



## BOARD OF SUPERVISORS

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Board of Supervisors Chambers  
400 County Center, Redwood City

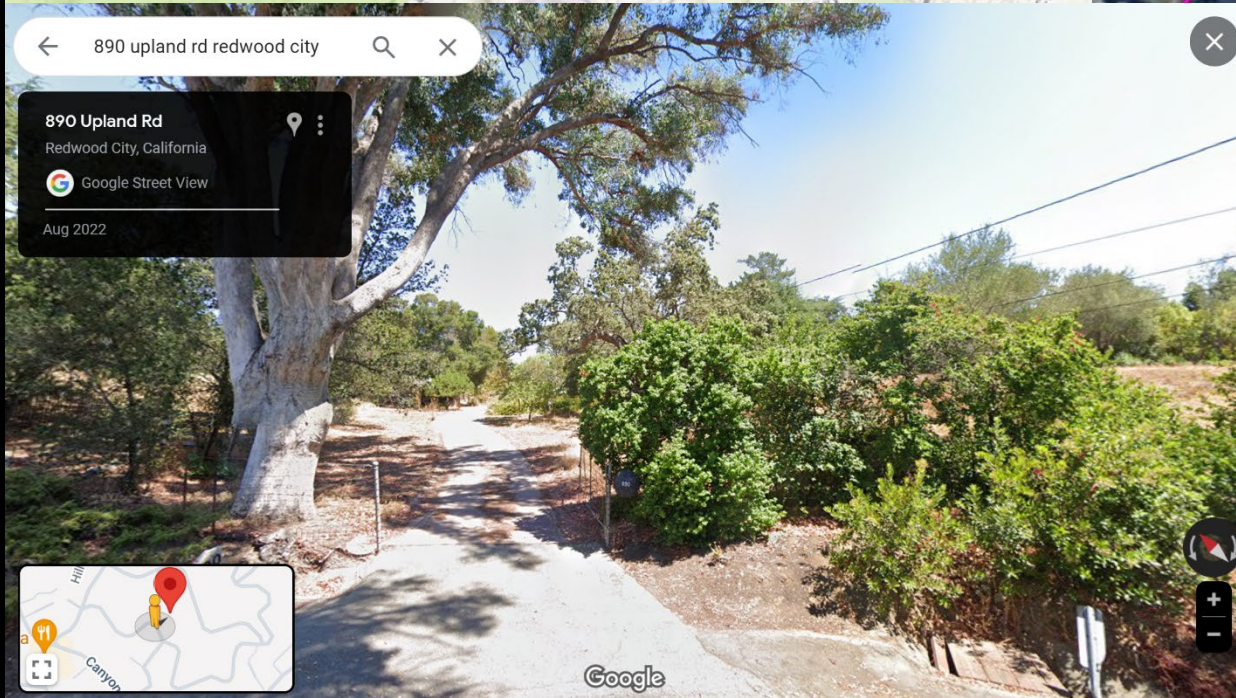
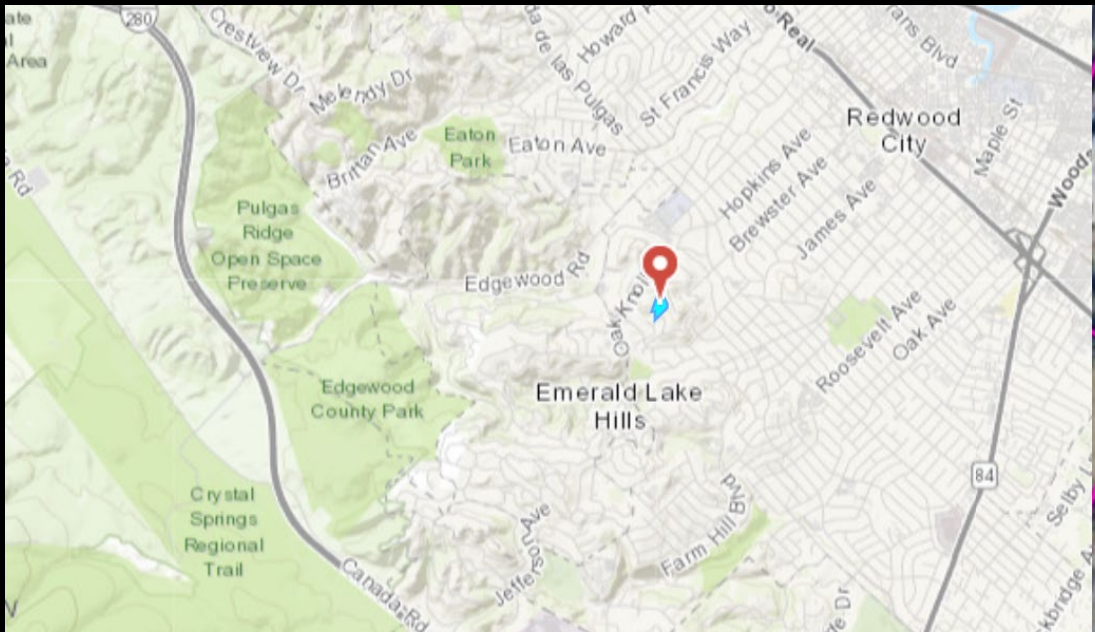
### ITEM # 6

Applicant/Owner: ..... **Paul Goswamy**  
File Number: ..... **PLN 2022-00321**  
Location: ..... **890 Upland Road, Emerald Lake Hills**  
APN: ..... **APN 058-272-120**

#### Project Description:

**Three (3)-lot subdivision of a 44,721 sq. ft. single-family residential parcel, with lot sizes of 12,010 sq. ft., 19,023 sq. ft., and 13,687 square feet. Project includes removal of a 54-inch d.b.h. Heritage Valley oak tree (Tree No.3), as well as 9 other significant trees, and 935 cubic yards (c.y.) of cut for access and other improvements.**





**COUNTY** OF  
**SAN MATEO**

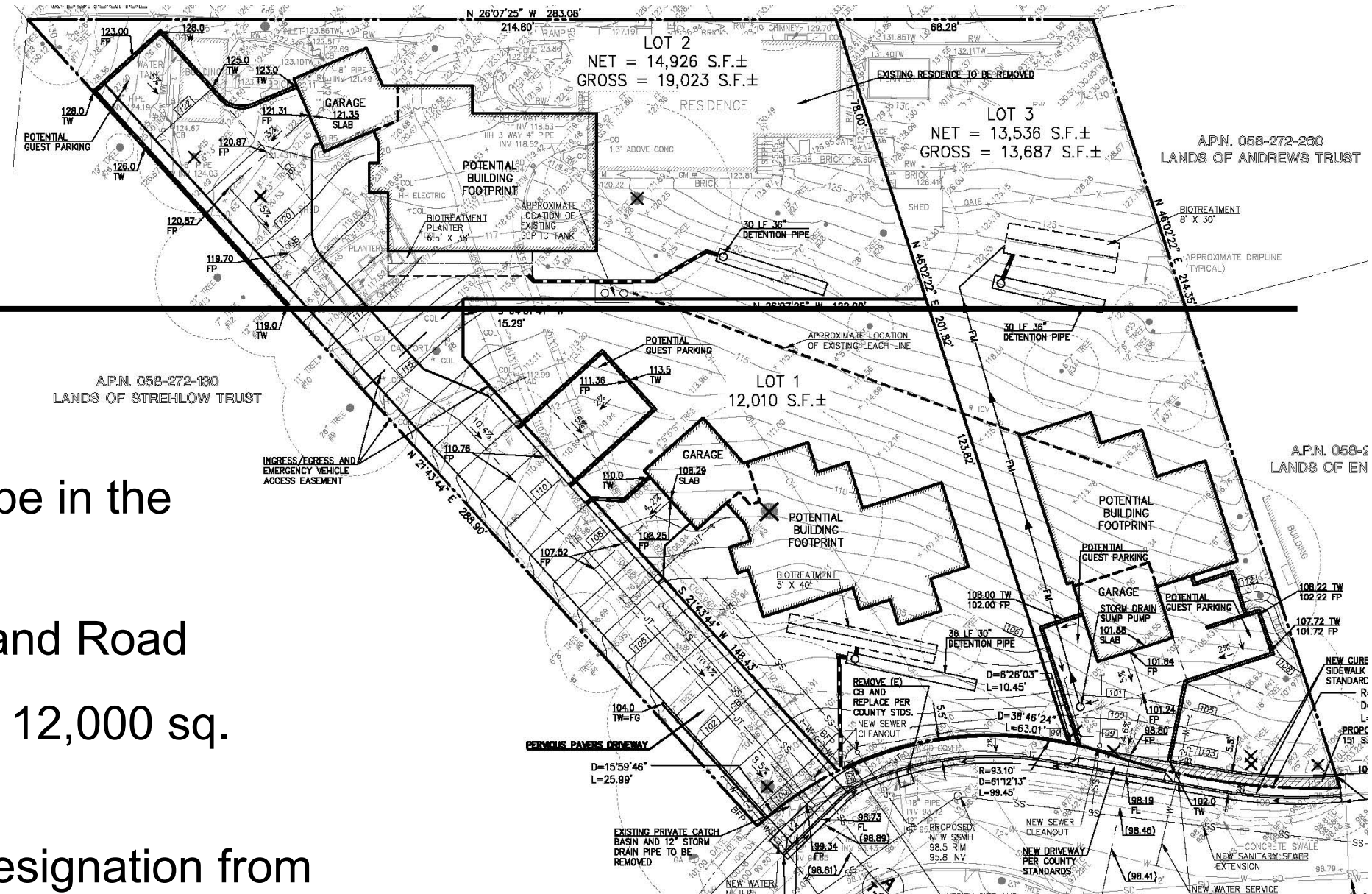
**Single-Family Residential parcel on Upland Road at Foss Drive,  
located in the unincorporated Emerald Lake Hills area**





# PROJECT DESCRIPTION

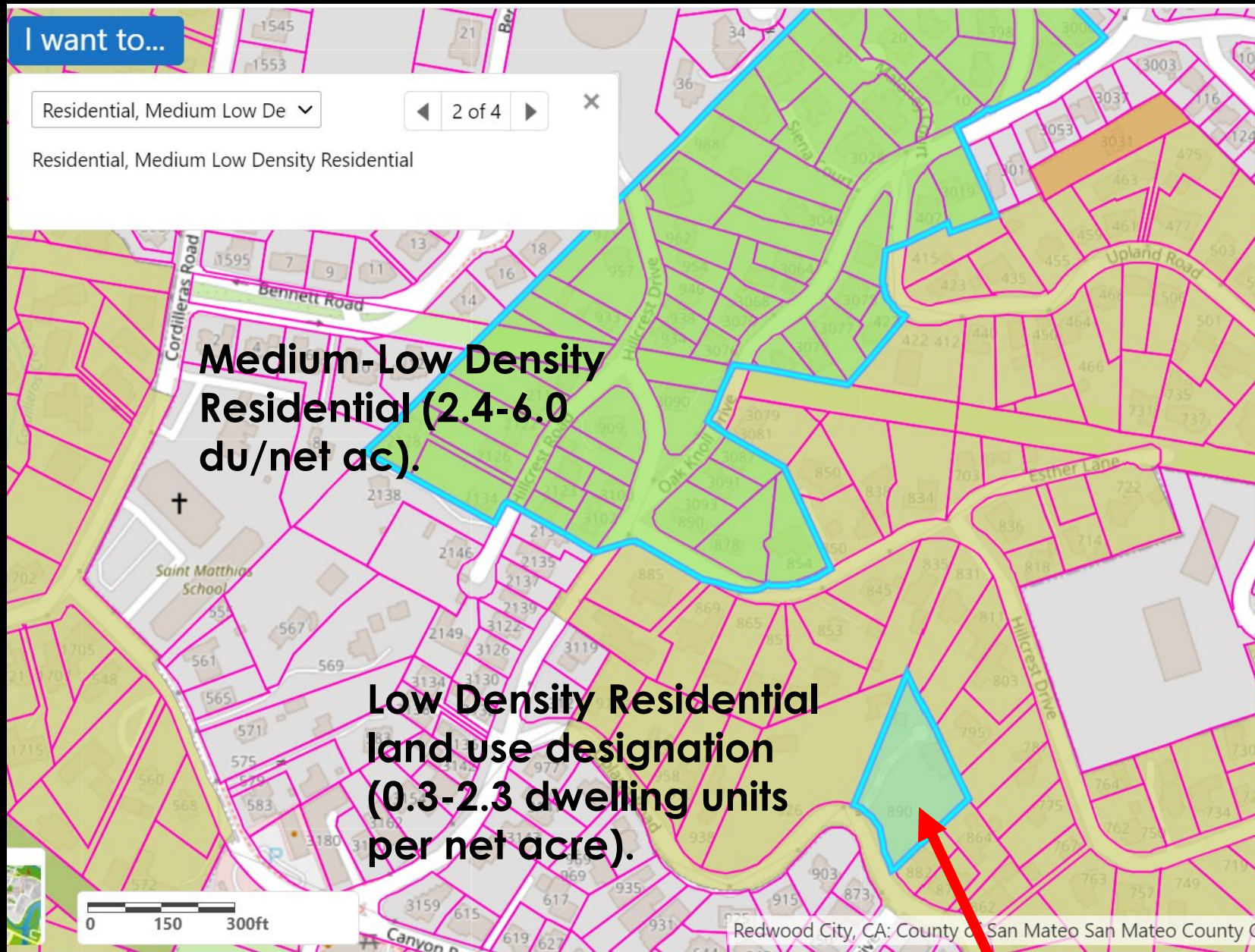
- Three (3) lot subdivision
- Access to Lots 1 and 2 that would be in the footprint of the existing driveway.
- Lot 3 would be accessed from Upland Road
- Zoning: RH/DR (Minimum Lot Size 12,000 sq. ft.) – *No change*
- Change General Plan Land Use Designation from Low Density Residential to Medium-Low Density Residential







**COUNTY** OF  
**SAN MATEO**



**Current General Plan Land Use:**  
**Low Density Residential**

**Proposed project density:**

**Three residences for 44,721 sq. ft.  
parcel (1.027 acres) = 2.92 du/net ac.**

**Area designated for Medium-Low Density Residential is located approx. 300 feet away on the north side of Hillcrest Drive.**

**Residential areas in the City of Redwood City are located within close proximity of the parcel.**

**PROJECT SITE**



# CONFORMANCE WITH COUNTY REGULATIONS

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Project conformance discussed in Memo:

- General Plan
- Subdivision Regulations
- Grading Regulations
- Tree Removal
  
- Housing Element: Policy HE 11 (Amend Zoning and General Plan Land Use Designations to Meet Future Housing Needs) encourages modification of General Plan land use designations and zoning regulations to accommodate the construction of needed new housing units.



## **California Environmental Quality Act (CEQA) Compliance**

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An Initial Study/Mitigated Negative Declaration was prepared and circulated for public review from October 19, 2023, to November 19, 2023. No comment letters were submitted.

### **POTENTIAL ENVIRONMENTAL IMPACTS:**

- Tree Removal
- Demolition of house built in 1920





## Neighbor's Concerns

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- Parking – Concerns re: parking of large vehicles within the right-of-way. Mitigation Measure 17: All project related construction vehicle parking shall be limited to on-site areas.
- Drainage - Several members of the public raised concerns about existing drainage patterns created by retaining walls on an adjacent property. Drainage on the site will be managed in accordance with County requirements.
- Sidewalk – The project will provide a new sidewalk, as desired by neighbors that commented on the project.



## RECOMMENDATION AND FINDINGS

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1. Adopt a resolution adopting the Mitigated Negative Declaration for the General Plan amendment, minor subdivision, and grading permit for the development of three residential lots at 890 Upland Road in the unincorporated Emerald Lake Hills area; and
2. Adopt a resolution amending the San Mateo County General Plan Land Use Map to change the land use designation of Assessor's Parcel Number 058-272-120 from "Low Density Residential" to "Medium-Low Density Residential," at 890 Upland Road in the unincorporated Emerald Lake Hills area; and
3. Approve the Minor Subdivision and Grading Permit, County File Number PLN2022-00321, by making the required findings and adopting the conditions of approval in Attachment A.





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TREE 26	38.8" dbh Significant Valley oak	Lot 2	Fair	Decay; poor condition with a moderate to high-risk failure
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TREE 3 (Heritage)	54.1" dbh Heritage valley oak	Lot 1	Fair	Decay; poor condition with a high-risk failure
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TREE 45	13.6" dbh Significant Coast live oak	Lot 3	Fair vigor and form	In driveway of future home; 65% root zone removal for sidewalk construction
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OAK TREES  
TO BE  
REMOVED





Tree #3



Tree #3a



Tree #3b



Tree #26



Tree #26a

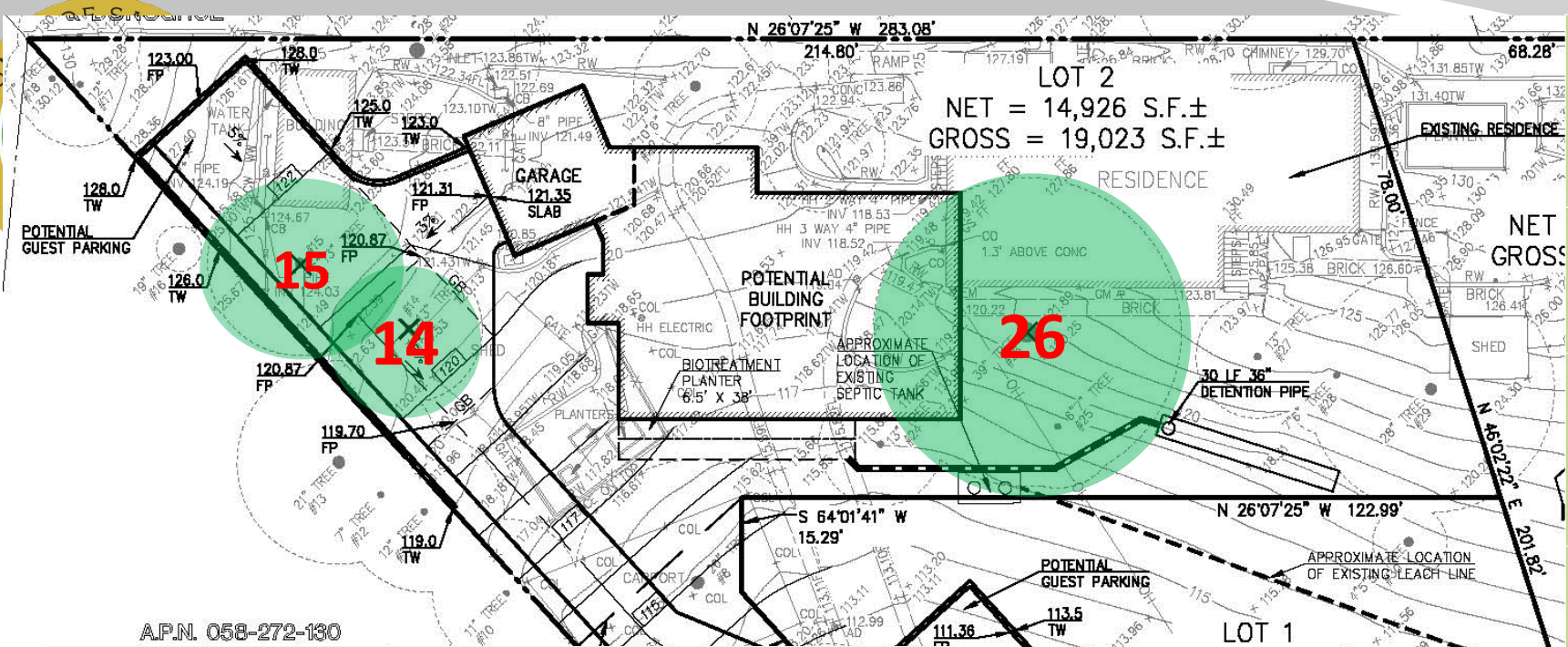


**COUNTY** OF  
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54.1-inch dbh  
Heritage Valley oak  
(Tree No.3)

38.8-inch dbh  
Significant Valley  
oak (Tree No.26).

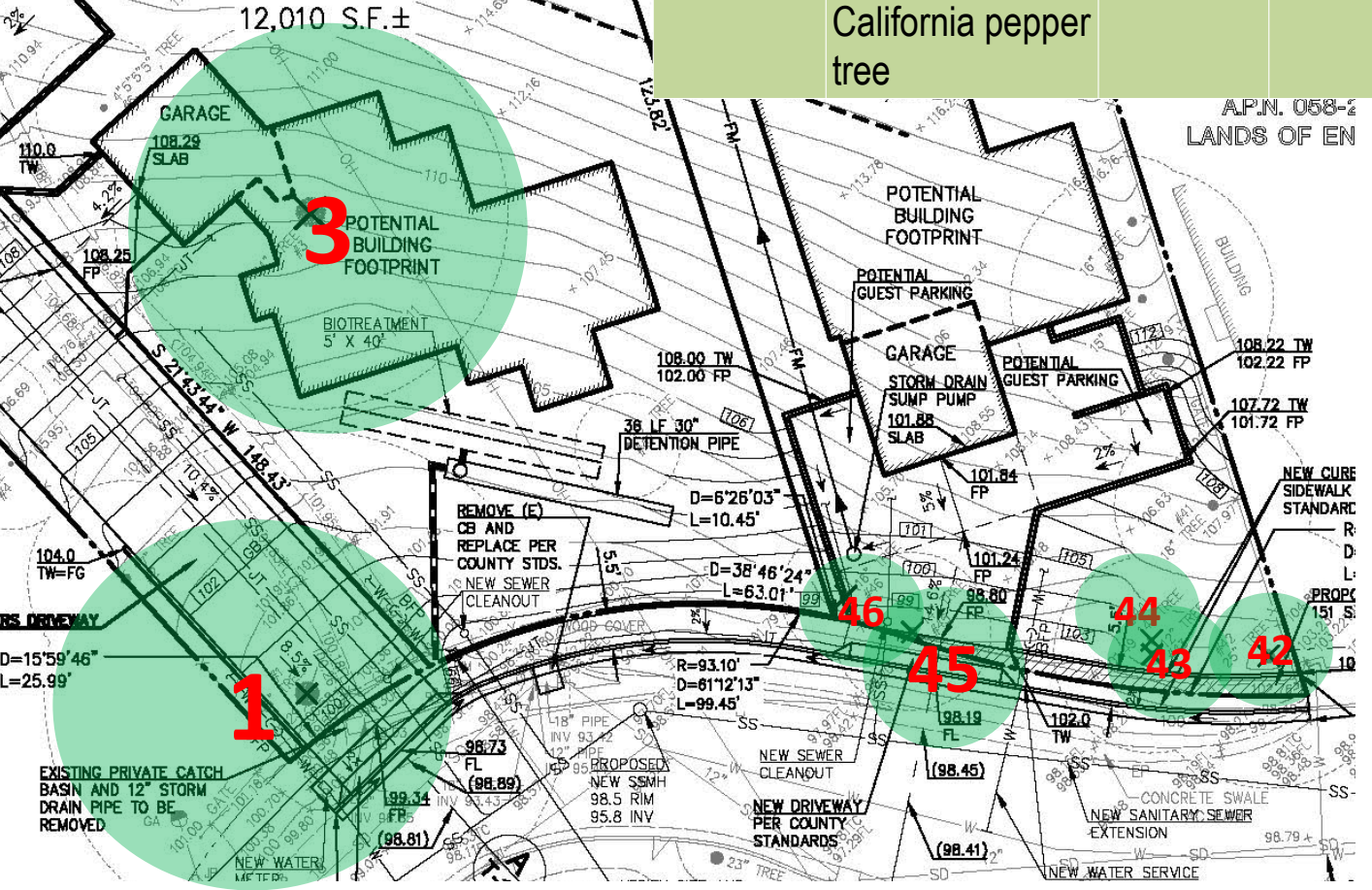




42*	25.2" dbh Significant California pepper tree	Lot 3	Fair vigor; poor form	40% root zone removal for sidewalk construction
43*	12" dbh Significant Bailey acacia	Lot 3	Good vigor; poor form	50% root zone removal for sidewalk construction
44*	13.5" dbh Significant California pepper tree	Lot 3	Mostly dead; topped.	40% root zone removal for sidewalk construction
46	16.4" dbh Significant California pepper tree	Lot 3	Mostly dead	Mostly dead; 45% root zone removal for sidewalk construction

Table 1 – Proposed Tree Removals

Tree No.	Size and Species	Location	Health	Reason for Removal
1	45.3" dbh Significant Red gum eucalyptus	Lot 2	Fair vigor; poor form	Located in shared driveway and confines fire access
14	12.8" dbh Significant Black acacia	Lot 2	Mostly dead	Located in shared driveway and confines fire access
15	18.9" dbh Significant Black acacia	Lot 2	Mostly dead	Located in shared driveway and confines fire access

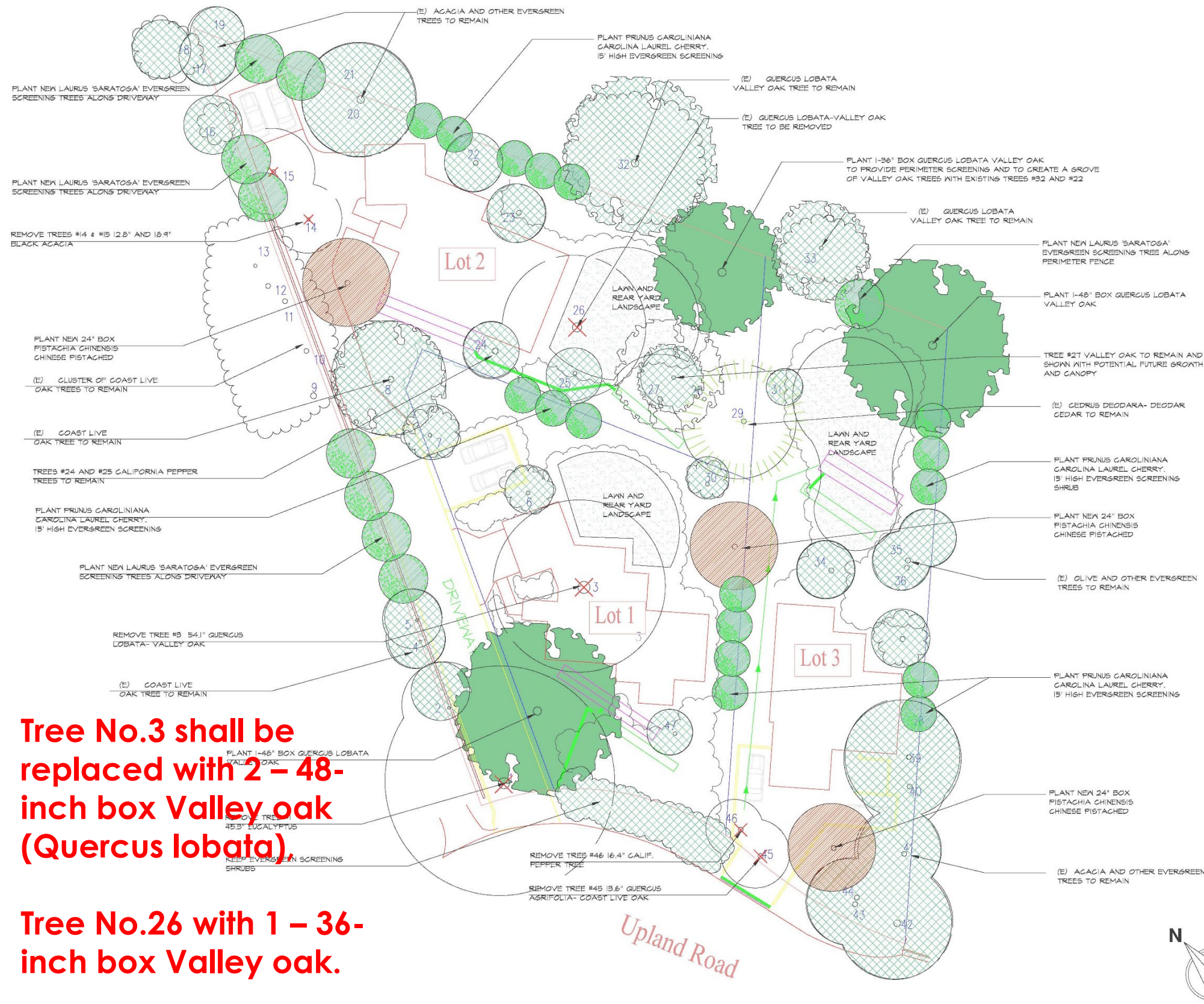


**OTHER  
TREES TO BE  
REMOVED**





COUNTY OF  
SAN MATEO



Tree No.3 shall be replaced with 2 – 48-inch box Valley oak (Quercus lobata).

Tree No.26 with 1 – 36-inch box Valley oak.





## Historical and Architectural Evaluation and County Historical Review Advisory Board (HRAB)

Future development of Lot 2 of the project includes the demolition of the existing residence built in 1920.





## GENERAL PLAN CONFORMANCE

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- Policy 8.30 (Infilling) encourages the infilling of urban areas where infrastructure and public services are available.
- Wastewater Policy 11.5 (Wastewater Management in Urban Areas) consider sewerage systems as the appropriate method of wastewater management in urban areas. The project has been preliminarily reviewed by the City of Redwood City, who confirmed adequate capacity. As required by Condition 72, Outside Service Agreements for three (3) sewer connections are required and subject to the approval of Local Agency Formation (LAFCo) and the City of Redwood City. Existing septic system would be removed.
- Housing Element: Policy HE 11 (Amend Zoning and General Plan Land Use Designations to Meet Future Housing Needs) encourages modification of General Plan land use designations and zoning regulations to accommodate the construction of needed new housing units.



# SUBDIVISION REGULATIONS CONFORMANCE

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## MINOR SUBDIVISION

- Completed Development Footprint Analysis and Major Development Pre-Application Workshop
- Proposed Lot 2, a flag lot, meets the applicable requirements, including, but not limited to, that 1) the access corridor is not utilized in the calculation of minimum lot width, minimum and maximum lot depth, or minimum lot area; that 2) the access corridor is in fee ownership with the lot it accesses; and that 3) the access corridor has a minimum width along its entire length of twenty (20) feet. Access corridor exceeds the minimum width of 20 feet at 25 feet.
- Design of the subdivision and associated improvements will not conflict with easements. There are no existing public access easements on the parcel. A new ingress/egress and emergency vehicle access easement is proposed over the driveway portion of Lot 2 for the benefit of Lot 1.





# GRADING REGULATIONS CONFORMANCE

APPROXIMATE GRADING QUANTITIES:		
	CUT	FILL
LOT 1 & 2 DRIVEWAY	520	--
LOT 3 DRIVEWAY	280	--
LOT 2 GRADING	50	--
NEW SIDEWALK	85	--
TOTAL	935	--
TOTAL EARTHWORK = 935 C.Y. ±		

Required Findings for Grading Permit:

*That the granting of the permit will not have a significant adverse effect on the environment, comply with Grading Regulations, and Comply with General Plan.*

Applicant must comply with standard conditions of approval which will require:

1. Excavated earth to be off-hauled and deposited to an approved disposal location,
2. Application of erosion control measures prior to and during project grading and construction,
3. Limit grading during the wet season, and
4. Requires Project Engineer shall submit written certification that all grading has been completed in conformance with the approved plans