

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *Palmer Lane Zoning Amendment, General Plan Amendment and 3-lot Subdivision*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2018-00271

OWNER: Radara LTD

APPLICANT: Nancy Berghold

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): N/A

ASSESSOR'S PARCEL NO.: 060-162-130

LOCATION: 501 Palmer Lane, North Fair Oaks

PROJECT DESCRIPTION

The applicant requests a General Plan Amendment, Zoning Amendment, Minor Subdivision, and Grading Permit to assign a zoning designation of single-family residential (R-1/S-93) and General Plan designation of Medium Density Residential, to a 9,500 sq. ft. portion (detached from the Town of Atherton) of a 34,816 sq. ft. parcel and subdivide the parcel into 3 lots:

	Proposed Parcel Size	Proposed Access
Proposed Parcel A	11,082 sq. ft.	San Benito Avenue
Proposed Parcel B	13,732 sq. ft.	Palmer Lane (existing)
Proposed Parcel C	10,002 sq. ft.	Palmer Lane

The existing single-family residence will remain on proposed Parcel B and a new two-story residence with a basement is proposed for Parcel A. A total of 470 cubic yards of grading (i.e., excavation) is proposed to accommodate the new basement for the proposed development on Parcel A. The removal of 12 trees, including 4 significant trees consisting of 1 walnut tree (12 inches dbh), 2 American elm trees (12 inches and 25 inches dbh), and 1 Mexican fan palm tree (26 inches dbh), located throughout the property is proposed, primarily on proposed Parcel A.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
 - c. Create impacts for a project which are individually limited, but cumulatively considerable.
 - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day; the use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic

and determined to be running in proper condition prior to operation.

- g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 2: All significant trees approved for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. Proposed replacement trees shall be shown on a Tree Planting Plan or Landscape Plan included in construction plans submitted for building permit review. The Plan shall include species, size, and location of all replacement trees. The Planning Division shall verify the approved plantings prior to final building inspection.

RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: March 14, 2022 – April 4, 2022

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., April 4, 2022.**

CONTACT PERSON

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Summer Burlison, Project Planner