

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: December 11, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Major Subdivision, a Grading Permit, Street Name Assignment, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), for a proposed nine lot subdivision located in the unincorporated Emerald Lake Hills area of San Mateo County. The project includes the subdivision of the 3.88-acre subject site in to nine legal parcels for development and a lot line adjustment. The project will require 9,887 cubic yards of grading and removal of 63 trees.

County File Number: PLN 2011-00044 (Jefferson 10 Investors, LP)

PROPOSAL

The proposed project is to subdivide a 3.88-acre lot into nine new parcels, which involves approximately 9,887 cubic yards of grading. The proposal includes the addition of a new cul-de-sac (private street), and pads for nine new single-family homes. The project also involves a Lot Line Adjustment to acquire 6,312 sq. ft. from the adjacent parcel (APN 068-211-020). All existing structures will be demolished. Site improvements will include new underground water, sewer gas, communications, and storm drain lines. The project will preserve the existing stream channel (Arroyo Ojo de

Agua), including a large portion of an existing willow thicket. A portion of willow thicket will be removed and the streambed and channel upstream of the willow thicket will be enhanced with new willow and indigenous riparian tree, shrub and ground cover planting. Sixty-three trees (46 of which meet the County definition of significant) will be removed and replaced primarily with indigenous trees.

RECOMMENDATION

That the Planning Commission certify the Mitigated Negative Declaration and approve the Major Subdivision, Grading Permit and Street Name Assignment, County File Number PLN 2011-00044, by making the required findings and adopting the conditions of approval in Attachment A.

SUMMARY

The applicant is applying to subdivide an existing 3.88-acre parcel into lots in the unincorporated Emerald Lake Hills area of San Mateo County. Given the nature of the project scope, an Initial Study/Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA). The application was originally submitted in 2011 but was delayed due to periods of application incompleteness and change of ownership. A community workshop was held in June 2011 and again in January 2019 to provide comments to the applicant.

The proposed subdivision will be configured around a new cul-de-sac (a private street proposed to be named "Wika Ranch Court") from which six of the nine lots will take access, and the remaining three lots will take access from Jefferson Avenue. Staff has reviewed the project for conformance to the County General Plan, Zoning Regulations, Grading Ordinance, and Significant Tree Ordinance. The proposed tentative map is consistent with the County General Plan, in which the 9 proposed parcels for development will conform to the use and density stipulated by the Low-Density Residential land use designation. The site is physically suitable for residential

development as the proposed parcels are of sufficient size and shape to support single-family residences, as allowed and regulated by the current Residential Hillside/Design Review (RH/DR) Zoning District. Staff has reviewed the proposal against the required findings for a grading permit and concluded that, as conditioned, the project conforms to the criteria for review contained in the Grading Ordinance. Pursuant to the County's Subdivision Regulations, staff has determined the proposed tentative map meets the required findings for approval. The project was required to submit a Development Footprint Analysis to evaluate site development constrains and potential impacts to various resources. The proposed lot line adjustment would expand lot 9 to 21,256 sq. ft. to meet the minimum lot size requirement for the RH/DR (19,000 sq. ft. for an average 23.6 percent slope) and maximize the usable developable space.

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