

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

DATE: December 3, 2015

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision pursuant to Section 7010 of the County Subdivision Regulations, to subdivide an existing 48,165 sq. ft. parcel into two new parcels (24,058 sq. ft. and 24,107 sq. ft.), located at 799 Berkeley Avenue in the unincorporated Menlo Oaks area of San Mateo County.

County File Number: PLN 2015-00302 (Ngyuen)

PROPOSAL

The applicant proposes to subdivide an existing legal parcel of 48,165 sq. ft. into two parcels. Parcel A would be approximately 24,058 sq. ft. in size and Parcel B would be approximately 24,107 sq. ft. in size. Existing structures are to be demolished prior to recordation of the parcel map. No significant trees are proposed for removal.

RECOMMENDATION

That the Zoning Hearing Officer approve the Minor Subdivision (PLN 2015-00302) by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

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

Applicant: Chad Ngyuen

Owner: Siri Development, LLC

Location: 799 Berkeley Avenue, Menlo Park

APN: 062-160-570

Size: 48,165 sq. ft.

Existing Zoning: R-1/S-100 (Single-Family Residential/20,000 sq. ft. minimum lot size)

General Plan Designation: Low Density Residential (0.3 to 2.3 dwelling units/acre)

Parcel Legality: Parcel 2, as shown on Parcel Map, Volume 59, Page 88

Sphere-of-Influence: Menlo Park

Existing Land Use: Single-Family Residence

Water Service: California Water District Company

Sanitary Service: West Bay Sanitary District

FEMA Designation: Flood Zone X (Areas of Minimal Flooding), FEMA Panel No. 06081C0312E, Effective Date: October 16, 2012.

Environmental Evaluation: Exempt from CEQA, Class 15, Section 15315; Division of four or fewer parcels in an urban area.

Setting: The 48,165 sq. ft. (1.106 acre) site is developed with one large single-family residence which currently sits on portions of the entire parcel proposed for subdivision. The entire residence will be demolished and removed from the site prior to recordation of the Parcel Map. The applicant intends to build a single-family residence on each of the newly created parcels that comply with current R-1/S-100 development requirements. The site is nearly flat, has numerous trees (none of which are currently shown "to be removed" on the tentative map), and is surrounded by other existing single-family homes.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

The County General Plan designates this area as Low Density Residential, 0.3 to 2.3 dwelling units per acre. The proposed density, after subdivision, would be approximately 1.80 dwelling units per acre, which is less than the maximum density allowed. The specific density standards for the site are applied through the Zoning Regulations, and the subject property is consistent with those standards as discussed below.

The subdivision complies with General Plan (GP) Policy 8.13 (*Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas*) in that this portion of unincorporated Menlo Park has a GP Land Use Designation of Low Density Residential (0.3 to 2.3 dwelling units/net acre).

The proposed residential subdivision does not exceed this density and this area is correspondingly zoned “Single-Family Residential/20,000 sq. ft. Minimum Lot Size” (R-1/S-100), with which the proposed project is in compliance relative to lot size (the proposed lots exceed 20,000 sq. ft.).

General Plan Policy 8.29 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. Both the applicable water provider and sanitary district, whose service lines are located within the adjacent roadways, have adequate capacity to provide respective service to the additional parcel proposed via this subdivision and any subsequent development. Additionally, Berkeley Avenue is an existing improved street, including drainage, under maintenance by the County Department of Public Works. The proposed subdivision represents infill of an urban area, and the proposed parcel sizes are in compliance with the minimum parcel size (20,000 sq. ft.) required in this zoning district. The project also conforms with Policy 8.37 (*Parcel Sizes*).

2. Compliance with the Zoning Regulations

The proposed parcels exceed the minimum lot size requirements (20,000 sq. ft.) of the R-1/S-100 Zoning District. The existing residence is to be demolished as part of the proposed subdivision. Any future development on the newly created parcels must meet all other R-1/S-100 development requirements.

3. Findings of Compliance with the Subdivision Regulations

In order to approve this application for a subdivision, the Zoning Hearing Officer must make the following six findings:

- a. **That the proposed tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan.**

The overall project is consistent with the County's General Plan as described in Section A.1 of this report.

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

This site is physically suited 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-100 Zoning District; (2) both proposed parcels include ample building envelopes within which a residence could be constructed; (3) the County has received

documentation that the new parcel can be served by water and sewer facilities; and (4) access to both parcels can be easily provided.

- 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 avoidably injure fish and wildlife or their habitat.**

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 impacts to the site and surrounding neighborhood, conditions of approval have been included in Attachment A of this report to substantially mitigate these impacts.

- d. **The design of the subdivision or the type of the 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 easements located on either of the proposed parcels. Individual driveway access to each parcel will be from existing County-maintained roadways. All necessary utilities, required for development, exist within the above roadway right-of-way. Thus, no utility easements are required. Future improvements and development will not conflict with existing easements as none exist on the proposed parcels.

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

The proposed subdivision, as designed, can make use of passive heating and cooling; a residence could be located on the proposed new parcel to face northeasterly, allowing the morning sun to, passively or actively, with the use of rooftop solar panels, heat the new homes.

- f. **That the County has considered the effect of this project approval pursuant to the County Subdivision Regulations on the housing needs of the region and has balanced these needs against the public service needs of residents and available fiscal and environmental resources.**

The creation of one additional lot for single-family residential development, consistent with the character of surrounding development, helps to meet the County's Regional Housing Allocation.

4. Compliance with In-Lieu Fees

Section 7055.3 requires that, as a condition of approval of the tentative map or tentative parcel map, the subdivider will be required to dedicate land or pay a fee in lieu of dedication for the purposes 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 anticipated fee for this subdivision is \$646.92 for in-lieu park fees. A worksheet showing the computation methodology is included in Attachment E. The fee is relatively low, as the property has not been sold for many years. The final fee shall be based upon the assessed value of the project parcel at the time of recordation of the parcel map.

B. ENVIRONMENTAL REVIEW

This proposed minor subdivision is categorically exempt from CEQA environmental review procedures, pursuant to Class 15, Section 15315, of the California Environmental Quality Act. The exemption applies to land divisions which are located in urbanized areas, propose less than four parcels, conform to the General Plan, require no variances, have all services and access to local standards available, have not been involved in a subdivision in the last two years, and have an average slope less than 20 percent. This project is within the urban zone, would create two parcels, and is relatively flat. A notice of exemption will be filed and posted by this office after a final decision has been made at the public hearing.

C. REVIEWING AGENCIES

Department of Public Works
Building Inspection Section
West Bay Sanitary District
Menlo Park Fire District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map/APN Map
- C. 1910 Subdivision of Menlo Oaks
- D. Tentative Subdivision Map
- E. In-Lieu Park Fee Worksheet

PSB:jlh – PSBZ0783_WJU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00302 Hearing Date: December 3, 2015

Prepared By: Pete Bentley
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That this project is exempt from CEQA, Class 15, Section 15315, regarding division of four or fewer parcels in an urban zone.

For the Minor Subdivision, Find:

2. That the proposed tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan as described in Section A.1 of the staff report.
3. That the site is physically suitable for the type of residential development and for the proposed density of development because: (1) the proposed parcels conform to the minimum parcel size requirements of the R-1/S-100 Zoning District; (2) both proposed parcels include ample building envelopes within which a residence would be constructed; (3) the applicant must document that the new parcel can be served by water and sewer facilities prior to having the Parcel Map recorded; and (4) access to both parcels can be easily provided.
4. 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 or wildlife or their habitat. No trees are shown to be removed as part of the demolition of the existing structures. The project will have no significantly adverse environmental impacts.
5. That the design of the subdivision or the type of the improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision because no easements exist on the parcels and none are needed. Driveway access and all utilities exist in the road right-of-way allowing for development without easement conflicts.

6. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities because the proposed subdivision, as designed, can make use of passive heating and cooling; a residence could be located on each of the new parcels to face northeasterly, allowing the morning sun to passively or actively, with the use of rooftop solar panels, heat the new homes.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This subdivision approval is valid for two years, during which time a parcel map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees.
2. A building permit shall be applied for and obtained from the Building Inspection Section prior to demolishing the existing houses and sheds. These structures shall be demolished prior to recordation of the parcel map.
3. Prior to recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees in the estimated amount of \$646.92, as required by County Subdivision Regulations, Section 7055.3, based upon the assessed value of the project parcel at the time of recordation of the parcel map.
4. Prior to the issuance of a building permit for any future demolition or construction, the applicant shall provide an erosion and sediment control plan, which demonstrates how erosion will be mitigated during the construction period. This mitigation will be in place at all times during construction.
5. During any future project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of storm water runoff from the construction site into storm drain systems and water bodies by:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled spoils and other materials shall be covered with a tarp or other waterproof material.
 - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

- d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - e. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
6. All new utilities for the proposed subdivision shall be installed underground from the nearest existing utility pole. No new utility poles shall be installed. Permits for all future structures will require that utilities shall be installed underground to comply with this condition.
7. Prior to any grading, demolition, or construction activity on the project site, the property owner shall implement the following tree protection plan:
- a. The property owner shall establish and maintain tree protection zones throughout the entire length of the project.
 - b. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue.
 - c. The property owner shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas.
 - d. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting.
 - e. Any root cutting shall be monitored by an arborist or forester and documented.
 - f. Roots to be cut should be severed cleanly with a saw or topers.
 - g. Normal irrigation shall be maintained, but oaks should not need summer irrigation.

The above information shall be included in plans submitted for the demolition and/or building permit application, with location of measures shown on a site-based plan, and on-site at all times.

8. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

9. The applicant shall submit a dust control plan to both the Planning Department and the Department of Public Works for review and approval prior to the issuance of a building permit associated with any proposed demolition or construction activities. The plan shall include the following control measures:
 - a. Water all active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - d. Apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
 - e. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and/or the adjacent waterway.
 - f. Replant vegetation in disturbed areas as quickly as possible.

The approved plan shall be implemented for the duration of any demolition or construction activities that generate dust and other airborne particles.

10. The applicant shall ensure that if during demolition or construction, any evidence of archaeological traces (human remains, artifacts, concentration of shale, bone, rock, ash) is uncovered, then all construction and grading within a 30-foot radius shall be halted, the Planning Department shall be notified, and the applicant shall hire a qualified archaeologist to assess the situation and recommend appropriate measures. Upon review of the archaeologist's report, the Community Development Director, in consultation with the applicant and archaeologist, will determine steps to be taken before demolition or construction may continue.

Department of Public Works

11. Prior to the issuance of the building permit, 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, as determined by the Department of Public Works, 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.

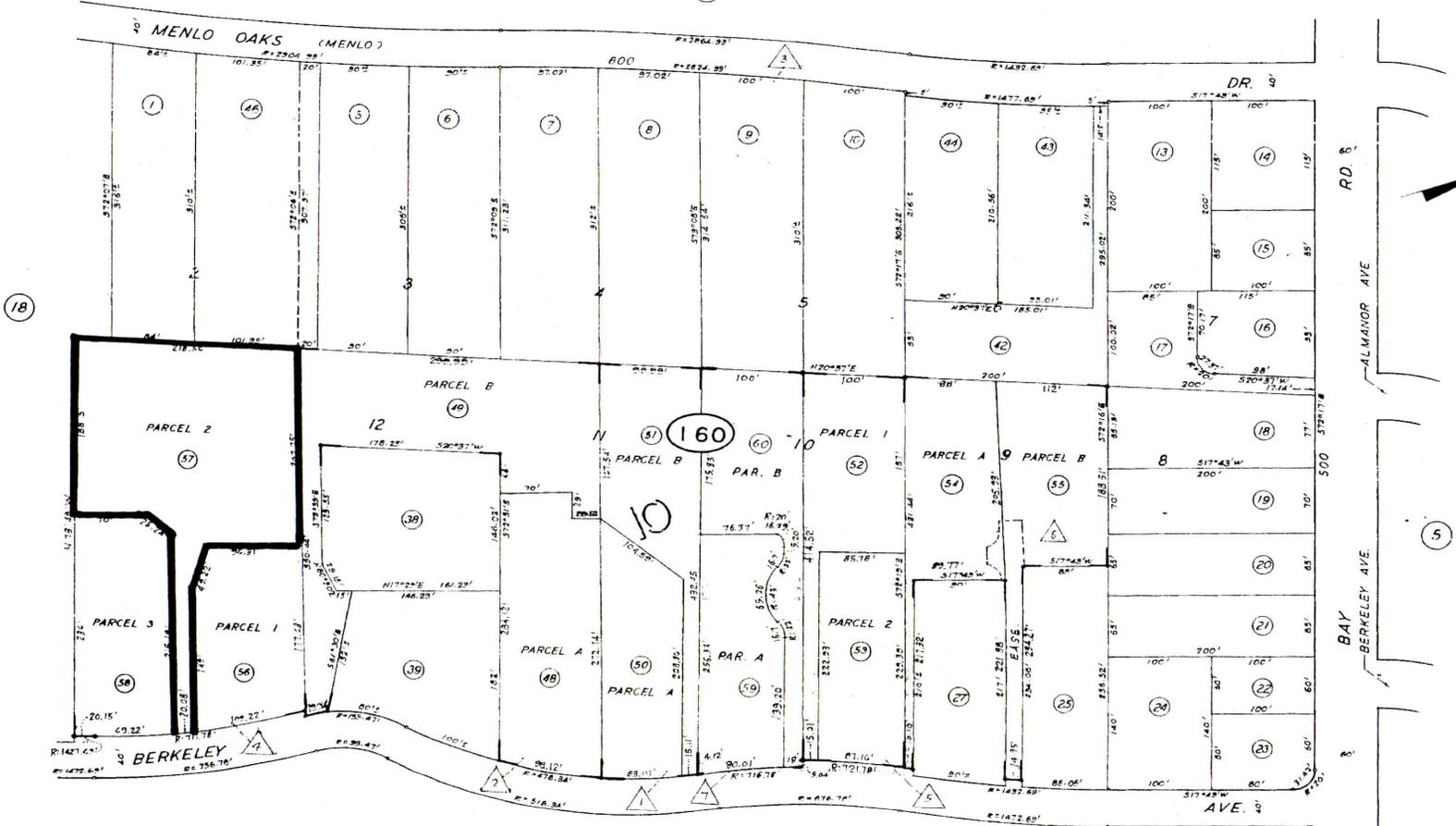
12. The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off 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 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 prior to recordation of the parcel map.
13. 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. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
14. Prior to the issuance of the building permit for the new residence, 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 No. 3277.
15. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.
16. The applicant shall record applicable ingress-egress and utility easements for the benefit of Parcels "A" and "B".
17. The applicant shall submit a Parcel Map to the Department of Public Works for review to satisfy the State of California Subdivision Map Act. The parcel map will be recorded only after all Department's applicable reviewing conditions have been met.

West Bay Sanitary District (District)

18. If the existing lateral(s) is/are to be reused, then the existing lateral(s) must be televised and the tape submitted to the District for review and approval prior to any reuse. A Class 1A permit will be required for the installation of the cleanout and the review of the television tape.

19. The developer must obtain a Class 4 permit to disconnect the existing lateral from the District's system at the property line prior to demolition.
20. Both laterals must be 4 inches in diameter and must maintain a minimum 2% slope from the conforming cleanout to the sewer main.
21. The building laterals from the residence to the property line cleanout must meet the requirements of the San Mateo County Building Inspection Section.
22. No pool drains, roof gutters, surface drainage, and groundwater sump pumps are allowed to connect to the sanitary sewer.
23. The developer/contractor must comply with all current District regulations and standards.
24. The developer must submit a copy of the final recorded map to the District with associated assessor parcel numbers and maps.

PSB;jlh – PSBZ0783_WJU.DOCX



18

19

- △ PARCEL MAP VOL 49/53
- △ PARCEL MAP VOL 43/18
- △ MENLO OAKS RSM 7/27
- △ PARCEL MAP VOL 59/88
- △ PARCEL MAP VOL 51/35
- △ PARCEL MAP VOL 57/33
- △ PARCEL MAP VOL 74/50

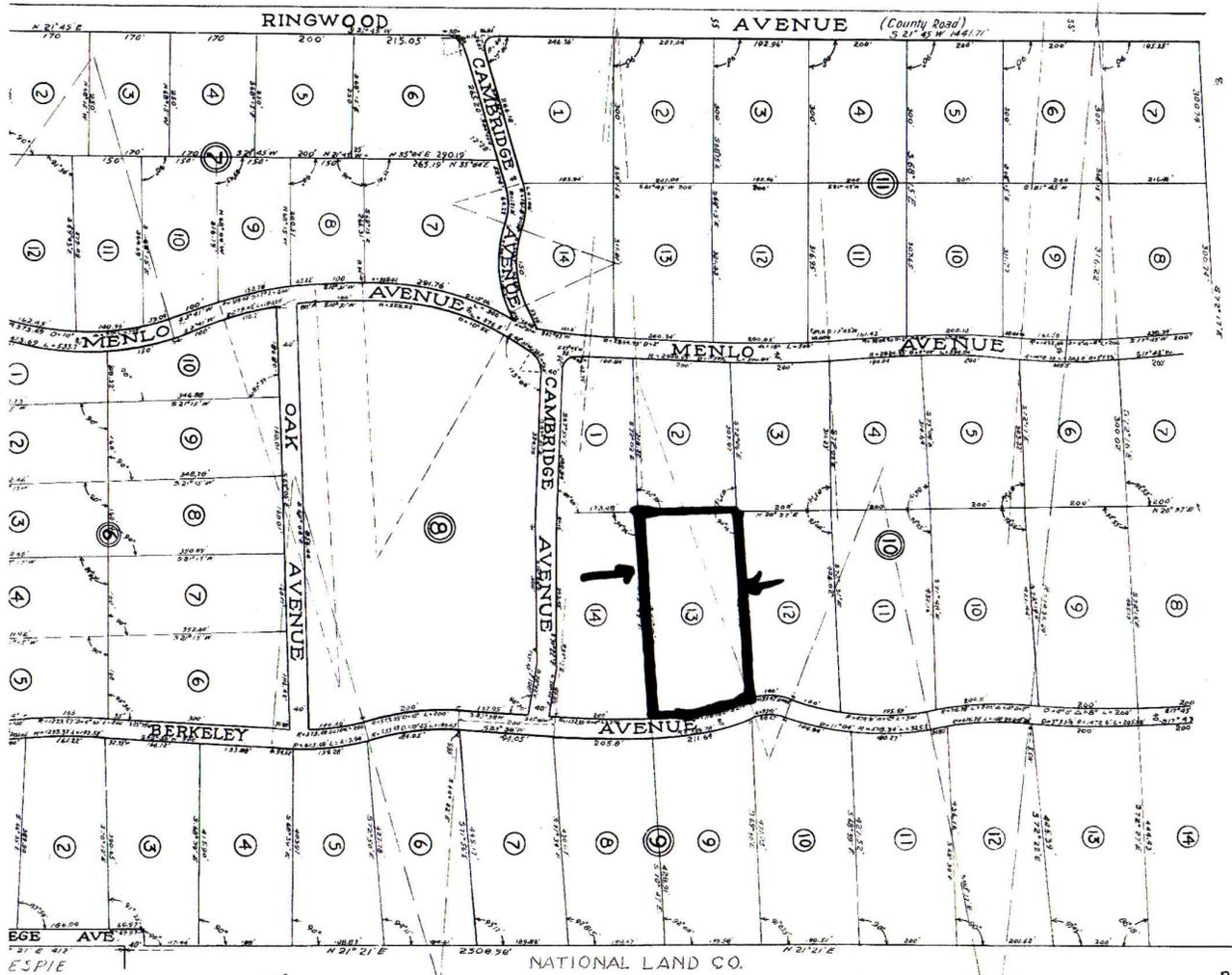
ASSASSOR'S MAP COUNTY OF SAN MATEO, CALIF.

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



SHEET No.1
 SUBDIVISION OF
MENLO OAKS

SAN MATEO COUNTY, CAL.
 SUBDIVIDED JULY 1910, BY J.V. NEUMAN
 County Surveyor
 SCALE 1" = 160'

I hereby certify this to be a true copy
 of an original map recorded in Map Book
 7 at page 22.
G. A. Moore
 County Surveyor and Ex-officio
 Deputy County Recorder of Maps

SHEET 1 of 2

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

SUBDIVIDER STATEMENT:

- 1) OWNER / DEVELOPER: SRD DEVELOPMENT, LLC
SABIR SHARMA
1 VISTA MONTANA, APT 3408
SAN JOSE, CA 95134
- 2) APPLICANT NAME: SAME AS ABOVE
- 3) EXISTING USAGE: RESIDENTIAL
- 4) PROPOSED USAGE: RESIDENTIAL
- 5) EXISTING WELLS: NONE
- 6) FLOOD ZONE: ZONE X, PER PANEL 000010000
- 7) STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE APPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
- 8) EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
- 9) WATER: CALIFORNIA WATER SERVICE COMPANY
- 10) FIRE PROTECTION: WELLS PARK FIRE DEPT
- 11) SANITARY SEWER: WEST BAY SANITATION DISTRICT
- 12) POWER AND GAS: PACIFIC GAS AND ELECTRIC
- 13) TELEPHONE / CABLE: SBC / COMCAST
- 14) STREET TREES: NONE
- 15) EASEMENTS: INGRESS/EGRESS, EMERGENCY VEHICLE ACCESS, PUBLIC UTILITY, DRAINAGE
- 16) CONTIGUOUS ELEVATION: LOCAL DATUM AND MONUMENTS
- 17) ALL DIMENSIONS ARE APPROXIMATE
- 18) NO NEW STREET NAME
- 19) NO TREES PROPOSED FOR REMOVAL WITH THIS APPLICATION

TREES TO BE REMOVED:

NONE

EXISTING SITE DEVELOPMENT INFORMATION

ORIGINAL PARCEL: ZONING: R1-5100
PROPOSED USE: RESIDENTIAL
AREA (GROSS): 1.108 ACRES (48,185 S.F.)
AREA (NET): 1.108 ACRES (48,185 S.F.)

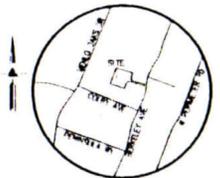
PROPOSED SITE DEVELOPMENT INFORMATION

PARCEL A: ZONING: R1-5100
PROPOSED USE: RESIDENTIAL
AREA (GROSS): 0.552 ACRES (24,048 S.F.)
AREA (NET): 0.480 ACRES (20,908 S.F.)

PARCEL B: ZONING: R1-5100
PROPOSED USE: RESIDENTIAL
AREA (GROSS): 0.553 ACRES (24,107 S.F.)
AREA (NET): 0.471 ACRES (20,550 S.F.)

LEGEND AND NOTES

---	BOUNDARY LINE	10 AM	LIQUID AMBIT
---	BUILDING OVERHANG LINE	U	MULTI-TRUNK TREE
---	ETC	NO	ROOF PEAK
---	ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE	00000	SANITARY SEWER CLEAN-OUT
---	EASEMENT	00000	SANITARY SEWER MANHOLE
---	FENCE LINE	00000	TOP OF SEAR
---	SANITARY SEWER LINE	00000	VENTED CLAY PIPE
---	SANITARY SEWER LINE (PAINT MARKINGS)	00000	WATER METER
---	BOUNDARY	00000	WATER VALVE
---	BOLLARD	00000	SPOTGRADE
---	ELECTRICAL METER	00000	ASPHALT
---	FINISH FLOOR	00000	BRICK
---	FIRE DEPARTMENT CONNECTION	00000	CONCRETE
---	FIRE HYDRANT	00000	WOOD
---	GAS METER	00000	
---	GAS VALVE	00000	
---	INVERT	00000	
---	JOINT POLE	00000	
---	LIGHTING FIXTURE	00000	



VICINITY MAP
NO SCALE

OWNER INFORMATION

OWNER: SRD DEVELOPMENT, LLC
SABIR SHARMA
1 VISTA MONTANA, APT 3408
SAN JOSE, CA 95134
APN: 062-140-120

REFERENCES

THIS TENTATIVE MAP IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., FILED:
"TOPOGRAPHIC SURVEY"
SRD WELLS PARK DRIVE
WELLS PARK, CA
DATED: MARCH 2014
JOB# 214079

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
- UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
- BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

EASEMENT NOTE

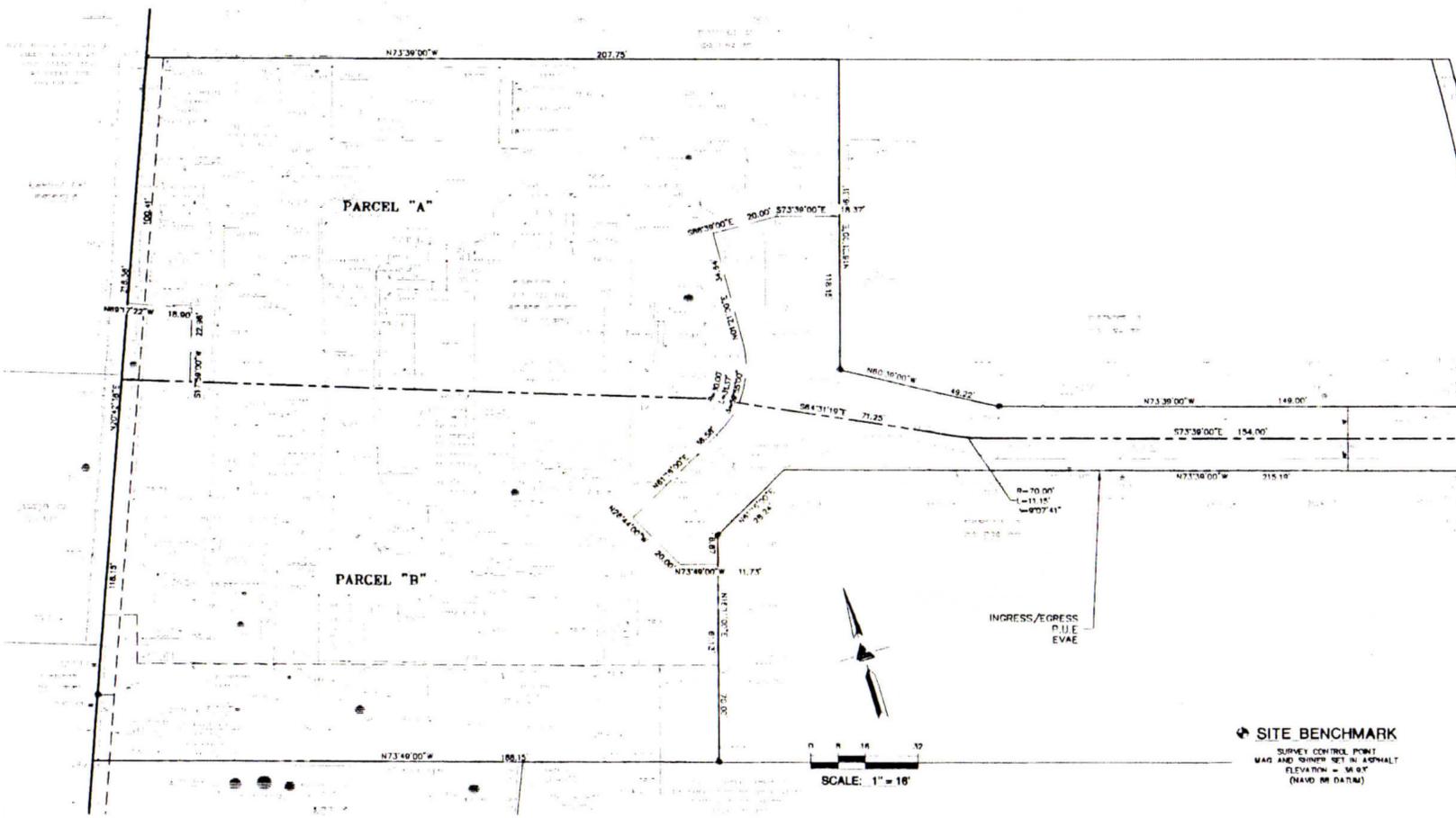
EASEMENTS ARE SHOWN PER TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4102-4779863, DATED APRIL 14, 2016.

BENCHMARK

CITY OF WELLS PARK BENCHMARK
BENCHMARK: 0150
PROPOSED BY NATIONAL GEODETIC SURVEY 1984 AT WELLS PARK - AT WELLS PARK, AT THE "T" JUNCTION OF WILLOW ROAD AND DURHAM STREET, AT THE VETERINARY ADMINISTRATION HOSPITAL, IN THE TOP OF THE NORTH SIDE OF THE CONCRETE BASE OF A PLAZOLE, ABOUT 120 YARDS WEST OF THE CENTER LINE OF WILLOW ROAD, 87.7 FEET SOUTH EAST OF THE NORTHEAST CORNER OF THE ADMINISTRATION BUILDING (PERIODIC 110) AND ABOUT 1 FOOT HIGHER THAN THE SURVEYAL ELEVATION = 32.90' (CITY OF WELLS PARK DATUM ADJUSTED TO NAVD 83)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND QUINER SET IN ASPHALT
ELEVATION = M.B.Y
(NAVD 83 DATUM)

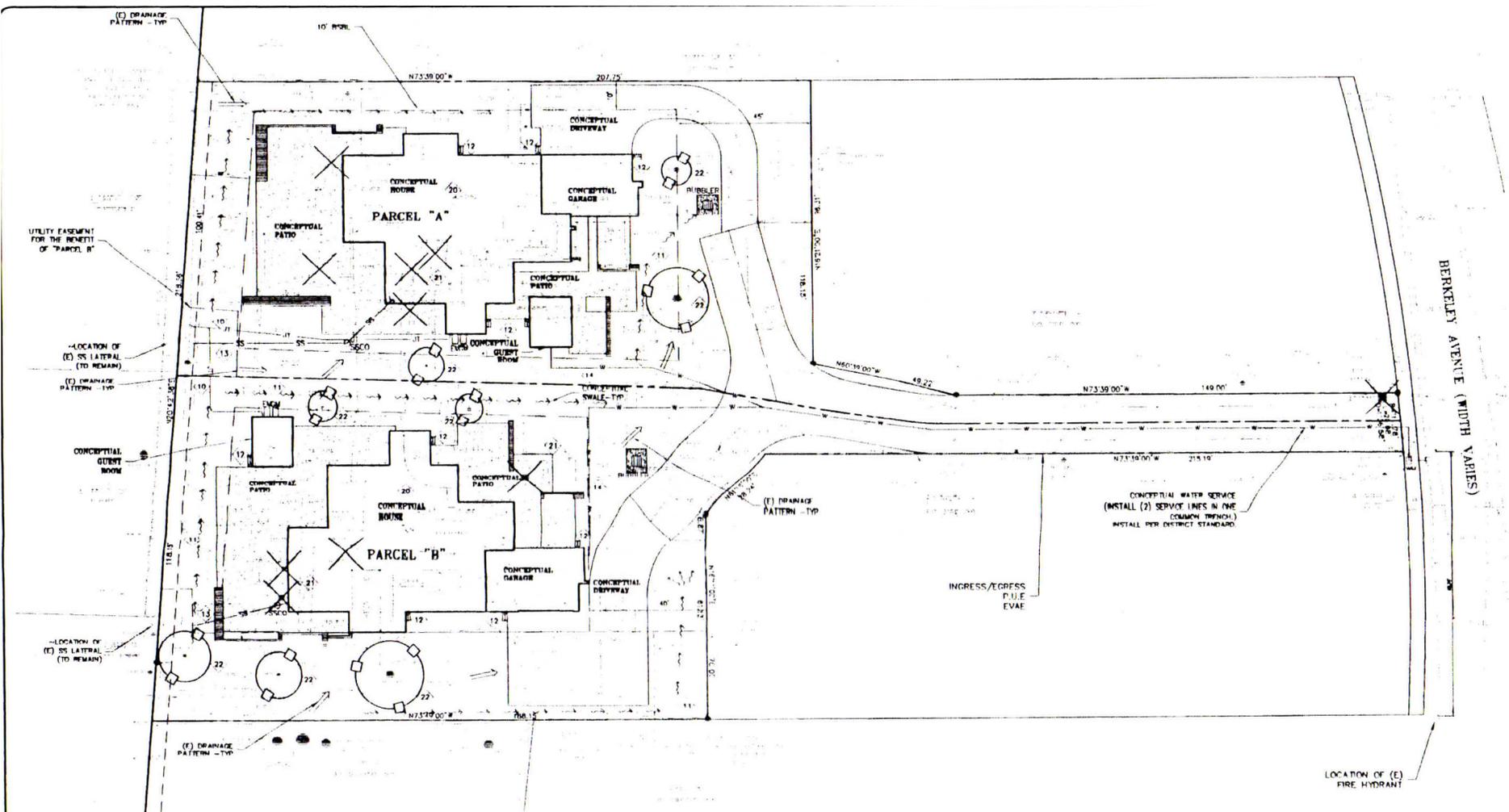


San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment:

File Numbers:



FLATWORK

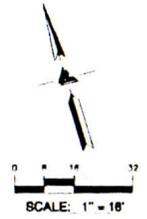
- 1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 2% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CDC 1904.3, OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN AT LEAST 6" CLEARANCE BETWEEN FINISH GRADES AND BOTTOM OF MUD SILL AT ALL TIMES PER CDC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWES LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
- 2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DETAIL.
- 3. PROVIDE 2% (1/4" MIN) SLOPE ACROSS FLAT WORK AND 2% DRAIN PER CDC 2304.11.2 SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
- 4. (N) AC DRIVEWAY.
- 5. (N) CONCRETE PATIOS OR WALKWAYS.

UTILITIES / DRAINAGE IMPROVEMENTS

- 11. CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE DRAINAGE.
- 12. DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHER PANS OR OTHER HARD SURFACE, DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.
- 13. INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (400-96) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT WATER CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
- 14. CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
- 15. INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

DEMOLITION

- 20. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
- 21. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
- 22. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN.



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:
 File Numbers:

Attachment:

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.)**

$$\text{Value of Land} = \underline{\$78,414}$$

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

$$\text{Acres of Land} = \underline{1.106}$$

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.**

Formula:	
<u>Parcel Size in Acres (From Item 2)</u> 1 Acre of Land	<u>Value of Subject Parcel (From Item 1)</u> Value of Land/Acre
Fill Out:	
<u>1.106</u> 1 Acre	<u>\$78,414</u> Value of Land/Acre

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

Formula:				
Value of Land	=	$\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}}$	=	$\frac{\$78,414}{1.106}$
Fill Out:				
Value of Land	=	$\frac{\$78,414}{1.106}$	=	<u>\$70,898.73</u>

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

4. Determine the number of persons per subdivision.

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

5. Determine the parkland demand due to the subdivision.

Formula:				
Number of Persons Per Subdivision (From Item 4)	X	0.003*** Acres/Person	=	Parkland Demand
Fill Out:				
_____ 2.75 _____	X	0.003*** Acres/Person	=	_____ 0.00825 _____
***Section 7055.1 of the County's Subdivision Ordinance establishes the need for 0.003 acres of parkland property for each person residing in the County.				

6. Determine the parkland in-lieu fee.

Formula:				
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	=	Parkland In-Lieu Fee
Fill Out:				
_____ 0.00825 _____	X	_____ \$78,414 _____	=	_____ \$646.92 _____

PSB:jlh – PSBZ0723_WJU.DOCX
FRM00276.DOC (10/25/2011)

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____