

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: General Plan Amendment and Rezone, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2020-00351

OWNER: Canyon Vista Partners, LLC

APPLICANT: Canyon Vista Partners, LLC (c/o Ron Grove)

ASSESSOR'S PARCEL NO.: 069-341-050

LOCATION: 206 Sequoia Avenue, unincorporated Redwood City (Sequoia Tract)

PROJECT DESCRIPTION

The project proposes to rezone an existing 18,951 sq. ft. parcel from single-family residential (R-1/S-74) to multi-family residential (R-3/S-3) zoning and amend the General Plan designation from Medium Density Residential to High Density Residential. The project does not include a development proposal.

While no development is proposed at this time, the proposed rezone and General Plan Amendment would allow a future proposal of up to a maximum of 15 residential units on the property. Any future development proposal would be subject to County review at the time of proposal, including environmental review, as applicable, for compliance with CEQA.

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 be responsible for the cost of designing, constructing, and managing a sanitary sewer project within the Fair Oaks Sewer Maintenance District boundary to reduce the amount of inflow and infiltration in its collection system and to offset additional flows generated from any future development of the project parcel. The design of the sanitary sewer project must be completed and approved by the Fair Oaks Sewer Maintenance District prior to the issuance of a building permit on the project property.

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, or available on the Department's CEQA Documents website at: <https://planning.smcgov.org/ceqa-docs>.

REVIEW PERIOD: January 7, 2021 to January 27, 2021

All comments regarding the correctness, completeness, or adequacy of this Mitigated Negative Declaration must be received (mail, fax, or email) by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, CA 94063, Fax: 650/363-4849, or [sburlison@smcgov.org](mailto:sburlison@smcgov.org) no later than **5:00 p.m., January 27, 2021**. Please be aware that the Planning and Building Department office is temporarily closed due to COVID-19.

CONTACT PERSON

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Summer Burlison, Project Planner