

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: _____
Address: _____

From:

Public Agency: _____
Address: _____
_____ Contact: _____
Phone: _____

Lead Agency (if different from above): _____
Address: _____
_____ Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: _____

Project Applicant: _____

Project Location (include county): _____

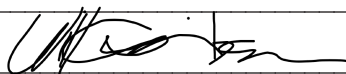
Project Description:

This is to advise that the _____ has approved the above
(Lead Agency or Responsible Agency)

described project on _____ and has made the following determinations regarding the above
(date)
described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Signature (Public Agency):  Title: _____

Date: _____ Date Received for filing at OPR: _____

Project Location

The project area is located within North Fair Oaks, an unincorporated community in San Mateo County, California, which is situated on the San Francisco Peninsula between the cities of Redwood City, Atherton, and Menlo Park. The project area is comprised of two non-contiguous subareas that are separated by a railroad right-of-way owned by Peninsula Corridor Joint Powers Board and used for freight service and Caltrain passenger rail. Of the two subareas, the northern subarea is comprised of parcels along and in the vicinity of Middlefield Road and Edison Way. The southern subarea is comprised of parcels along and in the vicinity of El Camino Real (State Highway 82) and 5th Avenue.

Project Description

The project would result in changes to the County's Zoning Regulations, which include physical standards, allowable activities, and development procedures, and potentially changes to the County's General Plan Land Use maps, which specify the basic uses and densities appropriate to various unincorporated areas. These changes would apply to parcels when new buildings and/or site improvements are being considered. Goals for the project include:

1. Adopt more effective zoning by revising provisions that are difficult to administer and/or implement, replacing provisions necessitating subjective interpretation with objective standards, refining development application and review procedures, and incorporating professional practices that better promote North Fair Oaks Community Plan policies.
2. Increase capacity for housing in the project area by modifying General Plan designations and zoning standards to potentially allow taller buildings, greater density, reduced building setbacks, modified parking requirements, and/or other strategies, while simultaneously protecting and expanding equitable access to opportunities, community livability, and desirable aspects of community character.