

RESOLUTION NO. .

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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**RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION FOR THE
GENERAL PLAN AMENDMENT, MINOR SUBDIVISION, AND GRADING PERMIT
FOR THE DEVELOPMENT OF THREE RESIDENTIAL LOTS AT 890 UPLAND ROAD
IN THE UNINCORPORATED EMERALD LAKE HILLS AREA**

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, on December 14, 2022 the applicant, Paul Goswamy, at 890 Upland Road (APN 058-272-120), in the unincorporated Emerald Lake Hills area of San Mateo County, submitted an application for a General Plan Amendment, Minor Subdivision, and Grading Permit to change the County General Plan Land Use designation from “Low Density Residential” to “Medium-Low Density Residential” to create three residential lots and construct three single-family residences; and

WHEREAS, approval of the applicant’s proposal is considered a “Project” as that term is defined under the California Environmental Quality Act (“CEQA”); and

WHEREAS, the County prepared an Initial Study and Mitigated Negative Declaration for this project, consistent with the requirements of CEQA, and determined that the project would not have a significant effect on the environment because all potential impacts of the project could be mitigated to levels below established CEQA thresholds of significance with the adoption of mitigation measures and enforcement of such measures through a Mitigation Monitoring and Reporting Program (“MMRP”); and

WHEREAS, the Initial Study and Negative Declaration was posted on October 19, 2023, and noticed and circulated for comment for 30 days in accordance with the requirements of CEQA; and

WHEREAS, where the mitigation measures of the Initial Study and Mitigated Negative Declaration have been included as conditions of approval in Attachment A of the staff report, and the conditions of approval shall serve as the MMRP for the Project; and

WHEREAS, the County Planning Commission conducted a duly noticed public hearing on November 29, 2023 and received public comment, and has recommended that this Board of Supervisors adopt the Mitigated Negative Declaration as complete, correct and adequate, and prepared in accordance with CEQA and applicable State and County guidelines; and

WHEREAS, this Board of Supervisors held a duly noticed public hearing on March 26, 2024, to consider the Mitigated Negative Declaration and the proposed Project amendments and to take public testimony; and

WHEREAS, this Board of Supervisors, in its independent judgement and analysis, has considered the Initial Study and Mitigated Negative Declaration, along with comments received, and finds on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment; and

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that:

1. The Board of Supervisors adopts the attached Mitigated Negative Declaration as complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines; and
2. The Board of Supervisors adopts the conditions of approval in Attachment A of the staff report as the Mitigation Monitoring and Reporting Program;

BE IT FURTHER RESOLVED that the resolution shall become effective immediately upon its passage and adoption.

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