



**TOWN OF HILLSBOROUGH
MEMORANDUM**

To: Mayor and City Council
From: Paul Willis P.E QSD/QSP, Director of Public Works/City Engineer
Date: September 23, 2022
Re: Tobin Clark Open Space Parcels

Further Analysis was conducted within the combined 53-acre parcel(s) under Town ownership and maintenance in the Tobin Clark Area(see attachment). This area was previously documented as part of the Town-Owned Property Report dated December 2019, which is available on the Town's website.

The Town provides regular maintenance in this area to reduce fire fuel loads, as part of our Open Space Vegetation Management Plan. The Town is required to identify environmentally sensitive areas, not limited to creeks and sensitive biological resources. This past summer a licensed contractor under Town contract assisted with vegetation reduction, and preserved required habitat under the review of a certified biologist.

Some councilmembers inquired with staff about the Tobin Clark sites, and on that basis, staff opted to provide more information to the full City Council as follows:

Area 1

This is a 1.26 acre parcel that has an average slope (37%) that exceeds the design standards of a roadway, and could not be used for ingress and egress into the canyon due to its severe grade. However, fill could be imported utilizing large retaining walls, and a structure could be built. The frontage of this parcel exceeds the current minimum frontage requirement of 150'. Water and sewer utilities in this area are provided by the Town of Hillsborough, and other utility services from PG&E, cable, and telecom are available.

Area 2

This is 0.31 acre site has an average slope(29%) that exceeds the design standards for a roadway and could not be used for ingress and egress into the canyon due to its severe grade. This parcel does not meet the minimum frontage width of 150 feet, as its current frontage is only 50'. Water and sewer utilities in this area are provided by the Town of Hillsborough, and other utility services from PG&E, cable, and telecom are available.



Area 3

This area has two elevations with the upper area resulting in a 0.4 acre parcel on a slope of 8%. A large reinforced concrete pipe crosses the northern 1/3rd of this parcel which discharges the Tobin watershed towards San Mateo. The frontage exceeds 150'. Any structure considered must be clear of the storm drainage outfall, and the finished floor elevation would have to be evaluated so that its not placed below the known flood elevation of the waterway. More analysis would be required for this small parcel due to proximity of the creek and outfall. Water and sewer utilities in this area are provided by the Town of Hillsborough, and other utility services from PG&E, cable, and telecom are available.

Area 4

The upper area, just west of the College of San Mateo's student parking lot is 13.5 acres with an average slope of 17%. Access to this parcel would be exclusively from the College of San Mateo and would require San Mateo County Community College District approval. Also, the nearest water and sewer service connections would be provided by other agencies, not the Town of Hillsborough. CalWater appears to be the nearest water supplier, and sewer services likely from the City of San Mateo. Should a development consider utilizing Town utilities, overland crossing would require pipelines across the mapped waterway in excess of 1,400'. Other public utilities would have to be secured from PG&E, cable, and telecom providers.

Cc: Ann Ritzma, City Manager
Christopher Diaz, City Attorney
Lisa Natusch, City Clerk

