

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

**DATE:** February 21, 2019

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Minor Subdivision, pursuant to Section 7000 of the County Subdivision Regulations to subdivide one legal developed 40,096 sq. ft. parcel into two parcels and retain the existing single family residence. The project is located 607 Handley Trail in the unincorporated Emerald Lake Hills area of San Mateo County.

County File Number: PLN 2017-00540 (Sowers)

**PROPOSAL**

The applicant has proposed to subdivide an existing legal residentially zoned 40,096 sq. ft. parcel into two parcels: Parcel 1 - a developed 24,055 sq. ft. parcel with an average slope of 25.9% and Parcel 2 – an undeveloped 16,041 sq. ft. parcel with an average slope of 10.5%. Proposed Parcel 1 would have direct access to Handley Trail from an existing driveway and would retain the existing two-story residence with an attached two-car garage. Parcel 2, a corner lot, would also take access from Handley Trail via a proposed 28-foot long driveway. No development is proposed at this time. Future development is subject to additional permitting (e.g. Design Review). The applicant has prepared a conceptual development plan for Parcel 2 that depicts a viable building envelopment as required by the Subdivision Regulations.

**RECOMMENDATION**

That the Zoning Hearing Officer approve the Minor Subdivision, County File Number PLN 2017-00540, by making the required findings and adopting the recommended conditions of approval listed in Attachment A of this staff report.

**BACKGROUND**

Report Prepared By: Laura Richstone, Project Planner, 650/363-1829

Applicant: James Thompson (Jet Engineering)

Owner: Gary Sowers

Location: 607 Handley Trail, Emerald Lake Hills

APN: 057-113-010

Size: 40,096 sq. ft.

Existing Zoning: RH/DR (Residential Hillside Design Review)

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

Sphere-of-Influence: City of Redwood City

Existing Land Use: Single-Family Residential

Water Supply: The existing residence is currently served by the Redwood City Municipal Water District. Parcel 2 will require water service from the Redwood City Municipal Water District: According to a letter issued by the Redwood City Municipal Water District, dated November 28, 2017, the proposed project will be granted water service upon completion of the conditions of approval listed in Attachment A.

Sewage Disposal: The existing residence is currently served by the Emerald Lake Sewer Maintenance District. The Emerald Lake Sewer Maintenance District has reviewed the project and will grant a sewer connection on Parcel 2 (see Section 1 for further discussion).

Flood Zone: FEMA Flood Zone X (area of minimum flooding); Community Panel No. 06081C285E, effective October 16, 2012.

Environmental Evaluation: Categorically exempt under provisions of Class 15, Section 15315 of the California Environmental Quality Act relating to the division of a property in an urbanized area zoned residential into four or fewer parcels when the division is in conformance with the General Plan and zoning; no variances or exceptions are required; all services and access to the proposed parcels to local standards are available; the parcel was not involved in a division of a larger parcel within the previous 2 years and the parcel does not have an average slope greater than 20%. The existing parcel has a 19% slope.

Setting: The approximately 40,000 sq. ft. project site is located at 607 Handley Trail in the unincorporated Emerald Lake Hills area of San Mateo County at the intersection of Handley Trail and Mountain View Way. Currently a 2,600 sq. ft. existing single-family residence with an attached 2-car garage and deck are located on the easterly portion of the project property. The parcel has an average slope of 19% and is bounded to the north and south by Handley Trail and to the east by single-family residential development. Forty-nine significant trees of varying species and sizes, and other vegetation can be found throughout the property with a majority of the trees located on

the easterly portion of the property and along the perimeter of the property in the public right-of-way.

Chronology:

<u>Date</u>	<u>Action</u>
July 27, 2016	- Density and Slope Analysis performed under MNA 2016-00019.
November 2, 2017	- Density and Slope Analysis completed.
December 29, 2017	- Minor Subdivision application filed with the County.
September 25, 2018	- Deemed Complete
February 21, 2019	- Zoning Hearing Officer public hearing date.

## **DISCUSSION**

### A. KEY ISSUES

#### 1. Compliance with the General Plan

Upon review of the provisions of the San Mateo County General Plan, staff has determined that the project complies with the following applicable governing policies:

#### Urban Land Use Policies

Policy 8.15 (*Land Use Compatibility*), Policy 8.30 (*Infilling*), Policy 8.36 (*Uses*), seek to protect and enhance the character of existing single-family areas and encourage the infilling of urban areas where infrastructure and services are available.

The proposed project would split an existing 40,096 sq. ft. parcel to create two new parcels. Parcel 1, an interior lot, would retain its existing single-family residence, garage, and driveway access off of Handley Trail. As required by the Subdivision Regulations, the project plans for Parcel 2, a corner lot, depict a viable building envelope that includes conceptual plans to construct a new 4,000 sq. ft. single-family residence, 750 sq. ft. second unit, and a 25-foot wide driveway immediately adjacent to the driveway of Parcel 1. No development is proposed for Parcel 2 at this time. These conceptual plans are provided to illustrate what maximum development on this parcel could look like. All future development for Parcel 2 would be reviewed and approved under a Design Review Permit. The use of Parcel 2

to construct a new single-family residence is consistent with the surrounding single-family residential neighborhood and would provide infill development in an urbanized area. Due to its urban location, all public facilities, services, and infrastructure are available to serve Parcel 2<sup>1</sup> and all such proposed services and infrastructure (i.e. gas, electricity, water, and communication lines) will be installed underground (Condition of Approval No. 22) in conformance with the Residential Hillside Zoning District and Section 7011 of the County’s Subdivision Regulations.

Policy 8.37 (*Density*), Policy 8.38 (*Parcel Sizes*), and Policy 8.35 (*Zoning Regulations*) seek to regulate maximum allowable densities and minimum parcel sizes in zoning districts to ensure that parcels are developable, that development is consistent with land use designations, establish compatible development patterns to protect the public health and safety, and provide for the efficient provision of public facilities, services, and infrastructures while minimizing exposure to natural and man-made hazards.

The proposed project is located in the Residential Hillside/Design Review District (RH/DR) where minimum parcel size is based upon the average slope of a parcel. The proposed project would create two parcels with an average slope of 25.9% (Parcel 1) and 10.5% (Parcel 2). With a proposed lot size of 24,055 sq. ft. and 16,041 sq. ft., respectively, the proposed parcels conform to the RH/DR District’s minimum required lot size as outlined in Table 1 below:

Table 1			
	Average Slope	Required Minimum Parcel Size	Proposed Parcel Size
Parcel 1	25.9%*	22,000 sq. ft.	24,055 sq. ft.
Parcel 2	10.5%*	12,000 sq. ft.	16,041 sq. ft.
*Parcel slope rounded up to 26% and 11% to calculate required minimum parcel size			

The County General Plan designates the subject property as a Medium Low Density Residential Urban use at 2.4 – 6.0 dwelling units per acre (du/ac). The existing 40,096 sq. ft. parcel has a current density of 1.09 du/ac and the proposed 2-lot subdivision would result in a density of 2.17 du/ac. Though the proposed project does not meet the minimum density range of 2.4 du/ac, the 2-lot subdivision will increase the overall density of the area and bring the overall area density into greater conformance with the Medium Low

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<sup>1</sup> Parcel 1 contains an existing residence and is currently serviced by all necessary public facilities and utilities. No additional infrastructure is required for Parcel 1.

Density Residential Urban land use designation while spurring infill development on the newly created parcel.

### Water Supply Policies

Policy 10.10 (*Water Suppliers in Urban Areas*) considers water systems as the preferred method of water supply over the use of water wells.

The new single-family residence proposed for Parcel 2 requires water service from the Redwood City Municipal Water District<sup>2</sup>. The Redwood City Municipal Water District reviewed and approved the proposed project in November 2017. Their comments have been included as Conditions of Approval in Attachment A. However, because the subject property is not contiguous to the City of Redwood City's boundaries, an extension of water service outside of the City's boundaries also requires approval by the Local Agency Formation Commission (LAFCo) per Government Code Section 56133. This extension of water service was reviewed and approved by LAFCo at its May 2018 meeting.

### Wastewater Policies

Policy 11.5 (*Wastewater Management in Urban Areas*) considers sewerage systems as the appropriate method of wastewater management in urban areas.

The Emerald Lake Heights Sewer Maintenance District (ELHSD) has municipal authority of the sewer system in the project area. Upon review, the ELHSD has confirmed that adequate sewer capacity and sewer connections are available to serve Parcel 2<sup>3</sup>. ELHSD has reviewed and conditionally approved the proposed project. Their comments have been included as Conditions of Approval in Attachment A.

### Soil Resources Policies

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) requires the regulation of excavation, grading, filling, and land clearing activities to protect against accelerated soil erosion and sedimentation to protect and enhance natural plan communities. The proposed project has been reviewed and approved by the Geotechnical Section and the Department of Public Works. No grading or tree removal activity is required or proposed for the subject subdivision. However, conceptual development plans estimated that approximately 882 cubic yards of earthwork and the removal

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<sup>2</sup> The existing house on Parcel 1 is currently serviced by the Redwood City Municipal Water District.

<sup>3</sup> Parcel 1 has an existing water connection and is currently serviced by Redwood City Municipal Water

of several significant trees would be required to accommodate maximum development on the newly created parcel. Review of any required grading and drainage plans, tree removal activities, site specific dust control plan, erosion and sediment control plan, and tree protection plans will occur under a future Design Review application prior to the development of Parcel 2 (Conditions of Approval 6 -7). Upon submittal of a Design Review application the plans will be reviewed by the Geotechnical Section, Planning Department, and Department of Public Works to ensure that future proposed development will minimize erosion and reduce impacts to significant trees.

### Visual Quality Policies

Policy 4.29 (*Trees and Vegetation*) seeks to preserve trees except where removal is required for approved development or safety, replace trees removed during construction wherever possible, and provide special protection to large and native trees.

Section 12,012.1 of the County Significant Tree Ordinance defines a significant tree located in the RH/DR District as any live woody plant rising above ground with a single stem or trunk of a circumference of 19" or 6" in diameter measured at 4 ½ ft. vertically above ground. Though dead trees do not require a permit for removal, a permit is required for the removal of any live significant tree. In the conceptual plans and submitted arborist report, the four dead Monterey pines (13.8" to 33" dbh), for which no permit is required, and five Coast live oak trees (6" to 18" dbh) are identified for removal. Since no permit is required for the removal of the dead trees, these may be removed at any time. Removal of the live trees, primarily due to their location under utility lines or within the conceptual development footprint, and their replacement plantings, will be evaluated as part of the Design Review Permit when that permit is submitted. An updated arborist report and tree protection plan will be required as part of the Design Review Permit, as conditioned (Condition No. 6). No tree removal is proposed as a part of this subdivision.

## 2. Compliance with the Zoning Regulations

### a. Residential Hillside/Design Review Zoning District

The subject parcel is zoned RH/DR (Residential Hillside/Design Review). As discussed in Section 1 above, the minimum parcel size in the RH/DR District is based upon a parcel's average slope. The project would result in a 24,055 sq. ft. parcel with an average slope of 25.9% (Parcel 1) and a 16,041 sq. ft. parcel with an average slope of 10.5% (Parcel 2). The proposed parcels are in compliance with the minimum required RH/DR District standards as follows:

Table 2			
Development Standards	RH Requirements	Parcel 1*	Parcel 2**
Minimum Parcel Size	22,000 sq. ft. (for 26% average slope) 12,000 sq. ft. (for 11% average slope)	24,055 sq. ft.	16,041 sq. ft.
Minimum Lot Width	60 ft.***	140 ft.	90 ft.
Minimum Lot Frontage	50 ft.	160 ft.	100 ft.
Front Setback	20 ft.	30 ft.	20 ft.
Rear Setback	20 ft.	85 ft.	20 ft.
Right Side Setback	7.5 ft.	23 ft.	7.5 ft.
Left Side Setback	7.5 ft.	7.5 ft.	12.5 ft.
Combined Side Yard Setback	20 ft.	30.5 ft.	20 ft.
Maximum Lot Coverage	25%	18%	25%
Floor Area Ratio	30%	11%	30%
Minimum Parking	2 covered spaces for 2 or more bedrooms	2 spaces	2 spaces
<p>* Development standards for Parcel 1 are applied to the existing house</p> <p>** Development standards such as FAR, lot coverage, and setbacks for Parcel 2 are based off of conceptual designs that maximize the parcel's buildable area. The design and the size of development may decrease upon Design Review Permit submittal.</p> <p>*** Minimum lot with is 50 ft. in the RH/DR District. However, Section 7020.2.h (<i>Corner Lots</i>) of the County Subdivision Regulations requires that all newly created corner lots shall have a width of no less than 60 ft.</p>			

Section 7020.2.c (*Dimensions*) of the County Subdivision Regulations regulates parcel depth and states that the depth of a parcel shall be necessary to provide the minimum parcel size for the zoning district, but in no case shall be less than 100 ft. or greater than three times the width of the parcel. With a lot depth of 180 ft. for Parcel 1, and 190 ft. for Parcel 2, the proposed parcels do not exceed their maximum allowed lot depths.

The resulting parcels are compliant with the RH development standards for the existing development and is capable of accommodating new development on Parcel 2.

b. Design Review

The project site is located in a Design Review District. No plans have been submitted for the proposed development on Parcel 2 as the

development depicted on the tentative map are only conceptual at the moment. However, all future development for Parcel 2 (and Parcel 1) shall be designed to conform to the applicable design standards contained in Section 6565.6 of the Zoning Regulations. Once more concrete development plans have been drafted, the applicant shall be required to obtain a Design Review Permit for the proposed development prior to submitting for a building permit. This process will require the submittal of architectural plans, a pre-application meeting with the Bayside Design Review Officer, submittal of a formal Design Review Permit application, and a public hearing before the Bayside Design Review Committee to ensure that the proposed development conforms to the Emerald Lake Hills design review standards.

3. Compliance with the Subdivision Regulations

The proposed minor subdivision has been reviewed by staff under the provisions of the San Mateo County Subdivision Regulations which implement the Subdivision Map Act (Section 66410, et seq., of the Government Code of the State of California). The Building Inspection Section, Geotechnical Section, Department of Public Works, Emerald Lake Heights Sewer Maintenance District, City of Redwood City, and Cal-Fire have also reviewed the proposed project and found that, as conditioned, the project complies with their standards and the requirements of the County Subdivision Regulations.

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

- a. *That the proposed tentative map, together with the provisions for its design and improvement, are consistent with applicable general and specific plans.*

The Planning Department has reviewed the tentative map and found it to be consistent, as discussed in Section A.1 of this report, with the County General Plan.

The proposed subdivision will result in the creation of two parcels. Parcel 1 (24,055 sq. ft.) will have average slope of 25.9% and will retain its existing single-family house and two-car garage. Parcel 2 (16,041 sq. ft.) will have an average slope of 10.5%. Though no development is proposed at this time, conceptual plans for Parcel 2 illustrate that the parcel could potentially accommodate a single-family residence, two-car garage, and a second unit. Both parcels, the existing development on Parcel 1, and the conceptual development for Parcel 2 are consistent with the design and improvement requirements for subdivisions, meet the minimum size, dimensions, frontage, and



access requirements for the RH/DR District, and are compatible with the surrounding parcels along Handley Trail and in the unincorporated Emerald Lake Hills neighborhood.

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

Minimum parcel size in the RH/DR District is dictated by a parcel's slope. The proposed plans, which have been reviewed and conditionally approved by all applicable reviewing agencies, demonstrate that the proposed parcels are physically suitable for development. Both parcels comply with the minimum parcel size requirements for their respective slopes in the RH/DR District (see Table 1). Utility connections already serve the existing single-family residence located on Parcel 1 and letters from both the Redwood City Municipal Water District and the Emerald Lake Heights Sewer Maintenance District confirm the availability of future sewer and water connections for Parcel 2. In addition, conceptual development for Parcel 2 is located in a relatively flat and open portion on the parcel. Based on the foregoing, Parcel 2 is physically suitable for single-family development.

- c. *That the design of the subdivision and its proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.*

After review of the proposed subdivision, there is no evidence to suggest that the project will cause substantial environmental damage. There are no creeks or riparian habitat located on, or adjacent to, the subject property. In addition, no sensitive habitats or animals have been identified on the project parcel by the California Department of Fish and Wildlife California Natural Diversity Database inventory. Furthermore, the parcel is located within an urban area where public services are available and thus not requiring major improvements.

- d. *That the design of the subdivision or type of improvements is not likely to cause serious public health problems.*

The project is not likely to cause serious public health problems as the project has been reviewed and conditionally approved by the County Building Inspection Section, Department of Public Works, Geotechnical Section, Emerald Lake Height Sewer Maintenance District, Redwood City Municipal Water District, and Cal-Fire to ensure that public health and safety are preserved and protected.

- e. *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.*

The project parcel contains no public easements per review of the title report and grant deed. Furthermore, the project does not require or propose public easements through or over the project parcels.

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

The Emerald Lake Heights Sewer Maintenance District (ELHSD) has municipal authority of the sewer system in the project area. The existing single-family residence on Parcel 1 is currently served by ELHSD. ELHSD has confirmed that adequate sewer capacity and hook-ups are available to serve Parcel 2 and there is no indication that the proposed sewer connection to ELHSD for Parcel 2 would result in any violation of existing State Regional Water Control Board requirements.

- g. *That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (“the Williamson Act”) and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use.*

The land proposed for subdivision is not under a Williamson Act Contract and the resulting parcels are not zoned, nor will be used, for agriculture.

- h. *For lands located in a state responsibility area or very high fire hazard severity zone that: 1) the design and location of each lot in the subdivision is consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection, 2) structural fire protection and suppression services will be available for the subdivision, and 3) to the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access and interpreted and applied by the County Fire Marshal, and any applicable County ordinance.*

The subject property is located in a very high fire hazard state responsibility area. Situated in an existing urban single-family residential neighborhood, the subject property abuts (and is accessed from) an existing paved residential road (Handley Trail) and is

adjacent to an existing fire hydrant. The proposed project has been reviewed and approved by Cal-Fire for necessary ingress and egress, fire suppression, and safety standards. There is no indication that the proposed subdivision and/or future development on Parcel 2 would result in any undue fire hazard.

4. Compliance with In-Lieu Park Fees

Section 7055.3 (*Fees In-Lieu of Land Dedication*) requires that, as a condition of approval of the tentative map, the subdivider pay an in-lieu parks fee prior to the recordation of the Final Parcel Map. Said fee is for acquisition, development, or rehabilitation of County park and recreation facilities, and/or to assist other providers of parks and recreation facilities to acquire, develop or rehabilitate facilities that will serve the proposed subdivision. The fee for this subdivision is \$2,018.50. Fees are based on the current assessed land value provided by the County Assessor's Office at the time of payment and are subject to change. A worksheet showing the prescribed calculation appears in Attachment F

C. ENVIRONMENTAL REVIEW

This project is categorically exempt, pursuant to the California Environmental Quality Act Guidelines, Section 15315, Class 15, related to the minor division of property in an urban residential area into four or fewer parcels. This project complies with the criteria for this categorical exemption as the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

D. REVIEWING AGENCIES

Building Inspection Section  
Department of Public Works  
Geotechnical Department  
Emerald Lake Hills Sewer District  
LAFCo  
Redwood City Municipal Water District  
Emerald Hill Homeowners Association

## **ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Photos
- E. Arborist Report prepared by Kielty Arborist Services, dated June 5, 2018
- F. In-Lieu Parking 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 2017-00540      Hearing Date: February 21, 2019

Prepared By: Laura Richstone  
Project Planner

For Adoption By: Zoning Hearing Officer

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. That the project is categorically exempt, pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15315 (Class 15), related to minor division of land (into four or fewer parcels), as the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Regarding the Subdivision, Find:

2. That the proposed tentative map, together with the provisions for its design and improvement, is consistent with applicable and specific plans a discussed in detail in Section A.1. of the staff report.
3. That the site is physically suitable for the type and proposed density of development. The proposed subdivision conforms to the RH/DR Zoning District development standards, is consistent with the General Plan land use designation of Medium Low Density Residential Urban, and public utility services are available.
4. That the design of the subdivision and its proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the project site is not located near any sensitive habitat.
5. That the design of the subdivision or type of improvements is not likely to cause serious public health problems as the project has been reviewed and conditionally approved by the County Building Inspection Section, Department of Public Works,

Geotechnical Section, Cal-Fire, and Emerald Lake Heights Sewer Maintenance District to ensure that public health and safety are preserved and protected.

6. That the design of the subdivision and proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision as the project parcel contains no public easements nor are any public easements are proposed.
7. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code as the Emerald Lake Heights Sewer Maintenance District (ELHSD) has confirmed that it has the capacity to serve the parcels.
8. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (“the Williamson Act”) as the land proposed for subdivision is not under a Williamson Act Contract.
9. That for a subdivision on lands located in a state responsibility area or a very high fire hazard severity zone, the design and location of each lot in subdivision are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection, that fire protection and suppression services will be available, and that the ingress and egress meets roads standards for fire equipment access. As the proposed project has been reviewed and approved by Cal-Fire for ingress, egress and fire protection services, there is no indication that the proposed subdivision and/or future development on Parcel 2 would result in any undue fire hazard.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. This approval only applies to the proposal, documents, and plans described in this report and submitted and approved by the Zoning Hearing Officer on February 21, 2019. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.
2. This subdivision approval is valid for two (2) years, during which time a final parcel map shall be filed and recorded. An extension of this time period in accordance with Section 7013.5.c. of the County Subdivision Regulations may be issued by the San Mateo County Planning Department upon written request and payment of any applicable extension fees, if required, sixty (60) days prior to expiration.

3. Prior to recordation of the final parcel map, the applicant shall pay to the San Mateo County Planning and Building Department, an amount of \$2,018.50 for in-lieu park fees as required by Section 7055.3 of the County Subdivision Regulations. Fees are based on the current land value provided by the County Assessor's Office at the time of payment and are subject to change.
4. During any future project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Code, minimize the transport and discharge of stormwater 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.
5. The project is located in a Design Review District. Future proposed development for Parcel 2 shall be required to obtain a Design Review Permit and pay all applicable permit fees. This permit shall be approved prior to the issuance of any required building permit.
6. An updated arborist report and tree protection plan shall be required upon submittal of a Design Review Permit. This report shall: 1) specifically identify and delineate Tree Protection Zones, 2) evaluate how the proposed construction, grading, and drainage plans will affect the health and longevity of the significant trees on site, 3) provide project specific tree protection measures, and 4) recommend where the required replacement tree should be located to ensure their best chance for survival and long term growth.
7. An erosion control plan and tree protection plan shall be required at time of Design Review Permit and building permit submittal.
8. All provisions for utility services such as gas, electricity, telephone, and cable television shall be undergrounded.

9. This permit does not allow for the removal of any living trees. Removal of any tree with a diameter equal to or greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
10. This permit does not allow for any grading activities. Earthwork for future development may be subject to a separate permitting process compliant with the San Mateo County Grading Ordinance.

#### Building Inspection Section

11. Future development requires a Building Permit.
12. Future development shall be designed and constructed according to the most recent amended and adopted California Building Standards Code, which at the time of this review is the 2016 version.

#### Department of Public Works

13. 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 predeveloped 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.
14. Prior to the issuance of the Building Permit or Planning Permit (if applicable), 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.
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. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.



16. 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.
17. The applicant shall submit a Parcel Map to the Department of Public Works County Surveyor for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter Department conditions have been met.
18. 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.
19. Upon Design Review Permit submittal for future development of Parcel 2, adjust all proposed driveway profiles so that the elevation at the property lines is equal to the elevation at the center line of the road and lower or raise the garage as needed for the main house and second unit. Detail 2 and 3 on sheet T-6 shall be revised to match the centerline of the right-of-way elevation with the proposed driveway elevation at the property lines.
20. Upon Design Review Permit submittal for future development of Parcel 2, check the sight distances from all proposed driveways and remove vegetation as needed to allow for adequate sight distance at 25 mph.
21. Upon submittal of a Design Review Permit the applicant shall revised sheet T-6 to: (1) remove the pervious pavers shown in the right-of-way and replace the pavers with asphalt concrete 2" AC over 6" Class II AB, and (2) remove any curbs, landscaping etc. shown in the right-of-way. The applicant shall also revise sheet T-7 to remove the drainage line shown in the right-of-way and replace with a bubble box or other appropriate stormwater feature on private property.

#### Redwood City Municipal Water District

22. The property owner shall pay all LAFCo fees and City of Redwood City water service annexation fees.
23. City of Redwood City Council approval of a request to LAFCo for extension of water service is required.
24. LAFCo approval of the application of the proposed water service is required.
25. When development for Parcel 2 is proposed, the property owner shall be required to submit completed fire sprinkler designs.

26. The property owner shall provide an analysis of the water system as required by the City of Redwood City and the fire protection agency.
27. The property owner shall be in receipt of a City of Redwood City encroachment permit for all associated water improvement and pay for the construction costs of all associated water system improvements as required by the City of Redwood City and the fire protection agency. All associated water fees and deposits for the City of Redwood City encroachment permit shall be paid for by the property owner, and all associated plans, bonding, and insurance for the City of Redwood City encroachment permit shall be submitted by the property owner.

Emerald Lake Heights Sewer Maintenance District

28. The tentative subdivision map (Sheet No. T4.0) indicates that the property is proposed to be subdivided into two parcels. The Sewer District records indicate that an assessment fee was paid for one (1) sewer connection at the time when the sewer collection system was constructed (Assessment No. 294), which means the property has only one sewer connection. The Sewer District will allow the additional connection for the proposed new parcel provided that all associated fees are paid. The Sewer District will require the applicant to purchase an additional sewer connection and obtain all appropriate permits for the installation of the connections. The fees for a new sewer connection will be calculated based on the information submitted prior to final approval of the building plans.
29. Each subdivided parcel must connect to the Sewer District main with an individual 4" diameter sewer lateral.
30. Detailed plans showing the proposed sewer connection shall be submitted to the Sewer District for review prior to final approval of the building plans. The plans shall indicate the location of the existing and proposed sewer laterals.
31. Plans do not indicate that the existing residence is to be demolished and rebuilt. If the existing residence is to be demolished, a Sewer Inspection Permit (SIP) must be obtained to cap the existing sewer lateral prior to demolition of the existing building. A SIP may be obtained from the Sewer District office at 555 County Center, 5<sup>th</sup> Floor, Redwood City, CA 94063.
32. The applicant shall pay a plan review fee in the amount of \$300. Payment shall be made to the County of San Mateo.

LAR:aow –LARCC0550\_WAU.DOCX



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT B**





**County of San Mateo - Planning and Building Department**

# **ATTACHMENT C**

**PARCEL INFO**

A.P.N.-057-113-010

PARCEL AREA 0.91 AC NET (RECORD)  
0.91 AC GROSS (RECORD)

**BOUNDARY**

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 4, AS DESIGNATED ON THE MAP ENTITLED "FAIRWAYS OF EMERALD LAKE, SUBDIVISION ONE" FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON MAY 19, 1925, IN BOOK 12 OF MAPS AT PAGES 32.33 AND 34, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT 15, IN BLOCK 801, AS DESIGNATED ON THE MAP ENTITLED "SUBDIVISION SEVEN AND EIGHT HIGHLANDS OF EMERALD LAKE" FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON APRIL 1, 1929, IN BOOK 17 OF MAPS AT PAGES 41 AND 42; THENCE FROM THE POINT OF BEGINNING NORTH 21 DEGREES 11' WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 12 IN BLOCK 4, A DISTANCE OF 141.46 FEET TO THE SOUTHERLY LINE OF THE NORTHEASTERLY PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED FROM NELSON WELBANKS ET AL, TO COUNTY OF SAN MATEO, RECORDED JANUARY 16, 1946 IN BOOK 1242 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 41; THENCE FOLLOWING ALONG SAID SOUTHERLY LINE AND THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY PORTION OF SAID LANDS DESCRIBED IN SAID DEED SOUTH 82 DEGREES 00' WEST 165.83 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 105 FEET, A CENTRAL ANGLE OF 48 DEGREES 09' 10", A DISTANCE OF 88.25 FEET; THENCE SOUTH 33 DEGREES 50' WEST 2.67'; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20 FEET, A CENTRAL ANGLE OF 90 DEGREES, A DISTANCE OF 31.42 FEET; THENCE SOUTH 56 DEGREES 09' 10" EAST 172.46 FEET; THENCE SOUTH 76 DEGREES 22' EAST 3.76 FEET TO THE NORTHERLY LINE OF HANDLEY TRAIL, AS SAID TRAIL IS SHOWN ON THE ABOVE MENTIONED MAP OF SUBDIVISIONS SEVEN AND EIGHT HIGHLANDS OF EMERALD LAKE; THENCE ALONG SAID NORTHERLY LINE EASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 251.85 FEET A CENTRAL ANGLE OF 21 DEGREES 13' 30" A DISTANCE OF 93.29 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 15 IN BLOCK 801 HEREINAFTER MENTIONED; THENCE NORTH 32 DEGREES 58' EAST ALONG SAID NORTHWESTERLY LINE OF 81.62 FEET TO THE POINT OF BEGINNING, AND BEING A PORTION OF THE LANDS SHOWN ON RECORD OF SURVEY PORTION OF EMERALD LAKE GOLF CLUB FAIRWAYS OF EMERALD LAKE SAN MATEO COUNTY, CALIFORNIA, FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON NOVEMBER 20, 1945 IN BOOK 1 OF LICENSED LAND SURVEYORS MAPS AT PAGE 106.

**BASIS OF BEARING**

THE BASIS OF BEARING IS BASED ON THE CENTERLINE OF WEST SUMMIT DRIVE BETWEEN TWO FOUND MONUMENTS BEARING NORTH 64 DEGREES 30'00" WEST.

**PROJECT BENCHMARK**

THIS PROJECT BENCHMARK IS REDWOOD CITY BENCHMARK 76 AT HANDLEY ROCK ON TOP OF A DISC ON A CONCRETE RETAINING WALL, NORTHEAST SIDE OF STREET, 35' NORTH OF UTILITY POLE, AND 40' SOUTH EAST OF FIRE HYDRANT. ELEVATION = 511.52. (NAVD)

**TEMPORARY BENCHMARK (TBM)**

IS A MAG NAIL SET IN THE AC PAVEMENT AT THE DRIVEWAY OF 607 HANDLEY TRAIL, ELEVATION 477.00.

**TOPOGRAPHIC SURVEY NOTES:**

1. TOPOGRAPHIC SURVEYS PREPARED BY JET ENGINEERING DATED FEBRUARY 24, 2016.
2. RECORD BOUNDARY INFORMATION PREPARED BY JET ENGINEERING.
3. ALL TREES ARE MEASURED @ 54" (DBH)

**DOCUMENTS AND MAP REFERENCES**

- (1) GRANT DEED - DOC 2015-025018, FILED MARCH 18, 2015
- (2) RECORD OF SURVEY PORTION OF EMERALD LAKE GOLF CLUB FAIRWAYS OF EMERALD LAKE (1 LLS 106)
- (3) RECORD OF SURVEY OF THE LANDS OF FREIBOTH (DOC NO. 2004-143231 OR) (26 LLS 72)
- (4) TRACT NO. 563 EMERALD LAKE HEIGHTS (26 RSM 37-38)
- (5) RECORD OF SURVEY LANDS OF MORITZ AS DESCRIBED IN 7904 OR 1185 (12 LLS 134)
- (6) RECORD OF SURVEY - LANDS OF WESLAN DEVELOPMENT INC. OR 99-151630 (21 LLS 65)

**FLOOD ZONE INFO**

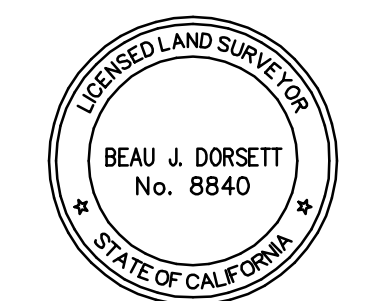
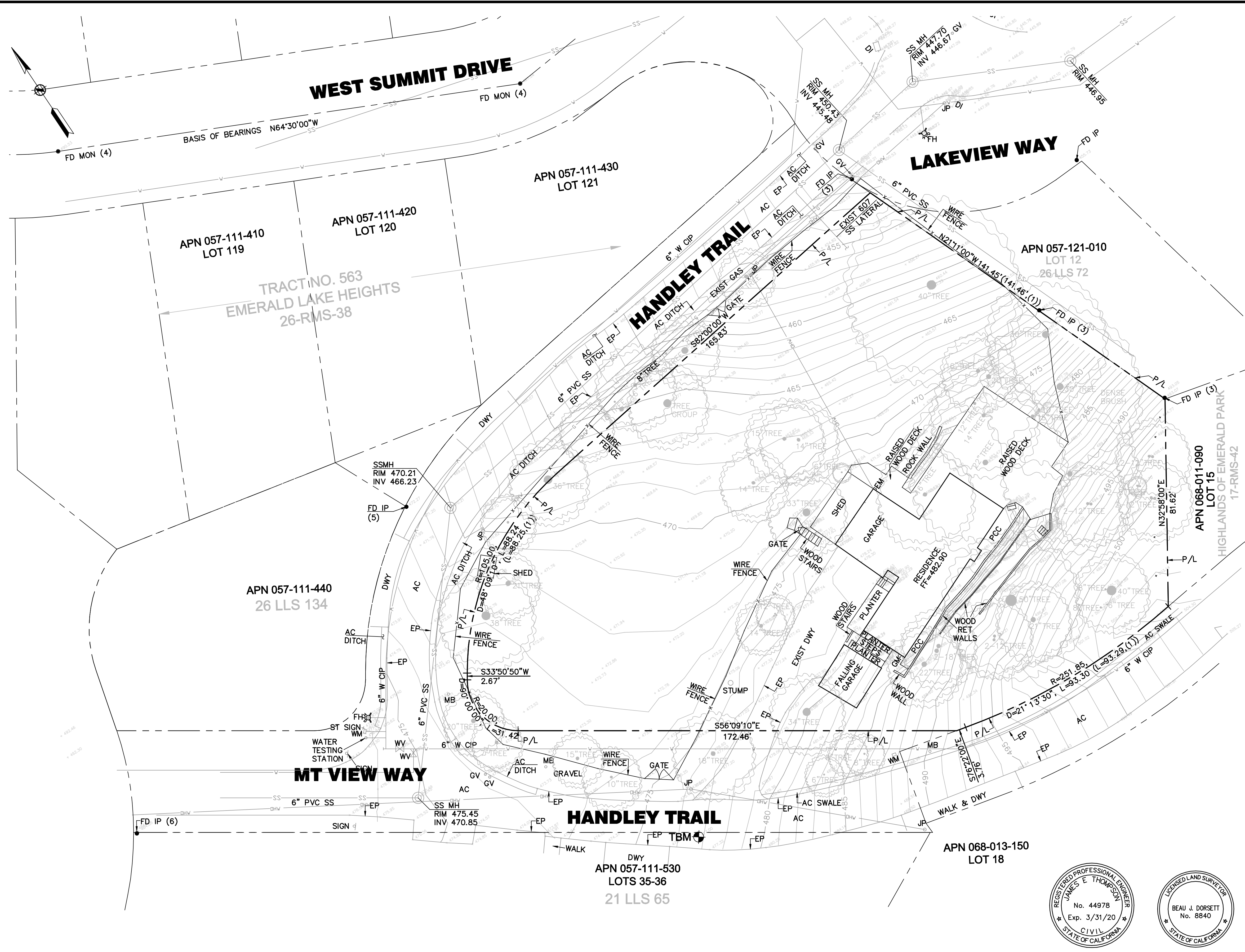
FLOOD ZONE X - FIRM MAP PANEL 06081C0285E, EFF 10/16/2012

**ZONING INFORMATION**

ZONING DISTRICT:  
R-H (RESIDENTIAL HILLSIDE DISTRICT) - SECTION 6800

**SECTION 6802, PERMITTED USES:**

- A. ONE FAMILY DWELLINGS MODULE (RES-1)
  1. ONE FAMILY DWELLINGS (1.1.10)
- B. SECOND DWELLING UNITS MODULE (RES-2)
  1. SECOND DWELLING UNITS (1.2.10)



**JET ENGINEERING**  
CONSULTING CIVIL ENGINEERS  
1048 EL CAMINO REAL, SUITE C  
REDWOOD CITY, CA 94063

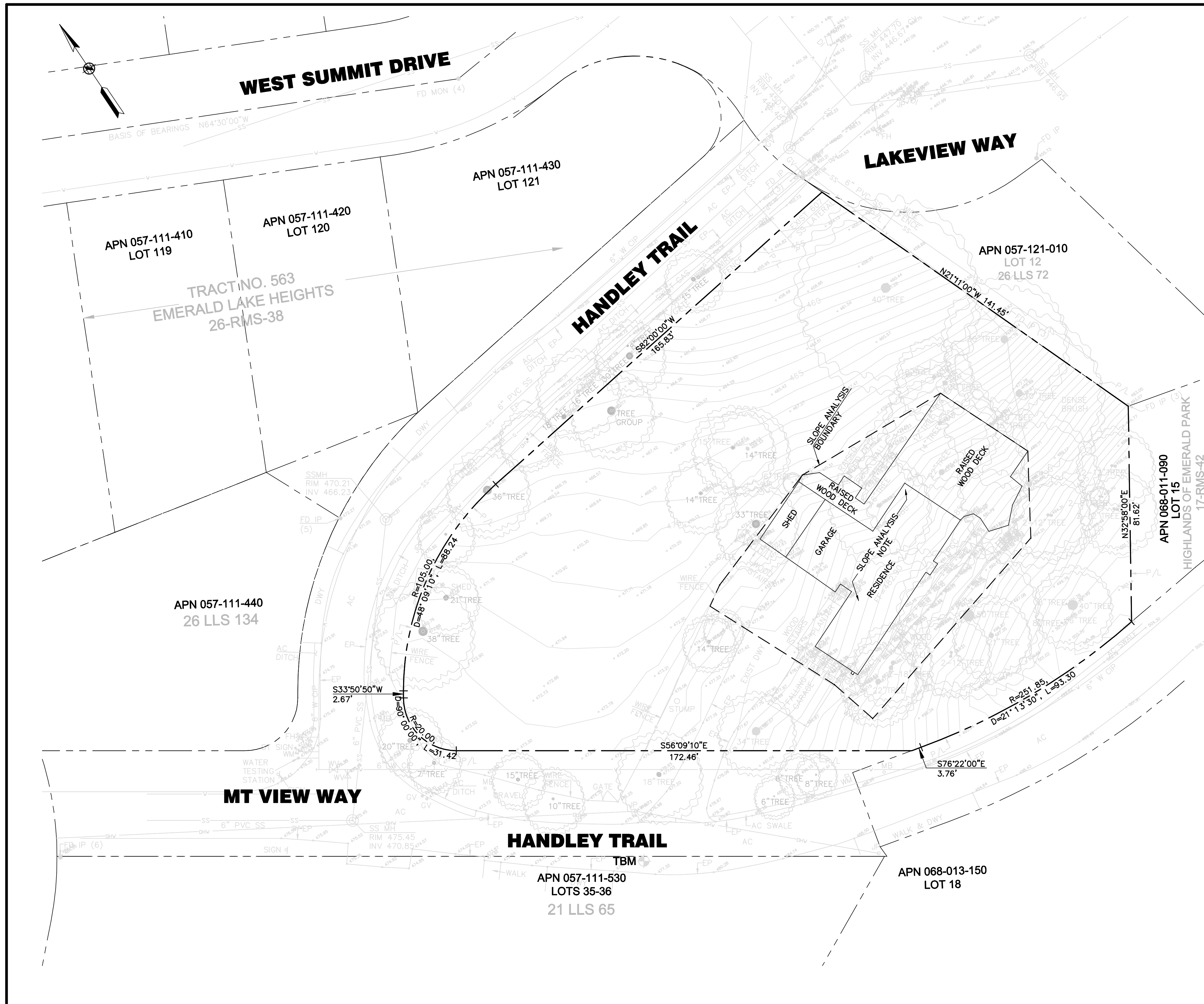
**LANDS OF SOWERS**  
**607 HANDLEY TRAIL**  
EMERALD HILLS, CA. 94062

**TOPOGRAPHIC SURVEY**  
**APN: 057-113-010**

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	09/01/16	SLOPE ANALYSIS	JET
2	01/10/17	ALT 6	JET
3	03/08/17	ALT 10	JET
4	08/03/18	T-MAP COMMENTS	JET

JOB NO.	<b>R607-H-16</b>
DATE :	<b>03/08/17</b>
DRAWN:	<b>BJD,DC</b>
CHECKED:	<b>JET</b>
SCALE:	<b>1" = 20'</b>

SHEET NO.  
**T2.0**  
2 OF 13 SHEETS



**SECTION 6803. MINIMUM BUILDING SITE.** THE MINIMUM BUILDING SITE SHALL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING DEFINITIONS AND TABLES:

- (A) "CONTOUR INTERVAL" SHALL MEAN THE DIFFERENCE IN ELEVATION BETWEEN ADJACENT CONTOUR LINES ON A TOPOGRAPHICAL OR PLANIMETRIC MAP.
- (B) "AVERAGE PERCENT OF SLOPE" SHALL MEAN THE PERCENT OF SLOPE AS COMPUTED BY THE FOLLOWING FORMULA:

$$S = \frac{1100 IL}{A}$$

WHERE S = AVERAGE PERCENT OF SLOPE; I = CONTOUR INTERVAL IN FEET; L = SUMMATION OF LENGTH OF ALL CONTOUR LINES IN FEET; A = AREA IN SQUARE FEET OF PARCEL BEING CONSIDERED. IN CALCULATING THE AVERAGE PERCENT OF SLOPE, ANY PART OF THE PARCEL WILL BE EXCLUDED FROM THE CALCULATION IF THE OWNER SO ELECTS; HOWEVER, IF THE OWNER MAKES THIS SELECTION THEN IN DETERMINING LAND USE DENSITIES APPLICABLE TO THE PARCEL ONLY THE LAND USED IN THE SLOPE CALCULATION SHALL BE USED IN CALCULATING ALLOWABLE DENSITY. IF THE OWNER CHOOSES THIS OPTION, THEN LAND EXCLUDED FROM THE CALCULATION OF DENSITY MUST REMAIN UNDEVELOPED AND A DEED RESTRICTION RECORDED.

WHEN NEW DIVISIONS OF LAND ARE PROPOSED, THE MINIMUM SIZE OF EACH NEW PARCEL SHALL BE BASED ON THE AVERAGE SLOPE OF THE LAND WITHIN EACH NEW PARCEL PROPOSED IN THE LAND DIVISION. AREAS DEVOTED TO PUBLIC OR PRIVATE ROADS, RIGHTS-OF-WAY, OR ACCESS EASEMENTS SHALL NOT BE INCLUDED IN PARCEL SIZE CALCULATIONS.

AFTER LAND DIVISION, IF THE MAXIMUM NUMBER OF NEW PARCELS PERMITTED BY AVERAGE SLOPE MEASUREMENT IS CREATED, A SEPARATE DOCUMENT SHALL BE RECORDED THAT SPECIFIES THAT NEWLY CREATED PARCELS CANNOT BE FURTHER DIVIDED INTO SMALLER PARCELS. IF THE MAXIMUM NUMBER IS NOT CREATED, LEAVING POTENTIAL FOR FUTURE LAND DIVISION, THE APPLICANT MUST SPECIFY IN A SEPARATE RECORDED DOCUMENT WHICH PARCELS WILL EVENTUALLY BE DIVIDED.

MINIMUM BUILDING SITE	
Average Slope of Parcel (percent)	Minimum Area (square feet)
0 - 17	12,000
18	13,000
19	14,000
20	15,000
21	16,000
22	17,000
23	18,000
24	19,000
25	20,000
26	22,000
27	24,000
28	26,000
29	28,000
30	30,000
31	33,000
32	36,000
33	39,000
34	42,000
35	45,000
36	48,000
37	51,000
38	54,000
39	57,000
40	60,000
41	63,000
42	66,000
43	69,000
44	72,000
45	75,000
46	78,000
47	81,000
48	84,000
49	87,000
50 and over	90,000

35.12

**SLOPE ANALYSIS**  
POINTS AND CONTOURS WITHIN THE SLOPE ANALYSIS BOUNDARY WERE NEGLECTED TO REPLICATE NATURAL GRADE FOR THE SLOPE ANALYSIS.

607 HANDLEY TR	
AVERAGE SLOPE CALCULATION	
ELEVATION	CONTOUR LENGTH (FT)
454	29
455	43
456	57
457	70
458	84
459	96
460	105
461	113
462	122
463	132
464	142
465	158
466	175
467	196
468	214
469	230
470	241
471	257
472	279
473	308
474	322
475	225
476	225
477	224
478	206
479	201
480	198
481	194
482	190
483	186
484	185
485	181
486	178
487	175
488	171
489	167
490	164
491	160
492	158
493	154
494	148
495	141
496	135
497	129
498	121
499	110
500	94
501	77
502	58
503	45
504	20
TOTAL CONTOUR LENGTH	7,900
CONTOUR INTERVAL	1
PARCEL AREA (SF)	40,097
AVERAGE SLOPE	19.7%



<b>JET ENGINEERING</b> CONSULTING CIVIL ENGINEERS 1048 EL CAMINO REAL, SUITE C REDWOOD CITY, CA 94063	<b>LANDS OF SOWERS</b> <b>607 HANDLEY TRAIL</b> EMERALD HILLS, CA. 94062	<b>TENTATIVE SUBDIVISION MAP</b> <b>EXISTING SITE - SLOPE ANALYSIS</b> <b>APN: 057-113-010</b>	<b>REVISIONS</b>	<b>JOB NO. R607-H-16</b>	<b>SHEET NO.</b>																									
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>09/01/16</td> <td>SLOPE ANALYSIS</td> <td>JET</td> </tr> <tr> <td>2</td> <td>01/10/17</td> <td>ALT 6</td> <td>JET</td> </tr> <tr> <td>3</td> <td>03/08/17</td> <td>ALT 10</td> <td>JET</td> </tr> <tr> <td>4</td> <td>08/13/18</td> <td>T-MAP COMMENTS</td> <td>JET</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	1	09/01/16	SLOPE ANALYSIS	JET	2	01/10/17	ALT 6	JET	3	03/08/17	ALT 10	JET	4	08/13/18	T-MAP COMMENTS	JET	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DATE :</td> <td>12/29/17</td> </tr> <tr> <td>DRAWN:</td> <td>JET</td> </tr> <tr> <td>CHECKED:</td> <td>JET</td> </tr> <tr> <td>SCALE:</td> <td>1" = 20'</td> </tr> </table>	DATE :	12/29/17	DRAWN:	JET	CHECKED:	JET
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**PROPOSED LEGAL DESCRIPTIONS - PARCELS "1" & "2"**

**PARCEL "1"**

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

BEING A PORTION OF THE LANDS SHOWN ON RECORD OF SURVEY PORTION OF EMERALD LAKE GOLF CLUB FAIRWAYS OF EMERALD LAKE SAN MATEO COUNTY, CALIFORNIA, FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON NOVEMBER 20, 1945 IN BOOK 1 OF LICENSED LAND SURVEYORS MAPS AT PAGE 106.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 4, AS DESIGNATED ON THE MAP ENTITLED "FAIRWAYS OF EMERALD LAKE, SUBDIVISION ONE" FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON MAY 19, 1925, IN BOOK 12 OF MAPS AT PAGES 32, 33 AND 34, WITH SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT 15, IN BLOCK 801, AS DESIGNATED ON THE MAP ENTITLED "SUBDIVISION SEVEN AND EIGHT HIGHLANDS OF EMERALD LAKE", FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON APRIL 1, 1929, IN BOOK 17 OF MAPS AT PAGES 41 AND 42;

THENCE FROM THE POINT OF BEGINNING NORTH 21°11' 00" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 12 IN BLOCK 4, A DISTANCE OF 141.45 FEET TO THE SOUTHERLY LINE OF THE NORTHEASTERLY PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED FROM NELSON WELBANKS ET AL, TO COUNTY OF SAN MATEO, RECORDED JANUARY 16, 1946 IN BOOK 1242 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 41;

THENCE FOLLOWING ALONG SAID SOUTHERLY LINE AND THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY PORTION OF SAID LANDS DESCRIBED IN SAID DEED SOUTH 82° 00' 00" WEST, 61.62 FEET;

THENCE SOUTH 21°11' 00" EAST, 61.10 FEET;

THENCE SOUTH 67°25' 08" WEST, 62.58 FEET;

THENCE SOUTH 49°20' 38" WEST, 86.39 FEET;

THENCE SOUTH 56° 09' 10" EAST, 87.50 FEET, TO THE NORTHERLY LINE OF HANDLEY TRAIL, AS SAID TRAIL IS SHOWN ON THE ABOVE MENTIONED MAP OF SUBDIVISIONS SEVEN AND EIGHT HIGHLANDS OF EMERALD LAKE;

THENCE SOUTH 76° 22' 00" EAST, 3.76 FEET;

THENCE ALONG SAID NORTHERLY LINE OF HANDLEY TRAIL, EASTERLY ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 251.85 FEET, A CENTRAL ANGLE OF 21° 13' 30", AND A DISTANCE OF 93.30 FEET, WITH A RADIAL BEARING OF NORTH 7° 35' 30" WEST, TO THE NON-TANGENT NORTHWESTERLY LINE OF SAID LOT 15 IN BLOCK 801 AS HEREINAFTER MENTIONED;

THENCE NORTH 32° 58' 00" EAST ALONG SAID NORTHWESTERLY LINE, 81.62 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 24,054 SQ. FT. (0.55 ACRES) MORE OR LESS

**PARCEL "2"**

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

BEING A PORTION OF THE LANDS SHOWN ON RECORD OF SURVEY PORTION OF EMERALD LAKE GOLF CLUB FAIRWAYS OF EMERALD LAKE SAN MATEO COUNTY, CALIFORNIA, FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON NOVEMBER 20, 1945 IN BOOK 1 OF LICENSED LAND SURVEYORS MAPS AT PAGE 106.

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THENCE FOLLOWING ALONG SAID SOUTHERLY LINE AND THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY PORTION OF SAID LANDS DESCRIBED IN SAID DEED SOUTH 82° 00' 00" WEST, 61.62 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY PORTION OF SAID LANDS DESCRIBED IN SAID DEED SOUTH 82° 00' 00" WEST, 104.21 FEET;

THENCE ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET, WITH A CENTRAL ANGLE OF 48° 09' 10", AND A DISTANCE OF 88.24 FEET;

THENCE SOUTH 33°50' 50" WEST, 2.67 FEET;

THENCE ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20 FEET, WITH A CENTRAL ANGLE OF 90° 00' 00", AND A DISTANCE OF 31.42 FEET;

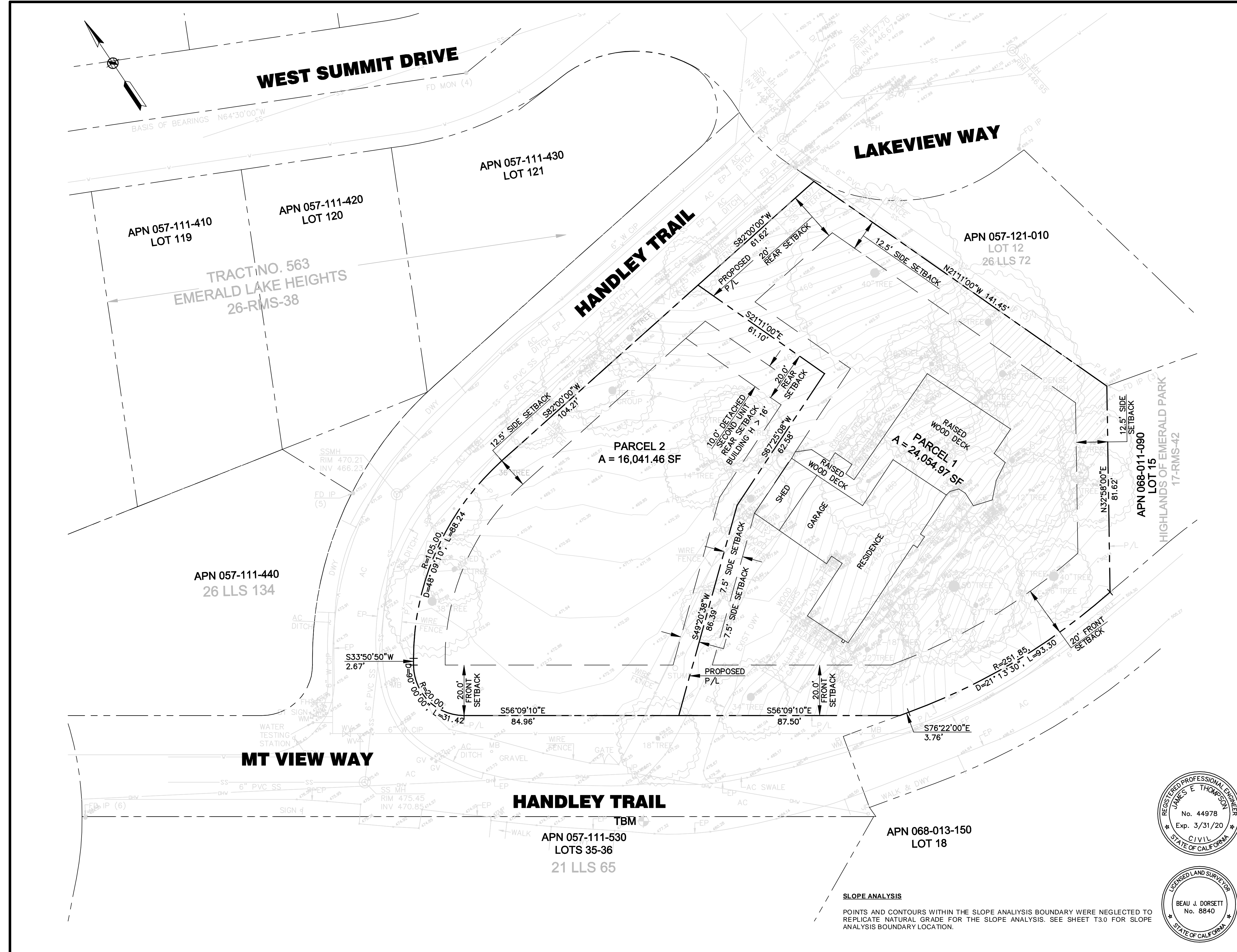
THENCE SOUTH 56° 09' 10" EAST, 84.96 FEET;

THENCE NORTH 49° 20' 38" EAST, 86.39 FEET;

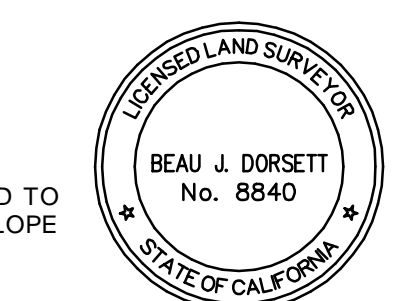
THENCE NORTH 67° 25' 08" EAST, 62.58 FEET;

THENCE NORTH 21° 11' 00", 61.10 FEET, TO THE TRUE POINT OF BEGINNING ON SAID SOUTHERLY LINE AND THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY PORTION OF SAID LANDS DESCRIBED IN SAID DEED FROM NELSON WELBANKS ET AL.

CONTAINING AN AREA OF 16,041 SQ. FT. (0.37 ACRES) MORE OR LESS



**SLOPE ANALYSIS**  
POINTS AND CONTOURS WITHIN THE SLOPE ANALYSIS BOUNDARY WERE NEGLECTED TO REPLICATE NATURAL GRADE FOR THE SLOPE ANALYSIS. SEE SHEET T3.0 FOR SLOPE ANALYSIS BOUNDARY LOCATION.



**JET ENGINEERING**  
CONSULTING CIVIL ENGINEERS  
1048 EL CAMINO REAL, SUITE C  
REDWOOD CITY, CA 94063

**LANDS OF SOWERS**  
**607 HANDLEY TRAIL**  
EMERALD HILLS, CA. 94062

**TENTATIVE SUBDIVISION MAP**  
**ALT 10**  
**PARCELS 1 AND 2**

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	09/01/16	SLOPE ANALYSIS	JET
2	01/10/17	ALT 6	JET
3	03/08/17	ALT 10	JET
4	08/03/18	T-MAP COMMENTS	JET

JOB NO.	<b>R607-H-16</b>
DATE :	<b>12/29/17</b>
DRAWN:	<b>JET</b>
CHECKED:	<b>JET</b>
SCALE:	<b>1" = 20'</b>

SHEET NO.  
**T4.0**  
4 OF 11 SHEETS



**PARCEL 1 - SLOPE ANALYSIS**

**ZONING INFORMATION**  
 ZONING DISTRICT:  
 R-H (RESIDENTIAL HILLSIDE DISTRICT) - SECTION 6800

**SECTION 6802. PERMITTED USES:**  
 A. ONE FAMILY DWELLINGS MODULE (RES-1)  
 1. ONE FAMILY DWELLINGS (1.1.10)  
 B. SECOND DWELLING UNITS MODULE (RES-2)  
 1. SECOND DWELLING UNITS (1.2.10)

**SECTION 6804. YARDS REQUIRED:**  
 RH DISTRICT ALL BUILDINGS SHALL BE LOCATED AT LEAST 20 FEET FRONT THE FRONT AND REAR PROPERTY LINES. BUILDINGS SHALL ALSO LOCATED SO AS TO MAINTAIN A COMBINED SIDE YARD SETBACK OF 20 FEET WITH A MINIMUM SETBACK ON ANY SIDE OF 7-1/2 FEET.

**SECTION 6805. BUILDING HEIGHT REGULATIONS**  
 RH DISTRICT, BUILDING SHALL LIMITED IN ACCORDANCE WITH THE FOLLOWING:  
 a) BUILDING HEIGHT AT THE HIGHEST POINT OF THE ROOF SHALL NOT EXCEED 28 FEET.  
 b) PLATE HEIGHT FOR ANY PORTION OF A BUILDING THAT EXTENDS INTO THE FRONT SETBACK SHALL NOT EXCEED 10 FEET.

**SECTION 6806. LOT COVERAGE**  
 NOT MORE THAN TWENTY-FIVE (25) PERCENT OF THE BUILDING SITE SHALL BE COVERED BY: (1) BUILDINGS, (2) ACCESSORY BUILDINGS, OR (3) STRUCTURES SUCH AS PATIOS, DECKS, BALCONIES, PORCHES, BRIDGES AND OTHER SIMILAR USES WHICH ARE EIGHTEEN (18) INCHES OR MORE ABOVE THE GROUND.

**ALLOWABLE LOT COVERAGE**  
 ALLOWABLE LOT COVERAGE = 25% OF LOT AREA  
 LOT COVERAGE = (0.25) (24,055 SF) = 6,013 SF

**EXISTING LOT COVERAGE**  
 HOUSE = 2,227 SF  
 GARAGE = 400 SF  
 DECK = 1,161 SF  
 TOTAL = 3,788 SF

**SECTION 6807. LOT FRONTAGE AND WIDTH.** THE FRONTAGE OF ALL NEWLY CREATED PARCELS SHALL BE A MINIMUM OF FIFTY (50) FEET. IN ADDITION, THE WIDTH OF ALL NEWLY CREATED PARCELS SHALL BE A MINIMUM OF FIFTY (50) FEET AT EVERY POINT ALONG THE DEPTH OF THE PARCEL FOR THE PURPOSES OF THIS SECTION, DEPTH SHALL MEAN A LINE DRAWN BETWEEN THE MID-POINTS OF THE FRONT AND REAR PARCEL LINES. WIDTH SHALL MEAN THE DISTANCE BETWEEN THE SIDE PARCEL LINES AS MEASURED PERPENDICULARLY FROM THE PARCELS' DEPTH.

**SECTION 6808. FLOOR AREA RATIO.** THE TOTAL FLOOR AREA OF ALL STORIES OF ALL BUILDINGS, AND ACCESSORY BUILDINGS ON A BUILDING SITE SHALL NOT EXCEED THIRTY (30) PERCENT OF THE TOTAL AREA OF THE BUILDING SITE OR 2,400 SQ. FT., WHICHEVER IS GREATER.

FLOOR AREA SPECIFICALLY INCLUDES: (1) THE FLOOR AREA OF ALL STORIES EXCLUDING UNINHABITABLE ATTICS AS MEASURED FROM THE OUTSIDE FACE OF ALL EXTERIOR PERIMETER WALLS, (2) THE AREA OF ALL DECKS, PORCHES, BALCONIES OR OTHER AREAS COVERED BY A WATERPROOF ROOF WHICH EXTENDS FOUR (4) OR MORE FEET FROM EXTERIOR WALLS, AND (3) THE AREA OF ALL GARAGES AND CARPORTS.

FLOOR AREA RATIO WILL APPLY ONLY TO THE FOLLOWING USE MODULES: (1) ONE FAMILY DWELLINGS, (2) SECOND DWELLING UNITS, (3) RESIDENTIAL ACCESSORY STRUCTURES, (4) RESIDENTIAL ACCESSORY USES, (5) SMALL HOSTELRIES, AND (6) RESIDENTIAL COMMUNITY CARE FACILITIES. IN ADDITION, FLOOR AREA RATIO WILL ALSO APPLY TO THE FOLLOWING USES IN THE NEIGHBORHOOD INSTITUTIONAL FACILITIES MODULE: (1) INSTITUTIONAL DAY CARE FACILITIES FOR CHILDREN, (2) INSTITUTIONAL FULL-TIME CARE FACILITIES FOR CHILDREN, (3) INTERMEDIATE CARE FACILITIES, AND (4) SKILLED NURSING FACILITIES.

**MAXIMUM ALLOWABLE FLOOR AREA**  
 LOT AREA = 24,055 SF (CALC)  
 ALLOWABLE FAR = 30% OF LOT AREA OR 2400 SF MIN  
 MAXIMUM ALLOWABLE FLOOR AREA = (0.30) (24,055) = 7,216 SF

**EXISTING FLOOR AREA**  
 MAIN FLOOR = 2,227 SF  
 GARAGE = 400 SF  
 TOTAL EXISTING FLOOR AREA = 2,627 SF  
 EXISTING FAR =  $\frac{\text{EXISTING FLOOR AREA}}{\text{LOT AREA}} = \frac{2,627 \text{ SF}}{24,055 \text{ SF}} = 0.11$

**CHAPTER 22.5 SECOND UNITS**  
 SECTION 6429 DEVELOPMENT STANDARDS FOR NEW SECOND UNITS

**MAXIMUM DETACHED SECOND DWELLING UNIT SIZE (PER ORDINANCE NO 04768, DATED JANUARY 10, 2017)**

MAX 2<sup>ND</sup> DU SIZE = (0.35) (ALLOWABLE FLOOR AREA), WITH A MAXIMUM OF 1,200 SF

MAX 2<sup>ND</sup> DU SIZE = (0.35) (7,216 SF) = 2,526 SF (1,200 SF MAX)

607 HANDLEY TR	
AVERAGE SLOPE CALCULATION	
ELEVATION	CONTOUR LENGTH (FT)
453	13
454	29
455	43
456	57
457	70
458	75
459	74
460	73
461	72
462	72
463	71
464	70
465	69
466	68
467	67
468	75
469	85
470	94
471	106
472	134
473	140
474	153
475	167
476	185
477	217
478	206
479	200
480	198
481	194
482	190
483	186
484	185
485	181
486	178
487	175
488	171
489	167
490	164
491	160
492	158
493	153
494	148
495	141
496	135
497	129
498	121
499	110
500	94
501	77
502	58
503	45
504	20
TOTAL CONTOUR LENGTH	6,224
CONTOUR INTERVAL	1
PARCEL AREA (SF)	24,055
AVERAGE SLOPE	25.9%

**PARCEL 2 - SLOPE ANALYSIS**

**ZONING INFORMATION**  
 ZONING DISTRICT:  
 R-H (RESIDENTIAL HILLSIDE DISTRICT) - SECTION 6800

**SECTION 6802. PERMITTED USES:**  
 A. ONE FAMILY DWELLINGS MODULE (RES-1)  
 1. ONE FAMILY DWELLINGS (1.1.10)  
 B. SECOND DWELLING UNITS MODULE (RES-2)  
 1. SECOND DWELLING UNITS (1.2.10)

**SECTION 6804. YARDS REQUIRED:**  
 RH DISTRICT ALL BUILDINGS SHALL BE LOCATED AT LEAST 20 FEET FRONT THE FRONT AND REAR PROPERTY LINES. BUILDINGS SHALL ALSO LOCATED SO AS TO MAINTAIN A COMBINED SIDE YARD SETBACK OF 20 FEET WITH A MINIMUM SETBACK ON ANY SIDE OF 7-1/2 FEET.

**SECTION 6805. BUILDING HEIGHT REGULATIONS**  
 RH DISTRICT, BUILDING SHALL LIMITED IN ACCORDANCE WITH THE FOLLOWING:  
 a) BUILDING HEIGHT AT THE HIGHEST POINT OF THE ROOF SHALL NOT EXCEED 28 FEET.  
 b) PLATE HEIGHT FOR ANY PORTION OF A BUILDING THAT EXTENDS INTO THE FRONT SETBACK SHALL NOT EXCEED 10 FEET.

**SECTION 6806. LOT COVERAGE**  
 NOT MORE THAN TWENTY-FIVE (25) PERCENT OF THE BUILDING SITE SHALL BE COVERED BY: (1) BUILDINGS, (2) ACCESSORY BUILDINGS, OR (3) STRUCTURES SUCH AS PATIOS, DECKS, BALCONIES, PORCHES, BRIDGES AND OTHER SIMILAR USES WHICH ARE EIGHTEEN (18) INCHES OR MORE ABOVE THE GROUND.

**ALLOWABLE LOT COVERAGE**  
 ALLOWABLE LOT COVERAGE = 25% OF LOT AREA  
 LOT COVERAGE = (0.25) (16,041 SF) = 4010 SF

**SECTION 6807. LOT FRONTAGE AND WIDTH.** THE FRONTAGE OF ALL NEWLY CREATED PARCELS SHALL BE A MINIMUM OF FIFTY (50) FEET. IN ADDITION, THE WIDTH OF ALL NEWLY CREATED PARCELS SHALL BE A MINIMUM OF FIFTY (50) FEET AT EVERY POINT ALONG THE DEPTH OF THE PARCEL. FOR THE PURPOSES OF THIS SECTION, DEPTH SHALL MEAN A LINE DRAWN BETWEEN THE MID-POINTS OF THE FRONT AND REAR PARCEL LINES. WIDTH SHALL MEAN THE DISTANCE BETWEEN THE SIDE PARCEL LINES AS MEASURED PERPENDICULARLY FROM THE PARCELS' DEPTH.

**SECTION 6808. FLOOR AREA RATIO.** THE TOTAL FLOOR AREA OF ALL STORIES OF ALL BUILDINGS, AND ACCESSORY BUILDINGS ON A BUILDING SITE SHALL NOT EXCEED THIRTY (30) PERCENT OF THE TOTAL AREA OF THE BUILDING SITE OR 2,400 SQ. FT., WHICHEVER IS GREATER.

FLOOR AREA SPECIFICALLY INCLUDES: (1) THE FLOOR AREA OF ALL STORIES EXCLUDING UNINHABITABLE ATTICS AS MEASURED FROM THE OUTSIDE FACE OF ALL EXTERIOR PERIMETER WALLS, (2) THE AREA OF ALL DECKS, PORCHES, BALCONIES OR OTHER AREAS COVERED BY A WATERPROOF ROOF WHICH EXTENDS FOUR (4) OR MORE FEET FROM EXTERIOR WALLS, AND (3) THE AREA OF ALL GARAGES AND CARPORTS.

FLOOR AREA RATIO WILL APPLY ONLY TO THE FOLLOWING USE MODULES: (1) ONE FAMILY DWELLINGS, (2) SECOND DWELLING UNITS, (3) RESIDENTIAL ACCESSORY STRUCTURES, (4) RESIDENTIAL ACCESSORY USES, (5) SMALL HOSTELRIES, AND (6) RESIDENTIAL COMMUNITY CARE FACILITIES. IN ADDITION, FLOOR AREA RATIO WILL ALSO APPLY TO THE FOLLOWING USES IN THE NEIGHBORHOOD INSTITUTIONAL FACILITIES MODULE: (1) INSTITUTIONAL DAY CARE FACILITIES FOR CHILDREN, (2) INSTITUTIONAL FULL-TIME CARE FACILITIES FOR CHILDREN, (3) INTERMEDIATE CARE FACILITIES, AND (4) SKILLED NURSING FACILITIES.

**MAXIMUM ALLOWABLE FLOOR AREA**  
 LOT AREA = 16,041 SF (CALC)  
 ALLOWABLE FAR = 30% OF LOT AREA OR 2400 SF MIN  
 MAXIMUM ALLOWABLE FLOOR AREA = (0.30) (16,041) = 4,812 SF

**CHAPTER 22.5 SECOND UNITS**  
 SECTION 6429 DEVELOPMENT STANDARDS FOR NEW SECOND UNITS

**MAXIMUM DETACHED SECOND DWELLING UNIT SIZE (PER ORDINANCE NO 04768, DATED JANUARY 10, 2017)**

MAX 2<sup>ND</sup> DU SIZE = (0.35) (ALLOWABLE FLOOR AREA), WITH A MAXIMUM OF 1,200 SF

MAX 2<sup>ND</sup> DU SIZE = (0.35) (4,812 SF) = 1,684 SF (1,200 SF MAX)

607 HANDLEY TR- PARCEL 2	
AVERAGE SLOPE CALCULATION	
ELEVATION	CONTOUR LENGTH (FT)
458	9
459	22
460	32
461	41
462	50
463	61
464	72
465	89
466	107
467	129
468	139
469	145
470	147
471	152
472	145
473	168
474	78
475	59
476	39
477	6
TOTAL CONTOUR LENGTH	1,687
CONTOUR INTERVAL	1
PARCEL AREA (SF)	16,041
AVERAGE SLOPE	10.5%

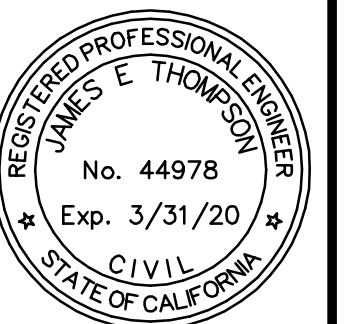
MINIMUM BUILDING SITE	
Average Slope of Parcel (percent)	Minimum Area (square feet)
0 - 17	12,000
18	13,000
19	14,000
20	15,000
21	16,000
22	17,000
23	18,000
24	19,000
25	20,000
26	22,000
27	24,000
28	26,000
29	28,000
30	30,000
31	33,000
32	36,000
33	39,000
34	42,000
35	45,000
36	48,000
37	51,000
38	54,000
39	57,000
40	60,000
41	63,000
42	66,000
43	69,000
44	72,000
45	75,000
46	78,000
47	81,000
48	84,000
49	87,000
50 and over	90,000

PARCEL 2  
MIN LOT SIZE

PARCEL 1  
MIN LOT SIZE

**SLOPE ANALYSIS**

POINTS AND CONTOURS WITHIN THE SLOPE ANALYSIS BOUNDARY WERE NEGLECTED TO REPLICATE NATURAL GRADE FOR THE SLOPE ANALYSIS. SEE SHEET T3.0 FOR SLOPE ANALYSIS BOUNDARY LOCATION.



**JET ENGINEERING**  
 CONSULTING CIVIL ENGINEERS  
 1048 EL CAMINO REAL, SUITE C  
 REDWOOD CITY, CA 94063

**LANDS OF SOWERS**  
**607 HANDLEY TRAIL**  
 EMERALD HILLS, CA. 94062

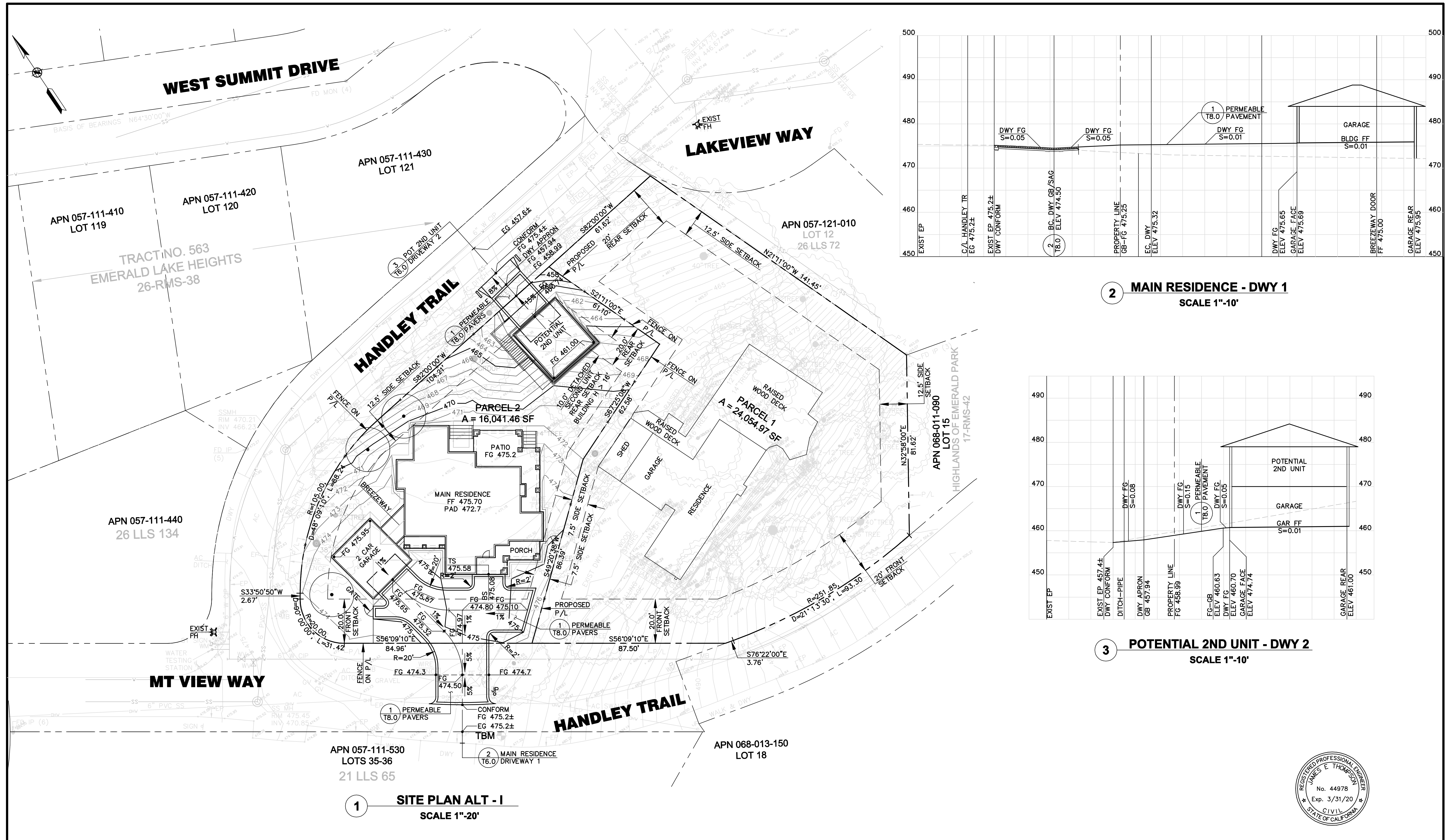
**TENTATIVE SUBDIVISION MAP**  
**PARCELS 1 AND 2**  
**SLOPE ANALYSIS AND ZONING CONFORMANCE**

REVISIONS				JOB NO.	R607-H-16
NO.	DATE	DESCRIPTION	BY	DATE :	12/29/17
1	09/01/16	SLOPE ANALYSIS	JET	DRAWN:	JET
2	01/10/17	ALT 6	JET	CHECKED:	JET
3	03/08/17	ALT 10	JET	SCALE:	NTS
4	08/03/18	T-MAP COMMENTS	JET		

SHEET NO.

**T5.0**

5 OF 13 SHEETS



1 SITE PLAN ALT - I  
SCALE 1"=20'

2 MAIN RESIDENCE - DWY 1  
SCALE 1"=10'

3 POTENTIAL 2ND UNIT - DWY 2  
SCALE 1"=10'



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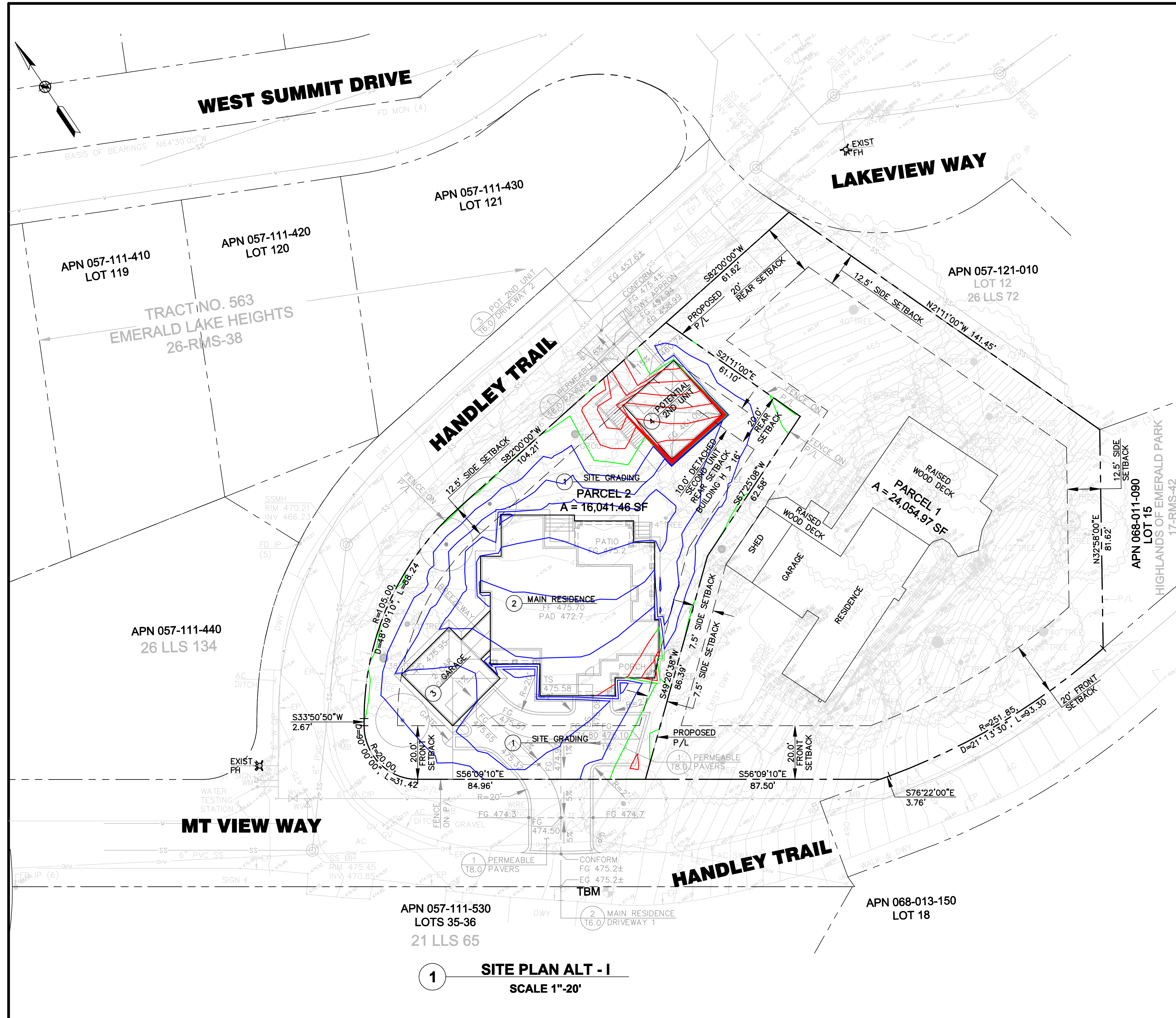
**LANDS OF SOWERS**  
**607 HANDLEY TRAIL**  
EMERALD HILLS, CA. 94062

**TENTATIVE SUBDIVISION MAP**  
**PROPOSED SITE PLAN ALT-I**  
**AND DWY PROFILES**

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	09/01/16	SLOPE ANALYSIS	JET
2	01/10/17	ALT 6	JET
3	03/08/17	ALT 10	JET
4	08/03/18	T-MAP COMMENTS	JET

JOB NO. **R607-H-16**  
DATE: **12/29/17**  
DRAWN: **JET**  
CHECKED: **JET**  
SCALE: **AS SHOWN**

SHEET NO.  
**T6.0**  
6 OF 13 SHEETS



EARTHWORK AND GRADING QUANTITY TABLES					
<b>SITE GRADING</b>					
NO.	DESCRIPTION	AREA (SF)	CUT (CY)	FILL (CY)	NET (CY)
1	SITE AND DRIVEWAY GRADING	10893.00	51.62	570.65	519.03
<b>STRUCTURE EARTHWORK</b>					
NO.	DESCRIPTION	AREA (SF)	CUT (CY)	FILL (CY)	NET (CY)
2	MAIN HOUSE *	3692.95	2.66	252.32	249.66
3	GARAGE *	780.51	0.00	59.40	59.40
4	SECOND UNIT *	675.00	102.80	0.00	-102.80
SUBTOTAL		5148.46	105.46	311.72	206.26
TOTALS		16041.46	157.08	882.37	725.29

NOTES: 1) CUT / FILL LINES SHOWN IN SITE GRADING AREAS ARE BETWEEN FINISH GRADES SHOWN ON SHEET T6.0 AND EXISTING GRADES SHOWN ON THE TOPOGRAPHIC SURVEY SHEET T2.0  
 2) EARTHWORK QUANTITIES IN THIS TABLE ARE REDUCED BY THE ESTIMATED VOLUMES THAT WITHIN THE FOOTPRINT OF THE EXISTING STRUCTURES WHICH ARE PART OF THE DEMOLITION  
 3) EARTHWORK QUANTITIES SHOWN IN THIS TABLE ARE BANK YARDAGE, AND NO ADJUSTMENT HAS BEEN MADE FOR EXPANSION  
 4) NoS 2.3 AND 4 (DENOTED W / \*) AREA NOT TYPICALLY INCLUDED IN EARTHWORK CALCULATIONS FOR THE SITE AS THEY ARE COVERED BY A BUILDING PERMIT.

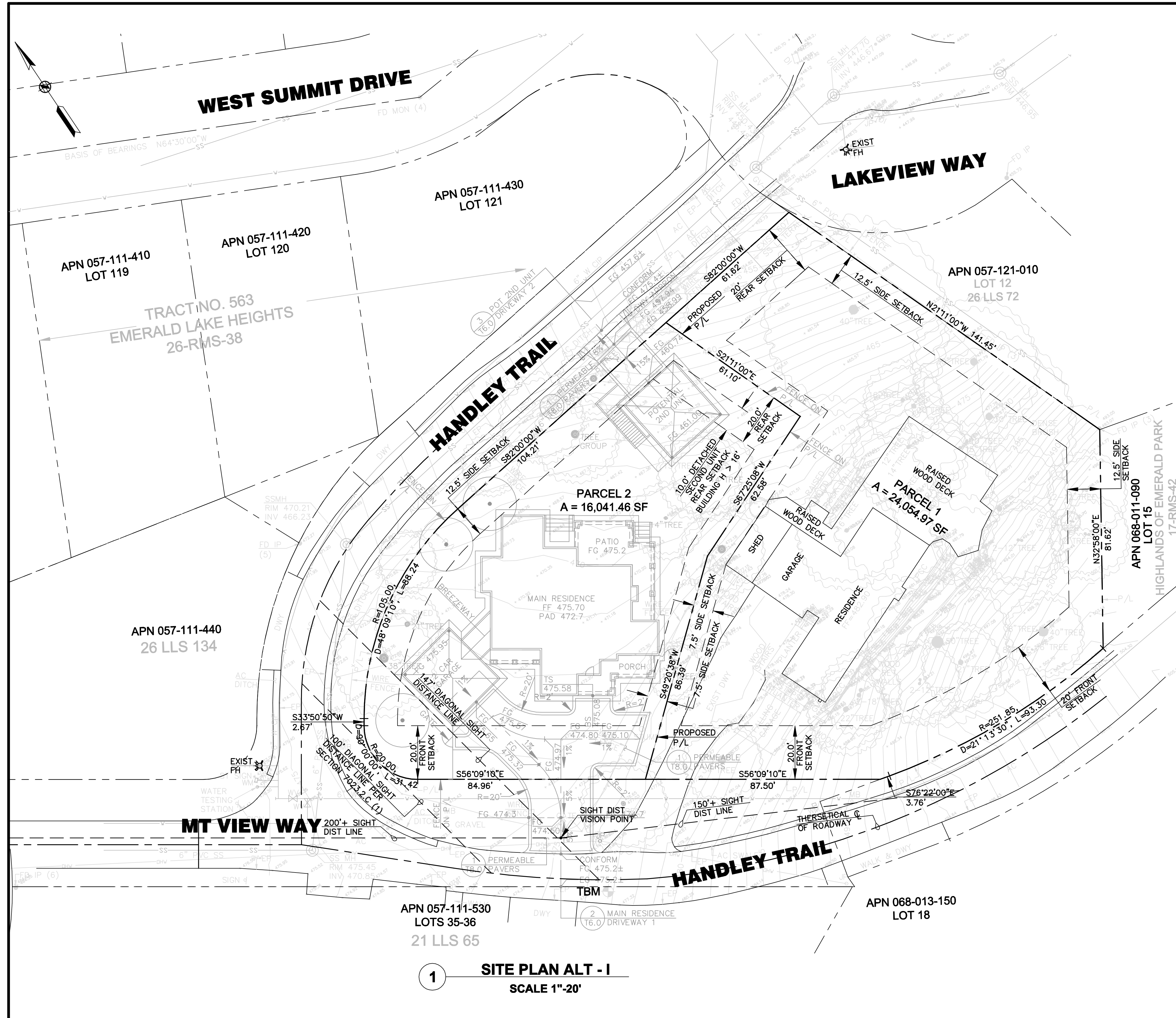
**LEGEND**

<span style="color: red;">—</span>	CUT (1' INTERVAL)
<span style="color: green;">—</span>	CONFORM (ZERO)
<span style="color: blue;">—</span>	FILL (1' INTERVAL)

1 SITE PLAN ALT - I  
SCALE 1"=20'



<b>JET ENGINEERING</b> CONSULTING CIVIL ENGINEERS 1048 EL CAMINO REAL, SUITE C REDWOOD CITY, CA 94063	<b>LANDS OF SOWERS</b> <b>607 HANDLEY TRAIL</b> EMERALD HILLS, CA. 94062	<b>TENTATIVE SUBDIVISION MAP</b> <b>GRADING PLAN</b> <b>CUT - FILL DIAGRAM</b>	<b>REVISIONS</b>			JOB NO. <b>R607-H-16</b>	SHEET NO.	
			NO.	DATE	DESCRIPTION	BY	DATE : <b>12/29/17</b>	<b>T6.1</b>
			1	09/01/16	SLOPE ANALYSIS	JET	DRAWN: <b>JET</b>	
			2	01/10/17	ALT 6	JET	CHECKED: <b>JET</b>	
3	03/08/17	ALT 10	JET	SCALE: <b>1" - 20'</b>				
4	08/03/18	T-MAP COMMENTS	JET		7 OF 13 SHEETS			



**NOTES:**

- 1) ROADWAYS WITHIN THE AREA OF THE PROPOSED PROJECT ARE NOT POSTED FOR SPEED LIMIT. THEREFORE THE DEFAULT SPEED LIMIT WITHIN THE AREA OF THE PROPOSED PROJECT IS 25 MPH.
- 2) DUE TO THE DESIGN FEATURES OF THE EXISTING ROADWAY SYSTEM IN THE PROPOSED PROJECT AREA (IE. ROADWAY WIDTHS, CROSS SLOPES, LONGITUDINAL GRADES, DRAINAGE AND UTILITY STRUCTURES, ETC.) IT IS MY OPINION THAT THE DESIGN SPEED IN THE AREA IS BETWEEN 15 AND 20 MPH.
- 3) THE PROJECT ALSO PROPOSED TO CLEAR THE EASTERLY CORNER, WITHIN THE RIGHT OF WAY OF TREES AND SHRUBS TO PROVIDE THE MINIMUM 100 FOOT DIAGONAL SIGHT DISTANCE BETWEEN THE INTERSECTING STREET CENTERLINES AS STIPULATED IN SECTION 7023.2.C(1) OF THE MARCH 2018 SUBDIVISION REGULATIONS.
- 4) THE AFOREMENTIONED SIGHT DISTANCE STANDARDS TABLE 201.1 IS TAKEN FROM SECTION 200 OF THE STATE HIGHWAY DESIGN MANUAL.

**Table 201.1  
Sight Distance Standards**

Design Speed <sup>(1)</sup> (mph)	Stopping <sup>(2)</sup> (ft)	Passing (ft)
10	50	—
15	100	—
20	125	800
25	150	950
30	200	1,100
35	250	1,300
40	300	1,500
45	360	1,650
50	430	1,800
55	500	1,950
60	580	2,100
65	660	2,300
70	750	2,500
75	840	2,600
80	930	2,700

(1) See Topic 101 for selection of design speed.  
 (2) For sustained downgrades, refer to underlined standard in Index 201.3

1 SITE PLAN ALT - I  
SCALE 1" = 20'



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 1048 EL CAMINO REAL, SUITE C  
 REDWOOD CITY, CA 94063

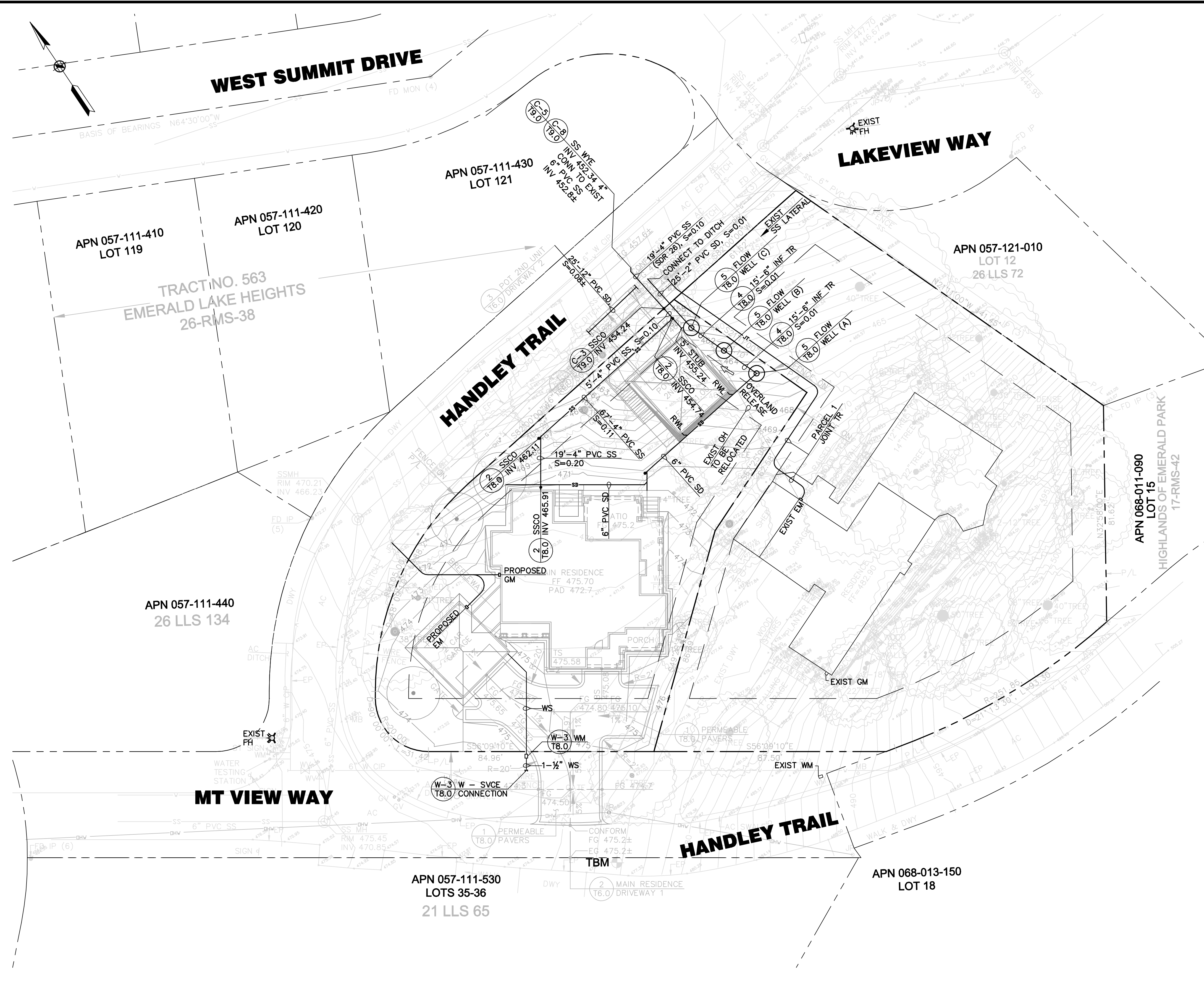
**LANDS OF SOWERS**  
**607 HANDLEY TRAIL**  
 EMERALD HILLS, CA. 94062

**TENTATIVE SUBDIVISION MAP  
 SIGHT DISTANCE ANALYSIS**

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	09/01/16	SLOPE ANALYSIS	JET
2	01/10/17	ALT 6	JET
3	03/08/17	ALT 10	JET
4	08/03/18	T-MAP COMMENTS	JET

JOB NO. **R607-H-16**  
 DATE: **12/29/17**  
 DRAWN: **JET**  
 CHECKED: **JET**  
 SCALE: **1" = 20'**

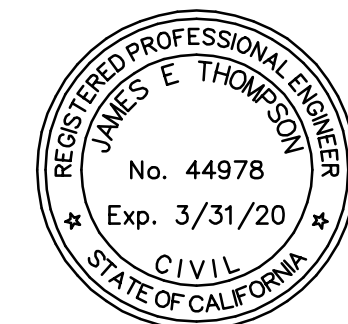
SHEET NO.  
**T6.2**  
 8 OF 13 SHEETS



**FLOW WELL INVERT DATA TABLE**

(C)	TG 459.6 INV 457.2 (6" INF TR IN) INV 456.25 (2" PVC OUT) SUMP 453.6
(B)	TG 462.2 INV 460.2 (6" INF TR IN) INV 457.35 (6" INF TR OUT)
(A)	TG 464.5 INV 462.5 (6" INF TR IN) INV 460.35 (6" INF TR OUT) SUMP 458.5

**NOTE:**  
ALL PROPOSED UTILITY SERVICES SHALL BE UNDERGROUNDED.

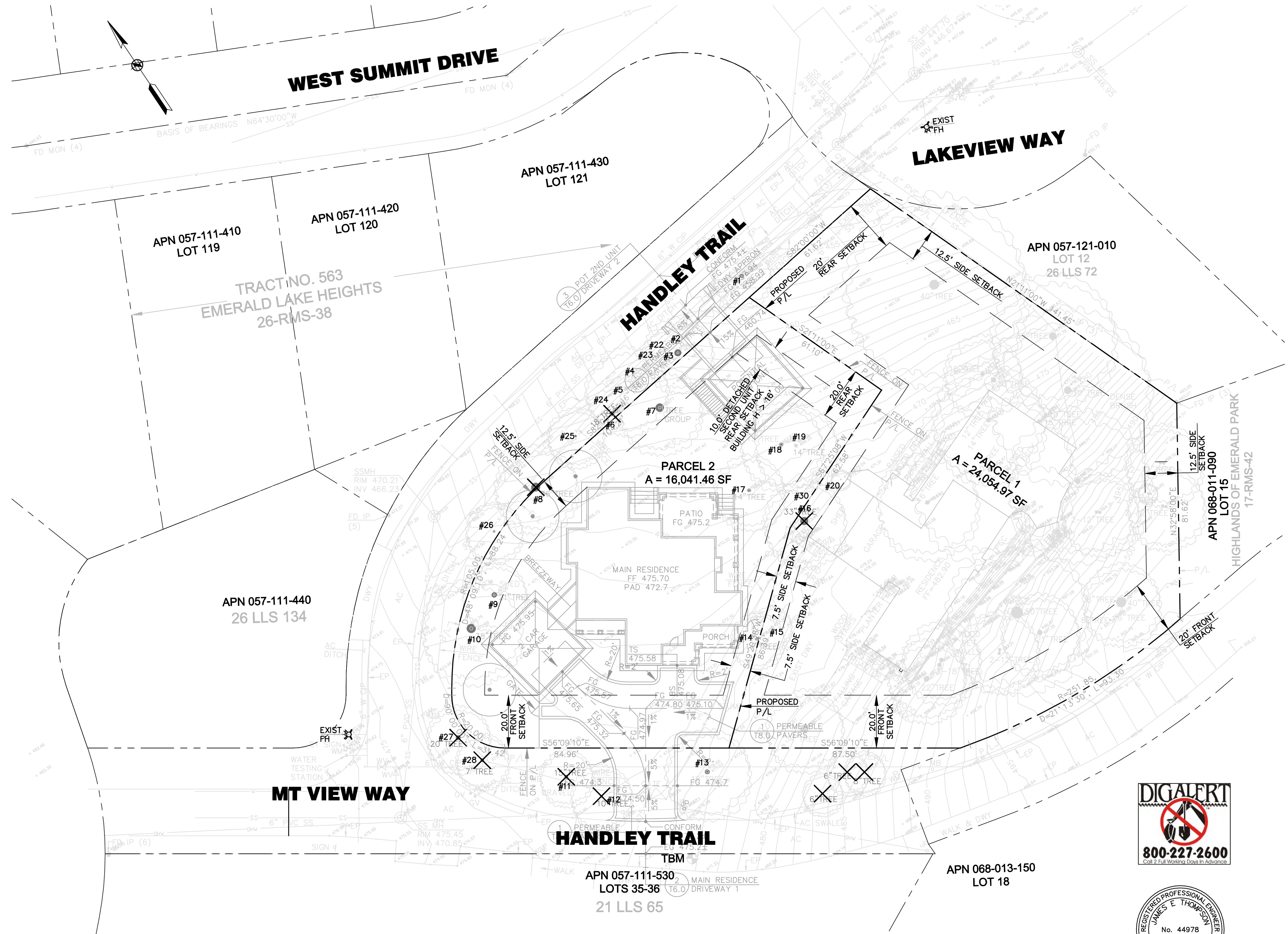


<b>JET ENGINEERING</b> CONSULTING CIVIL ENGINEERS 1048 EL CAMINO REAL, SUITE C REDWOOD CITY, CA 94063	<b>LANDS OF SOWERS</b> <b>607 HANDLEY TRAIL</b> EMERALD HILLS, CA. 94062	<b>TENTATIVE SUBDIVISION MAP</b> <b>PROPOSED DRAINAGE AND UTILITY PLAN</b> <b>ALT-I</b>	<b>REVISIONS</b>			JOB NO. <b>R607-H-16</b>	SHEET NO.	
			NO.	DATE	DESCRIPTION	BY	DATE : <b>12/29/17</b>	<b>T7.0</b>
			1	09/01/16	SLOPE ANALYSIS	JET	DRAWN: <b>JET</b>	
			2	01/10/17	ALT 6	JET	CHECKED: <b>JET</b>	
3	03/08/17	ALT 10	JET	SCALE: <b>1" = 20'</b>				
4	08/03/18	T-MAP COMMENTS	JET		9 OF 13 SHEETS			

Tree#	Species	DBH	CON	HT/SP	Comments
1S	Coast live oak (Quercus agrifolia)	13.2	75	25/25	Good vigor, fair form, poor location, 3 feet from street, 1 foot from utility pole, directly under high voltage lines.
2	Coast live oak (Quercus agrifolia)	8.8	50	25/15	Fair vigor, poor form, suppressed by #3, leans towards street, under utilities.
3S	Monterey pine (Pinus radiata)	27.2	45	30/25	Fair vigor, poor form, topped for utilities, poor location, pine pitch canker.
4	Coast live oak (Quercus agrifolia)	9.8	75	25/15	Fair vigor, fair form, poor location, under utilities, close to road.
5S	Coast live oak (Quercus agrifolia)	12.1	75	25/15	Fair vigor, fair to poor form, poor location, pruned in past for line clearance.
6S	Monterey pine (Pinus radiata)	13.8	0	8/0	DEAD
7	Plum (Prunus spp.)	4-7-7-3	70	20/20	Good vigor, fair form, multi leader at 3 feet.
8S	Monterey pine (Pinus radiata)	22.3	0	30/30	DEAD
9	Coast live oak (Quercus agrifolia)	9.8-16.9	80	30/25	Good vigor, fair form, codominant at 1 foot, suppressed by #10.
10S	Coast live oak (Quercus agrifolia)	27.3	90	35/35	Good vigor, good form, slight lean into property.
11S	Coast live oak (Quercus agrifolia)	18.0	85	30/30	Good vigor, good form, poor location, under utilities.
12	Coast live oak (Quercus agrifolia)	10.4	60	20/20	Fair vigor, fair form, leans into street, under utilities, overgrown by wisteria vine.
13S	Coast live oak (Quercus agrifolia)	22	90	30/40	Good vigor, good form, multi leader at 5 feet with good union, near utilities but not directly underneath
14S	Coast live oak (Quercus agrifolia)	12.1	90	30/20	Good vigor, good form.
15	Coast live oak (Quercus agrifolia)	6.3-11.0	70	25/15	vigor, fair form, suppressed by #14.
16S	Monterey pine stump (Pinus radiata)	33est	0	0	DEAD
17S	Coast live oak (Quercus agrifolia)	13.5-7.0	90	25/25	Good vigor, good form.
18S	Coast live oak (Quercus agrifolia)	16.5	80	25/25	Good vigor, fair form, leans away from #19, needs #19 for wind protection
19S	Coast live oak (Quercus agrifolia)	13.5	90	25/20	Good vigor, good form.
20	Coast live oak (Quercus agrifolia)	7.3	80	15/12	Good vigor, good form, young tree, 1 foot from existing shed.
21S	Coast live oak (Quercus agrifolia)	33.6	45	40/60	Fair vigor, poor form, aesthetically pleasing, heavy decay at base, hazardous, restrict access near tree or remove.
22	Coast live oak (Quercus agrifolia)	6	50	25/12	Fair vigor, fair form, suppressed, not enough room for tree.
23	Coast live oak (Quercus agrifolia)	6	50	25/12	Fair to poor vigor, fair form, suppressed, not enough room for tree.
24	Coast live oak (Quercus agrifolia)	7.2	50	20/12	Fair vigor, fair form, suppressed, close to street.
25	Coast live oak (Quercus agrifolia)	8-0	65	20/20	Good vigor, fair form, codominant at 2 feet with good union.
26	Coast live oak (Quercus agrifolia)	10	40	20/10	Poor vigor, poor form, topped for utility line clearance.
27S	Monterey pine (Pinus radiata)	20	0	30/25	DEAD.
28	Coast live oak (Quercus agrifolia)	7.4	70	20/15	Fair vigor, fair form, under utilities.
29	Coast live oak (Quercus agrifolia)	11.2	75	25/20	Good vigor, fair form, under utilities.
30	Coast live oak (Quercus agrifolia)	7.6	80	15/12	Good vigor, good form, young tree.

**NOTES:**

- ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES LLC, DATED JUNE 5, 2018.
- TREES ON LIST THAT ARE SHOWN IN RED ARE TO BE REMOVED
- MONTEREY PINE (PINUS RADIATA) REMOVALS SHOWN TO BE REMOVED ARE DISEASED OR DEAD.
- ALL COAST LIVE OAKS (QUERCUS AGRIFOLIA) SHOWN TO BE REMOVED ARE TO BE MITIGATED AT RATIO OF 1:1 WITH 24" BOX TRESS, REGARDLESS OF THE TREES CONDITION.



**JET ENGINEERING**  
CONSULTING CIVIL ENGINEERS  
1048 EL CAMINO REAL, SUITE C  
REDWOOD CITY, CA 94063

**LANDS OF SOWERS**  
**607 HANDLEY TRAIL**  
EMERALD HILLS, CA. 94062

**TENTATIVE PARCEL MAP**  
**ARBORIST REPORT - TREE LIST**

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	09/01/16	SLOPE ANALYSIS	JET
2	01/10/17	ALT 6	JET
3	03/08/17	ALT 10	JET
4	08/03/18	T-MAP COMMENTS	JET

JOB NO.	R607-H-16
DATE :	12/29/17
DRAWN:	BJD,DC
CHECKED:	JET
SCALE:	1" = 20'

SHEET NO.  
**T10.0**  
12 OF 13 SHEETS



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT D**



**Parcel 1: Existing Driveway**

**Parcel 2: Conceptual Driveway Location**







Parcel 2



Conceptual  
Location of Second  
Unit





## Curve and Vegetation around Handley Trail





**County of San Mateo - Planning and Building Department**

# **ATTACHMENT E**

# Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

June 5, 2018

Jet Engineering

Attn: James E. Thompson

1048 El Camino Real, Suite C

Redwood City, CA 94063

Site: 607 Handley Trail, Emerald Hills, CA

**RECEIVED**

AUG 03 2018

**San Mateo County  
Planning and Building Department**

Dear Mr. Thompson,

As requested on Monday, May 14, 2018, I visited the above site to inspect and comment on the trees. A new residence is proposed for this site and your concern for the future health and safety of the trees has prompted this visit.

#### Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

607 Handley /6/5/18

(2)

**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
1S	Coast live oak ( <i>Quercus agrifolia</i> )	13.2	75	25/25	Good vigor, fair form, poor location, 3 feet from street, 1 foot from utility pole, directly under high voltage lines.
2	Coast live oak ( <i>Quercus agrifolia</i> )	8.8	50	25/15	Fair vigor, poor form, suppressed by #3, leans towards street, under utilities.
3S	Monterey pine ( <i>Pinus radiata</i> )	27.2	45	30/25	Fair vigor, poor form, topped for utilities, poor location, pine pitch canker.
4	Coast live oak ( <i>Quercus agrifolia</i> )	9.8	75	25/15	Fair vigor, fair form, poor location, under utilities, close to road.
5S	Coast live oak ( <i>Quercus agrifolia</i> )	12.1	75	25/15	Fair vigor, fair to poor form, poor location, pruned in past for line clearance.
6S	Monterey pine ( <i>Pinus radiata</i> )	13.8	0	8/0	DEAD
7	Plum ( <i>Prunus spp.</i> )	4-7-7-3	70	20/20	Good vigor, fair form, multi leader at 3 feet.
8S	Monterey pine ( <i>Pinus radiata</i> )	22.3	0	30/30	DEAD
9S	Coast live oak ( <i>Quercus agrifolia</i> )	9.8-16.9	80	30/25	Good vigor, fair form, codominant at 1 foot, suppressed by #10.
10S	Coast live oak ( <i>Quercus agrifolia</i> )	27.3	90	35/35	Good vigor, good form, slight lean into property.
11S	Coast live oak ( <i>Quercus agrifolia</i> )	18.0	85	30/30	Good vigor, good form, poor location, under utilities.
12	Coast live oak ( <i>Quercus agrifolia</i> )	10.4	60	20/20	Fair vigor, fair form, leans into street, under utilities, overgrown by wisteria vine.
13S	Coast live oak ( <i>Quercus agrifolia</i> )	22.0	90	30/40	Good vigor, good form, multi leader at 5 feet with good union, near utilities but not directly underneath.
14S	Coast live oak ( <i>Quercus agrifolia</i> )	12.1	90	30/20	Good vigor, good form.

607 Handley /6/5/18 (3)

**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
15	Coast live oak ( <i>Quercus agrifolia</i> )	6.3-11.0	70	25/15	Fair vigor, fair form, suppressed by #14.
16S	Monterey pine stump ( <i>Pinus radiata</i> )	33est	0	0	DEAD, Previously removed.
17S	Coast live oak ( <i>Quercus agrifolia</i> )	13.5-7.0	90	25/25	Good vigor, good form.
18S	Coast live oak ( <i>Quercus agrifolia</i> )	16.5	80	25/25	Good vigor, fair form, leans away from #19, needs #19 for wind protection.
19S	Coast live oak ( <i>Quercus agrifolia</i> )	13.5	90	25/20	Good vigor, good form.
20	Coast live oak ( <i>Quercus agrifolia</i> )	7.3	80	15/12	Good vigor, good form, young tree, 1 foot from existing shed.
21S	Coast live oak ( <i>Quercus agrifolia</i> )	33.6	45	40/60	Fair vigor, poor form, aesthetically pleasing, heavy decay at base, hazardous, restrict access near tree or remove.
22	Coast live oak ( <i>Quercus agrifolia</i> )	6.0	50	25/12	Fair vigor, fair form, suppressed, not enough room for tree.
23	Coast live oak ( <i>Quercus agrifolia</i> )	6.0	50	25/12	Fair to poor vigor, fair form, suppressed, not enough room for tree.
24	Coast live oak ( <i>Quercus agrifolia</i> )	7.2	50	20/12	Fair vigor, fair form, suppressed, close to street.
25	Coast live oak ( <i>Quercus agrifolia</i> )	8-8	65	20/20	Good vigor, fair form, codominant at 2 feet with good union.
26	Coast live oak ( <i>Quercus agrifolia</i> )	10.0	40	20/10	Poor vigor, poor form, topped for utility line clearance.
27S	Monterey pine ( <i>Pinus radiata</i> )	20.0	0	30/25	DEAD
28	Coast live oak ( <i>Quercus agrifolia</i> )	7.4	70	20/15	Fair vigor, fair form, under utilities.

607 Handley /6/5/18 (4)

**Survey:**

Tree#	Species	DBH	CON	HT/SP	Comments
29	Coast live oak ( <i>Quercus agrifolia</i> )	11.2	75	25/20	Good vigor, fair form, under utilities.
30	Coast live oak ( <i>Quercus agrifolia</i> )	7.6	80	15/12	Good vigor, good from, young tree.

S- Indicates "Significant Tree" by San Mateo County ordinance

**San Mateo County "Significant Tree" Ordinance:**

All trees over 12 inches in diameter are considered a significant tree in San Mateo County. Significant trees on site will need to be protected throughout the entire length of construction. Tree protection fencing will need to be placed at the dripline of all of the significant trees to be retained. A permit is required for the proposed removal of any significant tree on site. The following tree numbers are the significant trees on site:#1, 3, 5, 6, 8-11, 13, 14, 16-19, 21, and 27.



**Dead trees on site:**

Monterey pine trees #6, 8, and 27 are dead and should be removed as they are a hazard to the property. Monterey pine tree #16 has previously been removed. Monterey pine trees in this area have been suffering from the prolonged period of drought, making them susceptible to bark beetle attack and pine pitch canker. Bark beetle pitch tubes were observed at the base of the dead pine trees on site.

**Showing dead Monterey pine tree on site**

**Summary:**

The trees on site are a mix of imported and native trees. The majority of the trees are located on the perimeter of the property, making this an ideal construction site for proper tree protection measures. A lot of the trees on this site are located underneath utility lines. Trees that are located underneath the high voltage lines are maintained for clearance only, by PG&E line clearance workers. Trees that are maintained for line clearance often develop unbalanced crowns with heavy lateral limbs, as vertical growth is restricted by the line clearance pruning. Because PG&E line clearance workers only prune the trees for line clearance, it is recommended to prune the trees using acceptable reduction cuts out on the ends of the limbs in order to reduce the risk of a large leader failure due to unbalanced canopies caused by line clearance pruning. This type of pruning is recommended every 3-5 years.

Some of the trees along the property lines are very small and heavily suppressed by larger trees. These trees should be thinned out to allow for enough room for future growth. For example, coast live oak tree #2 is heavily suppressed by the surrounding trees and leans towards the street. There is not enough room to adequately support future growth of this tree. The majority of the small suppressed trees are under the significant size tree in San Mateo County.



Coast live oak tree #21 is in poor condition. The tree is aesthetically pleasing but has a heightened risk of failure due to a heavy amount of decay located at the base of the tree. This tree should either be removed or mitigated through pruning, cabling, root crown exposure, and bark tracing. With the mitigation measures installed, the risk of failure would still be high with this tree and access near the tree would need to be restricted as it could fail at anytime. The owner would need to take on the liability of the hazardous tree if retained.

**Showing heavy decay at the base of tree #21**



**Recommendations for the proposed site plan:**

Coast live oak tree #10 is in excellent condition. This tree is located only 6 feet away from the proposed corner of the 2 car garage on site. Corner cuts have a far less impact on trees as the excavation would only impact a maximum of 25% of the tree's root zone if the excavation was located at the tree. However, at only 6 feet away from the tree, impacts are expected to be high. Roots may decay back to the tree trunk and may make the tree unstable. Two options are recommended to reduce potential impacts for this tree. First option- Move the corner of the 2 car garage at least 12 feet from the oak tree. This will significantly reduce impacts to the tree and would not likely threaten the tree's structural integrity. Second option- Investigate root system through exploratory digging at the proposed garage corner. Exploratory digging would need to be done with an air knife to leave all roots intact and damage free. This will give us a better idea on the potential impacts to this tree at the existing garage location. Roots may or may not be in this location. If no significant sized roots are found, then the garage location would not need to be modified. If significant sized roots are found, a structural engineer may need to get involved with the project to design a pier and grade beam foundation in a way to save roots where needed.

Coast live oak tree #12 is located only 4 feet from the proposed driveway entrance. This tree is not a significant sized tree in San Mateo County, and should be removed to facilitate the construction of the driveway. The following tree protection plan will help ensure the safety and health of the retained trees on site.

**Tree Protection Plan:**

## Tree protection fencing

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for protection zones should be 6-foot-tall metal chain link supported by 2-inch diameter poles pounded into the ground. The location for protective fencing should be placed at the dripline of the remaining protected trees on site. No equipment or materials should be stored or cleaned inside protection zones.

## Landscape Buffer

If access is needed and a reduced tree protection zone is needed then a landscape buffer consisting of wood chips spread to a depth of six inches with plywood placed on top will be placed in the non protected area to protect the soil within the trees root zone from compaction. The landscape buffer will help to reduce compaction to the unprotected root zone and minimize impacts.

## Root Cutting

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. All roots encountered measuring 2 inches in diameter or over shall be exposed and remain damage free for the site arborist to view. Mitigation measures will be recommended at this time.

### Trenching and Excavation

Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

### Irrigation

Normal irrigation should be maintained throughout the entire length of the project. All of the imported trees will require normal irrigation. Irrigation should consist of surface flooding, with enough water to wet the entire root zone. If the root zone is traumatized this type of irrigation should be carried out two times per month during the warm dry season. The native oak trees on site will not be irrigated unless their root zones are traumatized.

### Grading

All grading shall strive to be outside the canopy spread of the trees on site. If grading is to take place underneath the canopy of a significant sized tree, special mitigation measures will need to be applied. The grading contractors are recommended to meet with the Project Arborist at the site prior to beginning grading to review tree protection measures. The Project Arborist shall perform an inspection during the course of rough grading adjacent to the tree protection zone to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The Site Arborist shall be notified at least 48 hours before an inspection is needed. If compaction from grading has taken place within a tree protection zone proper mitigation measures will need to be applied.

### Inspections

The site will be inspected after the tree protection measures are installed and before the start of construction. Other inspections will be carried out on an as needed basis. Any time work is within 20 feet of the protected trees on site, the site arborist must be notified 48 hours in advance so that a site visit can be scheduled during the proposed work.

### **Replacement trees:**

The County Of San Mateo has a 1:1 replacement standard using a minimum of a 15 gallon sized tree. It is recommended to check with the planner assigned to this project if replacement trees are needed for the dead trees to be removed.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty  
Certified Arborist WE#0476A

David P. Beckham  
Certified Arborist WE#10724A



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT F**

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.)

Value of Land = \$ 225,093

2. Determine the size of the subject parcel in acres. 401,096.43 sq. ft

Acres of Land = 0.92 Acres

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>	
$\frac{0.92 \text{ acres}}{1 \text{ Acre}}$	$\frac{\$ 225,093}{\text{Value of Land/Acre}}$

- b. Solve for X by cross multiplying.

<b>Formula:</b>	
Value of Land =	$\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}} = \frac{\$ 225,093}{0.92}$
<b>Fill Out:</b>	
Value of Land =	$\frac{\$ 225,093}{0.92} = 244,666.3$

4. Determine the number of persons per subdivision.

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

5. Determine the parkland demand due to the subdivision.

<u>Formula:</u>			
Number of Persons Per Subdivision (From Item 4)	X	.003*** Acres/Person	= Parkland Demand
<u>Fill Out:</u>			
<u>2.75</u>	X	.003*** Acres/Person	= <u>.00825</u>
***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.

<u>Formula:</u>			
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	= Parkland In-Lieu Fee
<u>Fill Out:</u>			
<u>.00825</u>	X	<u>244,600.3</u>	= <u>2,018.50</u>