

RESOLUTION NO. _____

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

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**RESOLUTION ADOPTING THE INITIAL STUDY AND MITIGATED NEGATIVE
DECLARATION FOR THE GENERAL PLAN LAND USE MAP AMENDMENT,
ZONING MAP AMENDMENT, MINOR SUBDIVISION, AND GRADING PERMIT FOR
THE PROJECT AT 501 PALMER LANE IN THE UNINCORPORATED NORTH FAIR
OAKS AREA**

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

WHEREAS, on July 19, 2018, the applicant, Nancy Berghold submitted an application for a General Plan Map Amendment, Zoning Map Amendment, Minor Subdivision, and Grading Permit to assign a zoning designation of “One-family Residential/S-93 Combining District” (R-1/S-93) and General Plan land use designation of “Single-family Residential” to a 9,500 sq. ft. portion of the property at 501 Palmer Lane (APN 060-162-130) in the unincorporated North Fair Oaks area of San Mateo County, to support a three-lot subdivision for residential development; and

WHEREAS, the 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 July 26, 2022, and the conditions of approval shall serve as the MMRP; and

WHEREAS, the Initial Study and Mitigated Negative Declaration were posted on March 14, 2022, 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 June 22, 2022, 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 July 26, 2022, to consider the Mitigated Negative Declaration and the proposed project and to take public testimony; and

WHEREAS, the Board of Supervisors finds that the modification to Mitigation Measure 2 in the Initial Study and Mitigated Negative Declaration, changing the required size of replacement trees from 15-gallon to 24-inch box size, is equivalent or more effective in mitigating or avoiding potential significant effects and that the mitigation measure in itself will not cause any potentially significant effect on the environment; 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.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that:

1. The Board of Supervisors adopts the attached Initial Study and 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 set forth in Attachment A of the staff report dated July 26, 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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