



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

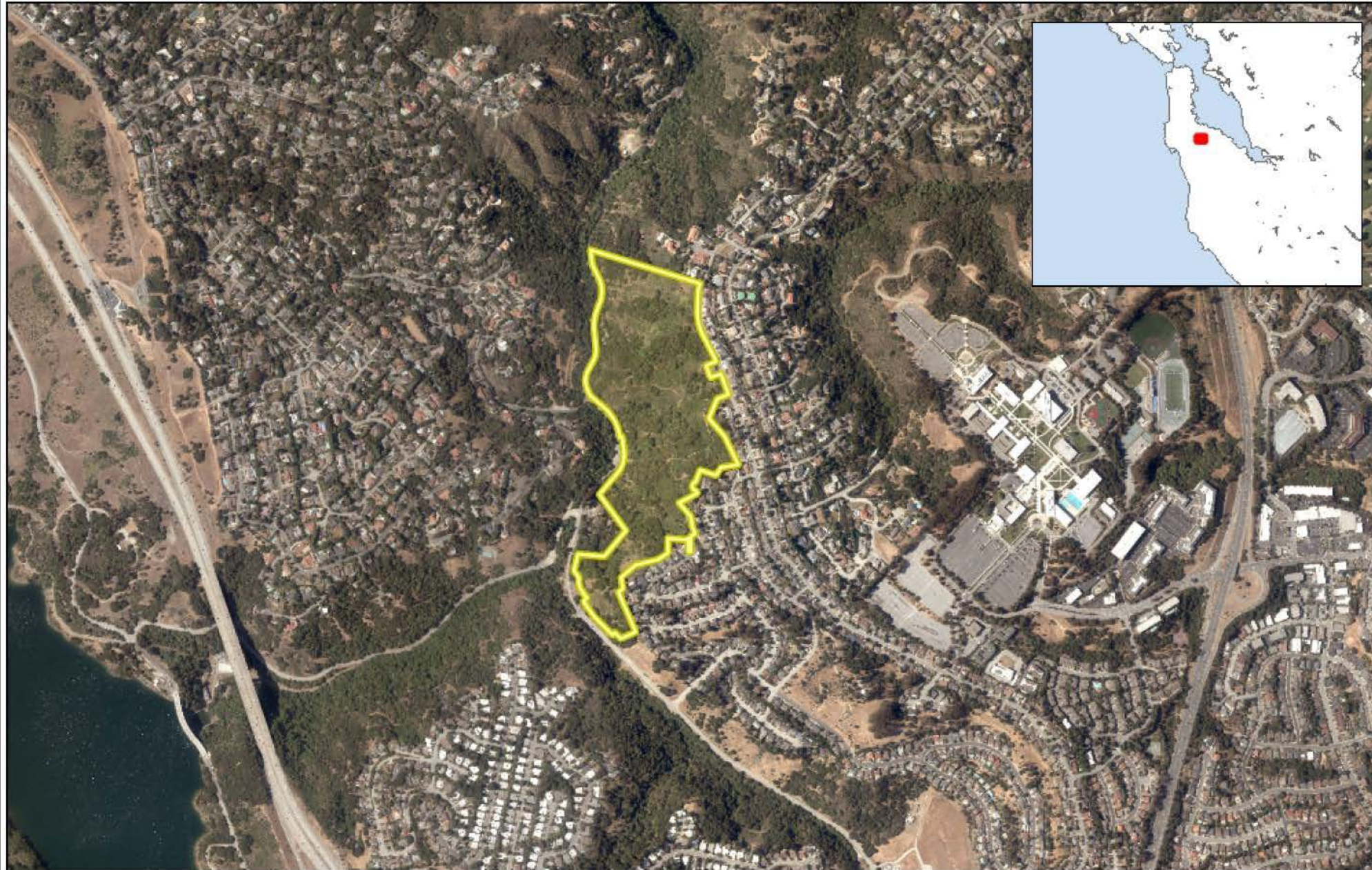
ITEM # 14

Owner: **Z Enterprises LP**
Applicant: **Steve and Nicholas Zmay**
File Number: **PLN2014-00410**
Location: **1551 Crystal Springs Road**
APN: **038-131-110**



PROJECT DESCRIPTION

Consideration of a Minor Subdivision, a Resource Management Permit, and a Grading Permit, and adoption of the Revised Recirculated Initial Study/Mitigated Negative Declaration, to subdivide a 60.3-acre parcel into 3 parcels, each approximately 0.7-acre in size, for future residential development, creating a 58.153±-acre remainder parcel. The project also includes an upgrade to a 203 linear foot portion of the Billy Goat Hill sewer line, and grading for landslide repair and 30 cy of cut and 30 cy of fill for the sewer line upgrade. The project site is located at 1551 Crystal Springs Road, within the Highlands community of unincorporated San Mateo County. No trees are proposed for removal.



0.57 0 0.28 0.57 Miles

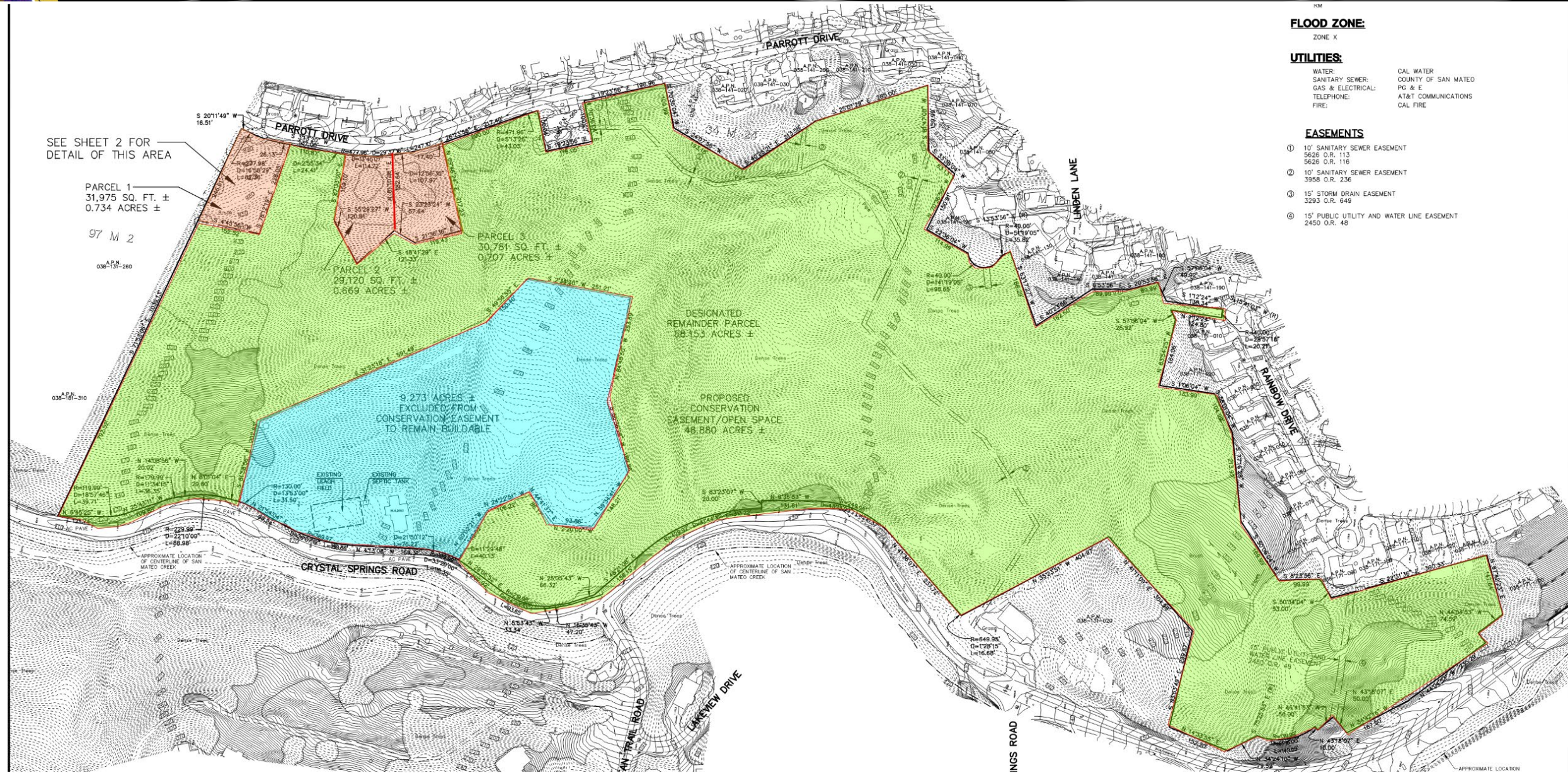
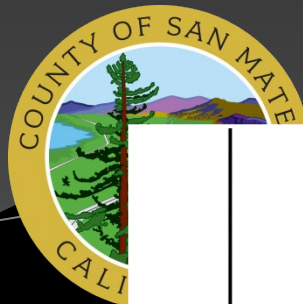
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:18,056



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



SEE SHEET 2 FOR
DETAIL OF THIS AREA

PARCEL 1
31,975 SQ. FT. ±
0.734 ACRES ±

97 M 2

PARCEL 2
29,120 SQ. FT. ±
0.669 ACRES ±

PARCEL 3
30,781 SQ. FT. ±
0.707 ACRES ±

DESIGNATED
REMAINDER PARCEL
58,153 ACRES ±

PROPOSED
CONSERVATION
EASEMENT/OPEN SPACE
48,880 ACRES ±

9.273 ACRES ±
EXCLUDED FROM
CONSERVATION EASEMENT
TO REMAIN BUILDABLE

FLOOD ZONE:
ZONE X

UTILITIES:

WATER:	CAL WATER
SANITARY SEWER:	COUNTY OF SAN MATEO
GAS & ELECTRICAL:	PG & E
TELEPHONE:	AT&T COMMUNICATIONS
FIRE:	CAL FIRE

EASEMENTS

- ① 10' SANITARY SEWER EASEMENT
5626 O.R. 113
5626 O.R. 116
- ② 10' SANITARY SEWER EASEMENT
3958 O.R. 236
- ③ 15' STORM DRAIN EASEMENT
3293 O.R. 649
- ④ 15' PUBLIC UTILITY AND WATER LINE EASEMENT
2450 O.R. 48

MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
STEVE & NICK ZMAY

VESTING TENTATIVE PARCEL MAP
LANDS OF ZMAY
BEING A PORTION OF PARCEL "A", 53 PM 58
1551 CRYSTAL SPRINGS ROAD
SAN MATEO COUNTY, CALIFORNIA

Proposed subdivision

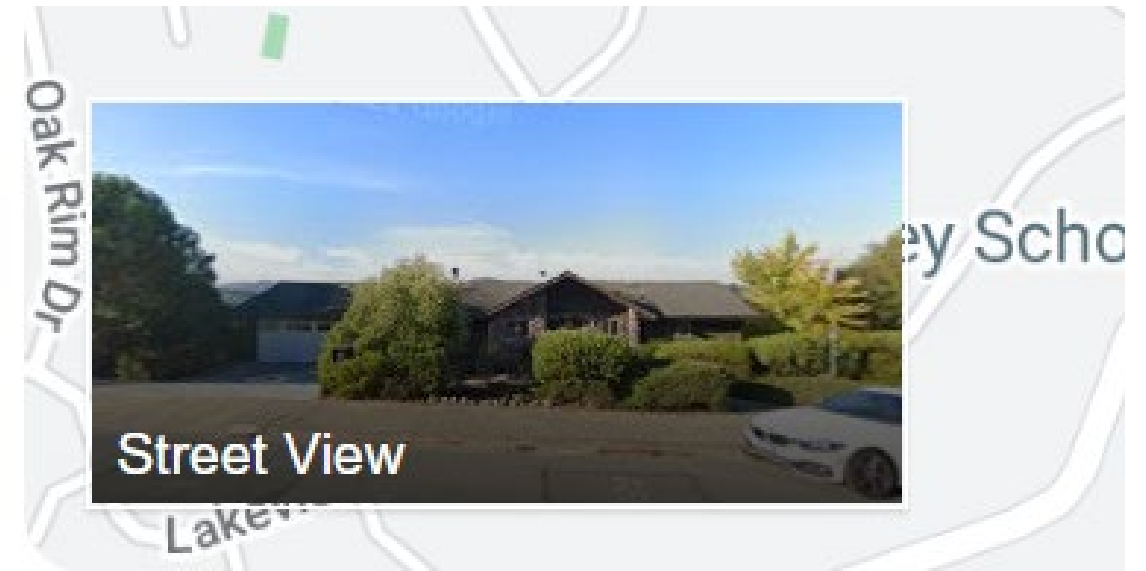


Project site from Parrott Dr.





Housing on Parrott Drive






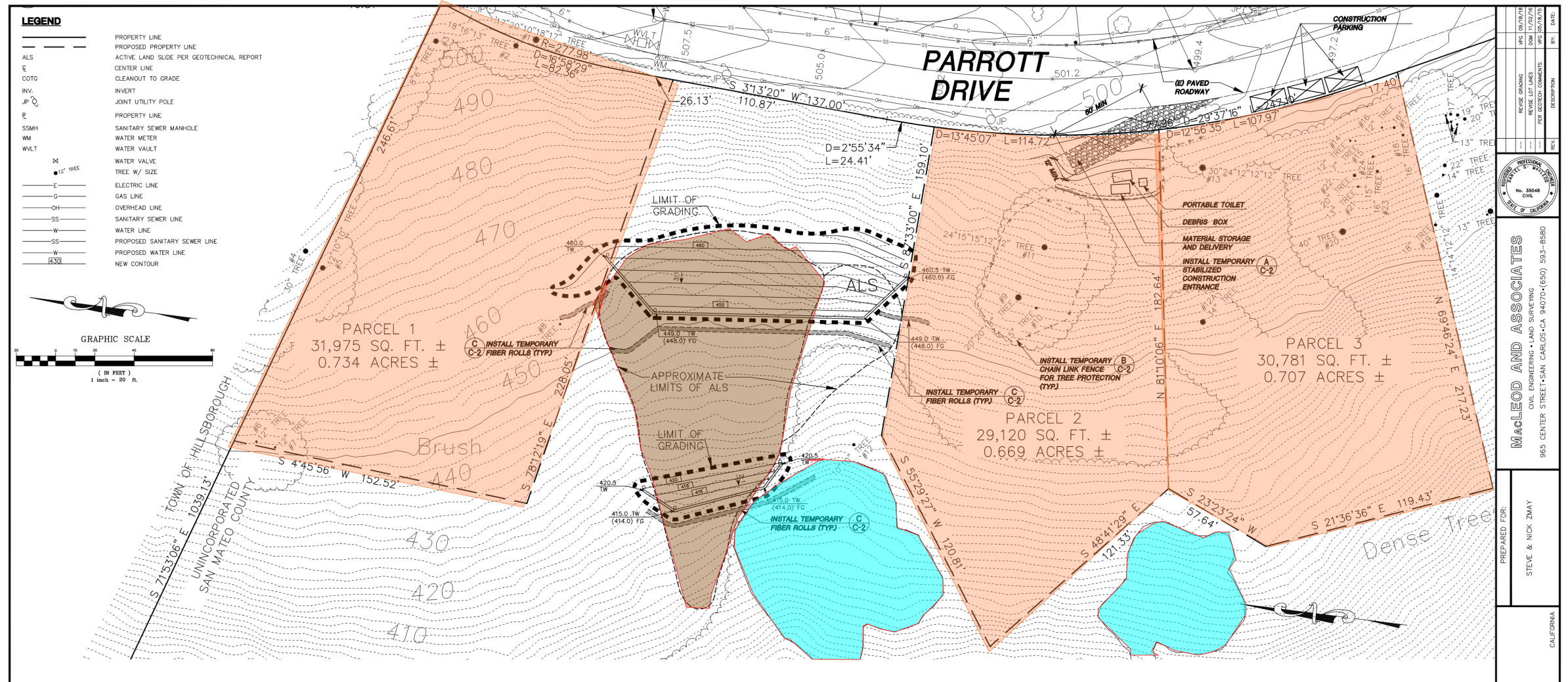
1136 Parrott Dr

San Mateo, CA 94402



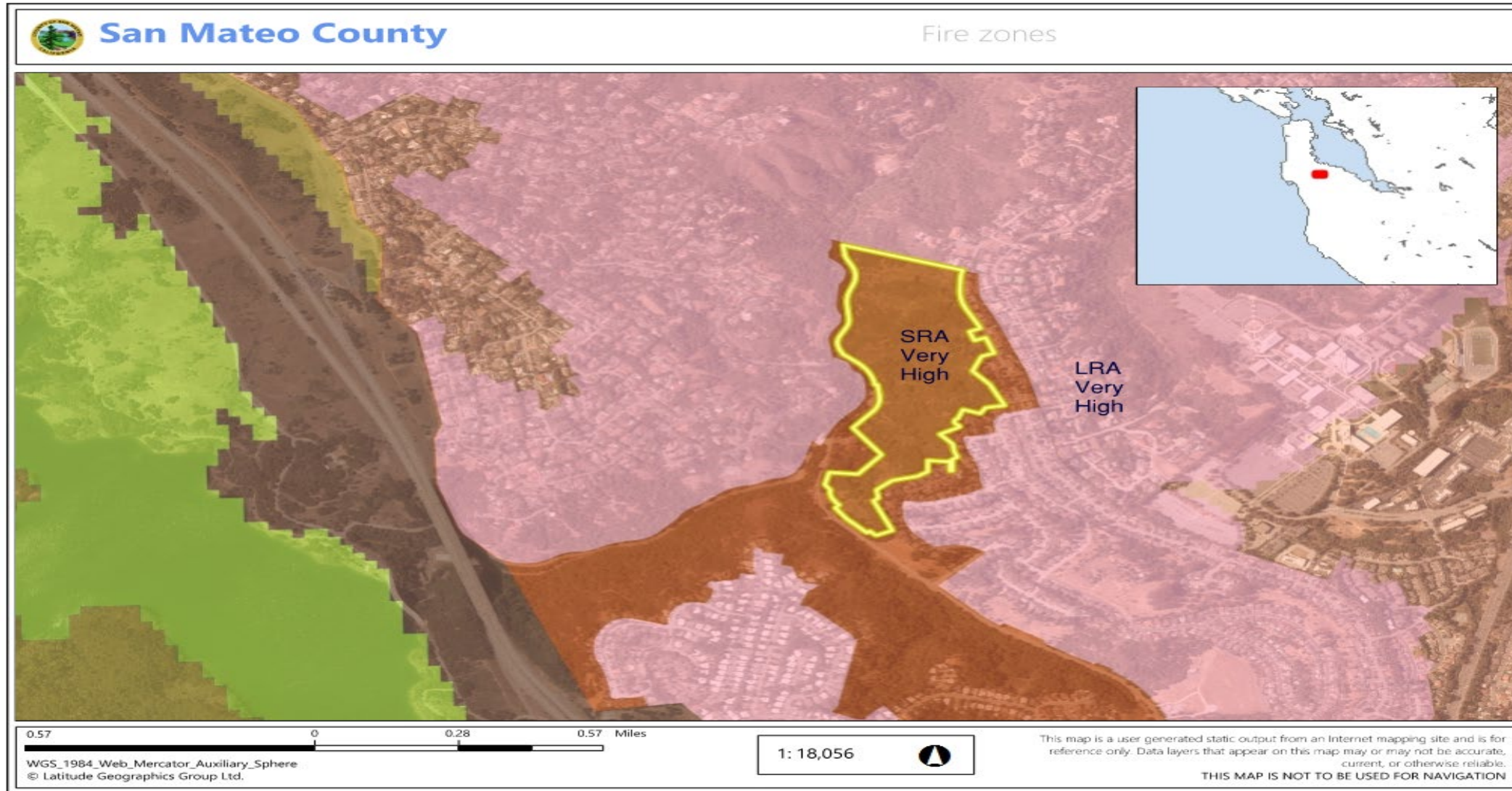
Constraints map – Landslide and biological resource areas

-  Parcels 1-3
-  Landslide area to be stabilized
-  Wetland areas





Wildfire Hazards



The very high fire severity area extends to the entire neighborhood of residences.



Appeal of Planning Commission Denial

The Applicant appealed the Planning Commission Denial on September 7, 2021

Basis of appeal

- The proposed parcels conform with criteria of the RM Zoning District
- Project was design and mitigated to avoid significant adverse environmental impacts
- Cal-Fire review did not indicate fire hazards in high fire severity zones could not be mitigated



Additional Measures Proposed by Applicant to Address PC Concerns

Since the Planning Commission's action, the applicant has proposed to incorporate additional features into the project in order to address the safety concerns regarding wildfire risks:

1. A landscape and irrigation plan that maintains higher levels of moisture in vegetation downslope of the residences to be constructed on the new parcels;
2. The recordation of deed restrictions establishing non-combustible material zone measuring five feet around any and all structures to be developed on the new parcels; and
3. The recordation of easements to allow defensible space to be maintained beyond property lines.



RECOMMENDATION

That the Board of Supervisors adopt the Revised Recirculated Initial Study/ Mitigated Negative Declaration and approve the Minor Subdivision, Resource Management Permit, and Grading Permit, County File Number PLN 2014-00410, by adopting the required findings and conditions of approval listed in Attachment A.