

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: September 25, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a request by the San Mateo County Real Property Services Division to determine, pursuant to California Government Code Section 65402, if the County's proposed vacation of a 10-foot-wide utility easement traversing a County-owned parcel bordered by Linwood Way in unincorporated Woodside, San Mateo County, conforms to the County's General Plan.

County File Number: PLN 2019-00356

PROPOSAL

The Real Property Services Division (Real Property) is requesting, pursuant to Government Code Section 65402, that the County determine whether vacation of an unused public utility easement in unincorporated Woodside conforms to the County General Plan. The easement, which traverses one County-owned parcel in Woodside that was recently redeveloped with a new County-owned fire station, does not currently contain any public utilities and is not maintained or needed in the future by the County or other utility providers.

RECOMMENDATION

That the Planning Commission find, by making the findings in Attachment A, that the proposed vacation conforms to the County's General Plan.

BACKGROUND

Report Prepared By: Joe LaClair, Planning Manager

Applicant: San Mateo County Real Property Division

Owner: The easement and the underlying property are owned by San Mateo County.

Location: 17290 Skyline Boulevard Unincorporated Woodside, bordered by Linwood Way (See Attachment B).

APN: 075-094-010

Size: The easement is approximately 10 feet wide, and approximately 436 feet long

Existing Zoning: R-1/S-10, One Family Residential

General Plan Designation: Low Density Residential Rural

Sphere-of-Influence: Town of Woodside

Existing Land Use: Fire Station

Water Supply: The water provider at this site is California Water Service Bear Gulch, but no water lines are located in the utility easement, and none are needed in the future.

Sewage Disposal: Onsite Septic System and the easement is not used for septic.

Flood Zone: N/A

Environmental Evaluation: A determination that the proposed vacation conforms to the County General Plan is exempt from environmental review under the “common sense exemption” that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment (CEQA Guidelines Section 15061(b)(3)). Any future action on the subject property would be subject to applicable CEQA requirements.

Setting: The parcel containing the easement is developed with a fire station and is adjacent to Alice’s restaurant to the south, and to the west and north adjoins single-family low-density residential development.

DISCUSSION

A. KEY ISSUES

1. Conformance with San Mateo County General Plan

General Plan Policy 12.17, Vacation of County Streets and Easements, states:

“In reviewing requests for sale, vacation, or abandonment of County streets, rights-of-way, or easements, consider the following: (a) whether access is available to existing parcels and developed areas adjacent to the subject area, or possible future development based on adopted area plans; (b) whether the area to be vacated is not required for public transit use based on adopted plans; and (c) whether the area to be vacated is not suitable for non-motorized use.”

The proposed vacation conforms to all of these considerations. The area is fully developed, adjacent public rights-of-way, including Skyline Boulevard and Lindwood and Blakewood Ways, provide access to all parcels, and the existing easement was never intended to provide such access. Similarly, the easement is not required for transit, because adjacent rights-of-way provide sufficient access, and the easement is not suitable for transit use. The easement is also entirely unsuitable for non-motorized use, because the parallel Caltrans owned Skyline Boulevard right-of-way is 100 feet wide and currently developed with a 22-foot wide paved roadway.

Sufficient width exists in this right-of-way to accommodate active transportation uses, including bicycle lanes, sidewalks or potentially a separated bicycle pedestrian facility. The Caltrans right-of-way is a superior and more suitable location for such modes, given the currently high cycling use within the area on Skyline Boulevard and nearby Highway 84, and the commercial businesses on Skyline Boulevard, which generate pedestrian activity.

The proposed easement vacation will cause full ownership of the easement to remain with the County as owner of the underlying parcel. The existing General Plan land use designation for the former easement areas, as well as the existing zoning, would persist, and all development would continue be regulated by these designations. In addition to conformity with General Plan Policy 12.17, the proposed vacation does not contradict any other policies of the County's General Plan.

B. ALTERNATIVES

The only alternative to the project is for County Real Property Division to retain ownership of the easement. Because the necessary utilities for the area are already provided in the adjacent road right-of-way, such retention serves no public purpose.

C. ENVIRONMENTAL REVIEW

A determination that the proposed acquisition of property conforms to the County General Plan is exempt from environmental review under the "common sense exemption" that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment (CEQA Guidelines Section 15061(b)(3)). Any future action on the subject property would be subject to applicable CEQA requirements.

D. REVIEWING AGENCIES

County Counsel, Real Property

FISCAL IMPACT

The project does not have any direct fiscal impact to the County.

ATTACHMENTS

- A. Recommended Finding
- B. Legal Description of Easement/Plat Map

JEL:cmc – JELDD0470_WCU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDING

Permit or Project File Number: PLN 2019-00356 Hearing Date: September 25, 2019

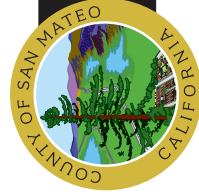
Prepared By: Joe LaClair
Planner Manager

For Adoption By: Planning Commission

RECOMMENDED FINDING

Find that the proposed vacation of the public utilities easement in unincorporated Skylonda, along Skyline Boulevard as shown on the attached map, conforms to the County's General Plan.

JEL:cmc – JELDD0470_WCU.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

LEGAL DESCRIPTION
10' Wide Easement to Be Vacated

A 10-foot-wide strip of land over a portion of the Map of Sky-L'onda Map No. 5, recorded September 19, 1933, in Book 20 of Maps at Page 21, Official Records of San Mateo County California more particularly described as follows:

Beginning at the most northerly corner of Lot 6 of said map:

Thence South 35°17'24" East 253.30 feet along the northeasterly lines of Lots 6, 5, 4, and 3 of said map to the most easterly corner of said Lot 3;

Thence South 32°23'25" East 182.40 feet along the northerly lines of Lots 2 and 1 of said map to the most easterly point of said Lot 1;

Thence North 79°28'30" West 13.65 feet to a line parallel with and 10 feet southwesterly of the northeasterly line of said Lot 1 as measure perpendicular thereto;

Thence North 32°23'25" West 172.85 feet along said parallel line to a line parallel with and 10 feet southwesterly of the northeasterly line of said Lots 3, 4, 5, and 6 as measure perpendicular thereto;

Thence North 35°17'24" West 251.44 feet along said parallel line to the northwesterly line of said Lot 6;

Thence N 44°27'02" East 10.16 feet to the Point of Beginning.

Said parcel contains 4,301 square feet (0.10 acres).

A plat, entitled "**EXHIBIT 'B' – Plat of Legal Description**", depicting this description is attached herewith and made a part hereof. This description is not valid without the plat.

End of Description

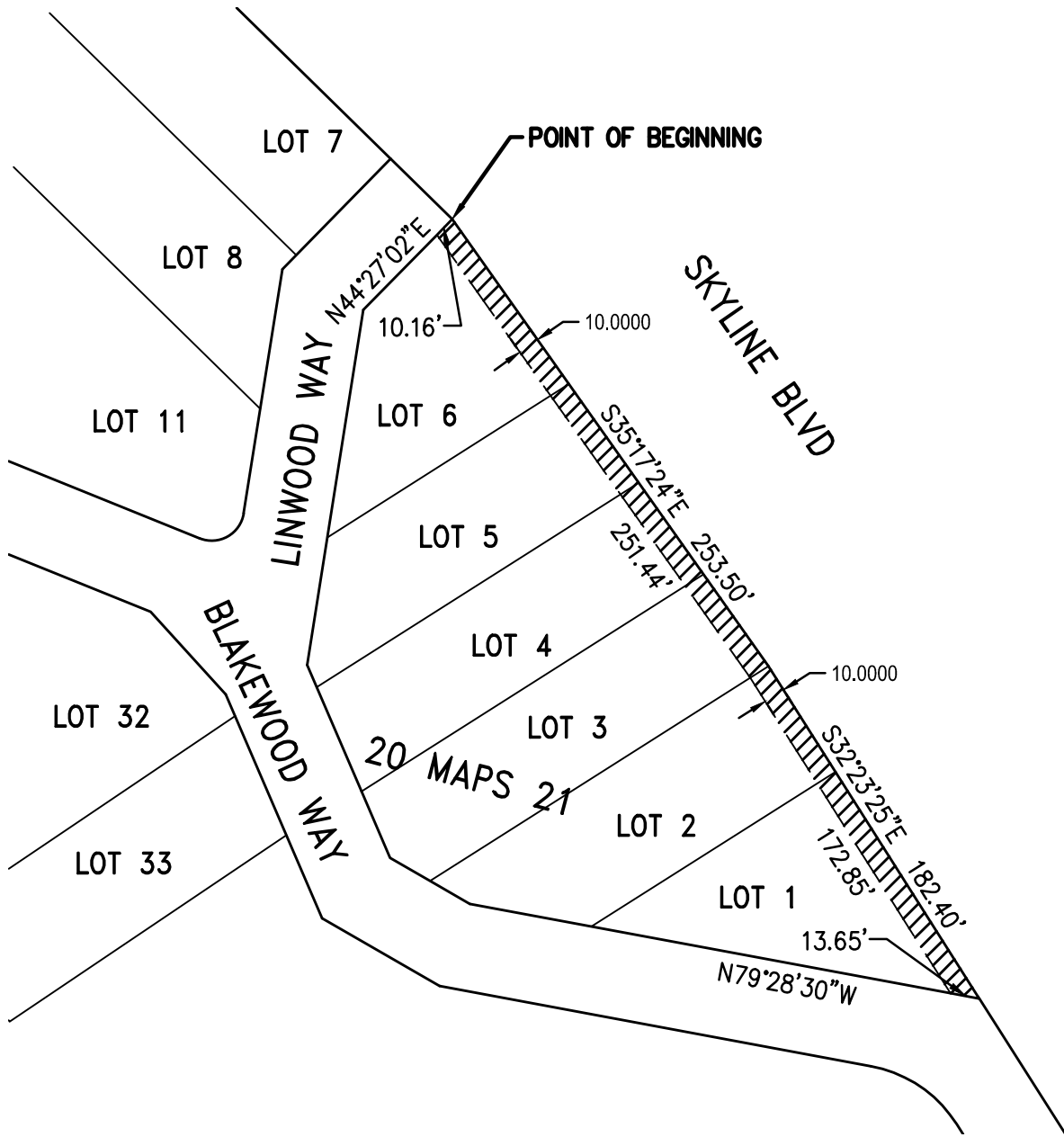
This description was written by me or under my direction in December of 2018 in accordance with the Professional Land Surveyors' Act, §8700 et. Seq. of the California Business and Professions Code.



D. Ian Wilson, PLS
San Mateo County Surveyor



EXHIBIT 'B'
Plat of Legal Description

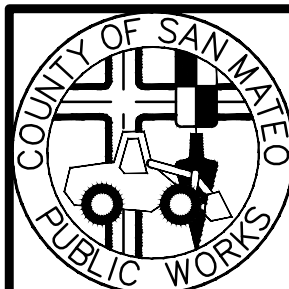


D. Ian Wilson



SCALE
1" = 80'

SHEET 1 OF 1



JAMES C. PORTER
DIRECTOR OF PUBLIC WORKS
SAN MATEO COUNTY

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SHEET 2 OF 2