

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, ZONING MAP AMENDMENT, MAJOR
SUBDIVISION, AND GRADING PERMIT FOR THE DEVELOPMENT OF SIX
TOWNHOUSES AT 1301 AND 1311 WOODSIDE ROAD IN THE UNINCORPORATED
SEQUOIA TRACT AREA**

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

WHEREAS, on July 8, 2019, the applicant, Moshe Dinar, at 1301 and 1311 Woodside Road (APNs 069-311-250 and 069-311-340), in the unincorporated Sequoia Tract area of San Mateo County, submitted an application for a General Plan Amendment, Zoning Map Amendment, Major Subdivision, and Grading Permit to rezone the subject parcel from “One-family Residential” (R-1) to “Multiple-family Residential” (R-3) and change the County General Plan Land Use designation from “Medium Density Residential” to “High Density Residential” to construct six townhouses; 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 the California Environmental Quality Act, 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”), 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 dated March 30, 2022, and the conditions of approval shall serve as the MMRP; and;

WHEREAS, the Initial Study and Negative Declaration was posted on August 11, 2021, and noticed and circulated for comment in accordance with the requirements of the California Environmental Quality Act; and

WHEREAS, the County Planning Commission conducted a duly noticed public hearing on December 8, 2021, and received public comment, and has recommended that the Board of Supervisors adopt the 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

WHEREAS, the Board of Supervisors held a duly noticed public hearing on [insert date], to consider the Mitigated Negative Declaration and the proposed amendments and to take public testimony; and

WHEREAS, the 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 dated March 30, 2022 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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