



# BOARD OF SUPERVISORS

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Board of Supervisors Chambers  
400 County Center, Redwood City

## ITEM # 7

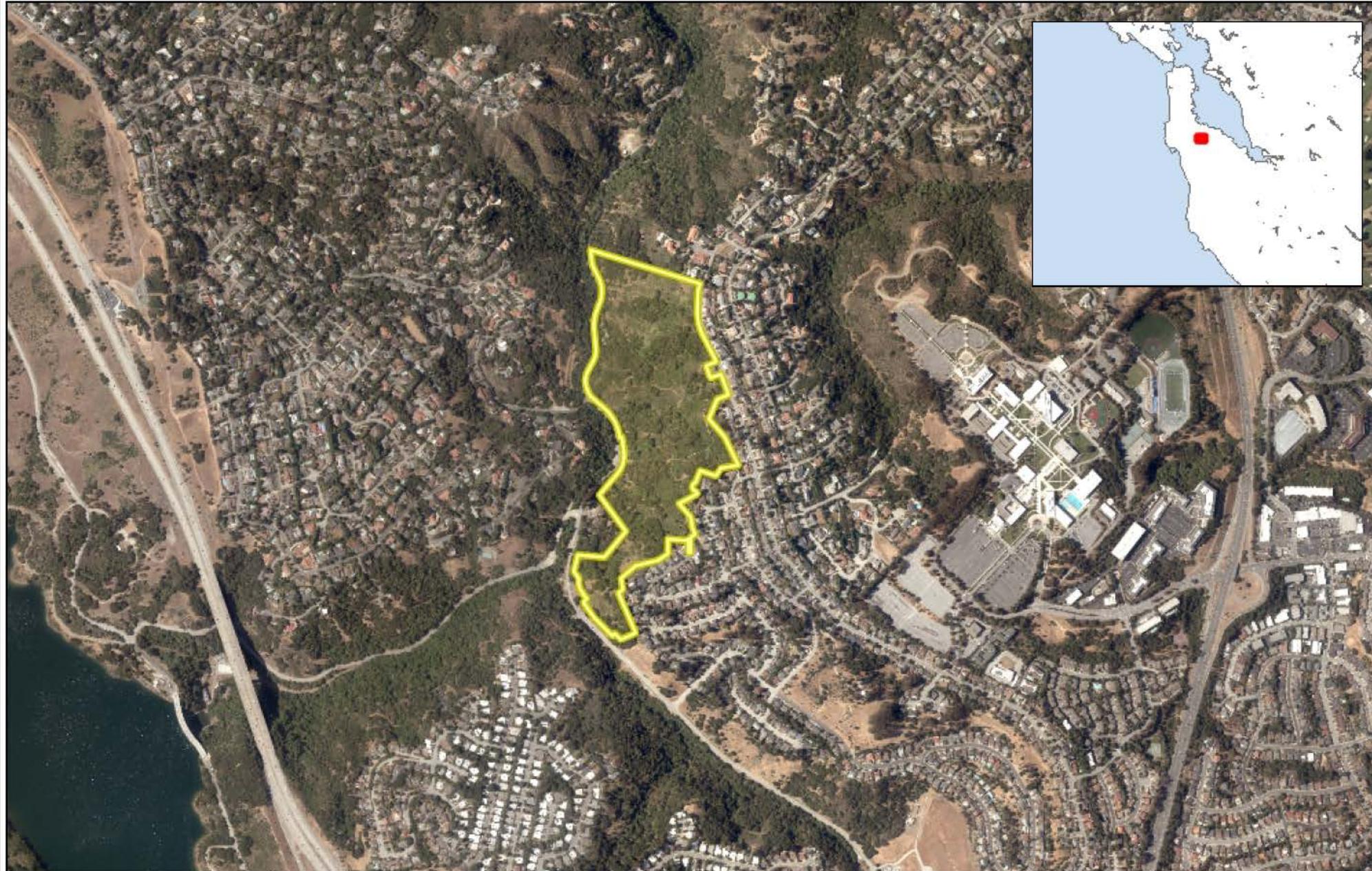
Owner: ..... **Z Enterprises LP**  
Applicant: ..... **Steve and Nicholas Zmay**  
File Number: ..... **PLN2014-00410**  
Location: ..... **1551 Crystal Springs Road**  
APN: ..... **038-131-110**



## PROJECT DESCRIPTION

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Consideration of a Minor Subdivision, a Resource Management Permit, and a Grading Permit, pursuant to Section 7101 of the 1992 San Mateo County Subdivision Regulations, Section 6313 of San Mateo County Zoning Regulations, and Section 9283 of the San Mateo County Grading Regulations, respectively, and adoption of the Revised Recirculated Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, 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 (with approximately 48.88 acres of land to be protected by a conservation easement, and 9.27 acres of developable area including an existing single-family dwelling). The project involves an upgrade of a 203 linear foot portion of the Billy Goat Hill sewer line, grading including 455 cubic yards (cy) of earthwork (290 cy of cut and 165 cy of fill) 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, 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



New parcels 1-3



Remainder parcel



Not part of the subject parcel

**NOTES:**

- 1) ALL DISTANCES SHOWN ARE GRID DISTANCES. TO OBTAIN GROUND DISTANCES MULTIPLY BY 1.00027500.
- 2) AREAS WITH DENSE VEGETATION HAVE CONTOURS DEPICTED BY A DASHED LINE TYPE AND THESE AREAS MAY NOT MEET NATIONAL MAP ACCURACY STANDARDS.
- 3) DATE OF AERIAL PHOTOGRAPHY WAS NOVEMBER 1, 2006, CONTOUR INTERVAL = 2 FEET.
- 4) SITE AREA IS 60.263 ACRES.

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) CCS83, EPOCH 2002.75, CALIFORNIA ZONE 3.

**BENCHMARK:**

SURVEY DISK ENCASED IN PVC PIPE WITH ACCESS COVER SET IN CONCRETE FLUSH WITH THE GROUND, LOCATED ON THE WEST SIDE OF SKYLINE BLVD. BETWEEN HIGHWAY 280 AND LOWER CRYSTAL SPRINGS RESERVOIR, ABOUT 284 FEET SOUTHEAST OF THE INTERSECTION OF GOLF COURSE DRIVE AND SKYLINE BLVD, 39.2 FEET NORTHWEST OF A 50-MILE PER HOUR SPEED LIMIT SIGN, 6.8 FEET NORTHEAST OF A 6 FOOT HIGH STRAND BARBED WIRE FENCE AND LEVEL WITH SKYLINE BLVD. THE DISK IS 0.2 FEET BELOW THE LID OF THE ACCESS COVER.

NCS PID = AB7875  
ELEVATION = 634.4 FEET  
DATUM = NAVD 88

**OWNER AND SUBDIVIDER:**

STEVE ZMAY AND NICK ZMAY  
751 LAUREL STREET, # 409  
SAN CARLOS, CA 94070  
TEL: (650) 430-0075

**CIVIL ENGINEER / LAND SURVEYOR:**

DAN MACLEOD  
MACLEOD & ASSOCIATES, INC.  
965 CENTER STREET  
SAN CARLOS, CA 94070  
TEL: (650) 593-8580

**ASSESSOR'S PARCEL NUMBER:**

038-131-110

**EXISTING AND PROPOSED ZONING:**

RM

**FLOOD ZONE:**

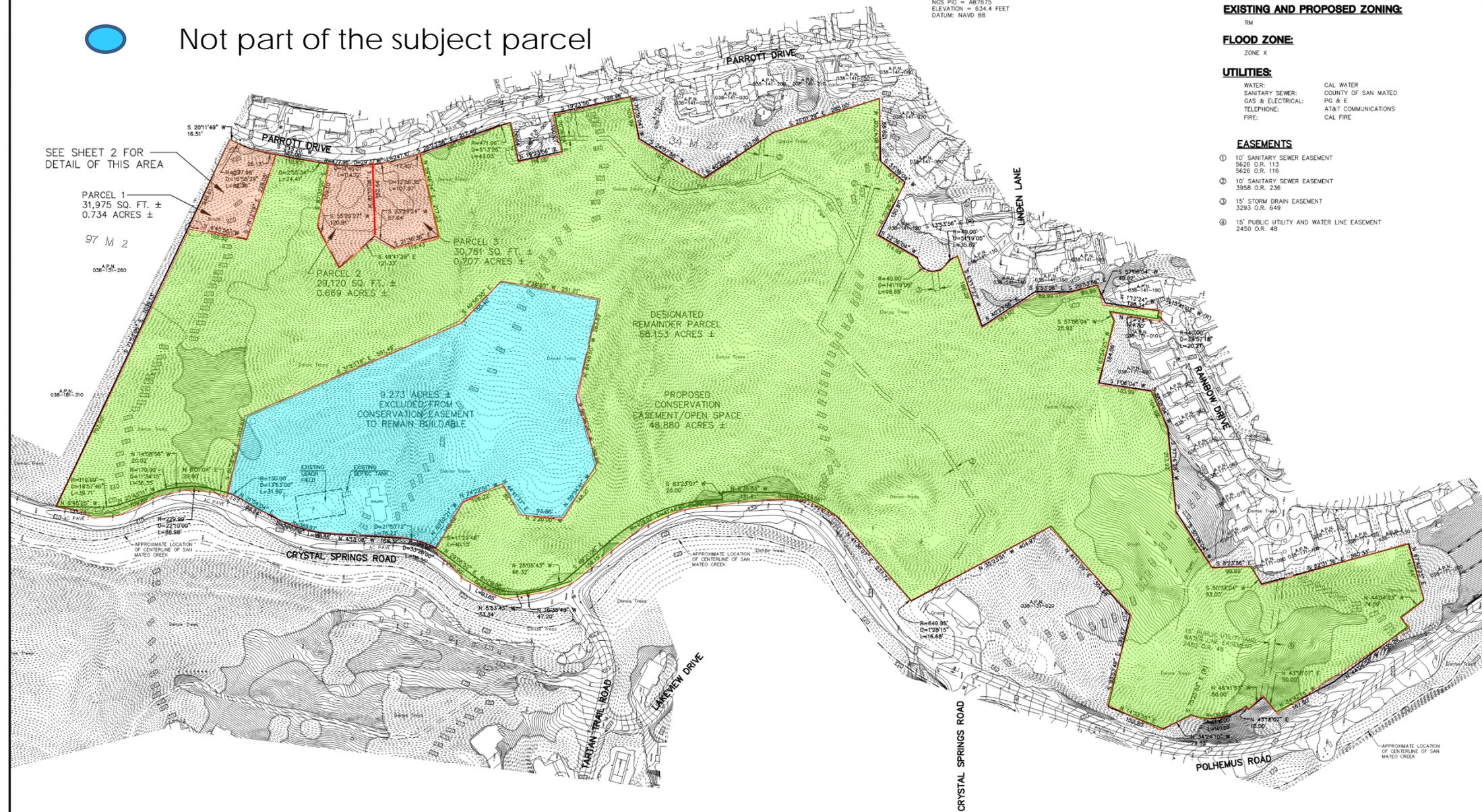
ZONE X

**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



Proposed subdivision



|                   |                |                  |              |
|-------------------|----------------|------------------|--------------|
| NO. 10/20/16      | NO. 08/24/16   | NO. 07/22/15     | NO. 07/22/15 |
| ADD SEPTIC SYSTEM | DELETE ONE LOT | REMOVE LOT LINES | REVISION     |
| BY: _____         | DATE: _____    | BY: _____        | DATE: _____  |

PREPARED FOR:  
STEVE & NICK ZMAY

UNINCORPORATED  
SAN MATEO COUNTY  
CALIFORNIA

VESTING TENTATIVE PARCEL MAP  
LANDS OF ZMAY  
BEING A PORTION OF PARCEL "A", S3 PM 58  
1551 CRYSTAL SPRINGS ROAD

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

NO. 5364  
DAN MACLEOD  
REGISTERED LAND SURVEYOR  
STATE OF CALIFORNIA

DRAWN BY: DJK  
DESIGNED BY: ---  
CHECKED BY: DOM  
SCALE: 1"=100'  
DATE: 02-17-15  
DRAWING NO. 3949-TM  
SHEET 1 OF 2



# Project site from Parrott Dr.





## Housing on Parrott Drive



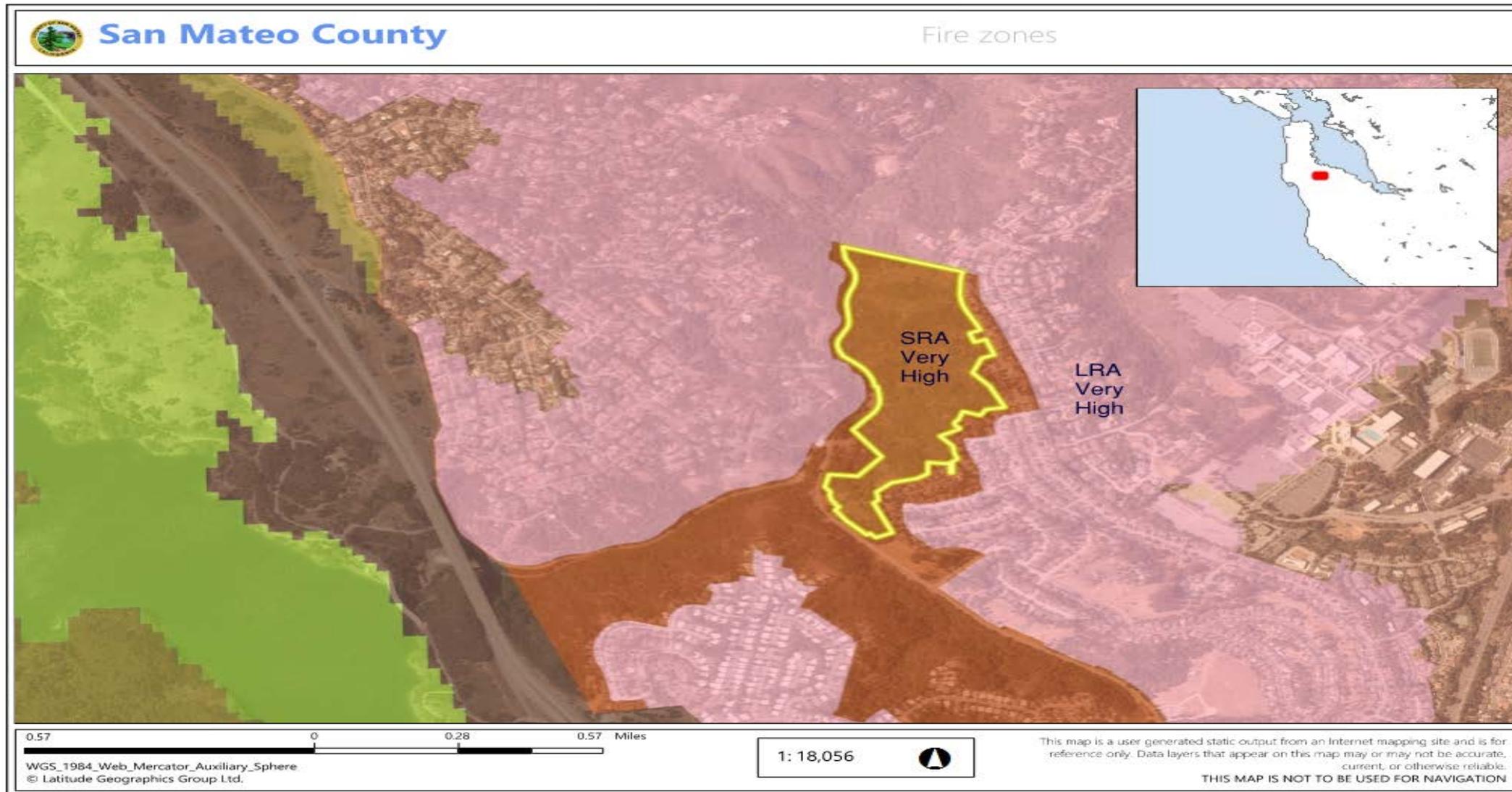


## Constraints map - Landslide and biological resource areas

-  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.



## **Prior Public Hearings**

On June 28, 2021, staff presented a recommendation to approve the project to the Planning Commission. The Planning Commission received many letters opposing the project and heard the testimony of many speakers that were concerned about the impacts of the project on the environment and on public safety. At that hearing, the Planning Commission came to a unanimous conclusion that the subject property is not suitable for the proposed subdivision and directed staff to return with findings for denial.



## Prior Public Hearings (continued)

On August 25, 2021, staff presented draft findings for denial of the project which stated that:

- the project is inconsistent with Sections 7013(3)(b)(3) and (4) of the Subdivision Regulations because the site is not physically suitable for the proposed type and density of development due to landslide activity on the parcel; and,
- the project is inconsistent with Sections 4290 and 4291 of the Public Resources Code for a subdivision on land located in a state responsibility area or a very high fire hazard severity zone, as the subdivision would create parcels that would not be able to adequately maintain fuel loads and provide adequate defensible space.



## **Prior Public Hearings (continued)**

The Planning Commission unanimously adopted the proposed findings, and added an additional finding for denial:

That the layout of the proposed 3 new lots is inconsistent with Hazards to Public Safety Criteria contained in Section 6324.6 of the Resource Management Zoning District Regulations.

This Section requires reasonable and appropriate setbacks from hazardous areas, among other things.



# 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.

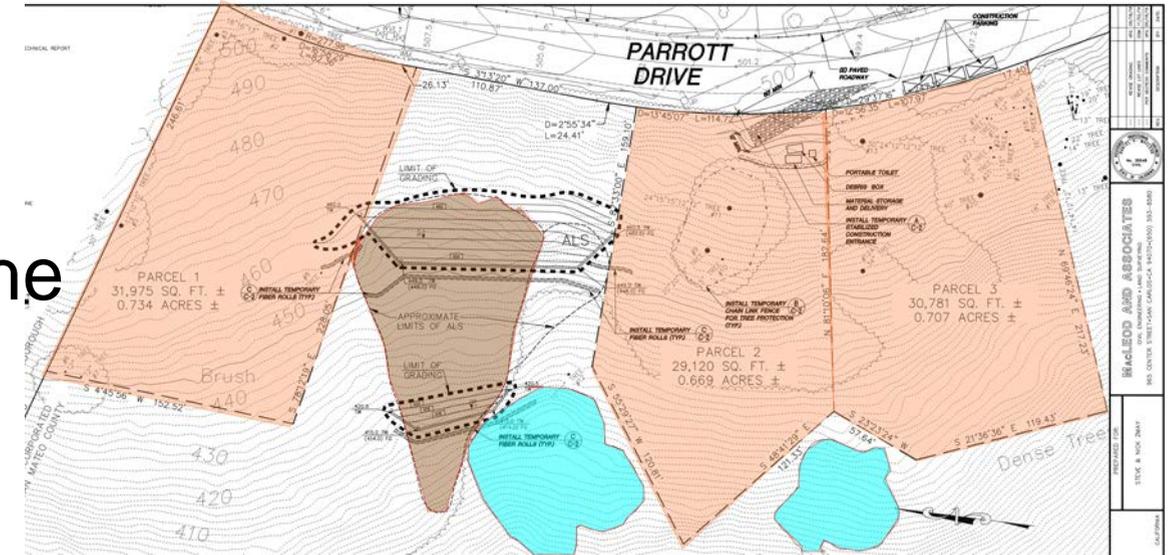


## Geology and Soils

The project has been designed to minimize exposure to areas which have encountered landslide activity and known wetland areas on the site.

No residential development footprints are in landslide active areas or wetlands.

Geotechnical evaluation (and peer review) of the site have determined that the landslides can be remediated and, with the implementation of geotechnical recommendations, residences could be constructed on Parcels 1-3.





## Utilities

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New residential development will be served by Crystal Springs County Sanitation District. The District's has stated that it can serve 3 new residential parcels.

As a condition of service by the District, realignment and rehabilitation to an approximately 203 linear foot portion of the Billy Goat Hill sewer line is required to offset the development's effect on the District system by reducing wet weather inflow and infiltration from the District.



## **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.



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## ITEM # 1

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