

County of San Mateo
Planning and Development Division
Ordinance Administration Section

POST APPROVAL PERMIT PROCESS

1. This sheet and a copy of the list of conditions of approval should be stapled inside the front cover of the permit file.
2. Note file number and mark appropriate box at bottom of form.
3. Conditions which need not be met prior to the issuance of a building permit should be marked with an asterisk.
4. When each of the other conditions is met, the project planner should write the date and his/her initials to the left of that item on the list.
5. Notes about a condition should be entered in right margin, along with date and initials.
6. File should be stored in file cabinets.

Files Nos.: LLA92-0001, SMN91-0017, SIE 91-0002; CDP 91-0053

Counter planner may sign building or other permits when all conditions are marked with an asterisk or initialed as complete.

Project planner should be consulted prior to approval of building or other construction permits.

Bob Williamson
Joe Guntren
June 4, 1992
Page 3

Regarding the Street Improvement Exception

13. That extraordinary hardship or damage would be imposed on the applicants if the strict application of the County road standards were followed. The modifications proposed in this application are in harmony with the general purpose and objectives of the County street improvement regulations and the public health, safety, and welfare of the people of San Mateo County will be protected.

Regarding the Coastal Development Permit

14. That on the basis of the information contained in the staff report, the project conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

CONDITIONS OF APPROVAL

Department of Public Works

SEE PUBLIC WORKS FOR APPROVALS ON THESE ITEMS

1. The applicants shall provide appropriate documentation to the Department of Public Works and to the Planning Division confirming that portions of Hermosa Avenue and portions of Alto Avenue have, in fact, been abandoned and/or vacated as indicated on the Vestino Tentative Map.
2. The applicants shall have designed (by a registered civil engineer) and the applicants shall construct an on-site 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 jurisdiction and the San Mateo County Department of Public Works.
3. The applicants 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 storm water onto, over, and off 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 (per Condition #2), and submitted to the Department of Public Works for review and approval.

Turned over to
PW 3/13/92

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Bob Williamson
Joe Guntren
June 4, 1992
Page 4

4. The applicants shall record documents which address maintenance responsibilities of both the private road and any private drainage facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review.
5. The applicants shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans (per Condition #2), and submitted to the Department of Public Works for review. Upon completion of this review, the applicants or their engineer shall have these approved plans signed by the appropriate sewer district.
6. The applicants shall dedicate sanitary sewer easements for any portion of the sewer main which lies outside of existing public sanitary sewer easements, if applicable.
7. The applicants shall submit, to both the Department of Public Works and the Planning Division, written certification from the appropriate water district (Redwood City Water) stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
8. Any potable water system work required by the appropriate district within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met. Plans for such work shall be reviewed by the Department of Public Works prior to the issuance of the permit.
9. The applicants shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and the Planning Division stating that they will provide energy and communication services to the proposed parcels of this subdivision.
10. Any proposed construction work within the County right-of-way shall not begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met.
11. "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
12. The applicants shall submit a plan to the Department of Public Works showing driveway access to each of the parcels complying with County standards for driveway slopes (~~not exceeding 20%~~). This plan and

*Street improvement Exception granted -
grade may not exceed 23.5%*

driveway slopes shall be prepared from elevations and alignment from the improvement plans required by Condition #1.

- Info* 13. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to the site. A "grading permit" would be required for construction of the private road unless exempted by the above ordinance.
- /* 14. The applicants shall submit a parcel map to the Department of Public Works for review and recording.

Planning Division

- Info* 15. Approval of these permits is for the project, as described and modified in this staff report, only. Minor modifications may be made subject to the review and approval of the Planning Director.
- Info* 16. The applicants shall comply with the Significant Tree Ordinance.
- 2594-0048*
2194-0049 17. *lots 3 & 4* Regarding Parcels 1 through 4: the applicants shall replace each significant tree approved for removal with up to three seedlings; number, size, and species to be approved by the Planning Director.
- INFO* 18. Regarding Parcels 1 through 4: the applicants shall pay a surety deposit to insure the maintenance of all replacement seedlings. The amount and duration of the surety shall be determined on a case-by-case basis by the Planning Director.
- INFO* 19. The applicants shall design residences for the subject properties which are in compliance with the Design Review Ordinance and the Local Coastal Program.
- INFO* 20. Regarding Parcels 1 through 4: the applicants shall design residences which follow the natural topography of the site. The house should follow the natural slope of the hill and stair-step down the slope if necessary. Grading on each site shall be limited to that required to construct a residence which has been designed to follow the topography and to provide access to that residence. The filling or grading of the hillside to provide flat yard areas shall not be allowed.
- INFO* 21. The applicants shall limit the height of all proposed structures so that no portion of the structure extends above the tree canopy on the site.
- INFO* 22. The applicants shall employ earth-tone colors which blend with the natural environment on the exterior of all structures on each site, to the satisfaction of the Planning Director.

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23. **Regarding Parcels 1 through 4:** the applicants shall create a document, to the satisfaction of the Planning Director and County Counsel, which outlines the above three tree protection restrictions and the above four development restrictions for the benefit of all future owners of Parcels 1 through 4. This document shall be recorded at the time of recordation of the final parcel map. Further, the Commission recommends the above seven development restrictions be included on each parcel's deed.

24. The applicants shall obtain a grading permit for all proposed roadway improvements prior to regrading or widening Miramar Road.

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25. As part of the grading permit application for this project, the applicants shall submit engineered plans for access to Lots 1 through 4 consistent with the schematic plans submitted on April 8, 1992. The access plan will be submitted for approval by the County Fire Marshal, Director of Public Works and the Planning Division.

A copy of which is in file #1 w/ the other transparencies

Building Inspection Section

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BE REVIEWED
- BUDG. PERMIT
STAGE

26. The applicants shall provide a drainage analysis and plan which demonstrates that development on these parcels will not increase runoff surface water to adjoining parcels. (This requirement appears to be a duplicate of one of the Department of Public Works. However, the Building Inspection Section's concerns are with runoff to other parcels where the Department of Public Works' would be runoff to the right-of-way.)

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Environmental Health Division

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2/6/96

27. The applicants shall install or extend a sanitary sewer main to serve Lots 1 through 7 to the satisfaction of the Granada Sanitary District and the Department of Public Works. HOOKUPS GRANTED.

2/9
PER LETTER
TO FILE

28. The applicants shall install or extend a water main to serve all parcels to the satisfaction of the Coastsides County Water District and the Department of Public Works.

Half Moon Bay Fire Protection District

29. The applicants shall meet all requirements of the Half Moon Bay Fire Marshal.

CalTrans

2/9/96

30. The applicants shall obtain an encroachment permit for any work proposed within the State right-of-way.

- No work to be performed in the county right of way

PLANNING

SMN 91-0017

OFFICIAL RECORDS OF
SAN MATEO COUNTY
ASSESSOR-COUNTY CLERK-RECORDER
WARREN SLOCUM

Recorded at Request of
FIRST AMERICAN TITLE COMPANY

96-014294 02/06/96 02:07

Recording Fee: 8.00 HBENDER

Request of: First American Title Insurance Company

Examined by: Heljo Bender

Fee: \$8.00

SUBDIVISION MAP	- VOLUME NO.	PAGE NO.
PARCEL MAP	- VOLUME NO. 68	PAGE NO. 97 & 98 ✓
LIC. LAND SURVEY MAP	- VOLUME NO.	PAGE NO.
ASSESSMENT MAP	- VOLUME NO.	PAGE NO.

TITLE: (Subdivision and/or Tract)

Parcel Map Being a subdivision of Parcel 4, as described in that certain Lot Line Adjustment, Planning Division File No. 92-0004 Recorded in Document Series No.92136616 on August 24,1992 and being all of Block 2, a portion of Hermosa Avenue, and a portion of Lots 7,8,9, and 10, Block 3 as shown on that map, entitled Map of "Subdivision of Block 10, Miramar Terrace" and filed for record in Volume 5 of Maps at Page 19, Records of San Mateo County, San Mateo County California

driveway slopes shall be prepared from elevations and alignment from the improvement plans required by Condition #1.

grading permits ✓

IN PROCESS

- 13. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to the site. A "grading permit" would be required for construction of the private road unless exempted by the above ordinance.
- * 14. The applicants shall submit a parcel map to the Department of Public Works for review and recording.

Planning Division Permit # TR94-0048 complete ✓
0049

SEE ST DONE ✓

SEE PERMIT ✓

grading permit ✓

- 15. Approval of these permits is for the project, as described and modified in this staff report, only. Minor modifications may be made subject to the review and approval of the Planning Director.
- 16. The applicants shall comply with the Significant Tree Ordinance.
- 17. Regarding Parcels 1 through 4: the applicants shall replace each significant tree approved for removal with up to three seedlings; number, size, and species to be approved by the Planning Director.
- 18. Regarding Parcels 1 through 4: the applicants shall pay a surety deposit to insure the maintenance of all replacement seedlings. The amount and duration of the surety shall be determined on a case-by-case basis by the Planning Director.
- 19. The applicants shall design residences for the subject properties which are in compliance with the Design Review Ordinance and the Local Coastal Program.
- 20. Regarding Parcels 1 through 4: the applicants shall design residences which follow the natural topography of the site. The house should follow the natural slope of the hill and stair-step down the slope if necessary. Grading on each site shall be limited to that required to construct a residence which has been designed to follow the topography and to provide access to that residence. The filling or grading of the hillside to provide flat yard areas shall not be allowed.
- 21. The applicants shall limit the height of all proposed structures so that no portion of the structure extends above the tree canopy on the site.
- 22. The applicants shall employ earth-tone colors which blend with the natural environment on the exterior of all structures on each site, to the satisfaction of the Planning Director.

SMN91-0017
LLA 92-0001

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23. Regarding Parcels 1 through 4: the applicants shall create a document, to the satisfaction of the Planning Director and County Counsel, which outlines the above three tree protection restrictions and the above four development restrictions for the benefit of all future owners of Parcels 1 through 4. This document shall be recorded at the time of recordation of the final parcel map. Further, the Commission recommends the above seven development restrictions be included on each parcel's deed.

1/8/94

24. The applicants shall obtain a grading permit for all proposed roadway improvements prior to regrading or widening Miramar Road.

25. As part of the grading permit application for this project, the applicants shall submit engineered plans for access to Lots 1 through 4 consistent with the schematic plans submitted on April 8, 1992. The access plan will be submitted for approval by the County Fire Marshal, Director of Public Works and the Planning Division.

Building Inspection Section

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26. The applicants shall provide a drainage analysis and plan which demonstrates that development on these parcels will not increase runoff surface water to adjoining parcels. (This requirement appears to be a duplicate of one of the Department of Public Works. However, the Building Inspection Section's concerns are with runoff to other parcels where the Department of Public Works' would be runoff to the right-of-way.)

Environmental Health Division

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27. The applicants shall install or extend a sanitary sewer main to serve Lots 1 through 7 to the satisfaction of the Granada Sanitary District and the Department of Public Works.

28. The applicants shall install or extend a water main to serve all parcels to the satisfaction of the Coastside County Water District and the Department of Public Works.

Half Moon Bay Fire Protection District

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29. The applicants shall meet all requirements of the Half Moon Bay Fire Marshal.

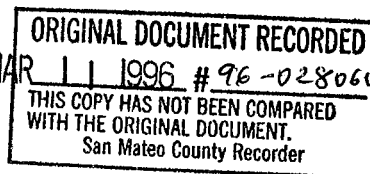
CalTrans

1/1A

30. The applicants shall obtain an encroachment permit for any work proposed within the State right-of-way.

RECORDED AT REQUEST OF
AND RETURN TO:

JOSEPH T. GUNTREN
P.O. BOX 370389
MONTARA, CA 94037



TREE PROTECTION AND DEVELOPMENT RESTRICTIONS

(SMN 91-0017 / LLA 92-0001)

The property described in Exhibit A, attached hereto and incorporated herein by this reference is the subject of the approval of a subdivision (SMN 91-0017) and a lot line adjustment (LLA 92-0001) approved by the County of San Mateo on May 26, 1992. Condition number 23 of the approval required the applicant to record, concurrently with the recordation of the final parcel map, a document containing certain restrictions included as conditions of approval of SMN 91-0017 and LLA 92-0001. This document is intended to implement condition number 23 of conditions of approval of SMN 91-0017 and LLA 92-0001.

The owners of the property described in Exhibit A, attached hereto and incorporated herein by reference, in consideration of the approval of SMN 91-0017 and LLA 92-0001 agree as follows:

- 1). THE OWNERS OF SAID PROPERTY SHALL COMPLY WITH THE SAN MATEO COUNTY SIGNIFICANT TREE ORDINANCE.
- 2). THE OWNERS OF SAID PROPERTY SHALL REPLACE EACH SIGNIFICANT TREE APPROVED FOR REMOVAL WITH UP TO THREE SEEDLINGS; NUMBER, SIZE, AND SPECIES TO BE APPROVED BY THE SAN MATEO COUNTY PLANNING DIRECTOR.
- 3). THE OWNERS OF SAID PROPERTY SHALL PAY A SURETY DEPOSIT TO INSURE THE MAINTENANCE OF ALL REPLACEMENT SEEDLINGS. THE AMOUNT AND DURATION OF THE SURETY SHALL BE DETERMINED ON A CASE BY CASE BASIS BY THE SAN MATEO COUNTY PLANNING DIRECTOR.
- 4). THE OWNERS OF SAID PROPERTY SHALL COMPLY WITH THE DESIGN REVIEW ORDINANCE AND THE LOCAL COASTAL PROGRAM REGARDING ANY EXISTING OR FUTURE DEVELOPMENT ON SAID PROPERTY.
- 5). THE OWNERS OF SAID PROPERTY SHALL DESIGN THE STRUCTURE(S) TO FOLLOW THE NATURAL TOPOGRAPHY OF THE SITE. THE STRUCTURE(S) SHALL FOLLOW THE NATURAL SLOPE OF THE HILL AND STAIR-STEP DOWN THE SLOPE AS NECESSARY. GRADING ON SAID PROPERTY SHALL BE LIMITED TO THAT REQUIRED TO CONSTRUCT THE STRUCTURE(S) WHICH HAS BEEN DESIGNED TO FOLLOW THE TOPOGRAPHY AND TO PROVIDE ACCESS TO THAT STRUCTURE. THE FILLING OR GRADING OF THE HILLSIDE TO PROVIDE FLAT YARD AREAS SHALL NOT BE ALLOWED.
- 6). THE OWNERS OF SAID PROPERTY SHALL LIMIT THE HEIGHT OF THE STRUCTURE(S) SO THAT NO PORTION OF THE STRUCTURE EXTENDS ABOVE THE TREE CANOPY IN THE AREA.

7). THE OWNERS OF SAID PROPERTY SHALL EMPLOY EARTH-TONE COLORS WHICH BLEND WITH THE NATURAL ENVIRONMENT ON THE EXTERIOR OF ALL STRUCTURES ON SITE, TO THE SATISFACTION OF THE SAN MATEO COUNTY PLANNING DIRECTOR.

The provisions hereto shall run with the land, and inure to the burden and benefit of the property described in Exhibit A. The provisions hereto shall be binding on all successors in interest to the property.

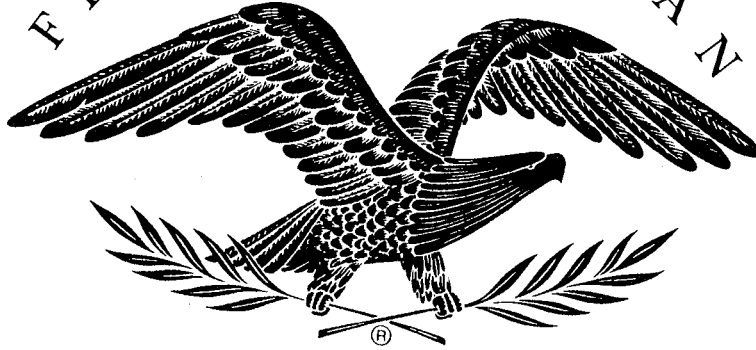
BY 
JOSEPH T. GUNTREN

DATE 3-11-96.

EXHIBIT A

PARCEL 1, AS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT, PLANNING DIVISION FILE NO. LLA 92-0001 RECORDED IN THE DOCUMENT SERIES NO. 92136616 ON AUGUST 24, 1992 SAN MATEO COUNTY, AND BEING A PORTION OF LOTS 11, 12, 13, AND 14, BLOCK 3, AND THE NORTHERLY HALF OF ALTO AVENUE LYING ADJACENT TO SAID LOTS 11 THROUGH 14 AND AS SHOWN ON THAT MAP, ENTILED MAP OF "SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE" AND FILED FOR RECORD IN VOLUME 5 OF MAPS AT PAGE 19, RECORDS OF SAN MATEO COUNTY.

FIRST AMERICAN



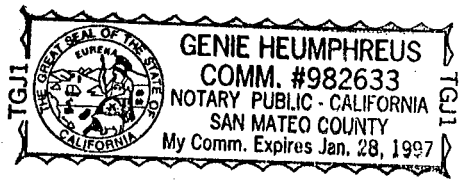
STATE OF CALIFORNIA
COUNTY OF San Mateo } ss.

On March 11, 1996, before me, Genie Heumphreus
personally appeared Joseph T. Hunter

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Genie Heumphreus

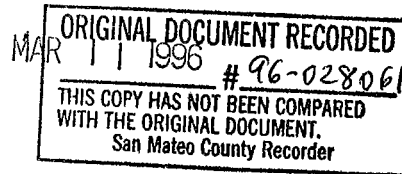


(This area for official notarial seal)

Title of Document _____	No. of Pages _____
Date of Document _____	
Other signatures not acknowledged _____	

RECORDED AT REQUEST OF
AND RETURN TO:

JOSEPH T. GUNTREN
P.O. BOX 370389
MONTARA, CA 94037



TREE PROTECTION AND DEVELOPMENT RESTRICTIONS

(SMN 91-0017 / LLA 92-0001)

The property described in Exhibit A, attached hereto and incorporated herein by this reference is the subject of the approval of a subdivision (SMN 91-0017) and a lot line adjustment (LLA 92-0001) approved by the County of San Mateo on May 26, 1992. Condition number 23 of the approval required the applicant to record, concurrently with the recordation of the final parcel map, a document containing certain restrictions included as conditions of approval of SMN 91-0017 and LLA 92-0001. This document is intended to implement condition number 23 of conditions of approval of SMN 91-0017 and LLA 92-0001.

The owners of the property described in Exhibit A, attached hereto and incorporated herein by reference, in consideration of the approval of SMN 91-0017 and LLA 92-0001 agree as follows:

- 1). THE OWNERS OF SAID PROPERTY SHALL COMPLY WITH THE SAN MATEO COUNTY SIGNIFICANT TREE ORDINANCE.
- 2). THE OWNERS OF SAID PROPERTY SHALL REPLACE EACH SIGNIFICANT TREE APPROVED FOR REMOVAL WITH UP TO THREE SEEDLINGS; NUMBER, SIZE, AND SPECIES TO BE APPROVED BY THE SAN MATEO COUNTY PLANNING DIRECTOR.
- 3). THE OWNERS OF SAID PROPERTY SHALL PAY A SURETY DEPOSIT TO INSURE THE MAINTENANCE OF ALL REPLACEMENT SEEDLINGS. THE AMOUNT AND DURATION OF THE SURETY SHALL BE DETERMINED ON A CASE BY CASE BASIS BY THE SAN MATEO COUNTY PLANNING DIRECTOR.
- 4). THE OWNERS OF SAID PROPERTY SHALL COMPLY WITH THE DESIGN REVIEW ORDINANCE AND THE LOCAL COASTAL PROGRAM REGARDING ANY EXISTING OR FUTURE DEVELOPMENT ON SAID PROPERTY.
- 5). THE OWNERS OF SAID PROPERTY SHALL DESIGN THE STRUCTURE(S) TO FOLLOW THE NATURAL TOPOGRAPHY OF THE SITE. THE STRUCTURE(S) SHALL FOLLOW THE NATURAL SLOPE OF THE HILL AND STAIR-STEP DOWN THE SLOPE AS NECESSARY. GRADING ON SAID PROPERTY SHALL BE LIMITED TO THAT REQUIRED TO CONSTRUCT THE STRUCTURE(S) WHICH HAS BEEN DESIGNED TO FOLLOW THE TOPOGRAPHY AND TO PROVIDE ACCESS TO THAT STRUCTURE. THE FILLING OR GRADING OF THE HILLSIDE TO PROVIDE FLAT YARD AREAS SHALL NOT BE ALLOWED.
- 6). THE OWNERS OF SAID PROPERTY SHALL LIMIT THE HEIGHT OF THE STRUCTURE(S) SO THAT NO PORTION OF THE STRUCTURE EXTENDS ABOVE THE TREE CANOPY IN THE AREA.

7). THE OWNERS OF SAID PROPERTY SHALL EMPLOY EARTH-TONE COLORS WHICH BLEND WITH THE NATURAL ENVIRONMENT ON THE EXTERIOR OF ALL STRUCTURES ON SITE, TO THE SATISFACTION OF THE SAN MATEO COUNTY PLANNING DIRECTOR.

The provisions hereto shall run with the land, and inure to the burden and benefit of the property described in Exhibit A. The provisions hereto shall be binding on all successors in interest to the property.

BY 
JOSEPH T. GUNTREN

DATE 3-11-96

EXHIBIT A

PARCEL 2, AS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT, PLANNING DIVISION FILE NO. LLA 92-0001 RECORDED IN THE DOCUMENT SERIES NO. 92136616 ON AUGUST 24, 1992 SAN MATEO COUNTY, AND BEING A PORTION OF LOTS 11, 12, 13, AND 14, BLOCK 3, AS SHOWN ON THAT MAP, ENTITLED MAP OF "SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE" AND FILED FOR RECORD IN VOLUME 5 OF MAPS AT PAGE 19, RECORDS OF SAN MATEO COUNTY.



STATE OF CALIFORNIA }
COUNTY OF San Mateo } ss.

On March 11, 1996, before me, Genie Heumphreus,
personally appeared Joseph T. Guenther

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Genie Heumphreus



(This area for official notarial seal)

Title of Document _____
Date of Document _____ No. of Pages _____
Other signatures not acknowledged _____

OFFICIAL RECORDS OF
SAN MATEO COUNTY
ASSESSOR-COUNTY CLERK-RECORDER
WARREN SLOCUM

RECORDED AT REQUEST OF
AND RETURN TO:

JOSEPH T. GUNTREN
P.O. BOX 370389
MONTARA, CA 94037

Recorded at Request of
FIRST AMERICAN TITLE COMPANY
96-014295 02/06/96 02:07

Recording Fee: 14.00 HBENDER

TREE PROTECTION AND DEVELOPMENT RESTRICTIONS

(SMN 91-0017 / LLA 92-0001)

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The property described in Exhibit A, attached hereto and incorporated herein by this reference is the subject of the approval of a subdivision (SMN 91-0017) and a lot line adjustment (LLA 92-0001) approved by the County of San Mateo on May 26, 1992. Condition number 23 of the approval required the applicant to record, concurrently with the recordation of the final parcel map, a document containing certain restrictions included as conditions of approval of SMN 91-0017 and LLA 92-0001. This document is intended to implement condition number 23 of conditions of approval of SMN 91-0017 and LLA 92-0001.

The owners of the property described in Exhibit A, attached hereto and incorporated herein by reference, in consideration of the approval of SMN 91-0017 and LLA 92-0001 agree as follows:

- 1). THE OWNERS OF SAID PROPERTY SHALL COMPLY WITH THE SAN MATEO COUNTY SIGNIFICANT TREE ORDINANCE.
- 2). THE OWNERS OF SAID PROPERTY SHALL REPLACE EACH SIGNIFICANT TREE APPROVED FOR REMOVAL WITH UP TO THREE SEEDLINGS; NUMBER, SIZE, AND SPECIES TO BE APPROVED BY THE SAN MATEO COUNTY PLANNING DIRECTOR.
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7). THE OWNERS OF SAID PROPERTY SHALL EMPLOY EARTH-TONE COLORS WHICH BLEND WITH THE NATURAL ENVIRONMENT ON THE EXTERIOR OF ALL STRUCTURES ON SITE, TO THE SATISFACTION OF THE SAN MATEO COUNTY PLANNING DIRECTOR.

The provisions hereto shall run with the land, and inure to the burden and benefit of the property described in Exhibit A. The provisions hereto shall be binding on all successors in interest to the property.

BY Joseph T. Guntren
JOSEPH T. GUNTREN

DATE 1/31/96

96014295

EXHIBIT A

PARCEL 4, AS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT, PLANNING DIVISION FILE NO. LLA 92-0001 RECORDED IN THE DOCUMENT SERIES NO. 92136616 ON AUGUST 24, 1992 SAN MATEO COUNTY AND BEING ALL OF BLOCK 2, A PORTION OF HERMOSA AVENUE, AND A PORTION OF LOTS 7, 8, 9, AND 10, BLOCK 3 AS SHOWN ON THAT MAP, ENTITLED MAP OF "SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE" AND FILED FOR RECORD IN VOLUME 5 OF MAPS AT PAGE 19, RECORDS OF SAN MATEO COUNTY.

96014288



STATE OF CALIFORNIA)
)ss.
COUNTY OF San Mateo)

On 1/31/96 before me, Renee Lewis, personally appeared JOSEPH T. GUNTREN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

96014295

WITNESS my hand and official seal.



Signature Renee Lewis

(This area for official notarial seal)

Title of Document:	No. of Pages:
Date of Document:	
Other signatures not acknowledged:	

COUNTY OF SAN MATEO

Inter-Departmental Correspondence

Date: JANUARY 3, 1996

To: PLANNING DEPARTMENT/ JIM EGGENMEYER
From: DIRECTOR OF PUBLIC WORKS/ PETE BENTLEY
Subject: PARCEL MAP FOR PLANNING DEPARTMENT FILE NO. SMN 91-0017

A Parcel Map showing the proposed resubdivision of property covered by your Planning Department File No. SMN 91-0017 has been submitted to this office for review and has been found to be technically correct as to the information shown thereon.

Any conditions through the Director of Public Works have been met. If all other conditions have been completed, please indicate your approval to record this Parcel Map by signing below and returning this letter to the Public Works Department.

Pete Bentley

PLEASE CONFIRM CONDITIONS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, & 28 HAVE ALL BEEN MET.

Final approval of this minor subdivision is hereby granted. No letter will be sent to the applicant until we get word that the Map has been recorded. Please send word immediately of this recording.

DATE: 1/26/96

BY: Jim K. Eggenmeyer
PLANNING DIVISION

GUNTREN BUILDERS

CA LIC. 424435

P.O. BOX 170389
MONTARA, CALIFORNIA 94037
(415) 728-5659 FAX (415) 728-3127

COUNTY OF SAN MATEO
PLANNING DIVISION
590 HAMILTON
REDWOOD CITY, CA 94063

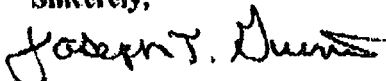
Attention: Jim Eggemeyer

Subject: Parcel Map Conditions

Dear Jim,

I am enclosing the information you requested to sign off item numbers 27 & 28 of my conditions of approval. Parcel 3 (630 Miramar) and Parcel 4 (640 Miramar, which will soon become parcel A once the parcel map is recorded) are connected to the new sewer & water mains I installed. I can not connect the remaining five parcels until I purchase these permits. I cannot purchase the sewer and water permits for Parcels B, C, & D until the parcel map is recorded. These parcels are all priority use and there is plenty of priority sewer & water available. Regarding condition number 26. This is a ditto of one from the Department of Public Works with has finalized the improvement plans. Pete Bentley also has copies that I am faxing to you.

Sincerely,


Joseph T. Guntren



November 14, 1995

Mr. Joseph T. Guntren
Guntren Builders
Po Box 370389
Montara, Ca. 94037

Re: Miramar Drive Pipeline Extension Project

Dear Mr. Guntren:

Per our phone conversation of November 14, 1995, this letter is written confirmation that on September 12, 1995, Coastside County Water District Board of Directors accepted the Miramar Drive Pipeline Extension Project as complete.

If you need any further information, please do not hesitate to call the office.

Yours truly,

A handwritten signature in cursive script, appearing to read "B. Tomberlin".

B. Tomberlin
Office Manager

A PUBLIC AGENCY
SERVING:
City of Half Moon Bay
Granada Sanitary District
Montara Sanitary District

SEWER AUTHORITY MID-COASTSIDE

1000 N. Cabrillo Highway
P.O. Box 3100
Half Moon Bay, CA 94019
Phone: (415) 726-0124
Fax: (415) 726-7833

Mr. Joe Guntren
P. O. Box 370389
Montara, CA 94037

November 8, 1995

SUBJECT: SEWER CONNECTION PERMITS
(File No. SL951101)

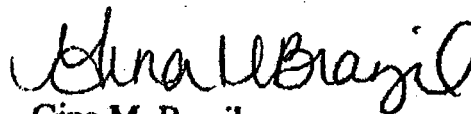
Dear Mr. Guntren:

Enclosed please find your copy of Sewer Connection Permit No. 2555 (630 Miramar) and No. 2556 (640 Miramar), signed-off and completed by the District Engineers' office.

Please contact the District Engineer's office if you have any questions.

Sincerely,

SEWER AUTHORITY MID-COASTSIDE



Gina M. Brazil
Secretary

/gmb
Enclosures

cc: Khee Lim, CREM Engineers
Judy McKenzie, Granada Sanitary District

GRANADA SANITARY DISTRICT**OF SAN MATEO COUNTY****(415) 728-7088****P.O. BOX 338 EL GRANADA, CALIFORNIA 94018****PRINCETON EL GRANADA MIRAMAR****I N V O I C E**INVOICE DATE: January 2, 1995OWNER: Joseph GuntrenP.O. Box 370389Montara, CA 94037ASSESSOR'S PARCEL # 048-074-090

SEWER SERVICE CHARGE - FISCAL YEAR - 1995/1996 = \$ 295.00

Date of Connection Inspection October 5, 1995Pro-rated Amount Due \$ 221.22This amount covers the period Oct, 1995 thru June 1996

This invoice is due and payable within 30 days from date.

State law and the District's Ordinance Code provide that if payment is not received within 30 days of the invoice date above a 10% penalty will be imposed for late payment and an additional 1% of the pro-rated amount due will be added each month until the charges and penalties are fully paid.

430 Miramar

**GRANADA SANITARY DISTRICT
OF SAN MATEO COUNTY
(415) 728-7083**

P.O. BOX 326 EL GRANADA, CALIFORNIA 94018

PRINCETON EL GRANADA MIRAMAR

I N V O I C E

INVOICE DATE: January 2, 1995

OWNER: Joseph Guntren
P.O. Box 370389
Monterey, CA 94037

ASSESSOR'S PARCEL # 048-074-080

SEWER SERVICE CHARGE - FISCAL YEAR - 1995/1996 = \$ 295.00

Date of Connection Inspection October 5, 1995

Pro-rated Amount Due \$ 221.22

This amount covers the period Oct 1995 thru June 1996

This invoice is due and payable within 30 days from date.

State law and the District's Ordinance Code provide that if payment is not received within 30 days of the invoice date above a 10% penalty will be imposed for late payment and an additional 1% % of the pro-rated amount due will be added each month until the charges and penalties are fully paid.

Charge? w/o Miramar

SEWER CONNECTION PERMIT

GRANADA SANITARY DISTRICT OF SAN MATEO COUNTY

P.O. BOX 336
EL GRANADA, CALIFORNIA 94018-0336
(415) 726-7093

PERMIT NUMBER 2555 DATE ISSUED Oct. 11, 1994 PERMIT TYPE 1A
PERMIT EXPIRATION DATE Oct. 11, 1996 USE Single Family Residence (priority use)
CAPACITY ENTITLEMENT: 221 GPD
PERMIT ISSUED TO: Joseph Guntren
P.O. Box 370389
Montara, CA 94037

IDENTIFICATION OF REAL PROPERTY

Assessor's Parcel No. 048-074-000 Lot 3 Block _____
Street Address 630 Miramar Owner's Name _____

FEE AND COSTS

Application Fee \$ 100.00
Connection Charge \$ 5400.00
Additional Cost \$ 100.00 (hold harmless)
Amount Paid \$ 5600.00
Date PAID 8/8/94

**FOR FINAL INSPECTION OF
SEWER CONNECTION CONTACT:
SEWER AUTHORITY MID-COASTSIDE
726-0124
REQUEST FOR INSPECTION MUST
BE MADE 48 HOURS IN ADVANCE**

RESTRICTIONS AND CONDITIONS

This permit is subject to all of the provisions of the Granada Sanitary District Ordinance Code and any special conditions and restrictions required by the District.

This permit will expire 2 years from date of issue. In the event the Building Permit has not been obtained by the expiration date, this permit, shall, at that date become void. The District must be furnished a copy of the Building Permit when it is obtained.

This permit is not transferable to another parcel or to be used for a purpose other than is described in the application on file with the District.

The Sewer Authority Mid-Coastside must be notified when the building sewer is ready for inspection and connection to the sewer main, but before any portion of the work is covered.

SPECIAL CONDITIONS: _____

APPROVED BY: [Signature]

Date _____

CERTIFICATION

Date Connection Made 10-5-95

Notes _____

Certification of Work Completed By [Signature]
Khee Lim

Date 10-5-95

SEWER CONNECTION PERMIT

GRANADA SANITARY DISTRICT OF SAN MATEO COUNTY
P.O. BOX 336
EL GRANADA, CALIFORNIA 94018-0336
(415) 726-7093

PERMIT NUMBER 2556 DATE ISSUED Oct. 11, 1994 PERMIT TYPE 1A

PERMIT EXPIRATION DATE Oct. 11, 1996 USE Single Family Residence (Priority Use)

CAPACITY ENTITLEMENT: 221 GPD

PERMIT ISSUED TO: Joseph Guntren
P.O. Box 370389
Montara, CA 94037

IDENTIFICATION OF REAL PROPERTY

Assessor's Parcel No. 048-074-090 Lot 4 Block _____

Street Address 640 Miramar Owner's Name _____

FEE AND COSTS

Application Fee \$ 100.00
Connection Charge \$ 5400.00
Additional Cost \$ 100.00 (hold harmless)
Amount Paid \$ 5600.00
Date PAID 8/8/94

**FOR FINAL INSPECTION OF
SEWER CONNECTION CONTACT:
SEWER AUTHORITY MID-COASTSIDE
726-0124
REQUEST FOR INSPECTION MUST
BE MADE 48 HOURS IN ADVANCE**

RESTRICTIONS AND CONDITIONS

This permit is subject to all of the provisions of the Granada Sanitary District Ordinance Code and any special conditions and restrictions required by the District.

This permit will expire 2 years from date of issue. In the event the Building Permit has not been obtained by the expiration date, this permit, shall, at that date become void. The District must be furnished a copy of the Building Permit when it is obtained.

This permit is not transferable to another parcel or to be used for a purpose other than is described in the application on file with the District.

The Sewer Authority Mid-Coastside must be notified when the building sewer is ready for inspection and connection to the sewer main, but before any portion of the work is covered.

SPECIAL CONDITIONS: _____

APPROVED BY: [Signature] Date _____

CERTIFICATION

Date Connection Made 10-5-95 Notes _____
Certification of Work Completed By [Signature] Date 10-5-95
Khee Lin

RECORDED AT REQUEST OF
AND RETURN TO:

JOSEPH T. GUNTREN
P.O. BOX 370389
MONTARA, CA 94037

OK
JTG
1/26/96

TREE PROTECTION AND DEVELOPMENT RESTRICTIONS

(SMN 91-0017 / LLA 92-0001)

The property described in Exhibit A, attached hereto and incorporated herein by this reference is the subject of the approval of a subdivision (SMN 91-0017) and a lot line adjustment (LLA 92-0001) approved by the County of San Mateo on May 26, 1992. Condition number 23 of the approval required the applicant to record, concurrently with the recordation of the final parcel map, a document containing certain restrictions included as conditions of approval of SMN 91-0017 and LLA 92-0001. This document is intended to implement condition number 23 of conditions of approval of SMN 91-0017 and LLA 92-0001.

The owners of the property described in Exhibit A, attached hereto and incorporated herein by reference, in consideration of the approval of SMN 91-0017 and LLA 92-0001 agree as follows:

- 1). THE OWNERS OF SAID PROPERTY SHALL COMPLY WITH THE SAN MATEO COUNTY SIGNIFICANT TREE ORDINANCE.
- 2). THE OWNERS OF SAID PROPERTY SHALL REPLACE EACH SIGNIFICANT TREE APPROVED FOR REMOVAL WITH UP TO THREE SEEDLINGS; NUMBER, SIZE, AND SPECIES TO BE APPROVED BY THE SAN MATEO COUNTY PLANNING DIRECTOR.
- 3). THE OWNERS OF SAID PROPERTY SHALL PAY A SURETY DEPOSIT TO INSURE THE MAINTENANCE OF ALL REPLACEMENT SEEDLINGS. THE AMOUNT AND DURATION OF THE SURETY SHALL BE DETERMINED ON A CASE BY CASE BASIS BY THE SAN MATEO COUNTY PLANNING DIRECTOR.
- 4). THE OWNERS OF SAID PROPERTY SHALL COMPLY WITH THE DESIGN REVIEW ORDINANCE AND THE LOCAL COASTAL PROGRAM REGARDING ANY EXISTING OR FUTURE DEVELOPMENT ON SAID PROPERTY.
- 5). THE OWNERS OF SAID PROPERTY SHALL DESIGN THE STRUCTURE(S) TO FOLLOW THE NATURAL TOPOGRAPHY OF THE SITE. THE STRUCTURE(S) SHALL FOLLOW THE NATURAL SLOPE OF THE HILL AND STAIR-STEP DOWN THE SLOPE AS NECESSARY. GRADING ON SAID PROPERTY SHALL BE LIMITED TO THAT REQUIRED TO CONSTRUCT THE STRUCTURE(S) WHICH HAS BEEN DESIGNED TO FOLLOW THE TOPOGRAPHY AND TO PROVIDE ACCESS TO THAT STRUCTURE. THE FILLING OR GRADING OF THE HILLSIDE TO PROVIDE FLAT YARD AREAS SHALL NOT BE ALLOWED.
- 6). THE OWNERS OF SAID PROPERTY SHALL LIMIT THE HEIGHT OF THE STRUCTURE(S) SO THAT NO PORTION OF THE STRUCTURE EXTENDS ABOVE THE TREE CANOPY IN THE AREA.

7). THE OWNERS OF SAID PROPERTY SHALL EMPLOY EARTH-TONE COLORS WHICH BLEND WITH THE NATURAL ENVIRONMENT ON THE EXTERIOR OF ALL STRUCTURES ON SITE, TO THE SATISFACTION OF THE SAN MATEO COUNTY PLANNING DIRECTOR.

The provisions hereto shall run with the land, and inure to the burden and benefit of the property described in Exhibit A. The provisions hereto shall be binding on all successors in interest to the property.

**BY _____
JOSEPH T. GUNTREN**

DATE _____

GUNTREN BUILDERS

CA LIC. 424455

P.O. BOX 370389
MONTARA, CALIFORNIA 94037
(415) 728-5659 FAX (415) 728-3127

**TELECOPIER TRANSMISSION
COVER SHEET**

TO: JAMES K. EGGEMEYER

COMPANY: SAN MATEO COUNTY PLANNING DEPT.

FAX NUMBER: 363-4849

FROM: JOSEPH GUNTREN

FAX NUMBER: 728-3127

COMMENTS: PLEASE REVIEW. CALL IF YOU HAVE ANY QUESTIONS.

THANKS

SENT BY: JTG

PAGE 1 OF PAGES.



Planning and Building Division

County of San Mateo

Mail Drop PLN122 · 590 Hamilton Street · 2nd Floor · Redwood City
California 94063 · Telephone 415/363-4161 · Fax 415/363-4849

Board of Supervisors

Ruben Barrales
Mary Griffin
Tom Huening
Ted Lempert
Michael D. Nevin

Director of
Environmental Management
Paul M. Koenig

Planning Administrator
Terry L. Burnes

Facsimile Transmittal Sheet

Date sent: 1/23/96

To be delivered to: JOE G.

Facsimile number: 728 3127

Sent by: [Signature]

Number of pages to follow Cover Sheet: 2

Message or special instructions: HERE ARE THE EDITS

FOR YOUR DOCUMENT, I NEED TO

SEE THE REVISION BEFORE YOU

RECORD, REMEMBER, THIS DOCUMENT

MUST BE RECORDED JUST AFTER THE

PARCEL MAP IS RECORDED.

[Signature]

Our facsimile number is (415) 363-4849.
Please call (415) 363-4161 immediately if there is any problem with this transmission.
Thank you.

PARCEL 4
12/20/95

RECORDED AT REQUEST OF
AND RETURN TO:

JOSEPH T. GUNTREN
P.O. BOX 370389
MONTARA, CA 94037

TREE PROTECTION AND DEVELOPMENT RESTRICTIONS

CSMN 91-0017 / LLA 92-0001

~~THE OWNER OF PARCEL 4, AS DESCRIBED IN THE CERTAIN LOT LINE ADJUSTMENT,
PLANNING DIVISION FILE NO. LLA 92-0001 RECORDED IN THE DOCUMENT SERIES NO.
98136610 ON AUGUST 24, 1992 SAN MATEO COUNTY AND BEING ALL OF BLOCK 2, A
PORTION OF HERMOSEA AVENUE AND A PORTION OF LOTS 7, 8, 9, AND 10, BLOCK 3 AS
SHOWN ON THAT MAP ENTITLED MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR
TERRACE AND FILED FOR RECORD IN VOLUME 5 OF MAPS AT PAGE 10, RECORDS OF
SAN MATEO COUNTY SHALL CONCUR TO.~~

INSERT
A →

- 1). THE OWNERS OF SAID PROPERTY SHALL COMPLY WITH THE SAN MATEO COUNTY SIGNIFICANT TREE ORDINANCE.
- 2). THE OWNERS OF SAID PROPERTY SHALL REPLACE EACH SIGNIFICANT TREE APPROVED FOR REMOVAL WITH UP TO THREE SEEDLINGS; NUMBER, SIZE, AND SPECIES TO BE APPROVED BY THE SAN MATEO COUNTY PLANNING DIRECTOR.
- 3). THE OWNERS OF SAID PROPERTY SHALL PAY A SURETY DEPOSIT TO INSURE THE MAINTENANCE OF ALL REPLACEMENT SEEDLINGS. THE AMOUNT AND DURATION OF THE SURETY SHALL BE DETERMINED ON A CASE BY CASE BASIS BY THE SAN MATEO COUNTY PLANNING DIRECTOR.
- 4). THE OWNERS OF SAID PROPERTY SHALL COMPLY WITH THE DESIGN REVIEW ORDINANCE AND THE LOCAL COASTAL PROGRAM REGARDING ANY EXISTING OR FUTURE DEVELOPMENT ON SAID PROPERTY.
- 5). THE OWNERS OF SAID PROPERTY SHALL DESIGN THE STRUCTURE(S) TO FOLLOW THE NATURAL TOPOGRAPHY OF THE SITE. THE STRUCTURE(S) SHALL FOLLOW THE NATURAL SLOPE OF THE HILL AND STAIR-STEP DOWN THE SLOPE AS NECESSARY. GRADING ON SAID PROPERTY SHALL BE LIMITED TO THAT REQUIRED TO CONSTRUCT THE STRUCTURE(S) WHICH HAS BEEN DESIGNED TO FOLLOW THE TOPOGRAPHY AND TO PROVIDE ACCESS TO THAT STRUCTURE. THE FILLING OR GRADING OF THE HILLSIDE TO PROVIDE FLAT YARD AREAS SHALL NOT BE ALLOWED.
- 6). THE OWNERS OF SAID PROPERTY SHALL LIMIT THE HEIGHT OF THE STRUCTURE(S) SO THAT NO PORTION OF THE STRUCTURE EXTENDS ABOVE THE TREE CANOPY IN THE AREA.
- 7). THE OWNERS OF SAID PROPERTY SHALL EMPLOY EARTH-TONE COLORS WHICH BLEND WITH THE NATURAL ENVIRONMENT ON THE EXTERIOR OF ALL STRUCTURES ON SITE, TO THE SATISFACTION OF THE SAN MATEO COUNTY PLANNING DIRECTOR.

INSERT
B →

BY JOSEPH T. GUNTREN

(Joe - Put property description as Exhibit A for attachment when recording.)

TREE PROTECTION AND DEVELOPMENT RESTRICTIONS

(SMN 91-0017 / LLA 92-0001)

(Insert A)

The property described in Exhibit A, attached hereto and incorporated herein by this reference is the subject of the approval of a subdivision (SMN 91-0017) and a lot line adjustment (LLA 92-0001) approved by the County of San Mateo on May 26, 1992. Condition number 23 of the approval required the applicant to record, concurrently with the recordation of the final parcel map, a document containing certain restrictions included as conditions of approval of SMN 91-0017 and LLA 92-0001. This document is intended to implement condition number 23 of conditions of approval of SMN 91-0017 and LLA 92-0001.

The owners of the property described in Exhibit A, attached hereto and incorporated herein by reference, in consideration of the approval of SMN 91-0017 and LLA 92-0001, agree as follows:

(Joe - Insert the conditions you typed up, #'s 1 - 7 here.)

(At the end, after #7, Insert B)

The provisions hereto shall run with the land, and inure to the burden and benefit of the property described in Exhibit A. The provisions hereto shall be binding on all successors in interest to the property.

(document needs to be dated, signed by the owner, and acknowledged by a notary public for recording purposes.)

(Joe - THIS DOCUMENT MUST BE RECORDED AT THE SAME TIME AS THE FINAL MAP, SO THE PARCEL MAP GOES FIRST AND THEN THIS DOCUMENT.)

MODE = TRANSMISSION

START=JAN-23 09:16

END=JAN-23 09:18

NO.	COM	ABBR/NTWK	STATION NAME/ TELEPHONE NO.	PAGES	PRG.NO.	PROGRAM NAME
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-PLANNING & BUILDING -

***** -415 363 4849 - ***** - 415 363 4849- *****

PARCEL 4
12/20/95

RECORDED AT REQUEST OF
AND RETURN TO:

JOSEPH T. GUNTREN
P.O. BOX 370389
MONTARA, CA 94037

TREE PROTECTION AND DEVELOPMENT RESTRICTIONS

(SMN 91-0017) LLA 92-0001

*INDEPT
A*

~~THE OWNER OF PARCEL 4, AS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT,
PLANNING DIVISION FILE NO. LLA 92-0001 RECORDED IN THE DOCUMENT SERIES NO.
92136616 ON AUGUST 24, 1992 SAN MATEO COUNTY AND BEING ALL OF BLOCK 2, A
PORTION OF HERMOSA AVENUE, AND A PORTION OF LOTS 7, 8, 9, AND 10, BLOCK 3 AS
SHOWN ON THAT MAP, ENTITLED MAP OF "SUBDIVISION OF BLOCK 10, MIRAMAR
TERRACE" AND FILED FOR RECORD IN VOLUME 5 OF MAPS AT PAGE 19, RECORDS OF
SAN MATEO COUNTY SHALL CONCUR TO:~~

- 1). THE OWNERS OF SAID PROPERTY SHALL COMPLY WITH THE SAN MATEO COUNTY SIGNIFICANT TREE ORDINANCE.
- 2). THE OWNERS OF SAID PROPERTY SHALL REPLACE EACH SIGNIFICANT TREE APPROVED FOR REMOVAL WITH UP TO THREE SEEDLINGS; NUMBER, SIZE, AND SPECIES TO BE APPROVED BY THE SAN MATEO COUNTY PLANNING DIRECTOR.
- 3). THE OWNERS OF SAID PROPERTY SHALL PAY A SURETY DEPOSIT TO INSURE THE MAINTENANCE OF ALL REPLACEMENT SEEDLINGS. THE AMOUNT AND DURATION OF THE SURETY SHALL BE DETERMINED ON A CASE BY CASE BASIS BY THE SAN MATEO COUNTY PLANNING DIRECTOR.
- 4). THE OWNERS OF SAID PROPERTY SHALL COMPLY WITH THE DESIGN REVIEW ORDINANCE AND THE LOCAL COASTAL PROGRAM REGARDING ANY EXISTING OR FUTURE DEVELOPMENT ON SAID PROPERTY.
- 5). THE OWNERS OF SAID PROPERTY SHALL DESIGN THE STRUCTURE(S) TO FOLLOW THE NATURAL TOPOGRAPHY OF THE SITE. THE STRUCTURE(S) SHALL FOLLOW THE NATURAL SLOPE OF THE HILL AND STAIR-STEP DOWN THE SLOPE AS NECESSARY. GRADING ON SAID PROPERTY SHALL BE LIMITED TO THAT REQUIRED TO CONSTRUCT THE STRUCTURE(S) WHICH HAS BEEN DESIGNED TO FOLLOW THE TOPOGRAPHY AND TO PROVIDE ACCESS TO THAT STRUCTURE. THE FILLING OR GRADING OF THE HILLSIDE TO PROVIDE FLAT YARD AREAS SHALL NOT BE ALLOWED.
- 6). THE OWNERS OF SAID PROPERTY SHALL LIMIT THE HEIGHT OF THE STRUCTURE(S) SO THAT NO PORTION OF THE STRUCTURE EXTENDS ABOVE THE TREE CANOPY IN THE AREA.
- 7). THE OWNERS OF SAID PROPERTY SHALL EMPLOY EARTH-TONE COLORS WHICH BLEND WITH THE NATURAL ENVIRONMENT ON THE EXTERIOR OF ALL STRUCTURES ON SITE, TO THE SATISFACTION OF THE SAN MATEO COUNTY PLANNING DIRECTOR.

JOSEPH T. GUNTREN

BY *JOSEPH T. GUNTREN*

①

INJUNT A

The property described in Exhibit A,
attached hereto and incorporated herein by
this reference is the subject of the approval
of a ~~part~~ subdivision (SMN 91-0017) and a
lot line adjustment (LLA 92-0001)
approved by the County of San Mateo, Condition
No. 23 of the approval required the applicant to
record, concurrently with the ~~recording~~ recording
of the final parcel map, a document containing
certain restrictions included as conditions of approval
of SMN 91-0017 and LLA 92-0001. This document
is intended to implement Condition No. 23 of ~~the~~
conditions of approval of SMN 91-0017 and LLA 92-0001.

2

The owner of the property described in Exhibit A, attached hereto and incorporated herein by reference, in consideration of the grant of SMN 91-0017 and LTA 92-0001, agrees as follows:

INDENT B

The provisions heretofore shall run with the land, and inure to the burden and benefit of the property described in Exhibit A. The provisions heretofore shall be binding on all successors in interest to the property.

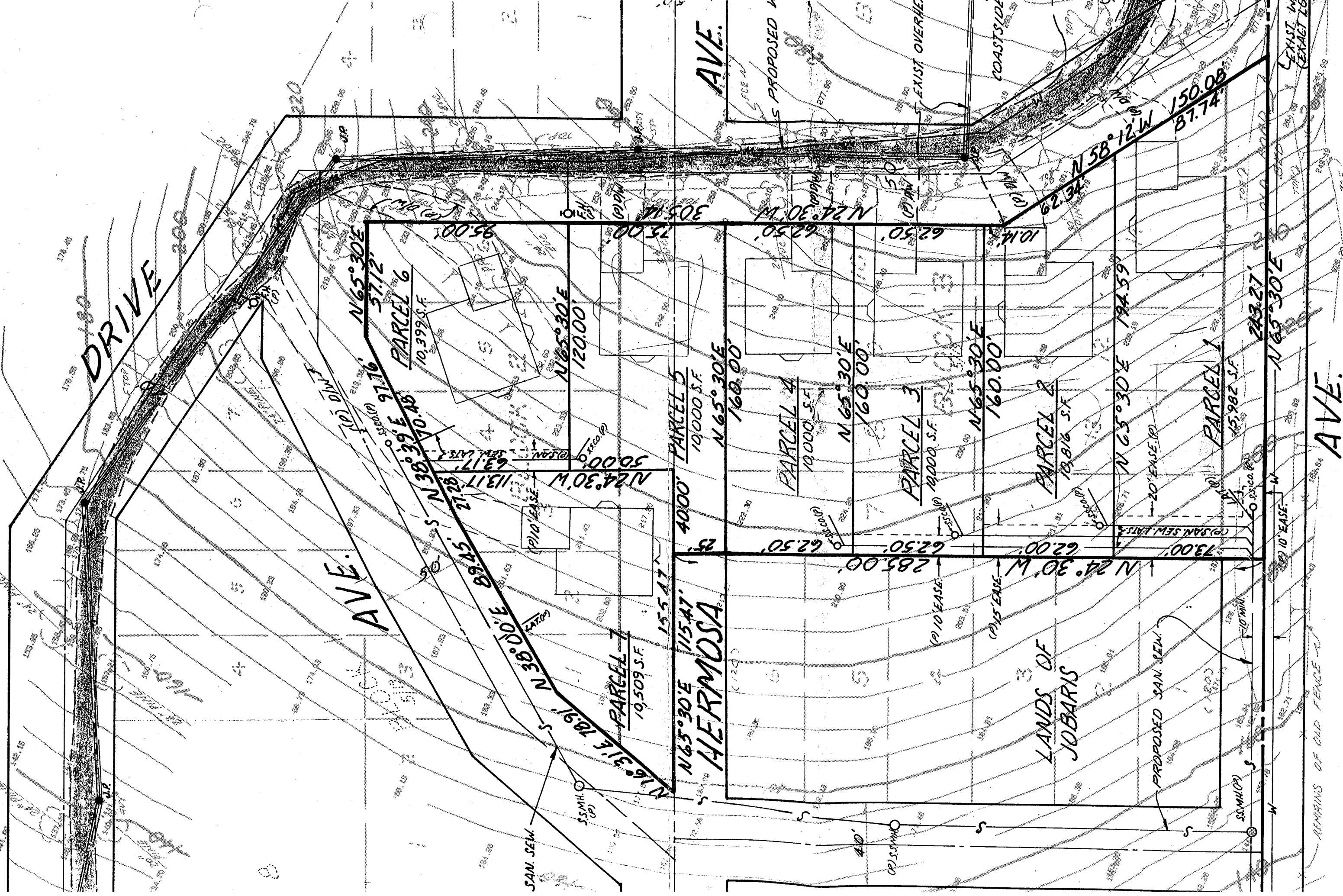
IMAR

DRIVE 200

AVE.

AVE.

AVE.



PARCEL 6
10,399 S.F.

PARCEL 7
10,509 S.F.

PARCEL 5
11,547 S.F.

PARCEL D
10,000 S.F.

PARCEL 4
10,000 S.F.

PARCEL 3
10,000 S.F.

PARCEL 2
10,816 S.F.

PARCEL 1
15,982 S.F.

LANDS OF JOBARIS

PROPOSED SAN. SEW.

REMAINS OF OLD FENCE

EXIST. W. (EXACT)

S PROPOSED 1

EXIST. OVERHEAD

COASTSIDE

N 58° 12' W 150.08'
87.74'

243.27' N 65° 30' E

10' EASE.

20' EASE (P)

10' EASE (P)

15' EASE (P)

SAN. SEW.

S.S.M.H.C.P.

S.S.M.H.C.P.

10' MIN.

W

W

W

W

(P) D.M.W.

(P) E.M.

(P) D.M.W.

(P) D.M.W.

(P) D.M.W.

(P) D.M.W.

(P) S.S.M.H.C.P.

(P) S.S.M.H.C.P.

(P) S.S.M.H.C.P.

(P) S.S.M.H.C.P.

(P) D.M.W.

(P) E.M.

(P) D.M.W.

(P) D.M.W.

(P) D.M.W.

(P) D.M.W.

(P) S.S.M.H.C.P.

(P) S.S.M.H.C.P.

(P) S.S.M.H.C.P.

(P) S.S.M.H.C.P.

Assignment to Guarantee Faithful Performance of Permit Conditions

The undersigned hereby assigns to the County of San Mateo the instrument identified in A, below, as security to guarantee faithful performance of the permit conditions identified in B, below:

Site Address: 630 MIRAMAR DR.
640 MIRAMAR DR.

BLD No.: BLD 94-0568
BLD 94-0567

A. Instrument

1. Type of Instrument:

Certificate of Deposit

Other (Describe) CHECK

Issuing Institution: BANK OF AMERICA

Instrument Number: CK # 11267

Amount: \$1500.00

2. Date of Instrument: 11/15/95

B. Permit Conditions

Planning Case No.: SMN 91-0017

Date Issued:

Conditions: LANDSCAPE SURETY FOR PLANT MAINTENANCE AT BOTH 630 AND 640 MIRAMAR DR., AS REQUIRED BY CONDITION OF APPROVAL #18 SMN 91-0017. REFUND OF TOTAL AMOUNT ONLY AFTER SATISFACTORY INSPECTION BY PLANNING DIVISION AT END OF TWO GROWING SEASONS. END OF SUMMER 1997.

I understand that this assignment will be released when the Planning Director of the County of San Mateo has determined that the above conditions have been satisfactorily met.

Signature: Joseph T. Guntzen

Date: 11/15/95

Print Name: JOSEPH T. GUNTZEN

C. Release

Release Date:

Released to (print):

Released by:

Signature:

Distribution:

- WHITE: "Bond Book" copy
- YELLOW: Building Inspection file
- PINK: Planning Division file
- GOLDENROD: Applicant's copy

San Mateo County Environmental Services Agency

Planning and Building Division • 590 Hamilton • Redwood City
California 94063 • Planning: 415/363-4161 • Building: 415/363-4601 • Fax: 415/363-4849

RECEIPT #: 118262
DATE.....: 11/16/95 11:43:29
CHK#: 11267 REC'D: JPB

JKE

CASE NO.....: BLD94-0568
NAME.....: JOSEPH GUNTREN
ADDRESS.....: 630 MIRAMAR DR
APN.....: 048-074-090

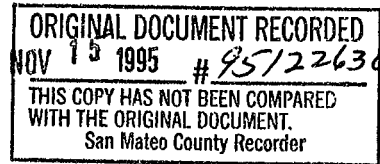
Account Number	Description	Amount Paid
38100-2111	LANDSCAPE REVIEW	500.00
TOTAL AMOUNT PAID.....: \$		500.00

LANDSCAPE SURETY FOR PLANT MAINTENANCE AT BOTH 630 AND 640 MIRAMAR DR, AS REQUIRED BY CONDITION OF APPROVAL #18, SMN 91-0017, REFUND OF TOTAL AMOUNT ONLY AFTER SATISFACTORY INSPECTION BY PLANNING DIVISION AT END OF TWO GROWING SEASONS, END OF SUMMER 1997.

James K. Eggemeier
PROJECT PLANNER

RECORDED AT REQUEST OF
AND RETURN TO:

JOSEPH T. GUNTREN
P.O. BOX 370389
MONTARA, CA 94037



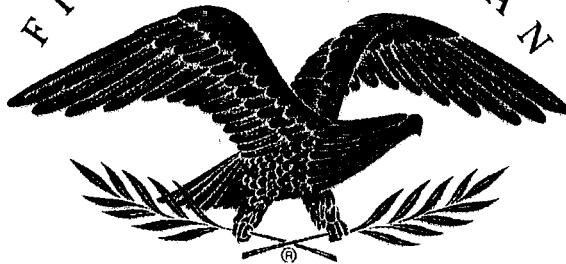
TREE PROTECTION AND DEVELOPMENT RESTRICTIONS

THE OWNERS OF PARCEL THREE APN: 048-074-090 AS DESCRIBED IN THAT CERTAIN
LOT LINE ADJUSTMENT, PLANNING DIVISION FILE NO. LLA 92-0001 RECORDED IN
THE DOCUMENT SERIES NO. 92136616 ON AUGUST 24, 1992 SAN MATEO COUNTY
RECORDS SHALL CONCUR TO:

- 1). THE OWNERS OF SAID PROPERTY SHALL COMPLY WITH THE SAN MATEO COUNTY SIGNIFICANT TREE ORDINANCE.
- 2). THE OWNERS OF SAID PROPERTY SHALL REPLACE EACH SIGNIFICANT TREE APPROVED FOR REMOVAL WITH UP TO THREE SEEDLINGS; NUMBER, SIZE, AND SPECIES TO BE APPROVED BY THE SAN MATEO COUNTY PLANNING DIRECTOR.
- 3). THE OWNERS OF SAID PROPERTY SHALL PAY A SURETY DEPOSIT TO INSURE THE MAINTENANCE OF ALL REPLACEMENT SEEDLINGS. THE AMOUNT AND DURATION OF THE SURETY SHALL BE DETERMINED ON A CASE BY CASE BASIS BY THE SAN MATEO COUNTY PLANNING DIRECTOR.
- 4). THE OWNERS OF SAID PROPERTY SHALL COMPLY WITH THE DESIGN REVIEW ORDINANCE AND THE LOCAL COASTAL PROGRAM REGARDING ANY EXISTING OR FUTURE DEVELOPMENT ON SAID PROPERTY.
- 5). THE OWNERS OF SAID PROPERTY SHALL DESIGN THE STRUCTURE(S) TO FOLLOW THE NATURAL TOPOGRAPHY OF THE SITE. THE STRUCTURE(S) SHALL FOLLOW THE NATURAL SLOPE OF THE HILL AND STAIR-STEP DOWN THE SLOPE AS NECESSARY. GRADING ON SAID PROPERTY SHALL BE LIMITED TO THAT REQUIRED TO CONSTRUCT THE STRUCTURE(S) WHICH HAS BEEN DESIGNED TO FOLLOW THE TOPOGRAPHY AND TO PROVIDE ACCESS TO THAT STRUCTURE. THE FILLING OR GRADING OF THE HILLSIDE TO PROVIDE FLAT YARD AREAS SHALL NOT BE ALLOWED.
- 6). THE OWNERS OF SAID PROPERTY SHALL LIMIT THE HEIGHT OF THE STRUCTURE(S) SO THAT NO PORTION OF THE STRUCTURE EXTENDS ABOVE THE TREE CANOPY IN THE AREA.
- 7). THE OWNERS OF SAID PROPERTY SHALL EMPLOY EARTH-TONE COLORS WHICH BLEND WITH THE NATURAL ENVIRONMENT ON THE EXTERIOR OF ALL STRUCTURES ON SITE, TO THE SATISFACTION OF THE SAN MATEO COUNTY PLANNING DIRECTOR.

BY 
JOSEPH T. GUNTREN

FIRST AMERICAN



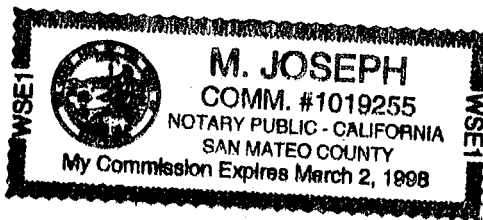
STATE OF CALIFORNIA }
COUNTY OF SAN MATEO }ss.

On November 15, 1995 before me, M. Joseph, personally appeared Joseph T. Guntren

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

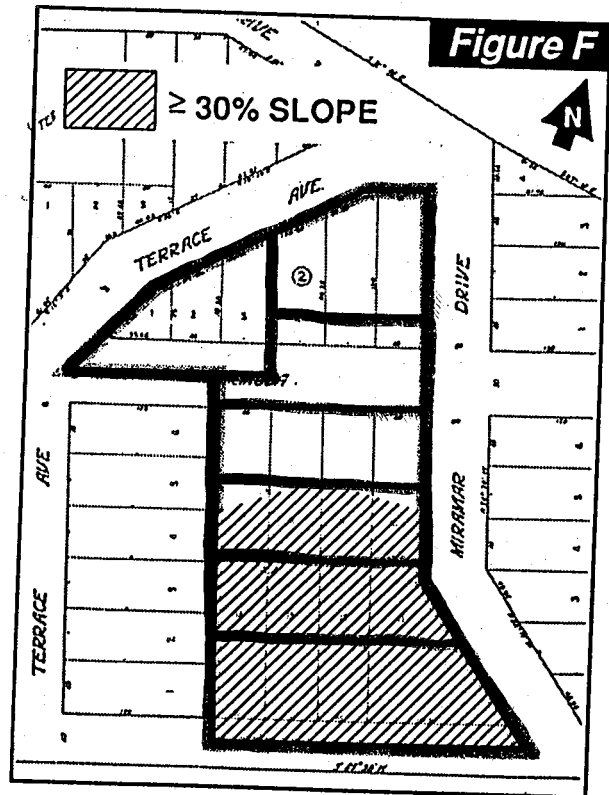
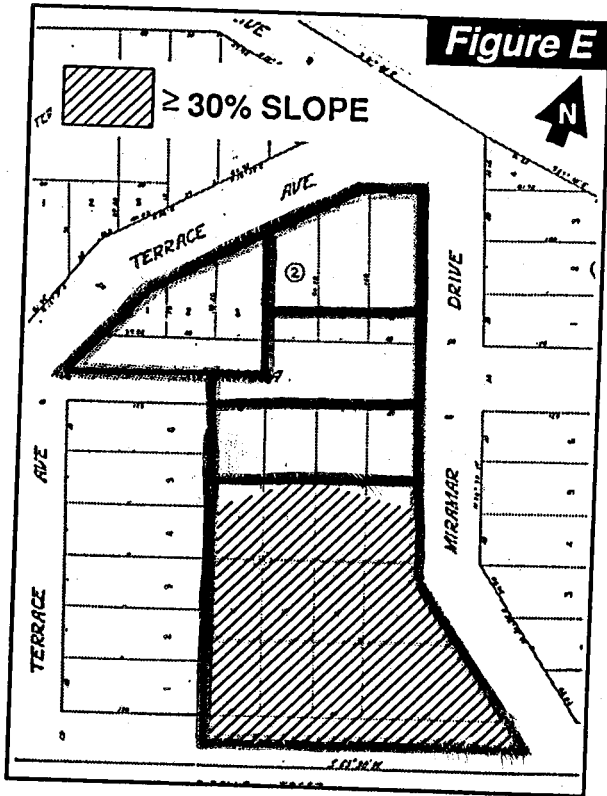
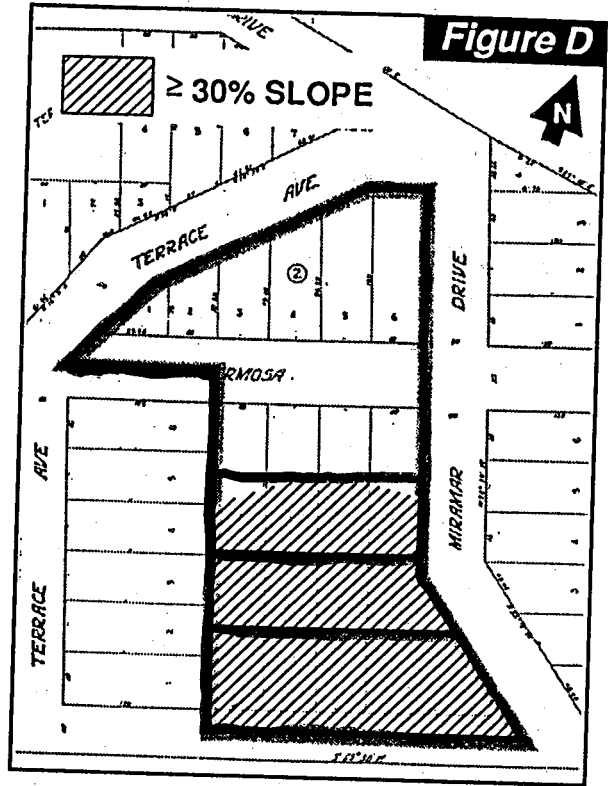
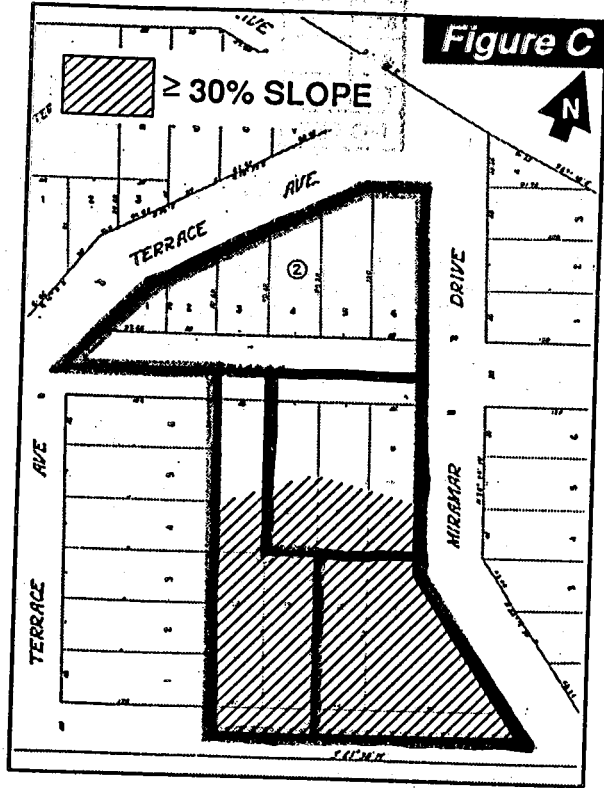
WITNESS my hand and official seal.

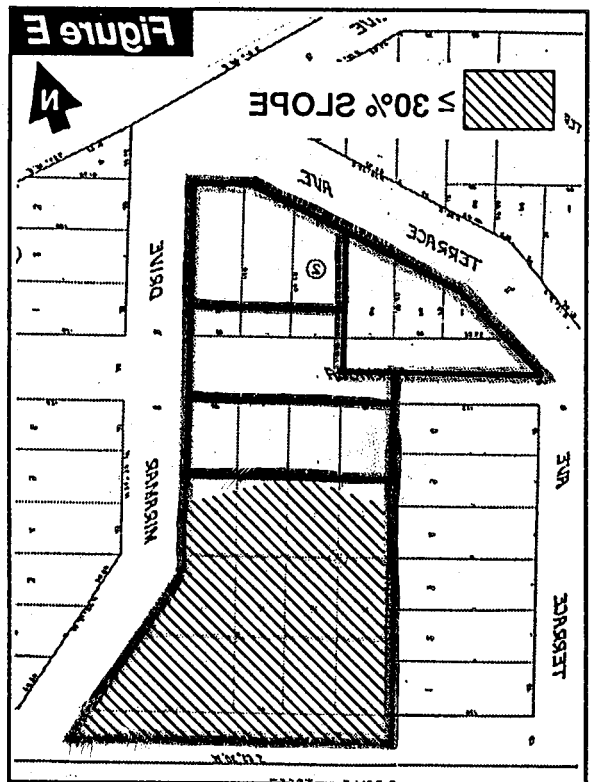
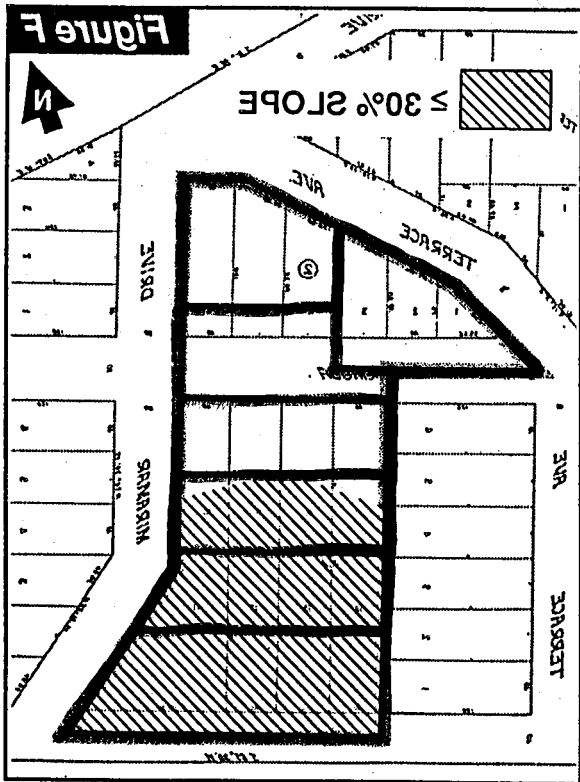
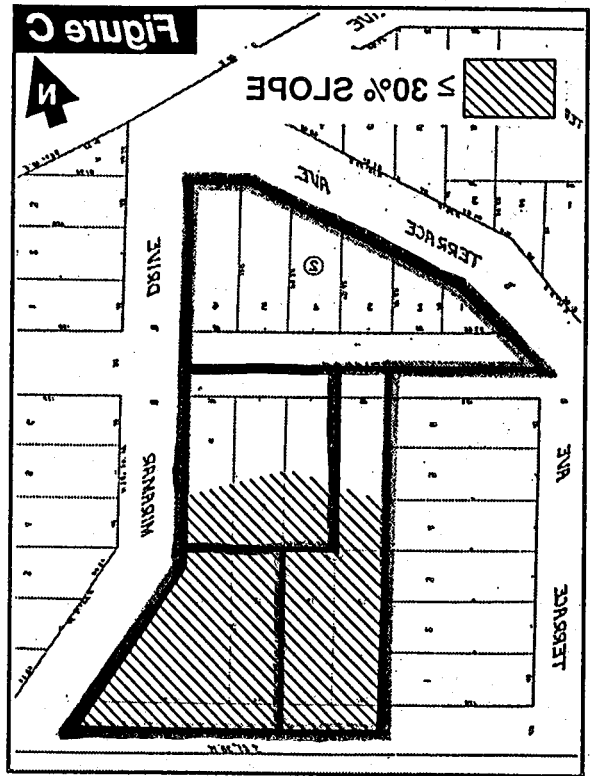
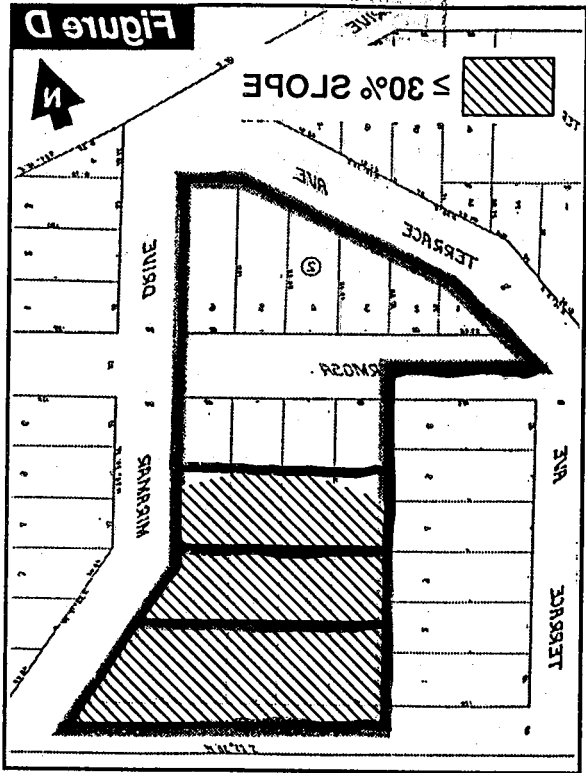
Signature M. Joseph



(This area for official notarial seal)

Title of Document: Restrictions	No. of Pages:
Date of Document:	
Other signatures not acknowledged:	





92136616

Recorded at the Request of,
and When Recorded Return to:
Valerie Barone, Pony #5500

RECORDED AT REQUEST OF

'92 AUG 24 PM 4 51

WARREN SLOCUM RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

RF	
CO	
LN	
MF	
AF	
TC	
NO FEE	

5 pgs.

Exempt from Fees pursuant to
Government Code Section 27383

County of San Mateo
Environmental Services Agency
Planning and Building Division

APPROVAL OF LOT LINE ADJUSTMENT
Pursuant to Government Code Section 66412(d)

Planning Division File No. LLA 92-0004

The application of Joe Guntren for adjustment of property lines between parcels owned by him located at Terrace Avenue and Miramar Drive, identified as Assessor's Parcel Number 048-074-020, is hereby approved as follows:

Description of New Property Configurations

Parcel 1

All that real property situate in the State of California, County of San Mateo, and being a portion of Lots 11, 12, 13, and 14, Block 3, and the northerly half of Alto Avenue lying adjacent to said Lots 11 through 14 and as shown on that map, entitled Map of "Subdivision of Block 10, Miramar Terrace" and filed for record in Volume 5 of Maps at page 19, Records of San Mateo County, and more particularly described as follows:

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Contains 15,982 square feet more or less.

Parcel 2

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92136616

leaving said westerly line, North 65°30'00" East, across said Lots 14 through 11, a distance of 160.00 feet to a point on the westerly line of Miramar Drive; thence along said line South 24°30'00" East, 10.14 feet and South 58°12'00" East 62.34 feet; thence leaving the southwesterly line of said Miramar Drive, South 65°30'00" West, across said Lots 11 through 14, a distance of 194.59 feet to the point of beginning for this description.

Contains 10,816 square feet more or less.

Parcel 3

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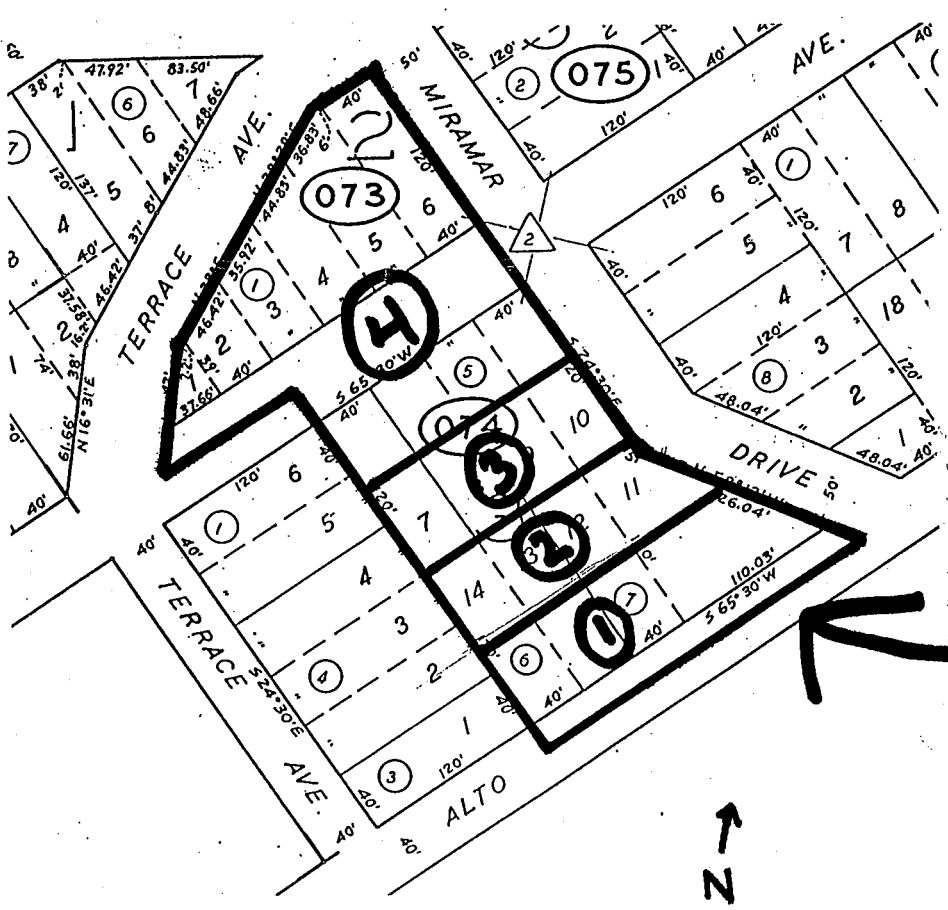
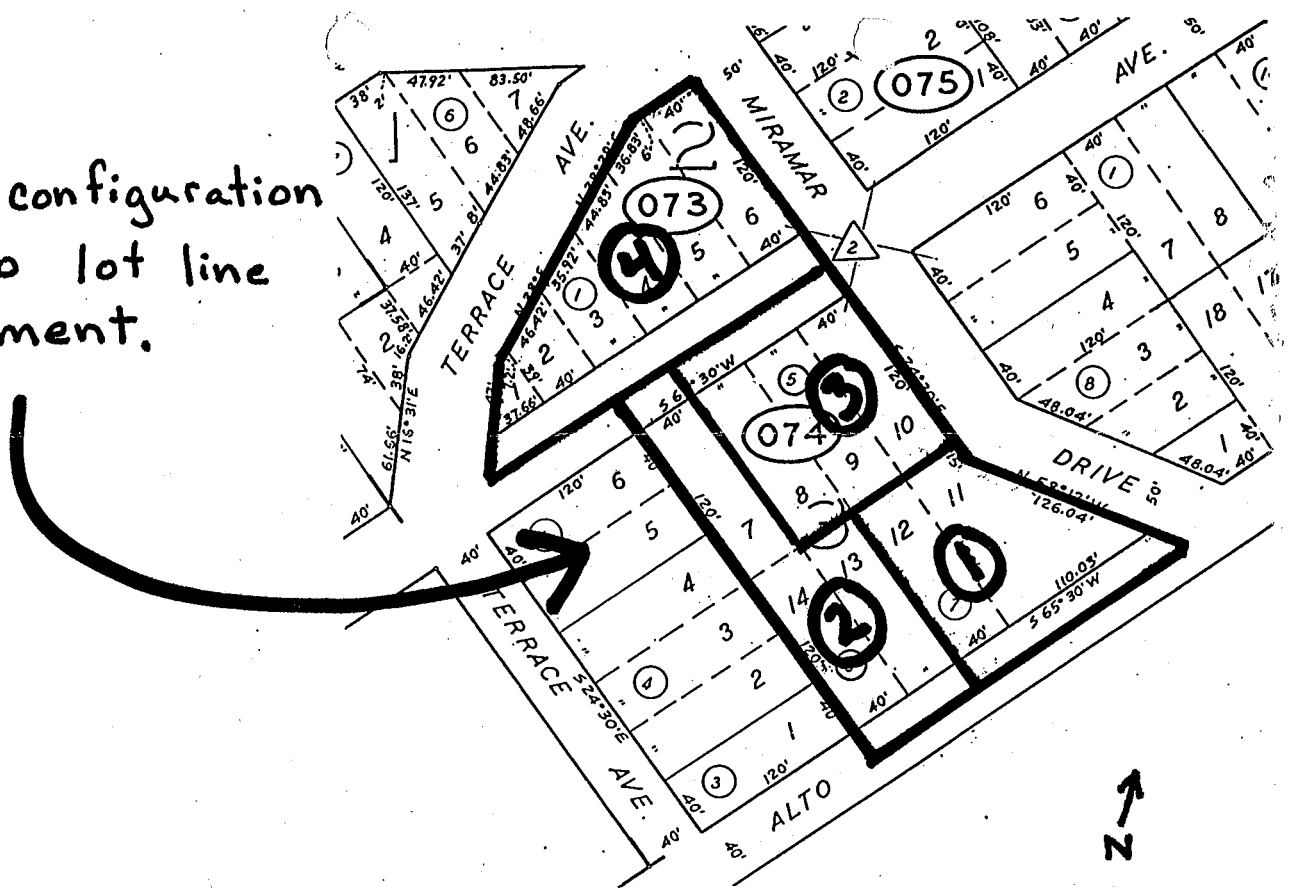
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92136616

Parcel configuration
prior to lot line
adjustment.



Newly created
parcel configuration
after lot line
adjustment.

92136616

distance of 232.50 feet; thence leaving said westerly line South 65°30'00" West across Lots 10 through 7, in said Block 3, a distance of 160.00 feet to the point of beginning for this description.

Contains 40,900 square feet more or less.

The property lines described above are now recognized by this office as the lines dividing the property in question.

Paul M. Koenig

Paul M. Koenig
Director of Environmental Services

8/24/92

Date

We/I, as owner(s) of record, hereby acknowledge our/my consent to the above described lot line adjustment.

Joe Guntren

Joe Guntren

8-18-1992

Date

PMK:VJB:dc/fc - VJBC1520.ADN

STATE OF CALIFORNIA)
COUNTY OF SAN MATEO) ss.

On this 24th day of August, 1992, before me, LYNDA LEE DE MOSS, Notary Public in and for the COUNTY OF SAN MATEO, STATE OF CALIFORNIA, personally appeared, Paul M. Koenig

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lynda Lee De Moss
LYNDA LEE DE MOSS



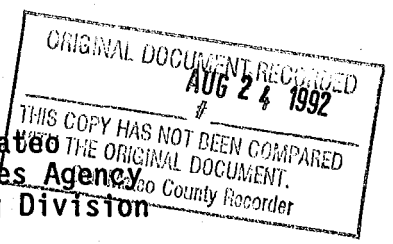
92136616

92136616

Recorded at the Request of,
and When Recorded Return to:
Valerie Barone, Pony #5500

Exempt from Fees pursuant to
Government Code Section 27383

County of San Mateo
Environmental Services Agency
Planning and Building Division



APPROVAL OF LOT LINE ADJUSTMENT
Pursuant to Government Code Section 66412(d)

Planning Division File No. LLA 92-0004

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Paul M. Koenig
Paul M. Koenig
Director of Environmental Services

8/24/92
Date

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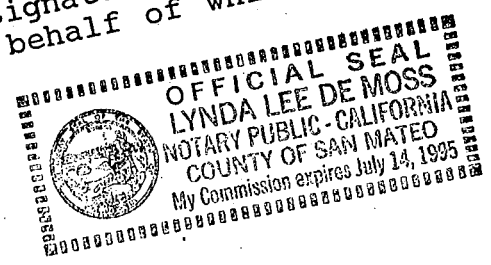
Joe Guntren
Joe Guntren
DM

STATE OF CALIFORNIA)
COUNTY OF SAN MATEO) ss.

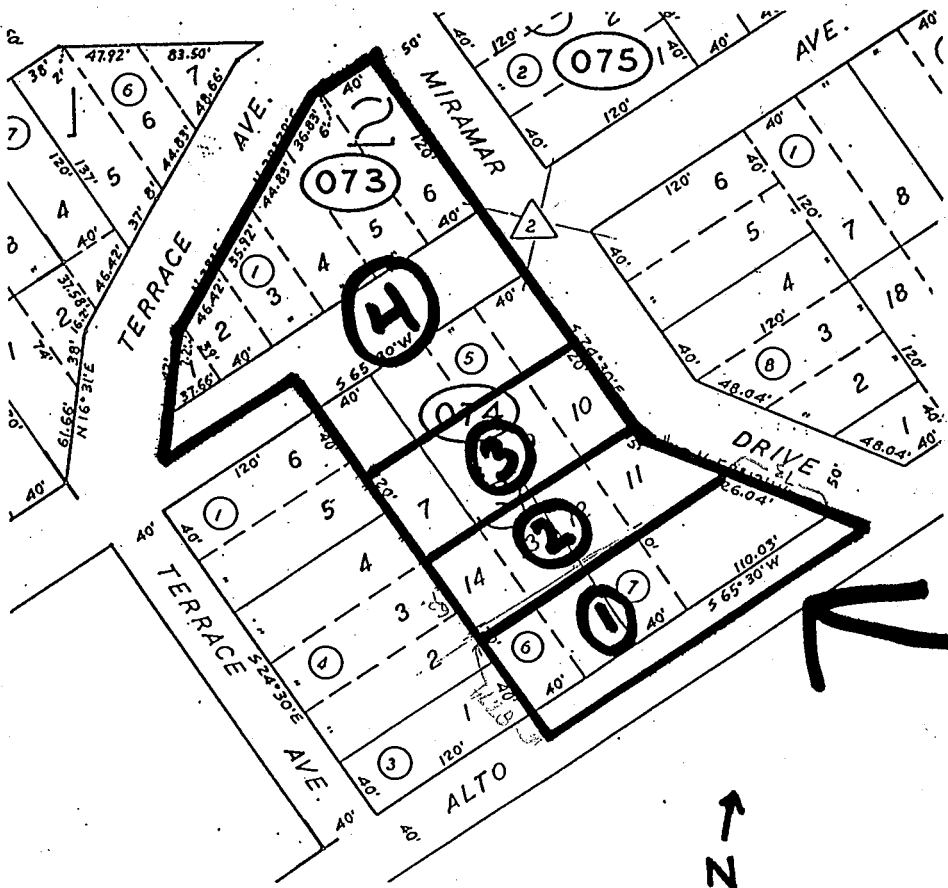
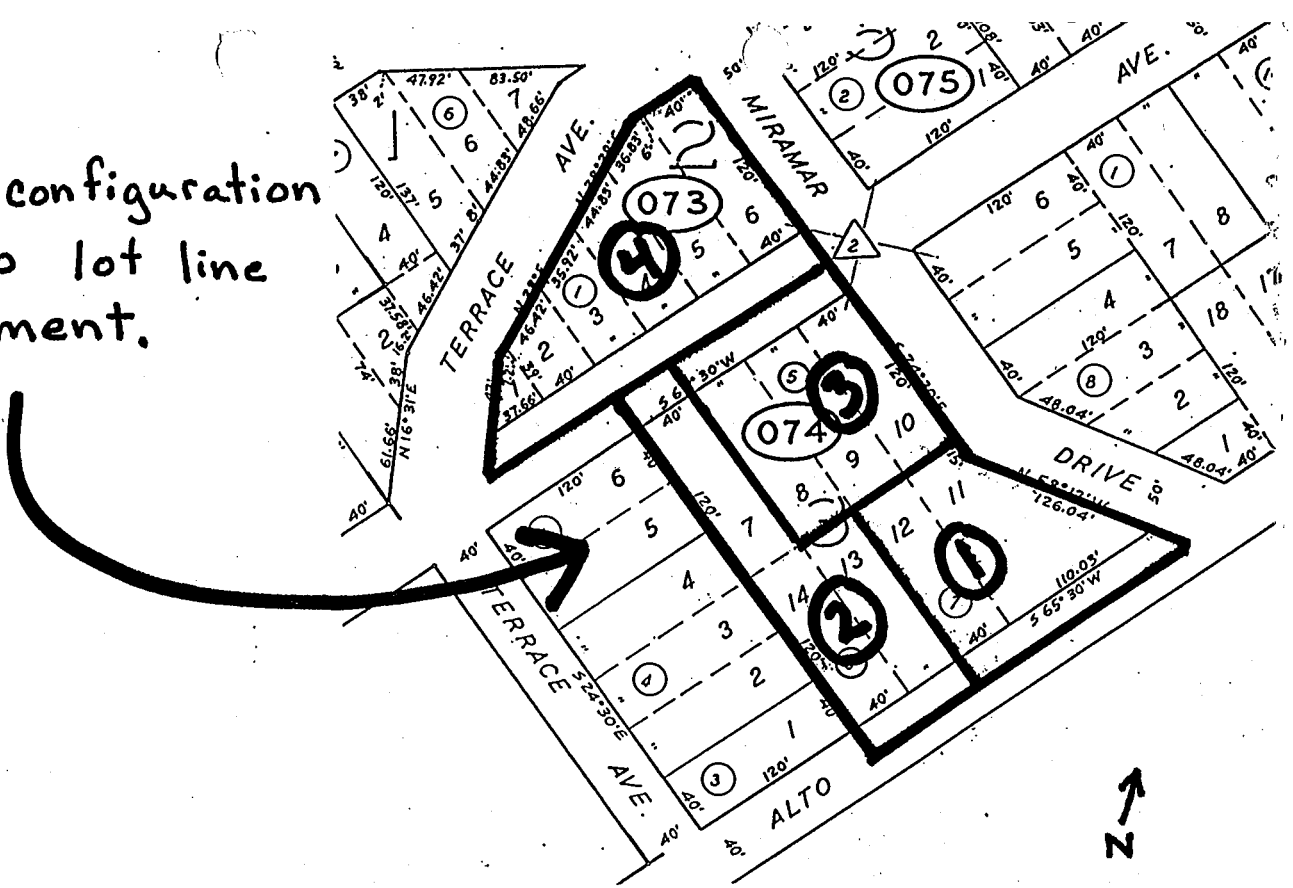
On this 24th day of August, 1992, before me, LYNDA LEE DE MOSS, Notary Public in and for the COUNTY OF SAN MATEO, STATE OF CALIFORNIA, Paul M. Koenig personally appeared,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) (is) are (he) she/they subscribed to the within instrument and acknowledged to me that (he) she/they executed the same in (his) her/their authorized capacity(ies), and that by (his) her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Lynda Lee De Moss
LYNDA LEE DE MOSS



Parcel configuration
prior to lot line
adjustment.



Newly created
parcel configuratio
after lot line
adjustment.

WILLIAMSON/GUNTREN

SMN91-0017

LLA 92-0001, SIE 91-0002, CDP91-0053

File 1 of 2

Contains the following:

w/in the main body

- applications
- background information
- initial study/negative declaration
- comments and responses to the Initial Study and Negative Declaration
- Planning Commission Staff Report
- Planning Commission minutes
- Letter of Approval

on facing cover

- maps
- graphics
- transparencies (including the access schematic submitted on April 8th)
- plans

File 2 of 2

Contains the following:

- appeal letter
- research on appeal issues
- copy of Board of Supervisors staff report
- slides
- mailing list
- Board letter of approval
- Documents demonstrating compliance with all conditions of approval
- Copy of Geotechnical Report

- Appeal to CC
- Our response
- Evidence Conditions of Approval have been met
- LLA

AND WHEN RECORDED MAIL TO

Name: JOSEPH T. GUNIREN
Street Address: P.O. Box 1004
RALF Moon Bay, CA 94019
City & State:

MAIL TAX STATEMENTS TO

Name: SAME AS ABOVE
Street Address:
City & State:

North American Title Company hereby certifies that the within instrument is a true and correct copy of the original instrument recorded in the office of the Recorder of the County of SAN MATEO, State of California on 5-12-92
Recorder's Serial No. 92075416
NORTH AMERICAN TITLE CO.
By: *[Signature]*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NAT-30 (6-87)

Individual Grant Deed

APN: 048-073-010/050/060

01 A
02 A
073 074
007 007
048 048

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ _____
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
(X) Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ROBERT WILLIAMSON AND JONI WILLIAMSON, HUSBAND AND WIFE

hereby GRANT(S) to JOSEPH T. GUNIREN, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

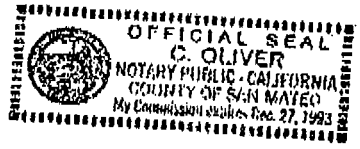
the following described real property in the UNINCORPORATED AREA
County of SAN MATEO, State of California:

LOTS 1,2,3,4,5,6., BLOCK 2, LOTS 7,8,9,10,11,12,13,14, BLOCK 3, SUB OF BLOCK 10, MIRAMAR TERRACE, AS SHOWN ON THE MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1908, IN BOOK 5 OF MAPS AT PAGE 19.
A.P.N. 048-073-010/050/060+070 J.P.N. 048-007-073-01A
048-007-073-02A

Dated May 8, 1992
State of California }
County of SAN MATEO } SS.
On 5-12-92 before me, C. OLIVER
personally appeared ROBERT WILLIAMSON
AND JONI WILLIAMSON

Robert Williamson
ROBERT WILLIAMSON
Joni Williamson
JONI WILLIAMSON

personally known to me (or proved to be on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.



Signature *C. Oliver* (Seal)

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

LEGAL DESCRIPTION

PARCEL 1

All that real property situate in the State of California, County of San Mateo, and being a portion of Lots 11, 12, 13, and 14, Block 3, and the Northerly half of Alto Avenue lying adjacent to said Lots 11 through 14 and as shown on that map entitled, Map of "Subdivision of Block 10 Miramar Terrace" and filed for record in Volume 5 of Maps at page 19, Records of San Mateo County, and more particularly described as follows:

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06/09/92
WO#16-84
Gunt.001

Contains 15,982 square feet
more or less.

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
640 CAPITOLA ROAD
SANTA CRUZ, CA 95062
(408) 479-3511



Date: August 31, 1992

Commission Appeal # A-3-SMC-92-49

COMMISSION NOTIFICATION OF FINAL APPEAL ACTION

TO: Valerie Barone, Project Planner

FROM: David Loomis, Assistant District Director, California Coastal Commission

RE: Appeal of Local Permit #: CDP 91-0055

Name of Applicant: Williamson

Project Description, Location: Lot Line Adjustment, Minor Subdivision, Street Improvement Exception, and Coastal Development Permit, One-quarter mile northeast from Highway 1, at Terrace Avenue and Miramar Drive, Miramar.

Local Decision: Approval with Conditions

Pursuant to 14 Cal. Admin. Code Section 13120, please be advised that the California Coastal Commission, on August 13, 1992 and by vote of 9 to 0, took the following final action on this appeal:

- a. no substantial issue
- b. approval
- c. approval with conditions
- d. denial

Any terms and conditions of the local decision remain unchanged where the Commission vote is "no substantial issue." Where the Commission vote is for "approval" or "approval with conditions," the Commission decision replaces the local coastal permit decision. Approval by the Commission may include modified or Commission-imposed conditions; if so, they are attached.

Please contact us if you have any questions.

H8: 4/88

EXHIBIT-A

RECOMMENDED CONDITIONS

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXHIBIT NO. A

APPLICATION NO.

A-3-SMC-92-49

Standard Conditions



California Coastal Commission

Environmental Services Agency
Planning and Building Division



Planning Division - 415/363-4161 - FAX 363-4849

Building Inspection Section - 415/363-4601 - FAX 363-4849

County of San Mateo

Mail Drop 5500 - 590 Hamilton Street, 2nd Floor - Redwood City - California 94063

Board of Supervisors
Anna G. Eshoo
Mary Griffin
Tom Huening
Tom Nolan
William J. Schumacher

Director of
Environmental Services
Paul M. Koenig

Planning Administrator
Terry L. Burnes

June 4, 1992

RECEIVED
JUN 24 1992

Bob Williamson
775 Railroad Avenue
Half Moon Bay, CA 94019

Joe Guntren
P.O. Box 370389
Montara, CA 94037
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Mr. Williamson and Mr. Guntren:

SUBJECT: NOTICE OF FINAL LOCAL DECISION

Bob Williamson and Joe Guntren - LLA 92-0001, SMN 91-0017,
SIE 91-0002 and CDP 91-0053 (Location: Terrace Avenue and
Miramar Drive, Miramar)

On May 26, 1992, the Board of Supervisors considered an appeal of your applications for a Lot Line Adjustment, Minor Subdivision, Street Improvement Exception and Coastal Development Permit, pursuant to the Regulations of the County Subdivision Ordinance and the State Subdivision Map Act and Sections 8104 and 6328.4 of the County Ordinance Code, respectively, to allow for the creation of seven parcels from four existing legal parcels; the installation of a water service main and a sewer service main; the underground extension of gas, electrical, cable and phone lines; and the creation of a private road which would have a maximum slope of 23.5% where 15% slope is the maximum allowable. A grading permit, which was not part of this application, would be required prior to roadway construction. The Coastal Development Permit for the subdivision only is appealable to the California Coastal Commission (APNs 048-073-010 and 048-074-020).

Based on the information provided by staff and evidence presented at this hearing, the Board of Supervisors denied the appeal and upheld the Planning Commission's approval by making the findings and adopting the recommended conditions of approval, as follows:

FINDINGS

Regarding the Negative Declaration

1. That the Negative Declaration reflects the independent judgment of San Mateo County.

EXHIBIT NO. B
APPLICATION NO.
A-3-SMC-92-49
COUNTY CONDITIONS
California Coastal Commission

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Regarding the Street Improvement Exception

13. That extraordinary hardship or damage would be imposed on the applicants if the strict application of the County road standards were followed. The modifications proposed in this application are in harmony with the general purpose and objectives of the County street improvement regulations and the public health, safety, and welfare of the people of San Mateo County will be protected.

Regarding the Coastal Development Permit

14. That on the basis of the information contained in the staff report, the project conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

CONDITIONS OF APPROVAL

Department of Public Works

1. The applicants shall provide appropriate documentation to the Department of Public Works and to the Planning Division confirming that portions of Hermosa Avenue and portions of Alto Avenue have, in fact, been abandoned and/or vacated as indicated on the Vestino Tentative Map.
2. The applicants shall have designed, (by a registered civil engineer) and the applicants shall construct an on-site 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 jurisdiction and the San Mateo County Department of Public Works.
3. The applicants 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 storm water onto, over, and off 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 (per Condition #2), and submitted to the Department of Public Works for review and approval.

Ex. B
■

driveway slopes shall be prepared from elevations and alignment from the improvement plans required by Condition #1.

13. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to the site. A "grading permit" would be required for construction of the private road unless exempted by the above ordinance.
14. The applicants shall submit a parcel map to the Department of Public Works for review and recording.

Planning Division

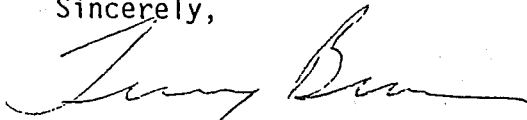
15. Approval of these permits is for the project, as described and modified in this staff report, only. Minor modifications may be made subject to the review and approval of the Planning Director.
16. The applicants shall comply with the Significant Tree Ordinance.
17. Regarding Parcels 1 through 4: the applicants shall replace each significant tree approved for removal with up to three seedlings; number, size, and species to be approved by the Planning Director.
18. Regarding Parcels 1 through 4: the applicants shall pay a surety deposit to insure the maintenance of all replacement seedlings. The amount and duration of the surety shall be determined on a case-by-case basis by the Planning Director.
19. The applicants shall design residences for the subject properties which are in compliance with the Design Review Ordinance and the Local Coastal Program.
20. Regarding Parcels 1 through 4: the applicants shall design residences which follow the natural topography of the site. The house should follow the natural slope of the hill and stair-step down the slope if necessary. Grading on each site shall be limited to that required to construct a residence which has been designed to follow the topography and to provide access to that residence. The filling or grading of the hillside to provide flat yard areas shall not be allowed.
21. The applicants shall limit the height of all proposed structures so that no portion of the structure extends above the tree canopy on the site.
22. The applicants shall employ earth-tone colors which blend with the natural environment on the exterior of all structures on each site, to the satisfaction of the Planning Director.

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Any interested party may appeal the County's approval of this subdivision to the California Coastal Commission Central Coast Division. They can be reached at 408/479-3511.

If you have any questions on this matter, please contact the Project Planner, Valerie Barone, at 363-1930.

Sincerely,



Terry Burnes
Planning Administrator

TB:VB:fc - VJBC1377.AFN

- cc: Rick Silver, Clerk of the Board
Lennie Roberts, Committee for Green Foothills, Appellant
Greg Hampton, Appellant
Louie Figone, Appellant
Bob Brown, ~~Committee for Green Foothills~~ Mid-Coast Community Advisory Council
Judy Mariant, California Coastal Commission

LEGAL DESCRIPTION

PARCEL 2

All that real property situate in the State of California, County of San Mateo, and being a portion of Lots 11, 12, 13, and 14, Block 3, as shown on that map entitled, Map of "Subdivision of Block 10 Miramar Terrace" and filed for record in Volume 5 of Maps at page 19, Records of San Mateo County, and more particularly described as follows:

BEGINNING at a point on the Westerly line of said Lot 14, said point bears North 24°30'00" West, 53.00 feet from the Southwesterly corner of said Lot 14; thence continuing North 24°30'00" West a distance of 62.00 feet; thence leaving said Westerly line, North 65°30'00" East, across said Lots 14 through 11, a distance of 160.00 feet to a point on the Westerly line of Miramar Drive; thence along said line South 24°30'00" East, 10.14 feet and South 58°12'00" East, 62.34 feet; thence leaving the Southwesterly line of said Miramar Drive, South 65°30'00" West, across said Lots 11 through 14, a distance of 194.59 feet to the point of beginning for this description.

06/09/92
WO# 16-84
Gunt.002

Contains 10,816 square feet
more or less.

LEGAL DESCRIPTION

PARCEL 3

All that real property situate in the State of California, County of San Mateo, and being a portion of Lots 7 through 14, Block 3, as shown on that map entitled Map of "Subdivision of Block 10 Miramar Terrace" and filed for record in Volume 5 of Maps at page 19, Records of San Mateo County, and more particularly described as follows:

BEGINNING at a point on the Westerly line of said Lot 14, said point bears South 24°30'00" East, 5.00 feet from the common Westerly corner to said Lots 7 and 14; thence North 24°30'00" West along said Westerly line a distance of 62.50 feet; thence leaving said Westerly line North 65°30'00" East across said Lots 7 through 10, a distance of 160.00 feet to a point on the Westerly line of Miramar Drive; thence along said line, South 24°30'00" East a distance of 62.50 feet; thence leaving said Westerly line South 65°30'00" West across said Lots 11 through 14 a distance of 160.00 feet to the point of beginning for this description.

06/09/9
WO# 16-84
Gunt.003

Contains 10,000 square feet
more or less.

LEGAL DESCRIPTION

PARCEL 4

All that real property situate in the State of California, County of San Mateo, and being all of Block 2, a portion of Hermosa Avenue, and a portion of Lots 7, 8, 9, and 10, Block 3, as shown on that map entitled Map of "Subdivision of Block 10 Miramar Terrace" and filed for record in Volume 5 of Maps at page 19, Records of San Mateo County, and more particularly described as follows:

BEGINNING at a point on the Westerly line of said Lot 7, in said Block 3, said point bears North 24°30'00" West, 57.50 feet from the Southwesterly corner of said Lot 7; thence North 24°30'00" West continuing along said Westerly line and it's prolongation 87.50 feet to the centerline of Hermosa Avenue; thence South 65°30'00" West along said centerline 115.47 feet to a point where the Southerly prolongation of the Easterly line of Terrace Avenue intersects said centerline; thence North 16°31'00" East along said prolongation 33.13 feet to the Southwesterly corner of said Block 2; thence continuing along the Northwesterly side of said Block 2, North 16°31'00" East, 45.78 feet, North 38°00'00" East, 89.45 feet; North 38°39'00" East, 97.76 feet, and North 65°30'00" East, 57.12 feet to the Northeasterly corner of said Block 2 and the Westerly line of Miramar Drive; thence along said Westerly line South 24°30'00" East a distance of 232.50 feet; thence leaving said Westerly line South 65°30'00" West across Lots 10 through 7, in said Block 3, a distance of 160.00 feet to the point of beginning for this description.

06/09/92
WO# 16-84
Gunt.004

Contains 40,900 square feet
more or less.

12. PERMIT EXTENSION. See AGENDA HEADINGS description on page 19.
- a. Permit No. A-3-SMC-89-63-E2 (Cascade Ranch, San Mateo Co.) Request by Paul L. Gould, Inc., to extend permit for fitness center, campground & related improvements, at Cascade Ranch, Whitehouse Creek & Highway 1, 20 miles south of Half Moon Bay, San Mateo County. (SG-SC)
13. LOCAL COASTAL PROGRAMS (LCPs). See AGENDA HEADINGS description on page 19.
- a. Skyline (Monterey) Plan Resubmittal. Public hearing and action on the resubmitted City of Monterey LCP Skyline segment Land Use Plan. (JC-SC)
- b. Harbor (Monterey) Plan Resubmittal. Public hearing and action on the resubmitted City of Monterey LCP Harbor segment Land Use Plan. (JC-SC)
- c. Laguna Grande (Monterey) Plan Resubmittal. Public hearing and action on the resubmitted City of Monterey LCP Laguna Grande segment Land Use Plan. (JC-SC)
14. NEW APPEALS. See AGENDA HEADINGS description on page 19.
- a. Appeal No. A-3-SMC-92-49 (Williamson & Guntren, San Mateo Co.) Appeal of Louie Figone, Gary Haupt, and Lennie Roberts from decision of County of San Mateo granting permit with conditions to Bob Williamson and Joe Guntren for minor subdivision, lot line adjustment, and street improvement exception for seven lots where four exist, at Terrace Avenue and Miramar Drive, Miramar, San Mateo County. (SG-SC)
- b. Appeal No. A-3-SLO-92-50 (Brown, San Luis Obispo Co.) Appeal of Mr & Mrs Gilligan, Mr & Mrs McLaughlin, and Mr & Mrs Lindsey from decision of County of San Luis Obispo granting permit for 2-story single-family home, at 5375 Nottingham Drive, Cambria, San Luis Obispo County. (SG-SC)
- c. Appeal No. A-3-GRC-92-53 (Maple Lanes, Grover City) Appeal of Mr & Mrs Kenneth Rassman from decision of Grover City granting permit with conditions and variances to 7 Big C's, Inc., Maple Lanes Bowling Center, at 950 El Camino Real, Grover City, San Luis Obispo County. (DL-SC)
15. COASTAL PERMIT APPLICATION. See AGENDA HEADINGS description on page 19.
- a. Application No. 3-92-47 (San Luis Obispo Co.-Pier Ave.) Application of San Luis Obispo County Engineering Department to widen 950 feet of Pier Avenue from two to four lanes including parking on south side, bike lanes and sidewalks on north and south sides, and replace bridge over Oceano Lagoon, between Norswing Drive and Lakeside Avenue, Oceano, San Luis Obispo County. (SG-SC)
16. CONDITION COMPLIANCE. Public hearing and action on material submitted to comply with conditions of permits.
- a. Application No. 3-89-54 (formerly P-1523) (City of Santa Cruz). Commission review of City of Santa Cruz Neary Lagoon Management Plan for compliance with Condition #5 (RH-SC).
- b. Application No. 3-82-199 (formerly P-79-569) (Carmel Area Wastewater District (Formerly Carmel Sanitary District), Carmel and Del Monte Forest area of Monterey County & Carmel-by-the-Sea) Commission review of final plans required by Condition #2. (RH-SC)
17. FINDINGS. See AGENDA HEADINGS description on page 19.
- a. Half Moon Bay Plan Amendment No. 2-91 (Measure A). City of Half Moon Bay denied request to amend the certified Land Use Plan, to implement part of Half Moon Bay Residential Growth Initiative (Measure A) by adding Section 9.4 to limit the number of new dwelling units allowed per year, so that annual population growth rate would not exceed 3%. (LO-SC)

- e. Application No. 4-29-129 (Smith, Malibu) Application of Joe & Dione Smith to demolish 2,815 sq.ft. single-family home, expand septic system & rock blanket, remodel garage and guesthouse and construct 5,113 sq.ft. 31-ft-high single-family home & lap pool with no grading, at 31000 Broad Beach Road, Malibu, Los Angeles County. (RKR-LB)
8. PERMIT AMENDMENTS. See AGENDA HEADINGS description on page 19.
- a. Permit No. 5-86-293-A2 (Rancho Topanga et al., Malibu) Request by Topanga Pacific Land Co., Rancho Topanga Development Land Co., RMS Land Company & Rancho Coast Land Co. to restore & replant parts of 181-acre 4-lot subdivision with 4 homes & accessory structures, at 3300 Sweetwater Mesa Road, Malibu, Los Angeles County. (JLA-LB)
- b. Permit No. 5-89-1013-A (Izzad, Malibu) Request by Hassan Izzad to eliminate 30-foot retaining wall, and add 3,744 cu.yds. of grading for building pad, at 5908 Zumirez Drive, Malibu, Los Angeles County. (SPF-LB)
- c. Permit No. 5-91-723-A (Shraibati, Malibu) Request by Tarek & Lily Shraibati to modify open space easement to add water tank, temporary construction trailer, and horse corral to permit for single-family home, detached garage & septic system, at 414 South Kanan Dume Road, Malibu, Los Angeles County. (RMR-LB)
9. FINDINGS. See AGENDA HEADINGS description on page 19.
- a. Application No. 5-91-857 (Salvation Army, Los Angeles Co.) Salvation Army granted permit with conditions for two multi-use buildings, 10 parking spaces and removal of oak trees, at 26801 Dorothy Drive, Calabasas, Los Angeles County. (RMR-LB)
- b. Application No. 5-91-110 (Sprik, Los Angeles Co.) Neil Sprik granted permit with conditions for single-family home, garage, and septic system on two lots, at Lots 153 and 154 on Maguire Drive, Malibu, Los Angeles County. (RMR-LB)
- c. Application No. 5-91-732 (Steel, Malibu) Thomas & Mary Steel granted permit with conditions for single-family home, septic system, water well, storage tank, and garage, at 24900 Piuna Road, Malibu, Los Angeles County. (RMR-LB)
- d. Application No. 5-91-57 (Moore, Malibu) David Moore granted permit with conditions for single-family home & septic system, at 31834 Sea Level Drive, Malibu, Los Angeles County. (JLA-LB)

CENTRAL COAST AREA

10. CENTRAL COAST DISTRICT DIRECTOR'S REPORT. Report by District Director on permit waivers, emergency permits, immaterial amendments & extensions, LCP matters not requiring public hearings, and on comments from the public. For specific information contact the Commission's Area office at (408) 479-3511 (Santa Cruz).
- a. Morro Bay LCP Amendment No. 2-91 (Measure H) Certification Review. Concurrence with the Executive Director's determination that the action of the City of Morro Bay accepting the Commission's action amending the certified LCP with modifications to allow commercial and visitor-serving uses in the area adjacent to and northeast of State Highway One (commonly known as Williams Bros.), is legally adequate. (DL-SC)
11. CONSENT CALENDAR. See AGENDA HEADINGS description on page 19.
- a. Application No. 3-92-51 (Junge, Half Moon Bay) Application of James Junge for single-family home & interim water well, at 11 Ventura Street, Miramar Beach area, Half Moon Bay, San Mateo County. (JS-SC)

California Coastal Commission

45 Fremont Street, Suite 2000 San Francisco, CA 94105-2219 — (415) 904-5200

Thomas W. Gwyn, Chairman
(J. Mori, Alternate)
Lily Cervantes, Vice Chairman
(J. Hisserich, Alternate)
Diana Doo
Gary Giacomini
(E. Carpenter, Alternate)
Madelyn Glickfeld
(J. Diaz, Alternate)
David Malcolm
(E. Vincent, Alternate)
Linda Moulton-Patterson
(J. Rynerson, Alternate)
Bonnie Neely
William Rick
(L. Edgerton, Alternate)
Dorill Wright
(J. Diefenderfer, Alternate)
Jane Yokoyama

J. Hall, Transportation & Housing Agency
D. Sanders, State Lands Commission
W. Shafroth, Resources Agency
Peter M. Douglas, Executive Director

MEETING NOTICE

DATE: Tuesday, August 11, 1992
Wednesday, August 12, 1992
Thursday, August 13, 1992
Friday, August 14, 1992

TIME: 9:00 a.m., Tuesday
9:00 a.m., Wednesday
9:00 a.m., Thursday
9:00 a.m., Friday

PLACE: City Council Chambers
2000 Main Street
Huntington Beach
(714) 536-3775

SPEAKER SIGN-UP & TIME LIMITS. If you wish to speak on an item, please fill out a "Request to Speak" form and give it to a staff person before the public hearing. The forms are available at the back of the meeting room. Time limits are indicated on the speaker sign-up forms, and later in this summary, and in case of questions or disputes, the Chairman will determine the time limits for each speaker at the beginning of the public hearing. Speakers on non-permit items may be limited to five minutes or less depending on the number wishing to be heard. Time limits for permit items are combined total time for all speakers in favor of or in opposition to the permit application. Written comments may be of any length; you are encouraged to submit detailed information in writing to staff for distribution to the Commissioners. Please provide twenty copies if possible.

NO FAXS will be accepted at the meeting site. You may be able to make prior arrangements with staff or a Commissioner to send a fax, but you will be responsible for paying the hotel or meeting site for its receipt.

CAMPAIGN CONTRIBUTIONS. Government Code Section 84308 requires Commissioners to disqualify themselves from voting on any matter if they have received a campaign contribution of \$250 or more from an interested party. If you intend to speak on any hearing item, please indicate on your speaker slip and/or in your testimony, if you have made campaign contributions of \$250 or more to any Commissioner within the last year, and if so, to which Commissioners you contributed.

PUBLIC STATEMENTS ABOUT ITEMS NOT ON THIS AGENDA. Before the lunch recess each day there will be time for public statements about the work of the Commission. Persons wishing to speak during this period should be sure to fill out a sign-up slip, and should limit the length of the presentation to 5 minutes or less. If this public comment period is inconvenient, you may submit written comments to the Commission office, and copies will be distributed to all Commissioners.

WHEN WILL MY AGENDA ITEM BE HEARD? Unfortunately, no one can predict how quickly the Commission will complete agenda items or how many will be postponed to a later date. The Commission begins each session at the time listed on the Meeting Notice and considers each item in order, except in extraordinary circumstances. The Commission may consider an item even though the interested persons are not present.

STAFF RECOMMENDATIONS. A written staff report & recommendation will be available for most items on this agenda. At the end of the agenda description the author's initials and a code indicating his/her headquarters office are identified (E=Eureka SF=San Francisco SC=Santa Cruz SB=Santa Barbara LB=Long Beach SD=San Diego). To encourage public participation, staff reports will be distributed 10 days before the meeting whenever possible. If you are interested in any item on this Meeting Notice contact the nearest Commission office to arrange for a copy of the staff report & recommendation to be made available to you.

WAIVERS OF PERMIT & EMERGENCY PERMITS. The District Directors of the Commission's various offices will announce the Executive Director's decisions to waive coastal permit requirements and issuance of emergency permits during the "District Director's Report" item at the beginning of each section of the agenda.

VISUAL MATERIALS. You may use slides and other materials at the hearing. A slide projector & carousel will be available, and Commission staff can assist you in its use. All materials exhibited to the Commission during the hearing (slides, maps, etc) are part of the public record and must be kept by the Commission for 60 days after final Commission action on the matter. Your materials will be returned upon written request.

PUBLIC & ADMINISTRATIVE RECORDS. Many public records on agenda items will be available for inspection at the meeting, and are available at all other times in the Commission office. Please call our office to make an appointment to see any file you are interested in. If you need a verbatim transcript of these proceedings, there will be a court reporter present at the hearing. If you decide to challenge a final decision of the Commission in Court, please request preparation of an administrative record by letter to the Administrative Records Section at the Commission office in San Francisco, and indicate in your letter a description on the agenda item and the date(s) of Commission action. Such a record will include a transcript of the proceedings at the hearing.

CLOSED SESSION. At any time during the meeting the Commission may meet to consider possible and pending litigation in a session closed to the public pursuant to attorney-client privilege and statutory exemption to the Open Meeting Act (Government Code Section 11126q).

ACCESS TO HEARINGS. The hearings are accessible to persons with disabilities.

MORE INFORMATION. For more information about this agenda, contact one of the following staff members:

(Del Norte, Humboldt, Mendocino, Sonoma, Marin & San Francisco Counties)
Steve Scholl (415) 904-5260,

(San Mateo, Santa Cruz, Monterey & San Luis Obispo Counties)
David Loomis (408) 479-3511,

(Santa Barbara & Ventura Counties) James Johnson (805) 963-6871,
(Malibu & Santa Monica Mountains) Gary Timm (310) 590-5071,
(Los Angeles & Orange Counties) Teresa Henry (310) 590-5071,
(San Diego County) Deborah N. Lee (619) 521-8036,
(Energy) Susan M. Hansch (415) 904-5240,
(Statewide) Chris Goehler (415) 904-5200.

A Telecommunication Device for the Deaf (TDD) is available at (415) 904-5200.



DATE: June 1, 1992
ORDER NO: 4001272
PROPERTY: 048-073-010, 050, 060, 070

JOSEPH T. GUNTREN

P O BOX 370389
MONTARA, CA. 94037

In connection with the above transaction, we enclose:

- () HUD-1 Settlement Statement/Closing Statement
 - () Our check in the amount of
- RUN TO DATE PRELIMINARY REPORT.

Thank you for giving us the opportunity of serving you.



Carol Oliver, C.S.E.O.
Branch Manager

46 No. Cabrillo Highway
Half Moon Bay, CA 94019
(415) 726-0495



NORTH AMERICAN TITLE COMPANY, INC.

CAROL OLIVER
BRANCH MANAGER

6/26/92
 VALERIA -
 Joe Dropped These
 Off This A.M.
 I BELIEVE THE INFO
 IS CORA FOR WHAT YOU
 NEED FOR THE LLA.
 THOUGH THEY DONT
 INSURE TITLE YET.
 YOU MAY WANT TO
 CALL CAROL OLIVER TO
 FIND OUT WHEN SHE
 WILL PROVIDE THE
 TITLE INSURANCE.
 Pats

Joe:
 I checking on all the taxes they were
 not on the first prelim. I'll let you
 know.
 Thanks
 Carol

North American Title Company

46 NORTH CABRILLO HIGHWAY
HALF MOON BAY, CALIFORNIA 94019
(415) 726-0495

DPT 052292

ORDER NO. 401272A

JOE GUNTREN
C/O NORTH AMERICAN COMPANY
02 COPIES C/O NA 559-10

ESCROW NO. 401272A
BUYER/BWR: WILLIAMSON
PROPERTY ADDRESS

-----PRELIMINARY REPORT-----

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, NORTH AMERICAN TITLE COMPANY, INC. HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES CONDITIONS AND STIPULATIONS OF SAID POLICY FORM.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF SAID POLICY OR POLICIES ARE SET FORTH IN EXHIBIT "A" ATTACHED. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED AS OF 7:30 A.M. MAY 12, 1992

CAROL OLIVER
(ESCROW OFFICER)

Nor. American Title Company

THE FORM OR FORMS OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

California Land Title Association Standard Coverage Policy - 1990
American Land Title Association Loan Policy - 1990

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

FEE SIMPLE

**TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
JOSEPH T. GUNTREN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**

North American Title Company

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,
COUNTY OF SAN MATEO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, BLOCK 2, LOTS 7, 8, 9, 10, 11, 12, 13, 14, BLOCK 3, SUB OF BLOCK 10, MIRAMAR TERRACE, AS SHOWN ON THE MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1908, IN BOOK 5 OF MAPS AT PAGE 19.

PARCEL 2:

ALL THAT PORTION OF HERMOSA AVENUE AS SHOWN ON MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE, FILED AUGUST 5, 1907, BOOK 5 OF MAPS, PAGE 19, SAN MATEO COUNTY RECORDS, THAT LIES SOUTHWESTERLY OF THE SOUTHEASTERN EXTENSION OF THE NORTHEASTERLY LINE OF LOT 6, BLOCK 2, AS SAID LOT AND BLOCK ARE SHOWN ON SAID MAP, AND NORTHEASTERLY OF A STRAIGHT LINE DRAWN FROM THE SOUTH CORNER OF LOT 1, BLOCK 2 TO THE WEST CORNER OF LOT 6, BLOCK 3, AS SAID LOTS AND BLOCKS ARE SHOWN ON SAID MAP.

EXCEPTING THEREFROM THAT PORTION OF THE SOUTHEAST HALF OF SAID HERMOSA AVENUE THAT LIES SOUTHWESTERLY OF THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERN LINE OF LOT 7, BLOCK 3, AS SAID LOT AND BLOCK ARE SHOWN ON THE AFORESAID MAP.

PARCEL 3:

ALL THAT PORTION OF THE NORTHWEST 1/2 OF ALTO AVENUE AS SHOWN ON MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE, FILED AUGUST 5, 1907, BOOK 5 OF MAPS, PAGE 19, SAN MATEO COUNTY RECORDS, THAT LIES SOUTHWESTERLY OF THE SOUTHEASTERN EXTENSION OF THE NORTHEAST LINE OF LOT 11, BLOCK 3, AND NORTHEASTERLY OF THE SOUTHEASTERN EXTENSION OF THE SOUTHWEST LINE OF LOT 14, BLOCK 3, AS SAID LOTS AND BLOCKS ARE SHOWN ON SAID MAP.

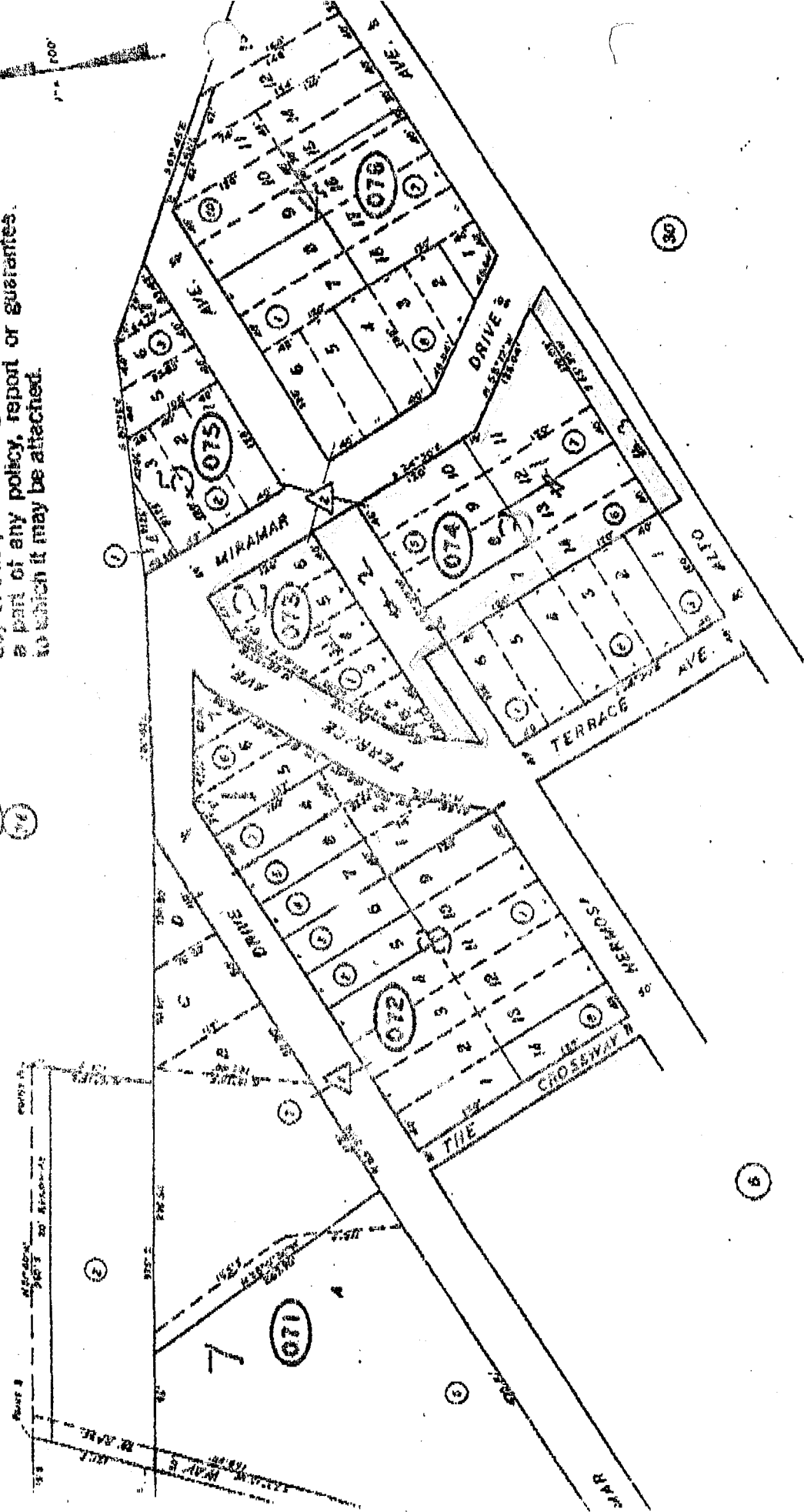
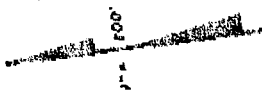
APN: 048-073-010
048-074-050
048-074-060
048-074-070

JPN: 048-007-073-01 A
048-007-074-02 A
048-007-074-07
048-007-074-08

TAX CODE AREA

The information on this plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.

ex-47
74



MIRAMAR TERRACE - RSM 4/12
SUB. OF BLOCK 10 MIRAMAR TERRACE
RSM 5/10

WRITE IT! — DON'T SAY IT!

TO SPECIAL PROJECTS (PLANNING) DATE OCT 4 1995

FROM SPECIAL PROJ. (MAPS) SUBJECT Condition Check

The attached Parcel Map (P.M. 974) is complete.

Please notify me when all of the conditions have been met for resub. SMN 91-0017

SIGNED

DoBY

PLEASE REPLY HERE

TO SPECIAL PROJECTS (MAPS) DATE _____

All of the conditional approval conditions have been satisfied and the above described parcel map may be recorded on or after

SIGNED _____

MICHAEL P. MURPHY
Deputy County Counsel

Date: _____

To: *Dr. Symon*

- _____ Necessary action
- _____ Per your request
- _____ For your information
- _____ Please give me a call at Ext. 4762 to discuss the attached.

① Put property description to "Exhibit A" to the document.

② Needs to be dated and signed by the owner, and acknowledged by a Notary Public for recording purposes.

Environmental Services Agency
Planning and Building Division



Planning Division • 415/363-4161 • FAX 363-4849

Building Inspection Section • 415/363-4601 • FAX 363-4849

County of San Mateo

Mail Drop 5500 • 590 Hamilton Street, 2nd Floor • Redwood City • California 94063

Board of Supervisors
Anna G. Eshoo
Mary Griffin
Tom Huening
Tom Nolan
William J. Schumacher

Director of Environmental Services
Paul M. Koenig

Planning Administrator
Terry L. Burnes

August 11, 1992

FAXED - Mailed Original same day

California Coastal Commission
Central Coast Area Office
640 Capitola Road
Santa Cruz, CA 95062

Honorable Commissioners:

SUBJECT: A-3-SMC-92-39; Appeal of San Mateo County's Board of Supervisors' Approval of LLA 92-0001, SMN 91-0017, CDP 91-0055 and SIE 91-0002

The County of San Mateo respectfully requests that your Commission find no substantial issue and decline to hear this appeal. The County previously submitted a letter setting forth its position that the lot line adjustment is not within the appeal jurisdiction of the Commission; this letter is attached as Exhibit 4 to the Commission Staff Report. County Planning staff has reviewed the report prepared by Coastal Commission staff regarding the above-referenced project and disagrees with both your staff's recommendation and with two points of analysis: (1) that the lot line adjustment results in an increase in the number of lots and is, therefore, subject to the requirement for a Coastal Development Permit, and (2) that currently only one building site exists with slopes greater than 30 percent.

Impacts of the Lot Line Adjustment

The first point on which the County and Commission staff disagree is on the impacts of the lot line adjustment. It is the County's position that the CCC's staff report errs when it states that because the minor subdivision is dependent upon the lot line adjustment "[t]he lot line adjustment does result in an increase in the number of lots." This error forms the basis of your staff's recommendation to find substantial issue and deny this Coastal Development Permit.

The County originally approved this project and is currently recommending that your Commission find no substantial issue because this lot line adjustment does not constitute an increase in the number of parcels and is, therefore, exempt from the requirement to obtain a Coastal Development Permit as stated in Section 6328.5(i) of San Mateo County's Zoning Ordinance. Commission Staff Report Exhibit 7 shows the existing site as consisting of four separate legal lots. Exhibit 8 of the Commission Staff Report demonstrates that there remains only four lots after the lot line adjustment; therefore, this lot line adjustment does not result in an increase in the number of lots on-site.

Section 66412(d) of the State Subdivision Map Act limits the County's review process for lot line adjustments to a determination of whether or not the reconfiguration of the parcels conforms to local zoning and building ordinances. This limitation was recently affirmed in San Dieguito Partnership v. City of San Diego (1992) 9 Cal. Rptr. 2d. 440. The four newly configured parcels created by this proposed lot line adjustment meet these criteria; therefore, the County approved the lot line adjustment application and recommends that your Commission uphold the County's approval.

Number of Parcels on Greater than 30 Percent Slopes

The second point on which the County and Commission staff disagree is the determination of the number of parcels consisting of slopes greater than 30 percent. This point is relevant only should your Commission determine that a substantial issue exists and that this lot line adjustment does increase the number of lots, in which case your Commission would have to make a decision as to the number of existing lots which consist of slopes greater than 30 percent.

Commission staff acknowledge the existence of one lot which consists entirely of slopes 30 percent or greater, but ignores the adjacent lot to the west (see Commission Staff Report exhibit 7). Although the lot to the west does have a limited area of less than 30 percent slope, the existing parcel configuration combined with the restricted access limits the buildable areas for this lot to that portion of the parcel with slopes 30 percent or greater. Therefore, the County considers the existing configuration to be made up of two lots with building sites on greater than 30 percent slopes rather than the one lot as acknowledged by Commission staff.

Should you desire to review in more detail the County's position on this project, please read the attached excerpt from the Planning Commission's Staff Report to the Board of Supervisors.

Thank you for your time in reviewing the County's position.

Sincerely,

Valein J. Sarone

for Paul M. Koenig
Director, Environmental Services Agency

PMK/VJB:cdn - VJBC1948.ACN

Attachment

cc: Joe Guntren, Applicant - *faxed*
Mike McCracken, Esq. - *faxed*
Lennie Roberts - Committee for Green Foothills, Appellant - *mailed*
Louie Figone, Appellant - *faxed*
Greg Hampton, Appellant - *tried to call no response - mailed*
Mike Murphy, County Counsel - *PONIED*
(tried to call - not home)

SAN MATEO COUNTY BOARD OF SUPERVISOR'S

STAFF REPORT FOR ITEM #6, May 26, 1992

Project Numbers: LLA92-0001, SMN91-0017
CDP91-0055, SIE91-0002

A. KEY ISSUES

Basis for Appeal

The appellants list three reasons as their basis for appeal. The appellants' reasons are listed in bold type and are followed by staff's response.

1. **The applicants' proposal to create three lots with building site slopes in excess of 30%, where currently only two building sites exist, is inconsistent with Local Coastal Program Hazards Policy 9.18.a which states:**

"Prohibit, unless no alternatives exist, development (including land divisions which would create parcels exclusively) on slopes of 30% or greater. If no alternatives exist, require engineering geologic reports to enable minimizing of hazards."

Response

The parcel in question is not a newly created parcel (subdivision) but rather a re-configuration of an existing parcel (lot line adjustment). Section 6328.5(i) of the Zoning Regulations exempts lot line adjustments from the requirement to obtain a Coastal Development Permit; therefore, lot line adjustments are not subject to LCP Policy 9.18.a.

To further clarify this point, below is the historical sequence of the subject property's lot line configurations as well as a description of how the property lines have been affected by County Ordinance.

- a. In 1907 the Miramar Terrace Subdivision was recorded dividing the subject property into 14 lots (see Figure A). All but one of these

Section 66412(d) of the State Subdivision Map Act limits the County's review process for lot line adjustments to a determination of whether or not the reconfiguration of the parcels conforms to local zoning and building ordinances. This limitation was recently affirmed in San Dieguito Partnership v. City of San Diego (1992) 9 Cal. Rptr. 2d. 440. The four newly configured parcels created by this proposed lot line adjustment meet these criteria; therefore, the County approved the lot line adjustment application and recommends that your Commission uphold the County's approval.

Number of Parcels on Greater than 30 Percent Slopes

The second point on which the County and Commission staff disagree is the determination of the number of parcels consisting of slopes greater than 30 percent. This point is relevant only should your Commission determine that a substantial issue exists and that this lot line adjustment does increase the number of lots, in which case your Commission would have to make a decision as to the number of existing lots which consist of slopes greater than 30 percent.

Commission staff acknowledge the existence of one lot which consists entirely of slopes 30 percent or greater, but ignores the adjacent lot to the west (see Commission Staff Report exhibit 7). Although the lot to the west does have a limited area of less than 30 percent slope, the existing parcel configuration combined with the restricted access limits the buildable areas for this lot to that portion of the parcel with slopes 30 percent or greater. Therefore, the County considers the existing configuration to be made up of two lots with building sites on greater than 30 percent slopes rather than the one lot as acknowledged by Commission staff.

Should you desire to review in more detail the County's position on this project, please read the attached excerpt from the Planning Commission's Staff Report to the Board of Supervisors.

Thank you for your time in reviewing the County's position.

Sincerely,

Valerie J. Sarone

for Paul M. Koenig
Director, Environmental Services Agency

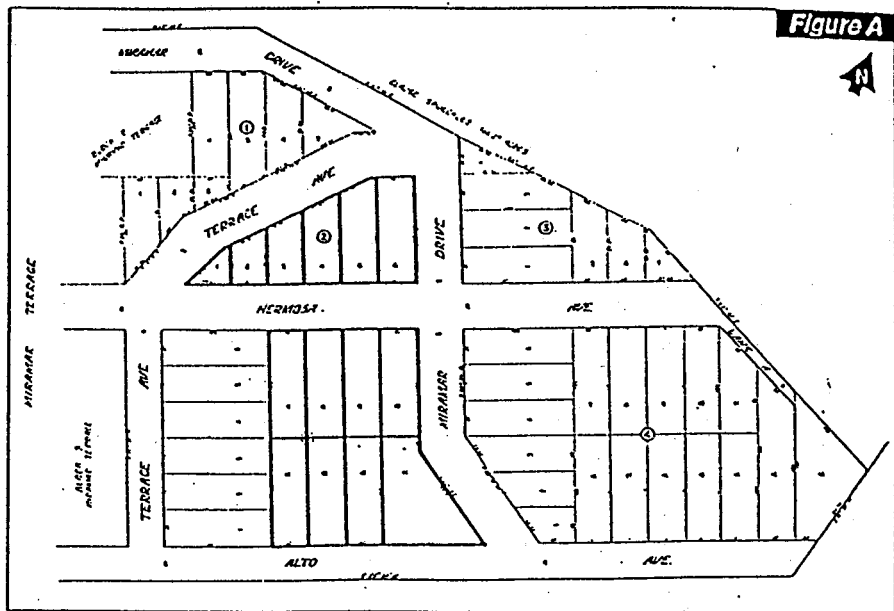
PMK/VJB:cdn - VJBC1948.ACN

Attachment

cc: Joe Guntren, Applicant - *faxed*
Mike McCracken, Esq. - *faxed*
Lennie Roberts - Committee for Green Foothills, Appellant - *mailed (tried to call - not home)*
Louie Figone, Appellant - *faxed*
Greg Hampton, Appellant - *tried to call no response - mailed*
Mike Murphy, County Counsel - *PONIED*

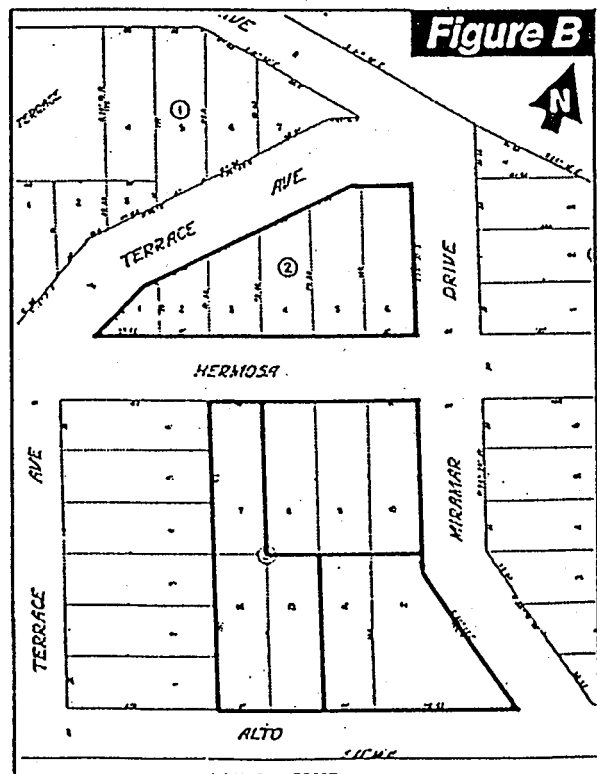
lots was 4,800 sq. ft. or less.

- b. In 1957, the County zoned the subject property R-1/S-7 (5,000 sq. ft. minimum parcel size). Existing lot configurations remained the same.

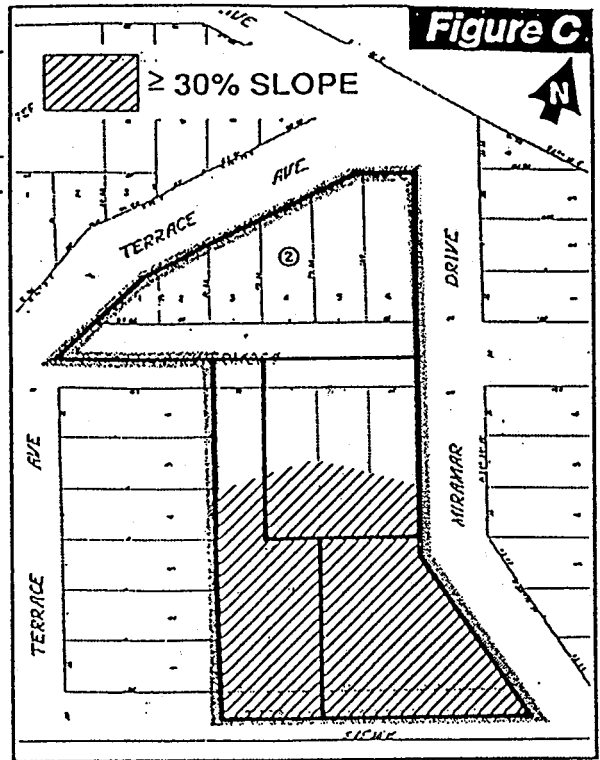


- c. In 1980, the Local Coastal Program was adopted and the property was rezoned to R-1/S-9 (10,000 sq. ft. minimum parcel size). Existing lot configurations remained the same, but the Board of Supervisors passed Ordinances #02619 and #02655 which required the merger of contiguous, substandard lots which were under one ownership.
- d. In 1983, the subject property was merged into four parcels (see Figure B). The resulting parcels ranged in size from approximately 13,000 sq. ft. to approximately 19,000 sq. ft.

In processing mergers, the County was limited to merging along existing property lines. Prior to County mergers being recorded, landowners were given notice of the County's intent to merge and were given the opportunity to apply for a lot line adjustment. This allowed owners to reconfigure lot lines in accordance with the new zoning requirements. Had the owners of the subject property taken advantage of this offer at the time, they could have retained five or six lots following the merger rather than the four shown in Figure B.



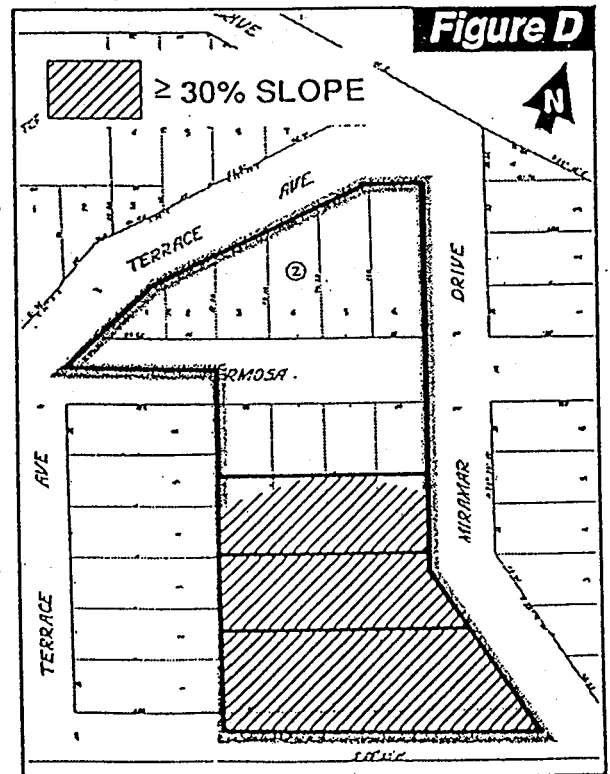
- e. In 1991, the applicants obtained quitclaims for both Hermosa Avenue and Alto Avenue. This added 12,720 sq. ft. to their property and created the configuration which currently exists (Figure C).
- f. In 1991, the applicants inquired about the process for obtaining a lot line adjustment and a minor subdivision of the subject property. Staff informed the applicants that they could either process the lot line adjustment first, at staff level, and then apply for a minor subdivision; or, they could apply for and process the lot line adjustment and minor subdivision concurrently. The applicants choose to process the applications together.



(1) Lot Line Adjustment

Figure D is a map of the lot line adjustment proposed by the applicants and approved by the Planning Commission. The hatched area represents that portion of the property which has slopes greater than 30%.

Section 66412(d) of the State Subdivision Map Act limits the County's review and approval of lot line adjustments to a determination of whether or not the parcels resulting from the lot line adjustment conform to local zoning and building ordinances. All of the parcels proposed under this lot line adjustment meet these criteria.



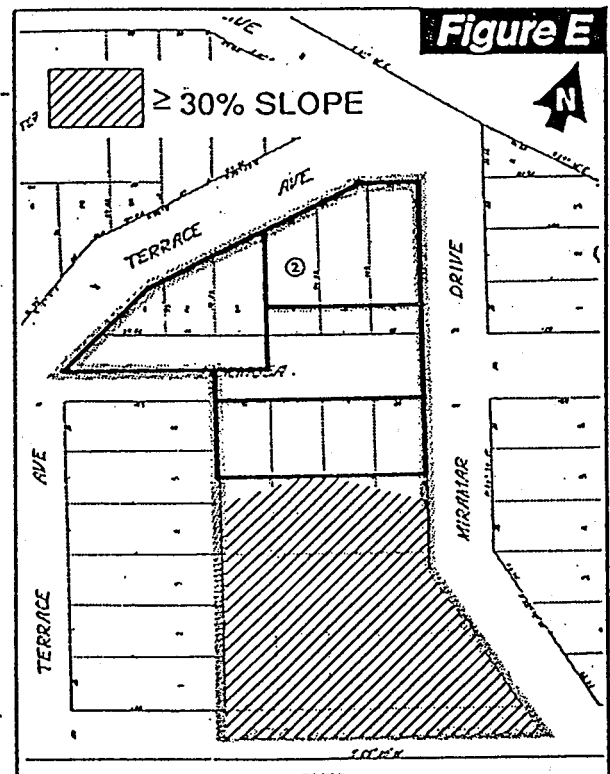
Section 6328.5(i) of the Zoning Ordinance exempts lot line adjustments from the requirements for a Coastal Development Permit. Therefore, the lot line adjustment proposed in this application is not reviewed against the Local Coastal Program.

The California Environmental Quality Act requires that lot line adjustments occurring on slopes greater than 20% be subject to an Initial Study. An Initial Study was completed for this project and a Negative Declaration published. The only comment received was from CalTrans asking for more information on the Route 1/Mirada Road intersection. The Planning Commission certified the Negative Declaration as being complete and accurate on April 8, 1992.

(2) Subdivision

The subdivision proposed by the applicants and approved by the Planning Commission divides the large lot (40,000 sq. ft.) as approved in the lot line adjustment into four parcels, as shown in Figure E.

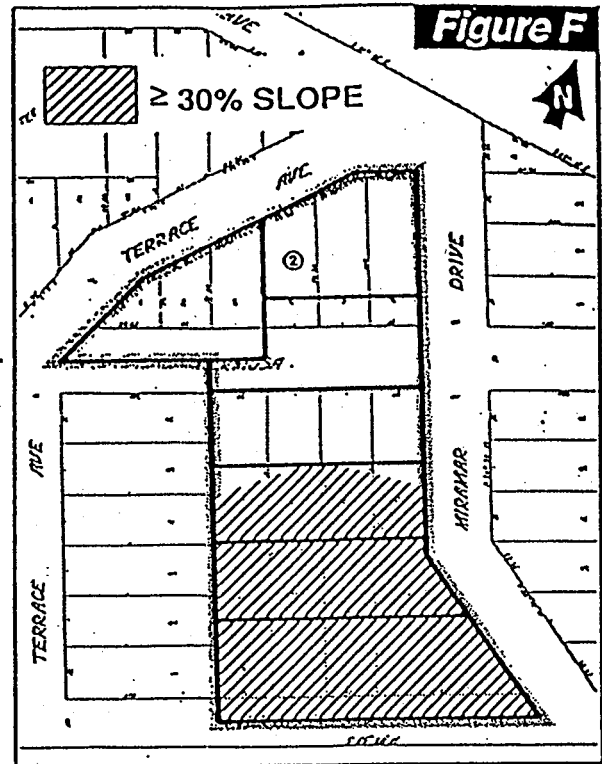
The County reviews subdivisions for conformance with the General Plan, Local Coastal Program, Subdivision Regulations, Zoning Regulations and CEQA. This subdivision was found by the Planning Commission to be in conformance with all requirements, except for road grade, for which an exception was approved (discussed below).



(3) Entire Project

Taken together, the lot line adjustment and subdivision result in the property configuration shown in Figure F, below, which was approved by the Planning Commission.

Figure F diagrams the lot configuration resulting from the Planning Commission's approval of LLA 92-0001 and SMN 91-0017.



CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
640 CAPITOLA ROAD
SANTA CRUZ, CA 95062
(408) 479-3511Filed: 06/16/92
49th Day: 08/04/92
180th Day: 12/13/92
Staff: SG/cm
Staff Report: 07/22/92 1392P
Hearing Date: 08/13/92
Commission Action:STAFF REPORT: APPEALSUBSTANTIAL ISSUE

LOCAL GOVERNMENT: County of San Mateo

DECISION: Approval with Conditions

APPEAL NO.: A-3-SMC-92-49

APPLICANT: BOB WILLIAMSON and JOE GUNTREN

PROJECT LOCATION: About one-quarter mile northeast from Highway 1, at Terrace Avenue and Miramar Drive, Miramar, adjacent to northerly edge of Half Moon Bay city limit.

PROJECT DESCRIPTION: Lot Line Adjustment, Minor Subdivision, Street Improvement Exception, and Coastal Development Permit to allow the creation of seven parcels from four existing legal parcels, the installation of utilities, and the creation of a private road with maximum slope of 23.5% where 15% slope is the maximum allowed.

Size: 1.78 acres

Zoning: R-1/S-9/DR (Single-Family Residential/10,000 sq. ft. Minimum Parcel Size/Design Review)

LUP Designation: Medium Low Density Residential, 2.4-6 units/acre

Proposed Density: 3.9 units/acre

APPELLANTS: Louie Figone, Greg Hampton, and Lennie Roberts

SUBSTANTIVE FILE DOCUMENTS: San Mateo County Certified Local Coastal Program, San Mateo County permit file numbers CDP 91-0055, SMN 91-0017, LLA 92-0001, and SIE 91-0002.

SUMMARY OF STAFF RECOMMENDATION:

The staff recommends that the Commission, after public hearing, determine that a substantial issue exists with respect to the grounds on which the appeal has been filed for the following reasons: The proposed subdivision relies directly on a lot line adjustment which results in three parcels on greater than 30% slopes where one exists, and the lot line adjustment results in an increase in the total number of lots; both actions are inconsistent with the certified LCP. Furthermore, for these same reasons, staff recommends that the permit be denied.

EXHIBITS

1. Appeal
2. Final Local Action Notice
3. Letter from Midcoast Community Council dated May 12, 1992
4. Letter from County of San Mateo dated July 10, 1992
5. Letter to County of San Mateo dated July 20, 1992
6. Location Map
7. Site Plan
8. Lot Line Adjustment Map
9. Final Lot/Subdivision Configuration

I. SUMMARY OF APPELLANT'S CONTENTIONS.

1. The lot line adjustment is subject to a Coastal Development Permit. The proposed project is a reconfiguration and resubdivision of four existing parcels into seven. A lot line adjustment is used to create three parcels on slopes greater than 30% "where two lots previously existed." This results in a large parcel that is then subdivided. Section 6328.5(i) of the County Zoning Ordinance exempts lot line adjustments only when they do not result "in an increase in the number of lots", from the requirement for a Coastal Development Permit. Furthermore, LCP Policy 9.18 states, "Prohibit, unless no alternatives exist, development (including land divisions which would create parcels exclusively) on slopes of 30% or greater. If no alternatives exist, require engineering geologic reports to enable minimizing of hazards." The resubdivision should be reconfigured to eliminate new parcels whose only building site is on slopes of 30% or greater.

2. The road proposed to serve this proposal would drastically exceed the County's interim access roadway standards, negatively impact Purisima Way, encourage development of other parcels in the area, and increase traffic on existing narrow roads, when there is feasible alternate access.

3. The project is within the Cabrillo Highway Scenic Corridor on a highly visible ridge. There has not been adequate analysis of the cumulative impact of development of houses on the site and there is no requirement for replacement trees to screen the view of houses from Highway 1.

II. LOCAL GOVERNMENT ACTION.

On April 8, 1992 the San Mateo County Planning Commission found the proposal to be in compliance with the LCP and certified the Negative Declaration and approved the Coastal Development Permit, Minor Subdivision, Lot Line Adjustment, and Street Improvement Exception. At that meeting, the appellants expressed their opposition to the project. The proposal was appealed to the Board of Supervisors, which heard the appeal on May 26, 1992. The Board of Supervisors denied the appeal and upheld the Planning Commission's approval of the proposal.

III. APPEAL PROCEDURES.

After certification of Local Coastal Programs (LCPs), the Coastal Act provides for limited appeals to the Coastal Commission of certain local government actions on coastal development permits. Developments approved by cities or counties may be appealed if they are located within the mapped appealable areas, such as those located between the sea and the first public road paralleling the sea. Furthermore, developments approved by counties may be appealed if they are not the designated "principal permitted use" under the certified LCP. Finally, developments which constitute major public works or major energy facilities may be approved, whether approved or denied by a city or county. (Coastal Act Sec. 30603(a))

For projects not located between the sea and the first public road paralleling the sea, the grounds for an appeal shall be limited to an allegation that the development does not conform to the certified LCP. Since this project does not lie between the sea and the first public road paralleling the sea, those are the appropriate grounds for an appeal in this instance.

Section 30625(b) of the Coastal Act requires the Commission to hear an appeal unless the Commission determines that no substantial issue is raised by the appeal. If the staff recommends "substantial issue," and no Commissioner objects, the substantial issue question will be considered moot, and the Commission will proceed directly to a de novo public hearing on the merits of the project.

If the staff recommends "no substantial issue" or the Commission decides to hear arguments and vote on the substantial issue question, proponents and opponents will have 3 minutes per side to address whether the appeal raises a substantial issue. It takes a majority of Commissioners present to find that no substantial issue is raised. If substantial issue is found, the Commission will proceed to a full public hearing on the merits of the project. If the Commission conducts a de novo hearing on the permit application, the applicable test for the Commission to consider is whether the proposed development is in conformity with the certified Local Coastal Program.

The only persons qualified to testify before the Commission at any stage of the appeal process are the applicant, persons who opposed the application before the local government (or their representatives), and the local government. Testimony from other persons must be submitted in writing.

IV. STAFF RECOMMENDATION ON SUBSTANTIAL ISSUE.

The staff recommends that the Commission determine that substantial issue exists with respect to the grounds on which the appeal has been filed, pursuant to PRC Section 30603.

MOTION. Staff recommends a NO vote on the following motion:

I move that the Commission determine that Appeal No. A-3-SMC-92-49 raises NO substantial issue with respect to the grounds on which the appeal has been filed.

A majority of the Commissioners present is required to pass the motion.

V. Staff Recommendation on Coastal Permit

Denial

The Commission hereby denies a permit for the proposed development on the grounds that it would not be in conformity with the provisions of the certified Local Coastal Program of the County of San Mateo.

VI. FINDINGS AND DECLARATIONS.

1. SITE LOCATION AND DESCRIPTION

The project site includes four parcels totalling 1.78 acres located along Miramar Drive, an improved road, and Terrace Avenue, an unimproved road, about one-quarter mile northeast of Highway One in the unincorporated San Mateo County community of Miramar, adjacent to the northerly extent of the City of Half Moon Bay (Exhibits 6 & 7). The property is on a southwest facing slope straddling a minor ridge covered with eucalyptus and pine. It lies downhill from Miramar Drive on slopes ranging from 25 percent to 52 percent, with the steepest portions on the southerly part of the property. Highway One is visible from the southerly part of the site through the trees. The view of the site from Highway One is limited to northbound traffic and is of a tree covered hillside. Land use in the vicinity includes greenhouses to the south, vacant land and residential use to the west, and grazing lands to the north.

2. PROJECT BACKGROUND AND DESCRIPTION

The property was first subdivided in 1907 into 14 lots. In 1983, after rezoning to R-1/S-9 (10,000 square feet minimum size) and adoption of a merger ordinance, the 14 lots were merged along existing property lines into four lots. In 1991 the owners obtained quitclaims to portions of Hermosa Avenue and Alto Avenue adjacent to the four lots, which gave them their current configuration (Exhibit 7).

The applicant's proposal is to reconfigure the four existing lots as shown by Exhibit 8, with all lots fronting on Miramar Drive. Three lots at least 10,000 square feet each would occupy the southerly half of the property with

one large lot (approximately 40,000 square feet) on the northerly half. Then the large lot would be subdivided into four lots of at least 10,000 square feet each (Exhibit 9). The existing improved road, Miramar Drive, would be widened and its grade reduced; a sewer line would be extended about one-quarter mile to the site. A water service main would be extended about one-tenth of a mile to serve the parcels.

3. LOT LINE ADJUSTMENT ISSUES

Appellant's Contentions (paraphrased)

The proposed lot line adjustment allows for the creation of an additional parcel on slopes in excess of 30% and results in a large parcel that is then further subdivided.

Local Coastal Program Provisions

Development as defined in the San Mateo County certified Local Coastal Program includes, "change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act."

LCP Hazards Policy 9.18(a) states that the County will:

Prohibit, unless no alternatives exist, development (including land divisions which would create parcels exclusively) on slopes of 30% or greater. If no alternatives exist, require engineering geologic reports to enable minimizing of hazards.

Section 6328.5(i) of the Zoning Ordinance states, "Lot line adjustments not resulting in an increase in the number of lots" are exempt from the requirement for a Coastal Development Permit.

County Action

The Board of Supervisors made the following finding regarding the lot line adjustment:

The number of lots following the adjustment does not exceed the number of lots which existed prior to the adjustment.

Regarding the subdivision, the following finding was made:

That this project was processed in accordance with the County's lot line adjustment procedures.

Regarding the Coastal Development Permit the following finding was made:

That on the basis of the information contained in the staff report, the project conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

The County maintains that the lot line adjustment does not constitute development because Section 6328.5(i) exempts lot line adjustments from Coastal Development Permit requirements, and because the lot line adjustment would not increase the density or the intensity of the use of the land (see Exhibit 4).

Substantial Issue Analysis and Determination

At issue is whether or not a) the lot line adjustment resulted in an increase in the number of lots, b) the lot line adjustment allowed development of a lot on 30 percent or greater slopes when alternatives existed, and c) the lot line adjustment is subject to a Coastal Development permit.

Exhibit 7 shows the current configuration of the four lots and the area of slopes greater than 30 percent. These are preexisting legal lots. Only the most southeasterly lot is entirely on slopes exceeding 30 percent. The other two lots contiguous to that lot have significant areas under 30 percent slope. It appears that building sites could be located on the portions with less than 30 percent slope. Exhibit 8 shows the immediate results of the lot line adjustment. There would still be four lots, but there would be two lots entirely on slopes exceeding 30 percent and a third lot almost entirely on slopes exceeding 30 percent. There would also be one large lot of 40,000 square feet. Exhibit 9 shows the proposed result. The 40,000 square foot lot would be subdivided into four additional new lots giving a total of seven lots where four exist.

Although the lot line adjustment in and of itself would not create any additional lots, it is a necessary prerequisite to the proposed subdivision. Absent the lot line adjustment, there would not be enough land area with slopes less than 30 percent to allow for the creation of four new lots meeting the minimum parcel size to result in seven lots total. The lot line adjustment does result in an increase in the number of lots.

Currently, there is one lot consisting entirely of slopes greater than 30 percent. The proposed lot line adjustment would result in two lots consisting entirely of slopes greater than 30 percent and a third lot consisting almost entirely of slopes greater than 30 percent. The lot line adjustment would allow development of an additional lot on 30 percent or greater slopes.

Since the lot line adjustment would ultimately result in an increase in the number of lots and since the lot line adjustment would allow development of a lot on 30 percent or greater slopes, the lot line adjustment is development and is subject to a Coastal Development Permit. Lots 6 and 7 apparently could be created independently of the lot line adjustment. Lots 1,2,3,4, and 5 all depend on the lot line adjustment. There is a direct and inseparable linkage between the lot line adjustment and the subdivision.

The County has applied the provisions of the LCP in a very narrow manner and has sidestepped the intent of the LCP and the result of the proposed subdivision. When viewed separately, the County's actions might not be considered substantial, but when viewed as a whole, the interpretations which were made clearly give rise to a substantial issue.

Coastal Permit Denial

The proposal attempts to take advantage of the fact that slope standards relative to lot line adjustments do not exist in the Zoning Ordinance, thus precluding any review of a lot line adjustment based on slopes since Government Code Section 66412(d) limits local government review of lot line adjustments to a determination of whether or not the resulting parcel configuration conforms to the local zoning and building ordinance. Still, the proposed lot line adjustment clearly is necessary to the subdivision. Without it, the subdivision as proposed could not proceed. The County cannot sidestep the obvious intent of the LCP or the obvious result of the lot line adjustment. For these reasons, the project is denied as being inconsistent with the LCP provisions cited above.

4. ROAD STANDARD ISSUES

Appellant's Contentions (paraphrased)

The road improvements proposed would exceed the County's access roadway standards, would negatively impact the existing narrow road, and would encourage development of other parcels in the area.

Local Coastal Program Provision

The Planning Commission has the authority, under Section 8104 of the County Ordinance, to modify minimum road access requirements when there are extraordinary conditions affecting the property, and the Planning Commission finds that the strict application of the minimum access requirements would impose unreasonable restrictions, or unnecessary and extraordinary hardship or damage upon the applicants.

County Action

The Planning Commission exercised its authority under Section 8104 by finding that extraordinary hardship would be visited upon the applicants if the minimum access requirements were adhered to. Additionally the Public Works

Department was directed to study the possibility of widening the County streets or adding regulatory signs at the intersection of Purisima Way and Miramar Drive.

Substantial Issue Analysis and Determination

San Mateo County Planning Commission has acted within its authority in approving the street improvement exception. The existing street has a maximum slope of 27 percent. The street as proposed would have a maximum slope of 23.5 percent; the standard maximum is 15 percent. According to the County staff report and Negative Declaration, to meet the standard of 15 percent slope would require cuts up to 56 feet deep and up to one-hundred feet wide. Even to reduce the slope to 20 percent would result in cuts of up to 21 feet deep and up to 40 feet wide. The proposed 23.5 percent slope would require 2,025 cubic yards of cut and 300 cubic yards of fill.

As County staff has noted, even the construction of one single family dwelling on an existing lot in the area would require the street improvements which could encourage development of other existing parcels in the area. The Negative Declaration for this project indicated there were 11 existing legal lots, in addition to the seven lots proposed, that would benefit from the proposed street improvements.

The Planning Commission direction to the Public Works Department to study the appropriateness of increasing the width of or adding regulatory signs to the Purisima Way and Miramar Drive intersection was open-ended. Given the narrowness of the roads there and surrounding structures, the former may not be feasible. Rather than an open-ended directive to study the issue, a directive that included requiring the developer to fund any such improvements as a condition of approval would have been more appropriate and would insure that mitigation of offsite traffic impacts would become part of the proposed development.

The Negative Declaration states that, "Surface water runoff from the subject property would not be increased by either the project proposed in this application or by future construction of seven residences on the subject property." A grading permit would be required for the road work and potential runoff from that activity would be addressed then. The applicant is required to submit a drainage analysis to the County demonstrating that development would not increase surface water runoff onto adjoining parcels or any road rights-of-way.

All in all the approval of the street improvement exception raises no substantial issue.

5. CABRILLO HIGHWAY SCENIC CORRIDOR ISSUES

Appellant's Contentions (paraphrased)

The County has not analysed the effect of constructing seven houses on this forested site and has not required replacement trees to screen houses from Highway One (Cabrillo Highway).

Local Coastal Program Provisions

The Visual Resources Component contains several relevant policies. Policy 8.7b. states, "Prohibit the removal of tree masses which would destroy the silhouette of the ridgeline or hilltop forms." Policy 8.7c. states, "Restrict the height of structures to prevent their projection above ridgeline or hilltop silhouettes." Policy 8.9 regulates the removal of trees generally and requires the application of the Significant Tree Ordinance to protect trees 38 inches or more in circumference (6 inches in diameter) on parcels which have the zoning the subject property does. Policies 8.12 and 8.13 regulate structural design and include requirements for structures to fit the topography of the site and for the use of materials and colors which blend with the site.

County Action

In the staff report to the Planning Commission, County staff analysed the proposal for conformity with the Visual Resources Component of the LCP and proposed several conditions to insure that any house construction would not be visible from Highway One. The conditions adopted by the Planning Commission and the Board of Supervisors would require compliance with the Significant Tree Ordinance, all other relevant Visual Resources Component policies and require replacement of removed trees and maintenance of seedlings, including a tree protection restriction document. The document would be created to the satisfaction of the Planning Director and County Counsel and would be "for the benefit of all future owners of Parcels 1 through 4. This document shall be recorded at the time of recordation of the final parcel map."

Substantial Issue Analysis and Determination

No substantial issue is raised by the County's analysis of visual and scenic corridor policies or by the County's conditions relative to visual and scenic corridor concerns. All relevant concerns were adequately addressed by the County.

JUN 16 1992

APPEAL FROM COASTAL PERMIT
DECISION OF LOCAL GOVERNMENT

COASTAL PERMIT
CENTRAL OFFICE

Please Review Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant

Name, mailing address and telephone number of appellant:

See Attached

EXHIBIT NO. 1
APPLICATION NO.
A-3-SMC-92-49
APPEAL
California Coastal Commission

Zip () Area Code Phone No.

SECTION II. Decision Being Appealed

- Name of local/port government: San Mateo County
- Brief description of development being appealed: Coastal Development Permit, Minor Subdivision, Lot Line Adjustment and Street Improvement Exception
- Development's location (street address, assessor's parcel no., cross street, etc.): Terrace Avenue and Miramar Drive in Miramar, APNs 098-073-010, 098-074, 020
- Description of decision being appealed:
 - Approval; no special conditions: _____
 - Approval with special conditions: X
 - Denial: _____

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-3-SMC-92-49 DATE FILED: 6/16/92 DISTRICT: Santa Cruz (3)

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- a. Planning Director/Zoning Administrator c. Planning Commission
b. City Council/Board of Supervisors d. Other _____

6. Date of local government's decision: May 26, 1992

7. Local government's file number (if any): CDP 91-0055, SMN 91-0017, LLA 92-0001, SIE 91-0002

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant: _____

Bob Williamson and Joe Guntren
775 Railroad Ave. P.O. Box 370389
Halt Moon Bay 94019 Montara, CA 94037

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

- (1) Mid-Coast Comm. Council (2) Bob Brown
c/o Kil Dove, Chairman 406 Balboa
P.O. Box 298 El Granada, CA 94018
El Granada, CA

- (3) Other interested parties (4) _____
names available from _____
San Mateo County Planning Division _____

SECTION IV. Reasons Supporting This Appeal

Note: Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.

1. State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan poli-

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

cies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing.

Phase see attached

Note: The above description need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

SECTION V. Certification

The information and facts stated above are correct to the best of my knowledge.

Identified: Loisie Figone
Loisie Figone

Signed: [Signature]
Ging Hampton

Signed: Anna L. Tolbert
Appellant or Agent

Date: JUNE 11, 1992

Date: JUNE 17, 1992

Date: JUNE 6, 1992 for Committee for Green Foothills

Agent Authorization: I designate the above identified person(s) to act as my agent in all matters pertaining to this appeal.

Signed _____
Appellant

Date _____

Ex 1
13

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT
CDP 91-0055, SMN 91-0017, SIE 91-0002 AND LLA 92-0001 (Williamson and
Guntren, Applicants)**

SECTION I: Appellants:

Committee for Green Foothills
c/o Lennie Roberts
339 La Cuesta
Portola Valley, CA 94028 (415) 854-0449

Greg Hampton
Route 1, Box 42B
Half Moon Bay, CA 94019 (415) 726-0477

Louie Figone
Route 1, Box 42T
Half Moon Bay, CA 94019 (415) 726-2421

SECTION IV: REASONS SUPPORTING APPEAL:

The project is a reconfiguration and resubdivision of four existing parcels into seven. By using the device of a Lot Line Adjustment, three parcels are created on slopes in excess of 30% slope, where two lots previously existed. A Lot Line Adjustment does not apply in this case, because the Adjustment results in a large parcel that is then further subdivided. Only "Lot Line Adjustments not resulting in an increase in the number of lots" are exempt from the requirement for a Coastal Development Permit (Section 6328.5 (h) of County Zoning Ordinance). LCP Hazards Policy 9.18 states: "Prohibit, unless no alternatives exist, development (including land divisions which would create parcels exclusively) on slopes of 30% or greater. If no alternatives exist, require engineering geologic reports to enable minimizing of hazards."

In this case, proposed new Parcel 1 has a slope of 43%-52%, Parcel 2 has a slope of 43%-50%, and Parcel 3 has a slope of 33%, according to testimony of Neil Cullen of the County Public Works Department at the Board of Supervisors hearing. The resubdivision should be reconfigured to eliminate new parcels whose only buildable site is on slopes of 30% or greater.

The road proposed to serve this development would drastically exceed the County's interim access roadway standard of 15% maximum slope. As analyzed by staff, for 723 feet, the slope of the roadway would exceed 20%, and parts of the roadway would have a slope of 23.5%. The grading of this roadway and off-site required road improvements will create unacceptable impacts. In particular, any "improvements" to the intersection of Miramar Drive and Purisima Way, as recommended by the Planning Commission, will adversely affect neighbors who

Ex 1
p 4

reside in this area. Building the road to serve these seven parcels will encourage development of other parcels in the area, and will increase the level of traffic on Miramar and Purissima, which are one lane wide in places. There are feasible alternatives for access (off Alto Avenue) which would have less impacts on this neighborhood. The County Staff Report fails to mention that the "problem" cited by the Half Moon Bay Fire Marshall with this access can be corrected by "rounding" the curve at the intersection of Terrace Avenue and Miramar Drive.

The project site is within the Cabrillo Highway Scenic Corridor on a highly visible forested ridge. The Negative Declaration and Staff Report only analyze the removal of eleven significant trees within Miramar Drive's right of way. Although the County has placed several conditions of approval upon future homes siting and design, there is inadequate analysis of the cumulative impact of locating seven homes on a steep and prominent hillside which is currently heavily forested, and the associated impacts of cutting of trees, "vista pruning", etc. There is no requirement that replacement trees be planted in areas to effectively screen the view of large houses on this hillside.

NOTE: We request that the hearing on this appeal be scheduled when the Commission will be meeting in Northern California. It would be a hardship for appellants and other interested parties to travel out of this area for the hearing. Thank you for considering this request.

Ex 1
p 5

NOTICE OF FINAL LOCAL DECISION
Pursuant to Section 6328.11.1(f)
of the San Mateo County Zoning Regulations

RECEIVED
JUN 05 1992

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

CERTIFIED MAIL

California Regional Coastal Commission
640 Capitola Road
Santa Cruz, CA 95062

Attn: Judy Mariant

File No: CDP91-0053
Applicant/Owner Name: ROBERT WILLIAMSON

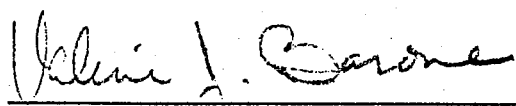
The above listed Coastal Development Permit was conditionally approved by the County of San Mateo on May 26, 1992.

~~The County appeal period ended on 5/1/92. Local review is now complete.~~ See attached letter of approval.

This permit IS appealable to the California Coastal Commission; please initiate the California Coastal Commission appeal period.

This permit IS NOT appealable to the California Coastal Commission.

If you have any questions about this project, please contact VALERIE BARONE at 415-363-4161.


VALERIE BARONE
Project Planner

Date: June 4, 1992

FORM A-CDP-55 FRM00211 (5/15/92)

EXHIBIT NO. 2
APPLICATION NO.
A-3-SMC-92-49
FINAL LOCAL ACTION NOTICE California Coastal Commission

FINAL LOCAL ACTION NOTICE
RECEIVED 6/5/92
REFERENCE: 3-SMC-92-70
APPEAL PERIOD 6/8/92 - 6/18/92

Environmental Services Agency
Planning and Building Division



Planning Division • 415/363-4161 • FAX 363-4849

Building Inspection Section • 415/363-4601 • FAX 363-4849

County of San Mateo

Mail Drop 5500 • 590 Hamilton Street, 2nd Floor • Redwood City • California 94063

Board of Supervisors
Anna G. Eshoo
Mary Griffin
Tom Huening
Tom Nolan
William J. Schumacher

Director of Environmental Services
Paul M. Koenig

Planning Administrator
Terry L. Burnes

June 4, 1992

Bob Williamson
775 Railroad Avenue
Half Moon Bay, CA 94019

Joe Guntren
P.O. Box 370389
Montara, CA 94037

Dear Mr. Williamson and Mr. Guntren:

SUBJECT: NOTICE OF FINAL LOCAL DECISION

Bob Williamson and Joe Guntren - LLA 92-0001, SMN 91-0017,
SIE 91-0002 and CDP 91-0053 (Location: Terrace Avenue and
Miramar Drive, Miramar)

On May 26, 1992, the Board of Supervisors considered an appeal of your applications for a Lot Line Adjustment, Minor Subdivision, Street Improvement Exception and Coastal Development Permit, pursuant to the Regulations of the County Subdivision Ordinance and the State Subdivision Map Act and Sections 8104 and 6328.4 of the County Ordinance Code, respectively, to allow for the creation of seven parcels from four existing legal parcels; the installation of a water service main and a sewer service main; the underground extension of gas, electrical, cable and phone lines; and the creation of a private road which would have a maximum slope of 23.5% where 15% slope is the maximum allowable. A grading permit, which was not part of this application, would be required prior to roadway construction. The Coastal Development Permit for the subdivision only is appealable to the California Coastal Commission (APNs 048-073-010 and 048-074-020).

Based on the information provided by staff and evidence presented at this hearing, the Board of Supervisors denied the appeal and upheld the Planning Commission's approval by making the findings and adopting the recommended conditions of approval, as follows:

FINDINGS

Regarding the Negative Declaration

1. That the Negative Declaration reflects the independent judgment of San Mateo County.

Ex 2
p2

Bob Williamson
Joe Guntren
June 4, 1992
Page 2

2. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
3. That, on the basis of the Initial Study, comments received thereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.

Regarding the Lot Line Adjustment

4. The number of lots following the adjustment does not exceed the number of lots which existed prior to the adjustment.
5. The proposed configuration of the lots following the adjustment conforms with County zoning and building requirements.

Regarding the Subdivision

6. That, in accordance with Section 66473.5 of the Subdivision Map Act, this map as shown in Attachment C, together with the provisions for its design and improvement is consistent with the San Mateo County General Plan.
7. That the site is physically suitable for the type of development and for the proposed density of development.
8. 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.
9. That the design of the subdivision or the type of the improvements would not conflict with easements, acquired by the public-at-large, for access through or use of property within the proposed subdivision.
10. That the design of the subdivision provides, to the extent feasible, for future passive natural heating or cooling opportunities.
11. That the benefits of additional housing are greater than any negative effects the subdivision would have on fiscal and environmental resources.
12. That this project was processed in accordance with the County's lot line adjustment procedures.

Ex 2
p 3

Bob Williamson
Joe Guntren
June 4, 1992
Page 3

Regarding the Street Improvement Exception

13. That extraordinary hardship or damage would be imposed on the applicants if the strict application of the County road standards were followed. The modifications proposed in this application are in harmony with the general purpose and objectives of the County street improvement regulations and the public health, safety, and welfare of the people of San Mateo County will be protected.

Regarding the Coastal Development Permit

14. That on the basis of the information contained in the staff report, the project conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

CONDITIONS OF APPROVAL

Department of Public Works

1. The applicants shall provide appropriate documentation to the Department of Public Works and to the Planning Division confirming that portions of Hermosa Avenue and portions of Alto Avenue have, in fact, been abandoned and/or vacated as indicated on the Vestino Tentative Map.
2. The applicants shall have designed (by a registered civil engineer) and the applicants shall construct an on-site 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 jurisdiction and the San Mateo County Department of Public Works.
3. The applicants 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 storm water onto, over, and off 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 (per Condition #2), and submitted to the Department of Public Works for review and approval.

Ex 2
p4

Bob Williamson
Joe Guntren
June 4, 1992
Page 4

4. The applicants shall record documents which address maintenance responsibilities of both the private road and any private drainage facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review.
5. The applicants shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans (per Condition #2), and submitted to the Department of Public Works for review. Upon completion of this review, the applicants or their engineer shall have these approved plans signed by the appropriate sewer district.
6. The applicants shall dedicate sanitary sewer easements for any portion of the sewer main which lies outside of existing public sanitary sewer easements, if applicable.
7. The applicants shall submit, to both the Department of Public Works and the Planning Division, written certification from the appropriate water district (Redwood City Water) stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
8. Any potable water system work required by the appropriate district within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met. Plans for such work shall be reviewed by the Department of Public Works prior to the issuance of the permit.
9. The applicants shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and the Planning Division stating that they will provide energy and communication services to the proposed parcels of this subdivision.
10. Any proposed construction work within the County right-of-way shall not begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met.
11. "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
12. The applicants shall submit a plan to the Department of Public Works showing driveway access to each of the parcels complying with County standards for driveway slopes (not exceeding 20%). This plan and

Ex 2
p5

driveway slopes shall be prepared from elevations and alignment from the improvement plans required by Condition #1.

13. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to the site. A "grading permit" would be required for construction of the private road unless exempted by the above ordinance.
14. The applicants shall submit a parcel map to the Department of Public Works for review and recording.

Planning Division

15. Approval of these permits is for the project, as described and modified in this staff report, only. Minor modifications may be made subject to the review and approval of the Planning Director.
16. The applicants shall comply with the Significant Tree Ordinance.
17. Regarding Parcels 1 through 4: the applicants shall replace each significant tree approved for removal with up to three seedlings; number, size, and species to be approved by the Planning Director.
18. Regarding Parcels 1 through 4: the applicants shall pay a surety deposit to insure the maintenance of all replacement seedlings. The amount and duration of the surety shall be determined on a case-by-case basis by the Planning Director.
19. The applicants shall design residences for the subject properties which are in compliance with the Design Review Ordinance and the Local Coastal Program.
20. Regarding Parcels 1 through 4: the applicants shall design residences which follow the natural topography of the site. The house should follow the natural slope of the hill and stair-step down the slope if necessary. Grading on each site shall be limited to that required to construct a residence which has been designed to follow the topography and to provide access to that residence. The filling or grading of the hillside to provide flat yard areas shall not be allowed.
21. The applicants shall limit the height of all proposed structures so that no portion of the structure extends above the tree canopy on the site.
22. The applicants shall employ earth-tone colors which blend with the natural environment on the exterior of all structures on each site, to the satisfaction of the Planning Director.

23. Regarding Parcels 1 through 4: the applicants shall create a document, to the satisfaction of the Planning Director and County Counsel, which outlines the above three tree protection restrictions and the above four development restrictions for the benefit of all future owners of Parcels 1 through 4. This document shall be recorded at the time of recordation of the final parcel map. Further, the Commission recommends the above seven development restrictions be included on each parcel's deed.
24. The applicants shall obtain a grading permit for all proposed roadway improvements prior to regrading or widening Miramar Road.
25. As part of the grading permit application for this project, the applicants shall submit engineered plans for access to Lots 1 through 4 consistent with the schematic plans submitted on April 8, 1992. The access plan will be submitted for approval by the County Fire Marshal, Director of Public Works and the Planning Division.

Building Inspection Section

26. The applicants shall provide a drainage analysis and plan which demonstrates that development on these parcels will not increase runoff surface water to adjoining parcels. (This requirement appears to be a duplicate of one of the Department of Public Works. However, the Building Inspection Section's concerns are with runoff to other parcels where the Department of Public Works' would be runoff to the right-of-way.)

Environmental Health Division

27. The applicants shall install or extend a sanitary sewer main to serve Lots 1 through 7 to the satisfaction of the Granada Sanitary District and the Department of Public Works.
28. The applicants shall install or extend a water main to serve all parcels to the satisfaction of the Coastside County Water District and the Department of Public Works.

Half Moon Bay Fire Protection District

29. The applicants shall meet all requirements of the Half Moon Bay Fire Marshal.

CalTrans

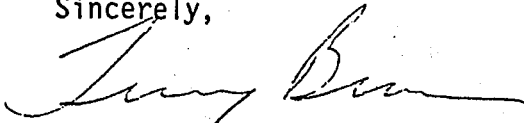
30. The applicants shall obtain an encroachment permit for any work proposed within the State right-of-way.

Bob Williamson
Joe Guntren
June 4, 1992
Page 7

Any interested party may appeal the County's approval of this subdivision to the California Coastal Commission Central Coast Division. They can be reached at 408/479-3511.

If you have any questions on this matter, please contact the Project Planner, Valerie Barone, at 363-1930.

Sincerely,



Terry Burnes
Planning Administrator

TB:VB:fc - VJBC1377.AFN

cc: Rick Silver, Clerk of the Board
Lennie Roberts, Committee for Green-Foothills, Appellant
Greg Hampton, Appellant
Louie Figone, Appellant
Bob Brown, Committee for Green Foothills
Judy Mariant, California Coastal Commission

Ex 2
p8

MIDCOAST COMMUNITY COUNCIL

Serving the Communities of
Princeton, El Granada, Moss Beach, Montara and Miramar

May 12, 1992

Honorable Board of Supervisors
County Government Center
401 Marshall Street
Redwood City, CA 94063

RECEIVED
JUN 24 1992
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Re: Williamson and Guntren subdivision

Dear Members of the Board:

The Land Use Subcommittee of the MidCoast Community Council has reviewed the proposed subdivision of four lots into seven and have visited the property. We recommend that the Board overturn the Planning Commission decision and deny the subdivision.

We could support a land division which does not create additional lots with their buildable areas entirely on slopes over 30 percent. However, we find the proposed lot line adjustment then subdivision a means of avoiding the LCP policy which prohibits creation of new lots on slopes in excess of 30 percent. If the lot line adjustment must be allowed since findings of LCP conformance are not required for such approvals, then the further, discretionary subdivision action should not be permitted.

Whether the Board approves or denies this application, we believe that the Board should act to close the loophole being used by the applicants. Once again we find that a good LCP policy is circumvented by developers. The Board should direct staff to modify the Zoning Ordinance to include the slope standards so that lot line adjustments will be subject to the same basic policy as subdivisions.


Thank you for your consideration.

Sincerely,



Robert M. Brown
Council Member

cc: MidCoast Community Council
Half Moon Bay Review

EXHIBIT NO. 3
APPLICATION NO. 11
A-3-SMC-92-49
 California Coastal Commission

Environmental Services Agency
Planning and Building Division



- Planning Division** • 415/363-4161 • FAX 363-4849
 Building Inspection Section • 415/363-4601 • FAX 363-4849

County of San Mateo

Mail Drop 5500 • 590 Hamilton Street, 2nd Floor • Redwood City • California 94063

Board of Supervisors.
Anna G. Eshoo
Mary Griffin
Tom Huening
Tom Nolan
William J. Schumacher

Director of Environmental Services
Paul M. Koenig

Planning Administrator
Terry L. Burnes

July 10, 1992

Mr. Steve Guiney
Coastal Program Analyst
California Coastal Commission
Central Coast Area Office
640 Capitola Road
Santa Cruz, CA 95062

RECEIVED
JUL 13 1992
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

EXHIBIT NO. 4
APPLICATION NO.
A-3-SMC-92-49
California Coastal Commission

Dear Mr. Guiney:

SUBJECT: The Appeal of CDP 91-0055, SMN 91-0017, LLA 92-0001;
and SIE 91-0002 (Williamson/Guntren)
Coastal Commission File Number: A-3-SMC-92-49

The County of San Mateo respectfully requests that the California Coastal Commission find no substantial issue and decline to hear this appeal. It is clear from the letter of appeal that the appellants' primary objections to this project result from the County's approval of LLA 92-0001 and SIE 91-0002. The County maintains that neither of these permits is appealable to the Coastal Commission under the California Coastal Act.

The Coastal Act states in Section 30625(b.2) that the Coastal Commission will not hear an appeal if it determines that "no substantial issue exists with respect to the grounds on which an appeal has been filed pursuant to Section 30603." Section 30603.a of the Act lists the types of "developments" which may be appealed to the Coastal Commission; in all cases projects which are appealable must constitute development. Section 30106 of the Coastal Act defines "development" with a list of specific activities including changes ". . . in the density or intensity of use of land. . . ."

Neither the County's approval of the lot line adjustment nor its approval of the street improvement exception would increase the density or intensity of the use of the land; therefore, neither permit constitutes a "development," as defined in the Coastal Act.

Further, the fact that lot line adjustments do not constitute development for purposes of the Coastal Act is confirmed in Section 6328.5(i) of the County's Zoning Regulations. This section, which was certified as a component of the County's Local Coastal Program, specifically exempts lot line adjustments from

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
640 CAPITOLA ROAD
SANTA CRUZ, CA 95062
(408) 479-3511



July 20, 1992

Valerie J. Barone, Project Planner
San Mateo County Planning Division
Mail Drop 5500
590 Hamilton Street, 2nd Floor
Redwood City, CA 94063

SUBJECT: Appeal of CDP 91-0055, SMN 91-0017,
LLA 92-001, and SIE 91-0002 (Williamson/Guntren)
Coastal Commission File Number: A-3-SMC-92-49

Dear Ms. Barone:

Thank you for your letter of July 10, 1992, setting forth the County's interpretation of the various Coastal Act and Zoning Regulation sections that bear on this appeal. Coastal Commission staff believes that a substantial issue may exist with respect to the grounds on which this appeal has been filed.

Section 6328.5(i) of the San Mateo County Zoning Regulations states that, "Lot line adjustments not resulting in an increase in the number of lots" are exempt from a Coastal Development Permit. Lots 6 and 7, as shown on the Proposed Site Plan (Attachment C to the Planning Commission staff report), apparently could be created independently of the lot line adjustment. Lots 1, 2, 3, 4, and 5, as shown on that site plan, all depend on the lot line adjustment. Although the lot line adjustment in and of itself does not create any additional lots, it does facilitate the subdivision. Without the lot line adjustment, there would not be enough land area to allow for the creation of three new lots in conformity with the LCP. The lot line adjustment does result in an increase in the number of lots, it is development, it is subject to a Coastal Development Permit, and is therefore appealable to the Coastal Commission.

Where there is now one parcel with its building site on slopes greater than 30%, there would be three parcels with their building sites on slopes greater than 30%. We believe that there is an intimate and inseparable linkage between the lot line adjustment and the subdivision. We urge the County to not record the lot line adjustment approval form.

You will be receiving a copy of the staff report for this appeal. A substantial issue hearing before the Commission is tentatively scheduled for August 13, 1992. If you have any questions, please call.

Thank you.

Sincerely,

David Loomis
Assistant District Director

Steve Guiney
Coastal Planner

DL/SG/cm
0015S

EXHIBIT NO. 5
APPLICATION NO. <i>92-49</i>
A-3-SMC-92-49
California Coastal Commission

Mr. Steve Guiney
July 10, 1992
Page 2

Coastal Development Permit requirements. Thus, even if the Commission disagrees with our conclusion that lot line adjustments are not development, no appeal would be possible because lot line adjustments are not subject to the requirement to obtain a Coastal Development Permit.

As noted above, the County requests that no substantial issue be found as to all of the approvals with respect to this project. In the event that Commission staff believes that there may be a substantial issue with respect to the subdivision approval (SMN 91-0017), we request confirmation of our conclusion that neither LLA 92-0001 nor SIE 91-0002 are appealable and, thus, that they present no substantial issue.

The applicants have requested that the County record a lot line adjustment approval form describing the lots as they were approved by the Board under LLA 92-0001. Because we believe the lot line adjustment is not appealable, our intention is to honor their request. If Commission staff disagrees with our position, please have your legal counsel contact me within two weeks of this letter's date stating your position. We will not record the lot line adjustment approval form during this 10-day period; however, if no comment is received from your legal counsel, we will proceed with the recording of the lot line adjustment approval form.

Should you have any questions regarding this letter or need further clarification of the County's position, please call me at 363-1930. If a staff report is prepared for this appeal, please furnish me with a copy as soon as possible so that I may review it and provide further comment. I look forward to hearing from you.

Sincerely,



Valerie J. Barone
Project Planner

VJB:fc - VJBC1680.AFN

cc: Joe Guntren, Applicant
Mike McCracken, Esq.
Paul M. Koenig, Director Environmental Services
Terry Burnes, Planning Administrator
Bill Rozar, Development Review Officer
Mike Murphy, County Counsel's Office
File

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AUG 31 10 48 AM '92
SAN MATEO COUNTY
PLANNING DIVISION

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OCEAN

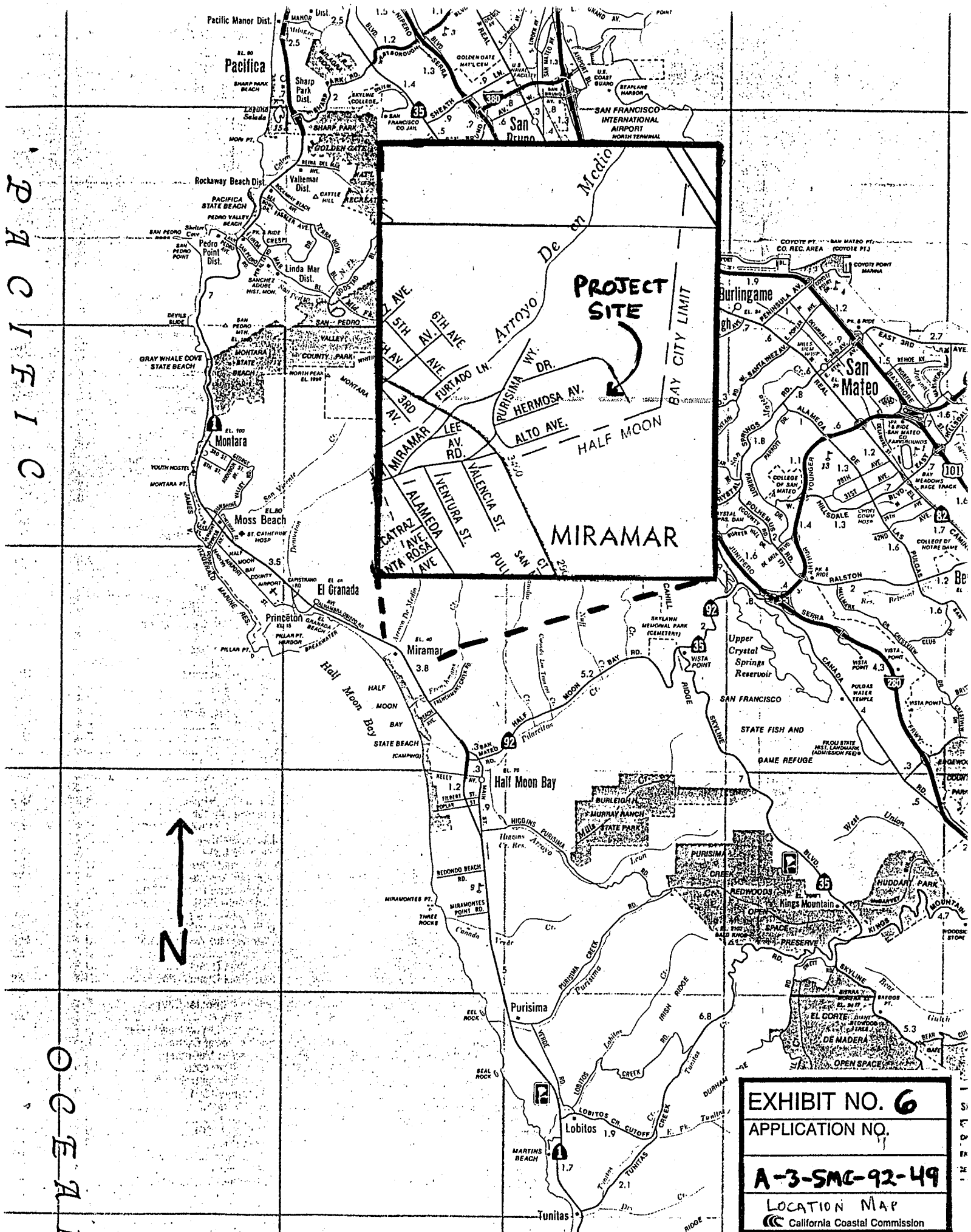


EXHIBIT NO. 6
 APPLICATION NO.
A-3-SMC-92-49
 LOCATION MAP
 California Coastal Commission

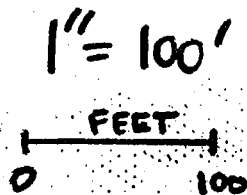
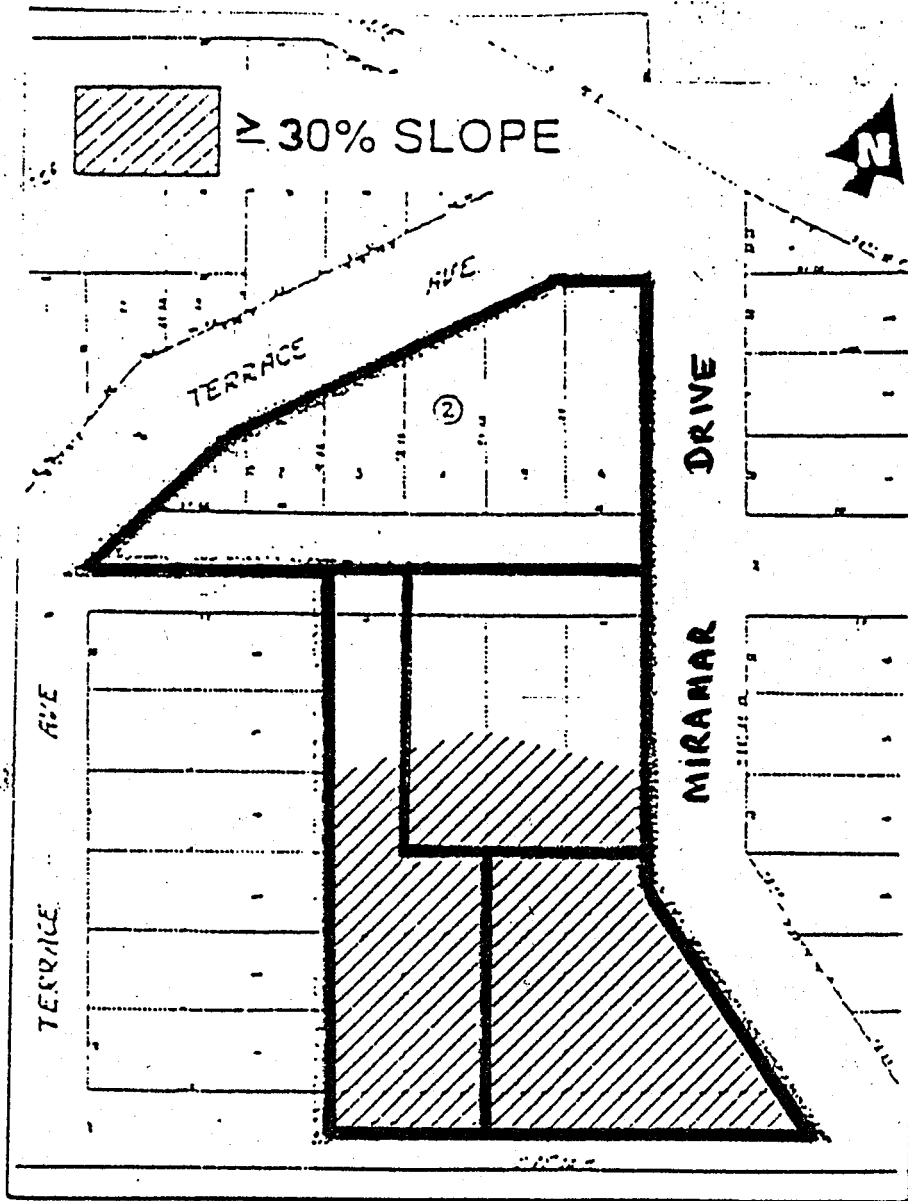
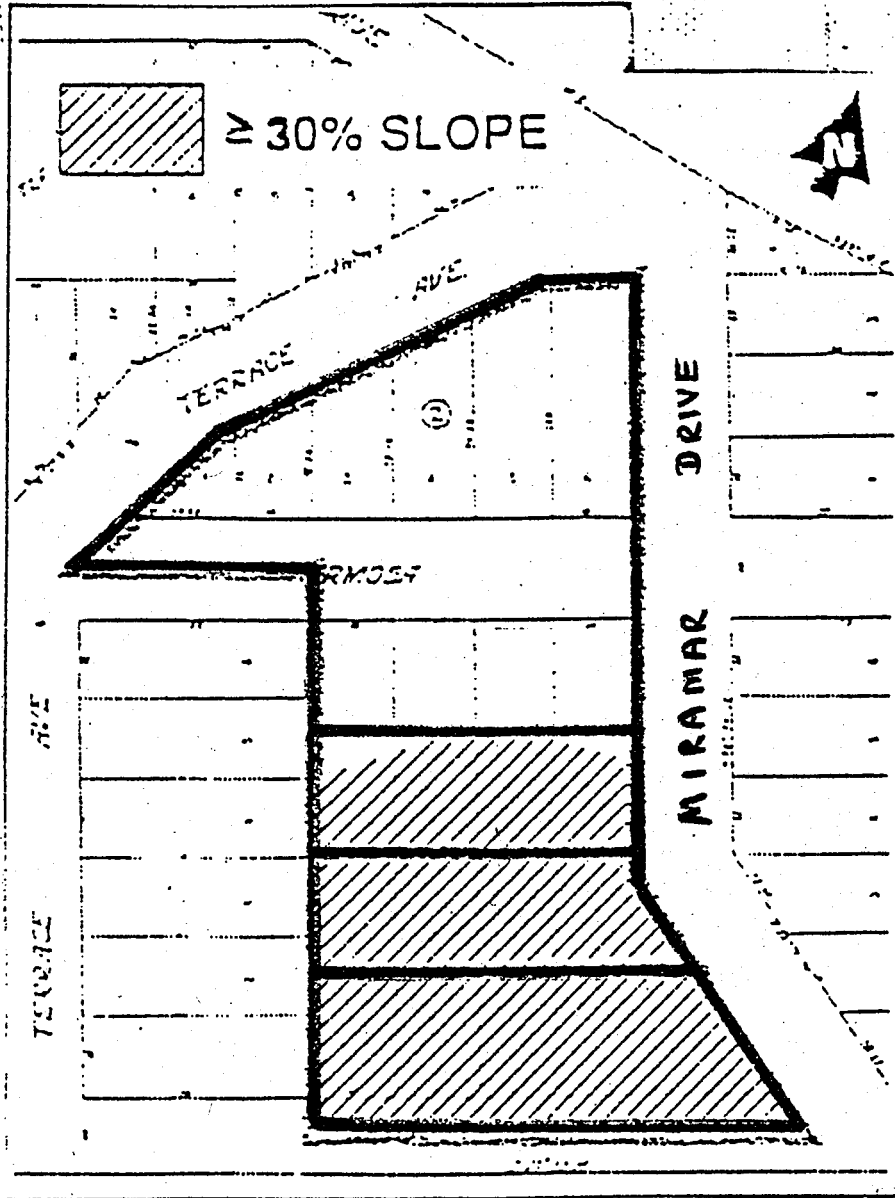


EXHIBIT NO. 7
 APPLICATION NO. _____
A-3-SMC-92-49
 SITE PLAN - EXISTING
 California Coastal Commission



1" = 100'

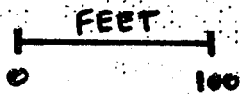
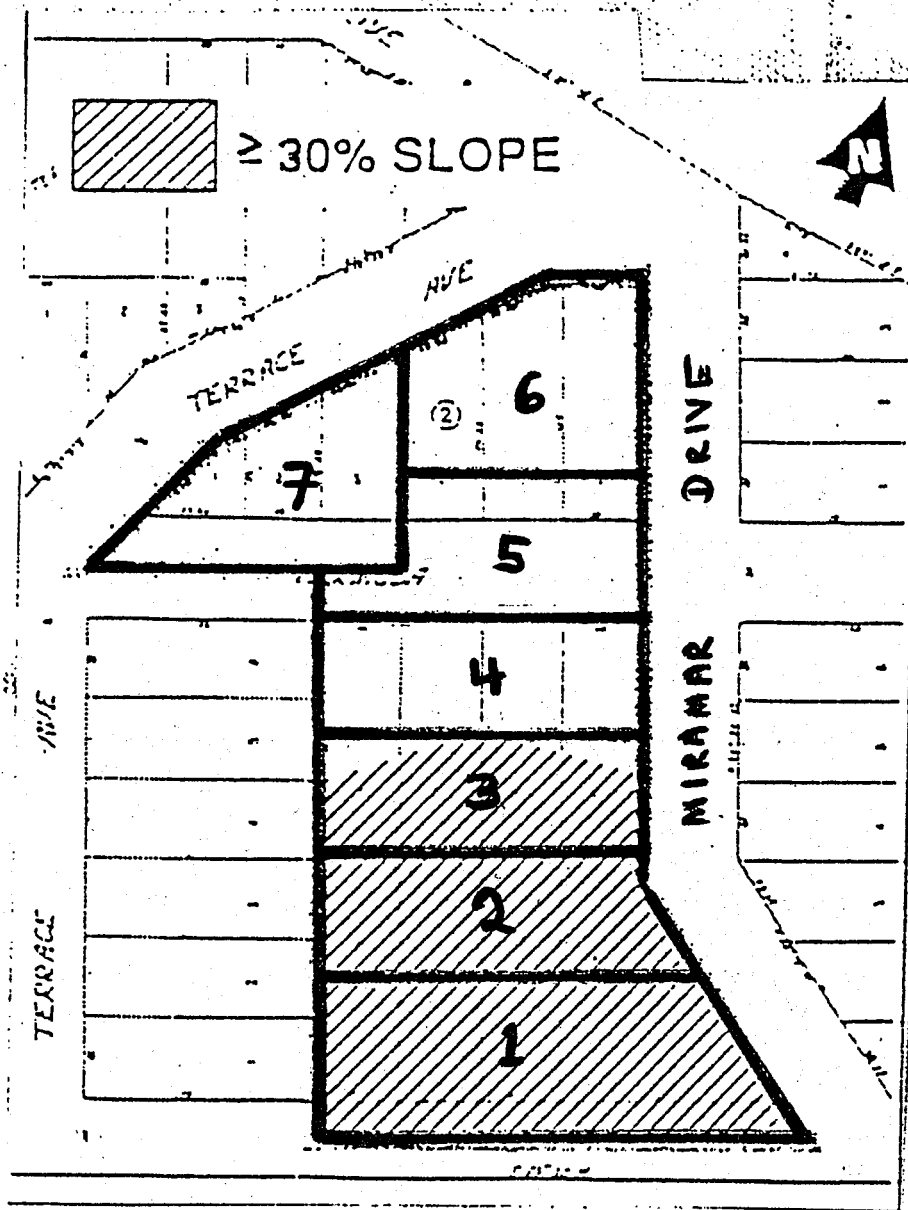


EXHIBIT NO. 8
APPLICATION NO.
A-3-SMC-92-49
LOT LINE ADJUSTMENT
California Coastal Commission



1" = 100'

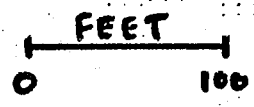


EXHIBIT NO. 9
APPLICATION NO. 1
A-3-SMC-92-49
FINAL LOT SUBDIVISION CONFIGURATION
California Coastal Commission

Environmental Services Agency
Planning and Building Division



Planning Division • 415/363-4161 • FAX 363-4849

Building Inspection Section • 415/363-4601 • FAX 363-4849

County of San Mateo

Mail Drop 5500 • 590 Hamilton Street, 2nd Floor • Redwood City • California 94063

Board of Supervisors
Anna G. Eshoo
Mary Griffin
Tom Huening
Tom Nolan
William J. Schumacher

**Director of
Environmental Services**
Paul M. Koenig

Planning Administrator
Terry L. Burnes

July 10, 1992

Mr. Steve Guiney
Coastal Program Analyst
California Coastal Commission
Central Coast Area Office
640 Capitola Road
Santa Cruz, CA 95062

Dear Mr. Guiney:

SUBJECT: The Appeal of CDP 91-0055, SMN 91-0017, LLA 92-0001,
and SIE 91-0002 (Williamson/Guntren)
Coastal Commission File Number: A-3-SMC-92-49

The County of San Mateo respectfully requests that the California Coastal Commission find no substantial issue and decline to hear this appeal. It is clear from the letter of appeal that the appellants' primary objections to this project result from the County's approval of LLA 92-0001 and SIE 91-0002. The County maintains that neither of these permits is appealable to the Coastal Commission under the California Coastal Act.

The Coastal Act states in Section 30625(b.2) that the Coastal Commission will not hear an appeal if it determines that "no substantial issue exists with respect to the grounds on which an appeal has been filed pursuant to Section 30603." Section 30603.a of the Act lists the types of "developments" which may be appealed to the Coastal Commission; in all cases projects which are appealable must constitute development. Section 30106 of the Coastal Act defines "development" with a list of specific activities including changes ". . . in the density or intensity of use of land. . . ."

Neither the County's approval of the lot line adjustment nor its approval of the street improvement exception would increase the density or intensity of the use of the land; therefore, neither permit constitutes a "development," as defined in the Coastal Act.

Further, the fact that lot line adjustments do not constitute development for purposes of the Coastal Act is confirmed in Section 6328.5(i) of the County's Zoning Regulations. This section, which was certified as a component of the County's Local Coastal Program, specifically exempts lot line adjustments from

Mr. Steve Guiney
July 10, 1992
Page 2

Coastal Development Permit requirements. Thus, even if the Commission disagrees with our conclusion that lot line adjustments are not development, no appeal would be possible because lot line adjustments are not subject to the requirement to obtain a Coastal Development Permit.

As noted above, the County requests that no substantial issue be found as to all of the approvals with respect to this project. In the event that Commission staff believes that there may be a substantial issue with respect to the subdivision approval (SMN 91-0017), we request confirmation of our conclusion that neither LLA 92-0001 nor SIE 91-0002 are appealable and, thus, that they present no substantial issue.

The applicants have requested that the County record a lot line adjustment approval form describing the lots as they were approved by the Board under LLA 92-0001. Because we believe the lot line adjustment is not appealable, our intention is to honor their request. If Commission staff disagrees with our position, please have your legal counsel contact me within two weeks of this letter's date stating your position. We will not record the lot line adjustment approval form during this 10-day period; however, if no comment is received from your legal counsel, we will proceed with the recording of the lot line adjustment approval form.

Should you have any questions regarding this letter or need further clarification of the County's position, please call me at 363-1930. If a staff report is prepared for this appeal, please furnish me with a copy as soon as possible so that I may review it and provide further comment. I look forward to hearing from you.

Sincerely,



Valerie J. Barone
Project Planner

VJB:fc - VJBC1680.AFN

cc: Joe Guntren, Applicant
Mike McCracken, Esq.
Paul M. Koenig, Director Environmental Services
Terry Burnes, Planning Administrator
Bill Rozar, Development Review Officer
Mike Murphy, County Counsel's Office
File

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
640 CAPITOLA ROAD
SANTA CRUZ, CA 95062
(408) 479-3511



July 20, 1992

Valerie J. Barone, Project Planner
San Mateo County Planning Division
Mail Drop 5500
590 Hamilton Street, 2nd Floor
Redwood City, CA 94063

SUBJECT: Appeal of CDP 91-0055, SMN 91-0017,
LLA 92-001, and SIE 91-0002 (Williamson/Guntren)
Coastal Commission File Number: A-3-SMC-92-49

Dear Ms. Barone:

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Section 6328.5(i) of the San Mateo County Zoning Regulations states that, "Lot line adjustments not resulting in an increase in the number of lots" are exempt from a Coastal Development Permit. Lots 6 and 7, as shown on the Proposed Site Plan (Attachment C to the Planning Commission staff report), apparently could be created independently of the lot line adjustment. Lots 1,2,3,4, and 5, as shown on that site plan, all depend on the lot line adjustment. Although the lot line adjustment in and of itself does not create any additional lots, it does facilitate the subdivision. Without the lot line adjustment, there would not be enough land area to allow for the creation of three new lots in conformity with the LCP. The lot line adjustment does result in an increase in the number of lots, it is development, it is subject to a Coastal Development Permit, and is therefore appealable to the Coastal Commission.

Where there is now one parcel with its building site on slopes greater than 30%, there would be three parcels with their building sites on slopes greater than 30%. We believe that there is an intimate and inseparable linkage between the lot line adjustment and the subdivision. We urge the County to not record the lot line adjustment approval form.

You will be receiving a copy of the staff report for this appeal. A substantial issue hearing before the Commission is tentatively scheduled for August 13, 1992. If you have any questions, please call.

Thank you.

Sincerely,

David Loomis
Assistant District Director

A handwritten signature in cursive script that reads "Steve Guiney".

Steve Guiney
Coastal Planner

DL/SG/cm
0015S

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
640 CAPITOLA ROAD
SANTA CRUZ, CA 95062
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July 20, 1992

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David Loomis
Assistant District Director

Steve Guiney

Steve Guiney
Coastal Planner

Paul, Mike, Terry, Bill, Kim

FYI

In short, CC staff believes the appeal is based on a substantial issue & they request we don't record the LLA approval form.

I have forwarded a copy of this letter to Joe Guntren and McCracken.

Obviously, I will ~~not~~ respond to the CC staff report when it arrives (working w/ Bill R.)
-lbe

JRNAL- ***** DATE JUL-22-1992 ***** TIME 12:07 *****

X/R	IDENTIFICATION	DATE	TIME	DIAGNOSTIC
XMT T	95735507	JUL-22	12:06	8404402C2800

-PLANNING & BUILDING -

IE- ***** 415 363 4849- *****

JRNAL- ***** DATE JUL-22-1992 ***** TIME 12:04 *****

X/R	IDENTIFICATION	DATE	TIME	DIAGNOSTIC
XMT T	97280217	JUL-22	12:03	840440AC0800

-PLANNING & BUILDING -

IE- ***** 415 363 4849- *****

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
640 CAPITOLA ROAD
SANTA CRUZ, CA 95062
(408) 479-3511



July 20, 1992

Valerie J. Barone, Project Planner
San Mateo County Planning Division
Mail Drop 5500
590 Hamilton Street, 2nd Floor
Redwood City, CA 94063

SUBJECT: Appeal of CDP 91-0055, SMN 91-0017,
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Steve Guiney
Coastal Planner

DL/SG/cm
0015S

Environmental Services Agency

Planning and Building Division



Planning Division • 415/363-4161 • FAX 363-4849

Building Inspection Section • 415/363-4601 • FAX 363-4849

County of San Mateo

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Board of Supervisors

Anna G. Eshoo
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Paul M. Koenig

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Terry L. Burnes

July 10, 1992

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Coastal Program Analyst
California Coastal Commission
Central Coast Area Office
640 Capitola Road
Santa Cruz, CA 95062

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Mr. Steve Guiney
July 10, 1992
Page 2

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Sincerely,



Valerie J. Barone
Project Planner

VJB:fc - VJBC1680.AFN

cc: Joe Guntren, Applicant
Mike McCracken, Esq.
Paul M. Koenig, Director Environmental Services
Terry Burnes, Planning Administrator
Bill Rozar, Development Review Officer
Mike Murphy, County Counsel's Office

File

JOURNAL- ***** DATE JUL-10-1992 ***** TIME 13:57 *****

IN	X/R	IDENTIFICATION	DATE	TIME	DIAGNOSTIC	
08	XMT	T	914084794501	JUL-10	13:55	800440AC0800

Mike Gurney

-PLANNING & BUILDING -

ROE-- ***** - 415 363 4849-- *****

JOURNAL- ***** DATE JUL-10-1992 ***** TIME 17:23 *****

IN	X/R	IDENTIFICATION	DATE	TIME	DIAGNOSTIC	
01	XMT	T	95735507	JUL-10	17:21	8404402C2800

McCracken

-PLANNING & BUILDING -

ROE-- ***** - 415 363 4849-- *****

***** MX-3060 ***** -JOURNAL- ***** DATE JUL-10-1992 ***** TIME 17:21 *****

NO.	COM	PAGES	DURATION	X/R	IDENTIFICATION	DATE	TIME	DIAGNOSTIC
23	OK	03	00:02'09	XMT	T	97280217	JUL-10 17:19	840440AC0800

Joe Guntzen

-PLANNING & BUILDING -

***** -MONROE- ***** 415 363 4849- *****

P 305 582 783

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

★ U.S.G.P.O. 1985-480-794	Sent to	
	Street and No.	
	P.O., State and ZIP Code	
	Postage	\$
	Certified Fee	
	Special Delivery Fee	
	Restricted Delivery Fee	
	Return Receipt showing to whom and Date Delivered	
	Return Receipt showing to whom, Date, and Address of Delivery	
	TOTAL Postage and Fees	
PS Form 3800, June 1985	Postmark or Date	<i>Steve Gann</i> <i>& BOS - minutes 7/10/92</i>

**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE.
CERTIFIED MAILSM FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (5¢ per ounce)**

1. If you want this receipt postmarked, stick the gummed stub to the right of the return address leaving the receipt attached and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

July 8, 1992

Mike, Bill -
Please review
today if possible MPM
Thank you Val
7/8/92

Mr. Steve Guiney
Coastal Program Analyst
California Coastal Commission
Central Coast Area Office
640 Capitola Road
Santa Cruz, CA 95062

Dear Mr. Guiney:

Subject: The appeal of CDP 91-0055, SMN 91-0017, LLA 92-0001, and
SIE 91-0002 (Williamson/Guntren)
Coastal Commission File Number: A-3-SMC-92-49

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INSIDE A
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Sincerely,

Valerie J. Barone
Project Planner

cc: Joe Guntren, applicant
Mike McCracken, Esq.

INSERT A

Further, the fact that lot line adjustments do not constitute development for purposes of the Coastal Act, ~~is~~ is confirmed by the fact that ~~any zoning~~ section 6328.5(c) of the County Zoning Regulations, which section has been certified as a component of the County's local Coastal Program, specifically exempts lot line adjustments from Coastal development permit requirements. Thus, even if this Commission disagrees with our conclusion that lot line adjustments are not development, no appeal would lie in any event since lot line adjustments are not subject to the requirement to obtain a Coastal development permit.

As noted above, the County requests that no substantial issue be found as to all of the approvals ~~is~~ with respect to this project. In the event that Commission staff ~~is~~ ~~intends~~ to believe that there may be a substantial issue with respect to ~~the~~ the subdivision approval (CWN 91-0017), at our conclusion that we request ~~that~~ ~~combination~~ ~~that~~ neither LLA 92-0001 ^{NR} & SSE 91-0002 are ~~equivalent~~ and, thus, that they present no substantial issue.

July 8, 1992

Mike, Bill - please review today if possible
Thanks, Val
7/8/92

Mr. Steve Guiney
Coastal Program Analyst
California Coastal Commission
Central Coast Area Office
640 Capitola Road
Santa Cruz, CA 95062

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Sincerely,

Should the Commission decide to take action
I may well
provide

in addition, local County ordinance exempt is not the adjustments from the requirements to obtain a Coastal Development Permit
Grant local admin. authority

Valerie J. Barone
Project Planner

cc: Joe Guntren, applicant
Mike McCracken, Esq.

1/27/11 Terry, Bill, Kim - FYI - The reasons are the same as listed for BOS appeal. I'll work w/ Mike M. to formulate County's response to appeal. -JB

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT
CDP 91-0055, SMN 91-0017, SIE 91-0002 AND LLA 92-0001 (Williamson and Guntren, Applicants)

(sent copy to Joe Guntren too)

SECTION I: Appellants:

0

Committee for Green Foothills
c/o Lennie Roberts
339 La Cuesta
Portola Valley, CA 94028 (415) 854-0449

Greg Hampton
Route 1, Box 42B
Half Moon Bay, CA 94019 (415) 726-0477

Louie Figone
Route 1, Box 42T
Half Moon Bay, CA 94019 (415) 726-2421

August Agenda
- 3/5+

SECTION IV: REASONS SUPPORTING APPEAL:

The project is a reconfiguration and resubdivision of four existing parcels into seven. By using the device of a Lot Line Adjustment, three parcels are created on slopes in excess of 30% slope, where two lots previously existed. A Lot Line Adjustment does not apply in this case, because the Adjustment results in a large parcel that is then further subdivided. Only "Lot Line Adjustments not resulting in an increase in the number of lots" are exempt from the requirement for a Coastal Development Permit (Section 6328.5 (h) of County Zoning Ordinance). LCP Hazards Policy 9.18 states: "Prohibit, unless no alternatives exist, development (including land divisions which would create parcels exclusively) on slopes of 30% or greater. If no alternatives exist, require engineering geologic reports to enable minimizing of hazards."

In this case, proposed new Parcel 1 has a slope of 43%-52%, Parcel 2 has a slope of 43%-50%, and Parcel 3 has a slope of 33%, according to testimony of Neil Cullen of the County Public Works Department at the Board of Supervisors hearing. The resubdivision should be reconfigured to eliminate new parcels whose only buildable site is on slopes of 30% or greater.

The road proposed to serve this development would drastically exceed the County's interim access roadway standard of 15% maximum slope. As analyzed by staff, for 723 feet, the slope of the roadway would exceed 20%, and parts of the roadway would have a slope of 23.5%. The grading of this roadway and off-site required road improvements will create unacceptable impacts. In particular, any "improvements" to the intersection of Miramar Drive and Purisima Way, as recommended by the Planning Commission, will adversely affect neighbors who

reside in this area. Building the road to serve these seven parcels will encourage development of other parcels in the area, and will increase the level of traffic on Miramar and Purissima, which are one lane wide in places. There are feasible alternatives for access (off Alto Avenue) which would have less impacts on this neighborhood. The County Staff Report fails to mention that the "problem" cited by the Half Moon Bay Fire Marshall with this access can be corrected by "rounding" the curve at the intersection of Terrace Avenue and Miramar Drive.

The project site is within the Cabrillo Highway Scenic Corridor on a highly visible forested ridge. The Negative Declaration and Staff Report only analyze the removal of eleven significant trees within Miramar Drive's right of way. Although the County has placed several conditions of approval upon future homes siting and design, there is inadequate analysis of the cumulative impact of locating seven homes on a steep and prominent hillside which is currently heavily forested, and the associated impacts of cutting of trees, "vista pruning", etc. There is no requirement that replacement trees be planted in areas to effectively screen the view of large houses on this hillside.

NOTE: We request that the hearing on this appeal be scheduled when the Commission will be meeting in Northern California. It would be a hardship for appellants and other interested parties to travel out of this area for the hearing. Thank you for considering this request.

LLA &
SITE
is not
development

CALIFORNIA COASTAL COMMISSION
631 Howard Street, San Francisco 94105 — (415) 543-8555

RECEIVED FORM D
JUN 16 1992

APPEAL FROM COASTAL PERMIT
DECISION OF LOCAL GOVERNMENT

CENTRAL OFFICE

Please Review Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant

Name, mailing address and telephone number of appellant:

See Attached

Zip Area Code Phone No.

SECTION II. Decision Being Appealed

1. Name of local/port government: San Mateo County
2. Brief description of development being appealed: Coastal Development Permit, Minor Subdivision, Lot Line Adjustment and Street Improvement Exception
3. Development's location (street address, assessor's parcel no., cross street, etc.): Terrace Avenue and Miramar Drive in Miramar, APNs 098-073-010, 098-074, 020
4. Description of decision being appealed:
 - a. Approval; no special conditions: _____
 - b. Approval with special conditions: X
 - c. Denial: _____

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-3-SMC-92-49 DATE FILED: 6/16/92 DISTRICT: Santa Cruz (3)

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN MATEO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, BLOCK 2, LOTS 7, 8, 9, 10, 11, 12, 13, 14, BLOCK 3, SUB OF BLOCK 10, MIRAMAR TERRACE, AS SHOWN ON THE MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1908, IN BOOK 5 OF MAPS AT PAGE 19.

PARCEL 2:

ALL THAT PORTION OF HERMOSA AVENUE AS SHOWN ON MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE, FILED AUGUST 5, 1907, BOOK 5 OF MAPS, PAGE 19, SAN MATEO COUNTY RECORDS, THAT LIES SOUTHWESTERLY OF THE SOUTHEASTERN EXTENSION OF THE NORTHEASTERLY LINE OF LOT 6, BLOCK 2, AS SAID LOT AND BLOCK ARE SHOWN ON SAID MAP, AND NORTHEASTERLY OF A STRAIGHT LINE DRAWN FROM THE SOUTH CORNER OF LOT 1, BLOCK 2 TO THE WEST CORNER OF LOT 6, BLOCK 3, AS SAID LOTS AND BLOCKS ARE SHOWN ON SAID MAP.

EXCEPTING THEREFROM THAT PORTION OF THE SOUTHEAST HALF OF SAID HERMOSA AVENUE THAT LIES SOUTHWESTERLY OF THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERN LINE OF LOT 7, BLOCK 3, AS SAID LOT AND BLOCK ARE SHOWN ON THE AFORESAID MAP.

PARCEL 3:

ALL THAT PORTION OF THE NORTHWEST 1/2 OF ALTO AVENUE AS SHOWN ON MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE, FILED AUGUST 5, 1907, BOOK 5 OF MAPS, PAGE 19, SAN MATEO COUNTY RECORDS, THAT LIES SOUTHWESTERLY OF THE SOUTHEASTERN EXTENSION OF THE NORTHEAST LINE OF LOT 11, BLOCK 3, AND NORTHEASTERLY OF THE SOUTHEASTERN EXTENSION OF THE SOUTHWEST LINE OF LOT 14, BLOCK 3, AS SAID LOTS AND BLOCKS ARE SHOWN ON SAID MAP.

APN: 048-073-010
048-074-050
048-074-060
048-074-070

JPN: 048-007-073-01 A
048-007-074-02 A
048-007-074-07
048-007-074-08

***** MX-3060 ***** --JOURNAL- ***** DATE JUN-19-1992 ***** TIME 09:03 *****

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-PLANNING & BUILDING -

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Environmental Services Agency
Planning and Building Division



Planning Division • 415/363-4161 • FAX 363-4849

Building Inspection Section • 415/363-4601 • FAX 363-4849

County of San Mateo

Mail Drop 5500 • 590 Hamilton Street, 2nd Floor • Redwood City • California 94063

Board of Supervisors

Anna G. Eshoo
Mary Griffin
Tom Huening
Tom Nolan
William J. Schumacher

Director of Environmental Management
Paul M. Koenig

Planning Administrator
Terry L. Burnes

Facsimile Transmittal Sheet

Date sent: 6/19/92

To be delivered to: Joe Guntres

Facsimile number: 728-0217

Sent by: Val Barone

Number of pages to follow Cover Sheet: 1

Message or Special Instructions: _____

Joe,
your project has been appealed
to the CCC. See attached
- Val

Our facsimile number is (415) 363-4849.
Please call (415) 363-4161 immediately if there is any problem with this transmission.
Thank you.

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
640 CAPITOLA ROAD
SANTA CRUZ, CA 95062
(408) 479-3511



Date: June 17, 1992

Commission Appeal # A-3-SMC-92-49

COMMISSION NOTIFICATION OF APPEAL

TO: Valerie Barone
San Mateo County Planning Division

FROM: David Loomis, Assistant District Director
California Coastal Commission

Please be advised that the local coastal development permit decision described below has been appealed to the California Coastal Commission pursuant to Public Resources Code Section 30602 or 30625. Therefore, the decision has been stayed pending Commission action on the appeal. P.R.C. Section 30623.

Local Permit #: CDP 91-0053

Name of Applicant: Bob Williamson and Joe Guntren

Project Description, Location: Coastal Development Permit, Minor Subdivision,
Terrace Ave. and Miramar Dr., Miramar.

Local Decision: Approval with conditions

Name of Appellant: Mid-Coast Council, et al.

Date Appeal Filed : June 16, 1992

The Commission Appeal # assigned to this appeal is A-3-SMC-92-49. The Commission hearing date--substantial issue determination and possible vote--for this appealed item is tentatively set for August 11-14, 1992.

Within 5 working days of receipt of this Commission Notification of Appeal, copies of all relevant documents and materials used in the local jurisdiction consideration of this coastal development permit must be delivered to the Central Coast Area Office of the Commission at 640 Capitola Road, Santa Cruz, CA 95062 (California Administrative Code Section 13112). Please include copies of the following: plans; relevant photographs; staff reports and related documents; findings, if not already forwarded; all correspondence; and a list, with addresses, of all who provided verbal testimony.

A Commission staff report and notice of the hearing will be forwarded to you prior to the hearing. If you have any questions, please contact the Area Office noted above.

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6/22/92

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W. J. Brown

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COUNTY GOVERNMENT CENTER
REDWOOD CITY, CALIFORNIA 94063

Williamson/Crawford

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8. **Remarks**
 (Add any special instructions or remarks here.)

PS Form 3811, Feb 1986 DOMESTIC RETURN RECEIPT

from Valerie Barone

Planner • Current Planning

Steve -

Date 6/22/92

Attached please find:

- 1) a copy of the BOS Staff report which includes a copy of the PC Staff Report & letter of approval; and Initial Study & Negative Declaration
- 2) a letter from the Mid-Coast Community Council which was submitted to the Supervisor prior to their May 26th meeting.
- 3) a copy of the BOS letter of decision and notice of final local action.
- 4) a copy of the PC minutes.
- 5) a list of all people notified of both the PC & BOS hearings.

Mail Drop 5500
590 Hamilton Street

Redwood City, CA 94063

415 • 363 • 1930

(Over)

As soon as the Board minutes for May 26, 1992 are approved I will send you a copy. (I expect them to be approved this week).

Let me know if there is anything else you need.

I look forward to receiving a copy of the letter of appeal.

Thanks,

Valerie

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT
CDP 91-0055, SMN 91-0017, SIE 91-0002 AND LLA 92-0001 (Williamson and
Guntren, Applicants)

SECTION I: Appellants:

Committee for Green Foothills
c/o Lennie Roberts
339 La Cuesta
Portola Valley, CA 94028 (415) 854-0449

Greg Hampton
Route 1, Box 42B
Half Moon Bay, CA 94019 (415) 726-0477

Louie Figone
Route 1, Box 42T
Half Moon Bay, CA 94019 (415) 726-2421

SECTION IV: REASONS SUPPORTING APPEAL:

The project is a reconfiguration and resubdivision of four existing parcels into seven. By using the device of a Lot Line Adjustment, three parcels are created on slopes in excess of 30% slope, where two lots previously existed. A Lot Line Adjustment does not apply in this case, because the Adjustment results in a large parcel that is then further subdivided. Only "Lot Line Adjustments not resulting in an increase in the number of lots" are exempt from the requirement for a Coastal Development Permit (Section 6328.5 (h) of County Zoning Ordinance). LCP Hazards Policy 9.18 states: **"Prohibit, unless no alternatives exist, development (including land divisions which would create parcels exclusively) on slopes of 30% or greater. If no alternatives exist, require engineering geologic reports to enable minimizing of hazards."**

In this case, proposed new Parcel 1 has a slope of 43%-52%, Parcel 2 has a slope of 43%-50%, and Parcel 3 has a slope of 33%, according to testimony of Neil Cullen of the County Public Works Department at the Board of Supervisors hearing. The resubdivision should be reconfigured to eliminate new parcels whose only buildable site is on slopes of 30% or greater.

The road proposed to serve this development would drastically exceed the County's interim access roadway standard of 15% maximum slope. As analyzed by staff, for 723 feet, the slope of the roadway would exceed 20%, and parts of the roadway would have a slope of 23.5%. The grading of this roadway and off-site required road improvements will create unacceptable impacts. In particular, any "improvements" to the intersection of Miramar Drive and Purisima Way, as recommended by the Planning Commission, will adversely affect neighbors who

reside in this area. Building the road to serve these seven parcels will encourage development of other parcels in the area, and will increase the level of traffic on Miramar and Purissima, which are one lane wide in places. There are feasible alternatives for access (off Alto Avenue) which would have less impacts on this neighborhood. The County Staff Report fails to mention that the "problem" cited by the Half Moon Bay Fire Marshall with this access can be corrected by "rounding" the curve at the intersection of Terrace Avenue and Miramar Drive.

The project site is within the Cabrillo Highway Scenic Corridor on a highly visible forested ridge. The Negative Declaration and Staff Report only analyze the removal of eleven significant trees within Miramar Drive's right of way. Although the County has placed several conditions of approval upon future homes siting and design, there is inadequate analysis of the cumulative impact of locating seven homes on a steep and prominent hillside which is currently heavily forested, and the associated impacts of cutting of trees, "vista pruning", etc. There is no requirement that replacement trees be planted in areas to effectively screen the view of large houses on this hillside.

NOTE: We request that the hearing on this appeal be scheduled when the Commission will be meeting in Northern California. It would be a hardship for appellants and other interested parties to travel out of this area for the hearing. Thank you for considering this request.

CALIFORNIA COASTAL COMMISSION
631 Howard Street, San Francisco 94105 — (415) 543-8555

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JUN 16 1992

APPEAL FROM COASTAL PERMIT
DECISION OF LOCAL GOVERNMENT

CALIFORNIA
COASTAL COMMISSION
CENTRAL OFFICE

Please Review Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant

Name, mailing address and telephone number of appellant:

See Attached

()
Zip Area Code Phone No.

SECTION II. Decision Being Appealed

1. Name of local/port government: San Mateo County
2. Brief description of development being appealed: Coastal Development Permit, Minor Subdivision, Lot Line Adjustment and Street Improvement Exception
3. Development's location (street address, assessor's parcel no., cross street, etc.): Terrace Avenue and Miramar Drive in Miramar, APNs 098-073-010, 098-074, 020
4. Description of decision being appealed:
 - a. Approval; no special conditions: _____
 - b. Approval with special conditions: X
 - c. Denial: _____

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-3-SMC-92-49 DATE FILED: 6/16/92 DISTRICT: Santa Cruz (3)

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- a. Planning Director/Zoning Administrator c. Planning Commission
b. City Council/Board of Supervisors d. Other _____

6. Date of local government's decision: May 26, 1992

7. Local government's file number (if any): CDP 91-0055, SMN 91-0017, LLA 92-0001, SIF 91-0002

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant: _____

Bob Williamson and Joe Guntren
775 Railroad Ave. P.O. Box 370389
Halt Maun Bay 94019 Montara, CA 94037

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

- (1) Mid-Coast Comm. Council (2) Bob Brown
c/o Kit Dove, Chairman 406 Balboa
P.O. Box 298 El Granada, CA 94018
El Granada, CA

- (3) Other interested parties (4) _____
names available from
San Mateo County Planning Division

SECTION IV. Reasons Supporting This Appeal

Note: Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.

1. State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan poli-

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

cies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing.

Please see attached

Note: The above description need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

SECTION V. Certification

The information and facts stated above are correct to the best of my knowledge.

Signed: *Lois Figone*
Lois Figone

Date: *JUNE 11, 1992*

Signed: *[Signature]*
[Signature]

Date: *JUNE 17, 1992*

Signed: *Carrie L. Roberts*
Appellant or Agent

Committee for Green Foothills
Date: *JUNE 6, 1992*

Agent Authorization: I designate the above identified person(s) to act as my agent in all matters pertaining to this appeal.

Signed _____
Appellant

Date _____

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
640 CAPITOLA ROAD
SANTA CRUZ, CA 95062
(408) 479-3511



*Terry, Bill, Kim
FYI*

Date: June 17, 1992

Commission Appeal # A-3-SMC-92-49

COMMISSION NOTIFICATION OF APPEAL

TO: Valerie Barone
San Mateo County Planning Division

FROM: David Loomis, Assistant District Director
California Coastal Commission

Please be advised that the local coastal development permit decision described below has been appealed to the California Coastal Commission pursuant to Public Resources Code Section 30602 or 30625. Therefore, the decision has been stayed pending Commission action on the appeal. P.R.C. Section 30623.

Local Permit #: CDP 91-0053

Name of Applicant: Bob Williamson and Joe Guntren

Project Description, Location: Coastal Development Permit, Minor Subdivision, Terrace Ave. and Miramar Dr., Miramar.

Local Decision: Approval with conditions

Name of Appellant: ~~Mid Coast Council, et al.~~ *Committee for Green Foothills*

Date Appeal Filed : June 16, 1992

The Commission Appeal # assigned to this appeal is A-3-SMC-92-49. The Commission hearing date--substantial issue determination and possible vote--for this appealed item is tentatively set for August 11-14, 1992.

Within 5 working days of receipt of this Commission Notification of Appeal, copies of all relevant documents and materials used in the local jurisdiction consideration of this coastal development permit must be delivered to the Central Coast Area Office of the Commission at 640 Capitola Road, Santa Cruz, CA 95062 (California Administrative Code Section 13112). Please include copies of the following: plans; relevant photographs; staff reports and related documents; findings, if not already forwarded; all correspondence; and a list, with addresses, of all who provided verbal testimony.

A Commission staff report and notice of the hearing will be forwarded to you prior to the hearing. If you have any questions, please contact the Area Office noted above.

Steve Guiny

x

P 305 582 778

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Williamson/Guntren
Barbara Walsh

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R 505 502 778

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Board of Supervisors

Anna G. Eshoo
Mary Griffin
Tom Huening
Tom Nolan
William J. Schumacher

Director of
Environmental Services
Paul M. Koenig

Planning Administrator
Terry L. Burnes

June 4, 1992

Bob Williamson
775 Railroad Avenue
Half Moon Bay, CA 94019

Joe Guntren
P.O. Box 370389
Montara, CA 94037

Dear Mr. Williamson and Mr. Guntren:

SUBJECT: NOTICE OF FINAL LOCAL DECISION

Bob Williamson and Joe Guntren - LLA 92-0001, SMN 91-0017,
SIE 91-0002 and CDP 91-0053 (Location: Terrace Avenue and
Miramar Drive, Miramar)

On May 26, 1992, the Board of Supervisors considered an appeal of your applications for a Lot Line Adjustment, Minor Subdivision, Street Improvement Exception and Coastal Development Permit, pursuant to the Regulations of the County Subdivision Ordinance and the State Subdivision Map Act and Sections 8104 and 6328.4 of the County Ordinance Code, respectively, to allow for the creation of seven parcels from four existing legal parcels; the installation of a water service main and a sewer service main; the underground extension of gas, electrical, cable and phone lines; and the creation of a private road which would have a maximum slope of 23.5% where 15% slope is the maximum allowable. A grading permit, which was not part of this application, would be required prior to roadway construction. The Coastal Development Permit for the subdivision only is appealable to the California Coastal Commission (APNs 048-073-010 and 048-074-020).

Based on the information provided by staff and evidence presented at this hearing, the Board of Supervisors denied the appeal and upheld the Planning Commission's approval by making the findings and adopting the recommended conditions of approval, as follows:

FINDINGS

Regarding the Negative Declaration

1. That the Negative Declaration reflects the independent judgment of San Mateo County.

APPROVED

ACTION MINUTES
SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1192

Date: April 8, 1992

In the Chambers of the Board of Supervisors, Hall of Justice and Records, Redwood City.

Chairperson Lehman called the meeting to order at 9:12 AM.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Lehman.

ROLL CALL:

Commissioners Present: Lehman, Bergeron, Damonte, McCarthy, Muzzi
Commissioners Excused: All present
Advisory Members Present: Cullen, Murphy
Staff Members Present: Koenig, Burnes, Jagelski, Barone, Regonini

Legal notice published in the San Mateo Times on April 11, 1992.

1. ORAL COMMUNICATIONS

Vince Muzzi, speaking as a member of the public, addressed the Commission regarding the flooding of the creek on Pescadero Creek Road at the bridge. A report is to be given to the Planning Commission by County Counsel as soon as possible.

2. CONSIDERATION OF THE MINUTES of the meeting of March 25, 1992.

In the matter of the Minutes, Commissioner Muzzi moved, and Commissioner Damonte seconded, that the Minutes of March 25, 1992, be approved as submitted. Motion carried 4-0. Commissioner Bergeron abstained as he was not present at that meeting.

CONSENT AGENDA

Consent items are considered and voted on by the Planning Commission at the beginning of the regular session. If a member of the Commission wishes specifically to hear an item, or a member of the public wishes to speak on an item, the Commission will remove the item to the Regular Agenda for hearing. Otherwise, the action of the Commission will be to approve Consent items as a group in accordance with the staff recommendation on each item.

Item #3 was removed from the consent agenda and the hearing opened for discussion.

3. BEN KU, TERRY & SONIA GALLAGHER, WAYNE & ELLEN RIVAS (Robert Chisholm) - SIE 92-0001; GRD 92-0001; ARC 92-0001
Location: 16379 Skyline Boulevard, Woodside

Consideration of a request for a Grading Permit pursuant to the County Grading Regulations and a Street Improvement Exception pursuant to Section 8104 of the

County Ordinance Code to exempt the proposed project from Section 8602.1 of

the Grading Regulations. The applicants propose to upgrade an existing 900 ft. long private dirt road to Minimum Access Standards which include pavement widths of 16 ft. with 2 ft. shoulders, improved drainage culverts and grades under 20% to serve two existing residences and one residence under construction located at 16501, 16411 and 16379 Skyline Boulevard, Woodside. The proposed project is exempt from Architectural Review as none of the work would be visible from Skyline Boulevard. APN 072-332-040. Application filed March 12, 1992. 5 property owners were notified. PROJECT PLANNER: JANICE JAGELSKI, 363-1841.

Speakers: Merrill G. Emerick, Attorney for Anthony Maran, adjacent homeowner
Terry Gallagher, applicant

COMMISSION ACTION:

It was moved by Commissioner Bergeron, and seconded by Commissioner Damonte, that the hearing be closed. Motion carried 5-0.

Commissioner Bergeron then moved, and Commissioner Muzzi seconded, that the Commission accept the staff recommendations, make the findings, and adopt the recommended conditions of approval as follows:

FINDINGS:

Regarding the Street Improvement Exception

1. Found that extraordinary hardship or damage would be imposed on the applicants in the form of an additional cost of \$272,000. for reconstruction work within a steep, wooded area if the strict application of the County Road Standards are maintained. The modifications proposed in this application are in harmony with the general purpose and objectives of the County Street Improvement Regulations and the public health, safety, and welfare of the people of San Mateo County will be protected.

Regarding the Grading Permit, Found:

2. That the granting of the permit will not have a significant adverse affect on the environment.
3. That the project conforms to the criteria of the Grading Permit Ordinance and all standards referenced in Section 8605, with exception to the requirement of the geotechnical report, which would constitute a financial hardship to the applicants.
4. That the project is consistent with the General Plan.
5. That because the work entailed to upgrade the road involves a maximum of 450 cubic yards of grading to be conducted along the existing roadway, within level areas already cleared of debris, and the improvement of the road is necessary to provide safe and adequate access to existing residences, that the applicants may commence with the grading and road improvements upon completion of the appeal period for this permit.

CONDITIONS OF APPROVAL:

Planning Division

1. The applicants shall adhere to the scope of work detailed in the plans submitted to the Planning Division and dated March 12, 1992. Any increase in road width, grade, or removal of significant trees not designated for removal shall first be reviewed and approved by the Planning Director prior to execution in the field.
2. The applicants shall submit approved road plans to the Building Inspection Section for inclusion with the conditions of their Building Permit.
3. The applicants shall submit an erosion and sedimentation control plan to the Planning Director for approval, if road improvement work is to commence prior to April 30, 1992.
4. The applicants shall submit plans which address drainage from Culvert D to Mr. Gallagher's property. The revised plans shall be reviewed to the satisfaction of the Department of Public Works.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) days from such date of determination. The appeal period for this matter will end at 5:00 PM on April 22, 1992.

4. THOMAS CALLAN, JR.; JOSHUA HUTCHINS - MNA 92-0056
Location: Harvard Avenue, Princeton; Francisco Street, El Granada
APNs 047-033-100; 047-241-130

Consideration of a request to reallocate sewage treatment capacity within the Granada Sanitary District from a priority parcel in the Princeton Industrial Area to a nonpriority residential parcel in El Granada pursuant to Policy 2.8 of the Local Coastal Program. 67 property owners were notified. PROJECT PLANNER: KIM POWLESON, 363-1849.

COMMISSION ACTION:

The Planning Commission:

1. Found that the remaining reserved capacity will be adequate to serve remaining priority land uses in the Princeton area, and
2. Approved the proposed reallocation.

9:00 AM

REGULAR AGENDA

5. DIRECTOR OF GENERAL SERVICES (John Till) - GPC 92-0001
Location: Extension of Montara Boulevard East, between Harte Street and Portola Avenue, Montara

Consideration of a request to determine if vacation of a 14,840 sq. ft. portion of the Montara Boulevard right-of-way conforms with the San Mateo County General Plan, pursuant to Government Code Section 65402. APNs adjacent

to 036-111-020, 090, 210, 110. Application filed January 23, 1992. PROJECT PLANNER: LISA AOZASA, 363-4852.

COMMISSION ACTION:

At the recommendation of the Planning Administrator, the Planning Commission continued consideration of this project to May 13, 1992 at 9:00 a.m.

Motion carried 5-0.

6. KEVIN OLDEN & SYLVIA HOM - DSR 91-0048
Location: 110 Duggan Road, Redwood City

Consideration of appeal of the decision of the County Design Review Committee to deny a request to change the exterior siding of an addition to a single family residence from wood to stucco. APN 051-016-100. Application filed February 11, 1992. 24 property owners were notified. (THIS ITEM WAS CONTINUED FROM THE MARCH 25, 1992, PLANNING COMMISSION MEETING.) PROJECT PLANNER: GEORGE MILLER, 363-1831.

Speakers: Sylvia Hom, applicant
Leon C. Glahn, Palomar Property Owners Association
Mary Dunlap, designer for applicants
William N. Hurja, resident
Gay Hansten, resident
Joanne Landi, Design Review Committee
G. Sinclair, Design Review Committee

COMMISSION ACTION:

Commissioner Muzzi moved, and Commissioner Bergeron seconded, that the Commission continue consideration of this project to May 13, 1992 at 9:00 a.m.

Motion carried 5-0.

10:00 AM

7. BOB WILLIAMSON & JOE GUNTREN - LLA 92-0001; SMN 91-0017; SIE 91-0002; CDP 91-0055
Location: Terrace Avenue and Miramar Drive, Miramar

Consideration of a Lot Line Adjustment, Minor Subdivision, Street Improvement Exception, and a Coastal Development Permit pursuant to the Regulations of the County Subdivision Ordinance and the State Subdivision Map Act and Sections 8104 and 6328.4 of the County Ordinance Code, respectively, to allow the creation of seven lots from four existing legal lots; the installation of a sewer service main and water service main; the underground extension of gas, electrical, cable and phone lines; and the creation of a private road which would have a maximum slope of 23.5% where 15% slope is the maximum allowable. A grading permit, which is not part of this current application, would be required prior to roadway construction. This project is appealable to the California Coastal Commission. APNs 048-073-010; 048-074-020. Application filed September 12, 1991. Approximately 58 property owners were notified. (THIS ITEM WAS CONTINUED FROM THE MARCH 25, 1992, PLANNING COMMISSION MEETING.) PROJECT PLANNER: VALERIE BARONE, 363-1930.

Speakers: Leslie A. Williams, Attorney
Bob Brown, Mid-Coast Community Council
Bob Williamson, applicant
Joe Guntren, applicant

COMMISSION ACTION:

It was moved by Commissioner Bergeron, and seconded by Commissioner Muzzi, that the hearing be closed. Motion carried 5-0.

Commissioner Bergeron then moved, and Commissioner Muzzi seconded, that the Commission:

1. Recommend that the Department of Public Works study the appropriateness of increasing the width of or adding regulatory signs to the Purisima Way and Miramar Drive intersection.
2. Accept the staff recommendations, make the findings, and adopt the recommended conditions of approval as follows:

FINDINGS:

Regarding the Negative Declaration

1. The Planning Commission does hereby find that this Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
3. That on the basis of the Initial Study, comments received thereto, and testimony presented and considered at the public hearing, that there is no substantial evidence that the project will have a significant effect on the environment.

Regarding the Lot Line Adjustment

4. The number of lots following the adjustment does not exceed the number of lots which existed prior to the adjustment.
5. The proposed configuration of the lots following the adjustment conforms with County zoning and building requirements.

Regarding the Subdivision

6. That, in accordance with Section 66473.5 of the Subdivision Map Act, this map as shown in Attachment C, together with the provisions for its design and improvement is consistent with the San Mateo County General Plan.
7. That the site is physically suitable for the type of development and for the proposed density of development.
8. 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 avoidable injure fish and wildlife or their habitat.

9. That the design of the subdivision or the type of the improvements would not conflict with easements, acquired by the public-at-large, for access through or use of, property within the proposed subdivision.
10. That the design of the subdivision provides, to the extent feasible, for future passive natural heating or cooling opportunities.
11. That the benefits of additional housing are greater than any negative effects the subdivision would have on fiscal and environmental resources.
12. That this project was processed in accordance with the County's Lot Line Adjustment procedures.

Regarding the Street Improvement Exception

13. That extraordinary hardship or damage would be imposed on the applicants if the strict application of the County Road Standards were followed. The modifications proposed in this application are in harmony with the general purpose and objectives of the County Street Improvement Regulations and the public health, safety, and welfare of the people of San Mateo County will be protected.

Regarding the Coastal Development Permit

14. That on the basis of the information contained in the staff report, the project conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

CONDITIONS OF APPROVAL:

Department of Public Works

1. The applicants shall provide appropriate documentation to the Department of Public Works and to the Planning Division confirming that portions of Hermosa Avenue and portions of Alto Avenue have, in fact, been abandoned and/or vacated as indicated on the Vestino Tentative Map.
2. The applicants shall have designed (by a registered civil engineer) and the applicants shall construct an on-site 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 turn-around meeting the requirements of the applicable fire jurisdiction and the San Mateo County Department of Public Works.
3. The applicants 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 storm water 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 predeveloped state. Recommended measures shall be designed and included in the street improvement plans (per Condition #2), and submitted to the Department of Public Works for review and approval.

4. The applicants shall record documents which address maintenance responsibilities of both the private road and any private drainage facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review.
5. The applicants shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans (per Condition #2), and submitted to the Department of Public Works for review. Upon completion of this review, the applicants or their engineer shall have these approved plans signed by the appropriate sewer district.
6. The applicants shall dedicate Sanitary Sewer Easements for any portion of the sewer main which lies outside of existing public sanitary sewer easements, if applicable.
7. The applicants shall submit to both the Department of Public Works and the Planning Division, written certification from the appropriate water district (Redwood City Water) stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
8. Any potable water system work required by the appropriate district within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met. Plans for such work shall be reviewed by the Department of Public Works prior to the issuance of the permit.
9. The applicants shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and the Planning Division stating that they will provide energy and communication services to the proposed parcels of this subdivision.
10. Any proposed construction work within the County right-of-way shall not begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met.
11. "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
12. The applicants shall submit a plan to the Department of Public Works showing driveway access to each of the parcels complying with County

standards for driveway slopes (not exceeding ~~20%~~). This plan and driveway slopes shall be prepared from elevations and alignment from the improvement plans required by Condition #1.

13. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to the site. A "Grading Permit" would be required for construction of the private road unless exempted by the above ordinance.
14. The applicants shall submit a parcel map to the Department of Public Works for review and recording.

Planning Division

15. Approval of these permits is for the project as described and modified in this staff report, only. Minor modifications may be made subject to the review and approval of the Planning Director.
16. The applicants shall comply with the significant tree ordinance.
17. Regarding parcels 1 through 4: the applicants shall replace each significant tree approved for removal with up to three seedlings; number, size, and species to be approved by the Planning Director.
18. Regarding parcels 1 through 4: the applicants shall pay a surety deposit to insure the maintenance of all replacement seedlings. The amount and duration of the surety shall be determined on a case-by-case basis by the Planning Director.
19. The applicants shall design residences for the subject properties which are in compliance with the Design Review Ordinance and the Local Coastal Program.
20. Regarding parcels 1 through 4: the applicants shall design residences which follow the natural topography of the site. The house should follow the natural slope of the hill and stair-step down the slope if necessary. Grading on each site shall be limited to that required to construct a residence which has been designed to follow the topography and to provide access to that residence. The filling or grading of the hillside to provide flat yard areas shall not be allowed.
21. The applicants shall limit the height of all proposed structures so that no portion of the structure extends above the tree canopy on the site.
22. The applicants shall employ earth tone colors which blend with the natural environment on the exterior of all structures on each site, to the satisfaction of the Planning Director.
23. Regarding parcels 1 through 4: the applicants shall create a document, to the satisfaction of the Planning Director and County Counsel, which outlines the above three tree protection restrictions and the above four development restrictions for the benefit of all future owners of parcels 1 through 4. This document shall be recorded at the time of recordation of the final parcel map. Further, the Commission recommends the above seven development restrictions be included on each parcel's deed.

- (c) The applicants shall limit the height of all proposed structures so that no portion of the structure extends above the tree canopy on the site.
- (d) The applicants shall employ earth tone colors which blend with the natural environment on the exterior of all structures on each site, to the satisfaction of the Planning Director.
- (e) The applicants shall create a document, to the satisfaction of the Planning Director and County Counsel, which outlines the above four development restrictions. This document shall be recorded at the time of recordation of the final parcel map as specifically applying to lots 1 through 4.

The subject property is within a Design Review overlay zone which means that prior to obtaining a building permit, Planning staff must review the building plans for compliance with the Design Review Guidelines. At that time, compliance with the above recommended conditions of approval would also be reviewed by Planning staff.

b. Hazards

Policy 9.18.a states: "Prohibit, unless no alternatives exist, development (including land divisions which would create parcels exclusively) on slopes of 30% or greater. If no alternatives exist, require engineering geologic reports to enable minimizing of hazards."

Of the four existing parcels on the property, two consist entirely of building site slopes in excess of 30%. Of the seven proposed parcels, three would consist entirely of building site slopes in excess of 30%.

Parcels 1, 2 and 3 proposed for the area of the property with greater than 30% slopes are reconfigurations of the existing legal parcels. Parcels 4, 5, 6 and 7 are parcels proposed for creation through a subdivision; these four parcels are all on slopes of less than 30%.

3. Zoning Ordinance Conformance

As shown on the table below this project complies with the development standards for creating new parcels in the Single-Family Residential/S-9 Combining Zoning District:

	MINIMUM PARCEL SIZE (Square Feet)	MINIMUM LOT WIDTH (feet)
R-1/S-9 Requirement	10,000	50
Lot 1	15,982	73
Lot 2	10,816	62
Lot 3	10,000	62.50
Lot 4	10,000	62.50
Lot 5	10,000	75
Lot 6	10,399	63
Lot 7	10,509	80

The applicants have demonstrated that it is possible to design a house for each of the proposed parcels which would meet all of the development standards for the R-1/S-9 zone, including setbacks, lot coverage, floor area ratio, and parking.

4. Compliance with Subdivision Regulations

In order to approve this application for a subdivision the Planning Commission must make the following six findings:

- a. In accordance with Section 66473.5 of the Subdivision Map Act, this map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan.

This finding can be made. The project proposal is in compliance with both the County's General Plan and the Local Coastal Program.

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

This finding can be made. With careful house design, and subject to the recommended conditions of approval, this site is physically suitable 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-9 Zone (see Section A.3); (2) as indicated by the submitted geotechnical report, each of the proposed parcels include within their building envelopes locations where a residence could be safely constructed; (3) the applicants must document that all proposed parcels will be served by water and sewer facilities prior to having the tentative map finalized; and (4) residences could be constructed on each of the seven parcels which maintains the building envelope required for the R-1/S-9 Zoning District and which has a minimal impact on the

environment either individually or cumulatively (for more details please see the attached Initial Study).

- 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 avoidable injure fish and wildlife or their habitat.

This finding can be made. An Initial Study and Negative Declaration finding no significant impacts and recommending no mitigation measures was published for this project and sent to the State Clearinghouse. Review of this project by concerned agencies, including Environmental Health, yielded no objections. This project, as conditioned, is not expected to damage the environment or injure fish, wildlife, or their habitat.

Currently 10 trees are proposed for removal to allow the installation of the roadway. Planning is recommending, in Attachment A of this staff report, conditions which would require all future tree removals to be in compliance with the regulations of the Significant Tree Ordinance and up to triple replacement of any tree approved for removal.

- d. The design of the subdivision or the type of the improvements would not conflict with easements, acquired by the public-at-large, for access through or use of, property within the proposed subdivision.

This finding can be met. There are no conflicts with identified easements for this property.

- e. The design of the subdivision provides, to the extent feasible, for future passive natural heating or cooling opportunities.

This finding can be met. The proposed subdivision, as designed, can make use of passive heating and cooling; a residence could be located on each of the parcels to actively or passively take advantage of the natural rotation of the earth and provide for solar heating and cooling opportunities.

- f. The benefits of additional housing are greater than any negative effects the subdivision would have on fiscal and environmental resources.

The proposal would contribute to additional housing in the County. No significant negative effects on fiscal or environmental resources have been identified.

5. Compliance with the Lot Line Adjustment Procedure

The subdivision findings outlined above are adequate to insure compliance with the County's Lot Line Adjustment procedures. The applicants propose to reconfigure the existing property lines to create proposed

parcels 1, 2 and 3. Parcels 4, 5, 6 and 7 are proposed to be newly created through a minor subdivision.

6. Street Improvement Exception

a. Basis for Exceptions to Minimum Access Requirements

Section 8104 of the County Ordinance grants the Planning Commission authority to modify minimum access requirements when there are extraordinary conditions affecting the property, and the Commission finds that the strict application of this section would impose unreasonable restrictions, or unnecessary and extraordinary hardship or damage upon the applicants. The modification of the access requirements must be in accordance with the general purpose and objectives of the requirements and in a manner that will protect the public health, safety and welfare of the people of San Mateo County.

b. Reasons Applicants are Requesting this Street Improvement Exception

Currently, Miramar Road exists as a dirt access road with slopes up to 27%. The maximum grade allowed under the interim access roadway standards is 15%. The applicants are proposing to lessen the maximum slope of the roadway to 23.5% and provide a turn-around, turnout and fire hydrants as required by the Half Moon Bay Fire Marshal. Below is a table describing the grades of the proposed roadway.

	<u>Feet</u>	<u>%</u>
Length of Entire Roadway	990	100%
Length of Portion of Roadway with slopes:		
Less than 15%	205	15%
Between 15% & 20%	62	6%
Greater than 20%	723	73%

The applicants have reviewed their proposed roadway design with the Half Moon Bay Fire Marshal and the County's Department of Public Works, neither of which oppose the project design.

The applicants determined that the 23.5% slope was the best roadway design for the site through an analysis of alternatives. The applicants attempted to create a roadway which would allow

for emergency vehicular access but have a minimal impact on the environment and on adjacent landowners. Below is the analysis of the two alternatives examined by the applicants and staff:

(1) 15% Slope Alternative

A 15% maximum slope for Miramar Road, as required by County Ordinance, would require cuts for 661 feet (65% of the length of the roadway) of up to 56 feet in depth. Creating road banks that on a two to one slope would in places exceed one hundred feet on either side of the road.

Creating this road would have significant negative impacts on adjacent landowners. Approximately 10 neighboring parcels which front Miramar Road would be impacted: In places the bank cuts would encroach onto individual parcels up to 80 feet; also, the 50% slope created by the 2:1 road banks exceeds the 20% maximum driveway slope allowable making construction on the neighboring parcels, as well as portions of the subject property, difficult without the construction of retaining walls and more cutting.

Creating this road would also have significant negative environmental impacts: Several thousand yards of dirt would have to be excavated and hauled off-site; over 10,000 square feet of area would be denuded of all vegetation during the construction of the 2:1 road banks; and the natural topography of the site would be severely altered.

(2) 20% Slope Alternative

A 20% maximum slope would require cuts in 544 feet of the roadway (54% of the length of the roadway) of up to 21 feet in depth. It would also create road banks that on a two to one slope would in places exceed 40 feet on either side of the road.

Both the environmental impacts and the development impacts on the subject site would be the same as the 15% alternative but not to near the same degree.

Planning staff supports the requested street improvement exception to allow a 23.5% maximum grade because it is the least impactful on the environment and on the adjacent landowners.

B. ENVIRONMENTAL REVIEW

An Initial Study was completed and a Negative Declaration issued in conformance with CEQA guidelines. The public review period began on February 4, 1992, and expired on March 5, 1992. One comment was received from CalTrans requesting more information on the intersection of Highway 1 and Miramar Road (attached). Staff is currently working on answering the

questions asked by CalTrans and will present the County's response at the public hearing on this item.

C. REVIEWING AGENCIES

1. Public Works Division - Roads

Staff from the Public Works Roads Division have reviewed this project and have applied their standard subdivision conditions of approval and have made no comment on the applicants' request for a street improvement exception.

2. Public Works Division - Geotechnical

The County Geologist has reviewed this project and determined that it would be possible to design a safe residence on each of the proposed parcels. He notes that the applicants must receive a grading permit prior to any roadway construction and that he will review the geotechnical stability of each proposed residence at the time of application for a building permit.

3. Half Moon Bay Fire Protection District

The Half Moon Bay Fire Marshal has reviewed the plans and has no objections to the proposed 23.5% maximum road grade so long as fire hydrants, turn-outs and a turn-around are provided to his satisfaction.

4. Environmental Health Division

Staff from the Environmental Health Division have reviewed the project and are recommending that approval of this project be conditioned to require the applicants to demonstrate they have provided sewer and water to all proposed parcels.

5. Mid-Coast Community Council

The applicants have presented their project to the Mid-Coast Community Council. Planning staff has received no official comment from the Council. However, the applicants have indicated that no objections to the project were raised during the Council's meeting.

6. California Archaeology Referral

Staff from the California Archaeology Referral Service have indicated that there is a low probability of archaeological remains being discovered on the site and have not recommended any further study.

7. Building Inspection Section

Staff from the Building Inspection Section have reviewed the project and are recommending that approval be conditioned to require the applicants to provide a drainage analysis that demonstrates there will

not be an increase in surface water run off to adjoining parcels as a result of this project.

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Tentative Map
- D. Existing Parcel Configuration
- E. Roadway Profile
- F. Utility Installation Plan
- G. Initial Study and Negative Declaration
- H. Letter of Response from CalTrans

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County of San Mateo
Planning and Building Division

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Numbers:
SMN 91-0017, SIE 91-0002,
CDP 91-0055, and LLA 92-0001

Hearing Date: March 25, 1992

Prepared By: Valerie J. Barone

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Negative Declaration

Find:

1. The Planning Commission does hereby find that this Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
3. That on the basis of the Initial Study, comments received thereto, and testimony presented and considered at the public hearing, that there is no substantial evidence that the project will have a significant effect on the environment.

Regarding the Subdivision and Lot Line Adjustment

Find:

1. That, in accordance with Section 66473.5 of the Subdivision Map Act, this map as modified in Attachment D, together with the provisions for its design and improvement is consistent with the San Mateo County General Plan.
2. That the site is physically suitable for the type of development and for the proposed density of development.
3. 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 avoidable injure fish and wildlife or their habitat.
4. That the design of the subdivision or the type of the improvements would not conflict with easements, acquired by the public-at-large, for access through or use of, property within the proposed subdivision.

5. That the design of the subdivision provides, to the extent feasible, for future passive natural heating or cooling opportunities.
6. That the benefits of additional housing are greater than any negative effects the subdivision would have on fiscal and environmental resources.
7. That this project was processed in accordance with the County's Lot Line Adjustment procedures.

Regarding the Street Improvement Exception

Find that extraordinary hardship or damage would be imposed on the applicants if the strict application of the County Road Standards were followed. The modifications proposed in this application are in harmony with the general purpose and objectives of the County Street Improvement Regulations and the public health, safety, and welfare of the people of San Mateo County will be protected.

Regarding the Coastal Development Permit

Find on the basis of the information contained in the staff report, that the project conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

RECOMMENDED CONDITIONS OF APPROVAL

Department of Public Works

1. The applicants shall provide appropriate documentation to the Department of Public Works and to the Planning Division confirming that portions of Hermosa Avenue and portions of Alto Avenue have, in fact, been abandoned and/or vacated as indicated on the Vestino Tentative Map.
2. The applicants shall have designed (by a registered civil engineer) and the applicants shall construct an on-site 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 turn-around meeting the requirements of the applicable fire jurisdiction and the San Mateo County Department of Public Works.
3. The applicants 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 storm water 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 predeveloped state. Recommended measures shall be designed and included in the street improvement plans (per Condition #2), and submitted to the Department of Public Works for review and approval.

4. The applicants shall record documents which address maintenance responsibilities of both the private road and any private drainage facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review.
5. The applicants shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans (per Condition #2), and submitted to the Department of Public Works for review. Upon completion of this review, the applicants or their engineer shall have these approved plans signed by the appropriate sewer district.
6. The applicants shall dedicate Sanitary Sewer Easements for any portion of the sewer main which lies outside of existing public sanitary sewer easements, if applicable.
7. The applicants shall submit to both the Department of Public Works and the Planning Division, written certification from the appropriate water district (Redwood City Water) stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
8. Any potable water system work required by the appropriate district within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met. Plans for such work shall be reviewed by the Department of Public Works prior to the issuance of the permit.
9. The applicants shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and the Planning Division stating that they will provide energy and communication services to the proposed parcels of this subdivision.
10. Any proposed construction work within the County right-of-way shall not begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met.
11. "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.

12. The applicants shall submit a plan to the Department of Public Works showing driveway access to each of the parcels complying with County standards for driveway slopes (not exceeding 20%). This plan and driveway slopes shall be prepared from elevations and alignment from the improvement plans required by Condition #1.
13. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to the site. A "Grading Permit" would be required for construction of the private road unless exempted by the above ordinance.
14. The applicants shall submit a parcel map to the Department of Public Works for review and recording.

Planning Division

15. Approval of these permits is for the project as described and modified in this staff report, only. Minor modifications may be made subject to the review and approval of the Planning Director.
16. The applicants shall comply with the significant tree ordinance.
17. Regarding parcels 1 through 4: the applicants shall replace each significant tree approved for removal with up to three seedlings; number, size, and species to be approved by the Planning Director.
18. Regarding parcels 1 through 4: the applicants shall pay a surety deposit to insure the maintenance of all replacement seedlings. The amount and duration of the surety shall be determined on a case-by-case basis by the Planning Director.
19. The applicants shall design residences for the subject properties which are in compliance with the Design Review Ordinance and the Local Coastal Program.
20. Regarding parcels 1 through 4: the applicants shall design residences which follow the natural topography of the site. The house should follow the natural slope of the hill and stair-step down the slope if necessary. Grading on each site shall be limited to that required to construct a residence which has been designed to follow the topography and to provide access to that residence. The filling or grading of the hillside to provide flat yard areas shall not be allowed.
21. The applicants shall limit the height of all proposed structures so that no portion of the structure extends above the tree canopy on the site.
22. The applicants shall employ earth tone colors which blend with the natural environment on the exterior of all structures on each site, to the satisfaction of the Planning Director.

23. Regarding parcels 1 through 4: the applicants shall create a document, to the satisfaction of the Planning Director and County Counsel, which outlines the above three tree protection restrictions and the above four development restrictions for the benefit of all future owners of parcels 1 through 4. This document shall be recorded at the time of recordation of the final parcel map. Further, the Commission recommends the above seven development restrictions be included on each parcel's deed.
24. The applicants shall obtain a grading permit for all proposed roadway improvements prior to regrading or widening Miramar Road.

Building Inspection Section

25. The applicants shall provide a drainage analysis and plan which demonstrates that development on these parcels will not increase run-off surface water to adjoining parcels. (This requirement appears to be a duplicate of one of the Department of Public Works. However, the Building Inspection Section's concerns are with run-off to other parcels where the Department of Public Works' would be run-off to the right-of-way.

Environmental Health Division

26. The applicants shall install or extend a sanitary sewer main to serve Lots 1 through 7 to the satisfaction of the Granada Sanitary District and the Department of Public Works.
27. The applicants shall install or extend a water main to serve all parcels to the satisfaction of the Coastside County Water District and the Department of Public Works.

Half Moon Bay Fire Protection District

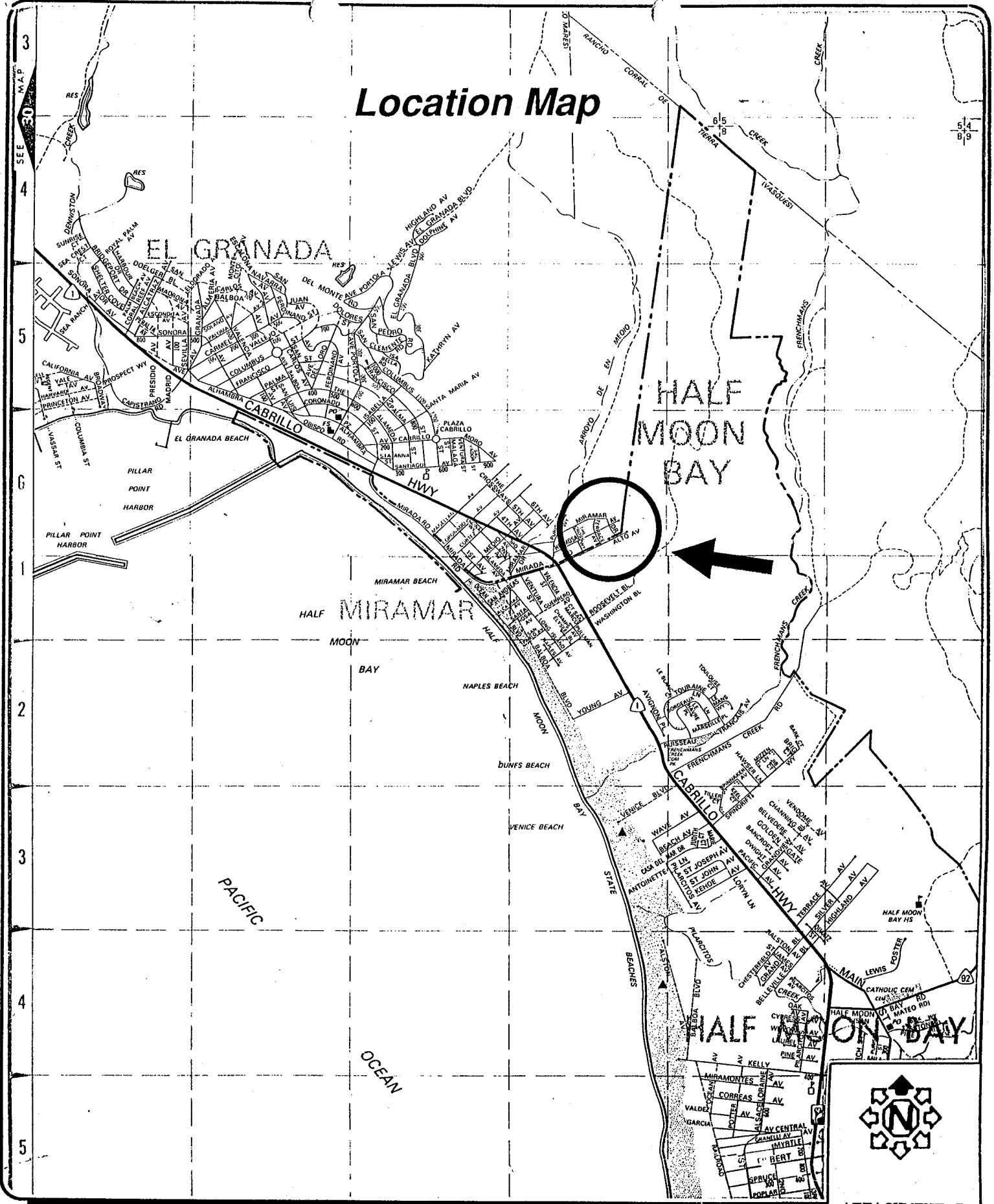
28. The applicants shall meet all requirements of the Half Moon Bay fire Marshall.

CalTrans

29. The applicants shall obtain an encroachment permit for any work proposed within the State right-of-way.

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Location Map



San Mateo County Planning Commission Meeting

Applicant: _____

Request: _____

Location: _____

ATTACHMENT B

Proposed Site Plan

VESTING
TENTATIVE MAP
 FOR A LOT LINE ADJUSTMENT OF
 1 THROUGH 6, BLOCK 3 AND LOT
 THROUGH 15, BLOCK 3 AND PORT
 OF ALTO AVENUE AND HERMOSA
 AVENUE AS SHOWN ON THAT
 OF SUBDIVISION OF BLOCK 10,
 TERRACE, FILED IN VOLUME 5,
 MAPS AT PAGE 19, RECORDS OF
 MATEO COUNTY, CALIFORNIA.
 APN 048-073-010
 A.P.N. 048-074-020

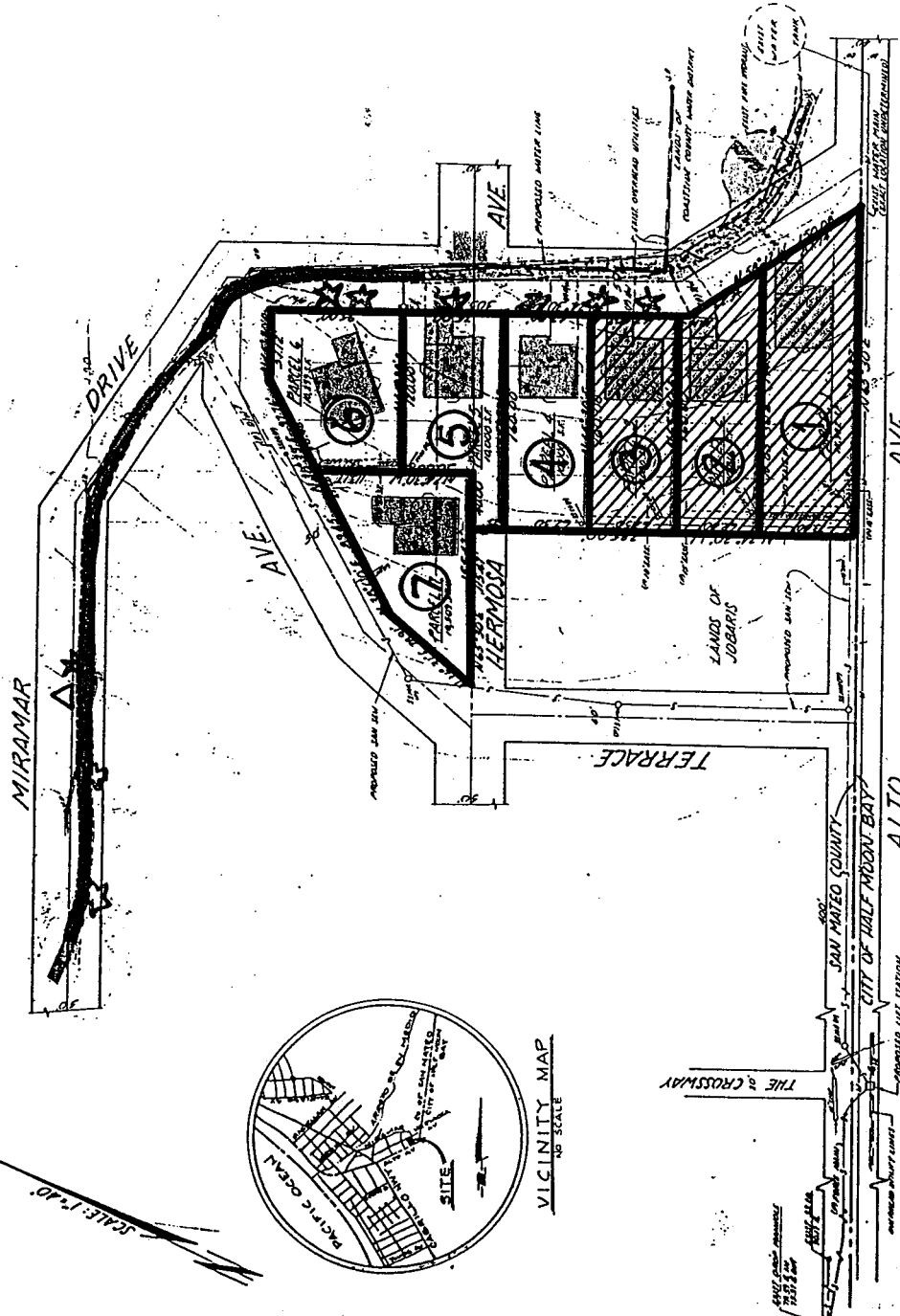
OWNER & APPLICAN
 ROBERT WILLIAMSON
 POST OFFICE BOX 10004
 HALF MOON BAY, CA. 94019
 (415) 726-3574

UTILITIES
 ELECTRICITY: P.G. & E.
 TELEPHONE: A.T. & T.
 CABLE TV: WESTAR
 WATER: C.C.W.D.
 WETTER: GRANADA SAN DIST.
 GAS: P.G. & E.

ZONING: R1-6

SAN MATEO CO.
 AUGUST, 1991
 SCALE:

JOSEPH R. BENNIE
 LICENSED LAND SURVEYOR
 799 MAIN STREET, SUITE "E"
 HALF MOON BAY, CA. 94019
 (415) 726-9727



— = area of street improvement exception application

▨ = possible locations for future home sites

▨ = ≥30% Slopes (Building sites)

△ = Pine to be removed

✖ = Eucalyptus to be removed



ATTACHMENT C

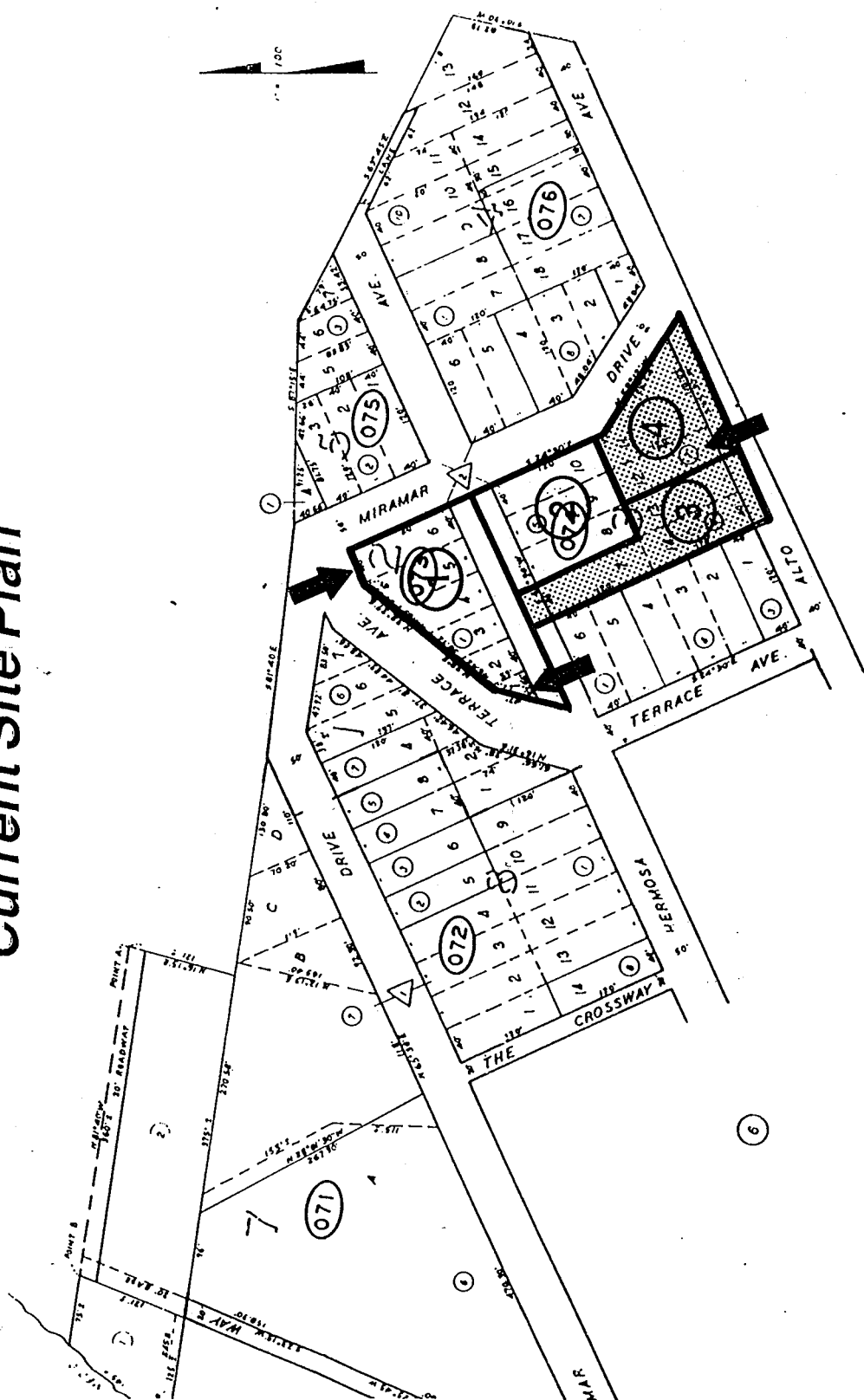
San Mateo County Zoning Hearing Officer

Applicant:

Request:

Location:

Current Site Plan



 = $\geq 30\%$ SLOPES (Building Sites)

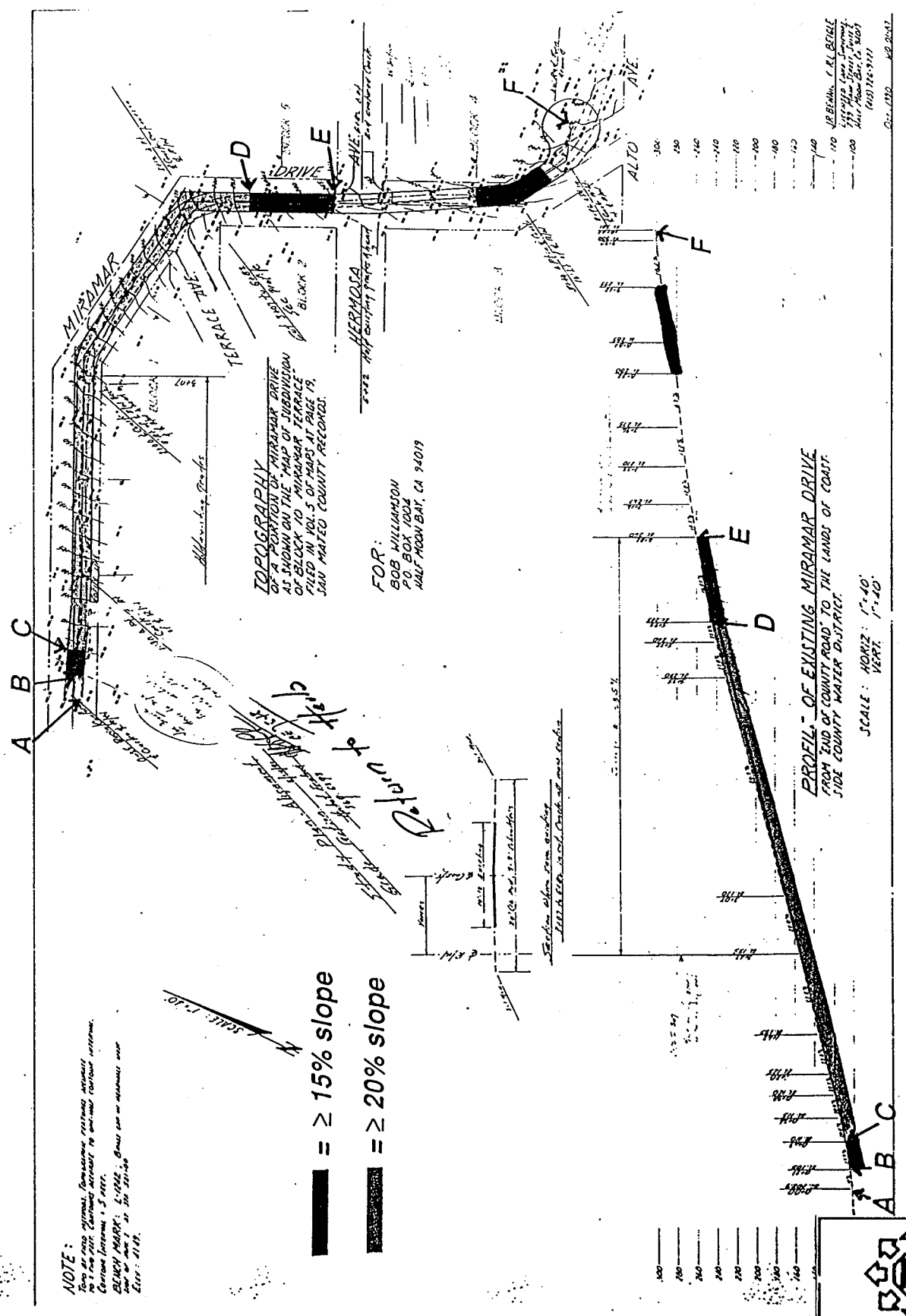


San Mateo County Zoning Hearing Officer

Applicant: _____
 Request: _____
 Location: _____

ATTACHMENT D

Street Improvement Plan



NOTE:
 1. All elevations are vertical curve elevations.
 2. All elevations are vertical curve elevations.
 3. All elevations are vertical curve elevations.
 4. All elevations are vertical curve elevations.
 5. All elevations are vertical curve elevations.
 6. All elevations are vertical curve elevations.
 7. All elevations are vertical curve elevations.
 8. All elevations are vertical curve elevations.
 9. All elevations are vertical curve elevations.
 10. All elevations are vertical curve elevations.

TOPOGRAPHY
 OF A PORTION OF MIRAMAR DRIVE
 AS SHOWN ON THE MAP OF SUBDIVISION
 OF BLOCK 10, MIRAMAR TRACT,
 FILED IN VOL. 5 OF MAPS AT PAGE 19,
 SAN MATEO COUNTY RECORDS.

FOR:
 BOB WILLIAMSON
 P.O. BOX 1004
 HALF MOON BAY, CA 94019

PROFILE OF EXISTING MIRAMAR DRIVE
 FROM END OF COUNTY ROAD TO THE LANDS OF COAST
 SIDE COUNTY WATER DISTRICT.

SCALE: HORIZ: 1"=40'
 VERT: 1"=20'



San Mateo County Zoning Hearing Officer

Applicant:

Request:

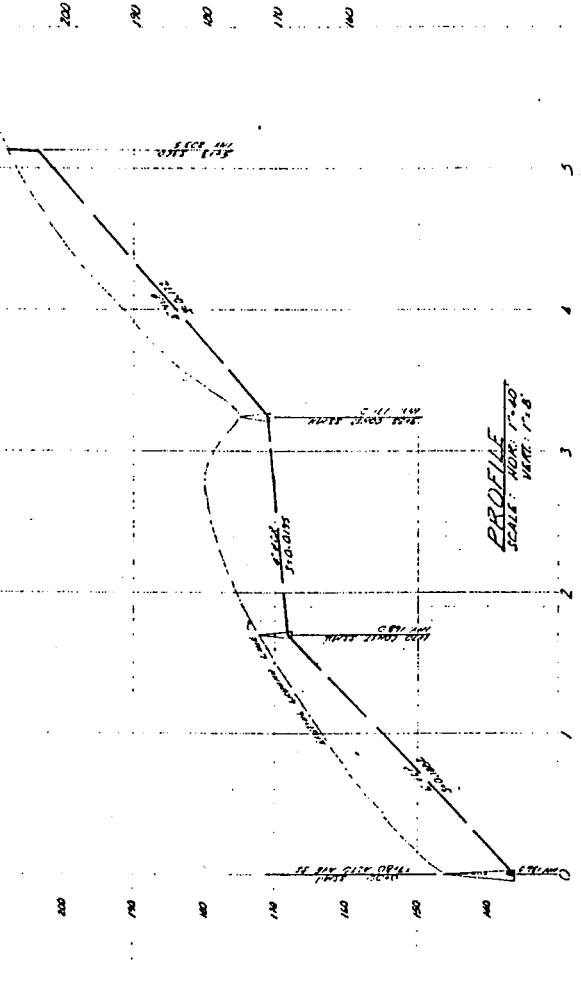
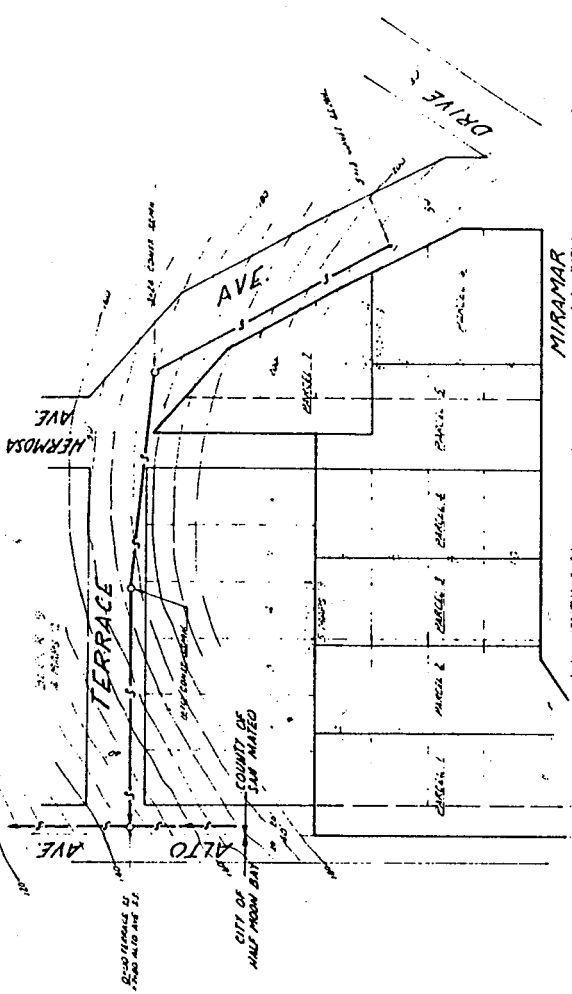
Location:

ATTACHMENT E

Sewer Main Plan con't

TERRACE AVENUE
SEWER

PLAN SCALE: 1"=40'



PLAN TO ACCOMPANY
TENTATIVE MAP

FOR
ROBERT WILLIAMSON
PO BOX 1008
HALF MOON BAY, CA 94019

JOSEPH R. BERNIE
100 MAIN STREET, SUITE 100
HALF MOON BAY, CA 94019
415-484-1222

graphicmaps.com



ATTACHMENT F
Continued

San Mateo County Planning Commission Meeting

Applicant:

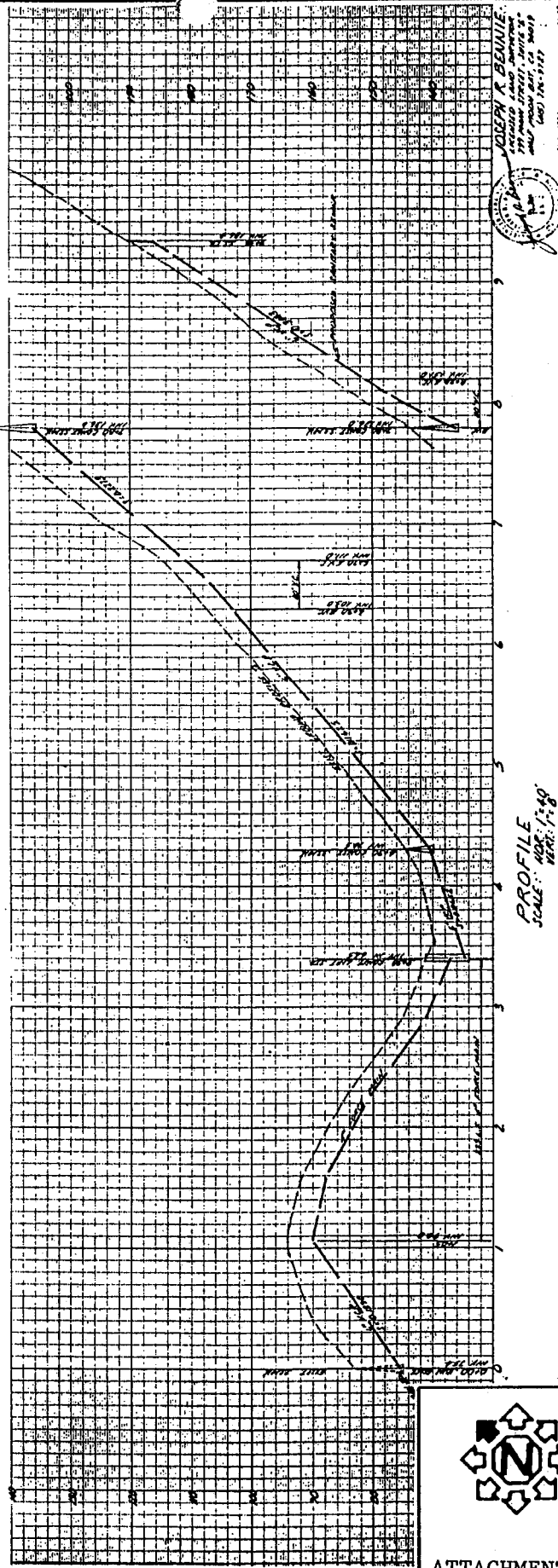
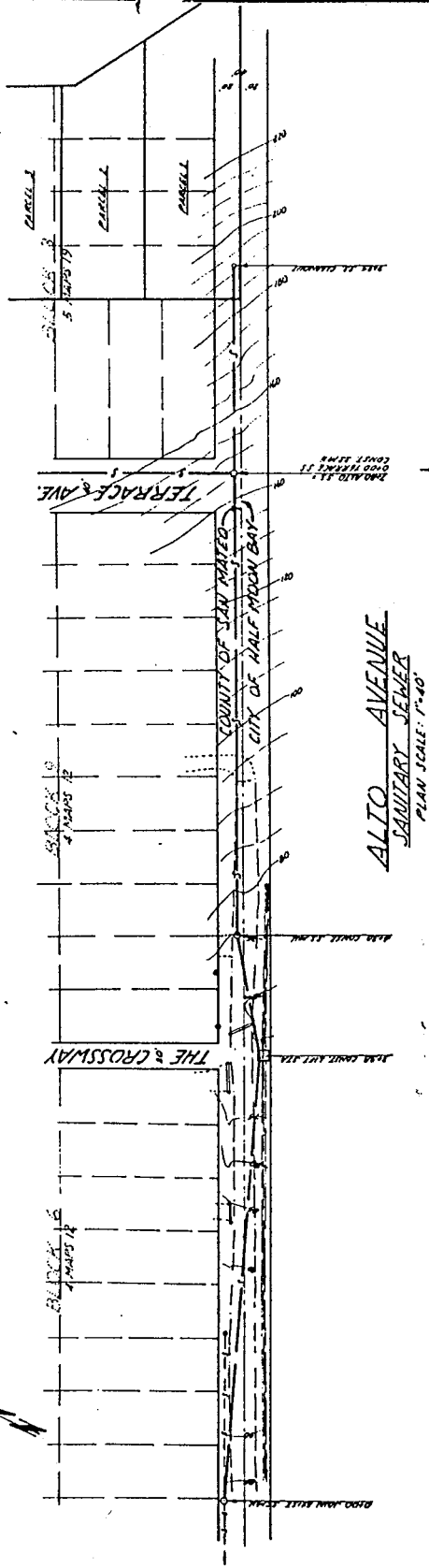
Request:

Location:

Sewer Main Plan

PLAN TO ACCOMPANY
TELETYPE PROP.

FOX:
ROBERT WILLIAMSON
P.O. BOX 1004
HALF MOON BAY, CA. 94019



JOSEPH R. BEINIE
REGISTERED LAND SURVEYOR
No. 10000
SAN MATEO COUNTY, CALIFORNIA
1987 JAN 21/87

graphicsmap@aol.com



ATTACHMENT F

10172

COUNTY OF SAN MATEO, PLANNING DIVISION

NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.) that the following project: Williamson/Guntren Lot Line Adjustment, Minor Subdivision, Street Improvement and Utility Extension, when implemented will not have a significant impact on the environment.

FILE NOS.: SMN 91-0017, SIE 91-0002, CDP 91-0055, LLA 92-0001

OWNERS/APPLICANTS: Williamson and Guntren

ASSESSOR'S PARCEL NOS.: 048-073-010; 048-074-020

ENDORSED
FILED IN THE OFFICE OF THE
COUNTY CLERK OF
SAN MATEO COUNTY, CALIF
FEB 03 1992

WARREN SLOCUM, County Clerk
By ~~PATRICIA FISCHRACH~~
DEPUTY CLERK

PROJECT DESCRIPTION AND LOCATION

The applicants propose to do the following: (1) a lot line adjustment and minor subdivision creating seven lots, 10,000 square foot or larger, out of four existing legal lots; (2) install a water service main from an existing Coastside County Water District water tank along Miramar Drive for approximately 585 feet; (3) extend a Granada Sanitary System sewer main from the intersection of the Cabrillo Highway and Alto Avenue, east on Alto Avenue approximately 820 feet and approximately 520 feet north up Terrace Avenue from Alto Avenue; (4) widen the existing private access road, Miramar Drive, to a width of 20 feet with 16 feet of paving; (5) reduce the existing grade of Miramar Drive to a maximum slope of 23.5%; and (6) extend gas, electrical, cable and phone lines to the subject property. All utility extensions would be undergrounded. Location: Terrace Avenue and Miramar Drive, Miramar - San Mateo County.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Planning Division has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially;
2. The project will not have adverse impacts on the flora or fauna of the area;
3. The project will not degrade the aesthetic quality of the area;
4. The project will not have adverse impacts on traffic or land use;
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

- c. Create impacts for a project which are individually limited, but cumulatively considerable;
- d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

N/A

RESPONSIBLE AGENCY CONSULTATION

California Coastal Commission

INITIAL STUDY

The San Mateo County Planning Division has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD February 5, 1992 to March 5, 1992

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning Division, 590 Hamilton Street, Redwood City, no later than 5:00 p.m., XX.

CONTACT PERSON

Valerie J. Barone, Project Planner
415/363-1930



Valerie J. Barone, Project Planner

VJB:kcd - VJBC0274.NKH
CPD FORM A-ENV-35
FMT00014 - 7/90

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed By Planning Division)

I. BACKGROUND

Project Title: Williamson/Guntren Lot Line Adjustment, Minor Subdivision, Street Improvement and Utility Extension

File Nos.: SMN 91-0017, SIE 91-0002, CDP 91-0055, LLA 92-0001

Project Location: Terrace Avenue and Miramar Drive in Miramar

Assessor's Parcel Nos.: 048-073-010; 048-074-020

Applicants/Owners: Williamson and Guntren

Date Environmental Information Form Submitted: January 7, 1992

PROJECT DESCRIPTION

The applicant proposes to do the following: (1) a lot line adjustment and minor subdivision creating seven lots, 10,000 square foot or larger, out of four existing legal lots; (2) install a water service main from an existing Coastside County Water District water tank along Miramar Drive for approximately 585 feet; (3) extend a Granada Sanitary System sewer main from the intersection of the Cabrillo Highway and Alto Avenue, east on Alto Avenue approximately 820 feet and approximately 520 feet north up Terrace Avenue from Alto Avenue; (4) widen the existing private access road, Miramar Drive, to a width of 20 feet with 16 feet of paving; (5) reduce the existing grade of Miramar Drive to a maximum slope of 23.5%; and (6) extend gas, electrical, cable and phone lines to the subject property. All utility extensions would be undergrounded. (See attachments for maps and plans of this project.)

II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 11 and 12.

	IMPACT				SOURCE
	NO	Signi- ficant- Unless Mitigated	Signi- ficant	Cumu- lative	
1. <u>LAND SUITABILITY AND GEOLOGY</u>					
Will (or could) this project:					
a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tide-lands, or San Francisco Bay.	X				<u>B.F.O</u>
b. Involve construction on slope of 15% or greater.			X		<u>E.I</u>
c. Be located in an area of soil instability (subsidence, landslide or severe erosion)?	X				<u>Bc,D</u>
d. Be located on, or adjacent to a known earth-quake fault?	X				<u>Bc,D</u>
e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts.	X				<u>M</u>
f. Cause significant erosion or siltation?	X				<u>M,I</u>
g. Result in damage to soil capability or loss of agricultural land?	X				<u>A,M</u>
h. Be located within a flood hazard area?	X				<u>G</u>

	IMPACT				SOURCE
	NO	Not Significant	Significant Unless Mitigated	Significant	
i. Be located in an area where a high water table may adversely affect land use?	X				D
j. Affect a natural drainage channel or streambed, or watercourse?	X				E
2. <u>VEGETATION AND WILDLIFE</u>					
Will (or could) this project:					
a. Affect federal or state listed rare or endangered species of plant life in the project area?	X				F
b. Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?		X			I,A
c. Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?	X				F
d. Significantly affect fish, wildlife, reptiles, or plant life?	X				I
e. Be located inside or within 200 feet of a marine or wildlife reserve?	X				E,F,I
f. Infringe on any sensitive habitats?	X				F
g. Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor) that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?		X			I,F,Bb

	IMPACT				SOURCE
	NO	Signi- ficant- Unless Mitigated	Signi- ficant	Cumu- lative	
3. <u>PHYSICAL RESOURCES</u>					
Will (or could) this project:					
a. Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or top soil?)	X				I
b. Involve grading in excess of 150 cubic yards?			X		I
c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?	X				I
d. Affect any existing or potential agricultural uses?	X				A.K.A.M
4. <u>AIR QUALITY, WATER QUALITY, SONIC</u>					
Will (or could) this project:					
a. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on site or in the surrounding area?	X				I.N.R
b. Involve the burning of any material, including brush, trees and construction materials?	X				I
c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?			X		Ba.I

	IMPACT				SOURCE
	NO	YES		Cumulative	
		Not Significant	Significant Unless Mitigated		
d. Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?	X				I
e. Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?	X				A, Ba, Bc
f. Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?	X				I
g. Generate polluted or increased surface water runoff or affect groundwater resources?	X				I
h. Require a permit or other approval from any other agency? For example:		X			I, O, S
U.S. Army Corps of Engineers					I, O, S
State Water Resources Control Board					I, O, S
Regional Water Quality Control Board					I, O, S
State Department of Public Health					I, O, S
San Francisco Bay Conservation and Development Commission					I, O, S
U.S. Environmental Protection Agency					I, O, S
County Airport Land Use Commission					I, O, S
Caltrans					I, O, S
Bay Area Air Quality Management District					I, O, S
Coastal Commission		X			I, O, S
City					I, O, S
Sewer/Water District		X			I, O, S
Other _____					I, O, S

	IMPACT				SOURCE
	NO	Signi- ficant- Unless Mitigated	Signi- ficant	Cumu- lative	
i. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	S
5. TRANSPORTATION:					
Will (or could) this project:					
a. Affect access to commercial establishments, schools, parks, etc.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A, I
b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A, I
c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I
d. Involve the use of off-road vehicles of any kind (such as trail bikes)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I
e. Result in or increase traffic hazards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	S
f. Provide for alternative transportation amenities such as bike racks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I
g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	S

	IMPACT			SOURCE
	NO	YES		
		Signi- ficant- Unless Mitigated	Signi- ficant	Cumu- lative
	Not Signi- ficant			
6. LAND USE AND GENERAL PLANS				
Will (or could) this project:				
a. Result in the congregating of more than 50 people on a regular basis?	X			I
b. Result in the introduction of activities not currently found within the community?	X			I
c. Employ equipment which could interfere with existing communication and/or defense systems?	X			I
d. Result in any changes in land use, either on or off the project site?			X	I
e. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?			X	I.O.S
f. Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?	X			I.S
g. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?	X			I.S

	IMPACT				SOURCE
	NO	YES		Cumulative	
		Not Significant	Significant Unless Mitigated		
h. Be adjacent to or within 500 feet of an existing or planned public facility?	<u>X</u>				<u>A</u>
i. Create significant amounts of solid waste or litter?	<u>X</u>				<u>I</u>
j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?	<u>X</u>				<u>I</u>
k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?	<u>X</u>				<u>B</u>
l. Involve a change of zoning?	<u>X</u>				<u>C</u>
m. Require the relocation of people or businesses?	<u>X</u>				<u>I</u>
n. Reduce the supply of low-income housing?	<u>X</u>				<u>I</u>
o. Result in possible interference with an emergency response plan or emergency evacuation plan?	<u>X</u>				<u>S</u>
p. Result in creation of or exposure to a potential health hazard?	<u>X</u>				<u>S</u>
7. AESTHETIC, CULTURAL AND HISTORIC					
Will (or could) this project:					
a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?	<u>X</u>				<u>A.Bb</u>

	IMPACT			SOURCE
	NO	Signi- ficant- Unless Mitigated	Signi- ficant	
b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads?	___	___	X	A,I
c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height?	X	___	___	I
d. Directly or indirectly affect historical or archaeological resources on or near the site?	X	___	___	H
e. Visually intrude into an area having natural scenic qualities?	X	___	___	A,I

III. MITIGATION MEASURES

Mitigation measures have been proposed in project application.

Other mitigation measures are needed.

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Yes	___	No	___
	___		X
	___		X

IV. MANDATORY FINDINGS OF SIGNIFICANCE

	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?	___	X
2. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	___	X
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable?	___	X
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?	___	X

On the basis of this initial evaluation:

X I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Division.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Valerie J. Barone
(Sign) Valerie J. Barone
Project Planner
(Title) Planner II

February 3, 1992
Date

V. SOURCE LIST

- A. Field Inspection
- B. County General Plan
 - a. 1977 Noise Contour Maps, 1978 Noise Element
 - b. Overview and Resource Management, General Plan Update
 - c. Community Development, General Plan Update
 - d. Housing Element
 - e. Local Coastal Program
 - f. Skyline Area General Plan Amendment
 - g. Montara-Moss Beach-El Granada Community Plan
 - h. Emerald Lake Hills Community Plan
- C. County Ordinance Code
- D. Geotechnical Maps
 - 1. USGS Basic Data Contributions
 - a. #43 Landslide Susceptibility
 - b. #44 Active Faults
 - c. #45 High Water Table
 - 2. Geotechnical Hazards Synthesis Maps
- E. USGS Quadrangle Maps, San Mateo County 1970 Series (See F. and H.)
- F. San Mateo County Rare and Endangered Species Maps, or Sensitive Habitats Maps
- G. Flood Insurance Rate Map - National Flood Insurance Program
- H. County Archaeologic Resource Inventory (Prepared by S. Dietz, A.C.R.S.)
Procedures for Protection of Historic and Cultural Properties--36 CFR 800 (See R.)
- I. Project Plans or EIF
- J. Airport Land Use Committee Plans, San Mateo County Airports Plan
- K. Aerial Photography or Real Estate Atlas - REDI

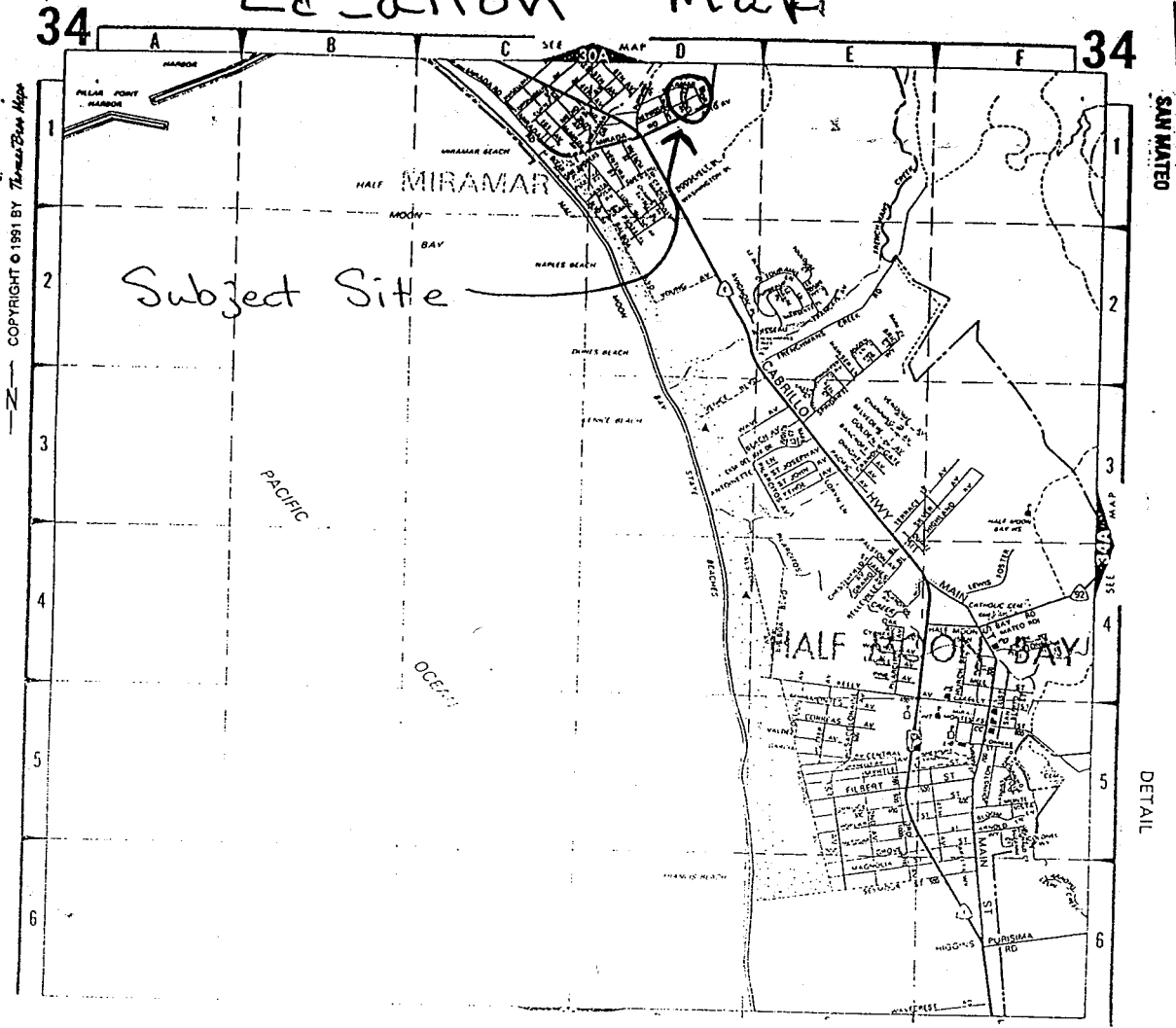
1. Aerial Photographs, 1941, 1953, 1956, 1960, 1963, 1970
2. Aerial Photographs, 1981
3. Coast Aerial Photos/Slides, San Francisco County Line to Ano Nuevo Point, 1971
4. Historic Photos, 1928-1937

- L. Williamson Act Maps
- M. Soil Survey, San Mateo Area, U.S. Department of Agriculture, May 1961
- N. Air Pollution Isopleth Maps - Bay Area Air Pollution Control District
- O. California Natural Areas Coordinating Council Maps (See F. and H.)
- P. Forest Resources Study (1971)
- Q. Experience with other projects of this size and nature
- R. Environmental Regulations and Standards:
- | | | |
|---------|--|-------------------------|
| Federal | - Review Procedures for CDBG Programs | 24 CFR Part 58 |
| | - NEPA 24 CFR 1500-1508 | |
| | - Protection of Historic and Cultural Properties | 36 CFR Part 800 |
| | - National Register of Historic Places | Executive Order 11988 |
| | - Floodplain Management | Executive Order 11990 |
| | - Protection of Wetlands | |
| | - Endangered and Threatened Species | 24 CFR Part 51B |
| | - Noise Abatement and Control | 24 CFR 51C |
| | - Explosive and Flammable Operations | HUD 79-33 |
| | - Toxic Chemicals/Radioactive Materials | 24 CFR 51D |
| | - Airport Clear Zones and APZ | |
| State | - Ambient Air Quality Standards | Article 4, Section 1092 |
| | - Noise Insulation Standards | |

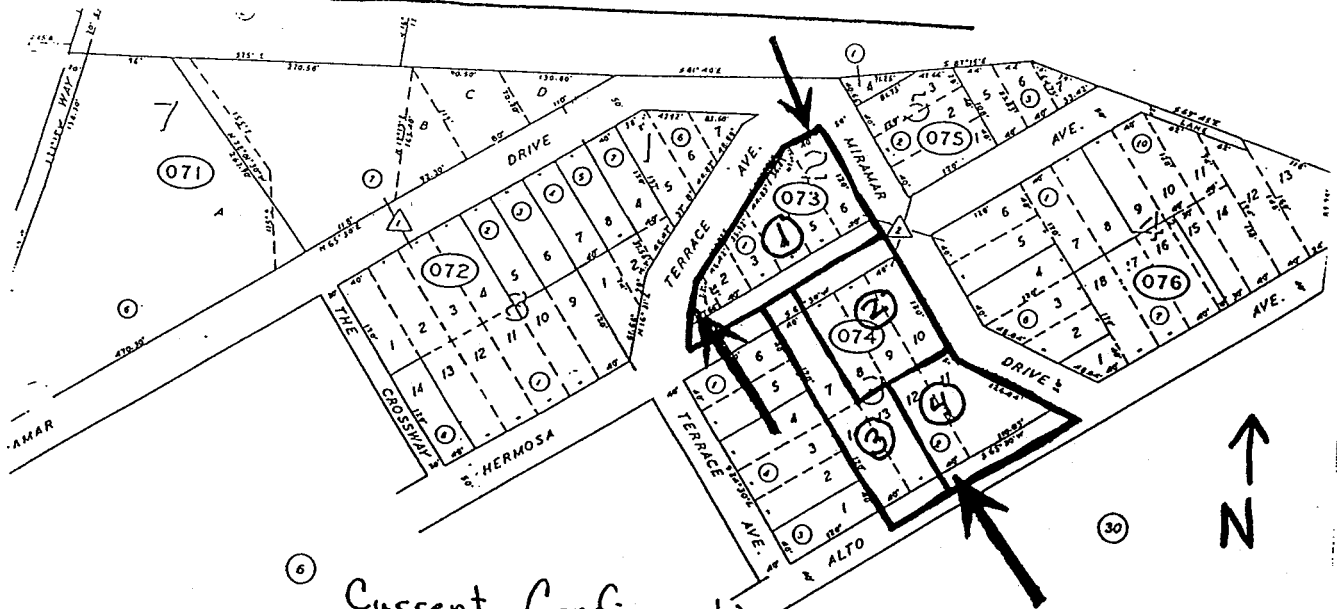
- S. Consultation with Departments and Agencies:
- a. County Health Department
 - b. City Fire Department
 - c. California Department of Forestry
 - d. Department of Public Works
 - e. Disaster Preparedness Office
 - f. Other

VJBC0274.IKH
 CPD FORM A-ENV-30
 FRM00018 (7/90)

Location Map



Current Site Plan



⑥ Current Configuration of the Four Existing Legal Lots

- △ MIRAMAR TERRACE RSM 4/12
- △ SUB. OF BLOCK 10 MIRAMAR TERRACE RSM 5/19

**VESTING
TENTATIVE MAP**

FOR A LOT LINE ADJUSTMENT THROUGH 6, BLOCK 3, AND THROUGH 14, BLOCK 3, AND ALTO AVENUE AND HERMOOSA AVENUE, AS SHOWN ON THE MAPS AT PAGES 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, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

APN 048-078-010
APN 048-074-020

OWNER & APPLICANT

ROBERT WILLIAMSON
POST OFFICE BOX 1000
HALF MOON BAY, CA 94019
(415) 726-3574

UTILITIES

ELECTRICITY: PG & E
TELEPHONE: P.P.T.
CABLE T.V.: WESTAR
WATER: C.C.W.D.
SEWER: GRANADA SAN AGO
GAS: P.G. & E.

ZONING: RI-6

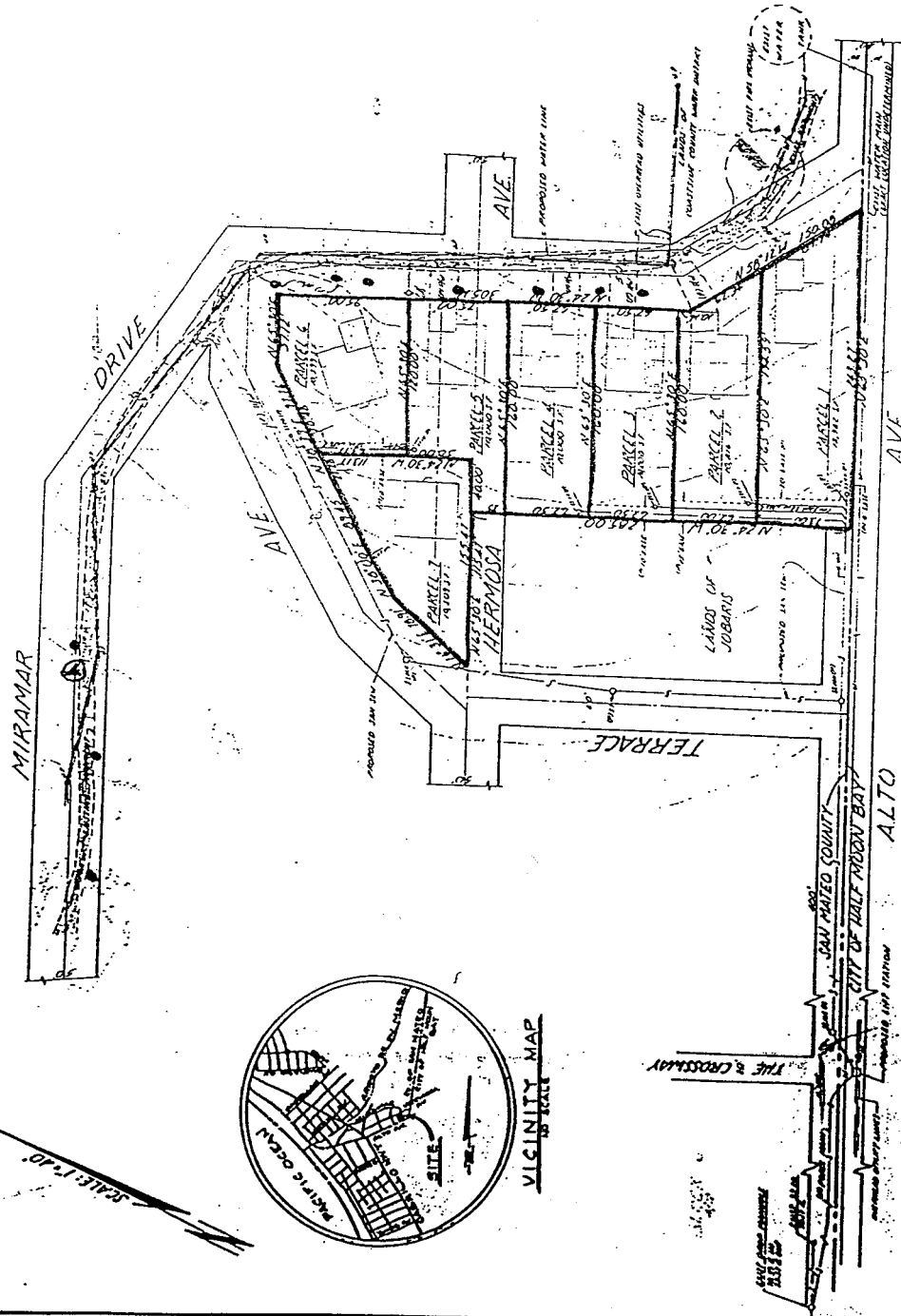
TREES TO BE REMOVED

- Pine
- Eucalyptus

SAN MATEO CO
AUGUST, 1991

JOSEPH R. BEHN
LICENSED LAND SURVEYOR
199 MAIN STREET
HALF MOON BAY, CA
(415) 726-9181

100, 101

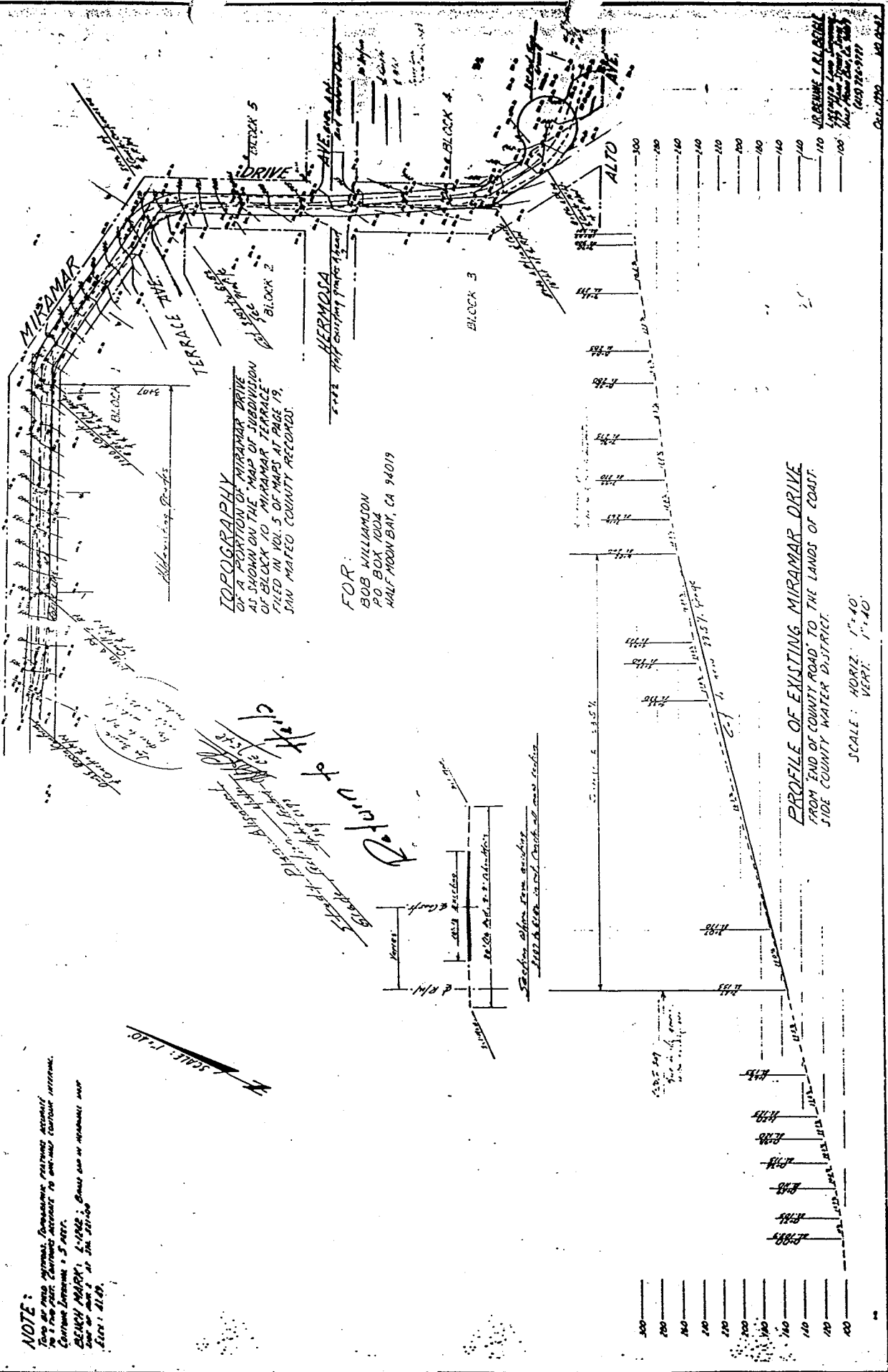


Proposed Site Plan

NOTE:

Top of map shows approximate existing ground
to the street. Elevation accurate to nearest
foot. Contour interval 5 feet.
BENCH MARK: 5-1962; based on horizontal map
200' at station 1, at Sta. 21+00
Elev. 111.87

SCALE: 1"=40'



TOPOGRAPHY
OF A PORTION OF MIRAMAR DRIVE
AS SHOWN ON THE MAP OF SUBDIVISION
OF BLOCK 10, MIRAMAR TERRACE
FILED IN VOL. 5 OF MAPS AT PAGE 19,
SAN MATEO COUNTY RECORDS.

FOR:
BOB WILLIAMSON
PO BOX 1004
HALF MOON BAY, CA 94019

PROFILE OF EXISTING MIRAMAR DRIVE
FROM END OF COUNTY ROAD TO THE LANDS OF COAST
SIDE COUNTY WATER DISTRICT.

SCALE: HORIZ. 1"=40'
VERT. 1"=40'

Street Improvement Plan

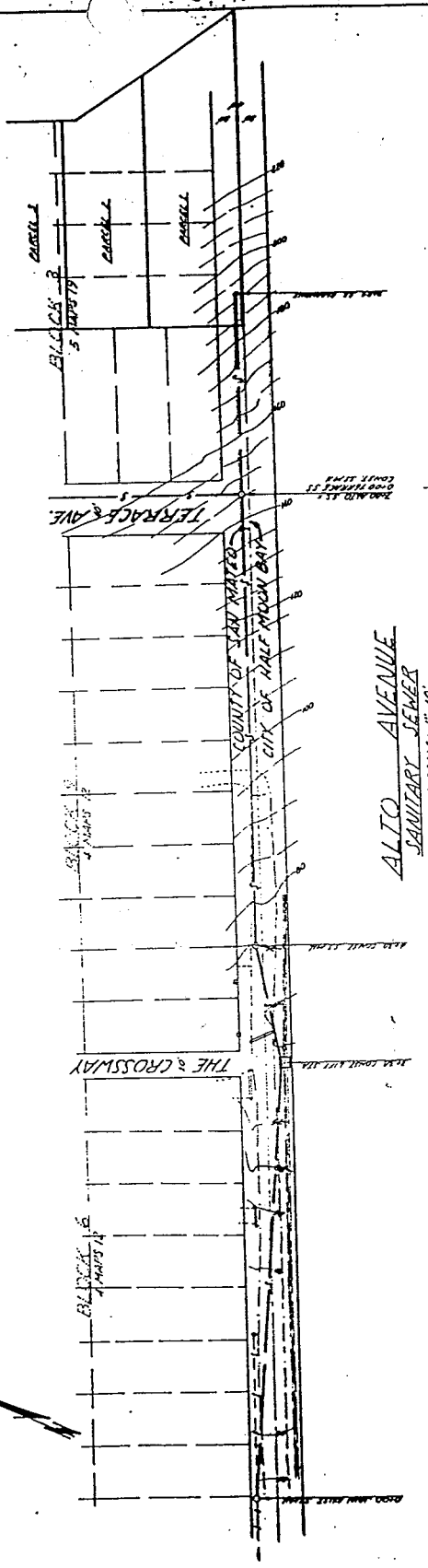
Dec. 17, 1960

J. B. BEWICK & ASSOCIATES
1445 S. Folsom Street
San Francisco, Calif. 94116
(415) 776-9777

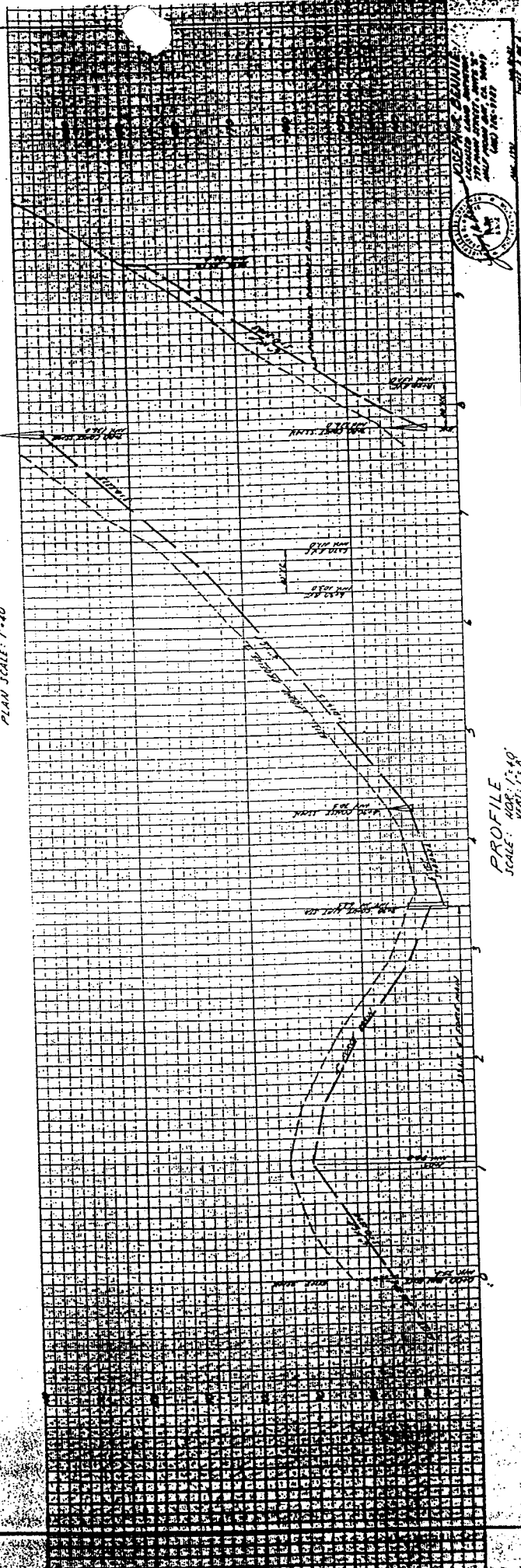
Sewer Main Plan

PLAN TO ACCOMPANY
TERMINATIVE MAP

FOR:
ROBERT WILLIAMSON
P.O. BOX 1004
HALF MOON BAY, CA. 94019



ALTO AVENUE
SANITARY SEWER
PLAN SCALE: 1"=40'



PROFILE
SCALE: HOR: 1"=40'
VER: 1"=8'

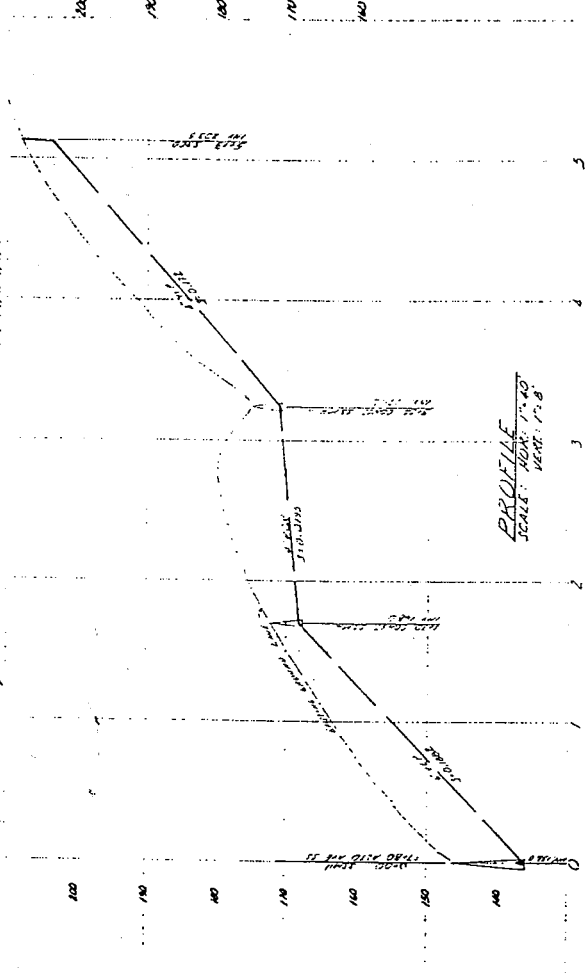
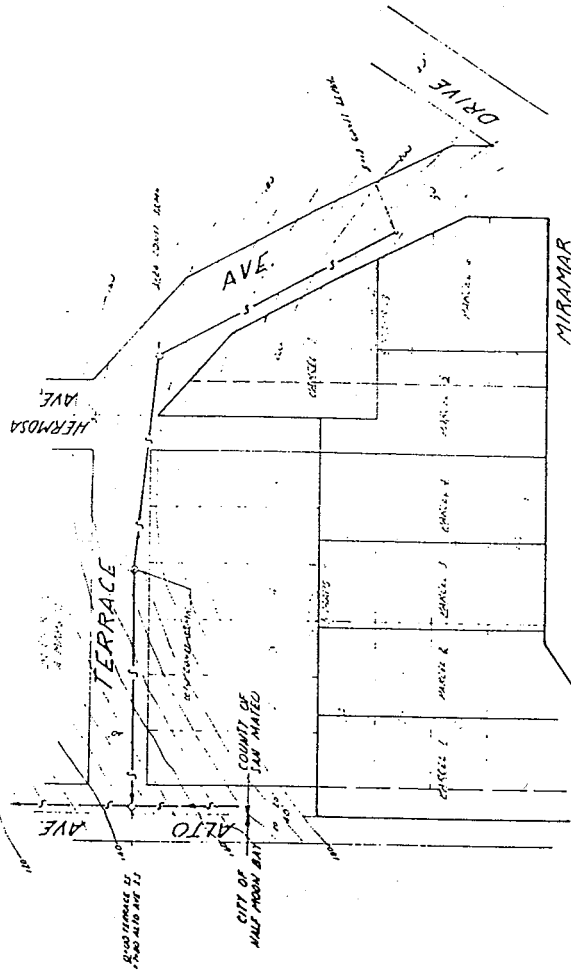


**TERRACE AVENUE
SANITARY SEWER**

PLAN SCALE: 1"=40'

PLAN TO ACCOMPANY
TENTATIVE MAP

FOR:
ROBERT WILLIAMS
PO BOX 1008
HALF MOON BAY, CALIF. 94041



Sewer Main Plan Cont

EXPLANATIONS AND CLARIFICATIONS OF RESPONSES

Williamson/Guntren Lot Line Adjustment, Minor Subdivision,
Street Improvement and Utility Extension
(File Nos. SMN 91-0017, SIE 91-0002, CDP 91-0055, LLA 92-0001)

- 1.b. This project includes construction on slopes in excess of 15% grade. Grades on the subject site range from 20% slopes to 42% slopes. Proposed as part of this project is the installation of utilities, including water and sewer system mains, and improvements to Miramar Drive. The improvements proposed on slopes in excess of 15% are not expected to cause any significant environmental impacts because all of the grading would be performed to County standards as outlined in the County's Grading Ordinance. Prior to roadway construction, the applicants must obtain a grading permit; the Zoning Hearing Officer would decide on the grading permit application for this project.

This project would also facilitate the future construction of seven homes, three more homes than currently allowed on the subject property; each home would be constructed on slopes in excess of 15% grade and three of the homes are proposed for construction on slopes in excess of 30%. The applicants have submitted a geotechnical report which includes slope stability information on each of the proposed home sites. The County geologist has noted that it would be possible to design homes for each of the proposed lots which meet County building and geotechnical standards and maintain the structural integrity of the hillside. At the time of submitting for a building permit application, the design of each residence would be reviewed for conformance with County standards.

- 2.b. The road improvements proposed under this project would require the removal of 10 significant eucalyptus trees and one significant pine tree. All eleven trees are within Miramar Drive's right-of-way. The removal of these trees is not considered significant.
- 2.g. The road improvements along approximately 1,100 lineal feet of Miramar Drive east of The Crossways would require clearing approximately 11,000 square feet of land covered with grasses, shrubs and 11 significant trees. Clearing this area should not create any significant environmental impacts: An erosion control would be required as part of the grading permit, no sensitive habitats have been identified in the subject area, the roadway already exists, and all improvements to the roadway must be to County geotechnical standards.

The eventual development of home sites on each of the seven proposed lots would require additional clearing, including the removal of significant trees. The exact number of trees which would need to be removed in order to accommodate a home site on each lot would depend upon the size and location of each proposed residence; on some lots no trees would need to be removed, on other lots three to four significant trees might require removal. The development of each lot is not part of this project proposal. The applicants have indicated the lots would be developed one or two at a time. The site specific impacts of clearing building sites on each of the lots would be reviewed under each building permit. No cumulative land clearing impacts are expected: the subject

EXPLANATIONS AND CLARIFICATIONS OF RESPONSES

File Nos. SMN 91-0017, SIE 91-0002, CDP 91-0055, LLA 92-0001

Page 2

- property is zoned for residential development; all proposed lots meet or exceed the minimum building site requirements; any proposed residential development would have to meet zoning requirements in terms of setbacks and lot coverage; and any tree removal would require review and approval by the Planning Division.
- 3.b. Materials submitted by the applicants indicate that grading associated with the proposed roadway improvements would total 2,025 cubic yards of cut and 300 cubic yards of fill. This is not expected to create significant environmental impacts because all proposed grading must be performed in accordance with the County's Grading Ordinance. See 1.b above.
- 4.c. This project is an initial step in the development of seven residences on the subject property. The addition of single family residences on currently vacant property would increase noise levels in the general area. This impact is not considered significant because the noise would be generated from everyday living activity and would not be detrimental to people in the immediate or surrounding area.
- 4.f. Noise levels in excess of levels established in the County's Grading Ordinance are not expected. All work performed on-site would be subject to the County's Noise Ordinance.
- 4.g. Surface water runoff from the subject property would not be increased by either the project proposed in this application or by future construction of seven residences on the subject property. Prior to filing a final map for this proposed lot line adjustment and subdivision, the applicants must submit a drainage analysis to the County Planning and Building Division and Public Works Department which demonstrates that development of these parcel would not increase surface water runoff onto adjoining parcels or onto any road right-of-ways.
- 4.h. This project would require approval from the Granada Sanitary District and the Coastside County Water District. Any decision made by the County on this project is appealable to the California Coastal Commission.
- 4.i. Sewer service for the seven lots resulting from this project would be provided by the Granada Sanitary District. Water service would be provided from Coastside County Water District. The subject property has priority status for sewer and water service under Local Coastal Program Table 2.7 and 2.17; the subject lots are part of the Miramar mergers. Both the sewer district and the water district have indicated they have priority hook-ups available.
- 5.c. The improvements proposed for Miramar Road would create access to 11 existing legal lots, as well as the seven proposed lots. Staff from the County's Public Works Department estimates that each single family residence generates approximately 10 car trips each day (five round-trips). Therefore, if each of the 18 lots which front Miramar Road were developed, traffic in the neighborhood could increase by approximately

EXPLANATIONS AND CLARIFICATIONS OF RESPONSES

File Nos. SMN 91-0017, SIE 91-0002, CDP 91-0055, LLA 92-0001

Page 3

180 vehicular trips per day. Staff from the County's Public Works Department have indicated that none of the roads in the neighborhood of the subject property are at capacity nor are there any unusual safety hazards. Therefore, no significant impact on traffic patterns or safety is expected to result from the proposed road improvements.

The above estimate of 180 vehicular trips a day is considered a high estimate because only eight or nine of the lots which would benefit from the road improvements would also benefit from the sewer and water main extensions, including the seven lots proposed by this project. Therefore, Planning staff estimates that the increase in traffic due to this project would be approximately 80 to 90 vehicular trips a day.

- 5.f. This project would require obtaining public services, but it is not anticipated to adversely affect the capacity of the public infrastructure of the area.
- 6.d. This proposed project would facilitate the development of residences on currently vacant property both on and off site. This is not considered a significant impact because the County's General Plan designates the area as Medium Low Density Residential (2.4-6 density units/acre), the Zoning Ordinance classifies the land as Single Family Residential (R-1/S-9), and the Local Coastal Program includes the area on the urban side of the urban/rural boundary. The maximum density allowed in the R-1/S-9 Zoning District is 4.3 residences per acre. The density proposed in this application is 3.9 residences per acre, this falls within the allowable density levels of the property's General Plan designation and Zoning District.

This project could also facilitate single family residential development on neighboring properties. There are approximately 24 other building sites, all of which are zoned for single family residential development, which may benefit from either the new roadway; the new sewer main; the new water main; the extension of gas, cable, and phone lines; or some combination of all four. This is not considered a significant impact because all of the lots affected are legal and zoned for single family residential development. Please see response 5.c above.

- 7.b. This project is within the Cabrillo Highway County Scenic Corridor.
& a. Currently there are four legal lots on the subject property. The addition of three more lots, which would equal three more single family residences is not expected to create any significant visual impacts. At the time of building permit application each of the seven residences would be reviewed against the design criteria within the Coastsides Design Review Ordinance. This regulation requires residences to be integrated into the natural landscape, which would minimize their visual impact on the surrounding area.

VJB:kcd - VJBC0274.AKH

DEPARTMENT OF TRANSPORTATION

BOX 7310
SAN FRANCISCO, CA 94120
(415) 923-4444



February 26, 1992

Ms. Valerie J. Barone, Project Planner
County of San Mateo Planning Division
590 Hamilton Street
San Mateo, CA 94025
Redwood City

SM-1-32.00
SCH# 92023009
SM001167

RE: **WILLIAM AND GUNTREN - AP# 048-073-010; 048-074-020:** The proposal for a lot line adjustment and minor subdivision creating seven 10,000 square foot lots out of four existing legal lots at Terrace Avenue and Miramar Drive.

Dear Ms. Barone:

Thank you for including the California State Department of Transportation (Caltrans) in the continuing stages of the environmental review process. We have reviewed the above referenced document and forward the following comments:

Item 5c states that approximately 180 vehicular trips per day will be generated from the 18 lots for which access will be provided. Please provide the existing turning volumes at the Route 1/Mirada intersection to which these 180 trips will be added.

We request that the following information be provided for peak AM/PM traffic volumes and movements at the State Route 1/Miramar Road Intersection:

- a) existing traffic,
- b) existing plus project traffic, and
- c) existing plus project traffic plus cumulative traffic.

An encroachment permit must be obtained for any work within the State right-of-way. A completed application, environmental documentation, and five (5) sets of the revised plans should be submitted to the following address:

Permit Engineer
P.O. Box 7310
San Francisco, CA 94120
(415) 557-1984

Should you have any questions regarding these comments please contact David E. Johnson of my staff at (415) 904-9653 or 904-9652 respectively.

Sincerely,

PRESTON W. KELLEY
District Director

By:


GARY F. ADAMS
District CEQA Coordinator

cc: Susan Pultz, MTC
Sally Germain, ABAG

Environmental Services Agency

Planning and Building Division



Planning Division • 415/363-4161 • FAX 363-4849

Building Inspection Section • 415/363-4601 • FAX 363-4849

County of San Mateo

Mail Drop 5500 • 590 Hamilton Street, 2nd Floor • Redwood City • California 94063

Board of Supervisors
Anna G. Eshoo
Mary Griffin
Tom Huening
Tom Nolan
William J. Schumacher

Director of
Environmental Services
Paul M. Koenig

Planning Administrator
Terry L. Burnes

June 4, 1992

Bob Williamson
775 Railroad Avenue
Half Moon Bay, CA 94019

Joe Guntren
P.O. Box 370389
Montara, CA 94037

Dear Mr. Williamson and Mr. Guntren:

SUBJECT: NOTICE OF FINAL LOCAL DECISION

Bob Williamson and Joe Guntren - LLA 92-0001, SMN 91-0017,
SIE 91-0002 and CDP 91-00553 (Location: Terrace Avenue and
Miramar Drive, Miramar)

On May 26, 1992, the Board of Supervisors considered an appeal of your applications for a Lot Line Adjustment, Minor Subdivision, Street Improvement Exception and Coastal Development Permit, pursuant to the Regulations of the County Subdivision Ordinance and the State Subdivision Map Act and Sections 8104 and 6328.4 of the County Ordinance Code, respectively, to allow for the creation of seven parcels from four existing legal parcels; the installation of a water service main and a sewer service main; the underground extension of gas, electrical, cable and phone lines; and the creation of a private road which would have a maximum slope of 23.5% where 15% slope is the maximum allowable. A grading permit, which was not part of this application, would be required prior to roadway construction. The Coastal Development Permit for the subdivision only is appealable to the California Coastal Commission (APNs 048-073-010 and 048-074-020).

Based on the information provided by staff and evidence presented at this hearing, the Board of Supervisors denied the appeal and upheld the Planning Commission's approval by making the findings and adopting the recommended conditions of approval, as follows:

FINDINGS

Regarding the Negative Declaration

1. That the Negative Declaration reflects the independent judgment of San Mateo County.

APPROVED

ACTION MINUTES
SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1192

Date: April 8, 1992

In the Chambers of the Board of Supervisors, Hall of Justice and Records, Redwood City.

Chairperson Lehman called the meeting to order at 9:12 AM.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Lehman.

ROLL CALL:

Commissioners Present:	Lehman, Bergeron, Damonte, McCarthy, Muzzi
Commissioners Excused:	All present
Advisory Members Present:	Cullen, Murphy
Staff Members Present:	Koenig, Burnes, Jagelski, Barone, Regonini

Legal notice published in the San Mateo Times on April 11, 1992.

1. ORAL COMMUNICATIONS

Vince Muzzi, speaking as a member of the public, addressed the Commission regarding the flooding of the creek on Pescadero Creek Road at the bridge. A report is to be given to the Planning Commission by County Counsel as soon as possible.

2. CONSIDERATION OF THE MINUTES of the meeting of March 25, 1992.

In the matter of the Minutes, Commissioner Muzzi moved, and Commissioner Damonte seconded, that the Minutes of March 25, 1992, be approved as submitted. Motion carried 4-0. Commissioner Bergeron abstained as he was not present at that meeting.

CONSENT AGENDA

Consent items are considered and voted on by the Planning Commission at the beginning of the regular session. If a member of the Commission wishes specifically to hear an item, or a member of the public wishes to speak on an item, the Commission will remove the item to the Regular Agenda for hearing. Otherwise, the action of the Commission will be to approve Consent items as a group in accordance with the staff recommendation on each item.

Item #3 was removed from the consent agenda and the hearing opened for discussion.

3. BEN KU, TERRY & SONIA GALLAGHER, WAYNE & ELLEN RIVAS (Robert Chisholm) - SIE 92-0001; GRD 92-0001; ARC 92-0001
Location: 16379 Skyline Boulevard, Woodside

Consideration of a request for a Grading Permit pursuant to the County Grading Regulations and a Street Improvement Exception pursuant to Section 8104 of the

County Ordinance Code to exempt the proposed project from Section 8602.1 of

the Grading Regulations. The applicants propose to upgrade an existing 900 ft. long private dirt road to Minimum Access Standards which include pavement widths of 16 ft. with 2 ft. shoulders, improved drainage culverts and grades under 20% to serve two existing residences and one residence under construction located at 16501, 16411 and 16379 Skyline Boulevard, Woodside. The proposed project is exempt from Architectural Review as none of the work would be visible from Skyline Boulevard. APN 072-332-040. Application filed March 12, 1992. 5 property owners were notified. PROJECT PLANNER: JANICE JAGELSKI, 363-1841.

Speakers: Merrill G. Emerick, Attorney for Anthony Maran, adjacent homeowner
Terry Gallagher, applicant

COMMISSION ACTION:

It was moved by Commissioner Bergeron, and seconded by Commissioner Damonte, that the hearing be closed. Motion carried 5-0.

Commissioner Bergeron then moved, and Commissioner Muzzi seconded, that the Commission accept the staff recommendations, make the findings, and adopt the recommended conditions of approval as follows:

FINDINGS:

Regarding the Street Improvement Exception

1. Found that extraordinary hardship or damage would be imposed on the applicants in the form of an additional cost of \$272,000. for reconstruction work within a steep, wooded area if the strict application of the County Road Standards are maintained. The modifications proposed in this application are in harmony with the general purpose and objectives of the County Street Improvement Regulations and the public health, safety, and welfare of the people of San Mateo County will be protected.

Regarding the Grading Permit, Found:

2. That the granting of the permit will not have a significant adverse affect on the environment.
3. That the project conforms to the criteria of the Grading Permit Ordinance and all standards referenced in Section 8605, with exception to the requirement of the geotechnical report, which would constitute a financial hardship to the applicants.
4. That the project is consistent with the General Plan.
5. That because the work entailed to upgrade the road involves a maximum of 450 cubic yards of grading to be conducted along the existing roadway, within level areas already cleared of debris, and the improvement of the road is necessary to provide safe and adequate access to existing residences, that the applicants may commence with the grading and road improvements upon completion of the appeal period for this permit.

CONDITIONS OF APPROVAL:

Planning Division

1. The applicants shall adhere to the scope of work detailed in the plans submitted to the Planning Division and dated March 12, 1992. Any increase in road width, grade, or removal of significant trees not designated for removal shall first be reviewed and approved by the Planning Director prior to execution in the field.
2. The applicants shall submit approved road plans to the Building Inspection Section for inclusion with the conditions of their Building Permit.
3. The applicants shall submit an erosion and sedimentation control plan to the Planning Director for approval, if road improvement work is to commence prior to April 30, 1992.
4. The applicants shall submit plans which address drainage from Culvert D to Mr. Gallagher's property. The revised plans shall be reviewed to the satisfaction of the Department of Public Works.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) days from such date of determination. The appeal period for this matter will end at 5:00 PM on April 22, 1992.

4. THOMAS CALLAN, JR.; JOSHUA HUTCHINS - MNA 92-0056
Location: Harvard Avenue, Princeton; Francisco Street, El Granada
APNs 047-033-100; 047-241-130

Consideration of a request to reallocate sewage treatment capacity within the Granada Sanitary District from a priority parcel in the Princeton Industrial Area to a nonpriority residential parcel in El Granada pursuant to Policy 2.8 of the Local Coastal Program. 67 property owners were notified. PROJECT PLANNER: KIM POWLESON, 363-1849.

COMMISSION ACTION:

The Planning Commission:

1. Found that the remaining reserved capacity will be adequate to serve remaining priority land uses in the Princeton area, and
2. Approved the proposed reallocation.

9:00 AM

REGULAR AGENDA

5. DIRECTOR OF GENERAL SERVICES (John Till) - GPC 92-0001
Location: Extension of Montara Boulevard East, between Harte Street and Portola Avenue, Montara

Consideration of a request to determine if vacation of a 14,840 sq. ft. portion of the Montara Boulevard right-of-way conforms with the San Mateo County General Plan, pursuant to Government Code Section 65402. APNs adjacent

to 036-111-020, 090, 210, 110. Application filed January 23, 1992. PROJECT PLANNER: LISA AOZASA, 363-4852.

COMMISSION ACTION:

At the recommendation of the Planning Administrator, the Planning Commission continued consideration of this project to May 13, 1992 at 9:00 a.m.

Motion carried 5-0.

6. KEVIN OLDEN & SYLVIA HOM - DSR 91-0048
Location: 110 Duggan Road, Redwood City

Consideration of appeal of the decision of the County Design Review Committee to deny a request to change the exterior siding of an addition to a single family residence from wood to stucco. APN 051-016-100. Application filed February 11, 1992. 24 property owners were notified. (THIS ITEM WAS CONTINUED FROM THE MARCH 25, 1992, PLANNING COMMISSION MEETING.) PROJECT PLANNER: GEORGE MILLER, 363-1831.

Speakers: Sylvia Hom, applicant
Leon C. Glahn, Palomar Property Owners Association
Mary Dunlap, designer for applicants
William N. Hurja, resident
Gay Hansten, resident
Joanne Landi, Design Review Committee
G. Sinclair, Design Review Committee

COMMISSION ACTION:

Commissioner Muzzi moved, and Commissioner Bergeron seconded, that the Commission continue consideration of this project to May 13, 1992 at 9:00 a.m.

Motion carried 5-0.

10:00 AM

7. BOB WILLIAMSON & JOE GUNTREN - LLA 92-0001; SMN 91-0017; SIE 91-0002; CDP 91-0055
Location: Terrace Avenue and Miramar Drive, Miramar

Consideration of a Lot Line Adjustment, Minor Subdivision, Street Improvement Exception, and a Coastal Development Permit pursuant to the Regulations of the County Subdivision Ordinance and the State Subdivision Map Act and Sections 8104 and 6328.4 of the County Ordinance Code, respectively, to allow the creation of seven lots from four existing legal lots; the installation of a sewer service main and water service main; the underground extension of gas, electrical, cable and phone lines; and the creation of a private road which would have a maximum slope of 23.5% where 15% slope is the maximum allowable. A grading permit, which is not part of this current application, would be required prior to roadway construction. This project is appealable to the California Coastal Commission. APNs 048-073-010; 048-074-020. Application filed September 12, 1991. Approximately 58 property owners were notified. (THIS ITEM WAS CONTINUED FROM THE MARCH 25, 1992, PLANNING COMMISSION MEETING.) PROJECT PLANNER: VALERIE BARONE, 363-1930.

Speakers: Leslie A. Williams, Attorney
Bob Brown, Mid-Coast Community Council
Bob Williamson, applicant
Joe Guntren, applicant

COMMISSION ACTION:

It was moved by Commissioner Bergeron, and seconded by Commissioner Muzzi, that the hearing be closed. Motion carried 5-0.

Commissioner Bergeron then moved, and Commissioner Muzzi seconded, that the Commission:

1. Recommend that the Department of Public Works study the appropriateness of increasing the width of or adding regulatory signs to the Purisima Way and Miramar Drive intersection.
2. Accept the staff recommendations, make the findings, and adopt the recommended conditions of approval as follows:

FINDINGS:

Regarding the Negative Declaration

1. The Planning Commission does hereby find that this Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
3. That on the basis of the Initial Study, comments received thereto, and testimony presented and considered at the public hearing, that there is no substantial evidence that the project will have a significant effect on the environment.

Regarding the Lot Line Adjustment

4. The number of lots following the adjustment does not exceed the number of lots which existed prior to the adjustment.
5. The proposed configuration of the lots following the adjustment conforms with County zoning and building requirements.

Regarding the Subdivision

6. That, in accordance with Section 66473.5 of the Subdivision Map Act, this map as shown in Attachment C, together with the provisions for its design and improvement is consistent with the San Mateo County General Plan.
7. That the site is physically suitable for the type of development and for the proposed density of development.
8. 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 avoidable injure fish and wildlife or their habitat.

9. That the design of the subdivision or the type of the improvements would not conflict with easements, acquired by the public-at-large, for access through or use of, property within the proposed subdivision.
10. That the design of the subdivision provides, to the extent feasible, for future passive natural heating or cooling opportunities.
11. That the benefits of additional housing are greater than any negative effects the subdivision would have on fiscal and environmental resources.
12. That this project was processed in accordance with the County's Lot Line Adjustment procedures.

Regarding the Street Improvement Exception

13. That extraordinary hardship or damage would be imposed on the applicants if the strict application of the County Road Standards were followed. The modifications proposed in this application are in harmony with the general purpose and objectives of the County Street Improvement Regulations and the public health, safety, and welfare of the people of San Mateo County will be protected.

Regarding the Coastal Development Permit

14. That on the basis of the information contained in the staff report, the project conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

CONDITIONS OF APPROVAL:

Department of Public Works

1. The applicants shall provide appropriate documentation to the Department of Public Works and to the Planning Division confirming that portions of Hermosa Avenue and portions of Alto Avenue have, in fact, been abandoned and/or vacated as indicated on the Vestino Tentative Map.
2. The applicants shall have designed (by a registered civil engineer) and the applicants shall construct an on-site 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 turn-around meeting the requirements of the applicable fire jurisdiction and the San Mateo County Department of Public Works.
3. The applicants 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 storm water 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 predeveloped state. Recommended measures shall be designed and included in the street improvement plans (per Condition #2), and submitted to the Department of Public Works for review and approval.

4. The applicants shall record documents which address maintenance responsibilities of both the private road and any private drainage facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review.
5. The applicants shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans (per Condition #2), and submitted to the Department of Public Works for review. Upon completion of this review, the applicants or their engineer shall have these approved plans signed by the appropriate sewer district.
6. The applicants shall dedicate Sanitary Sewer Easements for any portion of the sewer main which lies outside of existing public sanitary sewer easements, if applicable.
7. The applicants shall submit to both the Department of Public Works and the Planning Division, written certification from the appropriate water district (Redwood City Water) stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
8. Any potable water system work required by the appropriate district within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met. Plans for such work shall be reviewed by the Department of Public Works prior to the issuance of the permit.
9. The applicants shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and the Planning Division stating that they will provide energy and communication services to the proposed parcels of this subdivision.
10. Any proposed construction work within the County right-of-way shall not begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met.
11. "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
12. The applicants shall submit a plan to the Department of Public Works showing driveway access to each of the parcels complying with County

standards for driveway slopes (not exceeding ~~20%~~). This plan and driveway slopes shall be prepared from elevations and alignment from the improvement plans required by Condition #1.

13. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to the site. A "Grading Permit" would be required for construction of the private road unless exempted by the above ordinance.
14. The applicants shall submit a parcel map to the Department of Public Works for review and recording.

Planning Division

15. Approval of these permits is for the project as described and modified in this staff report, only. Minor modifications may be made subject to the review and approval of the Planning Director.
16. The applicants shall comply with the significant tree ordinance.
17. Regarding parcels 1 through 4: the applicants shall replace each significant tree approved for removal with up to three seedlings; number, size, and species to be approved by the Planning Director.
18. Regarding parcels 1 through 4: the applicants shall pay a surety deposit to insure the maintenance of all replacement seedlings. The amount and duration of the surety shall be determined on a case-by-case basis by the Planning Director.
19. The applicants shall design residences for the subject properties which are in compliance with the Design Review Ordinance and the Local Coastal Program.
20. Regarding parcels 1 through 4: the applicants shall design residences which follow the natural topography of the site. The house should follow the natural slope of the hill and stair-step down the slope if necessary. Grading on each site shall be limited to that required to construct a residence which has been designed to follow the topography and to provide access to that residence. The filling or grading of the hillside to provide flat yard areas shall not be allowed.
21. The applicants shall limit the height of all proposed structures so that no portion of the structure extends above the tree canopy on the site.
22. The applicants shall employ earth tone colors which blend with the natural environment on the exterior of all structures on each site, to the satisfaction of the Planning Director.
23. Regarding parcels 1 through 4: the applicants shall create a document, to the satisfaction of the Planning Director and County Counsel, which outlines the above three tree protection restrictions and the above four development restrictions for the benefit of all future owners of parcels 1 through 4. This document shall be recorded at the time of recordation of the final parcel map. Further, the Commission recommends the above seven development restrictions be included on each parcel's deed.

24. The applicants shall obtain a grading permit for all proposed roadway improvements prior to regrading or widening Miramar Road.
25. As part of the grading permit application for this project, the applicant shall submit engineered plans for access to lots 1-4 consistent with the schematic plans submitted on April 8, 1992. The access plan will be submitted for approval by the County Fire Marshal, Director of Public Works and the Planning Director.

Building Inspection Section

26. The applicants shall provide a drainage analysis and plan which demonstrates that development on these parcels will not increase run-off surface water to adjoining parcels. (This requirement appears to be a duplicate of one of the Department of Public Works. However, the Building Inspection Section's concerns are with run-off to other parcels where the Department of Public Works' would be run-off to the right-of-way.

Environmental Health Division

27. The applicants shall install or extend a sanitary sewer main to serve Lots 1 through 7 to the satisfaction of the Granada Sanitary District and the Department of Public Works.
28. The applicants shall install or extend a water main to serve all parcels to the satisfaction of the Coastside County Water District and the Department of Public Works.

Half Moon Bay Fire Protection District

29. The applicants shall meet all requirements of the Half Moon Bay fire Marshall.

CalTrans

30. The applicants shall obtain an encroachment permit for any work proposed within the State right-of-way.

Any interested party aggrieved by the determination of the Planning Commission may appeal this decision to the Board of Supervisors within ten (10) days from such date of determination. The appeal period for this project will end on April 22, 1992, at 5:00 p.m.

In the event an item is appealable to the California Coastal Commission, a second ten (10) working day appeal period must elapse to satisfy Coastal Commission requirements. The County and Coastal Commission appeal periods run consecutively, not concurrently, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

Motion carried 5-0.

8. MIRADA BEACH PARK (Donald Brown) - CPR 90-1

Location: Adjacent to Cabrillo Highway, Northeast of Magellan Avenue and South of Santiago Avenue, El Granada

Consideration of a Preliminary Concept Plan for "Mirada Beach Park," a 49-acre recreational vehicle park, campground and golf driving range. APNs 047-331-010, 047-330-010. Application filed October 10, 1991. 152 property owners were notified. (THIS ITEM WAS CONTINUED FROM THE FEBRUARY 26, 1992, PLANNING COMMISSION MEETING. PROJECT PLANNER: DIANE REGONINI, 363-1853.

Speakers: David Byers, attorney for applicant
 Bob Brown, Mid-Coast Community Council
 Janet Oulton, resident
 James Tjogas, Cabrillo Unified School District

COMMISSION ACTION:

Commissioner Bergeron moved, and Commissioner Damonte seconded, that the Commission continue consideration of this project to June 10, 1992 at 2 p.m.

Motion carried 5-0.

4. CORRESPONDENCE and OTHER MATTERS

No additional correspondence or other matters were brought before the Commission.

5. DIRECTOR'S REPORT

The following was announced by the Planning Administrator:

- a. The Planning Commission Meeting REGULARLY SCHEDULED FOR APRIL 22, 1992 HAS BEEN CANCELLED. The next regularly scheduled meeting will take place on May 13, 1992.
- b. Project file CPR 91-0001, Burton and Cindy Oliver, (proposed land division at 820 June Hollow Road, Montara) scheduled for April 22, has been rescheduled to the May 13, 1992 Planning Commission hearing at 10:00 a.m.
- c. The Planning Commission has set the following meeting schedule through the month of June, 1992:

APRIL	22	MEETING CANCELLED
MAY	13	MEETING TO BE HELD AS SCHEDULED
MAY	27	MEETING CANCELLED
JUNE	10	MEETING TO BE HELD AS SCHEDULED
JUNE	24	MEETING CANCELLED

Adjournment:

The meeting adjourned at 1:30 p.m.

Richard C. Zents
550 Miramar Dr.
Half Moon Bay CA 94019-5133

Kevin Lee Cooke
548 Miramar Dr.
Half Moon Bay CA 94019-5133

Michael S. Williams
555 Hermosa Ave.
Half Moon Bay CA 94019

W. Leonard Tribble
P.O. Box 735
Half Moon Bay CA 94019

Richard Verhougstraete
RT 1 Box 42X
Half Moon Bay CA 94019

Beverly Smith
Rr 01 Box 0
Half Moon Bay, CA 9401

Steve Kolinis
555 Miramar Dr
Half Moon Bay, CA 94019

Elizabeth Bishop
2 Isabella Ave
Atherton, CA 94027

*** Prepared For ***

Mahmood Mir
304 Mooring Line Dr.
Celina OH 45822

Mattie Alexander
131 Chilpancingo Park Way
Pleasanton CA 94520

Warren K. Branscum
635 Mandarin Lane
Walnut Creek CA 94598

Stephen C. Stack
P.O. Box 1600
El Granada CA 94108

Donald G. Pitman
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Madera CA 93637

Mary Colter Call McDonald
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Daly City CA 94017

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Half Moon Bay CA 94019

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George H. Benjamin
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El Granada CA 94018

Shirley Hampton
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San Bruno CA 94066

Terry W. Strongin
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Half Moon Bay CA 94019

Jorge M. & D. Bahamondes
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San Mateo CA 94402

Kathryn Marie Schoendorf
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Menlo Park CA 94025

Linda Yaphe
565 Miramar Dr
Half Moon Bay, CA 94019

Helen J. Carey
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Atherton CA 94027

Robert H. Bradfield
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Half Moon Bay CA 94019

T. J. Trs Callan
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Daly City CA 94015

Frank Yaqi
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Half Moon Bay CA 94019

Michael C. Callan
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Atherton CA 94027

Herb & Tina Aceituno
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El Granada CA 94018

Garry B. Gammon
231 San Carlos Ave.
El Granada CA 94018

Thomas H. Bollinger
545 Alto Ave.
Half Moon Bay CA 94019-5138

Catherine M. Hughes
P.O. Box 873
El Granada CA 94018

Church John
655 Miramar Dr
Half Moon Bay, CA 94019

Church Lyle & Patricia
655 Miramar
Half Moon Bay, CA 94019

Coastside County Water
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Half Moon Bay, CA 94019

Michael Coy
Po Box 4163
Honolulu, HI 96812

~~Silverrol Fischer
333 Mountain Vw #48
Talent, OR 97540~~

Joseph Guntren
775 Railroad Ave
Half Moon Bay, CA 94019

Jerome Jobaris
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El Granada, CA 94018

Albert & Pamela Lander
1611 Borel Pl Ste 211
San Mateo, CA 94402

Nurserymens Exchange Inc
475 6th St
San Francisco, CA 94103

David Wark
7605 Woodyard Rd
Clinton, MD 20735

Silverrol Fischer
1355 Summit Loop
Grants Pass, OR
97527-8974

~~048.074.020
300 FT.~~

Bob Williamson
775 Railroad Ave.
Half Moon Bay, CA
94019

Joe Guntren
PO Box 370389
Montara, CA
94037

Committee For Green Foothills
339 La Cuesta
Portola Valley, CA
94028

Greg Hampton
530 Miramar
Half Moon Bay, CA
94019

Louie Figone
Route 1 Box 42T
Half Moon Bay, CA
94019

Anna Bettencourt
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San Mateo, CA 94403

Leo Cafferata
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Church John
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Half Moon Bay, CA 94019

Church Lyle & Patricia
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Silverrol Fischer
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Joseph Guntren
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Jerome Jobaris
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El Granada, CA 94018

Dennis Lo
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Redwood City, CA 94062

Bruce Schott Jr.
27786 Pleasant Hill Ct
Hayward, CA 94542

Stetson Irwin Schott
605 Kansas St
San Francisco, CA 94107

David Wark
7605 Woodyard Rd
Clinton, MD 20735

048-073-010

300 FT

62

54

Neal B. Kramer
P.O. Box 1582
El Granada CA 94018

Joseph C. Quirk
540 Hermosa Ave.
Half Moon Bay CA 94019-5136

Ricky Gonzalez
541 Hermosa Ave.
Half Moon Bay CA 94019-5137

Henry L. Newell
P.O. Box 578
El Granada CA 94018

Richard Anthony Valtierra
415 Miramar Dr.
Half Moon Bay CA 94019-1372

Martin R. Kuhn
P.O. Box 993
Montara CA 94037

Joyce A. Tehaney
456 Miramar Dr.
Half Moon Bay CA 94019-1338

Daniel J. Sterling
485 Miramar Dr.
Half Moon Bay CA 94019

Gavin J. Long
486 Miramar Dr.
Half Moon Bay CA 94019-1338

Kenneth L. Coverdell
501 Purisima Way
Half Moon Bay CA 94019-1930



MIDCOAST COMMUNITY COUNCIL

Serving the Communities of
Princeton, El Granada, Moss Beach, Montara and Miramar

May 12, 1992

Honorable Board of Supervisors
County Government Center
401 Marshall Street
Redwood City, CA 94063

Re: Williamson and Guntren subdivision

Dear Members of the Board:

The Land Use Subcommittee of the MidCoast Community Council has reviewed the proposed subdivision of four lots into seven and have visited the property. We recommend that the Board overturn the Planning Commission decision and deny the subdivision.

We could support a land division which does not create additional lots with their buildable areas entirely on slopes over 30 percent. However, we find the proposed lot line adjustment then subdivision a means of avoiding the LCP policy which prohibits creation of new lots on slopes in excess of 30 percent. If the lot line adjustment must be allowed since findings of LCP conformance are not required for such approvals, then the further, discretionary subdivision action should not be permitted.

Whether the Board approves or denies this application, we believe that the Board should act to close the loophole being used by the applicants. Once again we find that a good LCP policy is circumvented by developers. The Board should direct staff to modify the Zoning Ordinance to include the slope standards so that lot line adjustments will be subject to the same basic policy as subdivisions.

Thank you for your consideration.

Sincerely,



Robert M. Brown
Council Member

cc: MidCoast Community Council
Half Moon Bay Review

May 26, 1992

SPEAKER RECOGNIZED BY THE PRESIDENT - ORAL COMMUNICATIONS

Dr. Nancy Jewell Cross, 301 Vine Street, Menlo Park 94025

SPEAKERS RECOGNIZED BY THE PRESIDENT - ITEM NO. 4

Richard Axen, 1659 Lexington, San Mateo 94407 (Highlands Community Association)
Kathie Woolard, 413 High Street, Point Richmond 94801 (Cyote Point Rifle & Pistol Club)

SPEAKERS RECOGNIZED BY THE PRESIDENT - ITEM NO. 6

Gregory Hampton, 530 Miramar, Half Moon Bay 94019
Lennie Roberts (Committee for Green Foothills)
Austin Harkin, 1635 10th Avenue #7, San Francisco 94122
Michelle Holtzinger, PO Box 2068, El Granada 94018
Michael McCracken, 919 E. Hillsdale Blvd., Suite 101, Foster City 94404
Bob Williamson, Montara
Joe Guetran, Moss Beach
Eddie Campinotti, Pescadero

SPEAKERS RECOGNIZED BY THE PRESIDENT - ITEM NO. 7

Steven J. Balopulos, 516 Sunnymount Avenue, Sunnyvale 94087 (Barbara's Fishtrap
Restaurant)
Charles Van Linge, 675 Sharon Park Dr. #125, Menlo Park 94025 (Van Linge Properties)

SPEAKERS RECOGNIZED BY THE PRESIDENT - ITEM NO. 30

Lennie Roberts
Betty Stone, 765 Main Street, Half Moon Bay 94019 (San Mateo Co. Farm Bureau)
B.J. Burns, 243 Butano Cut Off, Pescadero 94060
Steve Oku, 8 Grrrenbruer Court, Half Moon Bay 94019

DLS/RLS:ki

MATTERS CONTINUED OR SET AT MEETING OF:

May 26, 1992

#4	Unspecified time
#41	June 9, 1992 - for adoption
#50	June 16, 1992
#51	June 9, 1992 - for adoption

ALL OTHER ITEMS ON THE AGENDA WERE APPROVED.

Closed Session - Tuesday, June 9, 1992 at 8:00 a.m. Litigation and Personnel Matters.

Bob Williamson
Joe Guntren
June 4, 1992
Page 2

2. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
3. That, on the basis of the Initial Study, comments received thereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.

Regarding the Lot Line Adjustment

4. The number of lots following the adjustment does not exceed the number of lots which existed prior to the adjustment.
5. The proposed configuration of the lots following the adjustment conforms with County zoning and building requirements.

Regarding the Subdivision

6. That, in accordance with Section 66473.5 of the Subdivision Map Act, this map as shown in Attachment C, together with the provisions for its design and improvement is consistent with the San Mateo County General Plan.
7. That the site is physically suitable for the type of development and for the proposed density of development.
8. 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.
9. That the design of the subdivision or the type of the improvements would not conflict with easements, acquired by the public-at-large, for access through or use of property within the proposed subdivision.
10. That the design of the subdivision provides, to the extent feasible, for future passive natural heating or cooling opportunities.
11. That the benefits of additional housing are greater than any negative effects the subdivision would have on fiscal and environmental resources.
12. That this project was processed in accordance with the County's lot line adjustment procedures.

Bob Williamson
Joe Guntren
June 4, 1992
Page 3

Regarding the Street Improvement Exception

13. That extraordinary hardship or damage would be imposed on the applicants if the strict application of the County road standards were followed. The modifications proposed in this application are in harmony with the general purpose and objectives of the County street improvement regulations and the public health, safety, and welfare of the people of San Mateo County will be protected.

Regarding the Coastal Development Permit

14. That on the basis of the information contained in the staff report, the project conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

CONDITIONS OF APPROVAL

Department of Public Works

1. The applicants shall provide appropriate documentation to the Department of Public Works and to the Planning Division confirming that portions of Hermosa Avenue and portions of Alto Avenue have, in fact, been abandoned and/or vacated as indicated on the Vestino Tentative Map.
2. The applicants shall have designed (by a registered civil engineer) and the applicants shall construct an on-site 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 jurisdiction and the San Mateo County Department of Public Works.
3. The applicants 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 storm water onto, over, and off 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 (per Condition #2), and submitted to the Department of Public Works for review and approval.

Bob Williamson
Joe Guntren
June 4, 1992
Page 4

4. The applicants shall record documents which address maintenance responsibilities of both the private road and any private drainage facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review.
5. The applicants shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans (per Condition #2), and submitted to the Department of Public Works for review. Upon completion of this review, the applicants or their engineer shall have these approved plans signed by the appropriate sewer district.
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Bob Williamson
Joe Guntren
June 4, 1992
Page 5

driveway slopes shall be prepared from elevations and alignment from the improvement plans required by Condition #1.

13. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to the site. A "grading permit" would be required for construction of the private road unless exempted by the above ordinance.
14. The applicants shall submit a parcel map to the Department of Public Works for review and recording.

Planning Division

15. Approval of these permits is for the project, as described and modified in this staff report, only. Minor modifications may be made subject to the review and approval of the Planning Director.
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21. The applicants shall limit the height of all proposed structures so that no portion of the structure extends above the tree canopy on the site.
22. The applicants shall employ earth-tone colors which blend with the natural environment on the exterior of all structures on each site, to the satisfaction of the Planning Director.

Bob Williamson
Joe Guntren
June 4, 1992
Page 6

23. Regarding Parcels 1 through 4: the applicants shall create a document, to the satisfaction of the Planning Director and County Counsel, which outlines the above three tree protection restrictions and the above four development restrictions for the benefit of all future owners of Parcels 1 through 4. This document shall be recorded at the time of recordation of the final parcel map. Further, the Commission recommends the above seven development restrictions be included on each parcel's deed.
24. The applicants shall obtain a grading permit for all proposed roadway improvements prior to regrading or widening Miramar Road.
25. As part of the grading permit application for this project, the applicants shall submit engineered plans for access to Lots 1 through 4 consistent with the schematic plans submitted on April 8, 1992. The access plan will be submitted for approval by the County Fire Marshal, Director of Public Works and the Planning Division.

Building Inspection Section

26. The applicants shall provide a drainage analysis and plan which demonstrates that development on these parcels will not increase runoff surface water to adjoining parcels. (This requirement appears to be a duplicate of one of the Department of Public Works. However, the Building Inspection Section's concerns are with runoff to other parcels where the Department of Public Works' would be runoff to the right-of-way.)

Environmental Health Division

27. The applicants shall install or extend a sanitary sewer main to serve Lots 1 through 7 to the satisfaction of the Granada Sanitary District and the Department of Public Works.
28. The applicants shall install or extend a water main to serve all parcels to the satisfaction of the Coastside County Water District and the Department of Public Works.

Half Moon Bay Fire Protection District

29. The applicants shall meet all requirements of the Half Moon Bay Fire Marshal.

CalTrans

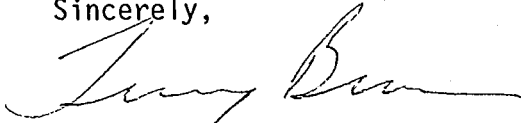
30. The applicants shall obtain an encroachment permit for any work proposed within the State right-of-way.

Bob Williamson
Joe Guntren
June 4, 1992
Page 7

Any interested party may appeal the County's approval of this subdivision to the California Coastal Commission Central Coast Division. They can be reached at 408/479-3511.

If you have any questions on this matter, please contact the Project Planner, Valerie Barone, at 363-1930.

Sincerely,



Terry Burnes
Planning Administrator

TB:VB:fc - VJBC1377.AFN

cc: Rick Silver, Clerk of the Board
Lennie Roberts, Committee for Green Foothills, Appellant
Greg Hampton, Appellant
Louie Figone, Appellant
Bob Brown, ~~Committee for Green Foothills~~ Mid-Coast Community Advisory Council
Judy Mariant, California Coastal Commission

Planning and Building Division • County Government Center
590 Hamilton • Redwood City • California 94063 • 415/363-4161

NOTICE OF DETERMINATION

County of San Mateo
Planning and Building Division
Pony 5500
590 Hamilton Street
Redwood City, CA 94063
Planner: VALERIE BARONE

For Clerk Use Only

FILED ENDORSED
IN THE OFFICE OF THE
COUNTY CLERK RECORDER OF
SAN MATEO COUNTY CALIF.

JUN 29 1992

WARREN SLOCUM, County Clerk
By PATRICIA FISCHBACH
DEPUTY CLERK

Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: 2 LOT ADJUSTMENT, case no.: ENV91-0298

State Clearinghouse Number: N/A
Lead Agency Contact Person: VALERIE BARONE
Telephone: (415) 363-4161

Project Location (include county): 3800 LONG RIDGE ROAD, San Mateo County

Project Description: Request for a 10-acre lot line adjustment between a 39-acre legal parcel, zoned Timber Production Zone (TPZ) and an adjacent 40-acre legal parcel, zoned Resource Management (RM) and covered by a Class B, Williamson Act Contract. Ownership of the 40 acres of Williamson Act land would, as a result of this lot line adjustment, be split between two owners into a 10-acre portion and a 30-acre portion. The slope of the property in the area of adjustment is greater than 40%.

This is to advise that the County of San Mateo as Lead Agency has approved the above described project on June 24, 1992 and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures are not made a condition of the approval of the project.
4. A statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the Planning and Building Division Office, 590 Hamilton Street, 2nd Floor, Redwood City, California, 94063.

Signature: Valerie J. Barone Date: 6/29/92
Title: Project Planner
Date sent for filing at OPR: _____

CERTIFICATE OF FEE EXEMPTION

Department Of Fish And Game de Minimis Impact Finding

To: County Clerk, San Mateo County
Hall Of Justice And Records
Redwood City, CA 94063From: San Mateo Planning Division
590 Hamilton Street
Redwood City, CA 94063
Mail Drop 5500File Number: ENV91-0298
Project Title: 2 LOT ADJUSTMENT
Project Location: 3800 LONG RIDGE ROAD LAH (APN 085-110-060)
(APN 085-120-080)**Project Description:**

Request for a 10-acre lot line adjustment between a 39-acre legal parcel, zoned Timber Production Zone (TPZ) and an adjacent 40-acre legal parcel, zoned Resource Management (RM) and covered by a Class B, Williamson Act Contract.

Finding of Exemption

1. An initial study has been conducted by this lead agency, which has evaluated the potential for this project to cause an adverse effect--either individually or cumulatively--on wildlife resources. For this purpose, wildlife is defined as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability" (Section 711.2, Fish and Game Code).
2. There is no evidence that the proposed project would have any potential for adverse effect on wildlife resources.

Certification:

I hereby certify that San Mateo County, has made the above findings and that the proposed project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.


 VALERIE BARONE
 Project Planner
Date: 6/29/92
~~June 24, 1992~~

BOARD OF SUPERVISORS

ANNA G. ESHOO
MARY GRIFFIN
TOM HUENING
TOM NOLAN
WILLIAM J. SCHUMACHER

RICHARD L. SILVER
CLERK OF THE BOARD

minutes

Board of Supervisors San Mateo County

Tuesday, May 26, 1992
9:00 A.M.

The meeting was called to order at 9:17 a.m.

PLEDGE OF ALLEGIANCE

ROLL CALL - Supervisor Schumacher absent.

1. ORAL COMMUNICATIONS

Dr. Nancy Jewell Cross, 301 Vine Street, Menlo Park 94025

2. REGULAR AGENDA (SEE PAGE 4) CONSENT AGENDA (SEE PAGE 5)

All items on the consent agenda are approved by one roll call motion unless a request is made at the beginning of the meeting that an item be withdrawn or transferred to the regular agenda. Any item on the regular agenda may be transferred to the consent agenda.

Nolan/Huening (Schumacher absent) - Consent agenda approved with the following changes: Number 50 was continued to June 16, 1992. Numbers 29 and 30 were transferred to the regular agenda.

MATTERS SET FOR SPECIFIED TIME

3. 8:00 a.m. Closed Session - Litigation and Personnel Matters

Campioutti v. County of San Mateo

May 26, 1992

4. 9:30 a.m. Report on alternative shooting range sites and postponing closure of the Coyote Point Range (Environmental Services Agency Director)

Speakers recognized by the President: see page 11

Eshoo/Huening - That the committee stay in tact and return in six months with a report exploring two optional locations:

- 1) An indoor location, and possible financing
- 2) A recreational site and drop the possible use of the Quarry location in San Mateo Highlands

This item was continued to unspecified date.

5. 9:45 a.m. Presentation of proclamation (873) designating June 1992 as "Tuberculosis Awareness Month" (Health Services Agency Director)

6. 10:00 a.m. Hearing to consider an appeal of the Planning Commission's conditional approval to allow the creation of seven parcels from four existing legal parcels, the installation of utilities and creation of a private road which would have a maximum slope of 23.5% where 15% slope is the maximum allowable and to effect a lot line adjustment. The project is located at Terrace Avenue, Miramar (Applicant: Bob Williamson and Joe Guntren/Appellant: The Committee for Green Foothills, Greg Hampton and Louie Figone) (Environmental Services Agency Director):

- a) Report and recommendation

Speakers recognized by the President: see page 11

- b) Close hearing

Nolan/Huening (Schumacher absent)

- c) Approve or deny appeal

Huening/Nolan (Eshoo voted no - Schumacher absent) - denied the appeal and upheld the Planning Commission's approval by making the findings and adopting the recommended conditions of approval.

May 26, 1992

7. 10:15 a.m. Hearing to consider an appeal of the Planning Commission's conditional approval #12 which is a requirement that the applicant relocate her garbage bins from their current location on a neighboring property to the subject site. The project is located at 281 Capistrano Road, Pillar Point Harbor (Appellant/Applicant: Barbara Walsh) (Environmental Services Agency Director):

a) Report and recommendation - with amendments.

Speakers recognized by the President: see page 11

b) Close hearing

Huening/Nolan (Schumacher absent)

c) Approve or deny appeal

Huening/Nolan (Schumacher absent) - Upheld the findings and approval of the Planning Commission but modified Condition of Approval No. 12 and added Condition of Approval No. 13.

8. 11:00 a.m. Discussion and possible action regarding placement of street barriers in the Fair Oaks/Atherton area (continued from January 21, March 17, 24, April 7, and May 5, 1992)

Eshoo/Huening (Schumacher absent) - to accept and approve staff recommendation including resolutions included in staff recommendation with amendments.

a) Resolution (56129) authorizing agreement with Town of Atherton for preparation of a traffic management study/plan for the Atherton-Fair Oaks area

b) Resolution (56130) authorizing agreement with Magic, Inc. and DKS Associates for preparation of a traffic management study/plan for the Atherton-Fair Oaks area

May 26, 1992

REGULAR AGENDA

ENVIRONMENTAL SERVICES AGENCY DIRECTOR

9. a) Resolution (56131) authorizing agreement with Harding Lawson Associates for an environmental assessment and carrying capacity study at the Fitzgerald Marine Reserve (continued from May 19, 1992)

Nolan/Eshoo (Schumacher absent)

- b) Resolution (56132) authorizing transfer of \$56,580 from other reserves to services and consultations to fund the study (4/5ths vote required)

Nolan/Eshoo (Schumacher absent)

COUNTY MANAGER

10. County Manager's report

BOARD OF SUPERVISORS

11. Consideration of a storm drain stenciling program to reduce non-point source pollution to San Francisco Bay and Pacific Ocean Waters (Supervisor Huening)

Huening/Eshoo (Schumacher absent)

12. Resolution (56133) authorizing transfer of \$1,000,000 from the Accumulated Capital Outlay fund to the Family Housing and Homeless Trust fund (4/5ths vote required) (continued from May 19, 1992) (Supervisor Nolan)

Nolan/Eshoo (Schumacher absent)

13. Board members' committee reports

CONSENT AGENDA

- 14. Claims payable #1547 \$95,719.56

BOARD OF SUPERVISORS

- 15. Ratification of resolution (874) honoring Herbert S. Foreman on his retirement from the California Teachers Association (Supervisor Griffin)
- 16. Ratification of resolution (875) honoring Stan Kangas for his years of community service (Supervisor Nolan)
- 17. Ratification of resolution (876) honoring Ted Adcock for his extraordinary contributions to Half Moon Bay/Coastside Community (Supervisor Eshoo)
- 18. Ratification of resolution (877) honoring "Bud" Taylor on his retirement as Superintendent of Hillsborough City School District (Supervisor Huening)
- 19. Ratification of resolution (878) honoring Richard A. Bortolin on his retirement as President of Millbrae Lions Club (Supervisor Griffin)

CHIEF INFORMATION OFFICER

- 20. Resolution (56126) authorizing release of Request For Proposals (RFP) for primary and secondary suppliers for Countywide microcomputer hardware and software acquisition, hardware maintenance, and software assistance
- 21. Resolution (56127) waiving competitive bidding and authorizing agreement with IBM Corporation for provision of memory upgrade, installation, and maintenance to the 3090 Mainframe/Model 180J
- 22. Resolution (56128) authorizing amended agreement with Integral Systems, Inc. for purchase, installation, maintenance, training and consulting services support for the Human Resources Management Information Systems package software products, adding the annual software maintenance funding in the amount of \$39,948.15

May 26, 1992

CHIEF PROBATION OFFICER

23. In connection with the Victim/Witness Program allowing funds to support an intensive outreach to victims in East Palo Alto, East Menlo Park, and South Redwood City:
- a) Resolution (56134) authorizing the Probation Department as the provider of victim services through the Special Emphasis Assistance Project
 - b) Resolution (56135) authorizing submission of application to the State Office of Criminal Justice Planning for grant funds for the Special Emphasis Assistance Project for the fiscal year 1992-93 in the amount of \$44,897

COUNTY COUNSEL

24. Resolution (56136) authorizing amended agreement with the law firm of Hanson, Bridgett, Marcus, Vlahos and Rudy in an amount not to exceed \$60,000, in connection with the provision of legal services relating to the pending preliminary determination in the San Gregorio Creek Stream System Adjudication
25. In connection with the provision of legal services relating to the pending preliminary determination in the County Service Area No. 7 (CSA No. 7) (Sam McDonald Park) Adjudication (Public Works Director):
- a) Resolution (56137) authorizing amended agreement with CSA No.7 which provides for an increase of \$60,000 in the amount of funds advanced to pay specialized legal administration cost in conjunction with San Gregorio Creek adjudication (4/5ths vote required)
 - b) Resolution (56138) authorizing transfer of \$60,000 to CSA No. 7 expenditure fund from Solid Waste fund (4/5ths vote required)
26. Resolution (56139) authorizing reconveyance of real property pledged as bail in lieu of money in People v. Napoleon Palacio Aguilar, Superior Court Case No. C-27666-01
27. Resolution (56140) authorizing reconveyance of real property pledged as bail in lieu of money in People v. Jon R. Davidson, Superior Court Case No. C-26608-01
28. Resolution (56141) authorizing reconveyance of real property pledged as bail in lieu of money in People v. Gerard Murtagh, Superior Court Case No. C-27164-01

May 26, 1992

ENVIRONMENTAL SERVICES AGENCY DIRECTOR

29. Resolution (56142) authorizing City/County Association of Governments (C/CAG) as the program manager for the AB 434 funding program

Huening/Griffin

30. Resolution in support of proposed petition by Santa Cruz County to list the Waddell and Scott Creek Coho Salmon (*Oncorhynchus Kisutch*) as an endangered species

Speakers recognized by the President: see page 11

Nolan/Huening (Eshoo voted no - Schumacher absent) - No action taken on resolution
Board acknowledged receipt of request but took no action.

GENERAL SERVICES DIRECTOR

31. Resolution (56144) authorizing the Relocation Assistance Impact Plan and Report and approving the assurance that adequate housing and business properties will be available to the displacees from the 5th Avenue Grade Separation Project
32. Resolution (56145) waiving competitive bidding and authorizing Purchasing Agent to pay for emergency replacement of a portion of the Crystal Springs water supply main
33. In connection with the contract with Sergio Construction, Inc. for roof restoration of the Folger's Stables, Wunderlich County Park, Woodside:
- a) Revision Order No. 1 in the additive amount of \$18,633.67 and time extension of fifty-one days
 - b) Resolution (56146) authorizing transfer of \$18,633.67 within various accounts (4/5ths vote required)

May 26, 1992

HEALTH SERVICES AGENCY DIRECTOR

- 34. Resolution (56147) authorizing amended agreement with Peninsula Children's Center (PCC) for provision of psychiatric day treatment and outpatient services for children and adolescents, increasing amount of the contract by \$23,688 to \$132,652

3: *Item # 34 void / Item returned on June 23rd & passed* install a voice mail in Mateo area, in an

- Reso # 56260 - Letter in May 26th Correction File rious accounts in the

H

3 sign agreement with a help, seasonal and ements

3 sign agreement with VISION SERVICE PLAN (VSP) FOR THE COUNTY'S VISION PLAN BENEFIT

- 38. Resolution (56152) implementing the Memorandum of Understanding with the Building Construction and Trades Council (BCTC) which covers the period of May 1, 1992 through April 23, 1994
- 39. Resolution (56153) establishing the salaries and benefits for unrepresented Communications Unit Employees
- 40. Resolution (56154) establishing the salaries and benefits for unrepresented Superior Court Unit Employees
- 41. Introduction of ordinance amending salary ordinance for reclassification, deletion and additions in various departments

This item continued to June 9, 1992 for adoption.

HUMAN SERVICES AGENCY DIRECTOR

- 42. Resolution (56155) authorizing agreement with City of Menlo Park to permit Housing and Community Services to administer certain administrative activities for downpayment assistance loans

May 26, 1992

43. Resolution (56156) authorizing amended agreement with the State Department of Education for provision of child development (day care) services, increasing the amount of the contract by \$1,912 to \$187,378
44. Resolution (56157) authorizing the Director of Housing and Community Services to pay the law firm of Orrick, Herrington and Sutcliffe for legal services in connection with the County Employer Homeownership Program (EHOP) in an amount not to exceed \$21,349.16 (Housing Trust Fund account)
45. Resolution (56158) authorizing agreement with United States Escrow, Inc. for provision of fund control, disbursement, and collection services from July 1, 1992 through June 30, 1995
46. In connection with a low income rental housing project in East Palo Alto:
 - a) Resolution (56159) authorizing transfer of \$170,000 from the Community Development Block Grant (CDBG) Landbanking account to the Weeks Street Rental Housing Project
 - b) Resolution (56160) authorizing addendum to agreement with Ecumenical Association for Housing assistance with pre-development expenses, increasing the amount of contract by \$170,000 to \$250,000

PUBLIC WORKS DIRECTOR

47. Resolution (56161) awarding contract to American Asphalt Repair and Resurfacing Co., Inc., for the slurry seal of Cloverdale Road, Butano Cut-Off Road, and Jones Gulch Road, Pescadero and La Honda areas, in the total amount of \$79,510
48.
 - a) Resolution (56162) authorizing acceptance of construction of road improvements, road dedications, and a dedication of utility easements for Tract #916, Emerald Lake Heights II, Redwood City area, as a condition of approval of subdivision (continued from May 19, 1992)
 - b) Resolution (56163) authorizing agreement with Gold Partners for improvement on Summit Ridge Pl, Redwood City, Emerald Lake area
49. Resolution (56164) authorizing concession agreement with R.E.N. Associates, dba Flight Simulation, San Carlos Airport for provision of flight school, aircraft rental air taxi/charter, sales and aircraft repair from May 1, 1992 through October 31, 1992 in an amount not to exceed \$30,000 (4/5ths vote required)

May 26, 1992

50. Resolution awarding contract to Nibbi Brothers, Inc. for the Airport Child Care Center, Burlingame area, in the total amount of \$1,110,540 (continued from May 12, 1992)

This item continued to June 16, 1992.

51. Introduction of ordinance establishing handicapped parking zone on Garden Lane, Colma area

This item continued to June 9, 1992 for adoption.

ADDENDUM

BOARD OF SUPERVISORS

Resolution (56165) amending the membership of the Children's Executive Council and redefining its duties (Supervisor Griffin)

Huening/Nolan (Schumacher absent)

Item #50 on the Consent Agenda should have been listed under General Services Director

The meeting adjourned at 12:42 p.m. in memory of Adele Bloom and Mrs. Hoffman, to reconvene on Tuesday, June 9, 1992 at 8:00 a.m. in closed session - litigation and personnel matters, and thereafter at 9:00 a.m. for the regularly scheduled Board meeting.

May 26, 1992

SPEAKER RECOGNIZED BY THE PRESIDENT - ORAL COMMUNICATIONS

Dr. Nancy Jewell Cross, 301 Vine Street, Menlo Park 94025

SPEAKERS RECOGNIZED BY THE PRESIDENT - ITEM NO. 4

Richard Axen, 1659 Lexington, San Mateo 94407 (Highlands Community Association)
Kathie Woolard, 413 High Street, Point Richmond 94801 (Cyote Point Rifle & Pistol Club)

SPEAKERS RECOGNIZED BY THE PRESIDENT - ITEM NO. 6

Gregory Hampton, 530 Miramar, Half Moon Bay 94019
Lennie Roberts (Committee for Green Foothills)
Austin Harkin, 1635 10th Avenue #7, San Francisco 94122
Michelle Holtzinger, PO Box 2068, El Granada 94018
Michael McCracken, 919 E. Hillsdale Blvd., Suite 101, Foster City 94404
Bob Williamson, Montara
Joe Guetran, Moss Beach
Eddie Campinotti, Pescadero

SPEAKERS RECOGNIZED BY THE PRESIDENT - ITEM NO. 7

Steven J. Balopulos, 516 Sunnymount Avenue, Sunnyvale 94087 (Barbara's Fishtrap
Restaurant)
Charles Van Linge, 675 Sharon Park Dr. #125, Menlo Park 94025 (Van Linge Properties)

SPEAKERS RECOGNIZED BY THE PRESIDENT - ITEM NO. 30

Lennie Roberts
Betty Stone, 765 Main Street, Half Moon Bay 94019 (San Mateo Co. Farm Bureau)
B.J. Burns, 243 Butano Cut Off, Pescadero 94060
Steve Oku, 8 Grrnbruier Court, Half Moon Bay 94019

DLS/RLS:ki

TAPE REGISTER
Board of Supervisors Meeting
May 26, 1992

<u>AGENDA ITEM NO.</u>	<u>TAPE NUMBER</u>	<u>FOOTAGE</u>
1044-A, 1045-A, 1044-B, 1045-B, 1046-A, 1047-A, 1046-B		
Start	1044-A	001
1	1044-A	031
2	1044-A	090
4	1044-A	137
5	1044-A	591
9	1045-A	
6	1045-A	161
30	1044-B	498
7	1045-B	169
8	1045-B	562
Addendum	1046-A	030
10	1046-A	45
11	1046-A	160
12	1046-A	185
29	1046-A	200
13	1046-A	210

MATTERS CONTINUED OR SET AT MEETING OF:

May 26, 1992

- | | |
|-----|-----------------------------|
| #4 | Unspecified time |
| #41 | June 9, 1992 - for adoption |
| #50 | June 16, 1992 |
| #51 | June 9, 1992 - for adoption |

ALL OTHER ITEMS ON THE AGENDA WERE APPROVED.

Closed Session - Tuesday, June 9, 1992 at 8:00 a.m. Litigation and Personnel Matters.

NORTH AMERICAN TITLE COMPANY, INC.
ESCROW NO. 4000644

RF	A
CO	
LN	
MF	1
AF	2
HS	7

NORTH AMERICAN OF
TITLE COMPANY

'91 APR 12 AM 8 00

WARREN SLOCUM RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDER

AND WHEN RECORDED MAIL TO

Name
Street Address
City & State

ROBERT WILLIAMSON
JONI WILLIAMSON
775 RAILROAD AVENUE
HALF MOON BAY, CA. 94019

MAIL TAX STATEMENTS TO

Name
Street Address
City & State

SAME AS ABOVE

NAT-30 (6-87)

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Individual Grant Deed

APN: 048-073-010 + 020

The undersigned grantor(s) declare(s):

- Documentary transfer tax is \$11.50
-) computed on full value of property conveyed, or
-) computed on full value less value of liens and encumbrances remaining at time of sale.
-) Unincorporated area: () City of UNINCORPORATED, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WILLIAM C. HURTEL AND KIM A. HUBER HURTEL, TRUSTEES OF THE "HURTEL FAMILY TRUST",
U/D/T/ DTD; FEBRUARY 2, 1990

hereby GRANT(S) to ROBERT WILLIAMSON AND JONI WILLIAMSON, HUSBAND AND WIFE as JOINT TENANTS

the following described real property in the UNINCORPORATED, State of California:
County of San Mateo

LOTS 1, 2, 3, 4, 5, 6, BLOCK 2, LOTS 7, 8, 9, 10, 11, 12, 13, 14, BLOCK 3, SUB OF BLOCK 10,
MIRAMAR TERRACE, AS SHOWN ON THE MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10,
MIRAMAR TERRACE", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN
MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1908, IN BOOK 5 OF MAPS AT PAGE 19.

A. P. N. 048-073-010
048-073-020

J. P. N. 048-007-073-01A
048-007-074-02A

Documentary Transfer Tax
.... PAID
San Mateo County
Rec'd By: *[Signature]*
Deputy Recorder

Dated: April 6, 1991

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On APRIL 10, 1991 } ss.
me, the undersigned, a Notary Public in and for said State,
personally appeared ANTHONY J. KERIN, III

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name subscribed to the within instrument and acknowledged that executed the same.
WITNESS my hand and official seal.

Signature

HURTEL FAMILY TRUST, U/D/T DTD 2-2-90

BY: *William C. Hurtel, Trustee*
WILLIAM C. HURTEL, TRUSTEE
Anthony J. Kerin III, Attorney in fact

BY: *Kim A. Huber Hurtel, Trustee*
KIM A. HUBER HURTEL, TRUSTEE
By Anthony J. Kerin III, Attorney in fact

Order No.

Escrow or Loan No.

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

8. Application Referral Agency

Date Returned

By

Date Sent

SMCo. Public Works
SMCo. Envir. Health
SMCo. Bldg. Insp.
Design Review Officer
Fire Marshal
Plng. Director, City of

LAFCo
MPROSD
Coastal Commission

9. Field Inspection by:

Date:

Notes:

Senior Planner
Concurrence

By

Date Completed

10. Environmental Review

EIF Review
Categorically Exempt
Class
Initial Study
Neg. Dec. Published
EIR Required

11. Public Hearing/Decision

Draft Staff Report
Graphics Request
Agenda Request
Plng. Director Review
Legal Notice Published
Neighborhood Notice
Hearings

Newspaper:

___ZHO ___PC ___BOS
___ZHO ___PC ___BOS
___ZHO ___PC ___BOS
___S ___ZHO ___PC ___BOS

Vote:

Action: ___Approved ___With Conditions ___Denied

12. Follow-Up

Notice of Decision
Appeal Filed
Follow-Up Complete
File to Delineator LLA: 10-6-92 DS,
File to Sr. Plnr.
Filed

COUNTY OF SAN MATEO
Planning and Building Division

NOTIFICATION REQUIREMENTS FOR BOARD OF SUPERVISORS HEARINGS

PRE-SET AGENDA DATE, if applicable: 5/26/92

A. LEGAL NOTICE PROCEDURES

Project Planner:

- Complete the Source of Notification Requirements Section below.
- Detach the legal notice page and edit the text as appropriate; fill in all blanks except date, time, and place of hearing and the date of the notice.
- Augment the existing Property Owner Notification List (PONL) to include the applicant, owner, appropriate public agencies, and all other interested parties.
- Reproduce a set of mailing labels for the augmented PONL.
- If an agenda date has not already been set for this item, then forward this form, the draft legal notice, and mailing labels to the Executive Secretary.
- If an agenda date has already been set for this item, then forward only the draft notice to the Executive Secretary.
- Once typed, forward this form, the legal notice, and mailing labels directly to the Agenda Clerk, Dale Young, at the Board of Supervisors' Office.

* ~~Executive Secretary:~~

- Type the legal notice on a plain sheet of paper.
- If an agenda date has not already been set for this item, then include this form, the legal notice, and mailing labels in the staff report packet to be transmitted to the County Manager's Office.
- If an agenda date has already been set for this item, then return the legal notice to the Project Planner.

B. SOURCE OF NOTIFICATION REQUIREMENTS (List all Code Sections which contain notice requirements for this item.)

Sub. Ordinance 7013
County Ordinance Code: Sections 65090 & 65091
Zoning Regulations: Section 65090 & 65091
State Regulations: State Sub. Map Act Section 66451.3

Completed By: Val Beuone Ext: 1930 Date: 5/8/92

SAN MATEO COUNTY BOARD OF SUPERVISORS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the San Mateo County Board of Supervisors will hold a public hearing to consider an appeal of the Planning Commission's approval of a Lot Line Adjustment, Minor Subdivision, Street Improvement Exception and Coastal Development Permit, pursuant to the Regulations of the County Subdivision Map Act and Sections 81-4 and 6328.4 of the County Ordinance Code, respectively, to allow for the creation of seven parcels, from four existing legal parcels; the installation of a water service main and a sewer service main; the underground extension of gas, electrical, cable and phone lines; and the creation of a private road which would have a maximum slope of 23.5% where 15% slope is the maximum allowable. A grading permit which was not part of this application, would be required prior to roadway construction.

The application file numbers are LLA 92-0001; SMN 91-0017; SIE 91-0002; and CDP 91-0055. The applicants are Bob Williamson and Joe Guntren. The appellant is The Committee for Green Foothills, Greg Hampton & Louie Figone. The project is located at Terrace Avenue in Miramar.

The appeal was filed on 4/22/92. The project is located in the Coastal Zone and is appealable to the California Coastal Commission.

The hearing will be held as follows:

DATE: _____

TIME: _____

PLACE: _____

The meeting will be open to the public and anyone interested may appear and be heard on this matter. All inquiries should be directed to Valerie Barone, Project Planner, Planning Division, (415) 363-4161.

Dated: _____

048-074-010 620

- 100 610

728-5659-080

	LOTS		
NAT	1	110	610 MIRAMAR
NAT	2	100	620 MIRAMAR
HAVE	3	090	630 MIRAMAR
HAVE	4	080	640 MIRAMAR
NAT	5	080	
NAT	6	080	
NAT	7	080	

Ask PH re:
binding

- Options:
- Bond
 - Final Map.

What do with priority
letter even if he
got one?

- Ask Bill about
- Gunter priority request
sewer
 - Letter to Dudley
 - CH HIE comments,
 - Berardi Flood issues

WILLIAMSON/GUNTREN

APPEAL OUTLINE

Recommendation

Uphold the PC decision, deny the appeal

Background

Short & sweet

Key Issues

1. Basis for appeal

A. (main issue) LCP Policy 9.18a doesn't allow

*Other factors
president
merge / LLA back then*

Response

Interpretation--LLA not subject to LCP review
use graphics/explain visually and clearly/step by step

B. (other issues raised) Who owns the streets?

Response

County never had an interest. All owners within the subdivision have rights to use as access as indicated on the original sub map.
Quit claims submitted (condition of approval)
Prior to final--public works will verify quit claims

C. Grading of Roadway & off-site road improvements will create unacceptable impacts.

1. In particular the widening of Purissima Way will adversely affect adjacent property owners.

2. Encourage development of other parcels

3. Increase traffic on Miramar and Purissima, which are only one lane wide in places.

- ① 1908 ^{graphic}
- ② 1957 min to max
- ③ 1980 ^{LCP} S-9 / merger
- ④ Merger - results ▲

Summer special
 180 days (max) (make)
 (maximum could have gotten)

QUIT CLAIMS

- ⑤ LLA - exempt from CDP / standards of SMA / CEQA
 Bonus & Bldg ▲
- ⑥ SMN ▲

Road exception
 Relax standards / moderate / impacts

Response

1. What unacceptable impacts? Neg Dec reviewed traffic/ neighborhood/ environmental impacts;
Whether seven or one houses impact the same--road must be improved, this solution accepted improvement plan
2. Widening of Purissima Way not part of this project. Although the Planning Commission did direct
3. Increase in traffic to be gradual over a period of time.
Lots back there were created legally--new subdivision minor impact overall

VABEIE

NOTICE OF APPEAL
to the
SAN MATEO COUNTY BOARD OF SUPERVISORS

SMN 91-0017,
SIE 91-0002,
CDP 91-0055,
LLA 92-0001

USE PERMIT NO. _____
VARIANCE NO. _____
EXCEPTION NO. _____

(We), Committee for Green Foothills and * Greg Hampton
c/o 339 La Cresta Portola Valley NAME 530 Miramar, HMS
94028 ADDRESS 94019

hereby appeal the decision of the Planning Commission on April 8 19 92
to GRANT the following: and * Luis Fajon
DENY Rack 1, Box 92T
EXCEPTION Half Moon Bay 94019
USE PERMIT VARIANCE

application of Williamson / Guntren on property located at

Legal : Subdivision: Terrace Avenue and Miramar Drive, Miramar

Description : Lot # _____ Block _____ Zoning district _____

What is the appellant's basis for appeal? See attached

April 22, 1992
DATE

Luis Fajon
APPELLANT
Committee for Green Foothills
for appellants

Bob Wollery
Linda Green
Carlo Holguin
Ray Moque

SMN 91-0017, SIE 91-0002, CDP 91-0055, LLA 92-0001 (Williamson and Guntren)

BASIS FOR APPEAL

The applicants propose to create seven lots where four lots currently exist. The existing four lots lie on a steep slope in Miramar. The Local Coastal Program Hazards Policy 9.18.a states, "Prohibit, unless no alternatives exist, development (including land divisions which would create parcels exclusively) on slopes of 30% or greater. If no alternatives exist, require engineering geologic reports to enable minimizing of hazards."

The applicant's proposal to create three lots with building site slopes in excess of 30% (where two currently exist) is inconsistent with the above cited LCP policy. There are feasible alternatives, which would not result in the creation of parcels on slopes of 30% or greater.

Condition 1 of approval requires satisfactory evidence of abandonment or vacation of Hermosa between Terrace and Miramar, and a portion of Alto. It appears that approval of the project is predicated upon this abandonment which would give applicants approximately 10,000 square feet, or the equivalent of one legal lot. There is no analysis in the staff report of the ownership status of these streets. The "current site plan" on page 19 shows parcels lines extending to the middle of the streets, yet these streets apparently have not been abandoned or vacated. Without clear title to the road areas, it is premature to consider any land division.

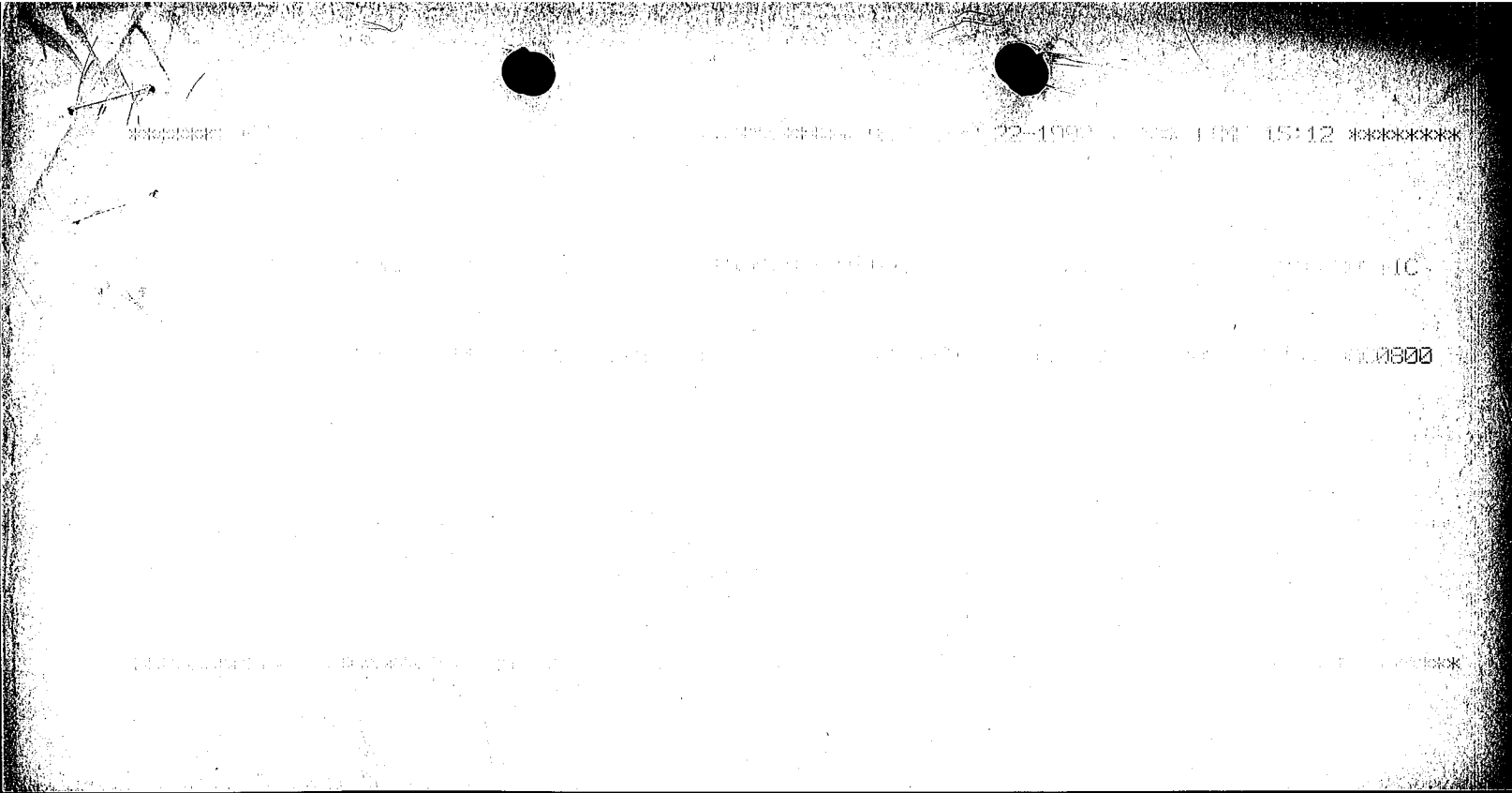
The road proposed to serve this development would drastically exceed the County's interim access roadway standard of 15% maximum slope. The staff report points out that for 723 feet, the slope of the roadway would exceed 20% slope, and parts of the roadway would have a slope of 23.5%. The grading of this roadway and off-site required road improvements will create unacceptable impacts. In particular, the widening of Purissima Way will adversely affect adjacent property owners. Building the road to serve these seven parcels will encourage development of other parcels in the area, and will increase the level of traffic on Miramar and Purissima, which are only one lane wide in places.

Given the problems of the access road and the slope of the lots, we believe that no new parcels should be created.

① + Miramar

② is being handled as condition
Linda Green Real Property

Hermosa & Alto
Terrace
who owns





Planning Division • 415/363-4161 • FAX 363-4849

Building Inspection Section • 415/363-4601 • FAX 363-4849

County of San Mateo

Mail Drop 5500 • 590 Hamilton Street, 2nd Floor • Redwood City • California 94063

Board of Supervisors

Anna G. Eshoo
Mary Griffin
Tom Huening
Tom Nolan
William J. Schumacher

**Director of
Environmental Management**
Paul M. Koenig

Planning Administrator
Terry L. Burnes

Facsimile Transmittal Sheet

Date sent: 4/22/92

To be delivered to: Joe Guntren

Facsimile number: 728-0217

Sent by: Val Barone

Number of pages to follow Cover Sheet: 2

Message or Special Instructions: _____

Your project has been

appealed. Please see

attached. Call me

Also, please

forward fax to

Bob -

-Valerie

363-1936

Our facsimile number is (415) 363-4849.

Please call (415) 363-4161 immediately if there is any problem with this transmission.
Thank you.

***** TIME 10:28 *****

STATISTIC

0000000000

Anna G. Eshoo
Mary Griffin
Tom Huening
Tom Nolan
William J. Schumacher

Planning Division • 415/363-4161 • FAX 363-4849

Building Inspection Section • 415/363-4601 • FAX 363-4849

Director of
Environmental Management
Paul M. Koenig

Planning Administrator
Terry L. Burnes



County of San Mateo

Mail Drop 5500 • 590 Hamilton Street, 2nd Floor • Redwood City • California 94063

Facsimile Transmittal Sheet

Date sent: 4/23/92

To be delivered to: Bob Williamson

Facsimile number: 726-5694

Sent by: Valeri Baone

Number of pages to follow Cover Sheet: 2

Message or Special Instructions: _____

Our facsimile number is (415) 363-4849.
Please call (415) 363-4161 immediately if there is any problem with this transmission.
Thank you.

Valerie

NOTICE OF APPEAL
to the
SAN MATEO COUNTY BOARD OF SUPERVISORS

SMN 91-0017,
SIE 91-0002,
CDP 91-0055,
LLA 92-0001

USE PERMIT NO. _____
VARIANCE NO. _____
EXCEPTION NO. _____

(We), Committee for Green Foothills and * Greg Hampton
c/o 339 La Cresta Portola Valley 530 Miramar HMS
94028 ADDRESS 94019

hereby appeal the decision of the Planning Commission on April 8 19 92

to GRANT the following: and * Luis Fizon

DENY Rush 1, Box 92T
Half Moon Bay 94019

EXCEPTION USE PERMIT VARIANCE

application of Williamson / Guntren on property located at

Legal : Subdivision: Terrace Avenue and Miramar Drive, Miramar

Description : Lot # _____ Block _____ Zoning district _____

What is the appellant's basis for appeal? See attached

April 22, 1992
DATE

Luis Fizon
APPELLANT
Committee for Green Foothills
for appellants

SMN 91-0017, SIE 91-0002, CDP 91-0055, LLA 92-0001 (Williamson and Guntren)

BASIS FOR APPEAL

The applicants propose to create seven lots where four lots currently exist. The existing four lots lie on a steep slope in Miramar. The Local Coastal Program Hazards Policy 9.18.a states, "**Prohibit, unless no alternatives exist, development (including land divisions which would create parcels exclusively) on slopes of 30% or greater. If no alternatives exist, require engineering geologic reports to enable minimizing of hazards.**"

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Given the problems of the access road and the slope of the lots, we believe that no new parcels should be created.

VAREE

NOTICE OF APPEAL
to the
SAN MATEO COUNTY BOARD OF SUPERVISORS

SMN 91-0017,
SIE 91-0002,
CDP 91-0055,
LLA 92-0001

USE PERMIT NO. _____
VARIANCE NO. _____
EXCEPTION NO. _____

(We), Committee for Green Foothills and * Greg Hampton
c/o 339 La Cresta Portola Valley ^{NAME} 530 Miramar, HMB
94028 ADDRESS 94019

hereby appeal the decision of the Planning Commission on April 8 19 92
GRANT
to the following: and * Luis Fajon
DENY Rush 1, Box 42T
Hill Moon Bay 94019
EXCEPTION USE PERMIT VARIANCE

application of Williamson / Guntren on property located at

Legal : Subdivision: Terrace Avenue and Miramar Drive, Miramar

Description : Lot # _____ Block _____ Zoning district _____

What is the appellant's basis for appeal? See attached

April 22, 1992
DATE

Luis Fajon
APPELLANT
Committee for Green Foothills
for appellants

SMN 91-0017, SIE 91-0002, CDP 91-0055, LLA 92-0001 (Williamson and Guntren)

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The applicants propose to create seven lots where four lots currently exist. The existing four lots lie on a steep slope in Miramar. The Local Coastal Program Hazards Policy 9.18.a states, **"Prohibit, unless no alternatives exist, development (including land divisions which would create parcels exclusively) on slopes of 30% or greater. If no alternatives exist, require engineering geologic reports to enable minimizing of hazards."**

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SITE ADDRESS

RECEIPT

NO. 108159

ASSESSOR PARCEL NUMBER

APPLICANT

Javier Roberts

RELATION TO JOB

ADDRESS

339 La Cuesta

CITY, STATE, ZIP

PY 94028

HOME PHONE

BUSINESS PHONE

854-0419

PLAN CHECK NO.

BUILDING PERMIT NO.

NAME OF OWNER

P&S D

APR 22 1992

BUILDING INSPECTION

RECEIVED BY/DATE

J. Roberts 4/22/92

BUILDING INSPECTION

PLANNING

ENGIN

H/TH

5500	9131	Building/House Moving/Demolition Permits/Reinstatement
5500	9134	Electrical Permits/Temporary Power Pole
5500	9137	Plumbing/Mechanical Permits
5500	9688	Investigation / Reinspection / Filing Fee
5500	9885	Housing Inspection Fee
5500	9893	Micro Film
5500	9895	Plan Check Fee / Geo. Tech / Energy Code Comp
5500	9961	Sales, etc./Code Books/Xerox/Research
5500	9887	Services to Cities/Schools
5500	9151	A.R., CDP, CDP, EX., DR., HMP., REZ., U.P., VAR.
5500	9152	Ag. Preserve Appl. Fee
5500	9153	Top Soil/Grading/Quarry/Oil-Gas Permits
5500	9154	Exception to Off Street Parking
5500	9155	Auto Wrecking Permits
5500	9156	Stable & Kennel Permits
5500	9157	Development Review/Concept Plan Rev.
5500	9158	Timber Harvesting/Sawmill Permits, Tree Cutting Permit
5500	9673	Density Matrix Fees
5500	9677	Subdivisions/Lot Line Adjustments
5500	9682	Negative Declarations
5500	9684	Certificate of Compliance
5500	9685	Categorical Exempt/Env. Info.
5500	9715	Planning Appeals
0176	0428	Road Escrow Deposit
		Sewer Maintenance District
5720	9786	Septic Tank/Well Permit/Filing Fees
		TOTAL

100⁰⁰

Check + 3195

SAN MATEO COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 BUILDING INSPECTION (#5514)
 PLANNING DIVISION (#5500)
 363-4161
 590 HAMILTON STREET - REDWOOD CITY, CA 94063
 363-4601

3 1 1 2 2 2 2 2

RECEIPT

NO

DATE

ADDRESS
 339 La Cuesta
 P.O. Box 94028

BUSINESS PHONE
 857-0149

PLANNING DIVISION
 857-0149

NAME OF OWNER

NO	DATE	DESCRIPTION	AMOUNT
9101	9/10/87	Building Permit	1100
9102	9/10/87	Temporary Power Pole	100
9103	9/10/87	Planning Workshop	100
9104	9/10/87	Professional Filing Fee	100
9105	9/10/87	Housing Inspection Fee	100
9106	9/10/87	Misc Fee	100
9107	9/10/87	Permit Fee	100
9108	9/10/87	Substrate, Labels, Hooks, Wrench, Rebar	100
9109	9/10/87	Substrate, Labels, Hooks, Wrench, Rebar	100
9110	9/10/87	A/R, COP, COP, EX, JPB, HMP, REZ, JPB, VAB	100
9111	9/10/87	Ag. Preserv. App. Fee	100
9112	9/10/87	Top Soil Grading, Quarry, Oil Gas Permits	100
9113	9/10/87	Exception to Off Street Parking	100
9114	9/10/87	Auto Wracking Permits	100
9115	9/10/87	Stable & Kennel Permits	100
9116	9/10/87	Development Review, Concept Plan Rev.	100
9117	9/10/87	Timber Harvest and Sawmill Permits, Tree Cutting Permit	100
9118	9/10/87	Density Matrix Fees	100
9119	9/10/87	Submissions and Applications	100
9120	9/10/87	Negative Declarations	100
9121	9/10/87	Certificate of Compliance	100
9122	9/10/87	Categorical Exemption Fee	100
9123	9/10/87	Planning Appeals	100
9124	9/10/87	Public Hearing Deposit	100
9125	9/10/87	Severance Fee	100
9126	9/10/87	Severance Fee	100
9127	9/10/87	Severance Fee	100
9128	9/10/87	Severance Fee	100
9129	9/10/87	Severance Fee	100
9130	9/10/87	Severance Fee	100
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9163	9/10/87	Severance Fee	100
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9171	9/10/87	Severance Fee	100
9172	9/10/87	Severance Fee	100
9173	9/10/87	Severance Fee	100
9174	9/10/87	Severance Fee	100
9175	9/10/87	Severance Fee	100
9176	9/10/87	Severance Fee	100
9177	9/10/87	Severance Fee	100
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9182	9/10/87	Severance Fee	100
9183	9/10/87	Severance Fee	100
9184	9/10/87	Severance Fee	100
9185	9/10/87	Severance Fee	100
9186	9/10/87	Severance Fee	100
9187	9/10/87	Severance Fee	100
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9190	9/10/87	Severance Fee	100
9191	9/10/87	Severance Fee	100
9192	9/10/87	Severance Fee	100
9193	9/10/87	Severance Fee	100
9194	9/10/87	Severance Fee	100
9195	9/10/87	Severance Fee	100
9196	9/10/87	Severance Fee	100
9197	9/10/87	Severance Fee	100
9198	9/10/87	Severance Fee	100
9199	9/10/87	Severance Fee	100
9200	9/10/87	Severance Fee	100

SAINT MATEO COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 PLANNING DIVISION (Main)
 500 HAMILTON STREET, REDWOOD CITY, CA 94061
 RECEIVED DATE

Copies Past to Pete

3/13/92

JSB

91042151

NORTH AMERICAN
TITLE COMPANY

91 APR 12 AM 8 00

WARREN SLOAN RECORDER
SAN MATEO COUNTY
OFFICIAL RECORD

Recording Requested By:

North American Title
Escrow 4000644

When Recorded Mail To:

Robert Williamson and
Joni Williamson

775 Railroad
Half Moon Bay, Ca. 94019

Mail Tax Statements To:

Same as above

QUITCLAIM DEED

The undersigned grantor declares:

Document transfer tax is: None - No consideration

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **COASTSIDE COUNTY WATER DISTRICT**, a municipal corporation, hereby quitclaims to **ROBERT WILLIAMSON and JONI WILLIAMSON**, husband and wife, any and all interest which it may have to the following described property in the unincorporated area of the County of San Mateo, State of California.

See Exhibit A, attached hereto and made a part hereof.

Dated: 3-14, 1991

COASTSIDE COUNTY WATER DISTRICT

By: [Signature]
President, Board of Directors

91042151

EXHIBIT A

PARCEL 1:

ALL THAT PORTION OF THE NORTHWEST 1/2 OF ALTO AVENUE AS SHOWN ON MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE, FILED AUGUST 5, 1907, BOOK 5 OF MAPS, PAGE 19, SAN MATEO COUNTY RECORDS, THAT LIES SOUTHWESTERLY OF THE SOUTHEASTERN EXTENSION OF THE NORTHEAST LINE OF LOT 11, BLOCK 3, AND NORTHEASTERLY OF THE SOUTHEASTERN EXTENSION OF THE SOUTHWEST LINE OF LOT 14, BLOCK 3, AS SAID LOTS AND BLOCKS ARE SHOWN ON SAID MAP.

PARCEL 2:

ALL THAT PORTION OF HERMOSA AVENUE AS SHOWN ON MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE, FILED AUGUST 5, 1907, BOOK 5 OF MAPS, PAGE 19, SAN MATEO COUNTY RECORDS, THAT LIES SOUTHWESTERLY OF THE SOUTHEASTERN EXTENSION OF THE NORTHEASTERN LINE OF LOT 6, BLOCK 2, AS SAID LOT AND BLOCK ARE SHOWN ON SAID MAP, AND NORTHEASTERLY OF A STRAIGHT LINE DRAWN FROM THE SOUTH CORNER OF LOT 1, BLOCK 2, TO THE WEST CORNER OF LOT 6, BLOCK 3, AS SAID LOTS AND BLOCKS ARE SHOWN ON SAID MAP. EXCEPTING THEREFROM THAT PORTION OF THE SOUTHEAST HALF OF SAID HERMOSA AVENUE THAT LIES SOUTHWESTERLY OF THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERN LINE OF LOT 7, BLOCK 3, AS SAID LOT AND BLOCK ARE SHOWN ON THE AFORESAID MAP.

THIS DEED IS GIVEN TO ELIMINATE ANY RIGHT OF GRANTOR TO USE THE PREMISES FOR STREET PURPOSES BY REASON OF GRANTOR'S OWNERSHIP OF LOTS 1, 16, 17, 18 AND SOUTHWESTERLY 10 FEET OF LOT 15, BLOCK 4, IN SAID SUBDIVISION OF BLOCK 10.

91042151

Recording Requested By:

North American Title Company
ESCROW 4000644 AND 4001144

When Recorded Mail To: Joseph T. Guntren
P O BOX 370389
MONTARA, CA. 94037

Mail Tax Statements To: Same As Above

North American Title Company hereby certifies that the within instrument is a true and correct copy of the original instrument recorded in the office of the Recorder of the County of SAN MATEO, State of California on 2-10-92 Recorder's Serial No. 92017980 NORTH AMERICAN TITLE CO. By [Signature]

Quitclaim Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, David Q. Wark, a single man, hereby quitclaims to Robert Williamson and Joni Williamson, husband and wife, and Joseph T. Guntren, as separate property, any and all interest he may have for egress and ingress purposes, over specific portions of streets, as described in attached Exhibit A, attached hereto and made a part thereof.

This is the only interest being conveyed and grantor in no way gives up any title or interest in his real property known as lots 1, 2, 3, 4, 5, 6, and 7, block 5, in said subdivision of block 10, Miramar Terrace.

The intent of this Quitclaim Deed is to give up only right of way interest and nothing more, and further, does not by this abandonment intent to impair grantor's real property in any way.

Dated: 1/30/91, 1991

By: [Signature: David Q. Wark]

STATE OF CALIFORNIA }
COUNTY OF Prince George } ss. State of Maryland

On January 30, 1992 before me, Betty R. Anderson
(Notary Name and Title)

personally appeared David Q. Wark

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature: Betty R. Anderson]
My Commission expires August 1, 1995

(Notarial Seal)

EXHIBIT "A"

The following described real property in the unincorporated County of San Mateo, State of California:

ALL THAT PORTION OF ALTO AVENUE AS SHOWN ON MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE, FILED AUGUST 5, 1907, BOOK 5 OF MAPS, PAGE 19, SAN MATEO COUNTY RECORDS, THAT LIES SOUTHWESTERLY OF THE SOUTHEASTERN EXTENSION OF THE NORTHEAST LINE OF LOT 1, BLOCK 3, AS SAID LOT AND BLOCK ARE SHOWN ON SAID MAP, AND NORTHEASTERLY OF THE SOUTHEASTERN EXTENSION OF THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 3. ALL THAT PORTION OF THE SOUTHEAST 1/2 OF HERMOSA AVENUE AS SHOWN ON MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE, FILED AUGUST 5, 1907, BOOK 5 OF MAPS, PAGE 19, SAN MATEO COUNTY RECORDS, THAT LIES SOUTHWESTERLY OF THE NORTHWESTERN EXTENSION OF THE NORTHEASTERN LINE OF LOT 6, BLOCK 3, AS SAID LOT AND BLOCK ARE SHOWN ON SAID MAP, AND NORTHEASTERLY OF A STRAIGHT LINE DRAWN FROM THE SOUTH CORNER OF LOT 1, BLOCK 2, TO THE WEST CORNER OF LOT 6, BLOCK 3, AS SAID LOTS AND BLOCKS ARE SHOWN ON SAID MAP.

THIS DEED IS GIVEN TO ELIMINATE ANY RIGHT OF THE GRANTOR TO USE THE PREMISES FOR STREET PURPOSES BY REASON OF GRANTORS OWNERSHIP OF LOTS 1, 2, 3, 4, 5, 6, AND 7 IN SAID SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE.

RECORDING REQUESTED

NORTH AMERICAN TITLE CO.
Escrow No. 4000644A

AND WHEN RECORDED MAIL TO

Name ROBERT WILLIAMSON
JOSEPH T. GUNTREN
Street Address 775 RAILROAD AVE
HALF MOON BAY, CA. 94019
City & State

MAIL TAX STATEMENTS TO
SAME AS ABOVE

Name
Street Address
City & State

CO	3
LN	
MF	1
AF	1
HB	5

91042145

NORTH AMERICAN TITLE COMPANY

'91 APR 12 AM 8 00

WARREN SLOCUM RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

NAT-30 (6-87)

Individual Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 255.75
(x) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
(x) Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROBERT WILLIAMSON AND JONI WILLIAMSON, HUSBAND AND WIFE

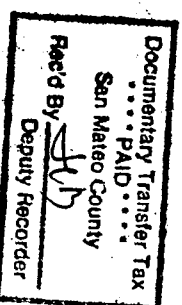
hereby GRANT(S) to JOSEPH T. GUNTREN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

AN UNDIVIDED ONE-HALF INTEREST IN the following described real property in the UNINCORPORATED AREA
County of SAN MATEO, State of California:

LOTS 1,2,3,4,5,6, BLOCK 2, LOTS 7,8,9,10,11,12,13,14,BLOCK 3, SUB OR BLOCK 10,
MIRAMAR TERRACE, AS SHOWN ON THE MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10,
MIRAMAR TERRACE", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF
SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1908, IN BOOK 5 OF MAPS AT
PAGE 19.

APN 048 073 010
APN 048 074 020

JPN 048 007 073 01A
JPN 048 007 074 02A



Dated: April 10, 1991

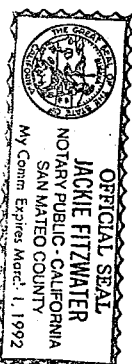
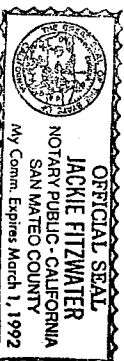
Robert Williamson
ROBERT WILLIAMSON

STATE OF CALIFORNIA }
COUNTY OF SAN MATEO } SS.
On April 11, 1991 before

Joni Williamson
JONI WILLIAMSON

me, the undersigned, a Notary Public in and for said State,
personally appeared Robert Williamson and

Joni Williamson
Personally known to me or proved to me on the basis of satisfactory evidence to be the person S whose name S are subscribed to the within instrument and acknowledged that ~~they~~ executed the same.
WITNESS my hand and official seal.



Signature

Jackie Fitzwater
JACKIE FITZWATER

(This area for official notarial seal)

Title Order No. _____

Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

91042145

NORTH AMERICAN TITLE COMPANY, INC.
ESCROW NO. 4000644

AND WHEN RECORDED MAIL TO

Name ROBERT WILLIAMSON
Street JONI WILLIAMSON
Address 775 RAILROAD AVENUE
City & State HALF MOON BAY, CA. 94019

MAIL TAX STATEMENTS TO

Name SAME AS ABOVE
Street
Address

City & State

RF	4
CO	
LN	
MF	1
AF	2
HS	7

NORTH AMERICAN OF
TITLE COMPANY
'91 APR 12 AM 8 00

WARREN SLOCUM RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDER

SPACE ABOVE THIS LINE FOR RECORDERS USE

Individual Grant Deed

NAI-30 (6-87)

APN: 048-073-010 + 020

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$511.50
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of UNINCORPORATED, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WILLIAM C. HURTEL AND KIM A. HUBER HURTEL, TRUSTEES OF THE "HURTEL FAMILY TRUST",
U/D/T/ DTD; FEBRUARY 2, 1990

hereby GRANT(S) to ROBERT WILLIAMSON AND JONI WILLIAMSON, HUSBAND AND WIFE as JOINT TENANTS
the following described real property in the UNINCORPORATED
County of San Mateo, State of California:

LOTS 1, 2, 3, 4, 5, 6, BLOCK 2, LOTS 7, 8, 9, 10, 11, 12, 13, 14, BLOCK 3, SUB OF BLOCK 10,
MIRAMAR TERRACE, AS SHOWN ON THE MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10,
MIRAMAR TERRACE", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN
MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1908, IN BOOK 5 OF MAPS AT PAGE 19.

A.P.N. 048-073-010 J.P.N. 048-007-073-01A
048-073-020 048-007-074-02A

Documentary Transfer Tax
PAID
San Mateo County
Rec'd By *AKB*
Deputy Recorder

Dated: April 6, 1991

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA } SS.
On APRIL 10, 1991 before
me, the undersigned, a Notary Public in and for said State,
personally appeared ANTHONY J. KERIN, III

HURTEL FAMILY TRUST, U/D/T DTD 2-2-90

BY: *William C. Hurtel, Trustee by*
WILLIAM C. HURTEL, TRUSTEE
Anthony J. Kerin III, Attorney in fact

BY: *Kim A. Huber Hurtel, Trustee*
KIM A. HUBER HURTEL, TRUSTEE
By Anthony J. Kerin III
By Attorney in fact

Personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name subscribed to the within instrument and acknowledged that executed the same.
WITNESS my hand and official seal.

Signature

(This area for official notarial seal)

Order No.

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY

NORTH AMERICAN TITLE COMPANY, INC.
ESCROW NO. 4000644

91042144

NORTH AMERICAN OF
TITLE COMPANY

AND WHEN RECORDED MAIL TO

'91 APR 12 AM 8 00

WARREN SLOCUM RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDER

Name
Street Address
City & State
ROBERT WILLIAMSON
JONI WILLIAMSON
775 RAILROAD AVENUE
HALF MOON BAY, CA. 94019

RE	4
CO	
LN	
MF	1
AF	2
HS	7

MAIL TAX STATEMENTS TO

Name
Street Address
City & State
SAME AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NAT-30 (5-87)

Individual Grant Deed

APN: 048-073-010 + 020

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$511.50
 computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at time of sale.
 Unincorporated area: () City of UNINCORPORATED, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WILLIAM C. HURTEL AND KIM A. HUBER HURTEL, TRUSTEES OF THE "HURTEL FAMILY TRUST",
U/D/T/ DTD; FEBRUARY 2, 1990

hereby GRANT(S) to ROBERT WILLIAMSON AND JONI WILLIAMSON, HUSBAND AND WIFE as JOINT TENANTS
the following described real property in the UNINCORPORATED
County of San Mateo, State of California:

LOTS 1,2,3,4,5,6, BLOCK 2, LOTS 7,8,9,10,11,12,13,14, BLOCK 3, SUB OF BLOCK 10,
MIRAMAR TERRACE, AS SHOWN ON THE MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10,
MIRAMAR TERRACE", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN
MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1908, IN BOOK 5 OF MAPS AT PAGE 19.
A.P.N. 048-073-010 J.P.N. 048-007-073-01A
048-073-020 048-007-074-02A

Documentary Transfer Tax
PAID
San Mateo County
Rec'd By: *AKB*
Deputy Recorder

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) ss.

On this 10th day of April, in the year 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony J. Kerin, III, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as the attorney in fact of William C. Hurtel, Trustee and Kim A. Huber-Hurtel, Trustee, and acknowledged to me that he subscribed the name of William C. Hurtel, Trustee and Kim A. Huber-Hurtel, Trustee thereto as principal, and his own name as attorney in fact.

Anthony J. Kerin, III



OFFICIAL SEAL

91042144

NORTH AMERICAN TITLE COMPANY, INC.
ESCROW NO. 4000644b

AND WHEN RECORDED MAIL TO

ROBERT WILLIAMSON
775 Railroad
Half Moon Bay, Ca. 94019

RF	1
CC	
LN	
MF	1
AF	1
HP	5

OF
NORTH AMERICAN
TITLE COMPANY
'91 APR 12 AM 8 00

WARREN SLOCUM RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDER

MAIL TAX STATEMENTS TO

Name same as above
Street Address same as above
City & State same as above

Individual Grant Deed

SPACE ABOVE THIS LINE FOR RESERVE USE

NAT-30 (5-87)

APN: 048-074-010, 030, 040

ALL
PT'S

The undersigned grantor(s) declare(s): NO CONSIDERATION
Documentary transfer tax is \$ -0- REALTY NOT SOLD
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of UNINCORPORATED, and

REALTY NOT SOLD
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MARLENE JOBARIS, A MARRIED WOMAN AS HER SEPARATE PROPERTY

hereby GRANT(S) to ROBERT WILLIAMSON AND JONI WILLIAMSON, HUSBAND AND WIFE
the following described real property in the
County of SAN MATEO, State of California:

ALL THAT PORTION OF THE NORTHWEST 1/2 OF ALTO AVENUE AS SHOWN ON MAP OF SUBDIVISION OF BLOCK 10, OF BLOCK 10, MIRAMAR TERRACE, FILED AUGUST 5, 1907, BOOK 5 OF MAPS, PAGE 19, SAN MATEO COUNTY RECORDS, THAT LIES SOUTHWESTERLY OF THE SOUTHEASTERN EXTENSION OF THE NORTHEASTERN LINE OF LOT 6, BLOCK 2, AS SAID LOT AND BLOCK ARE SHOWN ON SAID MAP, AND NORTHEASTERLY OF A STRAIGHT LINE DRAWN FROM THE SOUTH CORNER OF LOT 1, BLOCK 2 TO THE WEST CORNER OF LOT 6, BLOCK 3, AS SAID LOTS AND BLOCKS ARE SHOWN ON SAID MAP. EXCEPTING THEREFROM THAT PORTION OF THE SOUTHEAST HALF OF SAID HERMOSA AVENUE THAT LIES SOUTHWESTERLY OF THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERN LINE OF LOT 7, BLOCK 3, AS SAID LOT AND BLOCK ARE SHOWN ON THE AFORESAID MAP.

THIS DEED IS GIVEN TO ELIMINATE ANY RIGHT OF GRANTOR TO USE THE PREMISES FOR STREET PURPOSES BY REASON OF GRANTORS OWNERSHIP OF LOTS 1,2,3,4,5,6 IN SAID SUBDIVISION OF BLOCK 3, MIRAMAR TERRACE.
Dated: December 28, 1990

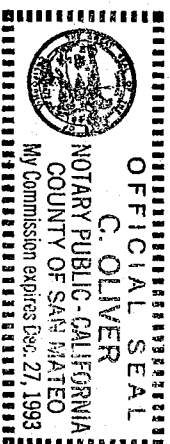
Marlene V. Jobaris
MARLENE V. JOBARIS

STATE OF CALIFORNIA
COUNTY OF SAN MATEO } ss.
On DECEMBER 27 1991 before
me, the undersigned, a Notary Public in and for said State,
personally appeared MARLENE V. JOBARIS

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

Signature

Marlene V. Jobaris
COLIVER



(This area for official notarial seal)

Title Order No.

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY

NORTH AMERICAN TITLE COMPANY, INC.
ESCROW NO. 4000644c

AND WHEN RECORDED MAIL TO

ROBERT WILLIAMSON
775 Railroad Ave.
Half Moon Bay, Ca. 94019

MAIL TAX STATEMENTS TO

same as above

RF	4
CO	
LN	
MF	1
AF	2
RE	7

1042159

NORTH AMERICAN
TITLE COMPANY

91 APR 12 AM 8 00

WARREN SLOCUM RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDER

Individual Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOT ASSESSED

APN: 048-076-080

NAT-30 (5-87)

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ -0- *no consideration*
REALTY NOT SOLD

() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
(x) Unincorporated area: () City of _____, and
REALTY NOT SOLD

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
LYLE S. CHURCH AND PATRICA A. CHURCH, HUSBAND AND WIFE

herby GRANT(S) to ROBERT WILLIAMSON AND JONI WILLIAMSON, HUSBAND AND WIFE

the following described real property in the UNINCORPORATED AREA
County of SAN MATEO, State of California:

PARCEL 1: ALL THAT PORTION OF THE NORTHWEST 1/2 OF ALTO AVENUE AS SHOWN ON MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE, FILED AUGUST 5, 1907, BOOK 5 OF MAPS, PAGE 19, SAN MATEO COUNTY RECORDS, THAT LIES SOUTHWESTERLY OF THE SOUTHEASTERN EXTENSION OF THE NORTHEAST LINE OF LOT 1, BLOCK 3, AS SAID LOT AND BLOCK ARE SHOWN ON SAID MAP, AND NORTHEASTERLY OF THE SOUTHEASTERN EXTENSION OF THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 3.
RESERVING THEREFROM A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION, OPERATION, USE AND REPAIR OF WATER PIPES AND MAINS AND APPURTENANCES THERETO.
PARCEL 2: ALL THAT PORTION OF THE SOUTHEAST 1/2 OF HERMOSA AVENUE AS SHOWN ON MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE, FILED AUGUST 5, 1907, BOOK 5 OF MAPS, PAGE 19, SAN MATEO COUNTY RECORDS, THAT LIES SOUTHWESTERLY OF THE NORTHWESTERN EXTENSION OF THE NORTHEAST LINE OF LOT 6, BLOCK 3, AS SAID LOT AND BLOCK ARE SHOWN ON SAID MAP, AND NORTHEASTERLY OF A STRAIGHT LINE DRAWN FROM THE SOUTH CORNER OF LOT 1, BLOCK 2, TO THE WEST CORNER OF LOT 6, BLOCK 3, AS SAID LOTS AND BLOCKS ARE SHOWN ON SAID MAP.
THIS DEED IS GIVEN TO ELIMINATE AND RIGHT OF GRANTOR TO USE THE PREMISES FOR STREET PURPOSES BY REASON OF GRANTORS OWNERSHIP OF LOTS 5 THROUGH 14 & NORTHEASTERLY PORTION OF LOT 15 BLK 10, MIRAMAR TERRACE.
Dated: Lyle S. Church
LYLE S. CHURCH

STATE OF CALIFORNIA } SS. PATRICIA A. CHURCH
COUNTY OF _____ before Patricia A. Church
On _____

STATE OF CALIFORNIA } SS
COUNTY OF _____

ON April 3rd, 1991, before me, the

undersigned, a Notary Public in and for said County and State, personally appeared Patricia A. Church
and Lyle S. Church

proved to me on the basis of satisfactory evidence to be the person _____ whose name
subscribed to this instrument, and acknowledged to me that
She _____ executed it.

Notary's Signature

S. Bielanski

91042159

91042159



OFFICIAL SEAL
S. BIELANSKI
NOTARY PUBLIC - CALIFORNIA
COUNTY OF SAN MATEO
My Commission expires July 29, 1994

RECORDING REQUESTED
 NORTH AMERICAN TITLE COMPANY, INC.
 ESCROW NO. 4000644B

AND WHEN RECORDED MAIL TO

RF	3
CO	
LN	
MF	1
AF	1
RE	5

91 APR 12 AM 8 00
 NORTH AMERICAN OF
 TITLE COMPANY

WARREN SLOCUM RECORDER
 SAN MATEO COUNTY
 OFFICIAL RECORDER

Name Robert Williamson
 Street 775 Railroad Avenue
 Address Half Moon Bay, Ca. 94019
 City & State

MAIL TAX STATEMENTS TO

Name same as above
 Street
 Address
 City & State

NAT-30 (5-87)

Individual Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE
 NOT ASSESSED ADJ.
 AN-8-076-080

The undersigned grantor(s) declare(s):
 Documentary transfer tax is \$ -0- *no consideration*
 computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at time of sale.
 Unincorporated area: () City of UNINCORPORATED, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 JOHN T. CHURCH, A MARRIED MAN AS HIS SEPARATE PROPERTY

hereby GRANT(S) to ROBERT WILLIAMSON AND JONI WILLIAMSON, HUSBAND AND WIFE
 the following described real property in the
 County of SAN MATEO, State of California:

ALL THAT PORTION OF THE NORTHWEST 1/2 OF ALTA AVENUE AS SHOWN ON MAP OF SUBDIVISION OF BLOCK 10, OF BLOCK 10, MIRAMAR TERRACE, FILED AUGUST 5, 1907, BOOK 5 OF MAPS, PAGE 19, SAN MATEO COUNTY RECORDS, THAT LIES SOUTHWESTERLY OF THE SOUTHEASTERN EXTENSION OF THE NORTH-EASTERN LINE OF LOT 6, BLOCK 2, AS SAID LOT AND BLOCK ARE SHOWN ON SAID MAP, AND NORTHEASTERLY OF A STRAIGHT LINE DRAWN FROM THE SOUTH CORNER OF LOT 1, BLOCK 2 TO THE WEST CORNER OF LOT 6, BLOCK 3, AS SAID LOTS AND BLOCKS ARE SHOWN ON SAID MAP. EXCEPTING THEREFROM THAT PORTION OF THE SOUTHEAST HALF OF SAID HERMOSA AVENUE THAT LIES SOUTHWESTERLY OF THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERN LINE OF LOT 7, BLOCK 3, AS SAID LOT AND BLOCK ARE SHOWN ON THE AFORESAID MAP.

ALL THAT PORTION OF HERMOSA AVENUE AS SHOWN ON MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE, FILED AUGUST 5, 1907, BOOK 5 OF MAPS, PAGE 19, SAN MATEO COUNTY RECORDS, THAT LIES SOUTHWESTERLY OF THE SOUTHEASTERN EXTENSION OF THE NORTH-EASTERN LINE OF LOT 6, BLOCK 2, AS SAID LOT AND BLOCK ARE SHOWN ON SAID MAP, AND NORTHEASTERLY OF A STRAIGHT LINE DRAWN FROM THE SOUTH CORNER OF LOT 1, BLOCK 2 TO THE WEST CORNER OF LOT 6, BLOCK 3, AS SAID LOTS AND BLOCKS ARE SHOWN ON SAID MAP. EXCEPTING THEREFROM THAT PORTION OF THE SOUTHEAST HALF OF SAID HERMOSA AVENUE THAT LIES SOUTHWESTERLY OF THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERN LINE OF LOT 7, BLOCK 3, AS SAID LOT AND BLOCK ARE SHOWN ON THE AFORESAID MAP.

THIS DEED IS GIVEN TO ELIMINATE ANY RIGHT OF GRANTOR TO USE THE PREMISES FOR STREET PURPOSES BY REASON OF GRANTORS OWNERSHIP OF LOTS 2,3,4.
 IN SAID SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE.
 Dated: December 28, 1990

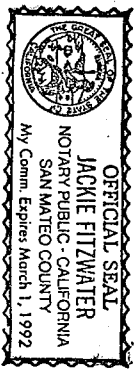
THE PREMISES FOR STREET
 INITIAL HERE
JTC

STATE OF CALIFORNIA }
 COUNTY OF San Mateo }
 On April 3, 1991 before }
 me, the undersigned, a Notary Public in and for said State, }
 personally appeared }
JOHN T. CHURCH

John T. Church

personally known to me or proved to me on the basis of satisfactory evidence to be the person IS whose name is subscribed to the within instrument and acknowledged that HE executed the same.
 WITNESS my hand and official seal.

Signature
JACKIE FITZWATER



Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

91042158

1042164

RECORDING REQUESTED BY

NORTH AMERICAN TITLE COMPANY, INC.
ESCROW NO. 4000644b

AND WHEN RECORDED MAIL TO

Robert Williamson
775 Railroad Ave.
Half Moon Bay, Ca. 94019

RF	3
CO	
LN	
MF	1
AF	1
HB	5

91 APR 12 AM 8 00
NORTH AMERICAN
TITLE COMPANY
WARREN SLOCUM RECORDER
SAN MATEO COUNTY
OFFICIAL RECORD

MAIL TAX STATEMENTS TO

Name
same as above
Street Address

City & State

NAT-30 (5-87)

NOT ASSESSED ... ADJ.
APN: 048-072-060 & 070

Individual Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 0- No consideration

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- (x) Unincorporated area: () City of UNINCORPORATED, and

REALTY NOT SOLD
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
LEO CAFFERATA

hereby GRANT(S) to ROBERT WILLIAMSON AND JONI WILLIAMSON, HUSBAND AND WIFE
the following described real property in the UNINCORPORATED AREA
County of SAN MATEO, State of California:

ALL THAT PORTION OF THE NORTHWEST 1/2 OF ALTO AVENUE AS SHOWN ON MAP OF SUBDIVISION OF BLOCK 10, OF BLOCK 10, MIRAMAR TERRACE, FILED AUGUST 5, 1907, BOOK 5 OF MAPS, PAGE 19, SAN MATEO COUNTY RECORDS, THAT LIES SOUTHWESTERLY OF THE SOUTHEASTERN EXTENSION OF THE NORTHEASTERN RECORDS, THAT LIES SOUTHWESTERLY OF THE SOUTHEASTERN EXTENSION OF THE NORTHEASTERN LINE OF LOT 6, BLOCK 2, AS SAID LOT AND BLOCK ARE SHOWN ON SAID MAP, AND NORTHWESTERLY OF A STRAIGHT LINE DRAWN FROM THE SOUTH CORNER OF LOT 1, BLOCK 2 TO THE WEST CORNER OF LOT 6, BLOCK 3, AS SAID LOTS AND BLOCKS ARE SHOWN ON SAID MAP. EXCEPTING THEREFROM THAT PORTION OF THE SOUTHEAST HALF OF SAID HERMOSA AVENUE THAT LIES SOUTHWESTERLY OF THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERN LINE OF LOT 7, BLOCK 3, AS SAID LOT AND BLOCK ARE SHOWN ON THE AFORESAID MAP.

ALL THAT PORTION OF HERMOSA AVENUE AS SHOWN ON MAP OF SUBDIVISION OF BLOCK 10, MIRAMAR TERRACE, FILED AUGUST 5, 1907, BOOK 5 OF MAPS, PAGE 19, SAN MATEO COUNTY RECORDS, THAT LIES SOUTHWESTERLY OF THE SOUTHEASTERN EXTENSION OF THE NORTHEASTERN RECORDS, THAT LIES SOUTHWESTERLY OF THE SOUTHEASTERN EXTENSION OF THE NORTHEASTERN LINE OF LOT 6, BLOCK 2, AS SAID LOT AND BLOCK ARE SHOWN ON SAID MAP, AND NORTHWESTERLY OF A STRAIGHT LINE DRAWN FROM THE SOUTH CORNER OF LOT 1, BLOCK 2 TO THE WEST CORNER OF LOT 6, BLOCK 3, AS SAID LOTS AND BLOCKS ARE SHOWN ON SAID MAP. EXCEPTING THEREFROM THAT PORTION OF THE SOUTHEAST HALF OF SAID HERMOSA AVENUE THAT LIES SOUTHWESTERLY OF THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERN LINE OF LOT 7, BLOCK 3, AS SAID LOT AND BLOCK ARE SHOWN ON THE AFORESAID MAP.

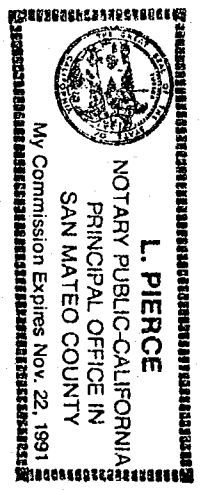
THIS DEED IS GIVEN TO ELIMINATE ANY RIGHT OF GRANTOR TO USE THE PREMISES FOR STREET PURPOSES BY REASON OF GRANTORS OWNERSHIP OF LOTS 1 THIRD, IN SAID SUBDIVISION OF BLOCK 1, MIRAMAR TERRACE.

Dated: December 28, 1990
Leo Cafferata
LEO CAFFERATA

STATE OF CALIFORNIA
COUNTY OF San Mateo } ss.
On March 13, 1991 before
me, the undersigned, a Notary Public in and for said State,
personally appeared LEO CAFFERATA

personally known to me or proved to me on the basis of satisfactory evidence to be the person LS whose name LS subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

Signature L. Pierce



Title Order No. _____

Escrow or Loan No. _____

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

91042164

6

COUNTY OF SAN MATEO
PLANNING AND BUILDING DIVISION

Date: May 26, 1992

To: Honorable Board of Supervisors

From: Planning Commission
Extension 1861, Pony #5500

Subject: EXECUTIVE SUMMARY: Consideration of an appeal of a Lot Line Adjustment, Minor Subdivision, Street Improvement Exception and Coastal Development Permit to allow the creation of seven parcels from four existing legal parcels, the installation of utilities, and the creation of a private road which would have a maximum slope of 23.5% where 15% slope is the maximum allowable. This project is appealable to the California Coastal Commission.

PROPOSAL

The applicants propose to create seven parcels which meet zoning district standards out of four existing legal parcels in the Miramar Terrace area of the County. In addition, they propose to extend the necessary utilities and to construct an access road which has a maximum grade of 23.5% where 15% is the maximum allowable.

RECOMMENDATION

Deny this appeal and uphold the conditional approval of the Planning Commission.

SUMMARY

The Planning Commission took public testimony on this item at a hearing on March 25, 1992. This item was continued to April 8, 1992, to allow the Planning Commission to make a field visit to the site on April 6, 1992. During the April 8 meeting, the Planning Commission certified a Negative Declaration and approved a Lot Line Adjustment, Minor Subdivision, Street Improvement Exception, and Coastal Development Permit for this project. The Planning Commission found the project in compliance with the County's General Plan, the Local Coastal Program (LCP), the Zoning Ordinance, the California Environmental Quality Act (CEQA) and the State Subdivision Map Act.

At the public hearings, testimony was heard from the Committee for Green Foothills, the Mid-Coast Community Council and neighboring residents. The Committee for Green Foothills expressed the opinion that this project was in conflict with the Local Coastal Program because a new lot was being created on slopes greater than 30%. The neighbors expressed concern regarding potential traffic impacts on the existing roads.

The Planning Commission determined that the parcel which concerned the Committee for Green Foothills was not a newly created parcel but rather a reconfiguration, through a lot line adjustment, of an existing parcel; therefore, the project is not in conflict with the Local Coastal Program.

In response to the neighbors' concerns regarding traffic, the Commission directed the Public Works Department to evaluate the possibility of improving the Miramar Drive and Purisima Road intersection as well as to examine the feasibility of installing warning signs along the roadways.

VJB:fc/kcd - VJBC1163.AFU

RECOMMENDED



COUNTY MANAGER

COUNTY OF SAN MATEO
PLANNING AND BUILDING DIVISION

Date: May 26, 1992

To: Honorable Board of Supervisors

From: Planning Commission
Extension 1861, Pony #5500

Subject: Consideration of an appeal of the Planning Commission's approval of a Lot Line Adjustment, Minor Subdivision, Street Improvement Exception and Coastal Development Permit, pursuant to the Regulations of the County Subdivision Ordinance and the State Subdivision Map Act and Sections 8104 and 6328.4 of the County Ordinance Code, respectively, to allow for the creation of seven parcels from four existing legal parcels; the installation of a water service main and a sewer service main; the underground extension of gas, electrical, cable and phone lines; and the creation of a private road which would have a maximum slope of 23.5% where 15% slope is the maximum allowable. A grading permit which was not part of this application, would be required prior to roadway construction. This project is appealable to the California Coastal Commission.

File Numbers: SMN 91-0017, SIE 91-0002, CDP 91-0055 and LLA 92-0001(Williamson/Guntren)

RECOMMENDATION

Deny this appeal and uphold the Planning Commission's approval by adopting the findings and conditions listed in Attachment A of the staff report.

BACKGROUND

Report Prepared By: Valerie J. Barone, Project Planner, Telephone 415/363-1930

Appellants: Committee for Green Foothills, Greg Hampton, and Louie Figone

Applicants/Owners: Bob Williamson and Joe Guntren

Location: Terrace Avenue and Miramar Drive in Miramar

APN(s): 048-073-010; 048-074-020

Size: 1.78 acres

Existing Zoning: R-1/S-9/DR (Single-Family Residential/10,000 sq. ft. Minimum Parcel Size/Design Review)

General Plan Designation: Medium Low Density Residential (2.4-6 density units/acre)

Existing Land Use: Vacant

Environmental Evaluation: Negative Declaration issued with a public review period between February 5, 1992 and March 5, 1992

Setting: The subject property is located on a southwest slope straddling a minor ridge. The site slopes downhill from the access road, Miramar Drive, at slopes ranging from 25% to 43%. The southern quarter of the property is the steepest. The vegetation on the subject site consists mostly of eucalyptus trees. There are, however, some pine trees and a mixture of grasses, small brushes and poison oak on the property. The site falls within the Cabrillo Highway County Scenic Road Corridor; when viewed from the Cabrillo Highway to the south, the site appears thickly vegetated with tress.

DISCUSSION

A. KEY ISSUES

Basis for Appeal

The appellants list three reasons as their basis for appeal. The appellants' reasons are listed in bold type and are followed by staff's response.

1. **The applicants' proposal to create three lots with building site slopes in excess of 30%, where currently only two building sites exist, is inconsistent with Local Coastal Program Hazards Policy 9.18.a which states:**

"Prohibit, unless no alternatives exist, development (including land divisions which would create parcels exclusively) on slopes of 30% or greater. If no alternatives exist, require engineering geologic reports to enable minimizing of hazards."

Response

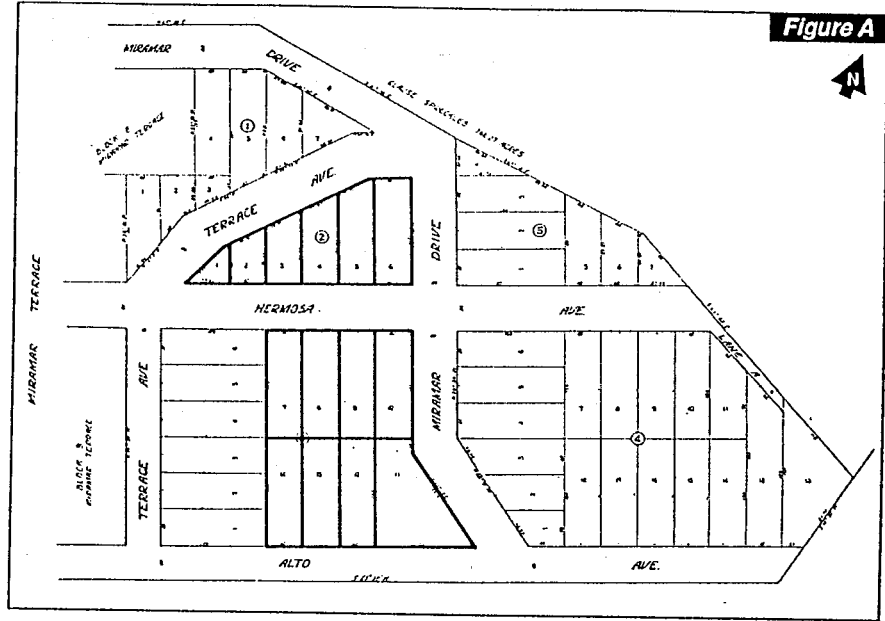
The parcel in question is not a newly created parcel (subdivision) but rather a re-configuration of an existing parcel (lot line adjustment). Section 6328.5(i) of the Zoning Regulations exempts lot line adjustments from the requirement to obtain a Coastal Development Permit; therefore, lot line adjustments are not subject to LCP Policy 9.18.a.

To further clarify this point, below is the historical sequence of the subject property's lot line configurations as well as a description of how the property lines have been affected by County Ordinance.

- a. In 1907 the Miramar Terrace Subdivision was recorded dividing the subject property into 14 lots (see Figure A). All but one of these

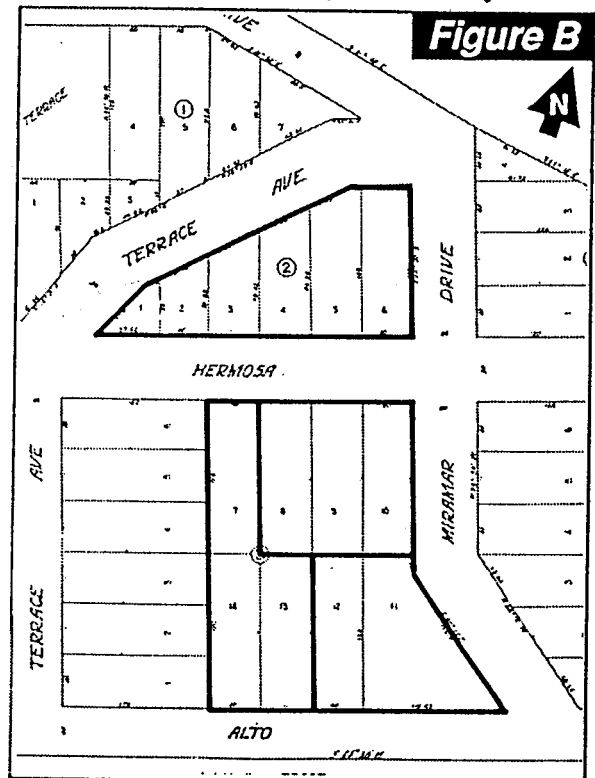
lots was 4,800 sq. ft. or less.

- b. In 1957, the County zoned the subject property R-1/S-7 (5,000 sq. ft. minimum parcel size). Existing lot configurations remained the same.

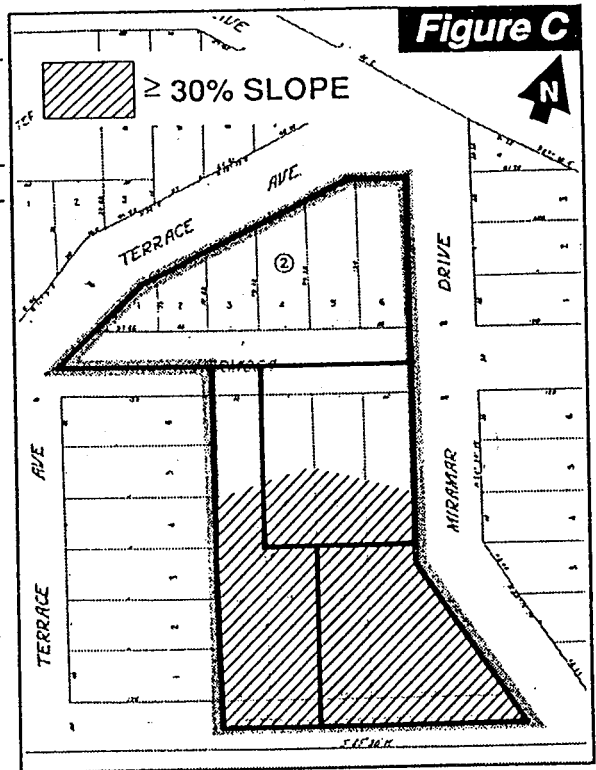


- c. In 1980, the Local Coastal Program was adopted and the property was rezoned to R-1/S-9 (10,000 sq. ft. minimum parcel size). Existing lot configurations remained the same, but the Board of Supervisors passed Ordinances #02619 and #02655 which required the merger of contiguous, substandard lots which were under one ownership.
- d. In 1983, the subject property was merged into four parcels (see Figure B). The resulting parcels ranged in size from approximately 13,000 sq. ft. to approximately 19,000 sq. ft.

In processing mergers, the County was limited to merging along existing property lines. Prior to County mergers being recorded, landowners were given notice of the County's intent to merge and were given the opportunity to apply for a lot line adjustment. This allowed owners to reconfigure lot lines in accordance with the new zoning requirements. Had the owners of the subject property taken advantage of this offer at the time, they could have retained five or six lots following the merger rather than the four shown in Figure B.



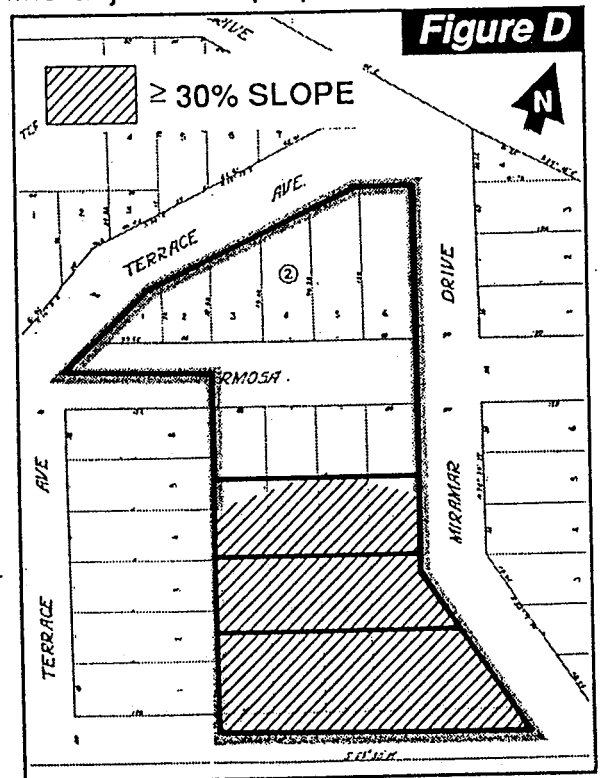
- e. In 1991, the applicants obtained quitclaims for both Hermosa Avenue and Alto Avenue. This added 12,720 sq. ft. to their property and created the configuration which currently exists (Figure C).
- f. In 1991, the applicants inquired about the process for obtaining a lot line adjustment and a minor subdivision of the subject property. Staff informed the applicants that they could either process the lot line adjustment first, at staff level, and then apply for a minor subdivision; or, they could apply for and process the lot line adjustment and minor subdivision concurrently. The applicants choose to process the applications together.



(1) Lot Line Adjustment

Figure D is a map of the lot line adjustment proposed by the applicants and approved by the Planning Commission. The hatched area represents that portion of the property which has slopes greater than 30%.

Section 66412(d) of the State Subdivision Map Act limits the County's review and approval of lot line adjustments to a determination of whether or not the parcels resulting from the lot line adjustment conform to local zoning and building ordinances. All of the parcels proposed under this lot line adjustment meet these criteria.



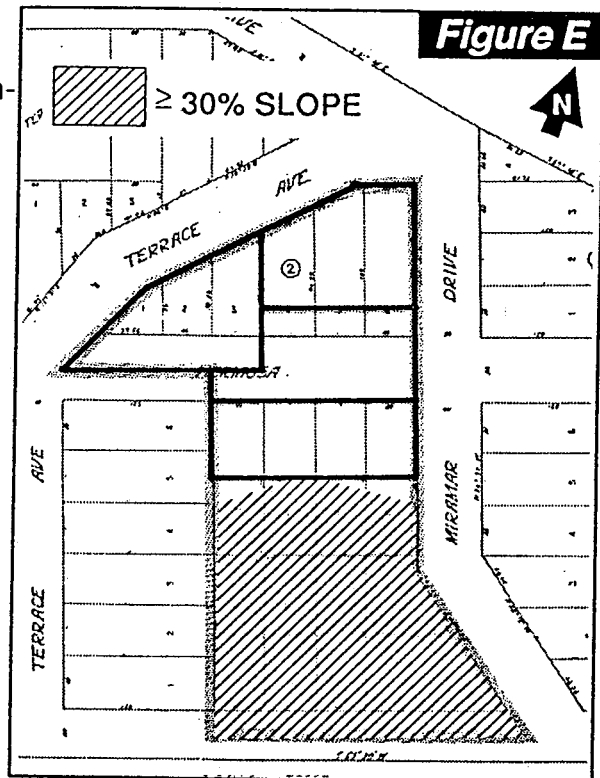
Section 6328.5(i) of the Zoning Ordinance exempts lot line adjustments from the requirements for a Coastal Development Permit. Therefore, the lot line adjustment proposed in this application is not reviewed against the Local Coastal Program.

The California Environmental Quality Act requires that lot line adjustments occurring on slopes greater than 20% be subject to an Initial Study. An Initial Study was completed for this project and a Negative Declaration published. The only comment received was from CalTrans asking for more information on the Route 1/Mirada Road intersection. The Planning Commission certified the Negative Declaration as being complete and accurate on April 8, 1992.

(2) Subdivision

The subdivision proposed by the applicants and approved by the Planning Commission divides the large lot (40,000 sq. ft.) as approved in the lot line adjustment into four parcels, as shown in Figure E.

The County reviews subdivisions for conformance with the General Plan, Local Coastal Program, Subdivision Regulations, Zoning Regulations and CEQA. This subdivision was found by the Planning Commission to be in conformance with all requirements, except for road grade, for which an exception was approved (discussed below).



(3) Entire Project

Taken together, the lot line adjustment and subdivision result in the property configuration shown in Figure F, below, which was approved by the Planning Commission.

Figure F diagrams the lot configuration resulting from the Planning Commission's approval of LLA 92-0001 and SMN 91-0017.

2. Approval of this project is predicated upon the abandonment of approximately 10,000 sq. ft. of road area. The applicants and staff have not demonstrated clear title to these road areas. Therefore, it is premature to consider any land division.

Response

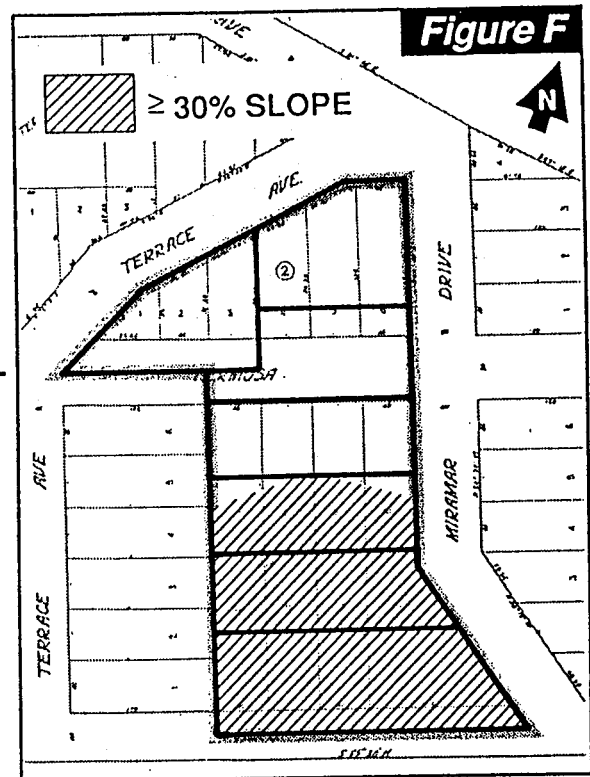
The Real Properties Division of the County has confirmed that the County has never had any interest in the roads of this subdivision nor is the County's plan to acquire any interest. Therefore, the quitclaims the applicants have recorded demonstrate clear title.

3. The road proposed to serve this development would drastically exceed the County's interim access roadway standards and negatively impact Purisima Way by encouraging development of other parcels in the area and increasing the level of traffic on Miramar and Purisima, which are only one-lane wide in places. If the intersection of Purisima Way and Miramar Drive is widened, it would negatively impact neighboring land owners.

Response

It is correct that while the existing 27% roadway is proposed to be reduced to a maximum slope of 23%, it would still exceed the maximum 15% allowed under County road standards. Both the Public Works Department and the Half Moon Bay Fire Department have reviewed these roadway plans and have no objections. In fact, the Half Moon Bay Fire Marshal strongly supports the current proposal over the neighbor's recommended alternative of access off Alto Avenue. The Planning Commission during their field visit viewed the existing roads and alternatives and approved the requested street improvement exception.

As for the concern that the construction of the proposed roadway



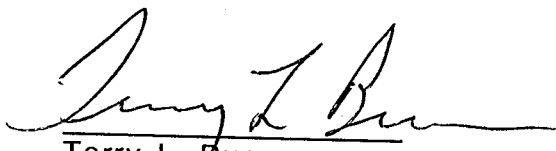
would encourage the development of other parcels in the neighborhood, this is possible given that the roadway would be constructed within an existing legal subdivision in an urban area. It is also true, however, that a roadway would have to be constructed whether this project goes through or an individual landowner submitted building plans for any of the existing legal lots in the same area. As discussed in the attached Initial Study, the Planning Commission expects the impacts to be moderate.


In order to address the neighbors' concerns regarding the adequacy of the existing roadways, specifically the intersection of Miramar Drive and Purisima Way, the Planning Commission requested that the Public Works Department study the feasibility of improving the intersection and/or installing warning signs.

ATTACHMENTS

- A.Recommended Findings and Conditions of Approval
- B.Appeal Letter
- C.Letter of Planning Commission Approval
- D.Planning Commission Staff Report and Attachments
- E.Initial Study and Negative Declaration

Respectfully submitted,


Terry L. Burnes
Planning Administrator


REVIEWED FOR AGENDA

TLB:VJB/fc:kcd - VJBC1164.AFUAttachment A

County of San Mateo
Planning and Building Division

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Numbers:
SMN 91-0017, SIE 91-0002,
CDP 91-0055 and LLA 92-0001

Hearing Date: May 26, 1992

Prepared By: Valerie J. Barone

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS

Regarding the Negative Declaration

1. The Planning Commission does hereby find that this Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
3. That on the basis of the Initial Study, comments received thereto, and testimony presented and considered at the public hearing, that there is no substantial evidence that the project will have a significant effect on the environment.

Regarding the Lot Line Adjustment

4. The number of lots following the adjustment does not exceed the number of lots which existed prior to the adjustment.
5. The proposed configuration of the lots following the adjustment conforms with County zoning and building requirements.

Regarding the Subdivision

6. That, in accordance with Section 66473.5 of the Subdivision Map Act, this map as shown in Attachment C, together with the provisions for its design and improvement is consistent with the San Mateo County General Plan.
7. That the site is physically suitable for the type of development and for the proposed density of development.
8. 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 avoidable injure fish and wildlife or their habitat.

9. That the design of the subdivision or the type of the improvements would not conflict with easements, acquired by the public-at-large, for access through or use of property within the proposed subdivision.
10. That the design of the subdivision provides, to the extent feasible, for future passive natural heating or cooling opportunities.
11. That the benefits of additional housing are greater than any negative effects the subdivision would have on fiscal and environmental resources.
12. That this project was processed in accordance with the County's lot line adjustment procedures.

Regarding the Street Improvement Exception

13. That extraordinary hardship or damage would be imposed on the applicants if the strict application of the County road standards were followed. The modifications proposed in this application are in harmony with the general purpose and objectives of the County street improvement regulations and the public health, safety, and welfare of the people of San Mateo County will be protected.

Regarding the Coastal Development Permit

14. That on the basis of the information contained in the staff report, the project conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

RECOMMENDED CONDITIONS OF APPROVAL

Department of Public Works

1. The applicants shall provide appropriate documentation to the Department of Public Works and to the Planning Division confirming that portions of Hermosa Avenue and portions of Alto Avenue have, in fact, been abandoned and/or vacated as indicated on the Vestino Tentative Map.
2. The applicants shall have designed (by a registered civil engineer) and the applicants shall construct an on-site 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 jurisdiction and the San Mateo County De-

partment of Public Works.

3. The applicants 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 storm water onto, over, and off 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 (per Condition #2), and submitted to the Department of Public Works for review and approval.

4. The applicants shall record documents which address maintenance responsibilities of both the private road and any private drainage facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review.
5. The applicants shall prepare a plan indicating the proposed method of sewer-ing these properties. This plan should be included on the improvement plans (per Condition #2), and submitted to the Department of Public Works for review. Upon completion of this review, the applicants or their engineer shall have these approved plans signed by the appropriate sewer district.
6. The applicants shall dedicate sanitary sewer easements for any portion of the sewer main which lies outside of existing public sanitary sewer easements, if applicable.
7. The applicants shall submit, to both the Department of Public Works and the Planning Division, written certification from the appropriate water district (Redwood City Water) stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
8. Any potable water system work required by the appropriate district within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met. Plans for such work shall be reviewed by the Department of Public Works prior to the issuance of the permit.
9. The applicants shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and the Planning Division stating that they will provide energy and communication services to the proposed parcels of this subdivision.
10. Any proposed construction work within the County right-of-way shall not

begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met.

11. "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
12. The applicants shall submit a plan to the Department of Public Works showing driveway access to each of the parcels complying with County standards for driveway slopes (not exceeding 20%). This plan and driveway slopes shall be prepared from elevations and alignment from the improvement plans required by Condition #1.
13. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to the site. A "grading permit" would be required for construction of the private road unless exempted by the above ordinance.
14. The applicants shall submit a parcel map to the Department of Public Works for review and recording.

Planning Division

15. Approval of these permits is for the project as described and modified in this staff report, only. Minor modifications may be made subject to the review and approval of the Planning Director.
16. The applicants shall comply with the Significant Tree Ordinance.
17. Regarding Parcels 1 through 4: the applicants shall replace each significant tree approved for removal with up to three seedlings; number, size, and species to be approved by the Planning Director.
18. Regarding Parcels 1 through 4: the applicants shall pay a surety deposit to insure the maintenance of all replacement seedlings. The amount and duration of the surety shall be determined on a case-by-case basis by the Planning Director.
19. The applicants shall design residences for the subject properties which are in compliance with the Design Review Ordinance and the Local Coastal Program.
20. Regarding Parcels 1 through 4: the applicants shall design residences which follow the natural topography of the site. The house should follow the natural slope of the hill and stair-step down the slope if necessary. Grading on each site shall be limited to that required to construct a resi-

dence which has been designed to follow the topography and to provide access to that residence. The filling or grading of the hillside to provide flat yard areas shall not be allowed.

21. The applicants shall limit the height of all proposed structures so that no portion of the structure extends above the tree canopy on the site.
22. The applicants shall employ earth-tone colors which blend with the natural environment on the exterior of all structures on each site, to the satisfaction of the Planning Director.
23. Regarding Parcels 1 through 4: the applicants shall create a document, to the satisfaction of the Planning Director and County Counsel, which outlines the above three tree protection restrictions and the above four development restrictions for the benefit of all future owners of Parcels 1 through 4. This document shall be recorded at the time of recordation of the final parcel map. Further, the Commission recommends the above seven development restrictions be included on each parcel's deed.
24. The applicants shall obtain a grading permit for all proposed roadway improvements prior to regrading or widening Miramar Road.
25. As part of the grading permit application for this project, the applicants shall submit engineered plans for access to Lots 1-4 consistent with the schematic plans submitted on April 8, 1992. The access plan will be submitted for approval by the County Fire Marshal, Director of Public Works and the Planning Division.

Building Inspection Section

26. The applicants shall provide a drainage analysis and plan which demonstrates that development on these parcels will not increase runoff surface water to adjoining parcels. (This requirement appears to be a duplicate of one of the Department of Public Works. However, the Building Inspection Section's concerns are with runoff to other parcels where the Department of Public Works' would be runoff to the right-of-way.

Environmental Health Division

27. The applicants shall install or extend a sanitary sewer main to serve Lots 1 through 7 to the satisfaction of the Granada Sanitary District and the Department of Public Works.
28. The applicants shall install or extend a water main to serve all parcels to the satisfaction of the Coastside County Water District and the Department of Public Works.

VARELE

NOTICE OF APPEAL
to the
SAN MATEO COUNTY BOARD OF SUPERVISORS

SMN 91-0017,
SIE 91-0002,
CDP 91-0055,
LCA 92-0001

USE PERMIT NO. _____
VARIANCE NO. _____
EXCEPTION NO. _____

(We), Committee for Green Foothills and *Greg Hampton
c/o 339 La Cresta POVOLA VALLEY 530 Miramar, HMK
94028 ADDRESS 94019

hereby appeal the decision of the Planning Commission on April 8 19 92
to GRANT the following: and *Lise Fignon
DENY Rush 1, Box 92 T
EXCEPTION Hulk Moon Bay 94019
USE PERMIT VARIANCE

application of Williamson / Guntren on property located at
Legal : Subdivision: Terrace Avenue and Miramar Drive, Miramar
Description : Lot # _____ Block _____ Zoning district _____

What is the appellant's basis for appeal? See attached

April 22, 1992
DATE

Linn Roberts
APPELLANT
Committee for Green Foothills
for appellants

Half Moon Bay Fire Protection District

29. The applicants shall meet all requirements of the Half Moon Bay Fire Marshall.

CalTrans

30. The applicants shall obtain an encroachment permit for any work proposed within the State right-of-way.

TLB:VJB/fc:kcd - VJBC1164.AFU

SMN 91-0017, SIE 91-0002, CDP 91-0055, LLA 92-0001 (Williamson and Guntren)

BASIS FOR APPEAL

The applicants propose to create seven lots where four lots currently exist. The existing four lots lie on a steep slope in Miramar. The Local Coastal Program Hazards Policy 9.18.a states, "**Prohibit, unless no alternatives exist, development (including land divisions which would create parcels exclusively) on slopes of 30% or greater. If no alternatives exist, require engineering geologic reports to enable minimizing of hazards.**"

The applicant's proposal to create three lots with building site slopes in excess of 30% (where two currently exist) is inconsistent with the above cited LCP policy. There are feasible alternatives, which would not result in the creation of parcels on slopes of 30% or greater.

Condition 1 of approval requires satisfactory evidence of abandonment or vacation of Hermosa between Terrace and Miramar, and a portion of Alto. It appears that approval of the project is predicated upon this abandonment which would give applicants approximately 10,000 square feet, or the equivalent of one legal lot. There is no analysis in the staff report of the ownership status of these streets. The "current site plan" on page 19 shows parcels lines extending to the middle of the streets, yet these streets apparently have not been abandoned or vacated. Without clear title to the road areas, it is premature to consider any land division.

The road proposed to serve this development would drastically exceed the County's interim access roadway standard of 15% maximum slope. The staff report points out that for 723 feet, the slope of the roadway would exceed 20% slope, and parts of the roadway would have a slope of 23.5 %. The grading of this roadway and off-site required road improvements will create unacceptable impacts. In particular, the widening of Purissima Way will adversely affect adjacent property owners. Building the road to serve these seven parcels will encourage development of other parcels in the area, and will increase the level of traffic on Miramar and Purissima, which are only one lane wide in places.

Given the problems of the access road and the slope of the lots, we believe that no new parcels should be created.

Department of Environmental Management
Planning and Building Division



Planning Division - 415/363-4161 - FAX 363-4849

Building Inspection Section - 415/363-4601 - FAX 363-4849

County of San Mateo

Mail Drop 5500 - 590 Hamilton Street, 2nd Floor - Redwood City - California 94063

Board of Supervisors

Anna G. Eshoo
Mary Griffin
Tom Huening
Tom Nolan
William J. Schumacher

Director of Environmental Management
Paul M. Koenig

Planning Administrator
Terry L. Burnes

April 8, 1992

Bob Williamson
775 Railroad Avenue
Half Moon Bay, CA 94019

Joe Guntren
P. O. Box 370389
Montara, CA 94037



Dear Mr. Williamson & Mr. Guntren:

Subject: BOB WILLIAMSON & JOE GUNTREN - LLA 92-0001; SMN 91-0017; SIE 91-0002; CDP 91-0055

Location: Terrace Avenue and Miramar Drive, Miramar

On April 8, 1992, the Planning Commission considered a Lot Line Adjustment, Minor Subdivision, Street Improvement Exception, and a Coastal Development Permit pursuant to the Regulations of the County Subdivision Ordinance and the State Subdivision Map Act and Sections 8104 and 6328.4 of the County Ordinance Code, respectively, to allow the creation of seven lots from four existing legal lots; the installation of a sewer service main and water service main; the underground extension of gas, electrical, cable and phone lines; and the creation of a private road which would have a maximum slope of 23.5% where 15% slope is the maximum allowable. A grading permit, which is not part of this current application, would be required prior to roadway construction. This project is appealable to the California Coastal Commission. APNs 048-073-010; 048-074-020.

Based on the information provided by staff and evidence presented at this hearing, the Planning Commission accepted the staff recommendations, made the findings, and adopted the recommended conditions of approval as follows:

FINDINGS:

Regarding the Negative Declaration

1. The Planning Commission does hereby find that this Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
3. That on the basis of the Initial Study, comments received thereto, and testimony presented and considered at the public hearing, that there is no substantial evidence that the project will have a significant effect on the environment.

April 8, 1992

Regarding the Lot Line Adjustment

4. The number of lots following the adjustment does not exceed the number of lots which existed prior to the adjustment.
5. The proposed configuration of the lots following the adjustment conforms with County zoning and building requirements.

Regarding the Subdivision

6. That, in accordance with Section 66473.5 of the Subdivision Map Act, this map as shown in Attachment C, together with the provisions for its design and improvement is consistent with the San Mateo County General Plan.
7. That the site is physically suitable for the type of development and for the proposed density of development.
8. 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 avoidable injure fish and wildlife or their habitat.
9. That the design of the subdivision or the type of the improvements would not conflict with easements, acquired by the public-at-large, for access through or use of property within the proposed subdivision.
10. That the design of the subdivision provides, to the extent feasible, for future passive natural heating or cooling opportunities.
11. That the benefits of additional housing are greater than any negative effects the subdivision would have on fiscal and environmental resources.
12. That this project was processed in accordance with the County's Lot Line Adjustment procedures.

Regarding the Street Improvement Exception

13. That extraordinary hardship or damage would be imposed on the applicants if the strict application of the County Road Standards were followed. The modifications proposed in this application are in harmony with the general purpose and objectives of the County Street Improvement Regulations and the public health, safety, and welfare of the people of San Mateo County will be protected.

Regarding the Coastal Development Permit

14. That on the basis of the information contained in the staff report, the project conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

CONDITIONS OF APPROVAL:Department of Public Works

1. The applicants shall provide appropriate documentation to the Department of Public Works and to the Planning Division confirming that portions of Hermosa Avenue and portions of Alto Avenue have, in fact, been abandoned and/or vacated as indicated on the Vestino Tentative Map.
2. The applicants shall have designed (by a registered civil engineer) and the applicants shall construct an on-site 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 turn-around meeting the requirements of the applicable fire jurisdiction and the San Mateo County Department of Public Works.
3. The applicants 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 storm water 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 predeveloped state. Recommended measures shall be designed and included in the street improvement plans (per Condition #2), and submitted to the Department of Public Works for review and approval.
4. The applicants shall record documents which address maintenance responsibilities of both the private road and any private drainage facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review.
5. The applicants shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans (per Condition #2), and submitted to the Department of Public Works for review. Upon completion of this review, the applicants or their engineer shall have these approved plans signed by the appropriate sewer district.
6. The applicants shall dedicate Sanitary Sewer Easements for any portion of the sewer main which lies outside of existing public sanitary sewer easements, if applicable.
7. The applicants shall submit to both the Department of Public Works and the Planning Division, written certification from the appropriate water district (Redwood City Water) stating that their requirements to

provide water service connections to the proposed parcels of this subdivision have been met.

8. Any potable water system work required by the appropriate district within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met. Plans for such work shall be reviewed by the Department of Public Works prior to the issuance of the permit.
9. The applicants shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and the Planning Division stating that they will provide energy and communication services to the proposed parcels of this subdivision.
10. Any proposed construction work within the County right-of-way shall not begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met.
11. "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
12. The applicants shall submit a plan to the Department of Public Works showing driveway access to each of the parcels complying with County standards for driveway slopes (not exceeding 20%). This plan and driveway slopes shall be prepared from elevations and alignment from the improvement plans required by Condition #1.
13. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to the site. A "Grading Permit" would be required for construction of the private road unless exempted by the above ordinance.
14. The applicants shall submit a parcel map to the Department of Public Works for review and recording.

Planning Division

15. Approval of these permits is for the project as described and modified in this staff report, only. Minor modifications may be made subject to the review and approval of the Planning Director.
16. The applicants shall comply with the significant tree ordinance.
17. Regarding parcels 1 through 4: the applicants shall replace each significant tree approved for removal with up to three seedlings; number, size, and species to be approved by the Planning Director.
18. Regarding parcels 1 through 4: the applicants shall pay a surety deposit to insure the maintenance of all replacement seedlings. The amount and duration of the surety shall be determined on a case-by-

case basis by the Planning Director.

19. The applicants shall design residences for the subject properties which are in compliance with the Design Review Ordinance and the Local Coastal Program.
20. Regarding parcels 1 through 4: the applicants shall design residences which follow the natural topography of the site. The house should follow the natural slope of the hill and stair-step down the slope if necessary. Grading on each site shall be limited to that required to construct a residence which has been designed to follow the topography and to provide access to that residence. The filling or grading of the hillside to provide flat yard areas shall not be allowed.
21. The applicants shall limit the height of all proposed structures so that no portion of the structure extends above the tree canopy on the site.
22. The applicants shall employ earth tone colors which blend with the natural environment on the exterior of all structures on each site, to the satisfaction of the Planning Director.
23. Regarding parcels 1 through 4: the applicants shall create a document, to the satisfaction of the Planning Director and County Counsel, which outlines the above three tree protection restrictions and the above four development restrictions for the benefit of all future owners of parcels 1 through 4. This document shall be recorded at the time of recordation of the final parcel map. Further, the Commission recommends the above seven development restrictions be included on each parcel's deed.
24. The applicants shall obtain a grading permit for all proposed roadway improvements prior to regrading or widening Miramar Road.
25. As part of the grading permit application for this project, the applicant shall submit engineered plans for access to lots 1-4 consistent with the schematic plans submitted on April 8, 1992. The access plan will be submitted for approval by the County Fire Marshal, Director of Public Works and the Planning Division.

Building Inspection Section

26. The applicants shall provide a drainage analysis and plan which demonstrates that development on these parcels will not increase run-off surface water to adjoining parcels. (This requirement appears to be a duplicate of one of the Department of Public Works. However, the Building Inspection Section's concerns are with run-off to other parcels where the Department of Public Works' would be run-off to the right-of-way.

Environmental Health Division

April 8, 1992

27. The applicants shall install or extend a sanitary sewer main to serve Lots 1 through 7 to the satisfaction of the Granada Sanitary District and the Department of Public Works.
28. The applicants shall install or extend a water main to serve all parcels to the satisfaction of the Coastside County Water District and the Department of Public Works.

Half Moon Bay Fire Protection District

29. The applicants shall meet all requirements of the Half Moon Bay fire Marshall.

CalTrans

30. The applicants shall obtain an encroachment permit for any work proposed within the State right-of-way.

Any interested party aggrieved by the determination of the Planning Commission may appeal this decision to the Board of Supervisors within ten (10) days from such date of determination. The appeal period for this project will end on April 22, 1992, at 5:00 p.m.

In the event an item is appealable to the California Coastal Commission, a second ten (10) working day appeal period must elapse to satisfy Coastal Commission requirements. The County and Coastal Commission appeal periods run consecutively, not concurrently, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

Please complete the enclosed survey and return it to this office at your convenience. Your suggestions will be very helpful in enabling us to improve services in the future.

Thank you for your cooperation.

Very truly yours,

Monica M. Lucas

Monica M. Lucas
Acting Planning Commission Secretary

pc48c.7m1
Enclosure

cc - Public Works
County Geologist
Environmental Health
Building Inspection
Coastal Commission
Half Moon Bay Fire Protection District
Coastside County Water District
Granada Sanitary District
Midcoast Community Advisory Council

COUNTY OF SAN MATEO
PLANNING AND BUILDING DIVISION

Date: March 25, 1992

To: Planning Commission

From: Planning Staff

Subject: EXECUTIVE SUMMARY: Consideration of a Lot Line Adjustment, Minor Subdivision, Street Improvement Exception, and a Coastal Development Permit, to allow for the creation of seven parcels from four existing legal parcels; the installation of a water service main and a sewer service main; the underground extension of gas, electrical, cable and phone lines; and the creation of a private road which would have a maximum slope of 23.5% where 15% slope is the maximum allowable. This project is appealable to the California Coastal Commission

PROPOSAL

The applicants propose to create seven parcels which meet the minimum zoning district standards out of four existing legal parcels in the Miramar Terrace area of the County. In addition, they propose to extend the necessary utilities and to construct an access road which has a maximum grade of 23.5% where 15% is the maximum allowable.

RECOMMENDATION

Certify the Initial Study/Negative Declaration as being complete and accurate and conditionally approve the permit requests.

SUMMARY

The applicants are proposing to create seven parcels out of four existing legal parcels and to extend the necessary improvements to the site including a roadway. The proposed roadway would exceed the maximum grade of 15% allowed by the interim access roadway standards. The applicants, however, have worked closely with the various County agencies and, to date, no objection to their roadway proposal have been raised.

In reviewing the proposed subdivision, Planning staff has the following concerns: (1) the property is within the Cabrillo Highway County Scenic Road Corridor and is proposed for a potentially visible location, and (2) portions of the subject site are very steep with slopes reaching 43%.

Planning staff believes the project can be insured to have only minimal impacts on the Scenic Corridor and only minimal impacts on the topography of the property through the application of strict conditions of approval relating to tree removal and house design.

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DIVISION

Date: March 25, 1992

To: Planning Commission

From: Planning Staff

Subject: Consideration of a Lot Line Adjustment, Minor Subdivision, Street Improvement Exception, and a Coastal Development Permit, pursuant to the Regulations of the County Subdivision Ordinance and the State Subdivision Map Act and Sections 8104 and 6328.4 of the County Ordinance Code, respectively, to allow for the creation of seven parcels, from four existing legal parcels; the installation of a water service main and a sewer service main; the underground extension of gas, electrical, cable and phone lines; and the creation of a private road which would have a maximum slope of 23.5% where 15% slope is the maximum allowable. A grading permit, which is not part of this current application, would be required prior to roadway construction. This project is appealable to the California Coastal Commission.

File Numbers: SMN 91-0017, SIE 91-0002, CDP 91-0055, LLA 92-0001
(Williamson/Guntren)

PROPOSAL

The applicants propose to do the following: (1) through adjusting legal lot lines and a minor subdivision, create seven parcels of approximately 10,000 square feet each, out of four existing parcels; (2) install a water service main from an existing Coastside County Water District water tank along Miramar Drive for approximately 585 feet; (3) extend a Granada Sanitary System sewer main from the intersection of the Cabrillo Highway and Alto Avenue, east on Alto Avenue approximately 820 feet and approximately 520 feet north up Terrace Avenue from Alto Avenue; (4) extend gas, electrical, cable and phone lines underground to the subject property; and (5) obtain permission from the County to construct a private access road which has a maximum slope of 23.5% where a 15% slope is the maximum allowable under the County's interim access road standards.

RECOMMENDATION

1. Certify the Negative Declaration by making the findings in Attachment A.
2. Approve SMN 91-0017, LLA 92-0001, SIE 91-0002, and CDP 91-0055 by making the findings and subject to the Conditions listed in Attachment A.

BACKGROUND

Report Prepared By: Valerie J. Barone, Project Planner, Telephone: 415/363-1930

Applicant/Owner: Bob Williamson and Joe Guntren

Location: Terrace Avenue and Miramar Drive in Miramar

APN's: 048-073-010 and 048-074-020

Size: 1.78 acres

Existing Zoning: R-1/S-9/DR (Single-Family Residential/10,000 Square Foot Minimum Parcel Size/Design Review)

General Plan Designation: Medium Low Density Residential (2.4-6 density units/acre)

Existing Land Use: Vacant

Environmental Evaluation: Negative Declaration issued with a public review period between February 5, 1992 and March 5, 1992

Setting: The subject property is located on a southwest slope straddling a minor ridge. The site slopes downhill from the access road, Miramar Drive, at slopes ranging from 25% to 43%. The southern quarter of the property is the steepest. The vegetation on the subject site consists mostly of eucalyptus trees. There are, however, some pine trees and a mixture of grasses, small brushes and poison oak on the property. The site falls within the Cabrillo Highway County Scenic Road Corridor; when viewed from the Cabrillo Highway to the south, the site appears thickly vegetated with trees.

Chronology:

<u>Date</u>	<u>Action</u>
August 5, 1908	- Subdivision map filed with the County Recorder creating 14 approximately 4,800 square foot parcels.
1957	- Subject Property zoned R-1/S-7 (5,000 sq. ft. minimum parcel size).
August 21, 1979	- Amendment of the County Subdivision Ordinance to require adjacent substandard parcels under the same ownership to merge to the minimal sized parcel allowed by the zoning district.
November 5, 1980	- Adoption of the Local Coastal Program and revised zoning. The Miramar area was rezoned from R-1/S-7 to R-1/S-9 (10,000 square foot minimum parcel size).
January 1983	- Existing 14 lots merged into four parcels as directed by LCP Policy 1.20.

- (a) The applicants shall comply with the significant tree ordinance.
- (b) The applicants shall replace each significant tree approved for removal on parcels 1 through 4 with up to three seedlings; number, size, and species to be approved by the Planning Director.
- (c) The applicants shall pay a surety deposit to insure the maintenance of all replacement seedlings. The amount and duration of the surety shall be determined on a case-by-case basis by the Planning Director.
- (d) The applicants shall create a document, to the satisfaction of the Planning Director and County Counsel, which outlines the above three tree protection restrictions. This document shall be recorded at the time of recordation of the final parcel map.

(2) Design Guidelines

Policies 8.12 and 8.13 establish design guidelines for the subject property. The basic guidelines are to design structures which fit with the topography of the site, do not require extensive cutting, grading, or filling for construction and the minimization of visual impacts through the protection of natural vegetation and the use of natural exterior surface colors and materials.

Currently, the applicants have not proposed specific house designs for any of the subject properties. Because the property is steep and is in a potentially highly visible location along the Cabrillo Highway County Scenic Road Corridor, Planning staff recommends that approval of these permits be conditioned not only to require the tree protection conditions of approval previously described but also to include the following design conditions of approval:

- (a) The applicants shall design residences for the subject properties which are in compliance with the Design Review Ordinance and the Local Coastal Program.
- (b) The applicants shall design residences which follow the natural topography of the site. The houses should follow the natural slope of the hill and stair-step down the slope if necessary. Grading on each site shall be limited to that required to construct a residence which has been designed to follow the topography and to provide access to that residence. The filling or grading of the hillside to provide flat yard areas shall not be allowed.

- September 12, 1991 - Subject applications submitted.
- January 7, 1992 - Application deemed complete.
- February 4, 1992 - Initial Study and Negative Declaration published, review period expired March 5, 1992.

DISCUSSION

A. KEY ISSUES

1. General Plan Conformance

This project is in conformance with the County's General Plan including the Montara-Moss Beach-El Granada Community Plan.

The County's General Plan designates this area for medium low density residential development, 2.4-6 dwelling units per acre. The current four parcels have a density level of 2.2 dwelling units per acre; this falls below the General Plan designated density levels. The density proposed in this application by the applicants is 3.9 density units per acre; this falls within the allowable density levels of the property's General Plan designation.

As for the Street Improvement Exception application, Policy 12.16 of the General Plan allows for the modification of road standards for sub-areas of the County in order to respond to local needs and conditions.

2. Local Coastal Program Conformance

A Coastal Development Policy checklist has been completed for this project and the following Policies have been found to apply:

a. Visual Resources

(1) Ridgeline Visibility

Policy 8.7 protects ridgeline and hilltop silhouettes and prohibits subdivisions which would create parcels whose only building site would be on a ridgeline or hilltop. The subject site straddles a ridgeline; the southern half of the property is potentially the most visible. Because a mature stand of eucalyptus trees exists on the subject site, residences could be sited and designed for either the existing or the proposed parcels which would not break the ridgeline.

Therefore, the suitability of the proposed sites for development, especially the most southern parcels (1 through 4) is dependent upon the presence of a mature grove of trees. In order to insure the continuous presence of trees on the subject site, Planning staff is recommending approval of these permits be conditioned as follows:

- (c) The applicants shall limit the height of all proposed structures so that no portion of the structure extends above the tree canopy on the site.
- (d) The applicants shall employ earth tone colors which blend with the natural environment on the exterior of all structures on each site, to the satisfaction of the Planning Director.
- (e) The applicants shall create a document, to the satisfaction of the Planning Director and County Counsel, which outlines the above four development restrictions. This document shall be recorded at the time of recordation of the final parcel map as specifically applying to lots 1 through 4.

The subject property is within a Design Review overlay zone which means that prior to obtaining a building permit, Planning staff must review the building plans for compliance with the Design Review Guidelines. At that time, compliance with the above recommended conditions of approval would also be reviewed by Planning staff.

b. Hazards

Policy 9.18.a states: "Prohibit, unless no alternatives exist, development (including land divisions which would create parcels exclusively) on slopes of 30% or greater. If no alternatives exist, require engineering geologic reports to enable minimizing of hazards."

Of the four existing parcels on the property, two consist entirely of building site slopes in excess of 30%. Of the seven proposed parcels, three would consist entirely of building site slopes in excess of 30%.

Parcels 1, 2 and 3 proposed for the area of the property with greater than 30% slopes are reconfigurations of the existing legal parcels. Parcels 4, 5, 6 and 7 are parcels proposed for creation through a subdivision; these four parcels are all on slopes of less than 30%.

3. Zoning Ordinance Conformance

As shown on the table below this project complies with the development standards for creating new parcels in the Single-Family Residential/S-9 Combining Zoning District:

	MINIMUM PARCEL SIZE (Square Feet)	MINIMUM LOT WIDTH (feet)
R-1/S-9 Requirement	10,000	50
Lot 1	15,982	73
Lot 2	10,816	62
Lot 3	10,000	62.50
Lot 4	10,000	62.50
Lot 5	10,000	75
Lot 6	10,399	63
Lot 7	10,509	80

The applicants have demonstrated that it is possible to design a house for each of the proposed parcels which would meet all of the development standards for the R-1/S-9 zone, including setbacks, lot coverage, floor area ratio, and parking.

4. Compliance with Subdivision Regulations

In order to approve this application for a subdivision the Planning Commission must make the following six findings:

- a. In accordance with Section 66473.5 of the Subdivision Map Act, this map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan.

This finding can be made. The project proposal is in compliance with both the County's General Plan and the Local Coastal Program.

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

This finding can be made. With careful house design, and subject to the recommended conditions of approval, this site is physically suitable 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-9 Zone (see Section A.3); (2) as indicated by the submitted geotechnical report, each of the proposed parcels include within their building envelopes locations where a residence could be safely constructed; (3) the applicants must document that all proposed parcels will be served by water and sewer facilities prior to having the tentative map finalized; and (4) residences could be constructed on each of the seven parcels which maintains the building envelope required for the R-1/S-9 Zoning District and which has a minimal impact on the

environment either individually or cumulatively (for more details please see the attached Initial Study).

- 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 avoidable injure fish and wildlife or their habitat.**

This finding can be made. An Initial Study and Negative Declaration finding no significant impacts and recommending no mitigation measures was published for this project and sent to the State Clearinghouse. Review of this project by concerned agencies, including Environmental Health, yielded no objections. This project, as conditioned, is not expected to damage the environment or injure fish, wildlife, or their habitat.

Currently 10 trees are proposed for removal to allow the installation of the roadway. Planning is recommending, in Attachment A of this staff report, conditions which would require all future tree removals to be in compliance with the regulations of the Significant Tree Ordinance and up to triple replacement of any tree approved for removal.

- d. **The design of the subdivision or the type of the improvements would not conflict with easements, acquired by the public-at-large, for access through or use of, property within the proposed subdivision.**

This finding can be met. There are no conflicts with identified easements for this property.

- e. **The design of the subdivision provides, to the extent feasible, for future passive natural heating or cooling opportunities.**

This finding can be met. The proposed subdivision, as designed, can make use of passive heating and cooling; a residence could be located on each of the parcels to actively or passively take advantage of the natural rotation of the earth and provide for solar heating and cooling opportunities.

- f. **The benefits of additional housing are greater than any negative effects the subdivision would have on fiscal and environmental resources.**

The proposal would contribute to additional housing in the County. No significant negative effects on fiscal or environmental resources have been identified.

5. Compliance with the Lot Line Adjustment Procedure

The subdivision findings outlined above are adequate to insure compliance with the County's Lot Line Adjustment procedures. The applicants propose to reconfigure the existing property lines to create proposed

parcels 1, 2 and 3. Parcels 4, 5, 6 and 7 are proposed to be newly created through a minor subdivision.

6. Street Improvement Exception

a. Basis for Exceptions to Minimum Access Requirements

Section 8104 of the County Ordinance grants the Planning Commission authority to modify minimum access requirements when there are extraordinary conditions affecting the property, and the Commission finds that the strict application of this section would impose unreasonable restrictions, or unnecessary and extraordinary hardship or damage upon the applicants. The modification of the access requirements must be in accordance with the general purpose and objectives of the requirements and in a manner that will protect the public health, safety and welfare of the people of San Mateo County.

b. Reasons Applicants are Requesting this Street Improvement Exception

Currently, Miramar Road exists as a dirt access road with slopes up to 27%. The maximum grade allowed under the interim access roadway standards is 15%. The applicants are proposing to lessen the maximum slope of the roadway to 23.5% and provide a turn-around, turnout and fire hydrants as required by the Half Moon Bay Fire Marshal. Below is a table describing the grades of the proposed roadway.

	<u>Feet</u>	<u>%</u>
Length of Entire Roadway	990	100%
Length of Portion of Roadway with slopes:		
Less than 15%	205	15%
Between 15% & 20%	62	6%
Greater than 20%	723	73%

The applicants have reviewed their proposed roadway design with the Half Moon Bay Fire Marshal and the County's Department of Public Works, neither of which oppose the project design.

The applicants determined that the 23.5% slope was the best roadway design for the site through an analysis of alternatives. The applicants attempted to create a roadway which would allow

for emergency vehicular access but have a minimal impact on the environment and on adjacent landowners. Below is the analysis of the two alternatives examined by the applicants and staff:

(1) 15% Slope Alternative

A 15% maximum slope for Miramar Road, as required by County Ordinance, would require cuts for 661 feet (65% of the length of the roadway) of up to 56 feet in depth. Creating road banks that on a two to one slope would in places exceed one hundred feet on either side of the road.

Creating this road would have significant negative impacts on adjacent landowners. Approximately 10 neighboring parcels which front Miramar Road would be impacted: In places the bank cuts would encroach onto individual parcels up to 80 feet; also, the 50% slope created by the 2:1 road banks exceeds the 20% maximum driveway slope allowable making construction on the neighboring parcels, as well as portions of the subject property, difficult without the construction of retaining walls and more cutting.

Creating this road would also have significant negative environmental impacts: Several thousand yards of dirt would have to be excavated and hauled off-site; over 10,000 square feet of area would be denuded of all vegetation during the construction of the 2:1 road banks; and the natural topography of the site would be severely altered.

(2) 20% Slope Alternative

A 20% maximum slope would require cuts in 544 feet of the roadway (54% of the length of the roadway) of up to 21 feet in depth. It would also create road banks that on a two to one slope would in places exceed 40 feet on either side of the road.

Both the environmental impacts and the development impacts on the subject site would be the same as the 15% alternative but not to near the same degree.

Planning staff supports the requested street improvement exception to allow a 23.5% maximum grade because it is the least impactful on the environment and on the adjacent landowners.

B. ENVIRONMENTAL REVIEW

An Initial Study was completed and a Negative Declaration issued in conformance with CEQA guidelines. The public review period began on February 4, 1992, and expired on March 5, 1992. One comment was received from CalTrans requesting more information on the intersection of Highway 1 and Miramar Road (attached). Staff is currently working on answering the

questions asked by CalTrans and will present the County's response at the public hearing on this item.

C. REVIEWING AGENCIES

1. Public Works Division - Roads

Staff from the Public Works Roads Division have reviewed this project and have applied their standard subdivision conditions of approval and have made no comment on the applicants' request for a street improvement exception.

2. Public Works Division - Geotechnical

The County Geologist has reviewed this project and determined that it would be possible to design a safe residence on each of the proposed parcels. He notes that the applicants must receive a grading permit prior to any roadway construction and that he will review the geotechnical stability of each proposed residence at the time of application for a building permit.

3. Half Moon Bay Fire Protection District

The Half Moon Bay Fire Marshal has reviewed the plans and has no objections to the proposed 23.5% maximum road grade so long as fire hydrants, turn-outs and a turn-around are provided to his satisfaction.

4. Environmental Health Division

Staff from the Environmental Health Division have reviewed the project and are recommending that approval of this project be conditioned to require the applicants to demonstrate they have provided sewer and water to all proposed parcels.

5. Mid-Coast Community Council

The applicants have presented their project to the Mid-Coast Community Council. Planning staff has received no official comment from the Council. However, the applicants have indicated that no objections to the project were raised during the Council's meeting.

6. California Archaeology Referral

Staff from the California Archaeology Referral Service have indicated that there is a low probability of archaeological remains being discovered on the site and have not recommended any further study.

7. Building Inspection Section

Staff from the Building Inspection Section have reviewed the project and are recommending that approval be conditioned to require the applicants to provide a drainage analysis that demonstrates there will

not be an increase in surface water run off to adjoining parcels as a result of this project.

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Tentative Map
- D. Existing Parcel Configuration
- E. Roadway Profile
- F. Utility Installation Plan
- G. Initial Study and Negative Declaration
- H. Letter of Response from CalTrans

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County of San Mateo
Planning and Building Division

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Numbers:
SMN 91-0017, SIE 91-0002,
CDP 91-0055, and LLA 92-0001

Hearing Date: March 25, 1992

Prepared By: Valerie J. Barone

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Negative Declaration

Find:

1. The Planning Commission does hereby find that this Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
3. That on the basis of the Initial Study, comments received thereto, and testimony presented and considered at the public hearing, that there is no substantial evidence that the project will have a significant effect on the environment.

Regarding the Subdivision and Lot Line Adjustment

Find:

1. That, in accordance with Section 66473.5 of the Subdivision Map Act, this map as modified in Attachment D, together with the provisions for its design and improvement is consistent with the San Mateo County General Plan.
2. That the site is physically suitable for the type of development and for the proposed density of development.
3. 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 avoidable injure fish and wildlife or their habitat.
4. That the design of the subdivision or the type of the improvements would not conflict with easements, acquired by the public-at-large, for access through or use of, property within the proposed subdivision.

5. That the design of the subdivision provides, to the extent feasible, for future passive natural heating or cooling opportunities.
6. That the benefits of additional housing are greater than any negative effects the subdivision would have on fiscal and environmental resources.
7. That this project was processed in accordance with the County's Lot Line Adjustment procedures.

Regarding the Street Improvement Exception

Find that extraordinary hardship or damage would be imposed on the applicants if the strict application of the County Road Standards were followed. The modifications proposed in this application are in harmony with the general purpose and objectives of the County Street Improvement Regulations and the public health, safety, and welfare of the people of San Mateo County will be protected.

Regarding the Coastal Development Permit

Find on the basis of the information contained in the staff report, that the project conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

RECOMMENDED CONDITIONS OF APPROVAL

Department of Public Works

1. The applicants shall provide appropriate documentation to the Department of Public Works and to the Planning Division confirming that portions of Hermosa Avenue and portions of Alto Avenue have, in fact, been abandoned and/or vacated as indicated on the Vestino Tentative Map.
2. The applicants shall have designed (by a registered civil engineer) and the applicants shall construct an on-site 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 turn-around meeting the requirements of the applicable fire jurisdiction and the San Mateo County Department of Public Works.
3. The applicants 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 storm water 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 predeveloped state. Recommended measures shall be designed and included in the street improvement plans (per Condition #2), and submitted to the Department of Public Works for review and approval.

4. The applicants shall record documents which address maintenance responsibilities of both the private road and any private drainage facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review.
5. The applicants shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans (per Condition #2), and submitted to the Department of Public Works for review. Upon completion of this review, the applicants or their engineer shall have these approved plans signed by the appropriate sewer district.
6. The applicants shall dedicate Sanitary Sewer Easements for any portion of the sewer main which lies outside of existing public sanitary sewer easements, if applicable.
7. The applicants shall submit to both the Department of Public Works and the Planning Division, written certification from the appropriate water district (Redwood City Water) stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
8. Any potable water system work required by the appropriate district within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met. Plans for such work shall be reviewed by the Department of Public Works prior to the issuance of the permit.
9. The applicants shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and the Planning Division stating that they will provide energy and communication services to the proposed parcels of this subdivision.
10. Any proposed construction work within the County right-of-way shall not begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met.
11. "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.

12. The applicants shall submit a plan to the Department of Public Works showing driveway access to each of the parcels complying with County standards for driveway slopes (not exceeding 20%). This plan and driveway slopes shall be prepared from elevations and alignment from the improvement plans required by Condition #1.
13. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to the site. A "Grading Permit" would be required for construction of the private road unless exempted by the above ordinance.
14. The applicants shall submit a parcel map to the Department of Public Works for review and recording.

Planning Division

15. Approval of these permits is for the project as described and modified in this staff report, only. Minor modifications may be made subject to the review and approval of the Planning Director.
16. The applicants shall comply with the significant tree ordinance.
17. Regarding parcels 1 through 4: the applicants shall replace each significant tree approved for removal with up to three seedlings; number, size, and species to be approved by the Planning Director.
18. Regarding parcels 1 through 4: the applicants shall pay a surety deposit to insure the maintenance of all replacement seedlings. The amount and duration of the surety shall be determined on a case-by-case basis by the Planning Director.
19. The applicants shall design residences for the subject properties which are in compliance with the Design Review Ordinance and the Local Coastal Program.
20. Regarding parcels 1 through 4: the applicants shall design residences which follow the natural topography of the site. The house should follow the natural slope of the hill and stair-step down the slope if necessary. Grading on each site shall be limited to that required to construct a residence which has been designed to follow the topography and to provide access to that residence. The filling or grading of the hillside to provide flat yard areas shall not be allowed.
21. The applicants shall limit the height of all proposed structures so that no portion of the structure extends above the tree canopy on the site.
22. The applicants shall employ earth tone colors which blend with the natural environment on the exterior of all structures on each site, to the satisfaction of the Planning Director.

23. Regarding parcels 1 through 4: the applicants shall create a document, to the satisfaction of the Planning Director and County Counsel, which outlines the above three tree protection restrictions and the above four development restrictions for the benefit of all future owners of parcels 1 through 4. This document shall be recorded at the time of recordation of the final parcel map. Further, the Commission recommends the above seven development restrictions be included on each parcel's deed.
24. The applicants shall obtain a grading permit for all proposed roadway improvements prior to regrading or widening Miramar Road.

Building Inspection Section

25. The applicants shall provide a drainage analysis and plan which demonstrates that development on these parcels will not increase run-off surface water to adjoining parcels. (This requirement appears to be a duplicate of one of the Department of Public Works. However, the Building Inspection Section's concerns are with run-off to other parcels where the Department of Public Works' would be run-off to the right-of-way.

Environmental Health Division

26. The applicants shall install or extend a sanitary sewer main to serve Lots 1 through 7 to the satisfaction of the Granada Sanitary District and the Department of Public Works.
27. The applicants shall install or extend a water main to serve all parcels to the satisfaction of the Coastside County Water District and the Department of Public Works.

Half Moon Bay Fire Protection District

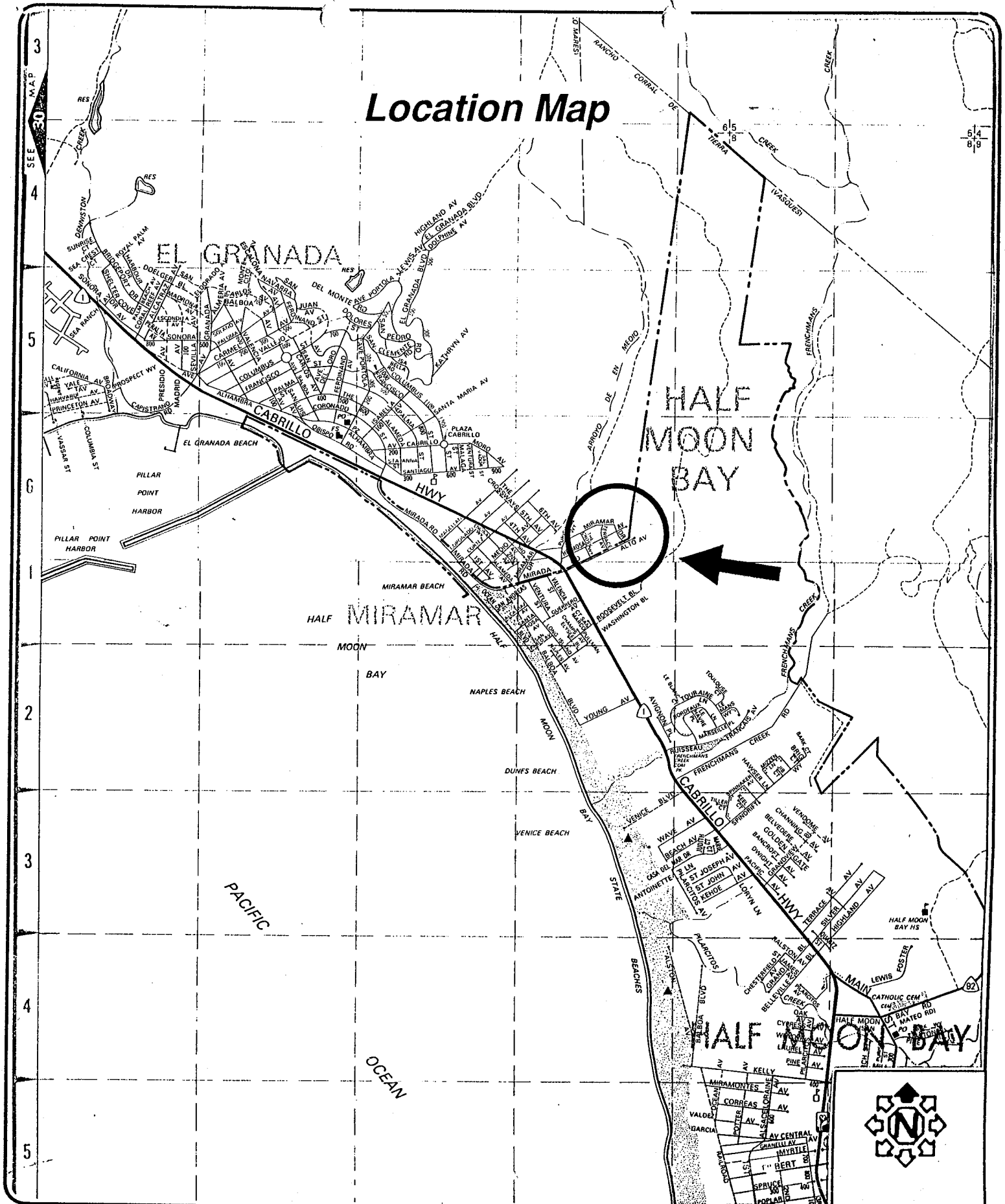
28. The applicants shall meet all requirements of the Half Moon Bay fire Marshall.

CalTrans

29. The applicants shall obtain an encroachment permit for any work proposed within the State right-of-way.

VJB:cdn - VJBC0641.ACU

Location Map



San Mateo County Planning Commission Meeting

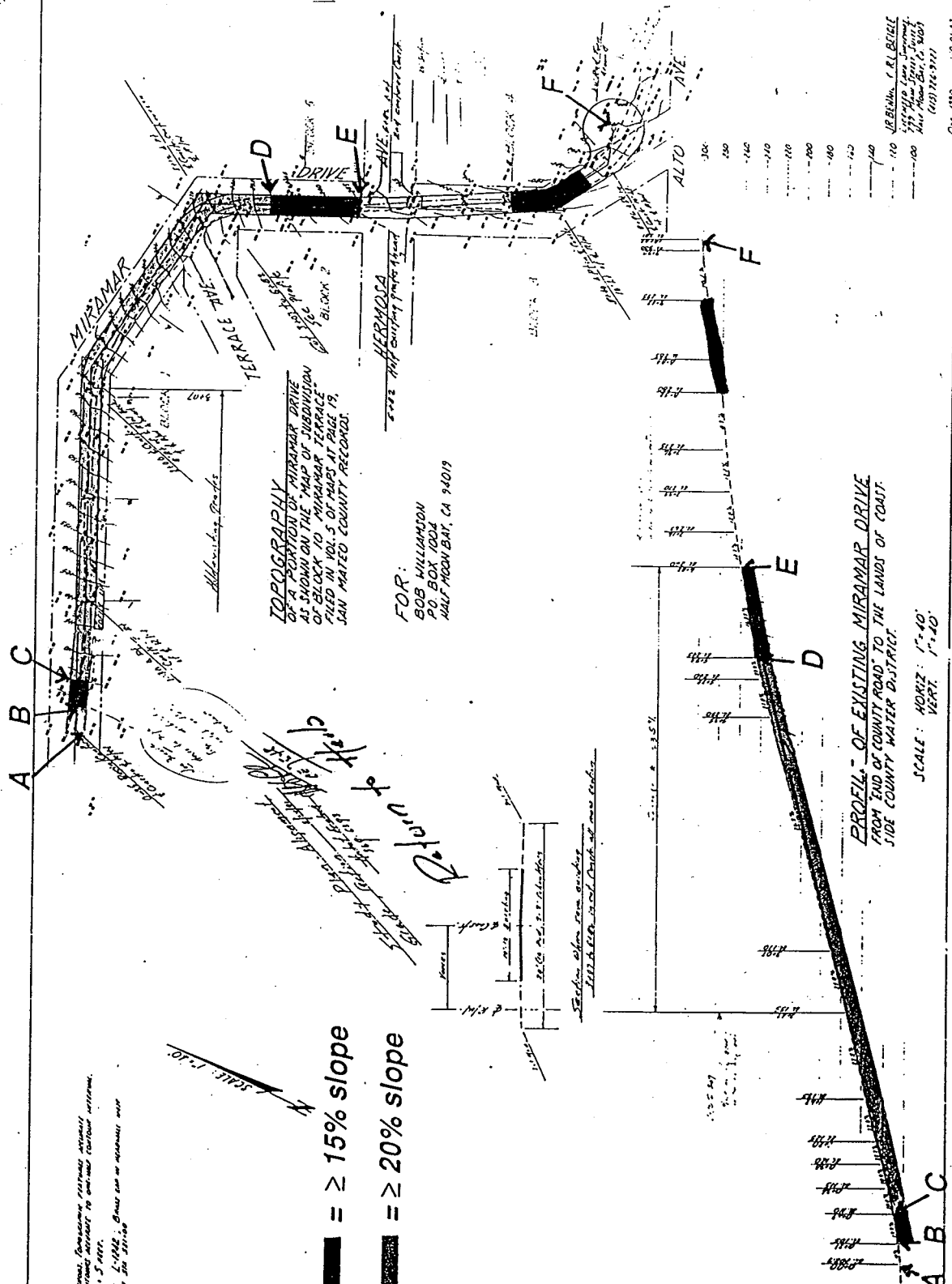
Applicant:

Request:

Location:

ATTACHMENT B

Street Improvement Plan



NOTE:
 1. All proposed improvements shall be in accordance with the latest edition of the San Mateo County Engineering Manual.
 2. All proposed improvements shall be in accordance with the latest edition of the San Mateo County Engineering Manual.
 3. All proposed improvements shall be in accordance with the latest edition of the San Mateo County Engineering Manual.
 4. All proposed improvements shall be in accordance with the latest edition of the San Mateo County Engineering Manual.
 5. All proposed improvements shall be in accordance with the latest edition of the San Mateo County Engineering Manual.

TOPOGRAPHY
 OF A PORTION OF MIRAMAR DRIVE
 AS SHOWN ON THE "MAP OF SUBDIVISION
 OF BLOCK 10, MIRAMAR TERRACE,
 FILED IN VOLS 5 OF MAPS AT PAGE 19,
 SAN MATEO COUNTY RECORDS.

FOR:
 BOB WILLIAMSON
 PO BOX 1004
 HALF MOON BAY, CA 94019

PROFILE OF EXISTING MIRAMAR DRIVE
 FROM END OF COUNTY ROAD TO THE LANDS OF COAST
 SIDE COUNTY WATER DISTRICT.

SCALE: HORIZ: 1"=40'
 VERT: 1"=20'



San Mateo County Zoning Hearing Officer

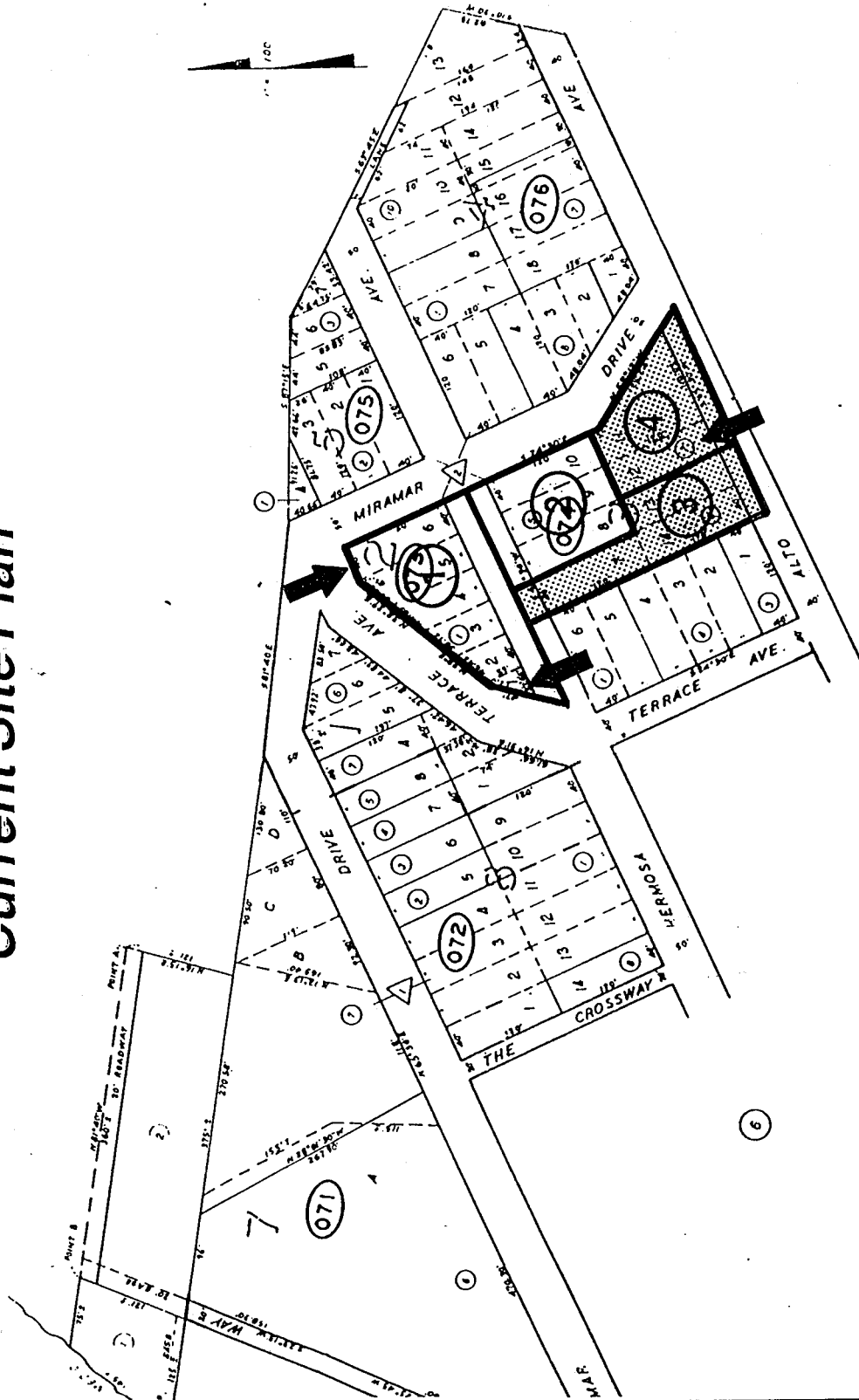
Applicant:


Request:


Location:

ATTACHMENT E

Current Site Plan



 = $\geq 30\%$ SLOPES (Building Sites)



ATTACHMENT D

San Mateo County Zoning Hearing Officer

Applicant: _____

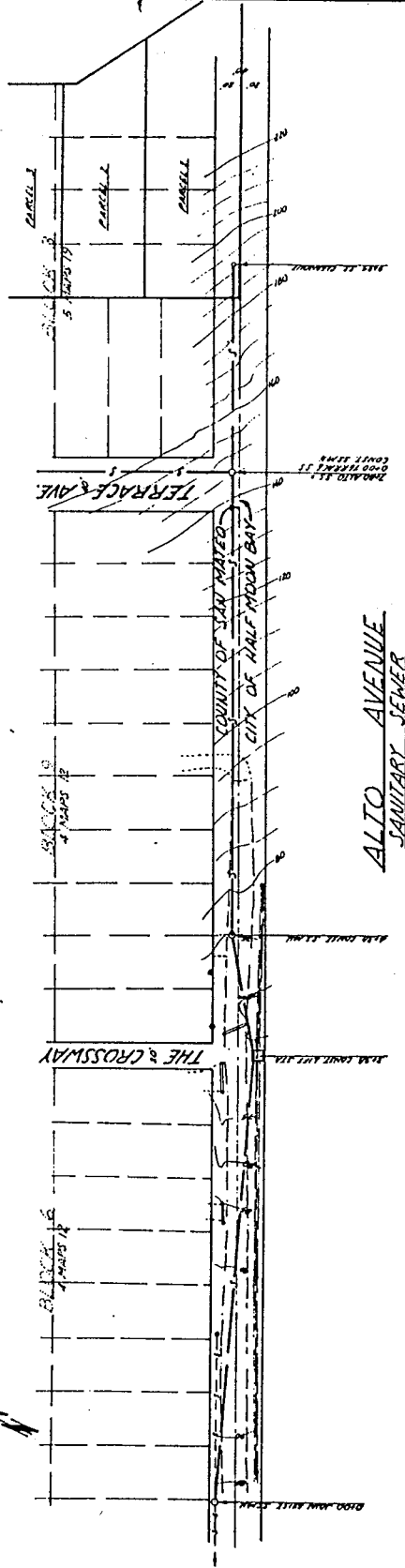
Request: _____

Location: _____

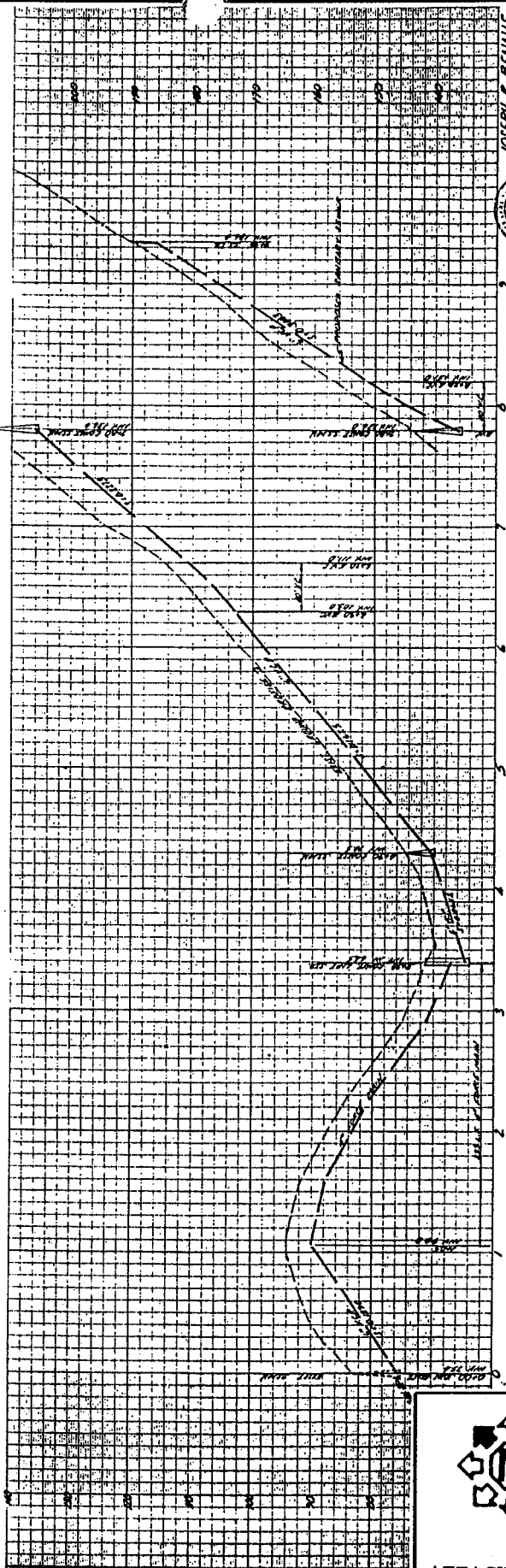
Sewer Main Plan

PLAN TO ACCOMPANY
ITERATIVE MAP

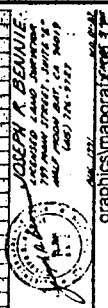
FOR:
ROBERT WILLIAMSON
P.O. BOX 1004
HALF MOON BAY, CA. 94019



ALTO AVENUE
SANITARY SEWER
PLAN SCALE: 1"=40'



PROFILE
SCALE: HOR. 1"=40'
VERT. 1"=8'



graphics\magrat\p001.rvt

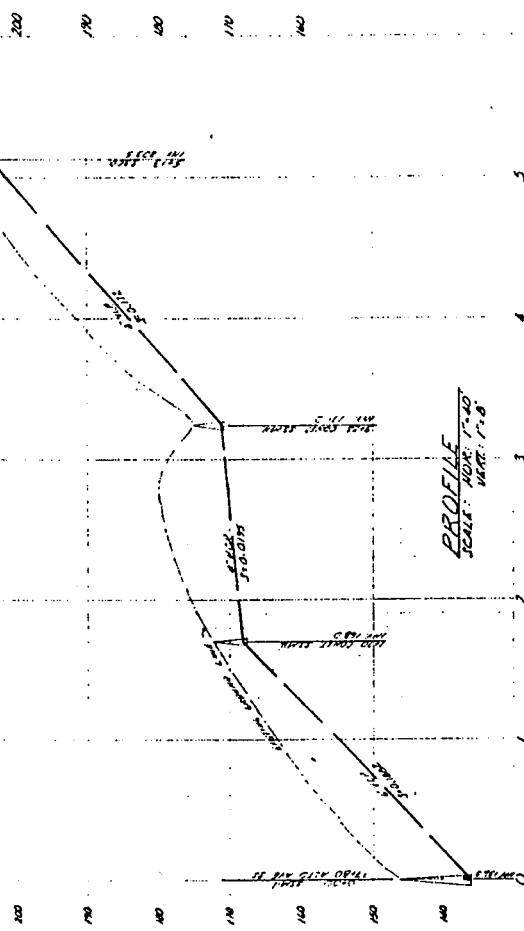
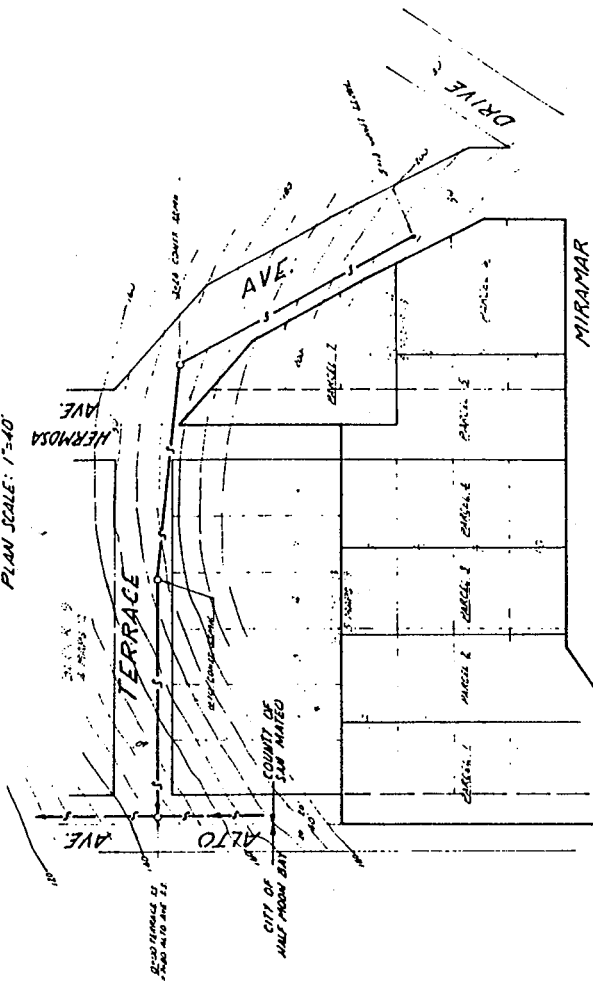


ATTACHMENT F

Sewer Main Plan con't

TERRACE AVENUE
SANITARY SEWER

PLAN SCALE: 1"=40'



PROFILE
SCALE: HOR: 1"=40'
VERT: 1"=8'

PLAN TO ACCOMPANY
TENTATIVE MAP

FOR
ROBERT WILLIAMSON
PO BOX 1004
HALF MOON BAY, CA 94019

JOSEPH R BENNIE
REGISTERED CIVIL ENGINEER
100 MAIN STREET, SUITE 200
HALF MOON BAY, CA 94040
(415) 484-1177

graphicmaps.com



ATTACHMENT F
Continued

San Mateo County Planning Commission Meeting

Applicant:

Request:

Location:

10172

COUNTY OF SAN MATEO, PLANNING DIVISION

NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.) that the following project: Williamson/Guntren Lot Line Adjustment, Minor Subdivision, Street Improvement and Utility Extension, when implemented will not have a significant impact on the environment.

FILE NOS.: SMN 91-0017, SIE 91-0002, CDP 91-0055, LLA 92-0001

OWNERS/APPLICANTS: Williamson and Guntren

ASSESSOR'S PARCEL NOS.: 048-073-010; 048-074-020

PROJECT DESCRIPTION AND LOCATION

ENDORSED
FILED IN THE OFFICE OF THE
COUNTY CLERK OF
SAN MATEO COUNTY, CALIF
FEB 03 1992

WARREN SLOCUM, County Clerk
By PATRICIA FISCHRACH
DEPUTY CLERK

The applicants propose to do the following: (1) a lot line adjustment and minor subdivision creating seven lots, 10,000 square foot or larger, out of four existing legal lots; (2) install a water service main from an existing Coastside County Water District water tank along Miramar Drive for approximately 585 feet; (3) extend a Granada Sanitary System sewer main from the intersection of the Cabrillo Highway and Alto Avenue, east on Alto Avenue approximately 820 feet and approximately 520 feet north up Terrace Avenue from Alto Avenue; (4) widen the existing private access road, Miramar Drive, to a width of 20 feet with 16 feet of paving; (5) reduce the existing grade of Miramar Drive to a maximum slope of 23.5%; and (6) extend gas, electrical, cable and phone lines to the subject property. All utility extensions would be undergrounded. Location: Terrace Avenue and Miramar Drive, Miramar - San Mateo County.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Planning Division has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially;
2. The project will not have adverse impacts on the flora or fauna of the area;
3. The project will not degrade the aesthetic quality of the area;
4. The project will not have adverse impacts on traffic or land use;
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

- c. Create impacts for a project which are individually limited, but cumulatively considerable;
- d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

N/A

RESPONSIBLE AGENCY CONSULTATION

California Coastal Commission

INITIAL STUDY

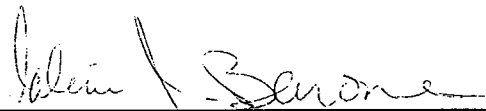
The San Mateo County Planning Division has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD February 5, 1992 to March 5, 1992

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning Division, 590 Hamilton Street, Redwood City, no later than 5:00 p.m., XX.

CONTACT PERSON

Valerie J. Barone, Project Planner
415/363-1930



Valerie J. Barone, Project Planner

VJB:kcd - VJBC0274.NKH
CPD FORM A-ENV-35
FMT00014 - 7/90

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed By Planning Division)

I. BACKGROUND

Project Title: Williamson/Guntren Lot Line Adjustment, Minor Subdivision, Street Improvement and Utility Extension

File Nos.: SMN 91-0017, SIE 91-0002, CDP 91-0055, LLA 92-0001

Project Location: Terrace Avenue and Miramar Drive in Miramar

Assessor's Parcel Nos.: 048-073-010; 048-074-020

Applicants/Owners: Williamson and Guntren

Date Environmental Information Form Submitted: January 7, 1992

PROJECT DESCRIPTION

The applicant proposes to do the following: (1) a lot line adjustment and minor subdivision creating seven lots, 10,000 square foot or larger, out of four existing legal lots; (2) install a water service main from an existing Coastside County Water District water tank along Miramar Drive for approximately 585 feet; (3) extend a Granada Sanitary System sewer main from the intersection of the Cabrillo Highway and Alto Avenue, east on Alto Avenue approximately 820 feet and approximately 520 feet north up Terrace Avenue from Alto Avenue; (4) widen the existing private access road, Miramar Drive, to a width of 20 feet with 16 feet of paving; (5) reduce the existing grade of Miramar Drive to a maximum slope of 23.5%; and (6) extend gas, electrical, cable and phone lines to the subject property. All utility extensions would be undergrounded. (See attachments for maps and plans of this project.)

II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 11 and 12.

	IMPACT			SOURCE
	NO	Signi- ficant- Unless Mitigated	YES Signi- ficant	
1. <u>LAND SUITABILITY AND GEOLOGY</u>				
Will (or could) this project:				
a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tide-lands, or San Francisco Bay.	<u>X</u>	___	___	<u>B.F.O</u>
b. Involve construction on slope of 15% or greater.	___	___	___	<u>E.I</u>
c. Be located in an area of soil instability (subsidence, landslide or severe erosion)?	<u>X</u>	___	___	<u>Bc.D</u>
d. Be located on, or adjacent to a known earth-quake fault?	<u>X</u>	___	___	<u>Bc.D</u>
e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts.	<u>X</u>	___	___	<u>M</u>
f. Cause significant erosion or siltation?	<u>X</u>	___	___	<u>M.I</u>
g. Result in damage to soil capability or loss of agricultural land?	<u>X</u>	___	___	<u>A.M</u>
h. Be located within a flood hazard area?	<u>X</u>	___	___	<u>G</u>

	IMPACT			SOURCE
	NO	YES		
		Signi- ficant- Unless Mitigated	Signi- ficant	Cumu- lative
i. Be located in an area where a high water table may adversely affect land use?	X			D
j. Affect a natural drainage channel or streambed, or watercourse?	X			E
2. <u>VEGETATION AND WILDLIFE</u>				
Will (or could) this project:				
a. Affect federal or state listed rare or endangered species of plant life in the project area?	X			F
b. Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?			X	I.A
c. Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?	X			F
d. Significantly affect fish, wildlife, reptiles, or plant life?	X			I
e. Be located inside or within 200 feet of a marine or wildlife reserve?	X			E.F.O
f. Infringe on any sensitive habitats?	X			F
g. Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor) that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?			X	I.F.Bb

	IMPACT				SOURCE
	NO	Significant- Unless Mitigated	Significant	Cumulative	
3. <u>PHYSICAL RESOURCES</u>					
Will (or could) this project:					
a. Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or top soil?)	X				I
b. Involve grading in excess of 150 cubic yards?			X		I
c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?	X				I
d. Affect any existing or potential agricultural uses?	X				A,K,M
4. <u>AIR QUALITY, WATER QUALITY, SONIC</u>					
Will (or could) this project:					
a. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on site or in the surrounding area?	X				I,N,R
b. Involve the burning of any material, including brush, trees and construction materials?	X				I
c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?			X		Ba,I

	IMPACT				SOURCE
	NO	YES	Significant-Unless Mitigated	Significant	
i. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?	___	X	___	___	S
5. <u>TRANSPORTATION:</u>					
Will (or could) this project:					
a. Affect access to commercial establishments, schools, parks, etc.?	X	___	___	___	A,I
b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?	___	X	___	___	A,I
c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?	___	X	___	___	I
d. Involve the use of off-road vehicles of any kind (such as trail bikes)?	X	___	___	___	I
e. Result in or increase traffic hazards?	X	___	___	___	S
f. Provide for alternative transportation amenities such as bike racks?	X	___	___	___	I
g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway?	X	___	___	___	S

	NO	IMPACT			SOURCE
		Not Significant	Significant Unless Mitigated	Significant	
<u>6. LAND USE AND GENERAL PLANS</u>					
Will (or could) this project:					
a.	X				I
b.	X				I
c.	X				I
d.		X			I
e.		X			I.O.S
f.					
g.	X				I.S

	IMPACT				SOURCE
	NO	YES		Cumulative	
		Not Significant	Significant Unless Mitigated		
h. Be adjacent to or within 500 feet of an existing or planned public facility?	X				A
i. Create significant amounts of solid waste or litter?	X				I
j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?	X				I
k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?	X				B
l. Involve a change of zoning?	X				C
m. Require the relocation of people or businesses?	X				I
n. Reduce the supply of low-income housing?	X				I
o. Result in possible interference with an emergency response plan or emergency evacuation plan?	X				S
p. Result in creation of or exposure to a potential health hazard?	X				S
7. AESTHETIC, CULTURAL AND HISTORIC					
Will (or could) this project:					
a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?	X				A, Bb

	IMPACT				SOURCE
	NO	Not Significant	Significant Unless Mitigated	Significant	
b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A,I</u>
c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>I</u>
d. Directly or indirectly affect historical or archaeological resources on or near the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>H</u>
e. Visually intrude into an area having natural scenic qualities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A,I</u>

III. MITIGATION MEASURES

Mitigation measures have been proposed in project application.

Other mitigation measures are needed.

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. MANDATORY FINDINGS OF SIGNIFICANCE


- | | Yes | No |
|--|-------|---------|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory? | _____ | X _____ |
| 2. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | _____ | X _____ |
| 3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable? | _____ | X _____ |
| 4. Would the project cause substantial adverse effects on human beings, either directly or indirectly? | _____ | X _____ |

On the basis of this initial evaluation:

 X I find the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared by the Planning Division.

 I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A **NEGATIVE DECLARATION** will be prepared.

 I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.



(Sign) Valerie J. Barone

Project Planner
(Title) Planner II

February 3, 1992
Date

V. SOURCE LIST

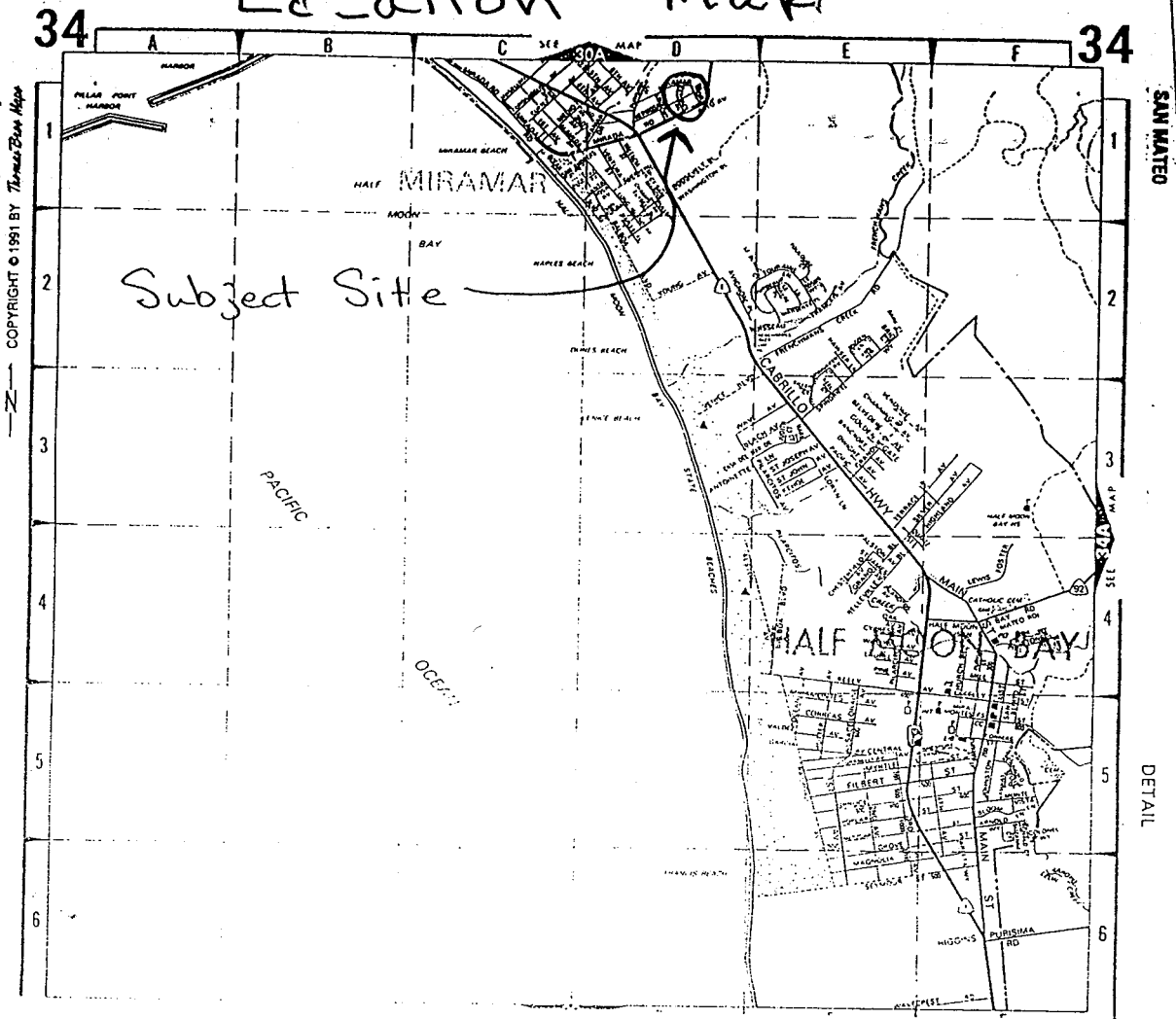
- A. Field Inspection
- B. County General Plan
 - a. 1977 Noise Contour Maps, 1978 Noise Element
 - b. Overview and Resource Management, General Plan Update
 - c. Community Development, General Plan Update
 - d. Housing Element
 - e. Local Coastal Program
 - f. Skyline Area General Plan Amendment
 - g. Montara-Moss Beach-El Granada Community Plan
 - h. Emerald Lake Hills Community Plan
- C. County Ordinance Code
- D. Geotechnical Maps
 - 1. USGS Basic Data Contributions
 - a. #43 Landslide Susceptibility
 - b. #44 Active Faults
 - c. #45 High Water Table
 - 2. Geotechnical Hazards Synthesis Maps
- E. USGS Quadrangle Maps, San Mateo County 1970 Series (See F. and H.)
- F. San Mateo County Rare and Endangered Species Maps, or Sensitive Habitats Maps
- G. Flood Insurance Rate Map - National Flood Insurance Program
- H. County Archaeologic Resource Inventory (Prepared by S. Dietz, A.C.R.S.)
Procedures for Protection of Historic and Cultural Properties--36 CFR 800 (See R.)
- I. Project Plans or EIF
- J. Airport Land Use Committee Plans, San Mateo County Airports Plan
- K. Aerial Photography or Real Estate Atlas - REDI

1. Aerial Photographs, 1941, 1953, 1956, 1960, 1963, 1970
2. Aerial Photographs, 1981
3. Coast Aerial Photos/Slides, San Francisco County Line to Ano Nuevo Point, 1971
4. Historic Photos, 1928-1937

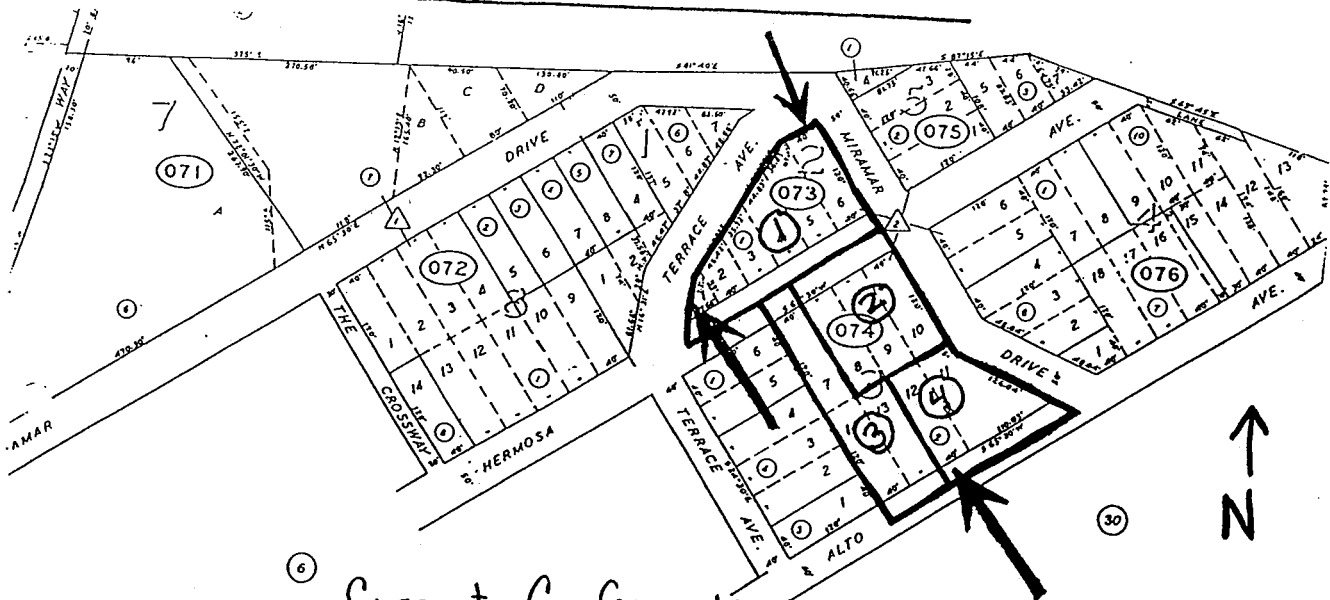
- L. Williamson Act Maps
- M. Soil Survey, San Mateo Area, U.S. Department of Agriculture, May 1961
- N. Air Pollution Isopleth Maps - Bay Area Air Pollution Control District
- O. California Natural Areas Coordinating Council Maps (See F. and H.)
- P. Forest Resources Study (1971)
- Q. Experience with other projects of this size and nature
- R. Environmental Regulations and Standards:
- | | | |
|---------|--|-----------------------|
| Federal | - Review Procedures for CDBG Programs | 24 CFR Part 58 |
| | - NEPA 24 CFR 1500-1508 | |
| | - Protection of Historic and Cultural Properties | 36 CFR Part 800 |
| | - National Register of Historic Places | |
| | - Floodplain Management | Executive Order 11988 |
| | - Protection of Wetlands | Executive Order 11990 |
| | - Endangered and Threatened Species | |
| | - Noise Abatement and Control | 24 CFR Part 51B |
| | - Explosive and Flammable Operations | 24 CFR 51C |
| | - Toxic Chemicals/Radioactive Materials | HUD 79-33 |
| | - Airport Clear Zones and APZ | 24 CFR 51D |
- State
- | | |
|---------------------------------|-------------------------|
| - Ambient Air Quality Standards | Article 4, Section 1092 |
| - Noise Insulation Standards | |
- S. Consultation with Departments and Agencies:
- | | |
|--------------------------------------|---------------------------------|
| a. County Health Department | d. Department of Public Works |
| b. City Fire Department | e. Disaster Preparedness Office |
| c. California Department of Forestry | f. Other |

VJBC0274.IKH
 CPD FORM A-ENV-30
 FRM00018 (7/90)

Location Map



Current Site Plan



⑥ Current Configuration of the Four Existing Legal Lots

- △ MIRAMAR TERRACE RSM 4/12
- △ SUB. OF BLOCK 10 MIRAMAR TERRACE RSM 5/19

VESTING

TENTATIVE MAP

FOR A LOT LINE ADJUSTMENT THROUGH BLOCK 3 AND THROUGH 14, BLOCK 3 AND OF ALTO AVENUE AND TERRACE, AS SHOWN ON THE MAPS AT PAGE 19, RECORD MATED COUNTY, CALIFORNIA. APN 048-078-010 APN 048-074-020

OWNER & APPLICANT

ROBERT WILLIAMSON
POST OFFICE BOX 1000
HALF MOON BAY, CA 94020
(415) 726-3574

UTILITIES

ELECTRICITY: PG & E
TELEPHONE: P.T.T.
CABLE TV: NETSTAR
WATER: C.C.W.D.
SEWER: GRANADA SAN JOSE
GAS: PG & E

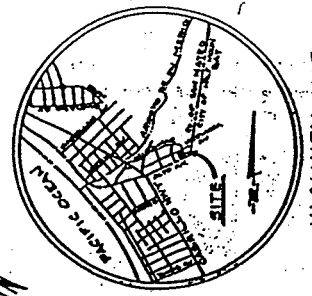
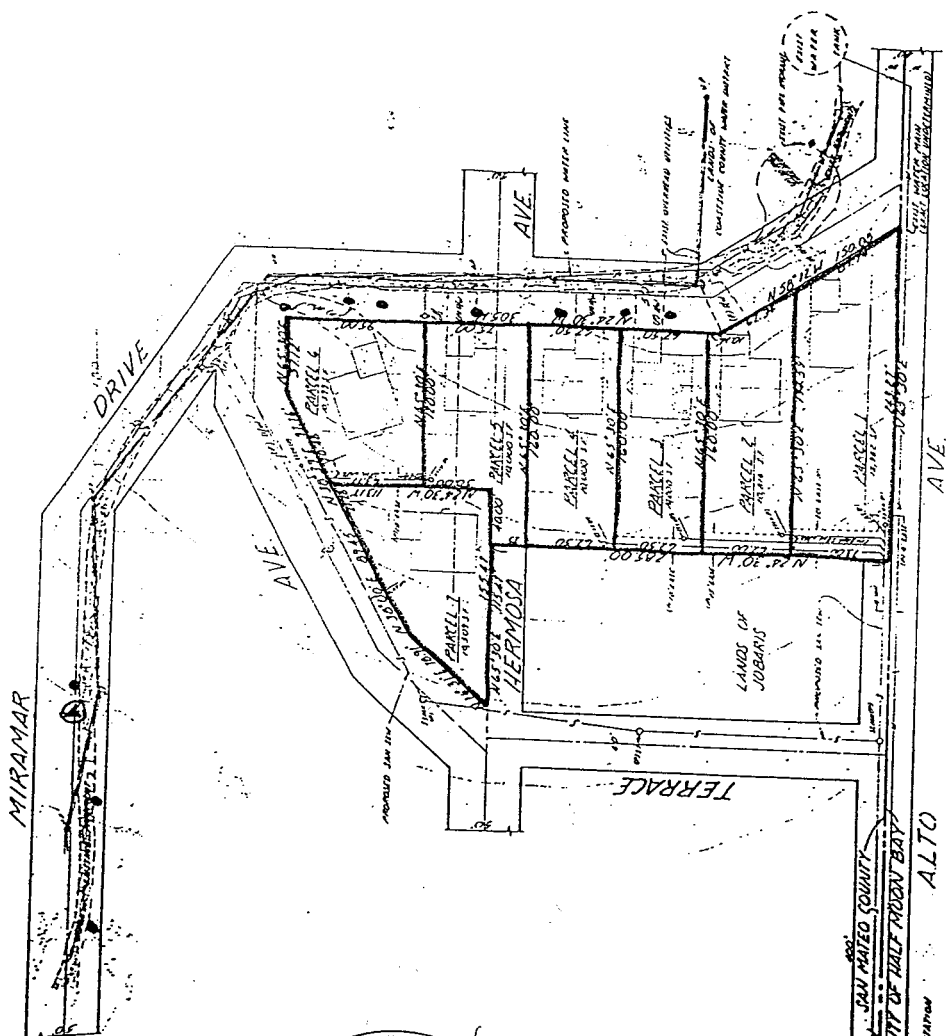
ZONING: RI-6

TREES TO BE REMOVED

- ▲ Pine
- Eucalyptus

SAN MATEO CO
AUGUST, 1991

JOSEPH R. BENNETT
LICENSED LAND SURVEYOR
799 MAIN STREET
HALF MOON BAY, CA
(415) 726-9187



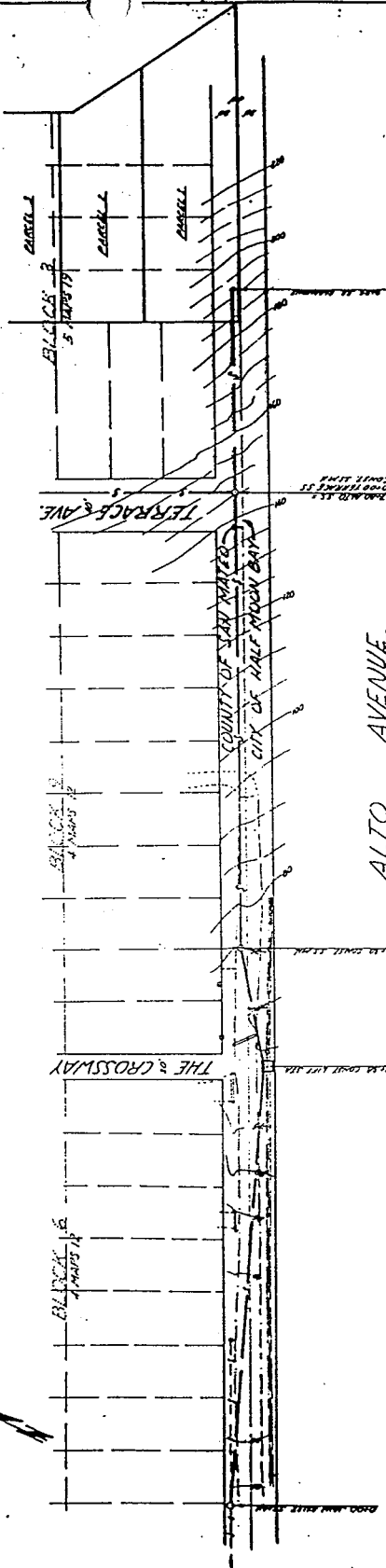
NOTE:
1. THE APPLICANT HAS BEEN ADVISED THAT THE CITY OF HALF MOON BAY HAS A POLICY OF NOT ISSUING PERMITS FOR THE REMOVAL OF TREES IN RESIDENTIAL AREAS.
2. THE APPLICANT HAS BEEN ADVISED THAT THE CITY OF HALF MOON BAY HAS A POLICY OF NOT ISSUING PERMITS FOR THE REMOVAL OF TREES IN RESIDENTIAL AREAS.
3. THE APPLICANT HAS BEEN ADVISED THAT THE CITY OF HALF MOON BAY HAS A POLICY OF NOT ISSUING PERMITS FOR THE REMOVAL OF TREES IN RESIDENTIAL AREAS.

Proposed Site Plan

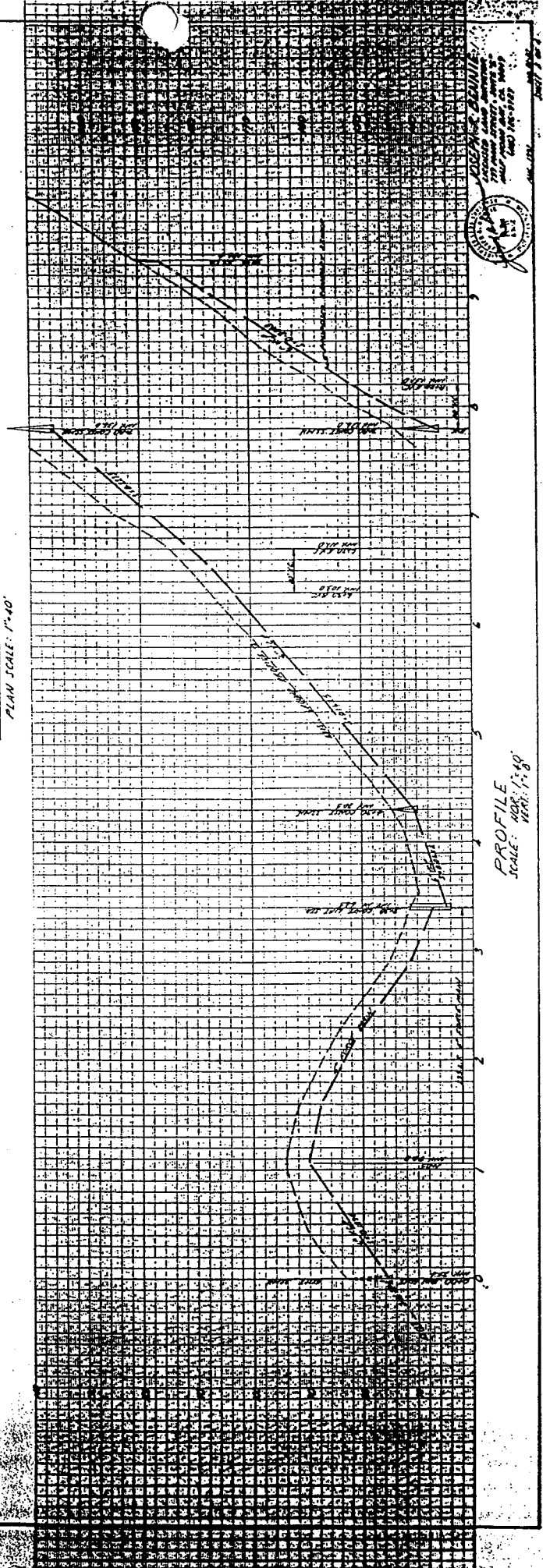
Sewer Main Plan

PLAN TO ACCOMPANY
TERMINAL MAP

COR.
ROBERT WILLIAMSON
P.O. BOX 1000
HALF-MOON BAY, CA. 94019



ALITO AVENUE
SANITARY SEWER
PLAN SCALE: 1"=40'

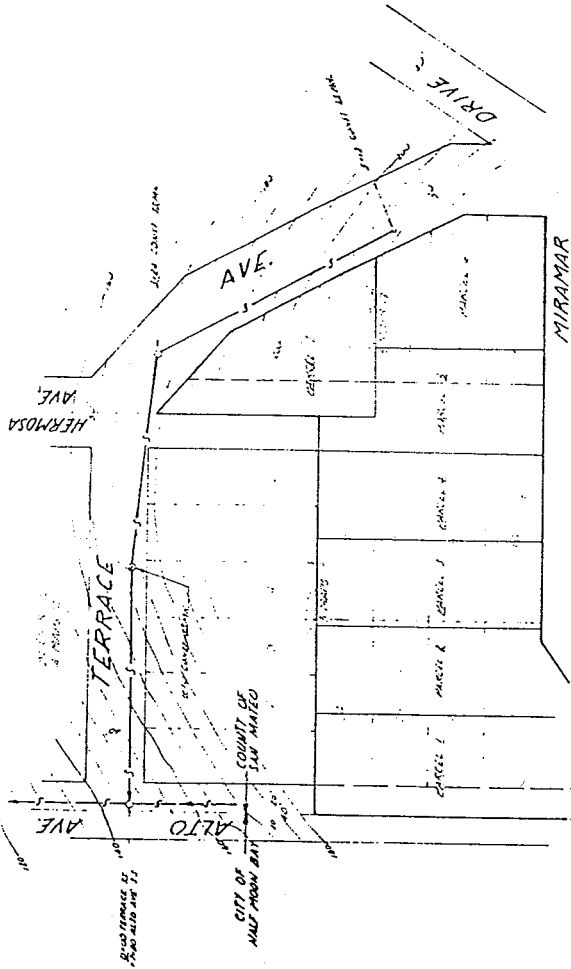


PROFILE
SCALE: HOR. 1"=40'
VERT. 1"=8'



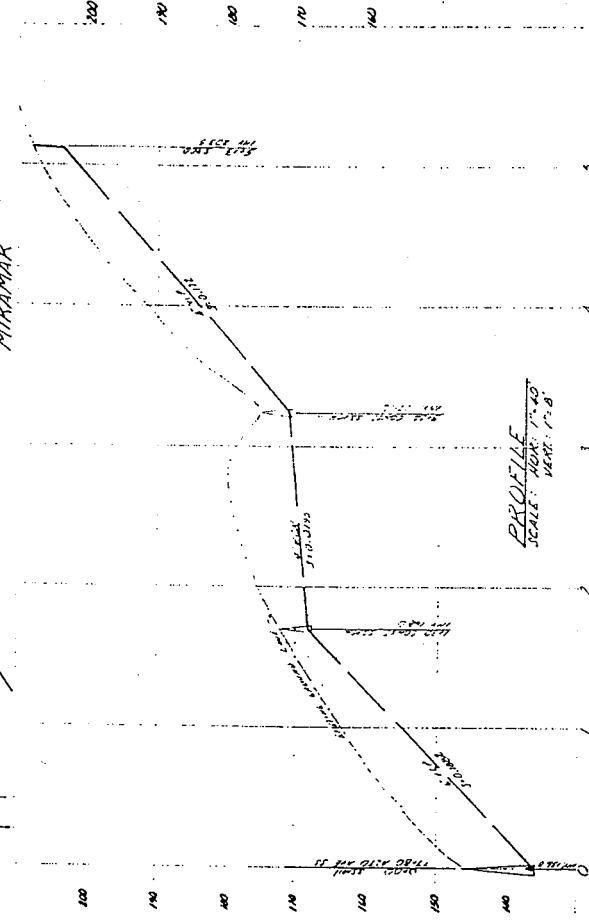
TERRACE AVENUE
SANITARY SEWER

PLAN SCALE: 1" = 40'



PLAN TO ACCOMPANY
TENTATIVE A/E

FOR
ROBERT WILLIAMS
PO BOX 1000
HALF MOON BAY, CALIF.



Sewer Main Plan Cont

EXPLANATIONS AND CLARIFICATIONS OF RESPONSES

Williamson/Guntren Lot Line Adjustment, Minor Subdivision,
Street Improvement and Utility Extension
(File Nos. SMN 91-0017, SIE 91-0002, CDP 91-0055, LLA 92-0001)

- 1.b. This project includes construction on slopes in excess of 15% grade. Grades on the subject site range from 20% slopes to 42% slopes. Proposed as part of this project is the installation of utilities, including water and sewer system mains, and improvements to Miramar Drive. The improvements proposed on slopes in excess of 15% are not expected to cause any significant environmental impacts because all of the grading would be performed to County standards as outlined in the County's Grading Ordinance. Prior to roadway construction, the applicants must obtain a grading permit; the Zoning Hearing Officer would decide on the grading permit application for this project.

This project would also facilitate the future construction of seven homes, three more homes than currently allowed on the subject property; each home would be constructed on slopes in excess of 15% grade and three of the homes are proposed for construction on slopes in excess of 30%. The applicants have submitted a geotechnical report which includes slope stability information on each of the proposed home sites. The County geologist has noted that it would be possible to design homes for each of the proposed lots which meet County building and geotechnical standards and maintain the structural integrity of the hillside. At the time of submitting for a building permit application, the design of each residence would be reviewed for conformance with County standards.

- 2.b. The road improvements proposed under this project would require the removal of 10 significant eucalyptus trees and one significant pine tree. All eleven trees are within Miramar Drive's right-of-way. The removal of these trees is not considered significant.
- 2.g. The road improvements along approximately 1,100 lineal feet of Miramar Drive east of The Crossways would require clearing approximately 11,000 square feet of land covered with grasses, shrubs and 11 significant trees. Clearing this area should not create any significant environmental impacts: An erosion control would be required as part of the grading permit, no sensitive habitats have been identified in the subject area, the roadway already exists, and all improvements to the roadway must be to County geotechnical standards.

The eventual development of home sites on each of the seven proposed lots would require additional clearing, including the removal of significant trees. The exact number of trees which would need to be removed in order to accommodate a home site on each lot would depend upon the size and location of each proposed residence; on some lots no trees would need to be removed, on other lots three to four significant trees might require removal. The development of each lot is not part of this project proposal. The applicants have indicated the lots would be developed one or two at a time. The site specific impacts of clearing building sites on each of the lots would be reviewed under each building permit. No cumulative land clearing impacts are expected: the subject

- property is zoned for residential development; all proposed lots meet or exceed the minimum building site requirements; any proposed residential development would have to meet zoning requirements in terms of setbacks and lot coverage; and any tree removal would require review and approval by the Planning Division.
- 3.b. Materials submitted by the applicants indicate that grading associated with the proposed roadway improvements would total 2,025 cubic yards of cut and 300 cubic yards of fill. This is not expected to create significant environmental impacts because all proposed grading must be performed in accordance with the County's Grading Ordinance. See 1.b above.
- 4.c. This project is an initial step in the development of seven residences on the subject property. The addition of single family residences on currently vacant property would increase noise levels in the general area. This impact is not considered significant because the noise would be generated from everyday living activity and would not be detrimental to people in the immediate or surrounding area.
- 4.f. Noise levels in excess of levels established in the County's Grading Ordinance are not expected. All work performed on-site would be subject to the County's Noise Ordinance.
- 4.g. Surface water runoff from the subject property would not be increased by either the project proposed in this application or by future construction of seven residences on the subject property. Prior to filing a final map for this proposed lot line adjustment and subdivision, the applicants must submit a drainage analysis to the County Planning and Building Division and Public Works Department which demonstrates that development of these parcel would not increase surface water runoff onto adjoining parcels or onto any road right-of-ways.
- 4.h. This project would require approval from the Granada Sanitary District and the Coastside County Water District. Any decision made by the County on this project is appealable to the California Coastal Commission.
- 4.i. Sewer service for the seven lots resulting from this project would be provided by the Granada Sanitary District. Water service would be provided from Coastside County Water District. The subject property has priority status for sewer and water service under Local Coastal Program Table 2.7 and 2.17; the subject lots are part of the Miramar mergers. Both the sewer district and the water district have indicated they have priority hook-ups available.
- 5.c. The improvements proposed for Miramar Road would create access to 11 existing legal lots, as well as the seven proposed lots. Staff from the County's Public Works Department estimates that each single family residence generates approximately 10 car trips each day (five round-trips). Therefore, if each of the 18 lots which front Miramar Road were developed, traffic in the neighborhood could increase by approximately

EXPLANATIONS AND CLARIFICATIONS OF RESPONSES

File Nos. SMN 91-0017, SIE 91-0002, CDP 91-0055, LLA 92-0001

Page 3

180 vehicular trips per day. Staff from the County's Public Works Department have indicated that none of the roads in the neighborhood of the subject property are at capacity nor are there any unusual safety hazards. Therefore, no significant impact on traffic patterns or safety is expected to result from the proposed road improvements.

The above estimate of 180 vehicular trips a day is considered a high estimate because only eight or nine of the lots which would benefit from the road improvements would also benefit from the sewer and water main extensions, including the seven lots proposed by this project. Therefore, Planning staff estimates that the increase in traffic due to this project would be approximately 80 to 90 vehicular trips a day.

- 5.f. This project would require obtaining public services, but it is not anticipated to adversely affect the capacity of the public infrastructure of the area.
- 6.d. This proposed project would facilitate the development of residences on currently vacant property both on and off site. This is not considered a significant impact because the County's General Plan designates the area as Medium Low Density Residential (2.4-6 density units/acre), the Zoning Ordinance classifies the land as Single Family Residential (R-1/S-9), and the Local Coastal Program includes the area on the urban side of the urban/rural boundary. The maximum density allowed in the R-1/S-9 Zoning District is 4.3 residences per acre. The density proposed in this application is 3.9 residences per acre, this falls within the allowable density levels of the property's General Plan designation and Zoning District.

This project could also facilitate single family residential development on neighboring properties. There are approximately 24 other building sites, all of which are zoned for single family residential development, which may benefit from either the new roadway; the new sewer main; the new water main; the extension of gas, cable, and phone lines; or some combination of all four. This is not considered a significant impact because all of the lots affected are legal and zoned for single family residential development. Please see response 5.c above.

- 7.b. This project is within the Cabrillo Highway County Scenic Corridor.
& a. Currently there are four legal lots on the subject property. The addition of three more lots, which would equal three more single family residences is not expected to create any significant visual impacts. At the time of building permit application each of the seven residences would be reviewed against the design criteria within the Coastside Design Review Ordinance. This regulation requires residences to be integrated into the natural landscape, which would minimize their visual impact on the surrounding area.

VJB:kcd - VJBC0274.AKH

DEPARTMENT OF TRANSPORTATION

BOX 7310
SAN FRANCISCO, CA 94120
(415) 923-4444



February 26, 1992

Ms. Valerie J. Barone, Project Planner
County of San Mateo Planning Division
590 Hamilton Street
San Mateo, CA 94025
Redwood City

SM-1-32.00
SCH# 92023009
SM001167

RE: **WILLIAM AND GUNTREN - AP# 048-073-010; 048-074-020:** The proposal for a lot line adjustment and minor subdivision creating seven 10,000 square foot lots out of four existing legal lots at Terrace Avenue and Miramar Drive.

Dear Ms. Barone:

Thank you for including the California State Department of Transportation (Caltrans) in the continuing stages of the environmental review process. We have reviewed the above referenced document and forward the following comments:

Item 5c states that approximately 180 vehicular trips per day will be generated from the 18 lots for which access will be provided. Please provide the existing turning volumes at the Route 1/Mirada intersection to which these 180 trips will be added.

We request that the following information be provided for peak AM/PM traffic volumes and movements at the State Route 1/Miramar Road Intersection:

- a) existing traffic,
- b) existing plus project traffic, and
- c) existing plus project traffic plus cumulative traffic.

An encroachment permit must be obtained for any work within the State right-of-way. A completed application, environmental documentation, and five (5) sets of the revised plans should be submitted to the following address:

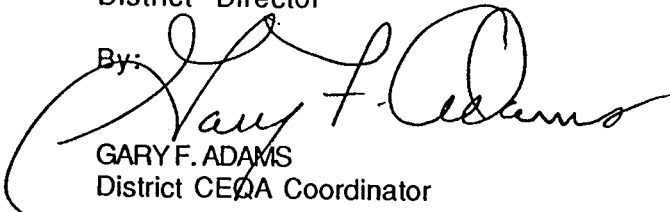
Permit Engineer
P.O. Box 7310
San Francisco, CA 94120
(415) 557-1984

Should you have any questions regarding these comments please contact David E. Johnson of my staff at (415) 904-9653 or 904-9652 respectively.

Sincerely,

PRESTON W. KELLEY
District Director

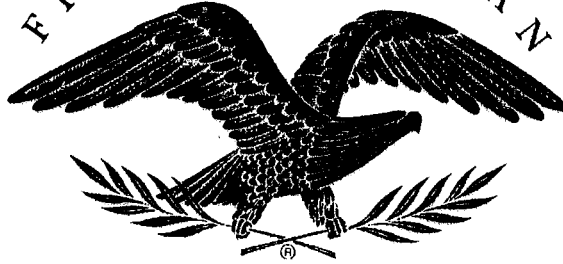
By:


GARY F. ADAMS
District CEQA Coordinator

cc: Susan Pultz, MTC
Sally Germain, ABAG



FIRST AMERICAN



STATE OF CALIFORNIA }
COUNTY OF SAN MATEO }ss.

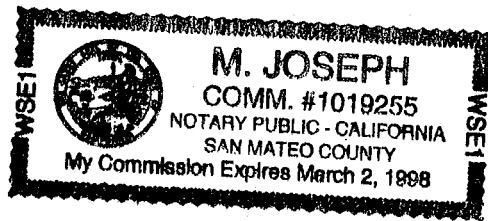
On November 15, 1995 before me, M. Joseph, personally appeared Joseph T. Guntren

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

M. Joseph



(This area for official notarial seal)

Title of Document: Restrictions	No. of Pages:
Date of Document:	
Other signatures not acknowledged:	

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
640 CAPITOLA ROAD
SANTA CRUZ, CA 95062
(408) 479-3511



July 20, 1992

Valerie J. Barone, Project Planner
San Mateo County Planning Division
Mail Drop 5500
590 Hamilton Street, 2nd Floor
Redwood City, CA 94063

SUBJECT: Appeal of CDP 91-0055, SMN 91-0017,
LLA 92-001, and SIE 91-0002 (Williamson/Guntren)
Coastal Commission File Number: A-3-SMC-92-49

Dear Ms. Barone:

Thank you for your letter of July 10, 1992, setting forth the County's interpretation of the various Coastal Act and Zoning Regulation sections that bear on this appeal. Coastal Commission staff believes that a substantial issue may exist with respect to the grounds on which this appeal has been filed.

Section 6328.5(i) of the San Mateo County Zoning Regulations states that, "Lot line adjustments not resulting in an increase in the number of lots" are exempt from a Coastal Development Permit. Lots 6 and 7, as shown on the Proposed Site Plan (Attachment C to the Planning Commission staff report), apparently could be created independently of the lot line adjustment. Lots 1,2,3,4, and 5, as shown on that site plan, all depend on the lot line adjustment. Although the lot line adjustment in and of itself does not create any additional lots, it does facilitate the subdivision. Without the lot line adjustment, there would not be enough land area to allow for the creation of three new lots in conformity with the LCP. The lot line adjustment does result in an increase in the number of lots, it is development, it is subject to a Coastal Development Permit, and is therefore appealable to the Coastal Commission.

Where there is now one parcel with its building site on slopes greater than 30%, there would be three parcels with their building sites on slopes greater than 30%. We believe that there is an intimate and inseparable linkage between the lot line adjustment and the subdivision. We urge the County to not record the lot line adjustment approval form.

You will be receiving a copy of the staff report for this appeal. A substantial issue hearing before the Commission is tentatively scheduled for August 13, 1992. If you have any questions, please call.

Thank you.

Sincerely,

David Loomis
Assistant District Director

A handwritten signature in cursive script that reads "Steve Guiney".

Steve Guiney
Coastal Planner

DL/SG/cm
0015S



July 20, 1992

Valerie J. Barone, Project Planner
San Mateo County Planning Division
Mail Drop 5500
590 Hamilton Street, 2nd Floor
Redwood City, CA 94063

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Thank you.

Paul, Mike, Terry, Bill, Kim

FYI

In short, CC staff believes the appeal is based on a substantial issue & they request we don't record the LLA approval form.

I have forwarded a copy of this letter to Joe Guntren and McCracken.

Obviously, I will ~~not~~ respond to the CC staff report when it arrives (working w/ Bill R.)
-lke

Sincerely,

David Loomis
Assistant District Director

Steve Guiney

Steve Guiney
Coastal Planner