

David Petrovich

From: Patrick Sweetland <psweetland@dalycity.org>
Sent: Wednesday, April 27, 2016 8:02 AM
To: David Petrovich; 'dpetrovich@smsgov.org'
Subject: Subdivision Ordinance Update

Mr. Petrovich: I am responding to Joe LaClair's April 21 correspondence announcing the update of the County's Subdivision Ordinance sent to the North San Mateo County Sanitation District. I am confirming I will be our agency's contract person and provide the following:

1. Patrick Sweetland, North San Mateo County Sanitation District, 153 Lake Merced Blvd., Daly City, 94015, (650) 991-8200, psweetland@dalycity.org
2. Email contact is fine.
3. The only issue to be addressed would be any significant changes to designated land use and pending project updates within County's jurisdiction in Broadmoor that could impact anticipated wastewater flow volume or discharge strength. Might be others but for now best to put that out for consideration.

Please let me know if additional information is required.

Thank you.

Patrick Sweetland, Director
Department of Water and Wastewater Resources

David Petrovich

From: Richard Collyer <rcollyer@rsqrdc.us>
Sent: Friday, April 29, 2016 6:54 AM
To: David Petrovich
Subject: San Mateo County Subdivision Ordinance Update

Mr Petrovich,

Yesterday I received a letter about the upcoming changes to the subdivision ordinance. I am interested in knowing more about the plans and expectations.

Below is my contact information. My preferred method is my email address.

My primary interests are:

- 1) Maintain the Menlo Oaks District minimum property size
- 2) Make violations of building code very significant (currently developers find the fines to be so minor that they are happy to violate the laws)

Richard Collyer
MODA President & Editor & WebMaster
441 Arlington Way
Menlo Park, CA 94025
(650) 327-2806 (home)
rcollyer@rsqrdc.us

David Petrovich

From: Rocque Yballa <ryballa@ccfd.org>
Sent: Wednesday, May 04, 2016 10:31 AM
To: David Petrovich
Cc: Christine Reed; John Kammeyer; Joe LaClair
Subject: SAN MATEO COUNTY SUBDIVISION ORDINANCE UPDATE
Attachments: CCFD Engine Turning Radius #1.pdf; CCFD Truck Turning Radius Existing.pdf

Mr. Petrovich,

The Central County Fire Department is in receipt of the correspondence that was made by Joe LaClair, Planning Services Manager to Fire Chief John Kammeyer on April 26th, 2016. Chief Kammeyer has asked that my Division be point on all projects with overlapping responsibilities between our respective organizations.

To your request:

- Please see my contact information and the end of this email. Since our department ensures continuity in our processes - it may be best that you address items simply as Fire Prevention rather than by my name. This will ensure that items will be addressed in a timely manner regardless of my physical presence (ie: vacation, training, sick, etc.).
- We would prefer hard copies of items for review or comment. If you would like formalized responses in an electronic format, please follow-up with electronic comment sheets and we will provide any comments electronically. Otherwise, I will send you hard copies back.
- The following issues are concerns that we may have:
 - Proposed lots take into consideration fire & life safety conditions associated with a Wildland-Urban Interface.
 - Large parcel and flag lot parcel designs recognize our responding apparatus capabilities and a 16% maximum slope, 5% transitions slopes for the first and last 15 feet, our turn around capabilities. Please see attached turn radius. Engine for driveways and Trucks for cul-de-sacs.
 - Fire Flow requirements and hydrant spacing per International Fire Code.
 - Landscape requirements consistent with Wildland-Urban Interface requirements are maintained.
 - At least two apparatus ingress/egress per subdivisions.

If you have any specific questions, please do not hesitate to contact me directly.

Sincerely,

Rocque Yballa

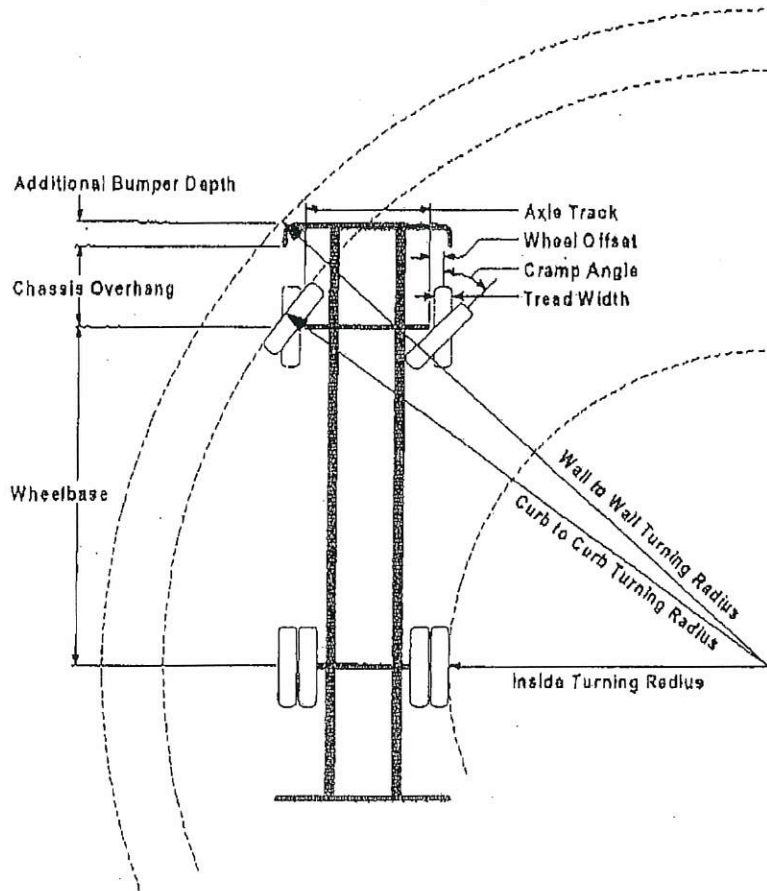
Rocque J. Yballa, Division Chief/Fire Marshal
Preparedness & Prevention Division
Central County Fire Department
1399 Rollins Road
Burlingame, CA 94010
(650) 558-7618 Office

(650) 344-9950 Fax
ryballa@ccfd.org



Turning Performance Analysis

3/31/2003



Parameters:

Inside Cramp Angle:	33.00 °
Axle Track:	83.11 in.
Wheel Offset:	5.25 in.
Tread Width:	17.40 in.
Chassis Overhang:	66.02 in.
Additional Bumper Depth:	7.00 in.
Wheelbase:	252.50 in.

Calculated Turning Radll:

Inside Turn:	31 ft. 3 in.
Curb to Curb:	45 ft. 9 in.
Wall to Wall:	48 ft. 9 in.

Comments:

Aerial Application
For Job number E9051

Components	PRIDE #	Description
Front Axle	0000295	Axle, Front, Meritor FL-941, 21,000 lb
Front Tires	0052978	Tires, Goodyear, 425/65R22.50 20 ply G286 tread
Chassis	0060020	Dash-Side Door Chassis, Gilder, For (Refurb Only)
Front Bumper	0002230	Bumper, Non-extended (Gliders)
Aerial Device	0026900	Aerial, 105' Heavy Duty Ladder

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.
Curb to Curb turning radius calculated for a 9.00 inch curb.
Reduce turning radius by 33% if vehicle is equipped with all-wheel steer

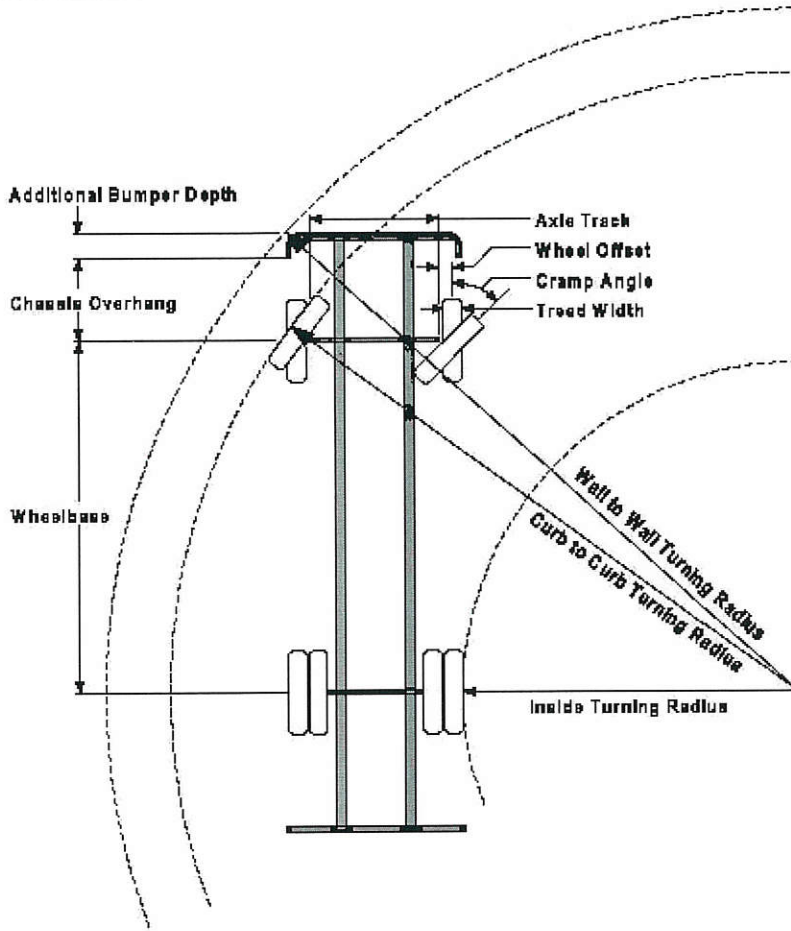


Turning Performance Analysis

2/27/2014

Bid Number: BURLINGAME FIRE DEPARTMENT
Department: 4240

Chassis: Dash-2000 Chassis
Body: Pumper, Med, Galv, 2nd Gen



Parameters:

Inside Cramp Angle:	45°
Axle Track:	84.42 in.
Wheel Offset:	4.68 in.
Tread Width:	15.60 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	16.00 in.
Front Overhang:	81.99 in.
Wheelbase:	188.50 in.

Calculated Turning Radii:

Inside Turn:	14 ft. 8 in.
Curb to Curb:	28 ft. 8 in.
Wall to Wall:	32 ft. 9 in.

Comments:

12584

Components	PRIDE #	Description
Wheels, Front	0019611	Wheels, Frt, Alum, Alcoa, 22.50" x 12.25" (425/ & 385/)
Axle, Front, Custom	0025725	Axle, Front, Meritor FL-943, 18,740 lb, w/o assist, DLX/Enf/AXT
Bumpers	0012244	Bumper, 16" extended - Sab/CC
Tires, Front	0001611	Tires, Michelin, 385/65R22.50 18 ply XZY tread (use #0078243)

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.



Turning Performance Analysis

2/27/2014

Bid Number: BURLINGAME FIRE DEPARTMENT
Department: 4240

Chassis: Dash-2000 Chassis
Body: Pumper, Med, Galv, 2nd Gen

Definitions:

Inside Cramp Angle	Maximum turning angle of the front inside tire.
Axle Track	King-pin to king-pin distance of the front axle.
Wheel Offset	Offset from the center-line of the wheel to the king-pin.
Tread Width	Width of the tire tread.
Chassis Overhang bumper depth.	Distance from the center-line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Depth	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicle's front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle inside of which the vehicle's tires can turn. This measurement assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle inside of which the entire vehicle can turn. This measurement takes into account any front overhang due to the chassis, bumper extensions and/or aerial devices.

David Petrovich

From: Lennie Roberts <lennie@darwin.ptvy.ca.us>
Sent: Thursday, May 05, 2016 7:48 PM
To: David Petrovich; Joe LaClair
Cc: Alice Kaufman; Julie Hutcheson; Justyne Schnupp; Megan Medeiros
Subject: Subdivision Regulations
Attachments: CGF SMC Planning Sub.Regis.Update.docx

Hi David and Joe,

Please see attached my letter on behalf of Committee for Green Foothills re; proposed revisions to the SMC Subdivision Regulations.

Best,

Lennie



May 5, 2016

David Petrovich, Project Planner
Joe LaClair, Planning Services Manager
San Mateo County Planning
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: San Mateo County Subdivision Ordinance Update

Dear David and Joe,

Thank you for sending me the April 27, 2016 announcement regarding the County's comprehensive update of the 1992 Subdivision Ordinance. I didn't receive the letter right away, as it went to our office in Palo Alto, so apologies for not replying sooner.

I have been looking forward to this update for quite a while! The list of goals identified is missing some important revisions that have come up during hearings on some recent controversial subdivision proposals. These include:

1. Clarify that portions of parcels that are comprised of steep hillsides/landslide areas/other hazardous areas, rivers, or creeks may not be included in the calculation of lot area for subdivision purposes. This issue arose from a subdivision in Stanford Weekend Acres, where the property owner was able to subdivide a parcel that extended across San Francisquito Creek, over the objections of neighbors. The fact that the lot was partially within the creek was used as a reason to apply an exception to the Regulations per Section 7020-2-K. Instead of a modest single family residence and cottage in the back, he was able to build two very large homes that were very much out of character with the neighborhood, and which he immediately sold for an enormous profit. Unbuildable and/or hazardous areas within a property should not be used as a means to subdivide. The exception provision in Section 7020-2-K should also be deleted.
2. There should be new provisions in the ordinance that require identification of sensitive habitats (such as wetlands, riparian areas, and heritage or significant native trees) and mapping on the proposed subdivision map. If there are identified environmentally sensitive areas on the property, the Tentative Map should indicate the location of all future development, including the development envelope which includes the proposed house site(s), driveway/turnarounds, septic system leach fields, etc. In order to assure protection of environmentally sensitive areas, the Tentative Map should include restrictions on land clearing, grading, tree removal, etc. outside of the identified development envelope. CGF is seeing more and more situations where a property owner/developer will assure neighbors or CGF that "no trees will be removed" at the subdivision stage, but these assurances don't have any force and effect unless made a condition of subdivision approval.

3. Fire protection/defensible space is an issue that has come up recently during the revision to the Subdivision Ordinance regarding depth of lot. Many of the urban unincorporated communities on the Bayside have steep, fire prone and difficult to access areas. Woodside Fire Protection District has expressed concerns about adequate access and the need to provide adequate space for protection of homes from wildfires while at the same time preserving significant or heritage trees particularly in the wildland/urban interface zone. Please be sure that Denise Enea of Woodside Fire is involved in this Subdivision Ordinance Update.

Please use my home-office address for any written correspondence, email is also fine. See below for contact info.

Thanks again for enlisting our comments at this early stage, and CGF looks forward to working with you and other interested members of the public on this important Update.

Sincerely,



Lennie Roberts, Legislative Advocate
Committee for Green Foothills

Home/Office Address: 339 La Cuesta, Portola Valley, CA 94028
Email: Lennie@darwin.ptvy.ca.us
Phone: 650-854-0449

David Petrovich

From: Lisa Ketcham <lisa.ketcham@comcast.net>
Sent: Wednesday, June 08, 2016 10:07 PM
To: David Petrovich; Joe LaClair
Cc: Elizabeth Dallman; Chris Johnson
Subject: Subdivision Regulations Update - MCC input
Attachments: 2016-06-08-SubdivOrd-issues-MCC.pdf

Hi Joe and David,
Attached are formalized MCC comments approved this evening on the Subdivision Regs update.
Thanks,
Lisa

Lisa Ketcham, Vice Chair
Midcoast Community Council

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Chris Johnson **Lisa Ketcham** **Dan Haggerty** **Erin Deinzer** **Dave Olson** **Laura Stein** **Claire Toutant**
Chair Vice-Chair Secretary Treasurer

Date: June 8, 2016

To: Joe LaClair, Planning Manager
David Petrovich, Planning Staff

From: Midcoast Community Council/ Chris Johnson, Chair

Subject: **Subdivision Regulations Update – MCC input on content & process**

Thank you for the presentation and Q&A at the May 25 MCC meeting, and the staff report detailing the process and content issues identified by staff to be addressed in the comprehensive Subdivision Regulations update expected to be complete in March 2017.

Specific issues raised during our discussion were:

1. Lot coverage calculation should not include hazardous or under-water areas.
2. Location and boundaries of all hazards and sensitive habitat restricting development should be included on the subdivision map.
3. Certificates of Compliance Type B process for approval in the coastal zone should include analyzing and recording of development constraints and require maximizing consistency with LCP resource protection policies.
4. Building permits issued under Midcoast growth rate limits should be addressed, such that no single subdivision is allowed to take all 40 permits in a year.
5. Traffic mitigation fees should include calculation of impact costs over the life of the subdivision.
6. Flag lots are recognized as bad planning and creation of new ones should be avoided.
7. Shared wells should not be allowed.

Key programs you will be working on concurrently were also discussed at the meeting:

Substandard Lot Merger Program should move forward directly with mandatory merger, due to the long delay since adoption in 2006 and the weak provisions of voluntary merger. LCP buildout numbers already assume the corresponding reduction in buildable lots. Delay and circumvention thus increase unsustainable residential buildout numbers. Direct staff not to advise applicants how to circumvent the requirement.

Lot Retirement Program: Stop allowing subdivisions in the Midcoast until coupled with at least 1:1 lot retirement due to existing traffic conditions, cumulative impacts, and the Connect the Coastside conclusion that the transportation system can't accommodate buildout. Retired donor sites should be legal, developable, residentially-zoned lots to ensure no net increase in residential buildout.

David Petrovich

From: Mike Williams <mwilliams@openspace.org>
Sent: Monday, June 20, 2016 5:29 PM
To: David Petrovich; Joe LaClair
Cc: Ana Ruiz; ElishRyan; Jane Mark
Subject: Subdivision Ordinance
Attachments: MROSD Subdivision Ordinance Comment Letter Final 06-20-16.pdf; 2012.04.02 Conditional Approval of LLA - Gallaway.pdf; 2011.04.20 Conditional Approval of LLA - UC Elkus.pdf

Joe and David

Please find attached the Open Space District letter and attachment relating to County's Subdivision Ordinance Update.

Regards,

Mike



Michael Williams
Real Property Manager
mwilliams@openspace.org
Midpeninsula Regional Open Space District
330 Distel Circle, Los Altos, CA 94022
P: (650) 691-1200 - F: (650) 691-0485



Regional
OpenSpace

Midpeninsula Regional Open Space District

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June 20, 2016

Joe LaClair, Planning Services Manager
David Petrovich, AICP
County of San Mateo, Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Subject: San Mateo County Subdivision Ordinance Update

Joe and David:

Thank you for meeting with District staff to discuss the County's process and timeline to update the Subdivision Ordinance. As a local public agency, we support the County's efforts to update the Ordinance to better implement the County General Plan. We appreciate the County's interest in streamlining this ordinance, especially in the area of Parcel Mergers and Lot Line Adjustments.

Section 7126 – Requirements for Lot Line Adjustments:

The ability to execute parcel mergers or lot line adjustments allows the District to effectively work with willing sellers and our non-profit partners to achieve publically beneficial open space preservation, secure regional trail routes, preserve critical habitat, and support agricultural lands conservation. The two most recent lot line adjustments for such purposes that the District has completed are:

1. UC Elkus/POST (Lobitos Creek) properties, located on Purisima Creek Road, where Approval of Lot Lien Adjustment was recorded on September 6, 2011 (Doc #2011-101215). (See attached Conditional Approval of Lot Line Adjustment letter from the County dated 4-20-11). Because of this successful lot line adjustment, the District was able to secure adequate lands to implement a segment of the Purisima-to-the-Sea Trail, provide generous setbacks between the proposed trail and active agriculture, and preserve riparian habitat.
2. Gallaway Trust Property, located on Native Sons Road in the Kings Mountain area of Woodside, where, Approval of Lot Line Adjustment was recorded August 2, 2012 (Doc# 20112-109542) on an undeveloped portion of the Gallaway Trust property (See attached Conditional Approval of Lot Line Adjustment letter from the County dated 4-2-12). Because of this transaction, the District was able to provide connectivity between the El Corte de Madera and an old growth redwood forest on lands purchased by Sempervirens Fund, provide for future trail corridor and expand protection of the headwaters of Tunitas Creek on a parcel of land that may otherwise have been subject to further private development.

For the UC Elkus/Lobitos Creek LLA, the District obtained a Coastal Development Exemption relying on the County's Zoning Regulations Section 6328.5, Exemptions, which states "The projects listed below shall be exempt from the requirement for a Coastal Development Permit...

- (i) Lot Line Adjustments not resulting in an increase in the number of lots.
- (I) Land division brought about in connection with the purchase of land by a public agency for public recreational use."

In addition, a PAD permit was not required because the project did not constitute a land division, involve development and preserved existing agricultural uses.

A similar finding was made for the Galloway Trust LLA.

However, because of the current language in the Subdivision Ordinance, considerable District time and staff effort was devoted to responding to inquiries as to the preservation of development potential of the end-resulting parcels, requiring additional staff time of both the County and the District and the Planning Director's extended review.

Because the District in most cases is not changing land uses, preserving working lands including those that include agriculture, timber harvesting, and livestock grazing, protecting creeks, ponds, water resources, and spawning habitat, the County should consider streamlining criteria identified in Section 7126 of the Subdivision Ordinance for review of lot line adjustments when the subject lands are to be retained for public access and open space purposes in compliance with the County's General Plan. Because the District is purchasing reconfigured parcels to preserve as public open space lands, it may not be necessary in such cases to review applications under the same criteria that seek to preserve development suitability and may not need to require improvements necessary for development such as new road, utilities etc...

Section 7125 (3) Special Requirements: The District also recommends that Section 7125 (3) also be revised so that when Lot Line Adjustments on lands exceeding 20% slope are submitted by the District and the intent of the Lot Line Adjustment is to preserve open space, that such an action would be considered Categorically Exempt and collection of Negative Declaration Fees would not be required.

Environmental Subdivisions: We ask the County to also consider revising the Subdivision Ordinance to include a section on "Environmental Subdivisions" pursuant to the provisions allowed in the Subdivision Map Act's Section 66418.2 for situations where such actions may be beneficial.

The District appreciates the County's goals to continue to update application processes and provide background materials and planning information on-line as part of the Subdivision Ordinance Update.

As the County revises the Subdivision Ordinance, the County may want to consider including or referencing some of these findings that we have provided. We look forward to working with the County as this process and timeline moves forward.

Sincerely,



Michael Williams
Real Property Manager

cc: Ana Ruiz, AICP, Assistant General Manager
Jane Mark, AICP, Planning Manager
Elish Ryan, Real Property Planner III

attachments