



County of San Mateo

Inter-Departmental Correspondence

Department: PUBLIC WORKS

File #: 20-826

Board Meeting Date: 10/20/2020

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: James C. Porter, Department of Public Works
Subject: Acceptance of the Final Map for Wika Ranch Subdivision

RECOMMENDATION:

Adopt a resolution:

- A) Approving the Final Map for Subdivision PLN2011-00044; and
- B) Directing the Clerk of the Board to execute the appropriate certificate on the Final Maps and cause the Final Maps to be recorded with the San Mateo County Recorder.

BACKGROUND:

Jefferson 10 Investors, LP, a California Limited Partnership and Edenbridge Land and Cattle LLC, a California Limited Partnership (Developer) has applied for a Major Subdivision, Grading Permit, Lot Line Adjustment, and Street Name Assignment. As such, the developer would subdivide a 3.88-acre lot into nine new parcels at the former horse ranch located at 4057 Jefferson Avenue in unincorporated Emerald Lake Hills in San Mateo County.

The project involves approximately 9,887 cubic yards of grading to provide for the addition of a new cul-de-sac (private street), and pads for nine new single-family homes. The project also involves a Lot Line Adjustment to acquire 6,312 square feet from the adjacent parcel (APN 068-211-020). All existing structures will be demolished. Site improvements will include new underground water, sewer, gas, communications, and storm drain lines. The work also includes preserving the existing stream channel (Arroyo Ojo de Agua), including a large willow thicket. A portion of the willow thicket will be removed and the streambed upstream of the willow thicket will be enhanced with new willow and indigenous riparian trees, shrubs, and ground cover planting. Sixty-three trees (61 are protected) will be removed and replaced with primarily with indigenous trees.

The site is surrounded by single-family residences in the unincorporated community of Emerald Lake Hills and is within the Redwood City's sphere of influence, which includes areas under the jurisdiction

of San Mateo County that may be provided municipal services by the City of Redwood City.

DISCUSSION:

The Developer has submitted the Final Map for the project. The Final Map has been reviewed by staff, which has determined that it is in conformance with applicable State statutes.

The County and Developer entered into a Street Improvement Agreement under which the Developer commits to completing certain subdivision street improvements for the project.

The Developer will be required to obtain encroachment permits from the Department of Public Works for any work in the right-of-way. The current cost estimate and corresponding securities will be adequate to cover the costs of design, permitting, and construction of these facilities. However, they will be required to cover the actual costs for design reviews and inspections provided by the Department of Public Works.

FISCAL IMPACT:

The County has no financial obligation as a result of this agreement.

ATTACHMENTS:

Attachment A- Final Map for Wika Ranch Subdivision