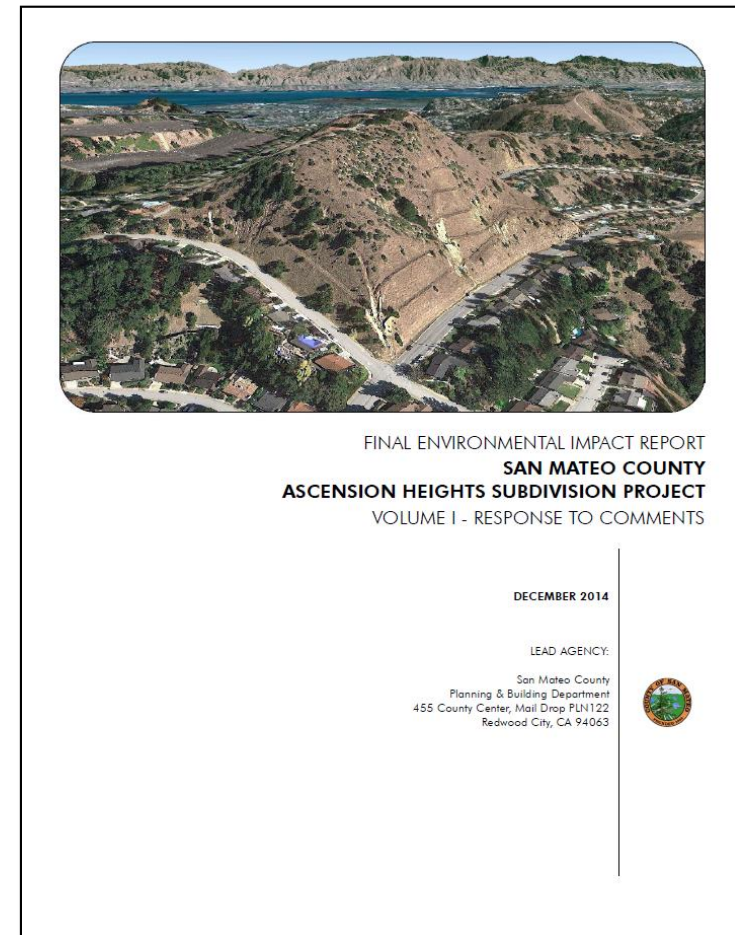


# ENVIRONMENTAL REVIEW

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## Environmental Impact Report

- Prepared in accordance with CEQA
- Scoping, October 2013
- Draft EIR, April 2014
- Final EIR, December 2014
- 30 Significant Impacts Identified
- All Impacts Mitigatable as Conditioned







# RECOMMENDATIONS

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As mitigated through the proposed conditions of approval, staff's recommendation is for the Planning Commission to:

1. Adopt Mitigation Monitoring Plan and the Statement of Findings and Facts in Support of Findings resolutions
2. Certify the Final Environmental Impact Report
3. Approve the vesting tentative map for a major subdivision, grading permit, and removal of 43 trees (nine significant) subject to recommended conditions of approval.



## **ADDITIONAL CONDITION**

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Prior to recording the Final Map, the applicant shall correct all existing surface erosion issues on the subject site pursuant to a plan to be reviewed and approved by the County Department of Planning and Building and the Department of Public Works that incorporates all requirements outlined in Conditions 8.e. through 8.j., as well as any additional requirements (including obtaining separate permits as necessary) from the California Department of Fish and Wildlife (CDFW) and/or the United States Fish and Wildlife (USFW), as appropriate.



## EDITED CONDITION

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### Condition #25:

The applicant shall have designed (by a registered civil engineer) and construct an on street private street to serve the proposed lots of this subdivision. This street shall be designed and constructed to no less than the standards for an “Urban Private Street.” The street shall ~~be posted for no parking and it shall~~ terminate in a turnaround meeting the requirements of the applicable fire’s jurisdiction and the San Mateo County Department of Public Works.





# RECOMMENDATIONS

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# TENATIVE MAP







Existing Site Entrance, Bel Aire Road





Southern Slope, Ascension Drive





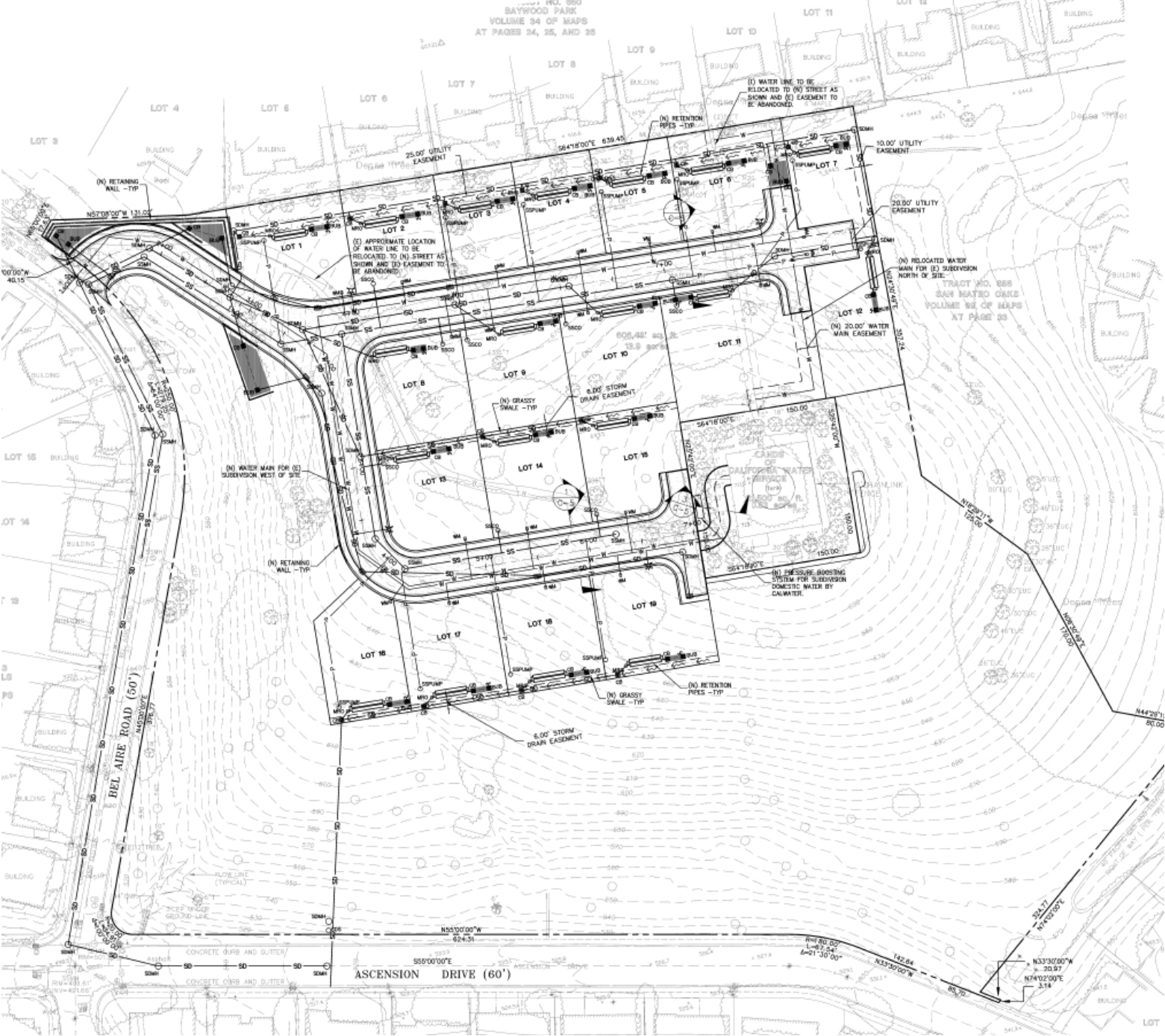
Erosion at corner of Ascension Drive and  
Bel Aire Road







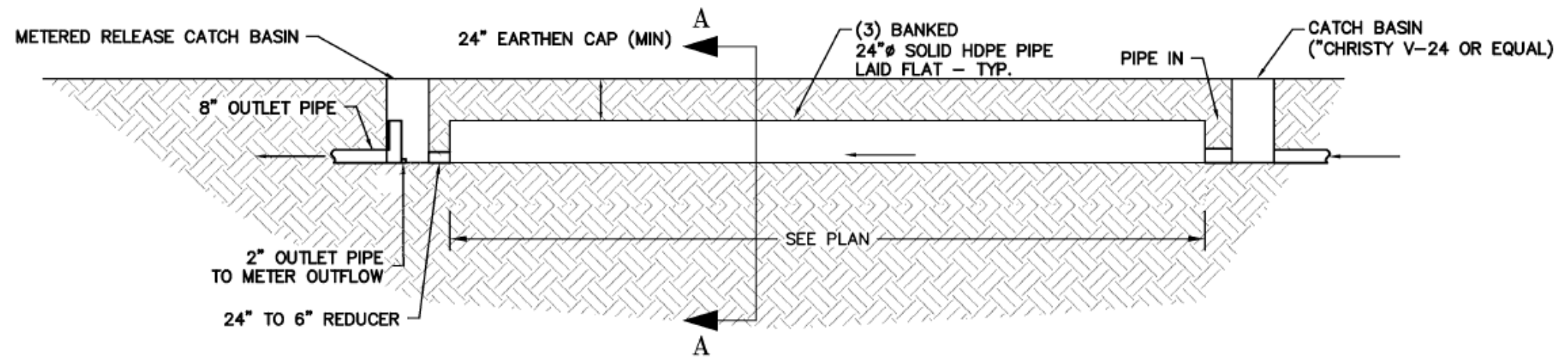
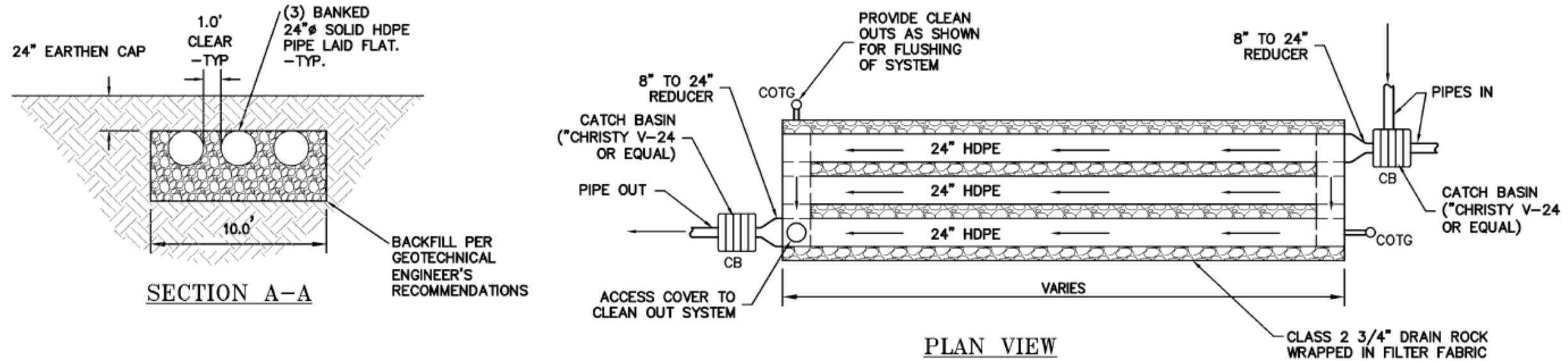
# PRELIMINARY UTILITY COMPOSITE PLAN







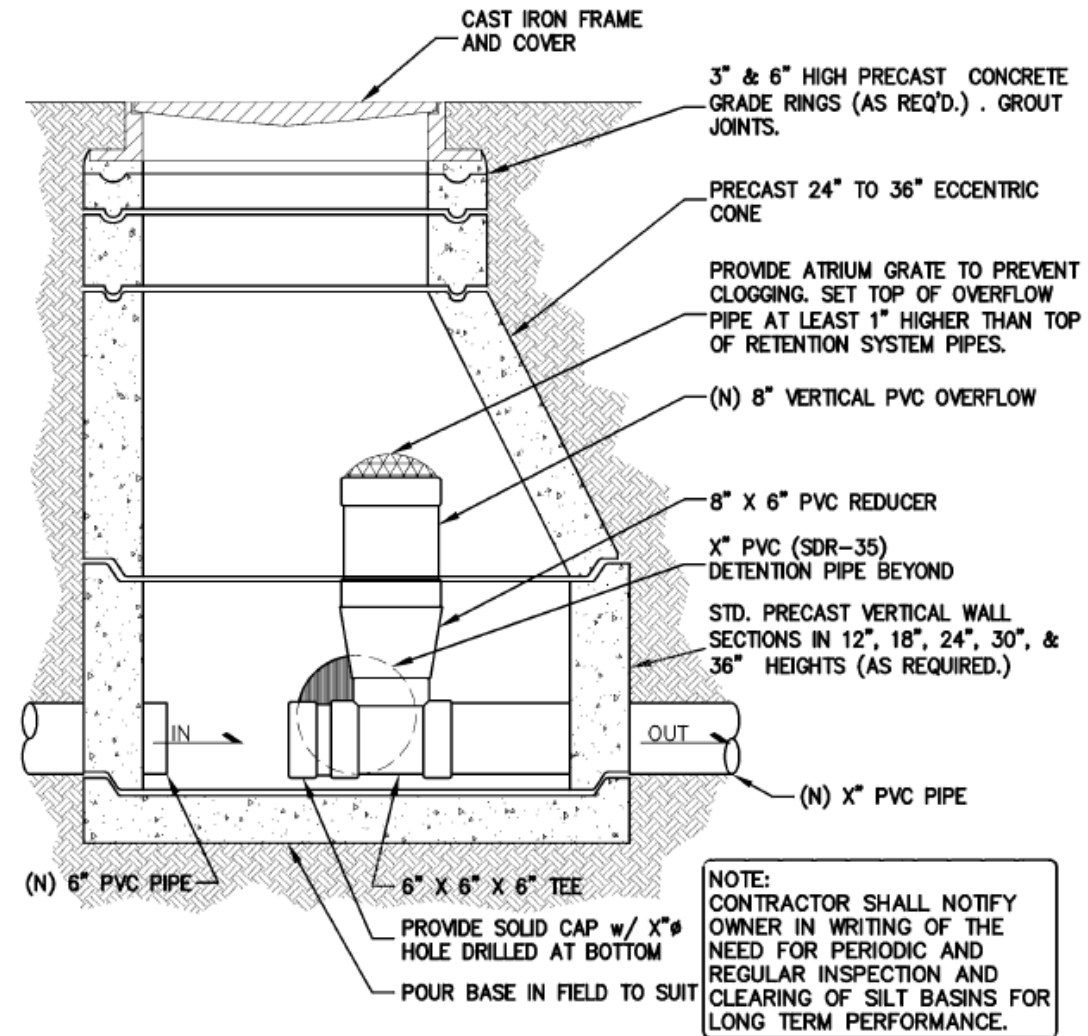
# RETENTION/DISSIPATOR STRUCTURE



**RETENTION/DISSIPATOR STRUCTURE**  
NOT TO SCALE



# METERED RELEASE OUTLET



METERED RELEASE OUTLET

NOT TO SCALE