

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

DATE: March 23, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a request by the San Mateo County Real Property Division (Real Property) to determine if San Mateo County's proposed vacation of a small public street easement adjacent to 152 Ramona Road in Los Trancos Woods (unincorporated Portola Valley) conforms to the San Mateo County General Plan.

County File Number: PLN 2016-00089
(San Mateo County Real Property Division)

PROPOSAL

The County Real Property Division is requesting, pursuant to Government Code Section 65402, determination of whether vacation of an approximate 1,700 sq. ft. public right-of-way easement on private property along the north side of Ramona Road, adjacent to 152 Ramona Road in Los Trancos Woods, conforms to the County General Plan. The easement is not used, and is not maintained by the County.

RECOMMENDATION

That the Planning Commission find, by making the finding listed in Attachment A, that the proposed vacation conforms to the applicable policies of the County General Plan.

BACKGROUND

Report Prepared By: William Gibson

Appellant: N/A

Applicant: San Mateo County Real Property Division

Owner: Harrysson, Iliana

Location: 152 Ramona Road, Portola Valley, CA 94028

APN: 080-101-050

Size: Approximately 1,700 square feet

Existing Zoning: R-1/S-83

General Plan Designation: Low Density Residential

Sphere-of-Influence: Portola Valley

Existing Land Use: Single-Family Residential

Water Supply: Los Trancos County Water District

Sewage Disposal: West Bay Sanitary District

Flood Zone: Zone X, FEMA Panel 06081C0402E

Environmental Evaluation: General Plan Conformity analysis is not a project, per CEQA Guidelines Section 15378.

Setting: The area of the subject property is characterized by low intensity single-family development, with well-developed suburban tree cover.

DISCUSSION

A. KEY ISSUES

1. As required by Government Code Section 65402, the San Mateo County Real Property Division, in response to a request from the owner of the subject property, has requested an analysis of whether vacation of the County's public right-of-way easement on parcel 080-101-050 conforms to the County General Plan.

The easement was, as far as can be determined, initially created as a turnaround area at the terminus of Ramona Road, which originally ended at the subject property. As Ramona Road has long since been extended, the easement is no longer needed for its original purpose, and is unnecessary for any future use of the subject property or other properties nearby. The easement is not used or maintained by the County, and the County has no intent to use it in the future.

General Plan policy 12.23, 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, and adjacent public rights-of-way, including Ramona Road, provide access to all adjacent parcels. 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 it is a discrete rectangle, approximately 1,700 sq. ft. in area, which does not connect to any other easement or other passage, and does not and cannot confer any present or future rights of public access or passage of any kind across the remainder of underlying private property, via motorized, non-motorized, or any other means of conveyance.

The vacation of the easement would entirely extinguish the County’s easement rights, and the former easement area would revert to whatever underlying property rights pertain to the area. The existing General Plan Land Use designation for the former easement area, as well as the existing zoning, would persist, and all development would continue to be regulated by these designations. In addition to conformity with General Plan Policy 12.23, the proposed vacation does not contradict any other policies of the County’s General Plan.

B. ALTERNATIVES

The alternative to the staff recommendation is to find that the vacation does not conform to the General Plan.

C. ENVIRONMENTAL REVIEW

Analysis of conformity of the vacation of the easement is not a project under the California Environmental Quality Act, and requires no review.

D. REVIEWING AGENCIES

Real Property Division
County Counsel

ATTACHMENTS

- A. Recommended Finding
- B. Project Location Map
- C. Map of Parcel and Easement

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDING

Permit or Project File Number: PLN 2016-00089

Hearing Date: March 23, 2016

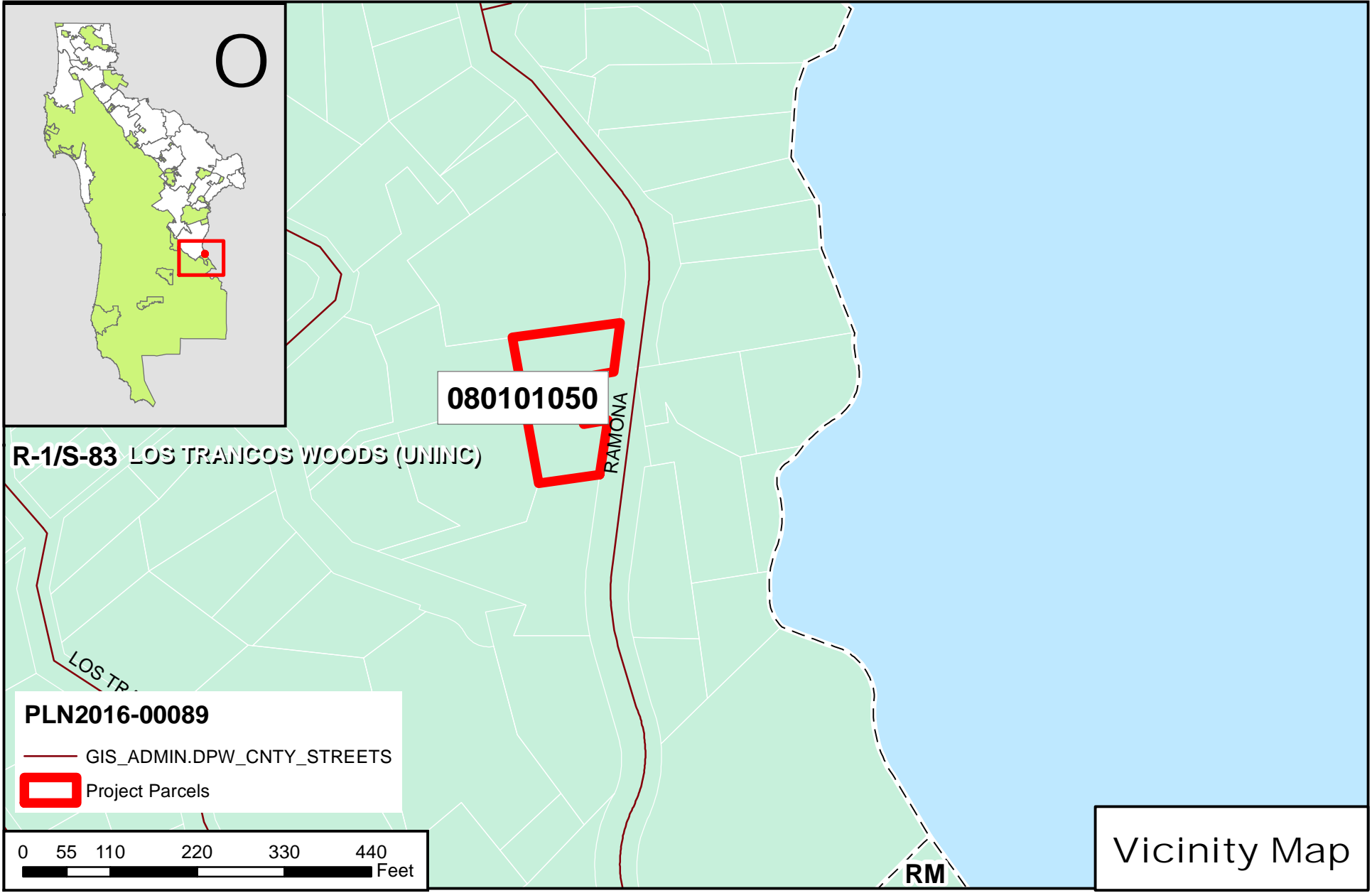
Prepared By: William Gibson
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDING

Find and determine that the proposed vacation of the right-of-way easement crossing 152 Ramona Road, APN 080-101-050, in Los Trancos Woods (unincorporated Portola Valley), as shown on the attached map, conforms to General Plan Policy 12.23, and is consistent with all other policies of the County General Plan.

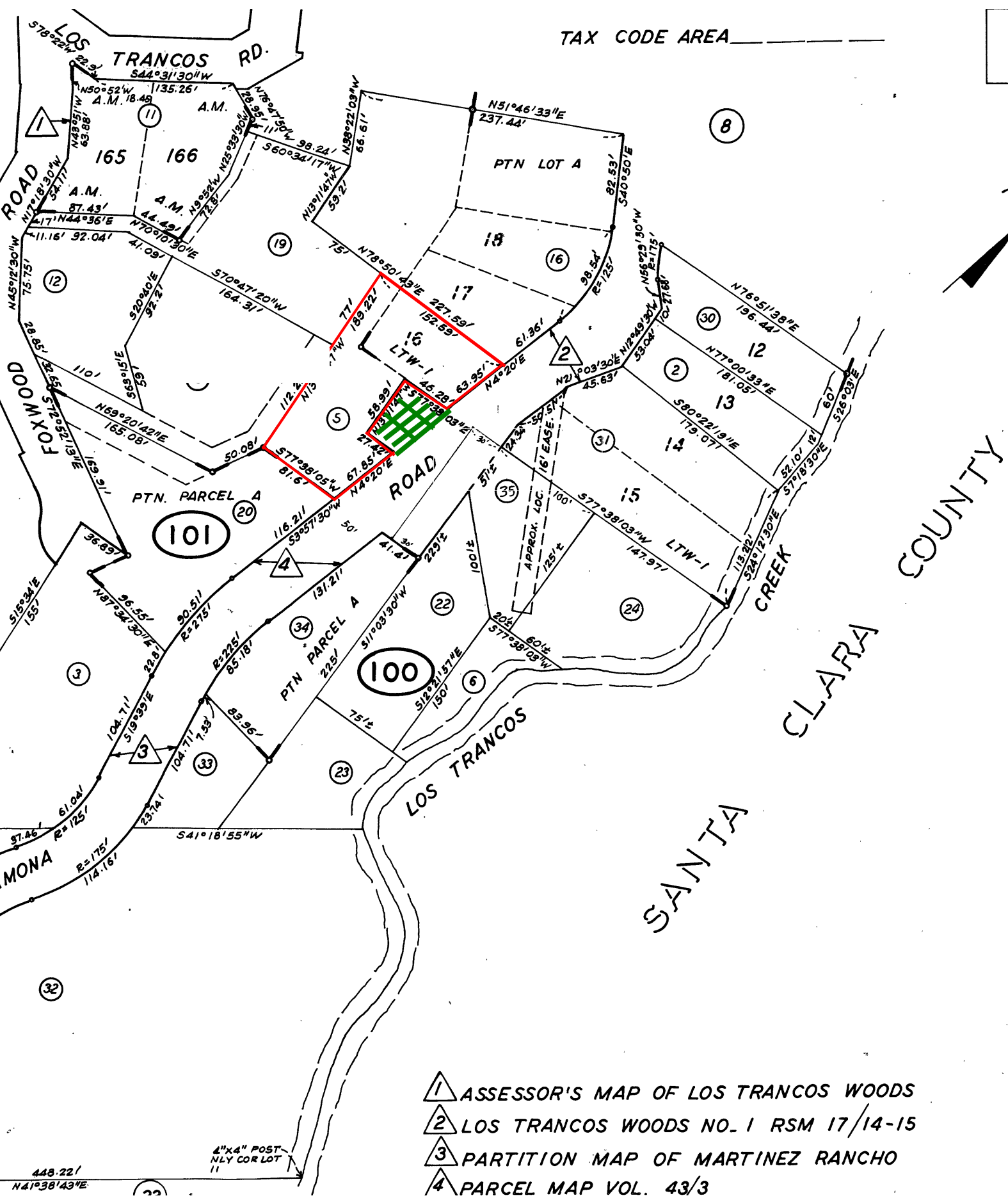
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Vicinity Map

ATTACHMENT B

TAX CODE AREA _____



- ① ASSESSOR'S MAP OF LOS TRANCOS WOODS
- ② LOS TRANCOS WOODS NO. 1 RSM 17/14-15
- ③ PARTITION MAP OF MARTINEZ RANCHO
- ④ PARCEL MAP VOL. 43/3