

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

**DATE:** April 16, 2015

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Minor Subdivision, pursuant to the County Subdivision Ordinance Section 7010, and Certification of a Mitigated Negative Declaration, to subdivide a 30,584 sq. ft. parcel into three parcels located at 175 Glen Aulin Lane, in the unincorporated Burlingame Hills area of San Mateo County.

County File Number: PLN 2014-00404 (Gilmartin/Panko)

**PROPOSAL**

The applicant has applied for a minor subdivision of a 30,584 sq. ft. parcel. The net size of the three proposed parcels will be 10,010 sq. ft. for Parcel "A", 10,000 sq. ft. for Parcel "B", and 10,574 sq. ft. for Parcel "C". An existing dwelling on the project site will be removed prior to recordation of the proposed subdivision map. The lot is accessed from Glen Aulin Lane, and the three proposed parcels will retain access to Glen Aulin Lane. Water is provided by the Burlingame Municipal Water Department and sewer service is provided by the Burlingame Hills Sewer Maintenance District via existing infrastructure serving the lot.

**RECOMMENDATION**

That the Zoning Hearing Officer certify the Mitigated Negative Declaration and approve the minor subdivision, County File Number PLN 2014-00404, by making the required findings and subject to the conditions of approval listed in Attachment A.

**BACKGROUND**

Report Prepared By: Pete Bentley, Project Planner; Telephone: 650/363-1821

Owner: William and Maureen Gilmartin

Applicant: Stanley Panko

Location: 175 Glen Aulin Lane, Burlingame

APN: 027-241-210

Size: 30,584 sq. ft.

Existing Zoning: R-1/S-9 (Single-Family Residential/minimum 10,000 sq. ft. parcel size)

General Plan Designation: Medium-Low Density Residential (2.4 to 6.0 dwelling units per acre)

Existing Land Use: Single-Family Residential

Water Supply: Burlingame Municipal Water Department

Sewage Disposal: Burlingame Hills Sewer Maintenance District

Flood Zone: Zone X (area outside the 0.2% annual chance flood plain); Panel No. 06081C0134E, effective date October 16, 2012

Environmental Evaluation: Mitigated Negative Declaration issued with a public review period from January 20, 2015 to February 10, 2015.

Setting: The subject property is a 30,584 sq. ft. parcel taking access from Glen Aulin Lane. Currently, there is a 2,620 sq. ft. single-family residence located in the center of the parcel. The subject parcel is a triangular shaped lot situated on a hill, with the highest point on the southern portion of the lot at an elevation of 230 feet. The parcel slopes on both ends with an average slope of 32.11% throughout the lot. No grading is proposed as part of this project. Similarly zoned residential development surrounds the subject property.

Previous Action: Prior to proceeding with this subdivision application, the owner/applicant submitted an application for a Lot Line Adjustment to acquire an additional 584 sq. ft. of land from his adjacent neighbor at 155 Glen Aulin Lane. This additional square footage provided the necessary square footage to allow the applicant to apply for and proceed with the current three (3) lot subdivision applications. The lot line adjustment was processed and approved by the Planning Staff and "conditionally" approved with no objections from the neighborhood notification. The actual recording of the Lot Line Adjustment was conditioned upon the County's approval of this 3-lot subdivision. Should this subdivision not be conditionally approved, the lot line adjustment would not be necessary and, therefore, not be recorded. The above is the basis behind the Planning Department's subdivision "Condition of Approval" Number 10 in this staff report.

## DISCUSSION

### A. KEY ISSUES

#### 1. Compliance with the General Plan

The County General Plan designates the subject property as Medium-Low Density Residential (2.4 to 6.0 dwelling units per acre). The proposed land division has a density of 4.27 dwelling units per acre and is in compliance with this designation. The proposal is consistent with the surrounding residential land uses, per Policies 8.14 (*Land Use Compatibility*) and 8.35 (*Uses*), respectively. The proposed project also complies with Policy 8.29 (*Infilling*), which encourages the infilling of urban areas where infrastructure and services are available. Both sewer and water services are available to service this subdivision.

#### 2. Compliance with Zoning Regulations

The subject property is zoned R-1/S-9, which allows single-family residential development with a minimum lot size of 10,000 sq. ft. The proposed three parcels conform with this minimum size, with Parcel "A" at 10,010 sq. ft., Parcel "B" at 10,000 sq. ft., and Parcel "C" at 10,574 sq. ft. The minimum width for all new parcels in this zoning district is an average of 50 feet. Parcel "A" will have an average width of 88 feet, Parcel "B" will have an average width of 95 feet, and Parcel "C" will have an average width of 85 feet.

#### 3. Compliance with Subdivision Regulations

The proposed minor subdivision has been reviewed by staff with respect to regulations of both the State Subdivision Map Act and the County Subdivision Ordinance. The County's Building Inspection Section, Environmental Health Division, and the Department of Public Works, as well as the Burlingame Municipal Water Department, Burlingame Hills Sewer Maintenance District, and Cal-Fire, have reviewed the project. As conditioned, the project will be in compliance with their standards and the requirements of the County Subdivision Ordinance. Conditions of approval have been included in Attachment A of this report.

Five specific findings are required in conjunction with this subdivision application:

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

The Department of Public Works and Planning staff have reviewed the tentative map and found it consistent, as conditioned in Attachment A of this report, with State and County land division regulations. The project is consistent with the County General Plan as discussed in Section A.1 of this report.

The applicant shall provide for the extension of existing sewer, water, gas, electric, cable and television lines to service the new parcels. Sewer, water, and gas lines will be run underground to each of the lots. Extension of electric, cable and television to all lots will be underground. Water will be provided to the parcels by the Burlingame Municipal Water Department, sewer services by the Burlingame Hills Maintenance District, storm drainage services by the County of San Mateo, fire protection services by San Mateo County/Cal-Fire, telephone services by AT&T, and gas and electric services by Pacific Gas and Electric.

**b. Find that the site is physically suitable for the type and proposed density of development.**

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 Zoning District; (2) the applicant must document that the new parcels can be served by water and sewer facilities prior to having the final parcel map recorded; (3) a residence can be constructed on the three new parcels that maintains the required building envelope for the R-1/S-9 Zoning District; and (4) the new parcels can be accessed directly from Glen Aulin Lane.

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

After review of the proposed subdivision application materials, there is no evidence to suggest that the project will create a public health problem or cause substantial environmental damage. While the demolition of the existing structures may result in temporary air quality dust impacts to the site and surrounding neighborhood, conditions of approval have been included in Attachment A of this report to substantially mitigate these impacts.

The design of the subdivision and the proposed improvements will not substantially and avoidably injure fish or wildlife or their habitat, as the site is not located within 100 feet of a creek or stream. Additionally,

Planning staff has included conditions of approval in Attachment A to require that the project minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines.

Demolition of Existing Structures

The applicant proposes to demolish the existing single-family residence with an attached garage. The demolition activities will temporarily generate pollutants, such as dust and other building material debris that could violate existing standards of air quality on-site and in the surrounding area. A condition of approval addressing the temporary impact of the proposed demolition, including required compliance with Bay Area Air Quality Management District requirements, has been included in Attachment A of this report to mitigate this potential impact.

Service to Proposed Parcels

The proposed subdivision will be served by public water and sewer systems which have adequate capacity to serve this project. Review of the project by affected agencies yielded no objections.

Other Environmental Impacts

Construction of required improvements and future homes will not require substantial grading. The site is not located near identified sensitive habitats or watershed areas.

- d. Find that the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no existing easements on the subject property.

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

Future development on the new parcels could make use of passive heating and cooling opportunities to the extent practicable because the parcels have unobstructed solar access to the southwest, thereby

allowing morning sun to passively or actively (using rooftop solar panels) heat the future houses.

- f. **Find that the discharge of waste from the proposed subdivision into a community sewer system would not result in violation of existing requirements prescribed by the State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.**

Confirmation from the Burlingame Hills Sewer Maintenance District confirms that adequate capacity is available for the addition of two (2) new homes, and eventual connections to the District's facilities will not result in a violation of existing requirements.

- g. **Find that the land is not subject to a Williamson Act Contract.**

Review of the subdivision site and proposed addition of two (2) new homes confirms that the parcel is not subject to a Williamson Act Contract.

- h. **Find that the County has considered the effect of actions taken pursuant to these regulations on the housing needs of the region and has balanced these needs against the public service needs of residents of available fiscal and environmental resources.**

The County has considered the effect this subdivision might have pursuant to the housing needs of the region and has found approval of this subdivision would not have a negative effect on the public service needs of residents of available fiscal and environmental resources.

4. Compliance with In-Lieu Park Fees

Section 7055.3 of the County Subdivision Regulations requires that, as a condition of approval of the tentative map, the subdivider must dedicate land or pay an in-lieu fee. Said fee is for the purpose of acquiring, developing or rehabilitating County park and recreation facilities and/or assisting other providers of park and recreation facilities in acquiring, developing or rehabilitating facilities that will serve the proposed subdivision. The section further defines the formula for calculating this fee. The fee for this subdivision is \$30,914.45 for in-lieu park fees. A worksheet showing the prescribed calculation appears as Attachment D.

B. ENVIRONMENTAL REVIEW

The project is not exempt from the California Environmental Quality Act (CEQA) review per Section 15315, as the parcel has an average slope in excess of 20%, at 32%. An Initial Study was completed and a Negative Declaration issued in conformance with CEQA guidelines. The public review period for this document was from January 20, 2015 to February 10, 2015. As of this date, no comments regarding these documents were received. Any subsequent comments will be addressed at the public hearing of April 2, 2015.

C. OTHER REVIEWING AGENCIES

Building Inspection Section  
Department of Public Works  
Cal-Fire  
Environmental Health Division

**ATTACHMENTS**

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

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2014-00404

Hearing Date: April 16, 2015

Prepared By: Pete Bentley  
Project Planner

For Adoption By: Zoning Hearing Officer

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. 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. An Initial Study was completed and a Negative Declaration issued in conformance with CEQA guidelines. The public review period for this document was from January 20, 2015 to February 10, 2015.
2. That, on the basis of the Initial Study and comments received thereto, no substantial evidence exists that the project, if subject to the mitigation measures contained in the Negative Declaration, will have a significant effect on the environment. The four (4) mitigation measures contained in the Negative Declaration adequately mitigate any potential significant effect on the environment.
3. That the mitigation measures identified in the Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated into a Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6. The applicant has agreed to comply with the four (4) mitigation measures contained in the Negative Declaration. Given compliance with the conditions of approval, a separate Mitigation Monitoring and Reporting Plan is not necessary.
4. That the Negative Declaration reflects the independent judgment of the San Mateo County Planning and Building Department.

Regarding the Minor Subdivision, Find:

5. That, in accordance with Section 66473.5 of the State Subdivision Map Act, this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan as the proposal is compatible with surrounding residential land uses. The applicant has provided a tentative



parcel map demonstrating that infrastructure for access, sewer, water, and other services are available to service this subdivision.

6. That the site is physically suitable for the type and proposed density of development. The size and width of the proposed parcels will be sufficient to accommodate future development that meets the zoning regulations.
7. That the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat. No evidence exists to suggest that the project will create a public health problem or cause environmental damage. The site is located in an urban area and not within 100 feet of a creek or stream; therefore, impact to fish or wildlife is negligible.
8. That the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision as no easements exist on the proposed lots.
9. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities due to its unobstructed solar access to the southwest on the parcels.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. This subdivision approval is valid for two years, during which time a final parcel map shall be filed. An extension to this time period in accordance with Section 7013.5.c of the Subdivision Regulations may be issued by the Planning Department upon written request and payment of any applicable extension fees if required.
2. The parcel map shall be recorded pursuant to the plans approved by the Zoning Hearing Officer on April 16, 2015; any deviation from the approved plans shall be reviewed and approved by the Community Development Director or Zoning Hearing Officer, as deemed necessary.
3. No grading is permitted as part of this subdivision. If any grading is necessary, it shall only occur after a valid building permit is issued, or the applicant shall obtain a grading permit or grading permit exemption from the County Planning Department.
4. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines, including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and May 1. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
  - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
  - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
  - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - h. Performing clearing and earth-moving activities only during dry weather.
  - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilizing designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
5. The applicant shall submit an erosion and sediment control plan for the proposed utility and access improvements for Planning staff review and approval prior to building permit issuance. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.
  6. All new utilities for the proposed subdivision shall be installed underground.

7. Prior to recordation of the final map, the applicant shall pay to the San Mateo County Planning and Building Department \$30,914.45 for in-lieu park fees as required by County Subdivision Regulations, Section 7055.3.
8. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property are allowed, provided said activities do not take place between the hours of 6:00 p.m. and 7:00 a.m. on weekdays, 5:00 p.m. and 9:00 a.m. on Saturdays, or at any time on Sundays, Thanksgiving, and Christmas.
9. All future structures to be built on the project site shall be designed to incorporate permanent stormwater control measures in conformance with Bay Area Stormwater Management Agencies Association (BASMAA) Guidelines. This requirement shall be included as a note on the final map and shall be recorded on all deeds for parcels created by this subdivision. Prior to the issuance of a building permit for any structure on the project site, all plans shall be reviewed by the Planning Department for conformance with this condition. Copies of the recorded deeds shall be submitted to the Planning Department and forwarded to the project file.
10. Prior to recordation of the Subdivision Parcel Map, the Lot Line Adjustment must be recorded. Prior to the recording of the Lot Line Adjustment, the applicant shall submit payment to the Current Planning Section of \$3,564.41 for the preparation of the Initial Study and Negative Declaration and the Lot Line Adjustment (PLN 2014-00330).
11. The Department of Fish and Game has determined that this project is not exempt from Department of Fish and Game California Environmental Quality Act filing fees per Fish and Game Section 711.4. The applicant shall submit to staff a check in the amount of \$2,260.00 (payable to San Mateo County) for this fee at the time the Notice of Determination is filed by the Current Planning Section.

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

**Mitigation Measure 1:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure, Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

**Mitigation Measure 2:** Prior to issuance of a building permit for any building to be constructed on the parcels resulting from this proposed subdivision, the applicant shall submit a tree replacement plan for the affected parcel. Said plan shall utilize native species and use minimum 5-gallon size stock. The approved tree replacement plan shall be implemented before the issuance of Certificates of Occupancy for any buildings constructed on the parcels.

**Mitigation Measure 3:** Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operation shall be prohibited on Sunday and any national holiday.

**Mitigation Measure 4:** Prior to the issuance of the building permits (for the new residences), the applicant shall submit, to the Planning Department and Department of Public Works for review and approval, a plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: capacity of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation, as it deems necessary to limit impacts on traffic, safety, noise, and vibration. These restrictions could entail, but are not limited to, rerouting to avoid congested or sensitive areas, limiting grading or operating hours to fall outside of commute hours, additional safety measures such as flagmen, and/or limiting speeds. The applicant shall video tape the route in order to document the condition of the route prior to the hauling operations and submit it to the Department of Public Works prior to issuance of the building permit. Any damages to the road, as a result of hauling operations, shall be repaired by the applicant as directed by the Department of Public Works Inspector.

### Building Inspection Section

12. The existing dwelling must be demolished and the permit finalized before the parcel map can be recorded.

### Department of Public Works

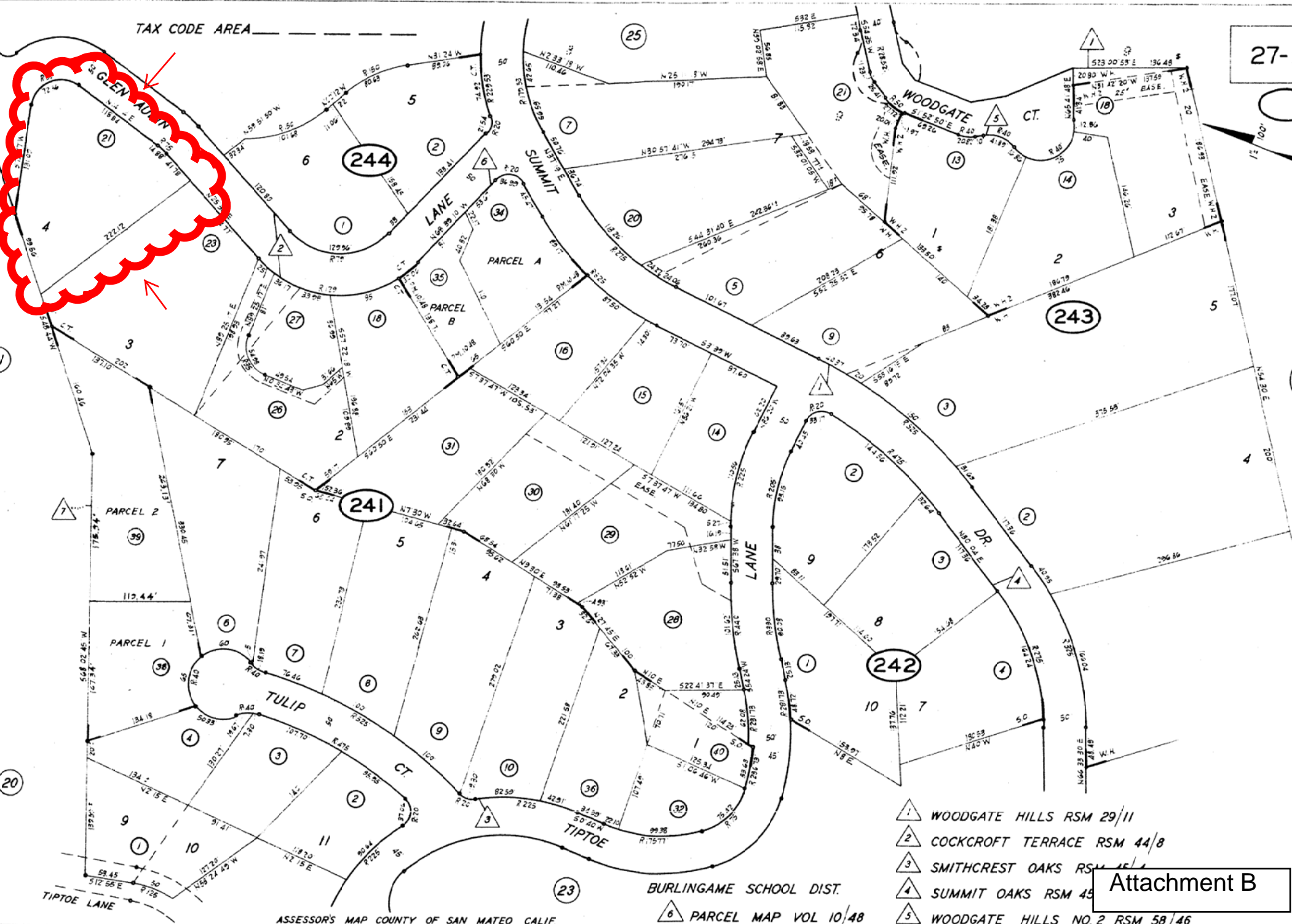
13. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
14. The provision of San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Unless exempted by the Grading Ordinance, the applicant may be required to apply for a grading permit upon completion of the County's review of applicable plans.
15. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued.
16. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.
17. The applicant shall submit a driveway "plan and profile" to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County standards for driveway slopes (not to exceed 20%) and to County standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
18. The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.
19. The applicant shall record documents which address future maintenance responsibilities of any private drainage and/or roadway facilities which may be

constructed. Prior to recording these documents, they shall be submitted to the Department Public Works for review.

20. The applicant shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans and submitted to the Department of Public Works for review. Upon completion of this review, the applicant or his engineer shall have these approved plans signed by the appropriate Sewer District (Burlingame Hills Sewer Maintenance District).
21. The property owner shall dedicate sanitary sewer easements for any portion of the sewer main which lies outside of existing public sanitary sewer easements, if applicable.
22. The applicant shall submit, to both the Department of Public Works and the Planning Department, written certification from the appropriate Water District stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
23. 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.
24. The applicant shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and the Planning Department stating that they will provide energy and communication services to the proposed parcels of this subdivision.
25. The applicant shall submit a parcel map to the Department of Public Works for review and recording.
26. Erosion and sediment control during the course of any grading work shall be according to a plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Planning Department. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer.
27. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.

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TAX CODE AREA



Attachment B

27-2





County of San Mateo  
 Planning and Building Department

**In-Lieu Park Fee Worksheet**

[This formula is excerpted from Section 7055 of the County's Subdivision Regulations]

This worksheet should be completed for any residential subdivision which contains 50 or fewer lots. For subdivisions with more than 50 lots, the County may require either an in-lieu fee or dedication of land.

1. **For the parcel proposed for subdivision, look up the value of the land on the most recent equalized assessment roll. (Remember you are interested in the land only.)**

$$\text{Value of Land} = \underline{\hspace{2cm} \$1,311,522.00 \hspace{2cm}}$$

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

$$\text{Acres of Land} = \underline{\hspace{2cm} 0.70 \hspace{2cm}}$$

3. **Determine the value of the property per acre.**

- a. **Set up a ratio to convert the value of the land given its current size to the value of the land if it were an acre in size.**

<b>Formula:</b>	
$\frac{\text{Parcel Size in Acres (From Item 2)}}{1 \text{ Acre of Land}}$	$\frac{\text{Value of Subject Parcel (From Item 1)}}{\text{Value of Land/Acre}}$
<b>Fill Out:</b>	
$\frac{0.70}{1 \text{ Acre}}$	$\frac{\$1,311,522.00}{\text{Value of Land/Acre}}$

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

<b>Formula:</b>	
$\text{Value of Land} = \frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}} = \frac{\$1,311,522.00}{0.70}$	
<b>Fill Out:</b>	
$\text{Value of Land} = \frac{\$1,311,522.00}{0.70} = \$1,873,602.85$	

4. Determine the number of persons per subdivision.

<b>Formula:</b>				
Number of New Lots Created*	X	2.75	=	Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.				
<b>Fill Out:</b>				
2	X	2.75	=	5.50
**Average number of persons per dwelling unit according to the most recent federal census (2010).				

5. Determine the parkland demand due to the subdivision.

<b>Formula:</b>				
Number of Persons Per Subdivision (From Item 4)	X	.003*** Acres/Person	=	Parkland Demand
<b>Fill Out:</b>				
5.50	X	.003*** Acres/Person	=	0.0165
***Section 7055.1 of the County's Subdivision Ordinance establishes the need for .003 acres of parkland property for each person residing in the County.				

6. Determine the parkland in-lieu fee.

<b>Formula:</b>				
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	=	Parkland In-Lieu Fee
<b>Fill Out:</b>				
0.0165	X	\$1,873,602.85	=	\$30,914.45