

From: [Summer Burlison](#)
To: [Tripatinder](#)
Cc: [Gina Brazil](#)
Subject: RE: Reminder: Letter of Potential Developability - APN 048-076-120
Date: Wednesday, December 8, 2021 10:28:00 AM
Attachments: [Parcel Information Checklist.pdf](#)

Hello Trip,

Attached is a Parcel Information Checklist for the subject parcel. At the current time, this is what I can provide you per your request. I'm not sure it will satisfy Coastsidewater; I believe CCWD is reviewing the form template to determine if it meets their needs for water connection transfer.

Regards,
Summer

Summer Burlison
Senior Planner

County of San Mateo Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
T: 650-363-1815 (O)

Please be aware I am out of the office every other Friday.

From: Tripatinder [REDACTED]
Sent: Thursday, December 2, 2021 11:51 AM
To: Summer Burlison <sburlison@smcgov.org>; Gina Brazil <GBrazil@coastsidewater.org>
Subject: Reminder: Letter of Potential Developability - APN 048-076-120

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Hello Gina and Summer:

We were wondering, if we have an update

Thanks
Trip
[REDACTED]

On Friday, November 19, 2021, 02:56:23 PM PST, Gina Brazil <gbrazil@coastsidewater.org> wrote:

Hi Summer,

I believe you spoke with Trip Chowdhry (copied on this email) regarding his APN 048-076-120 (Miramar Drive). I think there may have been some miscommunication, what he is looking for is the letter of potential developability. Can you review his parcel and can this be provided to him?

Let me know if you have any questions.

Gina Brazil, Office Manager

Coastside County Water District

766 Main Street, Half Moon Bay, CA 94019

(650) 276-5002 Direct

(650) 726-4405 District Office

(650) 726-5245 Fax

www.coastsidewater.org

Parcel Information Checklist

(To be Completed by Staff)

This form provides background information relevant to potential future development of the parcel. This information is applicable based on current conditions and regulations, which may change in the future, and is not a guarantee that the parcel can or cannot be developed. In addition, it is up to each property owner/applicant to determine if future development of the parcel will be financially feasible.

COUNTY OF SAN MATEO

Planning & Building Department

455 County Center, 2nd Floor ■ Mail Drop PLN 122
Redwood City, CA 94063
TEL (650) 363-4161 ■ FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

APN: 048-076-120
Parcel Size: ±35,700 SF
Zoning: P-1/S-94/DR/CO
General Plan: Medium Low Density Residential
Parcel Legality Check Required:

Requested by: Trip Chowdhry
Phone: [REDACTED]
Email: trichowdhry [REDACTED]
Provided to Requestor on: 12/8/21
Scanned to Accela APO ☒

- ☐ Yes – Certificate of Compliance
(if applicable, see Memo on Criteria for Legalizing Parcels Included within Historical Recorded Subdivisions)
☒ No – Already legal pursuant to: Recorded LUA: PUN2007-00153

Minimum Parcel Size: 10,000 SF

PLA ☒ Density Analysis Required – RH, S-11, SS-104, RM, RM-CZ, PAD, TPZ

Describe Access to Parcel: Miramar Drive

Water Source:

- ☒ Utility connection Coastside Co. Water
☐ Well [REDACTED]

Wastewater:

- ☒ Utility connection Granada Community Services
☐ Septic System [REDACTED]

Describe if Annexation to City or Special District is needed: PLA

Parcel/Area Specific Regulations (State Scenic Corridors, Geological Hazard Zone, etc.):

- ☐ State Scenic Corridor: _____
☐ Geological Hazard (GH) Zone (Geological Study required to determine fault lines on property)
☐ Biological Study (due to proximity to sensitive habitat areas)
☐ Area of Special Biological Significance (ASBS)
☐ Williamson Act
☐ Prime Soils
☒ High SRA/LRA Fire Hazard Area – very high
☐ Flood Zone: _____
☒ Other: County Scenic Corridor
- ☐ Traffic Report
☒ CEQA: Exempt - TBD
____ Negative Declaration
____ Environmental Impact Report

Planning Permits/Services (check all that apply):

- ☐ Agricultural Preserve Contract/Non-Renewal
☐ Architectural Review (State Scenic Corridor)/Exemption
☐ Certificate of Compliance – Type A/Type B
☐ Coastal Development Permit (CDP) ☐ Appealable to CCC
☒ Coastal Development Exemption (CDX) or CDP
☐ Density Analysis
☒ Design Review/Exemption
☐ General Plan Amendment
☐ Grading or Land Clearing Permit
☐ Grading Permit Exemption
☐ Lot Line Adjustment
- ☐ 2nd Unit
☐ Lot Merger
☐ Major Development Pre-Application
☐ Planned Agricultural District (PAD) Permit
☐ Resource Management (RM, RM-CZ) Permit
☐ Rezoning/Zoning Text Amendment
☐ Subdivision – Major/Minor
☐ Timberland Preserve Zone (TPZ, TPZ-CZ) Permit
☐ Tree Removal Permit/Trimming Permit
☐ Use Permit/Non-Conforming Use Permit
☐ Variance
☒ Other TBD based on a project scope

Planning Permit Fees (estimate): TBD Process Time Estimate: TBD

Parcel Tags/Notes:

1/4/12 - Access easement over parcel for benefit of developed rear property.

Permit History: See Accela online Permit Portal:
<https://aca-prod.accela.com/SMCGOV/Default.aspx>

Planner: S. Burkhson Date: 12/7/21

For further questions, please contact planner at 650 _____ or via email at Sburkhson@smcgov.org

Other Review Agency Contacts: others may be applicable - TBD based on a project scope.

☒ San Mateo County Building Inspection Section
Phone: 650 599-7311 (Contact: John Brennan)

☒ Water District
Coastside Co. Water District
customer service @ coastsidewater.org

☐ San Mateo County Geotechnical Section
Phone: 650 363-1838 (Contact: Jay Mazzetta)

☒ San Mateo County Department of Public Works
Permit Section
Phone: 650 363-1852 (Building Permit)
650 363-1822 (Encroachment Permits)

☒ Sewer District
Granada Community Services District
650/724-7093

☐ San Mateo County Fire Department/CalFire
320 Paul Scannell Drive
San Mateo, CA 94402
Phone: 650 573-3846

☐ California Department of Fish and Wildlife
Bay Delta Region
7329 Silverado Trail
Napa, CA 94558
Phone: 707 944-5500

☒ Fire Agency - Other
Coastside Fire
cfpdfiremarshal@fire.ca.gov

☐ CalTrans District 4
111 Grand Avenue
Oakland, CA 94612
Phone: 510 286-4444

☐ San Mateo County Environmental Health Division
2000 Alameda de las Pulgas, Suite 100
San Mateo, CA 94403
Phone: 650 372-6200
Contact: Stan Low

☐ LAFCO
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone: 650 363-4224
Contact: Martha Poyatos

☐ California Coastal Commission (CCC)
45 Fremont Street, Suite 2000
San Francisco, CA 94105
Phone: 415 904-5200
Contact: Renee Ananda