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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: General Plan Amendment & Minor Subdivision for 890 Upland Road, Emerald Lake Hills

Lead Agency: County of San Mateo

Contact Name: Camille Leung, Senior Planner

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Project Location: Redwood City (unincorporated), San Mateo County

City *County*

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

The project requires a Minor Subdivision, Grading Permit, and General Plan (GP) Amendment for a 3-lot subdivision of a 44,721 square feet (s.f.) single-family residential parcel, with proposed lot sizes of 12,010 s.f., 19,023 s.f., and 13,687 s.f. The GP amendment would change the Land Use Designation from Low Density Residential to Medium-Low Density Residential, which would allow the parcel's subdivision into 3 parcels. Applicant proposes to demolish a house built in 1920 and an existing septic system, build 3 new single-family residences, and connect the 3 new parcels to a public sewer and water system (property is not currently located in a sewer or water district). Project includes removal of a 54" d.b.h. Heritage Valley Oak tree (Tree #3), as well as 6 other significant trees. A total of 850 c.y. of cut is needed for driveway improvements.

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

Project impacts include tree removal, potential for erosion during construction, and potential historic and housing impacts related to demolition of a 1920's house, increase in land density related to minor subdivision of a residential parcel, and extension of water and sewer service via an Outside Service Agreement. Mitigation measures include tree replacement, documentation of house prior to demolition and implementation of erosion controls during construction.

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

The project would result in the removal of one heritage tree (54.1" d.b.h. Heritage Valley Oak; Tree #3) and 6 significant trees, including Tree #26. For Tree #3, the County Arborist reviewed the 2022 report and requested a Resistograph test to test for decay, with results as described in the 2023 report. Based on the reports submitted, the County Arborist determined that removal of Tree #3 is appropriate as resistance drill tests confirm the extent of decay in the lower trunk section and the arborists observations of decay and defect in the upper canopy provide few options for adequate mitigation measures (pruning or bracing, etc.).

For Tree #26, based on the reports submitted, the County Arborist determined that removal of Tree #26 is appropriate as resistance drill tests confirm the extent of decay in the lower trunk section and the arborists observations of decay and defect in the upper canopy provide few options for adequate mitigation measures (pruning or bracing, etc.).

The root crown is compromised with visible decay. The County Arborist requires that the issuance of a tree removal permit for Trees #3 and #26 (38.8 ” d.b.h. Significant Valley Oak) will be conditioned on an issued building permit for residences on the subdivided parcels where the trees are located (Lots 1 and 2, respectively), and adequate replacement. Replacement for Tree #3 shall be 2 - 48" box Valley Oak (Quercus lobata), and replacement for Tree #26 shall be 1 - 36" box Valley Oak (Quercus lobata).

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

San Mateo County Local Agency Formation Commission (LAFCo): An Outside Service Agreement(s) for three (3) sewer and two (2) water connections (existing house has a water connection) is subject to the approval of Local Agency Formation (LAFCo) and the City of Redwood City.