

## 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.



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☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

☒ County Clerk

County of: San Mateo

Address: 555 County Center, first floor

Redwood City, CA 94063

## From:

Public Agency: San Mateo County

Address: 455 County Center

Redwood City, CA 94063

Contact: Will Gibson

Phone: 650-363-1816

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): 2022040548

Project Title: North Fair Oaks Rezoning and General Plan Amendment

Project Applicant: County Planning & Building Dept, 455 County Center, Redwood City, CA 94063

Project Location (include county): North Fair Oaks community (see attached page), San Mateo County

Project Description:

See attached page.

OCT 24 2023

MARK CHURCH, County Clerk  
By Sheila Arkoncel  
Deputy Clerk

This is to advise that the County of San Mateo has approved the above  
(☒ Lead Agency or ☐ Responsible Agency)

described project on 10/17/2023 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:

<https://www.smcgov.org/planning/north-fair-oaks-rezoning-and-general-plan-amendment-project-eir>

Signature (Public Agency):

Title: Planner III

Date: 10/24/2023

Date Received for filing at OPR: 10/24/2023

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

Revised 2011





State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

Finalize&Email

RECEIPT NUMBER:

41-10242023-0002

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

SAN MANTEO COUNTY PLANNING & BUILDING DEPT

LEAD AGENCY EMAIL

DATE

10/24/2023

COUNTY/STATE AGENCY OF FILING

SAN MATEO COUNTY

DOCUMENT NUMBER

128764

PROJECT TITLE

NORTH FAIR OAKS REZONING AND GENERAL PLAN AMENDMENT

PROJECT APPLICANT NAME

SAN MANTEO COUNTY PLANNING & BUILDING DEPT

PROJECT APPLICANT EMAIL

PHONE NUMBER

PROJECT APPLICANT ADDRESS

455 COUNTY CENTER

CITY

REDWOOD CITY

STATE

CA

ZIP CODE

94063

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)

\$ 3,839.25 \$ 3,839.25

☐ Mitigated/Negative Declaration (MND)(ND)

\$ 2,764.00 \$

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$ 1,305.25 \$

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$ 850.00 \$

☒ County documentary handling fee

\$ 50.00 \$ 50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☐ Check

☒ Other

HOUSE CHG.

TOTAL RECEIVED

\$ 3,889.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Sheila Arkoncel Deputy Clerk



County of San Mateo  
Clerk-Recorder

Mark Church

555 County Center

Redwood City, CA 94063

(650) 363-4500

SMC Planning (ESA)

Receipt No.: RPT20230058466

Finalization No.: 2023057486

Cashier: 85

Register: 021

Date/Time: 10/24/2023 01:11 PM

Item	Title	Count
1	EIR	1

Fish & Game: Env Impact Report

Document No.: 128764

Filing Time: 01:11 PM

Filing Total: \$3,889.25

Filing Fee: \$3,839.25

Total Amount Due: \$3,889.25

Total Paid

House Charge: \$3,889.25

Amount Due: \$0.00

THANK YOU

PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

<https://www.smcacre.org/>

