



COUNTY OF SAN MATEO
PLANNING AND BUILDING

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April 28, 2026

Martin Smith
Belmont Housing Group
1519 E Chapman Ave Suite 101
Fullerton, CA 92831

**SUBJECT: SB 330 Preliminary Application – 135-Unit Multifamily Residential Building
Christian Drive and Ralston Avenue, Unincorporated North Skyline
APN 043-331-410; County File No. PRE2026-00012**

Dear Martin:

The purpose of this letter is to inform you of the significant issues that Planning and Building staff have identified based on our initial review of the submitted SB 330 preliminary application for a 135-unit multifamily residential building at the subject property. These issues involve the project's ability to meet water and sewage disposal requirements. Please note this letter does not constitute a completeness or consistency letter, as a full application has not yet been submitted, but is provided as a courtesy to alert you to these significant issues.

Per the County's General Plan Rural Land Use Map, the project parcel is in the County's Rural Area and has a land use designation of Open Space. Under Chapter 9 of the General Plan, which defines the County's Rural Land Use Policies, the subject property is designated as "rural lands". The project, as proposed, does not comply with the following General Plan policies:

Policy 10.1 Coordinate Planning

Coordinate water supply planning with land use and wastewater management planning to assure that the supply and quality of water is commensurate with the level of development planned for an area.

Policy 10.15 Water Suppliers in Rural Areas

Consider the following as appropriate methods of water supply in rural areas: water systems and wells.

Policy 11.2 Coordinate Planning

Coordinate wastewater management planning with land use and water supply planning to assure that the capacity of sewerage facilities is commensurate with the level of development planned for an area.

Specifically, the preliminary application does not include a plan or proposal for connection to domestic water service or sanitary sewer service. The City of Belmont (City) is the closest provider of sewer service (and other municipal services) and the Mid-Peninsula Water District (Mid-Pen) is the closest provider of water service. The parcel is not in the Sphere of Influence of either agency, and the parcel is currently not eligible for annexation to either the City or to Mid-Pen. In order to annex the property, the San Mateo County Local Agency Formation Commission (LAFCo) would need to approve and amend the relevant Sphere(s) of Influence to include the subject property, the agencies would need to support providing services to the proposed development and alter their boundaries to include the parcel, and LAFCo would need to approve the annexation.

Steve Monowitz, the Director of the San Mateo Planning and Building Department, has discussed the proposal with Carlos de Melo, Community Development Director of the City of Belmont, who stated that the City has no interest in annexing or extending municipal services to the property. As the City's support is required for the LAFCo annexation necessary for the provision of sewer service to the proposed development, the County maintains concerns that there is no effective means to address the municipal services required by the proposed development.

Due to the lack of an effective means to address the municipal services required by the proposed development, including but not limited to water and sewer service, the current proposal does not comply with the County's General Plan. In addition, Government Code Section 65589.5(d)(4) provides that a local agency may disapprove a housing development project if it finds there are not adequate water or wastewater facilities to serve the project. As a result, based on the information provided in the preliminary application, the Planning and Building Department will be unable to recommend County approval of the required permits for the project as it is currently described.

Please let us know if you have any questions regarding this determination and how you intend to proceed.

Regards,

A handwritten signature in black ink, appearing to read 'Camille Leung', written in a cursive style.

Camille Leung, Senior Planner

CC: Denise L Fenzi Trust and Eugene Sussli Trust, Property Owners
Carlos de Melo, Community Development Director, City of Belmont