

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Cordilleras Road Major Subdivision

Lead Agency: San Mateo County- Planning and Building Department

Contact Name: Samuel Becker

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Project Location: Emerald Lake Hills- Unincorporated
City

San Mateo County
County

Project Description (Proposed actions, location, and/or consequences).

General Plan Amendment, Major Subdivision, Grading Permit, and a Protected Tree Removal permit to subdivide 1.8 -net-acre parcels into 5 parcels (Lots 1-5). The proposed subdivision requires an amendment to the General Plan designated density. Therefore, the project proposes to amend the General Plan Designation from Low Density Residential (0.3-2.3 du/net acre) to Medium-Low Density Residential (2.4-6.0 du/net acre). Site improvements, including installation of utilities and creation of a new private road required for the subdivision result in 580 cubic yards of cut and 5 cubic yards of fill, and the removal of two protected trees. The existing single-family development and accessory structures are proposed to be demolished.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project has potentially significant impacts associated with construction-related air emissions, disturbance to biological resources, possible discovery of cultural or tribal cultural materials, soil erosion during grading, and stormwater quality impacts. These effects are reduced to less-than-significant levels through implementation of mitigation measures, including BAAQMD Basic Construction Air Quality Controls (e.g., watering, dust suppression, equipment idling limits) , pre-construction nesting bird surveys, bat roost and woodrat avoidance protocols, archaeological and tribal cultural resource discovery procedures, and erosion and sediment control measures required under County Grading Regulations. Additional mitigation includes tree protection, replacement planting, and stormwater treatment BMPs, all of which ensure that construction and long-term site development will avoid or minimize environmental impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of substantial controversy were identified during formal agency review of project and preparation of the Initial Study. The project does not have any outstanding areas of controversy from reviewing agencies, and no Native American tribes requested formal consultation. However, members of the public did provide input during the project's pre application/community meeting stage. The community input received was focused on three major items: Neighborhood Impacts, Tree Removals, and General Plan Amendment consistency.

Staff initially addressed these issues with a summary letter prior to formal application submittal, which outlined staff's response to each of those three major items that would be addressed during the formal permit stage. During that formal permit stage, staff addressed questions on neighborhood impacts by ensuring that all relevant agencies for utility infrastructure provided conditional will serve verifications and conditioned the project to uphold all Construction Best Management Practices (BMPs) for future development. Staff addressed comments on tree removals by requiring native replantings: five 24-inch box in size trees to be planted in order to mitigate the proposed removal of two protected trees for ingress/egress. Last, staff addressed concerns of density increase by noting other instances of the proposed medium-low density residential exist in proximity to the area and reviewing the project for compliance with all relevant subdivision and zoning regulations standards.

All other typical concerns from projects of this scope and size, related to grading, biological/cultural resources, etc. were evaluated, and all such issues were addressed through standard mitigation measures and Conditions of Approval. Therefore, there are no unresolved areas of controversy known to the Lead Agency.

Provide a list of the responsible or trustee agencies for the project.

None