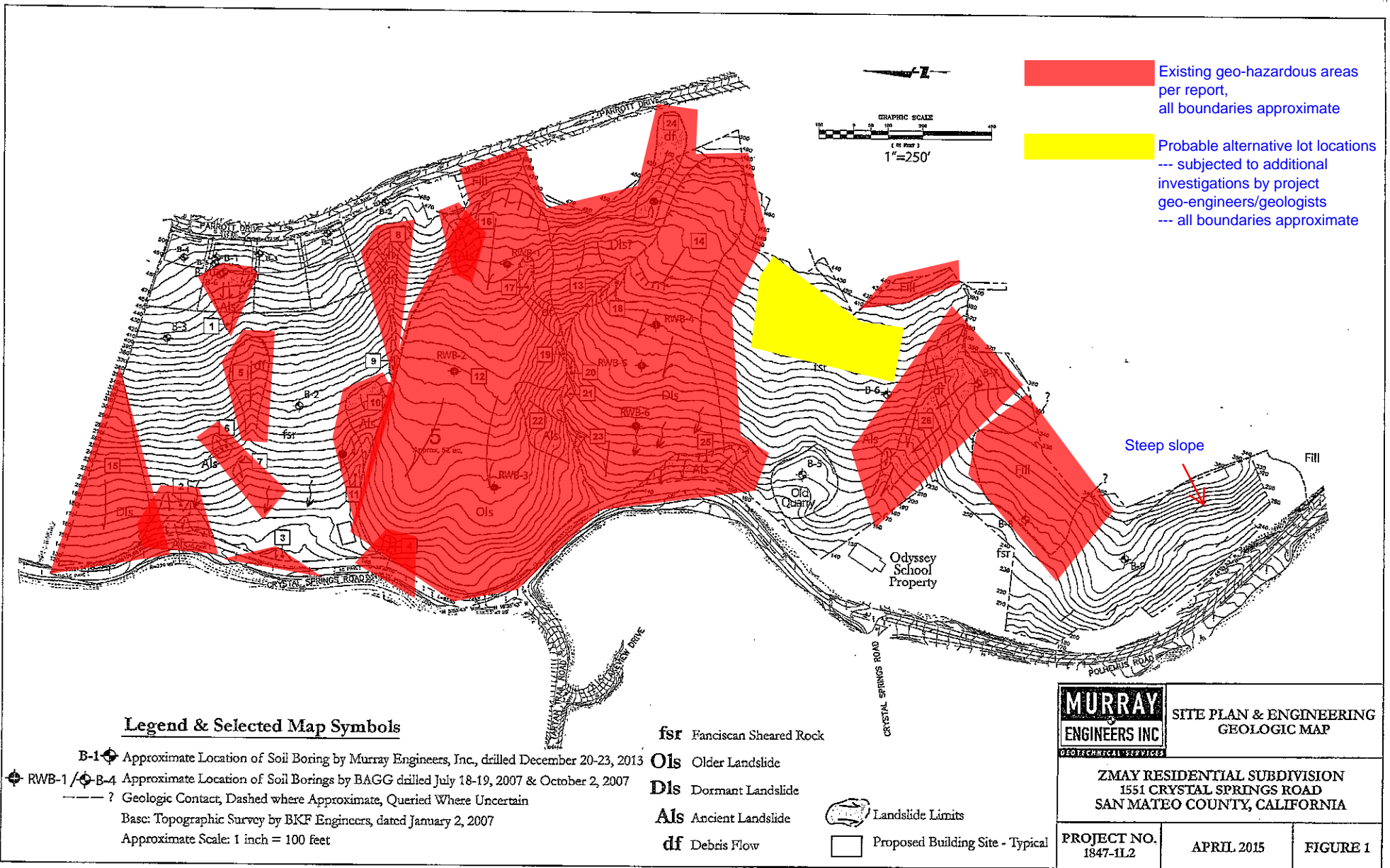




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENTS



Existing geo-hazardous areas per report, all boundaries approximate

Probable alternative lot locations --- subjected to additional investigations by project geo-engineers/geologists --- all boundaries approximate

Legend & Selected Map Symbols

B-1 Approximate Location of Soil Boring by Murray Engineers, Inc., drilled December 20-23, 2013

RWB-1 B-4 Approximate Location of Soil Borings by BAGG drilled July 18-19, 2007 & October 2, 2007

--- ? Geologic Contact, Dashed where Approximate, Queried Where Uncertain

Base: Topographic Survey by BKF Engineers, dated January 2, 2007

Approximate Scale: 1 inch = 100 feet

fsr Fanciscan Sheared Rock

Ols Older Landslide

Dls Dormant Landslide

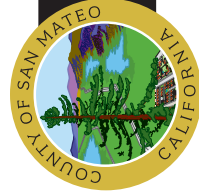
Als Ancient Landslide

df Debris Flow

Landslide Limits

Proposed Building Site - Typical

 MURRAY ENGINEERS INC. <small>GEOTECHNICAL SERVICES</small>	SITE PLAN & ENGINEERING GEOLOGIC MAP	
	ZMAY RESIDENTIAL SUBDIVISION 1551 CRYSTAL SPRINGS ROAD SAN MATEO COUNTY, CALIFORNIA	
PROJECT NO. 1847-1L2	APRIL 2015	FIGURE 1



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT T

WHO, WHAT, WHY, WHEN, WHERE, HOW

1551 Crystal Springs Road – Parrot Drive 3 Lot Subdivision Design and Reasoning

Purpose

As the Developer, Builder and Owner we would like to provide this summary of our pending submittal to create three new lots along Parrot Drive. A recent meeting with San Mateo County (“County”) Planners and neighbors has sparked the need to provide all the facts to get ahead of any misinformation. We have created this document with the intent to explain the proposal to subdivide 3 new lots at Parrot Drive for review by Community Members, County Counsel Members and Planning Staff.

Property Overview & Parcel Constraints

1551 Crystal Springs Road (“Property”) is a 60.26-acre parcel located within the Unincorporated San Mateo County (“County”) within the Resource Management Zoning (“RMZ”). The Parcel is bound by Crystal Springs Road to the West, and Parrot drive to the East. The Parcel is on a West facing-hillside, sloping downhill from Parrot Drive to Crystal Springs Road. There is currently a Single-Family Dwelling (“SFD”) at 1551 Crystal Springs Road that was constructed by the current Property Owner Steve Zmay in 1983. The Parcel has remained largely unchanged since.

The 3-lot Subdivision at Parrott Drive (“Project”) was submitted in early 2014 and has been revised per comments from Public Works, County Geotech, Cotton & Shires Geologist Consultants, County Roads Division, Planning, Building, Fire, and other reviewing agencies. The project documents and reports have been produced by Murray Engineers (Geologist), MacLeod & Associates (Civil Engineer), Morris Schaffer Engineering (Structural Engineer), Wood Biological Consulting, Kielty Arbor Services (Tree Protection), and California Historical Resources Information System (Cultural Resources).

Proposed Parrott Drive 3-Lot Site

Parrott Drive Lots (2.11 ACRES) – The three new lots will range in size from 0.67 - 0.73 acres, for a total of 2.11 acres of the entire 60.26-acre parcel. The home sites are down-sloping directly from Parrott Drive and range from 1.5:1 to 3:1 slope (horizontal to vertical)¹. The infill development will conform with the surrounding community fabric by following the pattern and shape of existing lots along Parrot Drive. The Project lots will utilize all existing infrastructure including water, sewer, gas, power, and the Parrott Drive roadway. Only utility laterals and driveway connections will be required.

1551 Crystal Springs Road (9.27 + 48.88 = 58.15 ACRES) – The remaining 58.15 acres will have two land use designations, a *Conservation Easement* and *Homestead Area*. Both designations will remain under one property, to be owned and maintained in its entirety by the current owner.

- *Homestead Area (9.27 ACRES)* – This 9.27-acre area is designated land surrounding the existing SFD. This area is where the Owner of the property could make changes in compliance with the RMZ. As a result of the Project, density credits will be exhausted

¹ Murray Engineers Soil Report 2014

WHO, WHAT, WHY, WHEN, WHERE, HOW

making any portion of the Property impossible to subdivide in the future.² An example of allowable modifications to the property would be a barn, granny unit, greenhouse, etc.³

- *Conservation Easement (48.88 ACRES)*⁴ – This 48.88-acre area is to remain preserved in its natural state. The conservation easement legal document is provided by the County and has been used on other projects in the area. A hiking trail stipulation has been added to allow the current owner the ability to create hiking trails within the Conservation Easement.

Parrot Drive Considerations

- Infill Project conforms to existing community fabric.
- All utilities and infrastructure are readily available.
- Good sun exposure for Solar Panels which will be required in 2020 for new builds according to Title 24 Compliance regulations.
- No new roadway infrastructure means no tree removal for lot recording
- Homesites will have engineered drilled pier & grade beam foundations extending deep into bedrock.
- The Conservation Easement preserves 80% of the entire Property.
- The landslide repair, future home foundations, and drainage will reinforce* Parrot Drive
- A resolution for Billy Goat Hill is being worked out with Public Works on how to repair the existing sewer lateral currently serving 19 homes. Examples of possibilities:
 - Putting money into slush fund for future repairs
 - Fix the sewer lateral in lieu of hook-up fees and infiltration mitigation fees.
 - Give County a 30' x 30' piece of land for possible lift (pumping) station
- Clustering of homes on Parrot Dr. reduces impact to the entire Property and in keeping with RM Zoning regulations.
- The Project preserves the scenic corridor along Crystal Springs Road
- No further development, as density credits will be exhausted after subdivision approval.

Developer Alternative Site- Feasibility Study

The Parcel has many constraints that were considered in determining the Parrot Drive project site. Those constraints included, steep topography, heavily oak laden areas, sensitive flora fauna sites, a scenic corridor through Crystal Springs Road, lack of infrastructure along Crystal Springs Road, desirability of home sites & financial feasibility.

An alternative project site was considered off Crystal Springs Road, just North of the existing Single-Family Dwelling. This is the only location on Crystal Springs Rd. that has relatively level access to the Property & the physical area needed to fit three additional home sites & a roadway cul-de-sac. The primary difficulties with this location were the heavily wooded areas, lack of infrastructure, & the scenic corridor.

WHO, WHAT, WHY, WHEN, WHERE, HOW

Crystal Springs Road Scenic Corridor Constraints—falls under the County mandated Scenic Corridor. This requires new development within the corridor to comply with the “Site Planning for Rural Scenic Corridors Section 4.56”.

“4.57 Cluster Development In scenic corridors, discourage high density clustering or grouping of residential uses which are highly visible from the road.”

The scenic corridor clashes with the density bonus stipulation in the RMZ section that our Parrot Drive or any other project would have to comply with. By creating a conservation easement and clustering the lots in one area or group, we are allowed one additional density credit. In order to comply with the scenic corridor, we would have to remove a parcel making the project significantly unfeasible.

Lack of Utilities and Logistical Challenges:

- **Sewer** – Sewer not available so lot sizes would need to be increased roughly to 1-2 acres to accommodate septic systems. Septic systems require excavation for tank and 2 sets of leach fields with a back-up field ranging from 80 – 150 long per proposed lot.
- **Water and Natural Gas**– There is no water or gas at Crystal Springs Rd. The closest location to get water and gas would be at Parrot Dr. A 6” water main, a fire hydrant, & a 2” gas line would have to be trenched down from Parrot Drive to Crystal Springs Rd, a distance of 950 ft. each. A new easement would need to be established and recorded for serving these utilities. Note: gas is a key component to Title 24 Energy Compliance for new homes. In 2020, new homes will be required to install Solar panels. Heavy oak tree canopy and low point at Crystal Springs canyon make it a difficult location for a suitable Solar design.
- **Power** – The power pole at the existing home would be adequate for 3 additional homes, however, the new lines would require underground installation, costing 2x more than overhead lines. Electrical power would need 650’ of 2- 5” underground conduit lines, and a transformer. Two 2” telecommunication lines would have to be installed from the power pole to the proposed lots. A telecommunication and power easement would need to be created to service these utilities.
- **Lack of Roadway Infrastructure** – The driveway for the existing Single-Family Dwelling at 1551 Crystal Springs Road is not adequate to provide access for 3 new home sites. A County Road and cul-de-sac would need to be created to provide Fire Truck access to the new home sites. This would require the removal of 35+ trees, excavation, and retaining walls to accommodate 500’ of new roadway for the 3 lots. Additional excavating, retaining walls and tree removal would be needed for driveways and house pads.
- This project is not financially feasible with all the infrastructure and constraints on clustering in the ‘scenic corridor.

WHO, WHAT, WHY, WHEN, WHERE, HOW

Rainbow Dr. Site:

Recently the County Geo-Tech came up with an alternative site in the SE portion of the property, near Rainbow Dr. Here there are two possible points of entrance to the suggested site.

1. Coming off Crystal Springs Rd. by Odyssey School using the 'Billy Goat Hill' sewer easement as the road. (if possible)
2. Utilizing the 20' easement at the end of the cul-de-sac at Rainbow Dr.

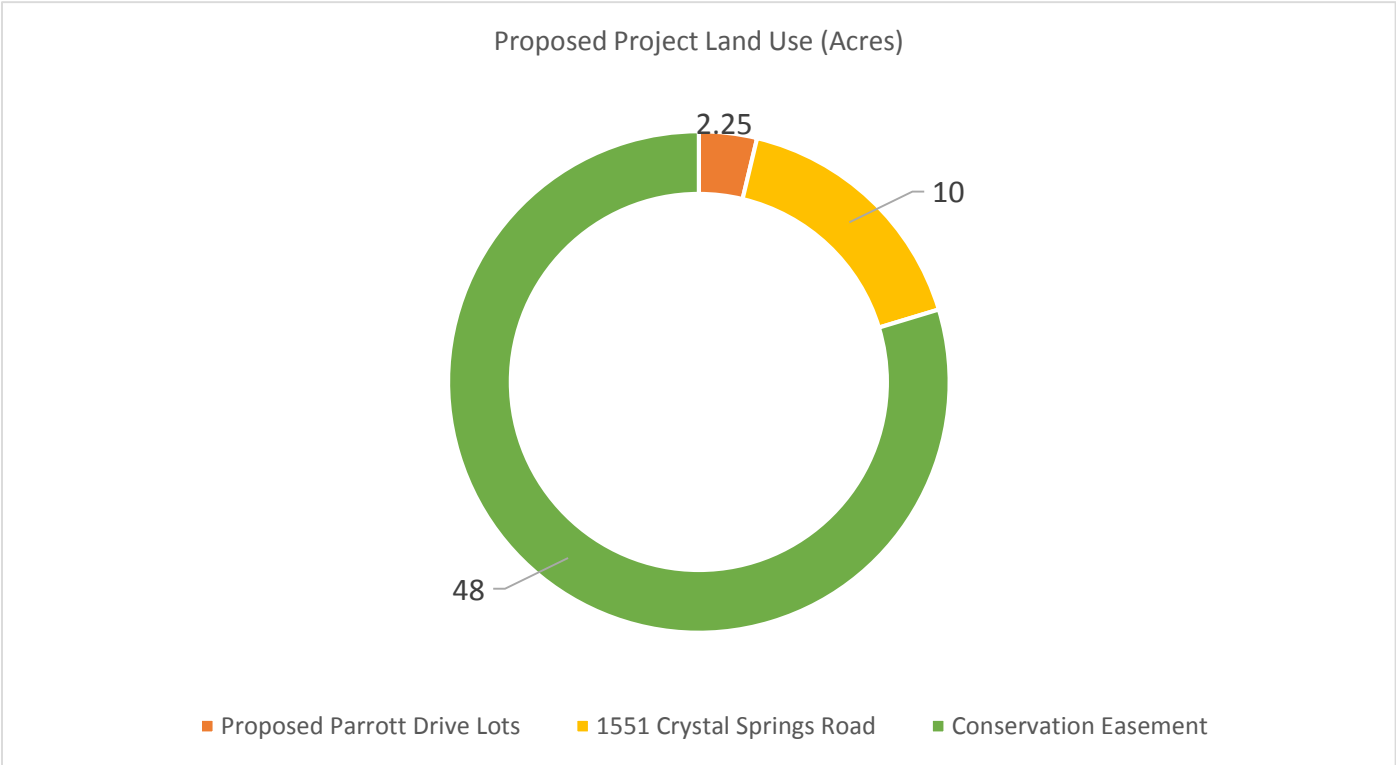
Challenges to the Rainbow Drive Entry point:

1. Property would be accessed via the 20' easement between 1306 and 1312 Rainbow Dr.
2. Need to determine if 20' is of legal width for a main access road to 3 new lots.
3. New proposed lots would be located 2 behind existing homes.
4. Added traffic at a minimum of 6 vehicles 2 x per day.
5. Project would require extensive tree removal, excavation and retaining walls to create an approximately 550 ft. of new roadway and cul-de-sac to accommodate 3 lots for future homes.
6. Utilities would require the following;
 - a. 500' + 2" gas line
 - b. 500' + New underground electric conduit and transformer
 - c. 500' + of new 6" water main pipe and one fire hydrant
 - d. 500'+ of new telecommunication conduit
 - e. 750' + of new 6" sewer line and two manholes. A new sewer easement would be needed in order for sewer to be hooked up to 'Billy Goat Hill' sewer lateral.
7. Additional excavating and retaining walls for driveways and house pads. Trenching would be required for utilities from new road to homes.
8. Site does not fit in to existing community fabric
9. Topography at this site is similar to Parrot Dr.

Challenges to the Crystal Springs Rd Entry point: (where Crystal Springs merges with Polhemus)

1. Some 750' of new County approved road and cul-de-sac would have to follow the *Billy Goat Hill* sewer easement. (if possible)
2. Tree removal, excavating and retaining walls would be needed on some parts of the road and cul-de-sac. (not in keeping with RM zoning.)
3. House driveway, pads and utilities to the home would require additional disruption to the natural topography.
4. Utilities would be accessed through the 2'-easement at the end of Rainbow Dr. the same utilities would be required, as in #6 above, with the potential length increasing.
5. In my opinion, even though it's a beautiful site for development, the length of the new County road or using the sensitive entry point at the end of Rainbow Dr. is not doable. Not to mention the cost.

WHO, WHAT, WHY, WHEN, WHERE, HOW



WHO, WHAT, WHY, WHEN, WHERE, HOW

Summary of the Past 4 years:

Throughout numerous past meetings, and over many conversations, with the County, public hearings with neighbors, geologists and engineers, other sites were never mentioned. We have had several geologists look at this and never did they recommend going in a different direction. After much time and expense of extensively pursuing what was agreed to be the best site to cluster the homes, it is absolutely an impossible financial hardship, with again, no guarantee that the new proposed sites/location would not be scrutinized in the same way. The County has in recent years permitted other projects in the area with similar geotechnical challenges.