

Initial Study and
Public Review Draft Mitigated Negative Declaration
for the
3793 Woodside Road – Woodside Stables and Residence
Project # ASRB2018-0030; GRAD2018-0001; XPAV2018-0001 and CEQA2019-0002



Prepared by:
Town of Woodside
P.O Box 620005 (Mail)
2955 Woodside Road
Woodside, CA 94062

Public Review Period:
May 13, 2019 through **June 11, 2019** (30 days)

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ATTACHMENTS

1. California Historical Resources Information System, letter of February 14, 2019
2. Native American Heritage Commission, Letter dated February 20, 2018
3. Letters sent to Culturally Affiliated Native American Contacts recommended by the California Native American Heritage Commission, dated March 20, 2019
4. Email Consultation with Native American representative, Kanyon “Coyote Women” Sayers-Roods
5. Primary Record, prepared by Page & Turnbull, November 9, 2018.
6. Email from Ted Sayre, Town Geologist, pertaining to 3793 WR LLC – 3793 Woodside Road, Woodside – geotechnical proposal, dated June 19, 2018; received December 21, 2018.
7. Project Plans, received May 6, 2019

1. Project title: 3793 Woodside Road – Woodside Stables and Residence Project
2. Lead agency name and address: Town of Woodside
Planning Department
P.O. Box 620005 (Mail)
2955 Woodside Road
Woodside, CA 94062
3. Contact person and phone number: Sage Schaan, AICP CEP, Principal Planner
(650) 851-6796
4. Project location: 3793 Woodside Road (APN: 072-201-010)
5. Project sponsor's name and address: Town of Woodside
Engineering Department
P.O. Box 620005 (Mail)
2955 Woodside Road
Woodside, CA 94062
6. Property Owners: 3793 WR, LLC
7. General Plan designation: R-ESA (Residential/Environmentally Sensitive Area)
8. Zoning: SCP – 5 (Special Conservation Planning – 5 acre minimum)
9. Public Review Period: **May 13, 2019** through **June 11, 2019** (30 days)
10. Project Location: The project site is located on the east side of Woodside Road between Smoke Tree Lane and Montelena Court (**Figure 1**, Project Vicinity Map; **Figure 2**, Project Location Map).

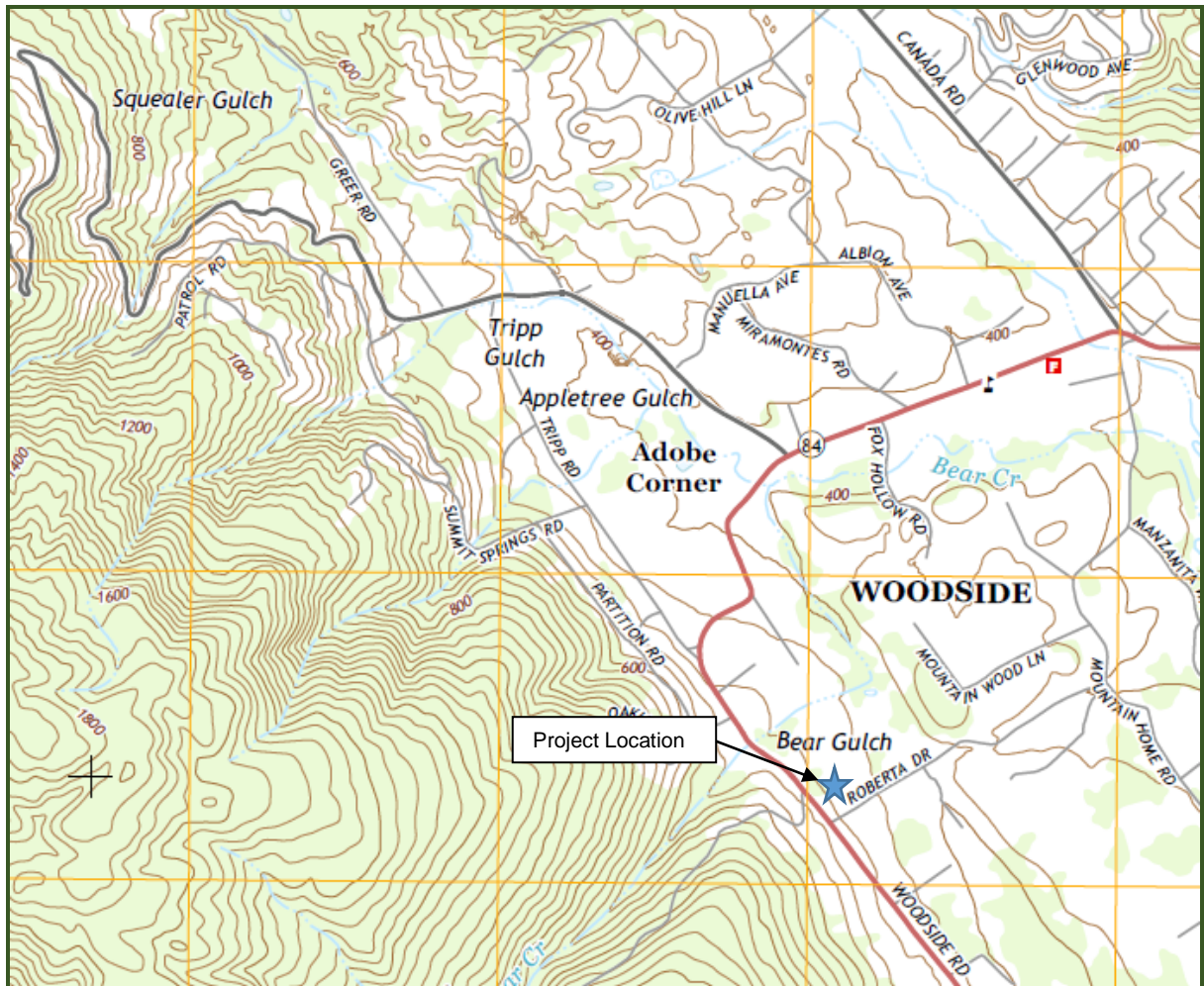


Figure 1. Project Vicinity Map

Source: USGS



Figure 2. Proposed Project Site Location

11. **Environmental Setting:** The project site is located within the San Andreas Fault Zone, an Environmentally Sensitive Area of Woodside (General Plan Map LU3: Western Hills and Environmentally Sensitive Areas). It is also located within the Alquist Priolo Special Study Zone; the San Andreas Fault is located at the eastern edge of project boundary, along the panhandle of the property (GP Map NH2). The project site is mapped as Mixed Oak Woodland (Map CV2: General Woodside Habitats) (**Figure 3**).



Figure 3. The Project Site currently supports grassland and large oak trees.

12. **Project Description:** The proposed project consists of demolishing an existing residence, garage and stable, and constructing a new main residence, five barns, an accessory dwelling unit (ADU) (groom's cottage), storage building, equipment storage building, covered equestrian riding arena, uncovered equestrian riding arena, new vehicle gate, and associated site improvements, including equestrian gallop trails and fenced pastures (**Figure 4**).

Project Need: The property owner requires a property that is large enough to develop appropriately sized open and covered riding arenas and associated barns and accessory structures for dressage training and boarding of horses for personal use.

Project Objectives: The applicant proposes to add to the already thriving equestrian community in Woodside. The project has been designed to maintain the open views into the property as viewed from Woodside Road, and to minimize the massing of structures and associated lighting as viewed from adjacent and other nearby properties (See Section I of this Initial Study, Aesthetics).

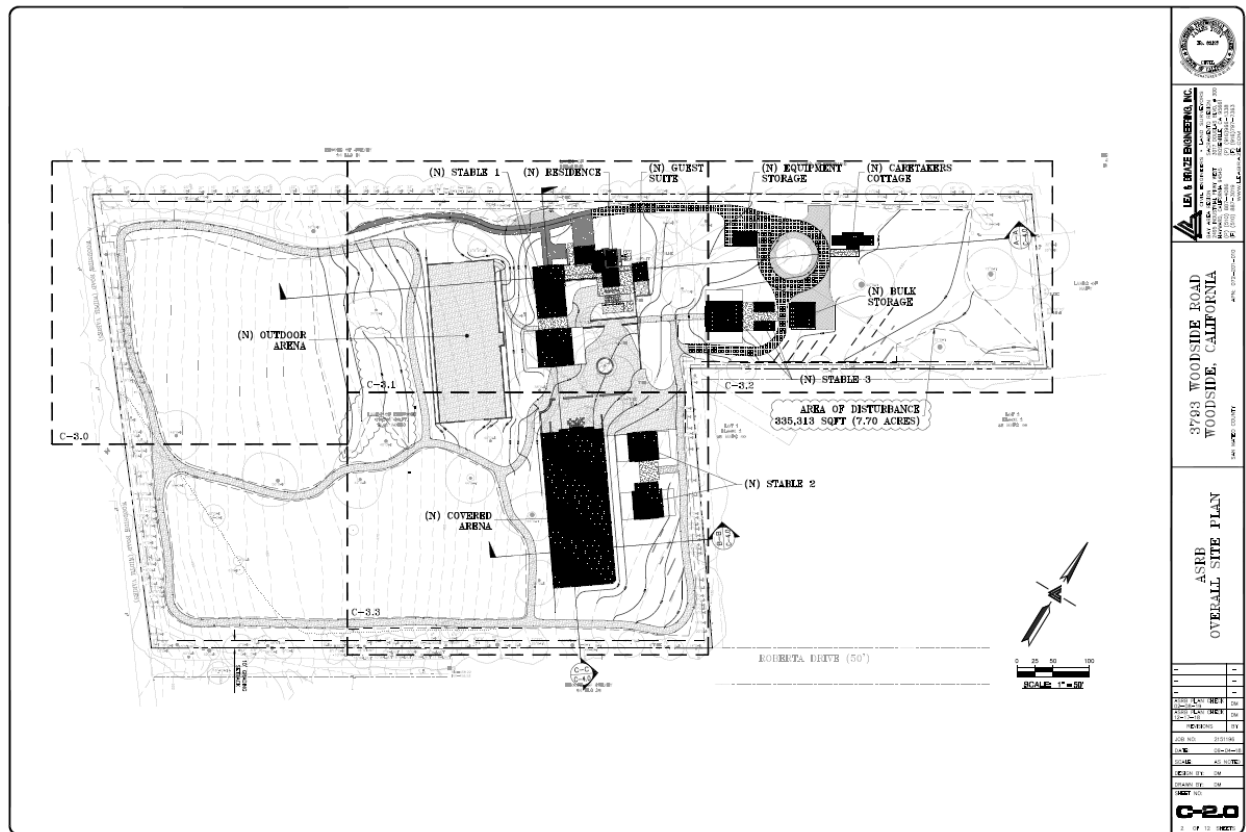


Figure 4. Proposed Site Plan

13. Surrounding land uses and setting: The proposed project site is located in a residential area with existing residences on all sides (**Figure 3**).
14. Town of Woodside: The project requires design review by the Architectural and Site Review Board (ASRB), and review of a Grading Exception and Paved Area and Surface Coverage Exception by the Planning Commission. As a private stable facility (vs. commercial stables), the project does not require a Conditional Use Permit (CUP), in accordance with Woodside Municipal Code (WMC) Section 115.11.
15. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):
 - **Regional Water Quality Control Board**: Project construction would require preparation of a Storm Water Pollution Prevention Plan (SWPPP/SWP3) as more than one-acre would be disturbed.
 - **County Department of Environmental Health**: The County Department of Environmental Health would review the proposed Septic Plan to ensure its adequacy for the project.
16. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal

cultural resources, procedures regarding confidentiality, etc.? The Town of Woodside has not received requests for consultation by California Native American Tribes traditionally and culturally affiliated with the project area, however, because the California Historical Resources Information System (CHRIS) search determined the presence of cultural resources on an adjacent property, tribes identified by the Native American Heritage Commission, as potentially having knowledge of cultural resources in the project site, have been notified to invite consultation pertaining to potential resources that may be within the project area (See Sections V and XVIII of this Initial Study).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

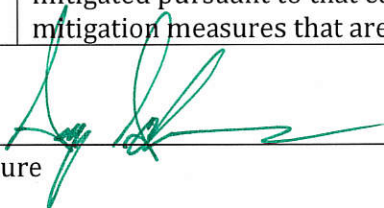
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Noise
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Population and Housing
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Public Services
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Recreation
<input type="checkbox"/> Energy	<input type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Geological and Soils	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Utilities and Service Systems
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Wildfire
<input type="checkbox"/> Hydrology and Water Quality	<input type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Earlier Analyses

DETERMINATION (completed by the Lead Agency)

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature



Date

May 10, 2019

Sage Schaan, AICP CEP, Principal Planner
Printed Name

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
I. AESTHETICS Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with the applicable zoning and other regulation governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a-c): The stables and residence would be located adjacent to Woodside Road which is identified as a Scenic Corridor in the Town of Woodside General Plan (General Plan (GP) Map CL2: Scenic Corridors). The project site is therefore sensitive with respect to visual resources and aesthetic quality. The Design Evaluation Criteria in Municipal Code Section 153.911 encourages equestrian facilities to be located within Woodside; and the Residential Design Guidelines encourage such facilities to be visible from the roadway, as would be accomplished with the proposed project.

The project involves construction of a new main residence, five barns, an Accessory Dwelling Unit (groom's cottage/caretaker's cottage), storage building, equipment storage building, covered equestrian riding arena, uncovered equestrian riding arena, new vehicle gate and associated site improvements, including equestrian gallop trails and fenced pastures.

The project would not substantially affect the visual quality of the project site or vicinity. It would not have a substantial adverse effect on a scenic vista, and it would not substantially damage scenic resources including trees, rock outcroppings, or historic structures within a locally designated scenic corridor.

The structures have been set back 585 feet from the western property line to reduce their impact to the views from Woodside Road. The covered arena would also be set 3-4 feet below the existing grade to reduce its visibility. The main residence and five barns are modeled in the George Washington Smith style of architecture, typical of some of the old Woodside estates, and feature low-sloped clay tile roofs and thick masonry walls. Two of the barns (Stable 2), a caretaker cottage and two service structures would be located towards the rear of the property to maintain the open fields in the vicinity of Woodside Road, and to maintain the majority of Significant Trees on the site. The service buildings, as more secondary structures, would have stained cedar siding for a more informal appearance and to be less prominent.

During the Conceptual Design Review hearings, an adjacent neighbor to the rear expressed concerns about the massing of the covered arena and potential light emissions from the arena and stables. The arena was reduced in size and placed at a greater distance from the rear property line; and smaller structures were located between the arena and the rear property line to break up the massing of the covered arena as viewed from the neighbor. The majority of skylights were located on the west and north elevations, facing away from the closest adjacent neighbors. The current project reflects these changes to reduce the visual impacts to the adjacent neighbor.

(d) The project would result in some additional light emissions, particularly from the covered arena; however, these emissions are not anticipated to create a source of substantial light or glare which would adversely affect day or nighttime views in the area. The covered arena is set back from Woodside Road, a Scenic Corridor, by 585 feet. It would also have a trellis above the warm-up lane along the western side of the covered arena, which would partially block light emissions from the interior of the covered arena (**Attachment 7**, Sheets 3.0 A2.1 and 3.0 A3.2). The row of skylights along the western elevation would also be visible, but with the hanging light fixtures that direct light downward to the floor of the arena, the skylights would not result in substantial light or glare (**Attachment 7**, Sheet 3.0 A3.2).

The covered arena is set into the ground and was relocated to allow for the construction of Stable 3 in proximity to the rear property line, to break up the massing of the covered arena, and to minimize the amount of light coming from the covered arena as viewed from the residence at 190 Roberta Drive.

(Source: Review of the Woodside General Plan, Municipal Code, Residential Design Guidelines)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
II. AGRICULTURAL RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project, and the Forest Legacy Assessment, and carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland, (as defined by Public Resources Code section 4526), or timberland zoned	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Timberland Production (as defined in Public Resources Code section 51104(g))?				
d) Result in the loss of forest land or conversion of forest land to non-forest uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or convert forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a and b): The California Land Conservation Act ("Williamson Act") was enacted to help preserve agricultural and open space lands via a contract between the property owner and the local jurisdiction. Neither the project site nor the surrounding areas are zoned for agricultural use and are therefore not protected by Williamson Act contracts. The Project site is a privately-owned parcel. The project would not convert farmland or affect any properties under a Williamson Act contract.

(c, d, and e): There are no lands zoned as 'Forest Land' or 'Timber Production' within the Town of Woodside. The project would therefore not have the potential to convert forest land to other uses. While not designated as forest land, a large portion of the Town supports mixed oak and evergreen forests. The Town requires protection of all Significant Trees in accordance with Woodside Municipal Code §153.430. Permits are required for tree removal (Woodside Municipal Code §153.434) (See Section IV for a discussion of tree removal).

(Source: Review of the Woodside Municipal Code, Williamson Act, and Woodside General Plan)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a-c): The Town of Woodside is located within the southern region of the San Francisco Bay Area air basin. The California Air Resources Board (CARB) coordinates and oversees both State and federal air quality control programs in California. The management of air quality in the basin is the responsibility of the Bay Area Air Quality Management District (BAAQMD). Specifically, the BAAQMD is responsible for regulating stationary sources of air pollution and monitoring ambient air pollutant levels in the nine counties that surround San Francisco Bay. Through the development and implementation of attainment strategies, the BAAQMD ensures that future emissions would be within allowable State and federal standards. The proposed project would not result in any cumulatively considerable net increase of ozone, PM₁₀, or PM_{2.5}, the criteria pollutants for which the project region is non-attainment, under an applicable federal or State ambient air quality standard.

The proposed project is required to comply with BAAQMD's CEQA Guidelines, which identify thresholds of significance for construction emissions. BAAQMD's approach to CEQA analyses of construction impacts is to emphasize implementation of effective and comprehensive control measures rather than detailed quantification of emissions.

The BAAQMD defines sensitive receptors as facilities where sensitive receptor population groups (children, the elderly, the acutely ill, and the chronically ill) are likely to be located. These land uses include residences, hospitals, schools, child-care centers, retirement centers, convalescent homes, and medical clinics. Residences bordering Woodside Road and Roberta Drive would be the nearest sensitive receptors to the Project site. Project impacts to sensitive receptors would be limited to the construction period. The project would involve grading which has the potential to result in some emissions, particularly PM₁₀, associated with dust. Implementation of ***Mitigation Measure AIR-1*** during all phases of site preparation and construction would reduce potentially significant impacts related to air quality to a less-than-significant level.

Mitigation Measure AIR-1 (Construction Impacts):

- ***Cover any stockpiles of materials that can be blown by the wind.***
- ***Use dust-proof chutes for loading construction debris onto trucks.***
- ***Sweep daily all paved access roads, parking areas, and staging areas at the construction site;***
- ***Sweep streets daily if visible soil material is carried onto adjacent public streets, as directed by the Town Engineer.***
- ***Install erosion control measures to prevent runoff from the project site from entering the creek.***
- ***Vehicle idling times shall be minimized, either by shutting equipment off when not in use, or reducing the maximum idling time to 5 minutes.***
- ***All construction equipment shall be maintained and properly tuned, in accordance with manufacturer's specifications.***

(d): Project staging and construction would be conducted on the project site. The project would not result in other emissions, such as those leading to odors, affecting a substantial number of people.

(Source: Review of the Woodside Municipal Code, Woodside General Plan, Bay Area Air Quality Management District website)

Upon implementation of the mitigation measure listed above, the project would not result in any residual significant adverse effect on the environment related to air quality.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
IV. BIOLOGICAL RESOURCES Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located east of Woodside Road at the base of the Western Hills in central Woodside. The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a) The project site has been used as a residential property and adjacent pasture since 1952. There are no known candidate, sensitive or special status species on the project site; therefore, the project would not result in adverse impacts to candidate, sensitive, or sensitive species.

(b) The project site is located within an area of Woodside characterized by Mixed Oak Woodland Habitat (GP Map CV2, General Woodside Habitats). Vegetation on the project site is characterized by oak savannah surrounded by grassland. All development would be set back from Woodside Road. The closest structure would be the covered arena which would be set back 585 feet from Woodside Road. The majority of the trees would be preserved on site (See IV.e. below).

(c) There are no federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc). Development of the proposed project would therefore not have the potential to adversely affect wetlands.

(d): Projects that “interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites” could result in significant impacts under CEQA. The project would not interfere with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede native wildlife nursery sites. The closest stream, Bear Gulch Creek, is located ≈360 feet north of the project site. The project would not result in adverse impact to the creek or associated wildlife corridor.

(e): Construction of the proposed project would result in the removal of 14 trees. Two of the trees, a 22-inch magnolia and 12-inch non-native fruit tree are Significant Trees due to their size (exceeding 11.5 inches in diameter, as measured 48-inches above grade), as defined by the Woodside Municipal Code §153.005. No further mitigation would be required.

(f): The project is not known to conflict with any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

(Sources: Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
V. CULTURAL RESOURCES Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The project site is located east of Woodside Road at the base of the Western Hills in central Woodside. The project consists of demolishing an existing residence, garage and stables. The residence was constructed in 1952, and is therefore 66 years old. The project involves constructing a new main residence, five barns, caretaker's cottage/ADU, bulk storage building, equipment storage building, covered equestrian riding arena, uncovered equestrian riding arena, a new vehicle gate, gallop trails and fenced pastures, and other site improvements (**Attachment 7**).

(a): The existing main residence is a Mid-Century Modern style ranch house that was designed by local builder Richard M. Delucchi, as his primary residence. A Primary Record was prepared for the property and found: *"No significant events are associated with the property and no owners or occupants appear to have contributed to local, state, or national history in a significant way. Active in postwar suburban tract development and other residential and commercial projects through his career, Delucchi does not appear to rise to the level of a local master builder, based on research conducted or construction within the field of residential building at a local, state, or national level. As such, the California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the property, meaning it was found ineligible for the National Register, California Register or Local designation through survey evaluation"* (**Attachment 5**). A California Historical Resources Information System (CHRIS) was conducted for the property. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places), lists no recorded buildings or structures within or adjacent to the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area (**Attachment 1**). The project would not have the potential to adversely affect historic resources.

(b): According to the California Historical Resources Information System (CHRIS), the project area contains no recorded archaeological resources; however, the project site is adjacent to one known archaeological resource, a Native American site consisting of bedrock milling features and burials (**Attachment 1**). Due to

the site's proximity to a known archaeological resource, the Native American Heritage Commission's (NAHC) contact list of Native American contacts were notified of the project to inquire about potential interest in setting up consultations (**Attachment 3**). The Town received one response, requesting that an archaeological monitor be present during project construction (**Attachment 4**). In the event that archaeological resources are encountered during construction, implementation of **Mitigation Measures CULTURAL-1, CULTURAL-2, and CULTURAL-3** would reduce potential impacts related to archaeological resources to a less-than-significant level:

Mitigation Measure CULTURAL-1 (Archaeological Monitor During Ground Disturbance/Project Construction): *A certified archaeologist shall monitor all ground-disturbing activities and project construction.*

Mitigation Measure CULTURAL - 2 (Archaeological Resources):

- a. *The following practices shall be followed during all phases of site preparation and construction activities: If archaeological resources are encountered during construction, construction personnel should be instructed to immediately suspend all activity in the immediate vicinity of the suspected resources, and the Town and a licensed archaeologist should be contacted to evaluate the situation. Project personnel should not collect cultural resources. A licensed archaeologist should be retained to inspect the discovery and make any necessary recommendations to evaluate the find under current CEQA guidelines, prior to the submittal of a resource mitigation plan and monitoring program to the Town for review and approval; and prior to the continuation of any on-site construction activity. Native American resources include, but are not limited to: chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; remains and structures with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.*
- b. *Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms available from the Office of Historic Preservation.*

(c): No human remains are known to exist on the project site. However, a burial site is known to exist on the adjacent parcel. Should human remains be discovered during project construction, implementation of **Mitigation Measure CULTURAL-3** would reduce any potential impacts to a less-than-significant level:

Mitigation Measure CULTURAL-3 (Construction Impacts - Cultural Resources): *In the event a human burial or skeletal element is identified during excavation or construction, work in that location should stop immediately until the find can be properly treated. The Town of Woodside and the San Mateo County Coroner's office should be notified. If deemed prehistoric, the Coroner's office would notify the Native American Heritage Commission who would identify a "Most Likely Descendant (MLD)." The archeological consultant and MLD, in conjunction with the project sponsor, should formulate an appropriate treatment plan for the find, which might include, but not be limited to, respectful scientific recording and removal, being left in place, or removal and reburial on site, or elsewhere. Associated grave goods are to be treated in the same manner. (See also, Mitigation Measure CULTURAL-1)*

(Source: Woodside Municipal Code, Woodside General Plan, California Office of Historic Preservation website, and the California Historical Resources Information System, Native American Heritage Commission)

Upon implementation of the above mitigation measures, the project would not result in any residual significant adverse effect on the environment related to cultural resources.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a) The project consists of demolishing an existing residence, garage and stables, and constructing a main residence, five barns, caretaker's cottage/ADU, bulk storage building, equipment storage building, covered equestrian riding arena, uncovered equestrian riding arena, new vehicle gate, and associated site improvements (including equestrian gallop trails and fenced pastures). The project requires substantial lighting, particularly to light the covered arena that will be used for dressage. All lights in the arena would however, be LED and will comply with all current energy and building codes. The covered arena would require a total of eight hanging LED fixtures (Everlast LED High Lumen). The covered barn would also have a row of west-facing skylights. The project would not result in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.

(b) The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Skylights would be utilized at the covered barn and at Stables 1, 2 and 3 to reduce lighting requirements. Other proposed lighting would consist primarily of LED fixtures. The project would be constructed in accordance with the requirements of the most current California Code of Regulations, which include Building, Residential, Electrical, Plumbing, Mechanical, Energy, and Green Standards. The most significant efficiency improvements to the Residential Standards include improvements for attics, walls, water heating and lighting.

(Source: Review of the Woodside General Plan, the Woodside Climate Action Plan, and the Woodside Municipal Code)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
VII. GEOLOGY AND SOILS Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The project consists of demolishing an existing residence, garage and stables and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**). The project site was reviewed pursuant to the Town's recently updated Geologic Map, prepared by Cotton Shires in 2017.

(a): The project site is located within the seismically active San Francisco Bay Area, and within Environmentally Sensitive Area, No. 5 in Woodside, referred to as the San Andreas Fault Zone (General Plan Map LU3: Western Hills and Environmentally Sensitive Areas). The project site is located within the Alquist Priolo Study Zone (**Figure 5**). The 1906 active San Andreas Fault extends along the eastern property boundary (GP Map, NH2: Fault Zones) (**Figures 5 and 6**).

Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30- to 50-year design life. Strong ground shaking should therefore be expected several times during the life of the project, as is typical for sites throughout the Bay Area.

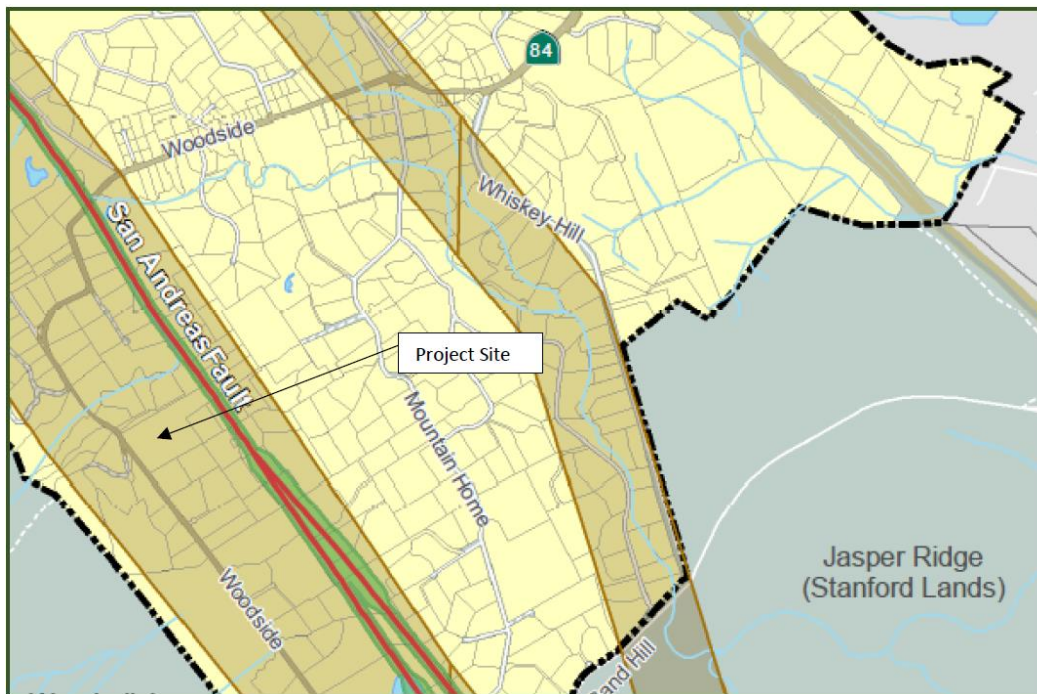
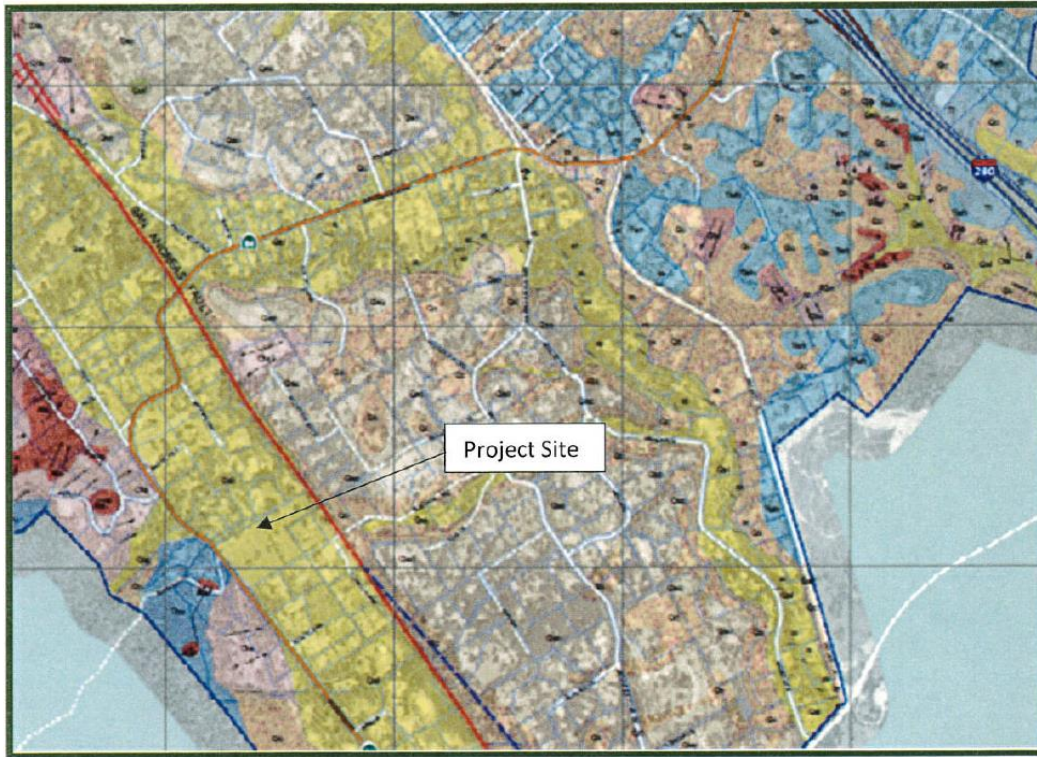


Figure 5. Excerpt from the Town Fault Map

The Town Engineer indicated that he had no geologic or geotechnical objections, as long as structures are not proposed in the fault setback depicted on the Town Geologic Map (**Figure 7**), and no subdivision is proposed that would trigger State fault investigation requirements (**Attachment 6**).

No structures are permitted within the 50-foot fault setback. The closest proposed structure is the equipment storage building, which would be located approximately 245 feet from the rear property line (panhandle portion of the lot), where the fault is located.



Source: Cotton Shires and Associates, Inc. (2017)

Figure 6. Excerpt from the Town Geology Map

(b): The project site is underlain by Francisquito-Urban Land soils. The Francisquito soils are deep, well-drained and formed in alluvium derived from various kinds of rock. The soil unit is generally used for homesite development, watershed, or wildlife habitat.ⁱ Surficial deposits on the site are identified as alluvium (*Qal*), consisting of poorly consolidated stream deposits (cobbles, gravels, sand, silt and clay)ⁱⁱ (**Figure 6**).

The proposed project site is located within the 'Geologic Hazard Zone A', as mapped in the General Plan (GP Map NH1: Geologic Hazard Zones) (**Figure 7**). Zone A includes standard constraints. The Zone encompasses regions that are not included in the other hazard zones.

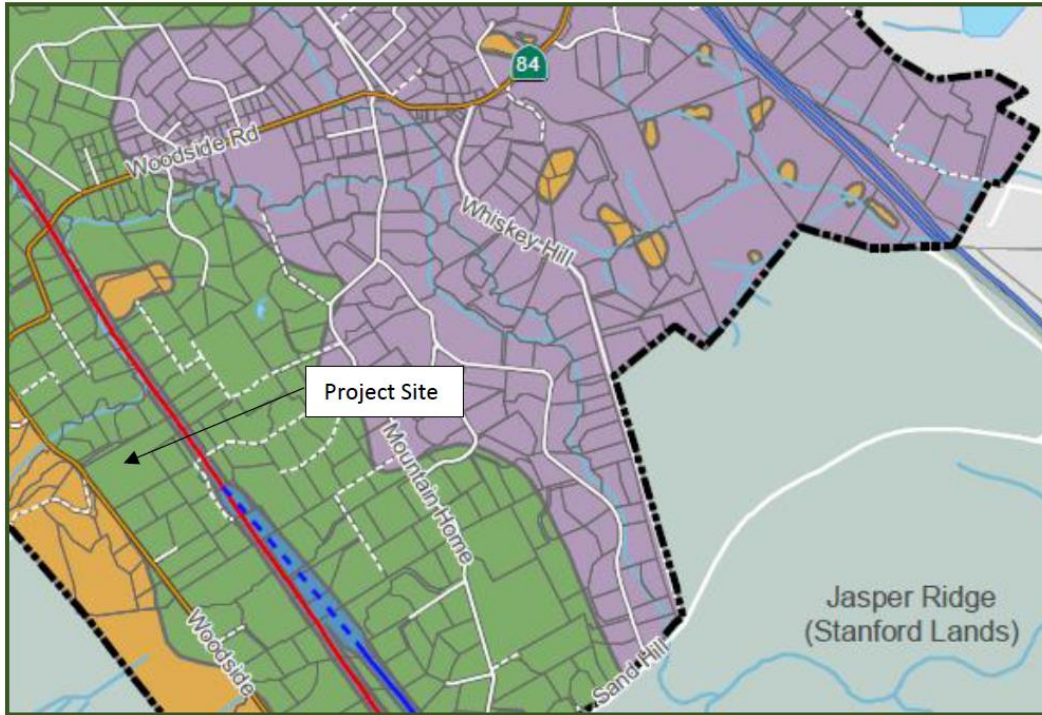


Figure 7. Excerpt from the Town Hazards Map

The proposed project involves substantial grading; overall grading including site grading and grading within building footprints totals 13,830 cubic yards (**Attachment 7**, Sheet C-1.0). Both the covered and uncovered arenas and the stables would be built into the slope. The site has an average slope of 7.9 percent (**Attachment 7**, Sheet EX-1). Runoff would be expected to be moderate. Extensive grading, however, would require that slopes be secured and planted prior to winter rains to avoid erosion. Implementation of **Mitigation Measure GEO-1** would reduce potential impacts related to erosion to a less-than-significant level:

Mitigation Measure GEO-1 (Erosion Control): *Erosion control measures, including: erosion control fabric, wattles, fiber rolls, silt fences, berms, and other measures, shall be installed to ensure stabilization of soils at the project site during and following the construction period.*

(c and d): As indicated under (a) above, the project is located within Hazards Zone A, an area characterized by standard constraints (GP Table NH1: Potential Hazards). As described under (b) above, soils on site are the Francisquito-Urban Land soils derived from alluvium.

(e): The existing residential property utilizes a septic system. The existing septic tank would be removed and two new septic tanks and associated drain fields and expansion areas would be installed as part of the project (**Attachment 7**, Sheets C-3.1, C-3.2, and C-3.3). The County Environmental Health Department's review of the Septic Plan is required to ensure its adequacy for the proposed project.

(f) There are no known paleontological resources at the project site. Similar to any excavation project, project construction would have the potential of unearthing paleontological resources. In the event that paleontological resources are encountered during the construction process, implementation of **Mitigation Measure GEO-2** would reduce potential impacts to less-than-significant levels.

Mitigation Measure GEO-2 (Paleontological Resources): The following practices shall be followed during all phases of site preparation and construction activities: If paleontological resources are encountered during construction, construction personnel should be instructed to immediately suspend all activity in the immediate vicinity of the suspected resources, and the Town and a licensed paleontologist should be contacted to evaluate the situation. Project personnel should not collect paleontological resources. A licensed paleontologist should be retained to inspect the discovery and make any necessary recommendations to evaluate the find under current CEQA guidelines, prior to the submittal of a resource mitigation plan and monitoring program to the Town for review and approval prior to the continuation of any on-site construction activity.

(Source: Review of the San Mateo County Soil Survey, the Woodside General Plan and associated maps, Woodside Town Geology Map (January 2017), Woodside Municipal Code, Woodside General Plan)

Upon implementation of the mitigation measures indicated above, the project would not result in any residual significant adverse effect on the environment related to geology and soils.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
VIII. GREENHOUSE GAS EMISSIONS Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (Attachment 7).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a): The Town of Woodside will continue to adopt all new State Residential Building Codes to address green building requirements, consistent with the "Addressing the Climate Change at the Project Level" document prepared by the California Attorney General's Office (available at http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf). In addition, the Town of Woodside has significant policy language in the General Plan concerning environmentally conscious design and conservation of environmental resources, including air quality, habitat restoration, and open space conservation. All development is required to conform to these policies. The Town also adopted a Climate Action Plan that identifies measures for implementation that would result in the reduction of greenhouse gases. Impacts related to generation of greenhouse gas emissions would be less-than-significant. Implementation of **Mitigation Measure AIR-1** would further reduce the level of impact. No additional mitigation is required or recommended.

(b): The proposed project does not conflict with any locally adopted applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

(Source: Review of the Woodside Municipal Code, Woodside General Plan, Woodside Climate Action Plan, California Attorney General's Office website)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
VIX. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a and b): The project would be required to be constructed in accordance with State and federal hazardous materials regulations and current best management practices (BMPs) for construction activities. The equipment used to deliver and install the project construction materials are regulated by the State Department of Motor Vehicles and contain the appropriate vehicle emissions systems that are intended to minimize pollutants. No further mitigation would be required.

(c): The proposed project would not emit hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school. The closest school to the project site is Woodside Elementary School, which is located .5 miles northeast of the project site. The project would involve the use of fuels for operating equipment but would not involve the handling of acutely hazardous materials, substances, or waste (See discussion of a and b, above).

(d): The proposed project site is not listed on the California Department of Toxic Substance Control's Hazardous Waste and Substances Sites List, compiled pursuant to Government Code Section 65962.5, and therefore it would not create a significant hazard to the public or the environment. There are no sites on this list within the Town of Woodside.ⁱⁱⁱ

(e): The project is not located within the vicinity of an airport land use plan or within two miles of an airport. The project is not located within the vicinity of a private airstrip.

(f): Project construction would be conducted entirely within the boundaries of the proposed project site. Construction materials would be transported to the site via Woodside Road. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

(g): The Town of Woodside is considered a "Wildland-Urban Interface Fire Area", as mapped on General Plan Map TF3: Urban/Wildland Interface. Two areas within the Town are mapped as "Very High Fire Hazard Severity Zone" (VHFHSZ) on the California Department of Forestry and Fire's state-adopted fire maps (GP Map NH4: Very High Fire Hazard Severity Zone). The project site is located adjacent to a "VHFHSZ" zone to the north and west (identified in brown on **Figure 8**). The project would be developed in accordance with all requirements of the Woodside Fire Protection District to minimize risks associated with wildland fires.

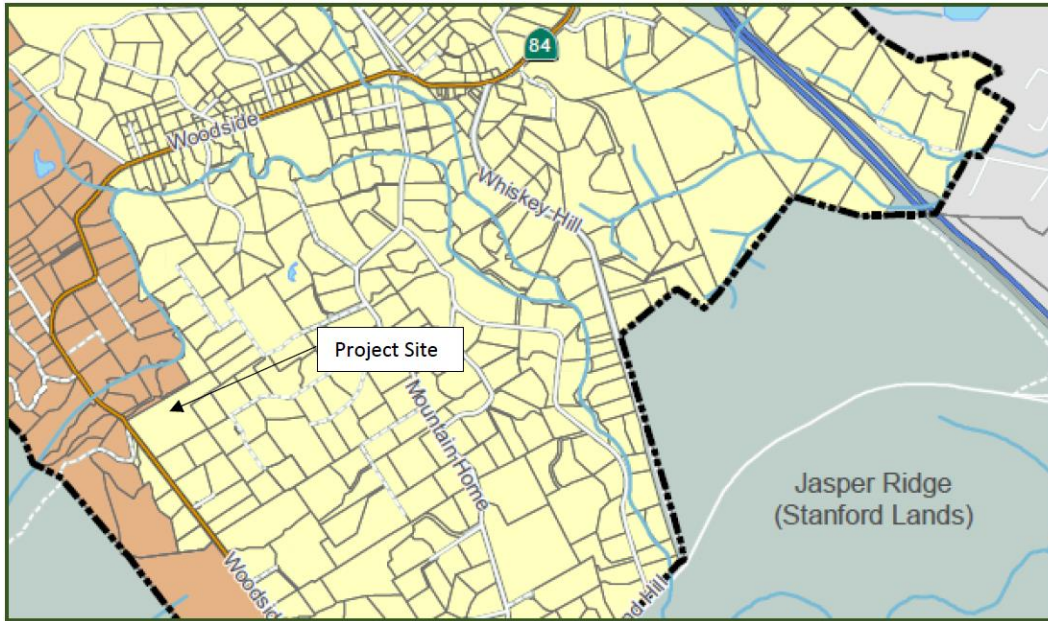


Figure 8. Excerpt from the Town's Very High Fire Hazard Severity Zone (identified in brown).

(Source: Review of the Woodside Municipal Code, Woodside General Plan, California Department of Forestry and Fire Protection website, Woodside Fire Protection District)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
X. HYDROLOGY AND WATER QUALITY Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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DISCUSSION:

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a): Construction of the proposed project would result in disturbance of more than one acre and would therefore require preparation of a Stormwater Pollution Prevention Plan (SWMPP/SWP3), in accordance with the requirements of the RWQCB. The project would not violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or groundwater. Water on site would be allowed to infiltrate within the western half of the site, and would be directed towards swales and catch basins around the proposed structures and outdoor arena (**Attachment 7**, Sheets C-3.0, C-3.1, C-3.2, and C-3.3).

(b): The majority of the project site would remain open and permeable with the proposed development project; therefore, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

(c): One drainage ditch crosses the southwestern corner of the project site from a culvert beneath Woodside Road. It then extends along the southern boundary of the site. This ditch would not be affected by the proposed project. It would continue to be used as pasture, crossed by some fencing and gallop trails.

(c.i.): The existing drainage ditch would not be changed. Erosion and siltation would remain roughly comparable to the existing condition.

(c.ii): The western half of the site would remain open and pervious. The proposed development would not increase the rate or amount of runoff in a manner which would result in flooding on- or off-site.

(c.iii): The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

(c.iv): The project would not impede or redirect flood flows. The existing drainage ditch within the southwest portion of the project site would continue to function on the site. The western side of the site would remain open allowing for overland flow and infiltration.

(d): The project is not located in a flood hazard, tsunami, or seiche zone and therefore would not be subject to inundation. The closest creek, Bear Gulch Creek, is located approximately 360-feet north of the site; and the 500-year Flood Zone along this creek is not anticipated to affect the project site (GP Map NH3: Flood Zones).

(e): The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. New swales would direct runoff around structures to infiltration areas and catch basins (**Attachment 7**, Sheets C-3.0, C-3.1, C-3.2, and C-3.3).

(Source: Review of the Woodside Municipal Code, Woodside General Plan, Regional Water Quality Control Board website, FEMA website)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XI. LAND USE AND PLANNING Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a): As a residential and equestrian project on an existing parcel along Woodside Road, it would not physically divide an established community.

(b): The proposed project is located on Woodside Road, and is required to comply with all requirements in the Woodside Municipal Code. The project site is designated as Residential / Environmentally Sensitive Area (R/ESA) on the Woodside General Plan land use diagram and is zoned Special Conservation Planning, 5-acre minimum (SCP-5). The project is consistent with the General Plan designation and the zoning district. The project would not conflict with any land use plan adopted to mitigate an environmental impact.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XII. MINERAL RESOURCES Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a and b): The project would not involve the removal of any potential mineral resources in the area. There are no known mineral resources at the project site.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XIII. NOISE Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a and b): The project would not result in a long-term increase in ambient noise levels. Use of the covered and uncovered arenas for dressage training during the day and early evening would result in some noise on an ongoing basis, but noise levels are not anticipated to be substantial (i.e., in excess of the limitations set in the General Plan, Noise Element).

Project construction would result in a temporary increase in ambient noise levels in the project vicinity. During construction, some noise would occur, but would be limited by the current Woodside regulations. Implementation of **Mitigation Measure NOISE-1** would reduce potentially significant temporary construction impacts related to noise to a less-than-significant level:

Mitigation Measure NOISE- 1 (Construction Noise):

- ***Construction activities shall be limited to weekdays between 7:30 a.m. and 5:30 p.m., and Saturdays between 8:00 a.m. and 1:00 p.m. No construction should take place on Sundays or holidays. At all times, broadcast, recorded, or amplified music is not allowed to be audible beyond the property lines of any construction site.***

- ***All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.***
- ***Unnecessary idling of internal combustion engines shall be strictly prohibited.***
- ***All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences.***
- ***Prior to the issuance of Building Permits, the project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street so that the contractor can be made aware of noise complaints.***
- ***Construction equipment, vehicles, and workers associated with the development of the project shall not be permitted to park on any residential streets.***
- ***A Construction Staging Plan shall be submitted with a schedule that includes materials storage locations and parking.***

(c): The project is not located within the vicinity of an airport land use plan or within two miles of an airport. The project is not located within the vicinity of a private airstrip.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

Upon implementation of the mitigation measure listed above, the project would not result in any residual significant adverse effect on the environment related to noise.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XIV. POPULATION AND HOUSING Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a to c): The project would not induce unplanned growth directly or indirectly. The project would not induce population growth, nor displace existing housing units or people. The main residence would be replaced with another main residence. An Accessory Dwelling Unit (ADU)/caretaker's cottage would also be constructed, resulting in one additional unit on the site over the existing condition.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XV. PUBLIC SERVICES Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a): The project would not involve the need for any public services beyond what is already provided and available to the project site. Construction of the proposed project would not change the level of demand from what is currently required by the project site. The project would therefore not result in any changes to existing services or require additional public services.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a and b): The project would not result in changes to the existing level of demand for recreation facilities. The project would not increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. The project would not result in recreation-related impacts.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XVII. TRANSPORTATION Would the project:				
a) Conflict with a plan, ordinance, or policy the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3 (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a-c): The project would not result in changes to vehicle miles traveled (VMT) on existing roads, change parking capacity, or change air traffic patterns. The project would be operated as private stables. No new traffic generation would occur as a result of the project. The proposed project would not result in impacts to the circulation system, nor would it affect emergency access to the site. The project would not conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities.

(d): Construction of the proposed project would not result in any changes to emergency access to the project site or vicinity.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES Would the project:				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a): No tribal cultural resources that are listed, eligible for listing, or are within a local register of historical resources, are located at the project site. The California Historical Resources Information System (CHRIS) indicated the project area contains no recorded archeological resources; however, CHRIS indicated that this project area lies adjacent to a known archaeological resource consisting of a Native American site consisting of bedrock milling features and burials (**Attachment 1**).

(b): The Native American Heritage Commission (NAHC) provided a list of Native American Tribes traditionally and culturally affiliated with lands in the project area and completed a Sacred Land File search (**Attachment 2**). The NAHC search results were negative. While the Town has not been contacted by any local tribe representative for formal consultation, because the CHRIS search indicated the project area lies adjacent to a Native American site consisting of bedrock milling features and burials, the Town contacted the Native American contacts provided by NAHC to inquire about whether they are interested in setting up a consultation regarding the project, in accordance with AB 52 (**Attachment 3**). One of the contacts requested that a Native American monitor the project during construction (**Attachment 4**); this measure has been included as **Mitigation Measure TRIBAL CULTURAL-1**, below. While there are no known Tribal Cultural Resources at the site, implementation of **Mitigation Measures TRIBAL CULTURAL-1, TRIBAL CULTURAL-2, TRIBAL CULTURAL-3 and TRIBAL CULTURAL-4** would ensure proper care is taken with any tribal cultural resources that may be found during project construction, to reduce potentially significant impacts to a less-than-significant level.

Mitigation Measure TRIBAL CULTURAL-1 (Culturally Affiliated Native American Monitor During Ground Disturbance/Project Construction): *A culturally affiliated Native American with knowledge of cultural resources shall monitor all ground-disturbing activities and project construction.*

Mitigation Measure TRIBAL CULTURAL-2 (Ground Disturbance): *Planning for construction shall include avoidance of any encountered resources and protection of the cultural and natural context. Native American resources include, but are not limited to: chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human remains.*

Mitigation Measure TRIBAL CULTURAL-3 (Disposition of Recovered Cultural Items): *Any resource encountered shall require stopping of construction to consult with any Native American tribe culturally affiliated with the area for recommendations to appropriately care for the discovered resources. Any resource encountered shall be treated with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to:*

- *Protecting the cultural character and integrity of the resource;*
- *Protecting the traditional use of the resource; and,*
- *Protecting the confidentiality of the resource.*

Mitigation Measure TRIBAL CULTURAL-4 (Inadvertently Discovered Native American Human Remains): *Any Native American human remains and associated grave artifacts shall be repatriated in consultation with any Native American tribe culturally affiliated with the area.*

(Source: Review of the Woodside Municipal Code and Woodside General Plan, California Historical Resources Information Service, Native American Heritage Commission)

Upon implementation of the mitigation measures listed above, the project would not result in any residual significant adverse effect on the environment related to Tribal Cultural Resources.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XVIX. UTILITIES AND SERVICE SYSTEMS Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a): The project would not require wastewater treatment facilities and therefore would not exceed wastewater treatment requirements of the Regional Water Quality Control Board. It would not result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities.

The project would not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities. The project would not affect electric power, natural gas, or telecommunications facilities, the construction of which could cause significant impacts. The project would not require a source of energy over the long-term.

(b): Water service in the project area is provided by the California Water Service (Cal Water). The project would not affect the existing water service or result in the need for additional service; however, quantity of water used would increase over the existing condition because of the private stables that would be constructed on site. This level of increase would not require construction of additional water infrastructure and would be accommodated by the existing water service.

(c): The project site is currently served by an existing septic system. A new septic system, including installation of two 1,500-gallon septic tanks, and associated field drains and expansion areas, would be required for the proposed project.

(d and e): Solid waste disposal is provided by GreenWaste Recovery. The project would comply with regulations regarding solid waste during construction and operation of the project.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project consists of demolishing an existing residence, garage and stables, and constructing a new main residence, five barns, a caretaker's cottage/ADU, bulk storage building, equipment storage building, a covered arena, an uncovered arena, a new vehicle gate, fenced paddocks and gallop trails, and other site improvements (**Attachment 7**).

(a): The project would not affect emergency access at the project site or within the project vicinity. All staging and construction would be conducted on the project site.

(b): The project would not affect slope, prevailing winds, or other factors that have the potential to exacerbate wildfire risk. The project would not have the potential to expose people to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire. The project site is located to one of the Very High Fire Hazard Severity Zones (VHFHSZ) in the Town (**Figure 8**). The project site would be required to maintain defensible space and other conditions (e.g., fire sprinklers) related to reducing wildfire risk as conditions of project approval, in accordance with all requirements of the Woodside Fire Protection District (WFPD).

(c): The project would comply with all standard fire protection requirements of the Woodside Fire Protection District. These requirements (related to mowing, and maintenance of fuel brakes on a residential property) would not result in temporary or ongoing impacts to the environment.

(d): The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a): With implementation of identified mitigation measures, the project would not result in significant adverse impacts to the environment. All potential impacts have been reduced to a less-than-significant level with the identified mitigation measures.

(b to c): The project would not result in cumulative impacts or impacts that would degrade the quality of the environment or cause adverse effects on human beings.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XXII. EARLIER ANALYSES Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a discussion should identify the following on attached sheets:				
a) Earlier analyses used. Identify earlier analyses and state where they are available for review.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Impacts inadequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and whether such effects were addressed by mitigation measures based on the earlier analysis.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

No earlier environmental analyses were reviewed for the preparation of this Mitigated Negative Declaration. Woodside Town staff provided an independent environmental analysis based on the proposed project.

ATTACHMENTS:

1. California Historical Resources Information System, letter of February 14, 2019
2. Native American Heritage Commission, Letter dated February 20, 2018
3. Letters sent to Culturally Affiliated Native American Contacts recommended by the California Native American Heritage Commission, dated March 20, 2019
4. Email Consultation with Native American representative, Kanyon “Coyote Women” Sayers-Roods
5. Primary Record, prepared by Page & Turnbull, November 9, 2018.
6. Email from Ted Sayre, Town Geologist, pertaining to 3793 WR LLC – 3793 Woodside Road, Woodside – geotechnical proposal, dated June 19, 2018; received December 21, 2018.
7. Project Plans, received May 6, 2019

Town of Woodside Municipal Code and Woodside General Plan can be found online at www.woodsidetown.org.

ⁱ Soil Survey, San Mateo County, Eastern Part, United States Department of Agriculture, Soil Conservation Service, and the Regents of the University of California Agriculture Experiment Station, May 1991, p. 35.

ⁱⁱ Town Geology Map, prepared by Cotton Shires and Associates, Inc., 2017.

ⁱⁱⁱ Department of Toxic Substances Control, EnviroStor, accessed April 23, 2019;
(<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=San+Mateo+County>)

Cortese List: accessed April 23, 2019:

https://www.envirostor.dtsc.ca.gov/public/search.asp?PAGE=8&CMD=search&ocieerp=&business_name=&main_street_number=&main_street_name=&city=&zip=&county=&branch=&status=ACT%2CBKLG%2CCOM&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&cleanup_type=&npl=&funding=&reporttype=CORTESE&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&display_results=&school_district=&pub=&hwmp=False&permitted=&pc_permitted=&inspections=&complaints=&censustract=&cesdecile=&ORDERBY=upper%28business_name%29&next=Next+50

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
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SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
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Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

February 14, 2019

NWIC File No.: 18-1370

Sage Schaan
Town of Woodside
PO Box 620005
Woodside, CA 94062

Re: Record search results for the proposed 3793 Woodside Road project.

Dear Sage Schaan:

Per your request received by our office on 1/23/19, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for San Mateo County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there have been no cultural resource studies of the 3793 Woodside Road project area. This project area contains no recorded archaeological resources; however, this project area lies adjacent to one approximately located archaeological resource: [REDACTED], a Native American site consisting of bedrock milling features and burials). The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within or adjacent to the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Ramaytush language, part of the Costanoan language family (Levy 1978: 485). There are no Native American resources in or adjacent to the proposed project area referenced in the ethnographic literature [Milliken 1995; Kroeber 1925; Nelson 1909; Levy 1978].

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of San Mateo County have been found in Holocene alluvial fan deposits, at the foothill to valley floor interface, at the mouths of drainage canyons and gulches, and near intermittent or perennial watercourses. The 3793 Woodside Road project area contains a combination of Holocene alluvial fan and Holocene alluvium (undifferentiated) deposits, is situated within the foothill to valley floor interface, and may contain archaeological resources associated with the approximately located site P-41-000087. Given these environmental factors, there is a high potential for unrecorded Native American resources in the proposed 3793 Woodside Road project area.

Review of historical literature and maps indicated late 19th century historic-period activity within the 3793 Woodside Road project area. The Davenport Bromfield Official Map of San Mateo County, California (1894) depicts the proposed project area as within the lands of "Newman," with an early route of Woodside Road / SR-84 already in place. In addition, this map depicts a water pipe connected to and extending from the southeast bank of Bear Gulch Creek; this structure likely extended into the proposed project area. With these factors in mind, there is a moderate potential for unrecorded historic-period archaeological resources in the proposed 3793 Woodside Road project area.

The 1961 USGS Half Moon Bay 15-minute topographic quadrangle depicts two buildings or structures within the 3793 Woodside Road project area. These unrecorded buildings/structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is one recorded, approximately located archaeological resource adjacent to the proposed project area (REDACTED). Prior to the commencement of project-related activities, it is recommended that a professional archaeologist assess this resource, particularly its extent and possible project-related impacts, and provide project-specific recommendations. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) There is a high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the

project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

3) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

4) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of San Mateo County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

5) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

6) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

7) It is recommended that any identified cultural resources be recorded on DPR

523 historic resource recordation forms, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in dark ink, appearing to read "Cameron Felt", written in a cursive style.

Cameron Felt
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Barrows, Henry D., and Luther A. Ingersoll

2005 *Memorial and Biographical History of the Coast Counties of Central California*.
Three Rocks Research, Santa Cruz (Digital Reproduction of The Lewis Publishing
Company, Chicago: 1893.)

Bowman, J.N.

1951 *Adobe Houses in the San Francisco Bay Region*. In *Geologic Guidebook of the San Francisco Bay Counties*, Bulletin 154. California Division of Mines, Ferry Building, San Francisco, CA.

Brabb, Earl E., Fred A. Taylor, and George P. Miller

1982 *Geologic, Scenic, and Historic Points of Interest in San Mateo County, California*.
Miscellaneous Investigations Series, Map I-1257-B, 1:62,500. Department of the
Interior, United States Geological Survey, Washington, D.C.

Bromfield, Davenport.

1894 *Official Map of San Mateo County, California*. Schmidt Label & Litho. Co.

Department of Environmental Management

1980 *Coastside Cultural Resources*. Planning Division, San Mateo County, Redwood City, CA.

Fickewirth, Alvin A.

1992 *California Railroads*. Golden West Books, San Marino, CA.

General Land Office

1856 *Survey Plat for Canada de Raymundo Rancho*.

Gudde, Erwin G.

1969 *California Place Names: The Origin and Etymology of Current Geographical Names*. Third Edition. University of California Press, Berkeley and Los Angeles.

Hamman, Rick

1980 *California Central Coast Railways*. Pruett Publishing Company, Boulder, CO.

Hart, James D.

1987 *A Companion to California*. University of California Press, Berkeley and Los Angeles.

Heizer, Robert F., editor

1974 *Local History Studies*, Vol. 18., "The Costanoan Indians." California History Center, DeAnza College, Cupertino, CA.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

- 1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.
- Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe
1966 *Historic Spots in California*. Third Edition. Stanford University Press, Stanford, CA.
- Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle
1990 *Historic Spots in California*. Fourth Edition. Stanford University Press, Stanford, CA.
- Hope, Andrew
2005 *Caltrans Statewide Historic Bridge Inventory Update*. Caltrans, Division of Environmental Analysis, Sacramento, CA.
- Hynding, Alan
1984 *From Frontier to Suburb: The Story of San Mateo Peninsula*. Star Publishing Company, San Mateo, CA.
- Kroeber, A.L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)
- Levy, Richard
1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.
- Milliken, Randall
1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.
- Myers, William A. (editor)
1977 *Historic Civil Engineering Landmarks of San Francisco and Northern California*. Prepared by The History and Heritage Committee, San Francisco Section, American Society of Civil Engineers. Pacific Gas and Electric Company, San Francisco, CA.
- Nelson, N.C.
1909 *Shellmounds of the San Francisco Bay Region*. University of California Publications in American Archaeology and Ethnology 7(4):309-356. Berkeley. (Reprint by Kraus Reprint Corporation, New York, 1964)
- Nichols, Donald R., and Nancy A. Wright
1971 Preliminary Map of Historic Margins of Marshland, San Francisco Bay, California. U.S. Geological Survey Open File Map. U.S. Department of the Interior, Geological Survey in cooperation with the U.S. Department of Housing and Urban Development, Washington, D.C.

- Postel, Mitchell P.
1994 *San Mateo, A Centennial History*. Scottwall Associates, San Francisco, CA.
- Roberts, George, and Jan Roberts
1988 *Discover Historic California*. Gem Guides Book Co., Pico Rivera, CA.
- San Mateo County Historic Resources Advisory Board
1984 *San Mateo County: Its History and Heritage*. Second Edition. Division of Planning and Development Department of Environmental Management.
- San Mateo County Planning and Development Department
n.d. "Historical and Archaeological Resources, Section 5" from the *San Mateo County General Plan*.
- State of California Department of Parks and Recreation
1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.
- State of California Department of Parks and Recreation and Office of Historic Preservation
1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.
- State of California Office of Historic Preservation **
2012 *Historic Properties Directory*. Listing by City (through April 2012). State of California Office of Historic Preservation, Sacramento.
- Thornton, Mark V.
1993 An Inventory and Historical Significance Evaluation of CDF Fire Lookout Stations. CDF Archaeological Reports No. 12.
- VanderWerf, Barbara
1992 *Granada: A Synonym for Paradise, The Ocean Shore Railroad Years*. Gum Tree Lane Books, El Granada, CA.
- Williams, James C.
1997 *Energy and the Making of Modern California*. The University of Akron Press, Akron, OH.
- Woodbridge, Sally B.
1988 *California Architecture: Historic American Buildings Survey*. Chronicle Books, San Francisco, CA.
- Works Progress Administration
1984 *The WPA Guide to California*. Reprint by Pantheon Books, New York. (Originally published as *California: A Guide to the Golden State* in 1939 by Books, Inc., distributed by Hastings House Publishers, New York.)
- Yamada, Gayle K. and Dianne Fukami

2003 *Building a Community: The Story of Japanese Americans in San Mateo County*.
AACP, Inc., San Mateo, CA.

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471



February 20, 2018

Sage Schaan
Town of Woodside

Email to: sschaan@woodsidesidetown.org

RE: 3793 Woodside Road, 740 742 West Glen Way, San Mateo County


Dear Sage,

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not preclude the presence of cultural resources in any project area. Other sources for cultural resources should also be contacted for information regarding known and/or recorded sites.

Enclosed is a list of Native Americans tribes who may have knowledge of cultural resources in the project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these tribes, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at 916-573-1033 or frank.lienert@nahc.ca.gov.

Sincerely,


Frank Lienert
Associate Governmental Program Analyst

**Native American Heritage Commission
Native American Contacts
2/20/2018**

Coastanoan Rumsen Carmel Tribe
Tony Cerda, Chairperson
244 E. 1st Street Ohlone/Costanoan
Pomona , CA 91766
rumsen@aol.com
(909) 524-8041 Cell
(909) 629-6081

Amah Mutsun Tribal Band of Mission San Juan Bautista
Irenne Zwierlein, Chairperson
789 Canada Road Ohlone/Costanoan
Woodside , CA 94062
amahmutsuntribal@gmail.com
(650) 851-7489 Cell
(650) 851-7747 Office
(650) 332-1526 Fax

Muwekma Ohlone Indian Tribe of the SF Bay Area
Rosemarv Cambra, Chairperson
P.O. Box 360791 Ohlone / Costanoan
Milpitas , CA 95036
muwekma@muwekma.org
(408) 314-1898

(510) 581-5194

The Ohlone Indian Tribe
Andrew Galvan
P.O. Box 3152 Ohlone/Costanoan
Fremont , CA 94539 Bay Miwok
chochenyo@AOL.com Plains Miwok
(510) 882-0527 Cell Patwin

(510) 687-9393 Fax

Indian Canyon Mutsun Band of Costanoan
Ann Marie Savers, Chairperson
P.O. Box 28 Ohlone/Costanoan
Hollister , CA 95024
ams@indiancanyon.org
(831) 637-4238

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American Tribes with regard to cultural resources assessments for the proposed
3793 Woodside Road, 740 742 West Glen Way, San Mateo County



The Town of
Woodside

March 20, 2019

Costanoan Rumsen Carmel Tribe
Tony Cerda, Chairperson
244 E. 1st Street
Pomona, CA 91766

Subject: 3793 Woodside Road, Town of Woodside, San Mateo County

Dear Mr. Cerda:

The Town of Woodside is seeking participation in a tribal consultation as we initiate environmental review for the project referenced above. Section 21080.3.1 of the California Public Resources Code requires lead agencies to consult with California Native American tribes that are traditionally and culturally affiliated with the area of a proposed project to aid in the protection of tribal cultural resources during the processing of projects that require a Negative Declaration or an Environmental Impact Report under the California Environmental Quality Act (CEQA). The intent of this law is to provide local tribes with an opportunity to participate in local land use decisions at an early planning stage in order to protect, or mitigate impacts to, tribal cultural resources.

P.O. Box 620005
2955 Woodside Road
Woodside CA 94062

The applicant at 3793 Woodside Road (**Attachment 1**, Figures 1 and 2, Location Maps) has submitted plans to demolish an existing main residence, garage and stable; and construct a new main residence, five barns, an accessory dwelling unit (ADU), bulk storage building, equipment storage building, covered equestrian riding arena, uncovered equestrian riding arena, new vehicular gate, and associated site improvements (including gallop trails and fenced pastures (**Attachment 1**, Figure 3, Site Plan)). The project includes a significant amount of grading totaling over 10,000 cubic yards, half of which would be cut material from the site. The cut for a small basement could be up to 12 feet deep, while most of the site cuts would be approximately 1-5 feet deep across approximately 20% of the 14-acre site.

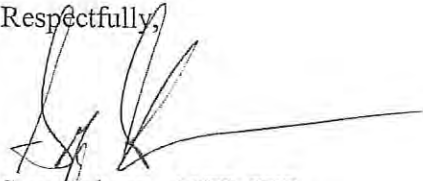
We are seeking tribal consultation prior to completing the CEQA review for this project since a California Historic Resource Information System (CHRIS) search identified known tribal resources and burial that occur on an adjacent site.

Pursuant to Section 21080.3.1 of the Public Resources Code, you have **30 days** from the receipt of this notice to request consultation. You must do so by contacting me in writing at the address on this letterhead. If you request consultation, I will contact

650-851-6790
Fax: 650-851-2195
townhall@woodsidetown.org

you to schedule a meeting to begin the consultation process. If you have information concerning tribal cultural resources in the project area, or if you have any questions, concerns or need additional information, do not hesitate to contact me at 650-851-6796 or sschaan@woodsidetown.org.

Respectfully,

A handwritten signature in black ink, appearing to be 'Sage Schaan', with a long horizontal line extending to the right.

Sage Schaan, AICP CEP
Principal Planner

Attachment 1. Proposed Woodside Stables and Residence, 3793 Woodside Road

Attachment 1: Proposed Woodside Stables & Residence, 3793 Woodside Road

1. **Project Location:** The project is located at 3793 Woodside Road, on the east side of Highway 84 (Figure 1, Project Location Map; Figure 2, Proposed Project Site).

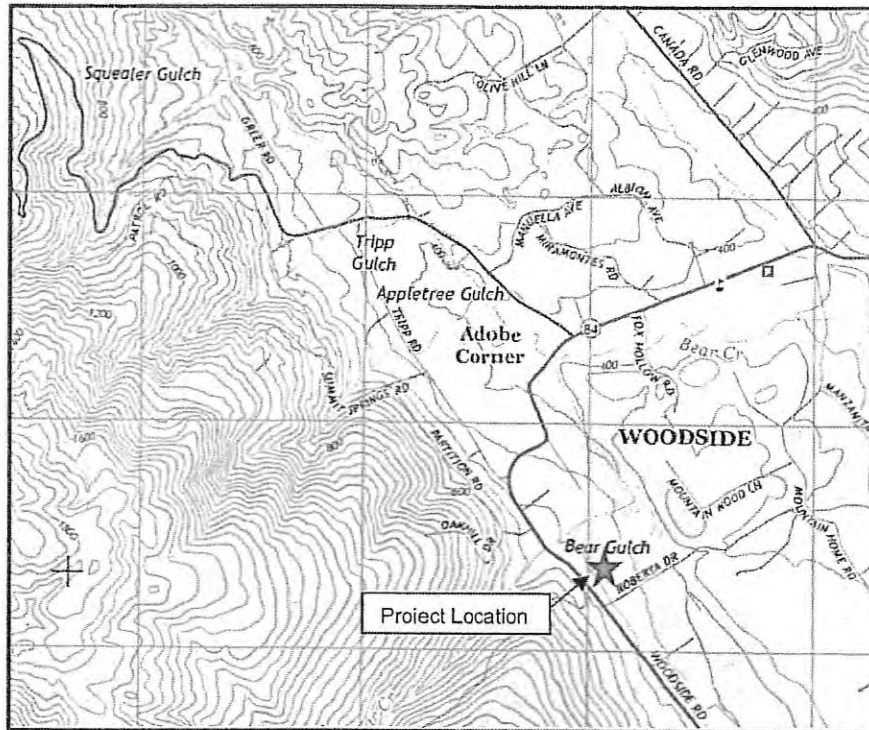


Figure 1. Project Location Map

Source: USGS

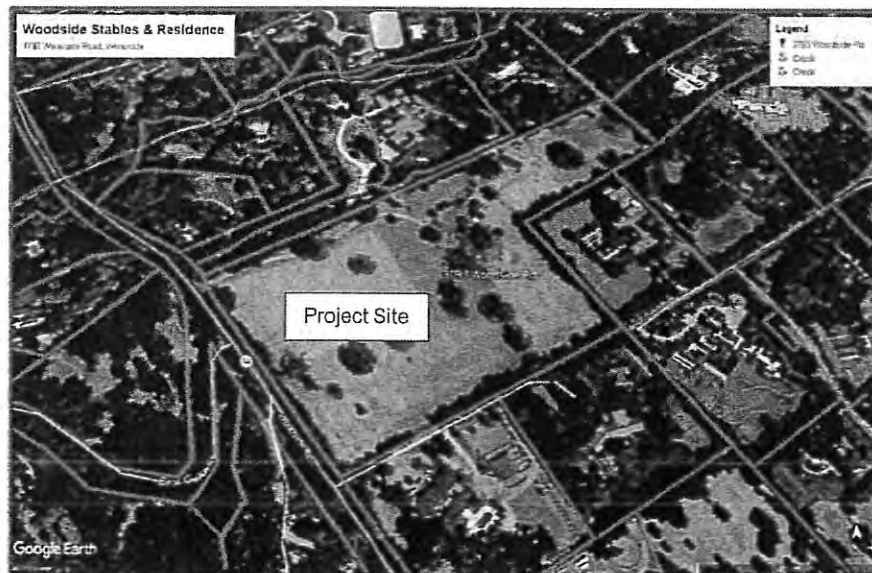


Figure 2. Proposed Project Site

Source: Google Earth



The Town of
Woodside

March 20, 2019

Amah Mutsun Tribal Band of Mission San Juan Bautista
Irenne Zwierlein, Chairperson
789 Cañada Road
Woodside, CA 94062

Subject: 3793 Woodside Road, Town of Woodside, San Mateo County

Dear Ms. Zwierlein:

The Town of Woodside is seeking participation in a tribal consultation as we initiate environmental review for the project referenced above. Section 21080.3.1 of the California Public Resources Code requires lead agencies to consult with California Native American tribes that are traditionally and culturally affiliated with the area of a proposed project to aid in the protection of tribal cultural resources during the processing of projects that require a Negative Declaration or an Environmental Impact Report under the California Environmental Quality Act (CEQA). The intent of this law is to provide local tribes with an opportunity to participate in local land use decisions at an early planning stage in order to protect, or mitigate impacts to, tribal cultural resources.

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P.O. Box 620005
2955 Woodside Road
Woodside CA 94062

650-851-6790
Fax: 650-851-2195
townhall@woodsidetown.org

you to schedule a meeting to begin the consultation process. If you have information concerning tribal cultural resources in the project area, or if you have any questions, concerns or need additional information, do not hesitate to contact me at 650-851-6796 or sschaan@woodsidetown.org.

Respectfully,

A handwritten signature in black ink, appearing to read 'Sage Schaan', followed by a long horizontal line extending to the right.

Sage Schaan, AICP CEP
Principal Planner

Attachment 1. Proposed Woodside Stables and Residence, 3793 Woodside Road

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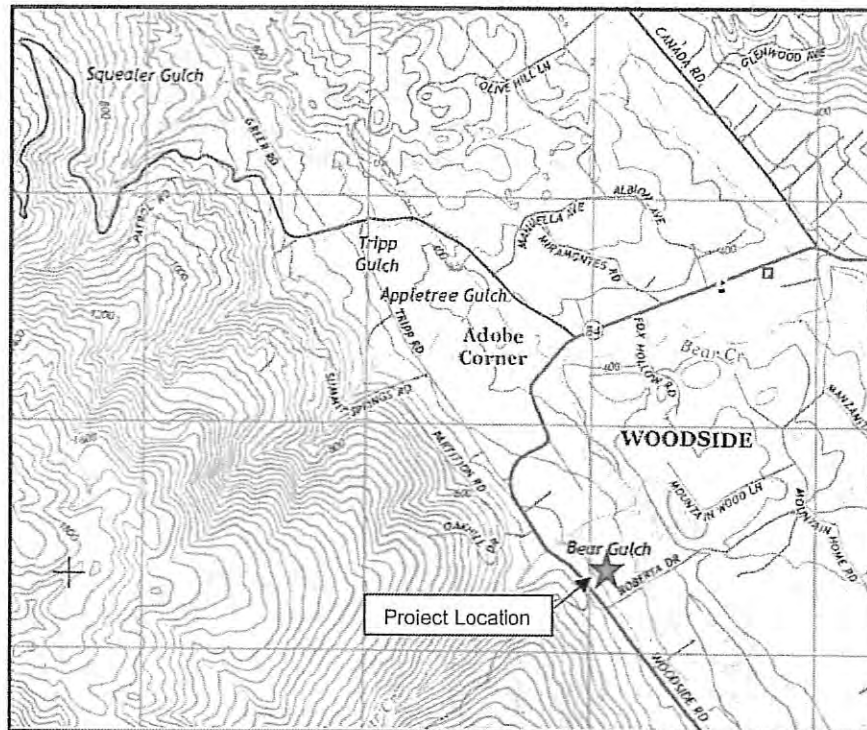


Figure 1. Project Location Map

Source: USGS

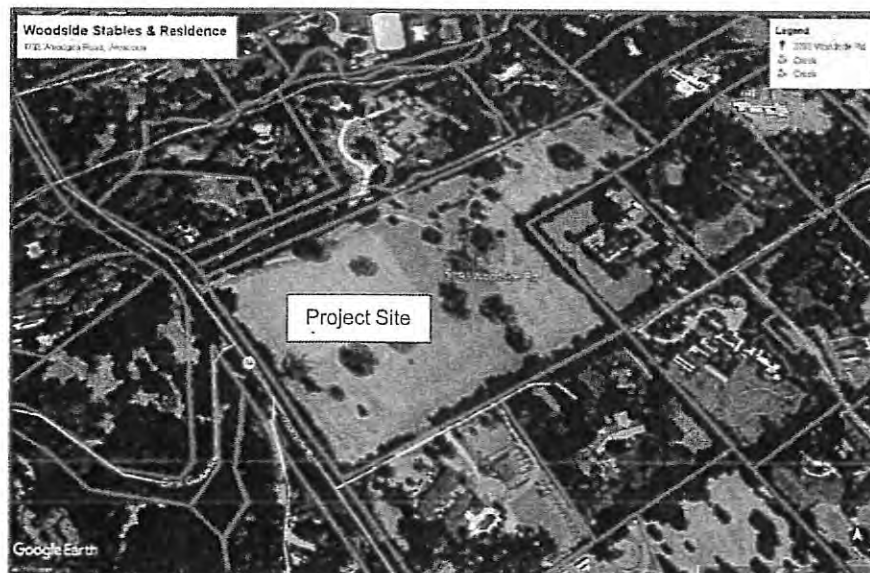


Figure 2. Proposed Project Site

Source: Google Earth



The Town of
Woodside

March 20, 2019

Muwekma Ohlone Indian Tribe of the SF Bay Area
Rosemary Cambra, Chairperson
P.O. Box 360791
Milpitas, CA 95036

Subject: 3793 Woodside Road, Town of Woodside, San Mateo County

Dear Ms. Cambra:

The Town of Woodside is seeking participation in a tribal consultation as we initiate environmental review for the project referenced above. Section 21080.3.1 of the California Public Resources Code requires lead agencies to consult with California Native American tribes that are traditionally and culturally affiliated with the area of a proposed project to aid in the protection of tribal cultural resources during the processing of projects that require a Negative Declaration or an Environmental Impact Report under the California Environmental Quality Act (CEQA). The intent of this law is to provide local tribes with an opportunity to participate in local land use decisions at an early planning stage in order to protect, or mitigate impacts to, tribal cultural resources.

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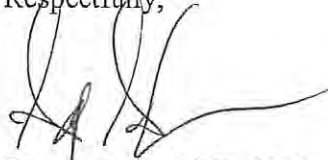
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P.O. Box 620005
2955 Woodside Road
Woodside CA 94062

650-851-6790
Fax: 650-851-2195
townhall@woodsidetown.org

you to schedule a meeting to begin the consultation process. If you have information concerning tribal cultural resources in the project area, or if you have any questions, concerns or need additional information, do not hesitate to contact me at 650-851-6796 or sschaan@woodsidetown.org.

Respectfully,

A handwritten signature in black ink, appearing to read 'Sage Schaan', with a long horizontal flourish extending to the right.

Sage Schaan, AICP CEP
Principal Planner

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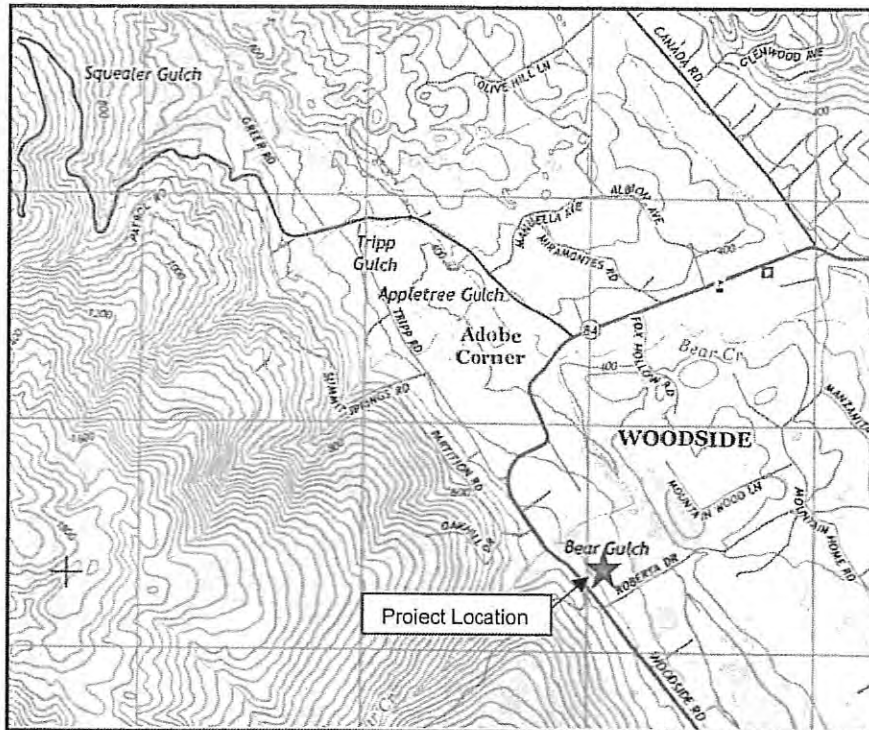


Figure 1. Project Location Map

Source: USGS



Figure 2. Proposed Project Site

Source: Google Earth



The Town of
Woodside

March 20, 2019

The Ohlone Indian Tribe
Andrew Galvan
P.O. Box 3152
Fremont, CA 94539

Subject: 3793 Woodside Road, Town of Woodside, San Mateo County

Dear Mr. Galvan:

The Town of Woodside is seeking participation in a tribal consultation as we initiate environmental review for the project referenced above. Section 21080.3.1 of the California Public Resources Code requires lead agencies to consult with California Native American tribes that are traditionally and culturally affiliated with the area of a proposed project to aid in the protection of tribal cultural resources during the processing of projects that require a Negative Declaration or an Environmental Impact Report under the California Environmental Quality Act (CEQA). The intent of this law is to provide local tribes with an opportunity to participate in local land use decisions at an early planning stage in order to protect, or mitigate impacts to, tribal cultural resources.

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Woodside CA 94062

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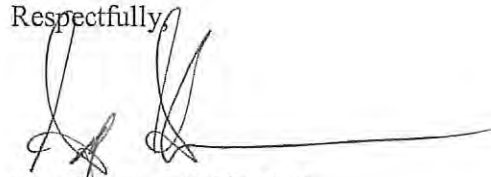
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Fax: 650-851-2195
townhall@woodsidetown.org

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Respectfully,

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Sage Schaan, AICP CEP
Principal Planner

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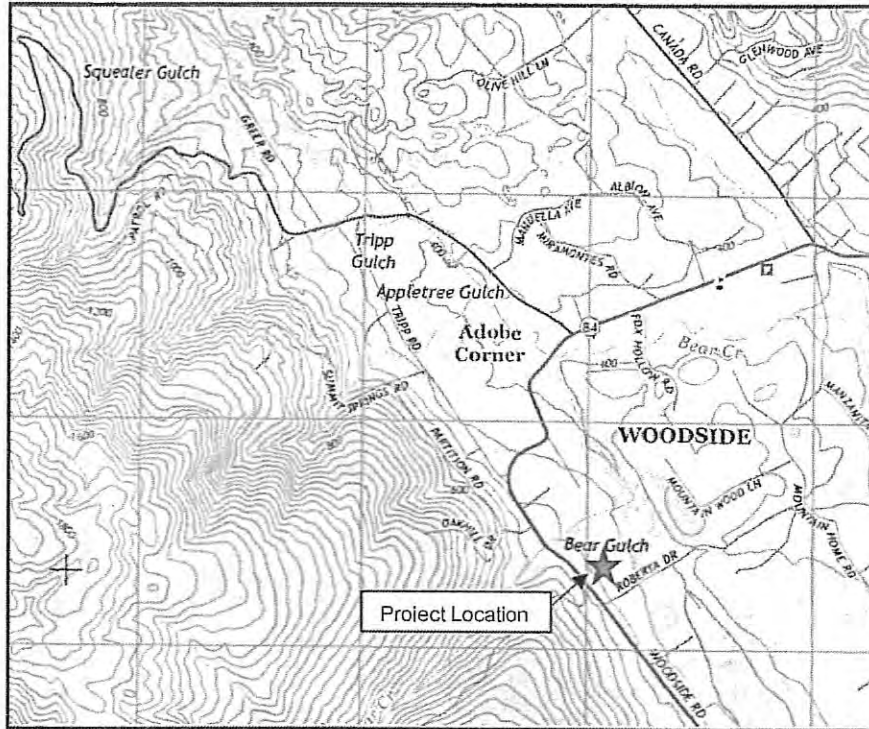


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Source: USGS

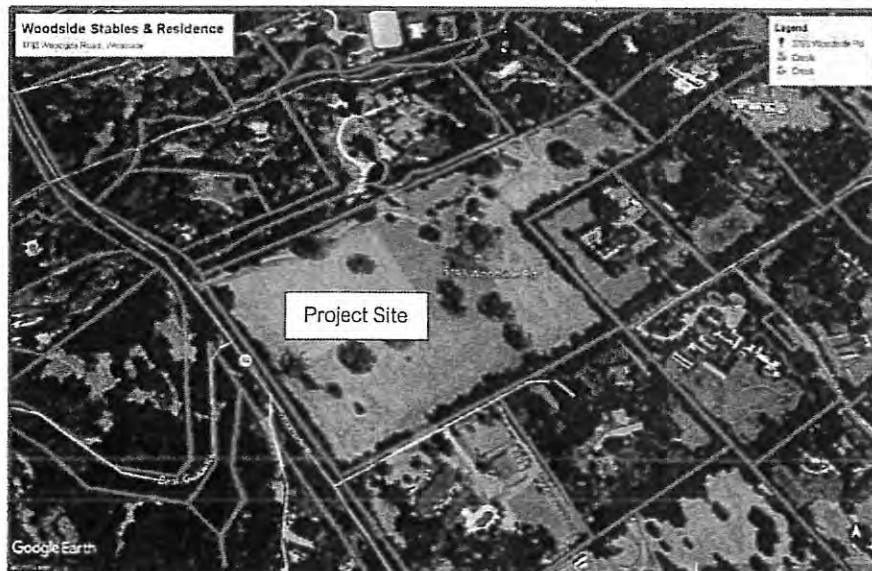
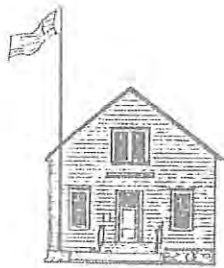


Figure 2. Proposed Project Site

Source: Google Earth



The Town of
Woodside

March 20, 2019

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister, CA 95024

Subject: 3793 Woodside Road, Town of Woodside, San Mateo County

Dear Ms. Sayers:

The Town of Woodside is seeking participation in a tribal consultation as we initiate environmental review for the project referenced above. Section 21080.3.1 of the California Public Resources Code requires lead agencies to consult with California Native American tribes that are traditionally and culturally affiliated with the area of a proposed project to aid in the protection of tribal cultural resources during the processing of projects that require a Negative Declaration or an Environmental Impact Report under the California Environmental Quality Act (CEQA). The intent of this law is to provide local tribes with an opportunity to participate in local land use decisions at an early planning stage in order to protect, or mitigate impacts to, tribal cultural resources.

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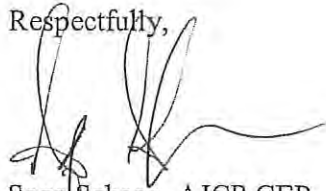
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P.O. Box 620005
2955 Woodside Road
Woodside CA 94062

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townhall@woodsidetown.org

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Respectfully,

A handwritten signature in black ink, appearing to read 'Sage Schaan', with a long horizontal flourish extending to the right.

Sage Schaan, AICP CEP
Principal Planner

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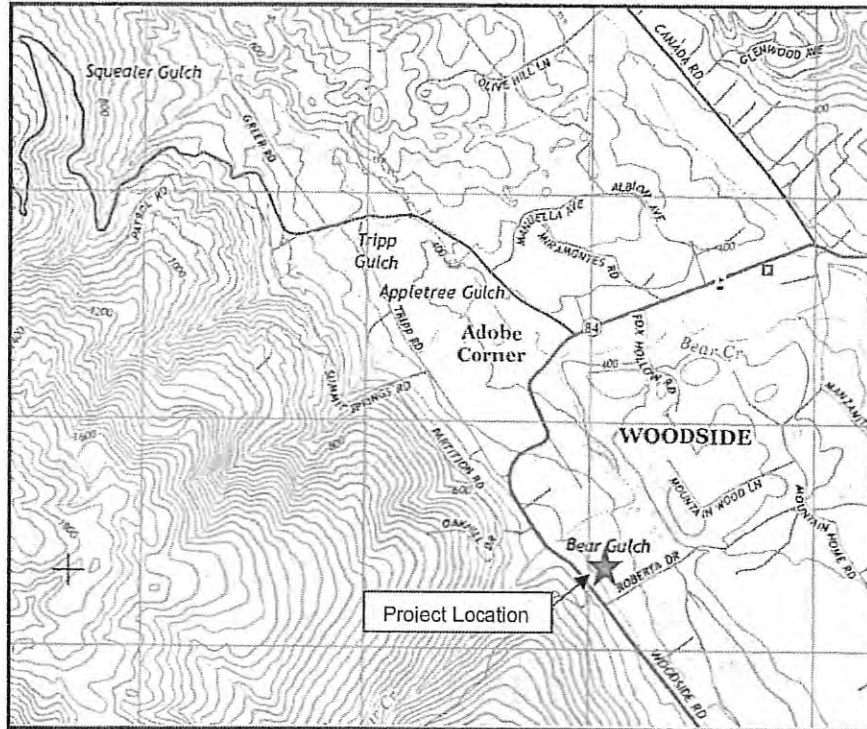


Figure 1. Project Location Map

Source: USGS



Figure 2. Proposed Project Site

Source: Google Earth

Sage Schaan

From: Kanyon Sayers-Roods <kanyon@kanyonconsulting.com>
Sent: Sunday, May 5, 2019 11:57 AM
To: Sage Schaan
Cc: Jackie Young; Nancy Woltering; Scott Territo
Subject: Re: FW: 3793 Woodside Road, Town of Woodside, San Mateo County

I have Reviewed the documentation and I approve of the mitigation process.

There are times where if any remains are found, consultation with the appropriate parties (to ensure) 'if' a burial needs to be removed, doing as much due diligence to re-enter the remains as close to the site-of-discovery as possible. Ideally with a potential 'cultural easement' ensure that the remains will never be disturbed again in the future {again that's just part of the deeper dive of ongoing consultation, within that mediation process- so just offering that information casually}

I am an Indigenous Cultural Representative of the Indian Canyon Mutsun Band Costanoan Ohlone people and I am OSHA 10 certified. Our community has a few monitors.

Depending on the schedule I would be available to monitor and my consultation firm {Kanyon Konsulting LLC} would hold the contract.. or possibly the subcontract with the archaeological firm.

I would recommend Far Western Anthropological group or Albion. Indian Canyon has a long history of positive work experiences with these Archeological firms.

--Kanyon "Coyote Woman" Sayers-Roods

Co-Founder - CEO | Kanyon Konsulting, LLC

Mobile (831) 207-9331 | kanyon@kanyonconsulting.com

www.kanyonconsulting.com

Indian Canyon Mutsun Band of Costanoan Ohlone People

www.indiancanyonlife.org/ksr

<http://about.me/kanyon.coyotewoman>

On Tue, Apr 30, 2019, 12:15 PM Sage Schaan <SSchaan@woodsidetown.org> wrote:

Dear Kanyon,

I just want to make sure you received the email that was sent last week (see below). Could you please confirm that you received the document and let me know when you may have a chance to review the document? We are planning to finalize the document early next week if you would be able to review by then.

Please let me know if you have any questions once you have had a chance to review.

Kindest Regards,

Sage

From: Sage Schaan

Sent: Thursday, April 25, 2019 12:22 PM

To: Kanyon Sayers-Roods <kanyon@kanyonkonsulting.com>

Cc: Jackie Young <JYoung@woodsidetown.org>; Nancy Woltering <nwoltering@woodsidetown.org>

Subject: RE: 3793 Woodside Road, Town of Woodside, San Mateo County

Dear Kanyon,

We have prepared draft language related to the proposed mitigation measures for the project at 3793 Woodside Road (please see attached). Could you please review the attached language and let me know if you have any comments, questions, and/or concerns?

Do you know who would be the monitor during earth disturbing activities should this project move forward? Is this something you would do, or do you have a recommendation? We still have a lot of time to work out these details if the project is approved, but I would just like start planning this out to make sure everything is done correctly.

Again, thank you for reaching out and assisting us on this project review. Once the CEQA document is prepared, we will route to you during the public review period.

Kindest Regards,

Sage

Sage S. Schaan, AICP CEP

Principal Planner

Town of Woodside

(650) 851-6796

2955 Woodside Road

P.O. Box 620005

Woodside, CA 94062

From: Kanyon Sayers-Roods <kanyon@kanyonkonsulting.com>

Sent: Friday, April 19, 2019 8:56 AM

To: Sage Schaan <SSchaan@woodsidetown.org>

Cc: Jackie Young <JYoung@woodsidetown.org>

Subject: Re: 3793 Woodside Road, Town of Woodside, San Mateo County

The letter was received by our office {addressed to Ann-Marie Sayers tribal chairwoman} I am her daughter.

I am open to corresponding via email and phone.

Thank you kindly.

--Kanyon "Coyote Woman" Sayers-Roods

Co-Founder - CEO | Kanyon Consulting, LLC

Mobile (831) 207-9331 | kanyon@kanyonconsulting.com

www.kanyonconsulting.com

Indian Canyon Mutsun Band of Costanoan Ohlone People

www.indiancanyonlife.org/ksr

<http://about.me/kanyon.coyotewoman>

On Fri, Apr 19, 2019, 7:53 AM Sage Schaan <sschaan@woodsidetown.org> wrote:

Dear Kanyon,

Thank you very much for your email. We are beginning on the CEQA review for this project and do intend to include mitigation measures that include monitoring should the project be approved. I would be interested in speaking with you, or at least corresponding by email, to review the language of the mitigation measures once developed, and to understand who may be the most appropriate Native American Monitor during grading activities.

I forwarded your email to the Planning Director, Jackie Young and will discuss with her as we start the CEQA process for this project. Please let me know if you have any questions, or if you would like meet or speak over the phone to discuss the project and the steps to take during construction if the project is approved.

Could you please let me know who gave you a copy of the letter? I am just trying to make sure everyone I sent the letter to received it and so far I have only been able to confirm that 4 of the 5 people contacted have received the letter.

Take care.

Kindest Regards,

Sage

Sage S. Schaan, AICP CEP

Principal Planner

Town of Woodside

(650) 851-6796

2955 Woodside Road

P.O. Box 620005

Woodside, CA 94062

From: Canyon Sayers-Roods <kanyon@kanyonkonsulting.com>

Sent: Thursday, April 18, 2019 9:15 PM

To: Sage Schaan <sschaan@woodsidetown.org>

Subject: RE: 3793 Woodside Road, Town of Woodside, San Mateo County

I'm writing on behalf of the Indian Canyon Band of Costanoan Ohlone People to request that The Town of Woodside records that we are responding to your letter dated 03/20/2019. As this area is adjacent to a site that contains a culturally sensitive recorded site we recommend that a Native American Monitor and an Archaeologist be present on-site at all times any disruptive surveying or earth movement transpires.

Regards

Kanyon Sayers-Roods

Creative Director, Tribal Monitor

--Kanyon "Coyote Woman" Sayers-Roods

Co-Founder - CEO | Kanyon Konsulting, LLC

Mobile (831) 207-9331 | kanyon@kanyonkonsulting.com

www.kanyonkonsulting.com

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www.indiancanyonlife.org/ksr

<http://about.me/kanyon.coyotewoman>

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource name(s) or number (assigned by recorder) 3793 Woodside Road

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Mateo

*b. USGS 7.5' Quad San Mateo, Calif.

Date 1999

*c. Address 3793 Woodside Road

City Woodside

Zip 94062

*e. Other Locational Data: Assessor's Parcel Number 072-211-170

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
3793 Woodside Road (APN 072-201-010) contains a one-story, wood-frame residence with attached garage, located on the east side of Woodside Road in the Town of Woodside (Woodside) (P5a) The subject residence is located in an L-shaped, roughly 14-acre parcel; most of the property's acreage is characterized by open pasture and several mature trees. Additional structures on the property include a one-story detached garage to the immediate north of the residence, and a detached barn with horse stables and an attached carport further north within the property. The property is enclosed by fencing at all property lines, consisting primarily of wire fencing supported by wood posts, and tall trees are planted along the south, east, and north perimeters (Figure 1 and Figure 2). The property is bordered by neighboring residential properties to the north, east, and south. The residence is situated toward the center of the subject property, set back from all property lines, and is accessed by a driveway which runs adjacent to the north property line off Woodside Road. (See continuation sheet)

*P3b. Resource Attributes: (list attributes and codes) HP2: Single Family Residence; HP 30: Farm/Ranch; HP4: Ancillary Building (Barn and Stables), Detached Garage.

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo



P5b. Photo: (view and date)
Residence at 3793 Woodside Road.
November 9, 2018.

*P6. Date Constructed/Age and Sources: 1952, San Mateo County Assessor's Office.
☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
3793 WR LLC
3793 Woodside Road
Woodside, CA 94062

*P8. Recorded by:
Christina Dikas, Page & Turnbull
417 Montgomery Street, 8th Floor
San Francisco, CA 94104

*P9. Date Recorded:
November 9, 2018

*P10. Survey Type:
Intensive

*P11. Report Citation: N/A

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

*Required information

RECEIVED

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State of California — The Resources Agency
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Resource Name or # (Assigned by recorder) 3793 Woodside Road

*Recorded by Page & Turnbull, Inc.

*Date December 10, 2018 ☒ Continuation ☐ Update

*P3a. Description: (continued)



Figure 1. Aerial image of buildings within subject property. Source: Google Earth, 2018. Edited by Page & Turnbull.



Figure 2. Aerial image of main residence within subject property. North wing shaded orange, and south wing shaded yellow. Source: Google Earth, 2018. Edited by Page & Turnbull.

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*Date December 10, 2018 ☒ Continuation ☐ Update

Completed in 1952, the residence was designed and constructed by building contractor and original owner-occupant, Richard M. Delucchi, as a Mid-Century Modern style ranch house. The building is laid out with an irregular plan that rambles from north to south and is formed from north and south wings. Each wing is formed from several intersecting one-story volumes which are oriented in varying directions. The north wing is oriented roughly 45-degrees off the cardinal directions and extends from the attached garage at the north end (north façade) of the residence southward to the main entrance recess. The north wing is capped by pyramidal and hipped roofs. The south wing is oriented more closely to true north-south and features: a primary hipped roof volume which extends north-south; intersecting hipped roof volume extending east-west at the south end of the building; a west-facing cross gabled volume at the west façade; and a west-facing flat-roofed volume that appears to be an addition to the south of the cross-gabled volume at the east façade (**Figure 3**). The residence is clad with materials including painted stucco (stucco hereafter), painted wood board-and-batten siding (siding hereafter), and painted face brick (brick hereafter) at various locations. The building sits on a concrete foundation. The building's hipped and gabled roof planes are covered with synthetic cedar or similar shakes; the flat-roofed addition at the east façade appears to be covered with composition or built-up materials. Roof eaves overhang the building footprint at all locations and feature exposed rafters and wood soffits at select locations. The house is primarily fenestrated with steel casement windows with horizontal orientation; some of these windows are placed at building corners. Additional window types include aluminum-frame, vinyl, and glass block at select locations. Entrances feature either flush-wood single doors, paneled-wood doors, or aluminum-frame sliding doors which open onto patio areas.

West Façade

The west façade of the subject residence overlooks a landscaped lawn area with a curvilinear pathway that circulates to the main entrance at the center of the façade (**Figure 3**). The northernmost volume visible at the west façade contains the attached garage (accessed by a garage door at the north façade). At the west façade, this volume is clad with typical siding and fenestrated with a wide steel sash window with an operable section (**Figure 3**). To the immediate south, a wood pergola is attached to the façade directly beneath the roof eave. The second to northernmost volume is clad with stucco and features a steel-sash corner window with operable outer sections. The window contains four divided lites in each of its four sections (**Figure 4**).

Further south from the corner window the façade plane is recessed and features a double window. The double window is comprised of a fixed steel-sash window with three lites, a wide mullion, and an adjacent, tripartite steel casement window with nine divided lites and operable outer leaves. South of the double window, an octagonal brick-clad volume projects from the façade. This volume is fenestrated with block glass bands at its outer sides and a tripartite aluminum-casement window at its center (**Figure 5 and Figure 6**). The octagonal volume also features a flush wood door at its east wall.

The main entrance to the residence is located within a more deeply recessed portion of the façade where the north wing transitions to the south wing. The main entrance is accessed by a scored concrete path with a small patio. The entrance features a robust timber frame and a flush-wood door flanked by full-length plate glass sidelights. Roman brick is applied to the base of the sidelights and double-windows which are located to the east and west of the entrance. A pergola similar to that described at the north end of the façade projects over the entrance and is supported by a tapered wood column. A plate glass double-window is placed directly north of the entrance (**Figure 6 and Figure 7**). To the south of the recessed entrance, the façade plane again recesses toward the east and is clad with typical siding and stucco (**Figure 8**). The building's roof projects over this recessed portion of the façade and is supported by a tapered wood column. The ground of the recessed area features square concrete tiles. Windows include a three-lite steel casement window, a plate glass window with projecting wood sill to the south, and an aluminum- or vinyl-frame sliding door which accesses the residence. The ceiling above the entrance is finished with tongue-and-groove wood boards and angles upward as it extends westward (**Figure 9**). The southernmost portion of the west façade is clad with stucco and features two identical aluminum-sash sliding windows with wood sills (**Figure 10**).



Figure 3: West façade. Looking southeast.

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*Recorded by Page & Turnbull, Inc.

Resource Name or # (Assigned by recorder) 3793 Woodside Road

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Figure 4: Steel-casement corner window with four divided lites in each section, at west façade. Looking northeast..



Figure 5: Additional horizontal windows at west façade to north of main entrance. Tripartite window at right is aluminum frame with aluminum casements. Looking north.



Figure 6: Recessed portion of west façade containing main entrance (visible at right). Looking north.



Figure 7: Main entrance with flush-wood door, adjacent plate glass sidelites, and wood pergola above, near middle of west façade. Looking east.



Figure 8: Recessed portion of façade with adjacent patio area beneath overhanging roof. Looking east.

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Figure 9: Recess to south of main entrance with aluminum-frame sliding doors. Looking east.



Figure 10: Southernmost portion of west facade which contains two similar aluminum sash sliding windows.

South Façade

The south façade is clad in stucco and features a steel casement window with three divided lites in each leaf and an adjacent flush wood door (**Figure 11**).



Figure 11: Southeast corner of building. south façade left, east façade right. Looking northwest.

East Façade

The east façade is similar to the west façade in that it features multiple façade planes, window types, and several secondary entrances (**Figure 11**). The southernmost portion of the east façade is clad with stucco and is not fenestrated. The façade plane is angled at this location and features two steel casement windows, which appear similar to those of the south façade flank a column of glass blocks (**Figure 12**). To the north, the façade recesses westward and contains vinyl-frame sliding glass doors. These doors face north and are located adjacent to a stone patio which is placed in a recessed portion of the façade. An additional set of doors with a wood frame face southeast toward the patio, in a portion of the façade that projects westward (**Figure 13**). At this point, the flat-roofed volume intersects with a west facing cross-gabled volume. A brick chimney is attached to the south wall of the cross-gabled volume.

The cross-gabled volume features: a brick chimney at its south wall; an east-facing wall with paired wood-frame plate glass windows with a projecting sill and central mullion; and a tongue-and-groove clad gabled end with louvered vent and flush fascia trim. The north-facing wall of the cross-gabled volume features a bank of four floor-to-ceiling, plate-glass windows with sliding sashes (**Figure 14**). To the north, the façade plane extends northward. A projecting rectangular bay features a tripartite corner window with a wood frame and plate glass. The southernmost section of the window contains a two-over-one arrangement of aluminum-sash and fixed aluminum frame windows (**Figure 15**). To the immediate north a similar arrangement of windows pairs an aluminum-frame window with a plate glass window; the windows are separated by a central wood mullion (**Figure 16**). The east façade continues northward and features a bank of sliding glass doors with anodized aluminum frames. The doors are flanked by brick clad piers that extend from ground level to the soffit beneath the overhanging eave above. The wall at this location is clad with

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*Date December 10, 2018 ☒ Continuation ☐ Update

stucco. Yellow bricks form a step at the base of the doors. To the north the façade is recessed eastward. An outdoor, brick fire place with chimney is located adjacent to an outdoor kitchen area with cabinets and a sink (**Figure 17**).

The attached garage is located at the far north end of the building. The east façade features a paneled wood door with two upper lites divided by a horizontal muntin and an adjacent steel sash window identical to that located at the garage's west façade. The façade is clad with typical siding at this location. A concrete patio is built directly adjacent to the façade in the area between the outdoor kitchen and garage (**Figure 18**).

North Façade

The north façade is clad with typical siding and features a wide roll-up garage door (**Figure 20**).

Detached Garage

A one-story, wood-frame, detached garage is set on a concrete foundation to the immediate north of the residence. The garage is accessed by the property's main driveway. The structure is clad with board-and-batten siding similar to that of the residence. The garage is capped by a gabled roof covered with composition shingles. Gable eaves overhang the garage's footprint at all façades. The garage's west wall contains the primary vehicular entrance with a paneled roll-up door. A secondary entrance with a similar but smaller roll-up door is located at the south façade. The garage has a fixed, single-lite wood window with wood frame at each the east and north façade (**Figure 20 and Figure 21**).



Figure 12: Steel casement windows and column of glass block at east façade. Looking south.



Figure 13: Recessed portion of east façade with sliding glass doors and concrete patio, to south of cross-gabled volume. Looking southwest.



Figure 14: Recessed portion of east façade. Looking west.

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Figure 15: Recessed portion of east façade. Outdoor kitchen with brick chimney assembly at right. Looking south.



Figure 16: Rectangular projecting bay with corner windows and adjacent paired window. Looking southwest.



Figure 17: Brick chimney with outdoor fire place at transition between north wing and garage. Looking south.

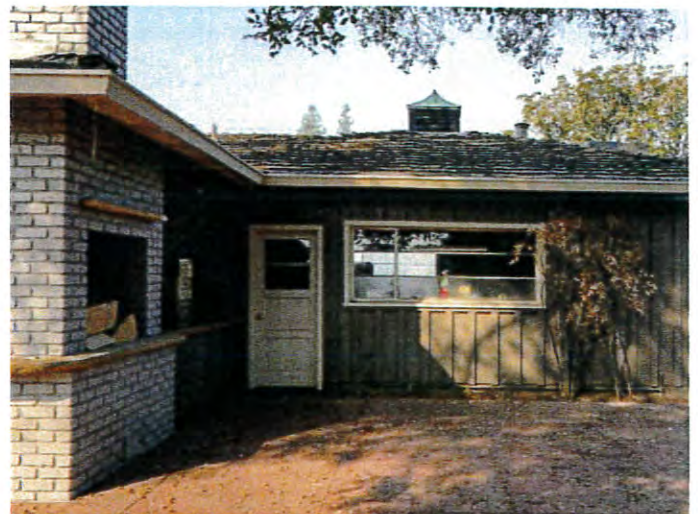


Figure 18: Northernmost portion of east façade at junction of outdoor kitchen area and garage. Looking west.



Figure 19: Garage with roll-up, paneled metal door at north end of residence. Looking south.

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Figure 20: Carport and adjacent storage structure to immediate north of residence. Looking northeast.



Figure 21: East (rear) and north façade of detached carport. Looking south.

Barn, Horse Stables, and Carport

A barn with horse stables and an attached carport is situated further northeast from the residence and detached garage near the north property line. The building is accessed by a partially paved driveway extension which begins to the immediate west of the detached garage. The structure is clad entirely with board-and-batten siding similar to the residence, and features a gabled roof with overhanging eaves and exposed rafters. The roof is clad with composition shingles. At the west end of the building, the driveway extension leads to a gabled garage with a similar door to that of the residence's attached garage (**Figure 22**). To the northwest, a carport with a flat roof, wood post supports, and a raised concrete parking pad stand to the immediate west of the barn's west façade. Within the carport, the northwest façade contains paired square vinyl windows set into wood frames with a wood surround (**Figure 23**). A flush-wood door with four upper lites divided by horizontal muntins is located to the east of the windows. The door has an exterior screen door and wood surround (**Figure 24**). The northeast façade of the barn contains four horse stables that align with fenced stalls to the northeast of the building. Each stable has a sliding wood door with an adjacent unglazed window (**Figure 25 and Figure 26**). The southeast façade of the stables features four hinged Dutch doors, one to each stable. A sliding vinyl-sash window is located to the west of the stables on the southeast façade. East of the window, the stables are accessed by a covered patio with a concrete floor (**Figure 27 and Figure 28**). The southeast east façade features an upper-level hay loading bay with swing out wood doors in the gable (**Figure 29**).

Site Features

The property is accessed by a driveway flanked by masonry entrance gates at the east side of Woodside Road. To the east of the entrance, the gravel driveway extends northeast along the north property line and then curves southeast toward the main entrance (**Figure 30**). The western half of the property appears to be an open field. Several mature trees are located throughout this area (**Figure 31**).

To the immediate northwest of the residence, the driveway transitions to a vehicle turnaround area. A concrete pathway circulates to the main entrance of the building. A landscaped lawn area is located to the west of the west façade (**Figure 32**). The aforementioned concrete pathway circulates southward along the west façade and continues to the south and east façades of the building. A landscaped lawn area is also located to the east of the residence (**Figure 33**). To the north of the residence and detached garage, the driveway extends northeast to the barn and stables (**Figure 34**). The northernmost portion of the site is enclosed by fencing which secures horses on the property (**Figure 35**). A dirt access road extends northeastward along the north property line. Fencing enclosing the field in this area has several gates off of the access road. The north perimeter of the property is also enclosed with fencing that has wood posts and chain link sections (**Figure 36 and Figure 37**).

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Figure 22: Barn and stables building, view northeast



Figure 23: Carport with concrete pad at west side of barn and stables. Looking south.



Figure 24: Wood door with divided upper lites and adjacent paired window at stable's west façade. Looking east.



Figure 25: Northeast façade of barn. Looking southwest.



Figure 26: Detail view of horse stalls with sliding wood doors and unglazed windows. Looking southeast.



Figure 27: Board and batten siding at south end of barn and stables. Looking west.

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Figure 28: Covered patio adjacent to horse stalls at southwest façade of barn. Looking northeast.



Figure 29: Doors for loading hay loft in gable of barn and stables at southeast façade. Looking west.



Figure 30: Masonry entrance gates at main entrance off Woodside Road. Looking east.



Figure 31: Open space and main driveway (left). Looking east.

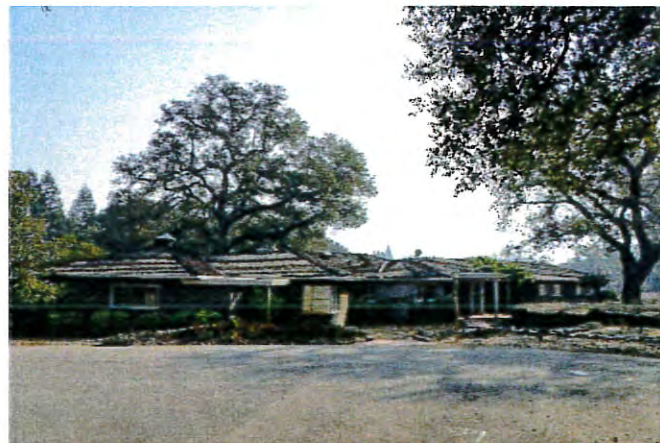


Figure 32: Paved vehicle turnaround area to immediate north of residence. Looking east.



Figure 33: East side yard of residence. Looking north.

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Figure 34: Driveway extension to northeast of vehicle turnaround area. Looking south.



Figure 35: Fenced of area for horses to southwest of barn and stables (pictured in background). Looking northwest.



Figure 36: Dirt road that runs along north property line from barn area eastward. Looking northeast.



Figure 37: Metal fencing with wood posts at east end of property. Looking east.

BUILDING, STRUCTURE, AND OBJECT RECORD

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Primary # _____

HRI# _____

*NRHP Status Code 6Z

*Resource Name or # 3793 Woodside Road

B1. Historic name: Delucchi Residence

B2. Common name: 3793 Woodside Road

B3. Original Use: Single-Family Residence

B4. Present use: Single-Family Residence

*B5. Architectural Style: Ranch Style

*B6. Construction History: (Construction date, alterations, and date of alterations)

- Residence constructed by builder-contractor Richard M. Delucchi as a personal residence in 1952.
- In 1959, the existing carport was built to the northeast of the residence.
- Horse stables were constructed in 1965 to the north of the residence and detached carport.
- The residence has undergone several reroofing episodes to replace aged shingles.
- Originally the residence featured cedar shingles, but over time, similar fire-proof composite shingles were installed based on building permit records. In 1991, an overhang was constructed at the barn on site.
- In 2003, the carport's roof was raised by six inches.

(See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

*B8. Related Features: Horse stable and pasture

B9a. Architect: _____ b. Builder: Richard M. Delucchi (Owner-Resident)

*B10. Significance: Theme N/A Area Woodside

Period of Significance N/A Property Type Residential

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Town of Woodside

Early Woodside History

The Lamchin local tribe of the Ohlone resided in the south-central part of the San Francisco Peninsula and their territory included the present-day cities of Redwood City and Woodside. They made their living by hunting, fishing, and gathering in the San Andreas Valley's lush terrain of grassy meadows and forested hillsides. Their presence is evidenced by the discovery of burials and artifacts near creeks and other watercourses in San Mateo County.

In 1769, a group of explorers led by Gaspar de Portolà set out from Mexico in search of a great bay that had been noted during earlier sailings up the coast. That expedition camped near present-day Woodside and marked the first time that the appearance of Europeans was documented in this area. As exploration and settlement increased, many of the Ohlone were moved to Mission Santa Clara, established in 1777, to work in the vineyards, in orchards, and in the raising of cattle.

Mexico won independence from Spain in 1821 after almost 300 years of colonial rule. With independence, California came under Mexican rule until it was acquired by the United States in 1848. The Mexican government, never committed to the mission system, secularized the rich lands and holdings and transferred them from the padres over to new settlers and colonists, many of whom were veterans of the Mexican War.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

HP2. Single family property.

HP4. Ancillary building: 1) Barn and Stables, 2) Detached Garage

HP30. Trees/vegetation: Matures trees located through fields within property.

HP46. Walls/Gates/Fences: 1) Property fencing along property perimeter 2) Main entrance gate off Woodside Road

*B12. References: See page 18, Continuation Sheet.

B13. Remarks: None.

*B14. Evaluator: Josh Bevan and Stacy Kozakavich, Page & Turnbull, Inc.

*Date of Evaluation: December 10, 2018

(This space reserved for official comments.)

Source: San Mateo County Assessor's Office, 2018.
Property outlined in orange. Edited by Page & Turnbull.



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Resource Name or # (Assigned by recorder) 3793 Woodside Road

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*Date December 10, 2018 ☒ Continuation ☐ Update

***B6. Construction History (cont'd):**

3793 Woodside Road was constructed by builder-contractor Richard M. Delucchi as a personal residence in 1952.¹ Building permit applications on file at the Woodside Building & Planning Department document the following alterations and updates:

Permit #	Date Issued	Owner	Contractor	Description
45784	2/20/1959	Delucchi	Reed Roofing	Add carport. Tear off old shake roof, install shakes and 3E felt over sheathing. 10-inch spacing, install gravel. On one deck to rear and one deck to front install base sheet and felts. Crushed granite for top coat.
4182	5/12/1965	Delucchi	Unknown	14 acres, 2 horses noted. Application for stables permit. 800 square feet, 250 feet from residence, 800 feet from property line. Notes residence constructed 1952.
82218	8/2/1978	Delucchi	Unknown	Class B heavy cedar shakes installed over solid sheathing.
3355	2/17/1982	Delucchi	Owner	Carport. Wood-frame construction with concrete floor.
9325	6/20/1990	Delucchi	Unknown	Fence permit. 6 inches back from property line. Replace fence damaged by auto.
00093250001	8/25/1991	Delucchi	Owner	Alteration to accessory building. Build overhang at barn garage over existing 18-foot wide opening.
19940000324	8/22/1994	Delucchi	Unknown	Reroof with simulated firefree[sic] shake.
N/A	9/28/1994	Delucchi	Asplundh	Remove dead pine tree interfering with PG&E power lines.
19950000356	9/15/1995	Delucchi	Unknown	Reroof residence with fire free roofing tiles. 50-year class B roofing tiles with a 30-pound felt underlayment.
19960000581	12/18/1996	Delucchi	Owner	Replace wood pole for well service. Replace electrical service.
20010000372	8/13/2001	Delucchi	Head Roofing	Reroof existing residence.
20030000388	8/4/2003	Delucchi	Tim Smith	Raise carport roof by 8 inches. Use 2x6 blocks on existing truss.
20050000026	1/18/2005	Delucchi	Rainbow Roofing	Tear off wood shakes. Install 30 pound felt liner and class B heavy shake.
TREE2011-0026	3/11/2011	Delucchi	Unknown	Remove one bay tree and one oak tree.
BLDG2013-0323	7/11/2013	Delucchi	Unknown	Replace a power pole for the water well.
BLDG2015-0268	6/25/2015	Delucchi	Unknown	New tile in hall bath
TREE2015-0051	4/1/2015	Delucchi	Unknown	Remove dead oak tree (listed as under review).
FENC2015-0068	10/23/2015	3793 WR LLC	Nils Moberg Construction	New six-foot wire mesh fence at rear of property to secure horses on the property. 5-foot wide gate maximum to match fence design. Fence section 236 feet.
SITE2015-0080	12/08/2015	3793 WR LLC	Unknown	Percolation test.
SITE2017-0044	10/23/2017	3793 WR LLC	Unknown	Percolation test.

¹ "Richard Delucchi," *SFGate*, online, February 12, 2015. Accessed November 20, 2018.

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B10. Significance (cont'd):

Historic Context²:

Following the secularization decree of 1833, Mexican authorities granted to friends and loyalists some 18 ranchos in present day San Mateo County. In 1840, Governor Juan B. Alvarado granted John Coppinger 12,545 acres of land in the San Andreas Valley. Called *Rancho Cañada de Raymundo*, its boundaries consisted of the Santa Cruz Mountains to the west, Laguna Grande (now Crystal Springs) to the north, *Rancho de las Pulgas* to the east and *Rancho del Corte de Madera* to the south. It included most of present-day Woodside.

In the 1830s, the Woodside area became home to some of the first English-speaking settlers on the San Francisco Peninsula. Their appearance signaled the start of the lumbering economy. The abundant redwood trees brought lumberjacks and entrepreneurs to the area. By 1852 there was regular stagecoach service from Woodside to San Francisco, and more people were attracted to the area. Recognizing the need to service the increased traffic and workers, Robert Orville Tripp and Mathias Parkhurst opened a general food and supply market called the Woodside Store. In 1854, Andre Neuman established a nursery and grocery store on Woodside Road where it crosses Bear Gulch. Soon thereafter, Tripp and Parkhurst relocated their store to its present location on the corner of Kings Mountain and Tripp Roads. That building is now preserved as the San Mateo County Museum. Tripp also established the first post office in Woodside and, in 1858, a circulating library. The men named their area Woodside.

Late 19th and Early 20th Century Estates

By 1890, nearly all the accessible old growth redwoods in the bayside of San Mateo County had been cut down and by 1900 nearly all the mills were gone.³ The absence of the redwoods due to logging in the area resulted in tremendous vistas. This factor, combined with the largely fog-free climate and ease of access to San Francisco, lured many successful San Francisco families to seek country estates in the Woodside area. During the late nineteenth and early twentieth centuries, large tracts of land became available as the landholdings of pioneering families were subdivided, beginning an era of estate building. Many prominent families established themselves in Woodside between the early 1880s and 1920s.

An enduring feature of Woodside's history has been the presence of horses. Originally, they were a necessity for work and transportation, and later for leisure and sport. In 1931 the horse trail system was documented throughout the area for the use of residents, friends, and neighbors.⁴ Early equestrian activities included the Los Altos Hunt; the Playpen on Fox Hollow Road; and the Junior Riders program for children, which continues to this day. Horses continue to be a popular reminder of Woodside's frontier past and countrified present.

Town Incorporation and Postwar Development

By 1950 Woodside's real estate market had recovered fully from the effects of the Depression and the Second World War. The decade following the war unleashed a flood of development in San Mateo County as San Franciscans moved to the suburbs and migrants from other states poured into the Bay Area. By 1950, still largely rural San Mateo County was growing by approximately 20,000 people per year. Before long, the formerly separate towns of the Peninsula were linked by a landscapes of ranch houses, shopping centers and parks, accessed by an expanding network of freeways. Most Peninsula communities appeared to embrace this transformation, although some may have regretted the loss of farms and open space. The steady encroachment of suburban style development alarmed many Woodside residents. Their concern for the effects that growth might have on their way of life caused residents to revisit the notion of incorporating as a Town, an idea first considered in 1928. A group called "Woodsiders" filed papers, collected signatures, and established boundaries encompassing twelve square miles. Their stated goal was to preserve Woodside's rural atmosphere. By a close vote, on October 20, 1956, Woodside favored incorporation and elected its first Town Council. William L. Lowe was elected by the Council to serve as its first Mayor.

Ranch Style

Ranch style architecture is a uniquely American residential building type that originated in California in the mid-1930s. The style gained popularity during the 1940s and became the dominant style throughout the country during the decades of the 1950s and 1960s. The popularity of "rambling" Ranch houses was made possible by the country's increasing dependence on the automobile. Streetcar suburbs of the late-nineteenth and early-twentieth centuries still used relatively compact house forms on small lots because people walked to nearby streetcar lines. As the automobile replaced streetcars and buses as the principal means of transportation in the decades following World War II, compact houses could be replaced by sprawling designs on much larger lots.

² Lamchin Tribe history on page 11 from Randall Milliken, Laurence H. Shoup, and Beverly R. Oriz, *Ohlone/Costanoan Indians of the San Francisco Peninsula and their Neighbors, Yesterday and Today* (San Francisco, CA: National Park Service, Golden Gate National Recreation Area, 2009), 5.

³ Alan K. Brown, *Sawpits in the Redwoods, 1776-1849* (San Mateo, CA: San Mateo County Historical Association, 1966), 16.

⁴ Town of Woodside, Historic Preservation Element of the General Plan (Woodside: Town of Woodside, 2009), 3.

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The style was loosely based on the Spanish Colonial precedents of the American Southwest, modified by influences borrowed from Craftsman and Prairie styles of the early twentieth Century. A typical Ranch style house featured an asymmetrical one-story mass that included a built-in garage capped with a low-pitched roof that was either hipped, cross-gabled or side-gabled. A moderate or wide eave overhang was a common design element. Wood and brick cladding were common, and were frequently used in combination. Fenestration was simple, and frequently included ribbon windows and large picture windows in living areas. Modest amounts of traditional detailing loosely based on Spanish or English Colonial precedents were included. Decorative elements traditionally included iron or wood porch supports and decorative shutters. Taking advantage of the mild climate, ranch homes in California reduced the barrier between indoor and outdoor spaces with broad glazed expanses and sliding doors opening to patios.

3793 Woodside Road

In 1950, the 14-acre parcel to the east of Woodside Road that is now addressed 3793 Woodside Road, was acquired by Richard M. Delucchi from Daniel C. and Virginia Jackling⁵. Prior to Delucchi's ownership, the subject parcel appears to have been unimproved with any structures. Between 1930, when the earliest available aerial photograph was recorded, and 1941 when subsequent historic aerial photography was conducted, the site featured numerous trees through its acreage and was bordered to the west and south by roads, while the east perimeter featured a dense buffer of trees (**Figure 38 and Figure 39**). Between 1950 and 1952, Delucchi did not improve the property. In 1952, Delucchi built the existing residence. By 1955, the site featured the existing driveway which leads from Woodside Road to the residence and several trees pictured in 1941 were removed from the surrounding fields. An L-shaped building near the current location of the stables, visible in a 1955 aerial photograph, may have been renovated in 1965, the year of Delucchi's permit to build a stable, to accommodate horses or to simply meet permitting requirements. By 1965, the property included the existing detached garage and the barn with stables.

Richard Delucchi owned the property until his death in 2015.



Figure 38: Approximate future location of subject property (outlined in orange) photographed by Fairchild Aerial Surveys Flight C-1025, 1930. Source: UC Santa Barbara Library, FrameFinder, online. Edited by Page & Turnbull.



Figure 39: Approximate future location of subject property (outlined in orange). Photographed by Fairchild Aerial Surveys, Flight C_6660, Frame 45, 1941. Source: UC Santa Barbara Library, FrameFinder, online. Edited by Page & Turnbull.

⁵ Deed, Volume 1772, pages 242-245, Daniel C. and Virginia Jackling to Richard Delucchi, January 4, 1950.

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Figure 40: Subject property and subject building photographed in 1955 by Aero Services Corporation Flight DDB-1956. Source: UC Santa Barbara Library, FrameFinder, online. Edited by Page & Turnbull.



Figure 41: 3-D aerial imagery of subject property, 2018. Source: Google Earth Pro, 2018. Edited by Page & Turnbull.

Owner-Occupant and Builder: Richard Mateo Delucchi and Blanche Urrere Delucchi, 1950-2015

In 1952, prominent San Mateo County-based building contractor, Richard M. Delucchi (1910-2015) constructed the subject building at 3793 Woodside Road as a personal residence for himself and his wife Blanche Urrere Delucchi (1916-2004).⁶ The Delucchis had previously resided in San Francisco and Redwood City, and Richard M. Delucchi maintained an office at 425 San Mateo Avenue for his company, Richard Delucchi Co., Inc. (also advertised as Richard Delucchi Co., Builders).⁷ Examples of Delucchi's residential building projects include single-family homes sold in 1941 the Mills Park neighborhood of San Bruno, and in 1950 in Redwood City.⁸ In 1949, Delucchi was elected president of the Peninsula General Contractors and Builders Association.⁹

⁶ "Delucchi, Blanche Urrere," *SFGate*, online, July 13, 2004. Accessed November 9, 2019. <https://www.sfgate.com/news/article/DELUCCHI-Blanche-Urrere-2708069.php>.

⁷ Advertisement listing address of Richard Delucchi Co., Builders, *San Francisco Chronicle*, May 20, 1950, 24.

⁸ Advertisement for homes in Mills Park, *San Francisco Examiner*, Oct. 19, 1941, 69; Advertisement for Redwood City homes, *San Francisco Examiner*, May 20, 1950, 24.

⁹ "S.M. Builders Name Officers," *San Mateo Times*, June 9, 1949, 6.

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In addition to his work as a builder, Delucchi was an enthusiastic horseman and was active a founding member of the San Mateo Mounted Patrol, assisting the group in securing the land for the organization's grounds in 1947.¹⁰ According to Delucchi's 2015 obituary, published in several local newspapers:

Richard was born in San Francisco to Italian immigrants and attended school there through age sixteen. He started his contracting business after learning the trade from his father. He took business and technical courses to assist him in his contracting work. Richard married Blanche Urrere in 1934. On their honeymoon they drove to Susanville in Northern California to bid on a contracting job. He continued his contracting business in San Francisco then moved it to San Bruno. In 1941 he moved his family to Redwood City. During WWII he gave up his contracting business to work for the war effort assisting in building military facilities at Wendover, UT. After the war he restarted his contracting business building homes and commercial buildings. He was noted for driving a hard bargain and doing a high-quality job. He built his home in Woodside and moved his family there in 1952. He developed homes and several industrial buildings in the Redwood City and Menlo Park areas, as well as other areas along the peninsula. His most noted development is Marsh Manor Shopping Center in South Redwood City bordering Menlo Park. Delucchi's Market in the Center is a new market that just opened on October 3rd, 2014 and is named after him.

He was one of the originators of the San Mateo County Mounted Patrol, now named Mounted Patrol, and helped to develop the grounds at its present location in Woodside. He served as captain in the Mounted Patrol, president in both the San Mateo County Horseman's Association and the Peninsula Contractor's Association. He was also instrumental in forming the Woodside Trail Club.¹¹

Significance Evaluation:

The property at 3793 Woodside Road is not currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). The building does not appear in the California Historical Resources Information System (CHRIS) as of its latest update in 2012, indicating that no record of previous survey or evaluation is on file with the California Office of Historic Preservation (OHP).

The Historic Preservation Element of the Woodside's General Plan articulates Woodside's goals and policies on historic preservation. It serves as a source of information regarding Woodside's development, resources, and defining characteristics. Along with outlining goals and policy strategies for historic preservation, the Preservation Element includes a list of 22 "Resources of Historical and Cultural Significance" identified and recognized by the Woodside. This list includes resources already listed in the National and California registers and expanded on a list of 15 sites previously introduced in the 1998 General Plan. 3793 Woodside Road is not currently listed as a Resource of Historic and Cultural Significance in the Woodside Historic Preservation Element.

California Register of Historical Resources

The California Register is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places. These criteria can be used to evaluate landscapes as well as individual buildings. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

- *Criterion 1 (Events):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons):* Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Criterion 1 (Events): 3793 Woodside Road does not appear to be individually eligible for listing in the California Register under Criterion 1 (Events) for its association with any events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Completed in 1952, the property was built four years before Woodside was incorporated. Although constructed during the post-World War II era, a period of general residential

¹⁰ "100th birthday party for Rich Delucchi, Mounted Patrol Pioneer," *The Almanac*, October 11, 2009. Accessed online December 10, 2018.

¹¹ "Richard Delucchi," *San Mateo County Times*, February 12, 2015. Accessed online November 20, 2018.

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development in Woodside and throughout California, 3793 Woodside Road is not individually significant within this context. Woodside has a strong equestrian history which includes horse ownership and related buildings and trails. 3793 Woodside Road has a barn with horse stables and pasture areas which were built a few years after the original construction of the main residence and appear to have been used regularly during the tenured ownership of Richard M. Delucchi for several decades. However, the subject property does not have a particularly strong, representative, or unique connection to the equestrian theme, and thus cannot be said to be individually significant within this context. Therefore, the property does not appear to be individually eligible for listing under Criterion 1.

Criterion 2 (Persons): 3793 Woodside Road does not appear to be individually eligible for listing in the California Register under Criterion 2 (Persons). Richard M. Delucchi was an active and prolific building contractor between the 1930s and 1960s, involved in the construction of many residential subdivisions and commercial developments in San Mateo County. Delucchi's influence in creating the suburban landscape of Redwood City and other communities is much more tangibly represented at sites such as the Delucchi-built Marsh Manor Shopping Center, where a grocery store named for and operated by the Delucchi family recognizes the builder's contribution to the community. As it does not provide a representative example of Richard M. Delucchi's professional contribution to mid-twentieth-century suburban development in San Mateo County, the subject property does not appear to be individually eligible for listing under Criterion 2.

Criterion 3 (Architecture): 3793 Woodside Road does not appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture). The ranch style residence was designed and built by original owner and resident, Richard M. Delucchi, a prominent San Mateo County-based building contractor, in the ranch style. Delucchi is known to have worked on a number of large residential tract developments and commercial projects. Delucchi's professional work fits within the context of suburban postwar development which resulted in the construction of a large number of homes; however, his body of work is not noteworthy for any aesthetic or high artistic value. Most of the homes designed by Delucchi's firm appear to be typical, modest mid-century suburban tract-style houses, of which similar examples can be found throughout the state and country. Though prolific, he cannot be considered a master builder.

The late Delucchis' former personal residence at 3793 Woodside Road exhibits many typical features of ranch style design, including a combination of stucco, vertical wood siding and brick veneer at select locations; large steel-casement windows; low massing and a wide plan typical of ranch houses; and recessed patio areas. Although much larger than a typical tract home of its period of construction, 3793 Woodside Road shares similar one-story, sprawled massing and material details with many California ranch houses of the mid-twentieth century. Though 3793 Woodside Road exhibits many intact features that make it a typical example of a ranch house, Delucchi's design features a relatively modest expression of ranch style design with typical design features and is not a unique or exceptional expression of the style. The barn and stable building on the property is not typical of the type of building that Delucchi would have built in his professional commissions, though it is not a unique building type in an area where horse ownership was, and is, common. The barn and stable displays utilitarian architectural features and simple finishes that are consistent with the style of the main house. 3793 Woodside Road was not designed by a master architect and does not exhibit high artistic style such that it would be individually eligible for listing in the California Register under Criterion 3 (Architecture).

Criterion 4 (Information Potential): The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When Criterion 4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. The subject property at 3793 Woodside Road does not appear to represent any unique building techniques or approaches whose study would provide important information in the understanding of mid-twentieth-century residential architecture. It does not appear to be individually eligible for listing in the California Register under Criterion 4 (Information Potential).

As the subject building does not appear to be significant under Criteria 1, 2, or 3, a detailed analysis of its historic integrity is not included.

Conclusion:

The residence at 3793 Woodside Road was designed by local builder Richard M. Delucchi and completed in 1952. No significant events are associated with the property and no owners or occupants appear to have contributed to local, state, or national history in a significant way. Active in postwar suburban tract development and other residential and commercial projects throughout his career, Delucchi does not appear to rise to the level of a local master builder. Based on research conducted and available records, Delucchi's work does not appear to have contributed to the advancement of style or construction within the field of residential building at a local, state, or national level. As such, the California Historical Resource Status Code (CHRSC) of "62" has been assigned to the property, meaning that it was "found ineligible for the National Register, California Register, or Local designation through survey evaluation."¹²

¹² California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

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***B12. References:**

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——— Obituary for Blanche Urrere Delucchi, July 13, 2004. Accessed November 20, 2018, <https://www.sfgate.com/news/article/DELUCCHI-Blanche-Urrere-2708069.php>.

San Francisco Examiner. Advertisement for homes in Mills Park, Oct. 19, 1941, 69.

——— Advertisement for Redwood City homes, May 20, 1950, 24.

San Mateo County Times. Obituary for Richard Mateo Delucchi, February 12, 2015. Accessed November 20, 2018, <https://www.legacy.com/obituaries/mercurynews/obituary.aspx?n=richard-mateo-delucchi&pid=174110308&fhid=11431>

San Mateo Times. "S.M. Builders Name Officers," June 9, 1949, 6.

San Mateo County Assessor Grantor-Grantee Index.

San Mateo County Assessor Map Retrieval System.

University of Santa Barbara Aerial Photo Frame Finder. Accessed November 9, 2018. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

Woodside Building Department Permit Records, 3793 Woodside Road, Woodside, CA.

From: **Ted Sayre** tsayre@cottonshires.com
Subject: RE: 3793 WR LLC - 3793 Woodside Road, Woodside - geotechnical proposal
Date: June 19, 2018 at 1:06 PM
To: John Stillman john@murrayengineers.com
Cc: Jason Kong Jason@murrayengineers.com

TS

Hi John-

I have no geologic or geotechnical objections to your indicated scope as long as structures are not proposed in the fault setback depicted on the Town Geologic Map, and no subdivision is proposed that would trigger State fault investigation requirements.

Ted Sayre----Cotton, Shires and Associates, Inc. (Woodside Town Geologist)

From: John Stillman <john@murrayengineers.com>
Sent: Tuesday, June 19, 2018 9:49 AM
To: Ted Sayre <tsayre@cottonshires.com>
Cc: Jason Kong <Jason@murrayengineers.com>
Subject: FW: 3793 WR LLC - 3793 Woodside Road, Woodside - geotechnical proposal

Hi Ted,

This is an NDA project which I think you are aware of but please keep discussions regarding it in-house for the time being-It's been delayed a bit due to planning issues but now we have been given the green light to perform our design level investigation. As we discussed on the phone, given that the SA fault is well constrained in this area, the Town fault rupture hazard is relatively narrow and it appears that the closest habitable structure (caretaker's cottage) is well away from the zone (see attached figures). Therefore, we don't plan to perform a fault hazard investigation with use of geologic trenching. However, we plan to perform a liquefaction analysis with use of borings and CPT's and will include a general discussion on geologic hazards similar to what we have provided in past geotechnical reports.

Let me know whether this scope makes sense with you/the Town.

Odessa Flores

Murray Engineers, Inc.

www.murrayengineers.com

650-274-8689 (M) 650-559-9980 (O) 650-559-9985 (F)

Bay Area Regional Offices

Peninsula 935 Fremont Avenue, Los Altos, CA 94024 | 650-559-9980

North Bay 110 Tiburon Boulevard, Mill Valley, CA 94941 | 415-888-8952

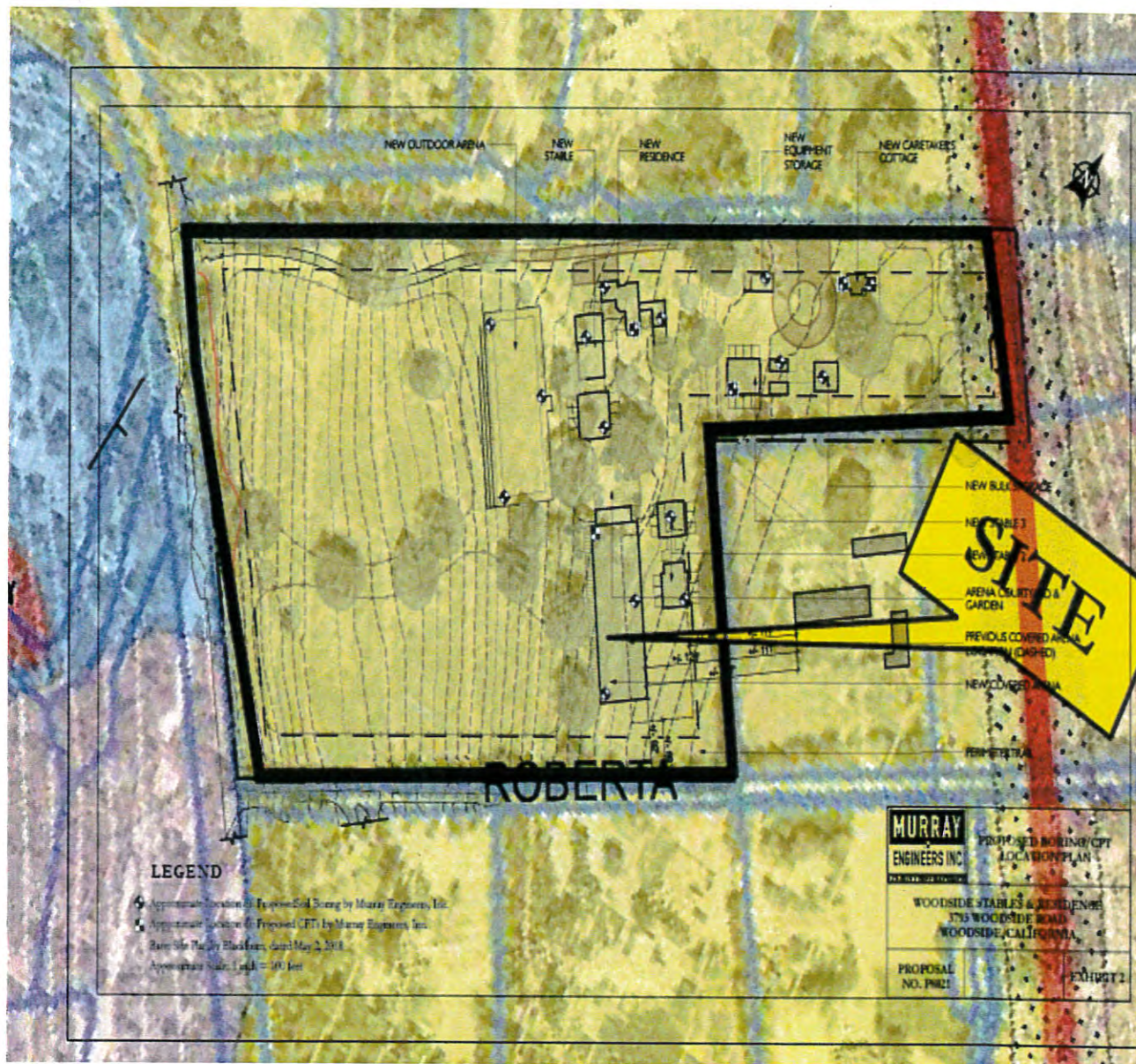
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RECEIVED

DEC 21 2018

ATTACHMENT 6



From: John Stillman

Sent: Tuesday, June 19, 2018 8:00 AM

To: Jason Kong; Odessa Flores

Subject: Re: 3793 WR LLC - 3793 Woodside Road, Woodside - geotechnical proposal

Yes but just over the phone. I would like to have Ted respond to it officially via email. Odie, can you please use our boring location plan that was included in our recent proposal as a base and overlay the fault rupture boundary on it that is shown on the Town of Woodside's new color Geologic Map (it's a light red shaded area)?

Thanks.

Regards,

John A. Stillman, G.E., C.E.G.
Principal Geotechnical Engineer
Murray Engineers, Inc.

WOODSIDE HORSE STABLES

ASRB Formal Review

MAY 06, 2019



Situated on a gently sloping 14 acres to the east of Woodside Road, this new, private residential equestrian facility will add to the already thriving equine community in Woodside. As the property falls away from the road, paddocks, dotted with mature trees, and an outdoor dressage arena are visible, with a new residence and several small stable structures as the backdrop.

The private stables and residence are modeled in the George Washington Smith style of architecture and feature low-sloped clay tile roofs and thick masonry walls. Beyond the stables, there is a private residential courtyard and covered riding arena, set into the ground to reduce its visibility. Set to the back of the property, out of sight to passers-by and screened from neighbors, are another small stable, a caretaker cottage, and two service structures. The service buildings are clad in stained cedar siding to blend into the background and embrace the natural elements on the grounds.

The existing residence and small stable (circa 1950) will be demolished during the redevelopment to accommodate the new program. Existing vegetation will be selectively groomed and enhanced to preserve the natural look of the land, and the existing equestrian riding trail on the property will be revitalized for neighbors to use.

WOODSIDE HORSE STABLES

3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

PROJECT No: 216125.01
DATE: 05/06/19
DRAWN BY: JJ
CHECKED BY: IK

DESIGNER'S STAMP

**NOT FOR
CONSTRUCTION**

CLIENT

3793 WR LLC
3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

ARCHITECT

BLACKBURN ARCHITECTS
1820 N STREET NW
WASHINGTON, DC 20036
Tel: 202-337-1755
Fax: 202-337-5271

CONSULTANTS

CIVIL ENGINEER

LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
Tel: 510-887-4086

LANDSCAPE ARCHITECT

FLEISCHMANN DESIGN COLLABORATIVE
1629 8th STREET
BERKLEY, CA 94710
Tel: 415-871-6233

STRUCTURAL ENGINEER

GFDS ENGINEERS
99 GREEN STREET, THIRD FLOOR
SAN FRANCISCO, CA 94111
Tel: 415 512 1301

GENERAL CONTRACTOR
MAINTENANCE MAINTENANCE

MARRONE & MARRONE
555 E. MCGLINCEY LANE
CAMPBELL, CA 95008
Tel: 408 371 4003

INTERIOR DESIGNER

JUTE
2254 UNION STREET
SAN FRANCISCO, CA 94123
Tel: 415 380 8330

MECHANICAL

RESIDENTIAL HEATING AND AC, INC
65 CRISTICH LANE, 95008
CAMPBELL CA
Tel: 408 377 4073

ELECTRICAL

ERNEST F FERRARI ELECTRICAL
550 MARINE VIEW AVE
BELMONT, CA 94002
Tel: 650 596 9753

TITLE 24

LUKE MORTON
MORTON GREEN BUILDING SERVICES
Tel: 619 721 3180

Rev	Date	Description
1	09/12/18	ASRB Formal Review
2	11/27/18	ASRB Formal Review
3	02/11/19	ASRB Formal Review
4	05/06/19	ASRB Formal Review

TITLE

COVER SHEET

SHEET NUMBER

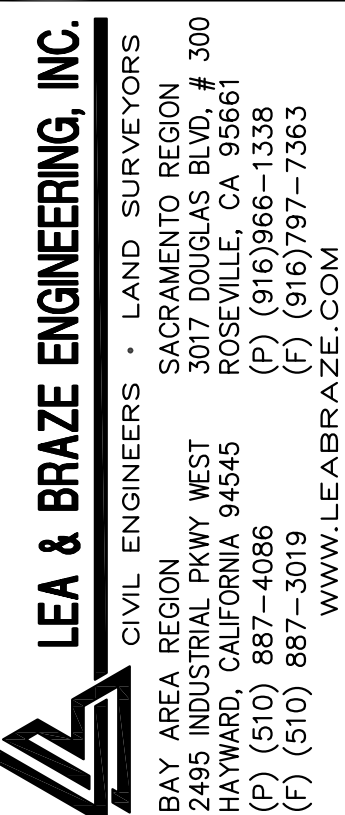
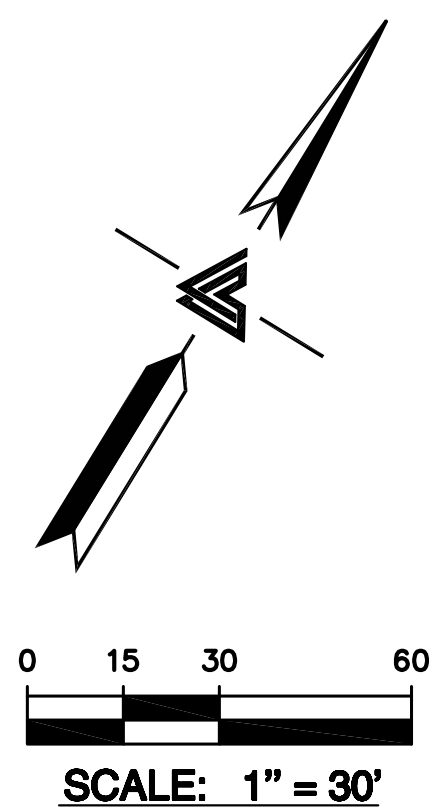
TS-1



TREE: TYPE AND
SIZE AS NOTED

EASEMENTS SHOWN ARE PER TITLE REPORT
PREPARED BY LAWYERS TITLE COMPANY,
TITLE NO. FLNP-0061500073-KC, DATED
APRIL 10, 2015 AND THE FOLLOWING MAPS:
RECORD OF SURVEY (34 LLS 93)
RECORD OF SURVEY (13 LLS 51)
TRACT NO. 106 53 MAPS 40)

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 505.67' (ASSUMED)

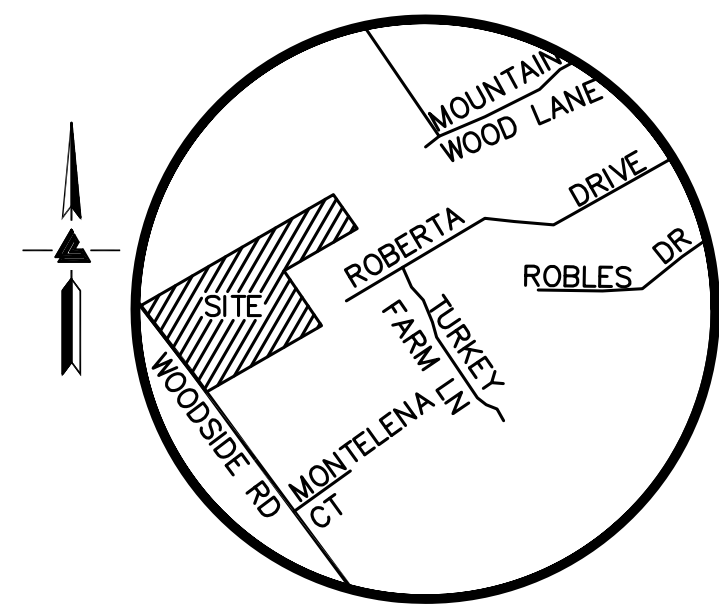


3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA

TOPOGRAPHIC SURVEY

—	—
—	—
—	—
—	—
—	—
REVISIONS	BY
JOB NO:	2150592
DATE:	7-7-15
SCALE:	1" = 30'
DRAWN BY:	JN
SHEET NO:	

SU1



VICINITY MAP
NO SCALE

LEGEND AND NOTES

---	BOUNDARY LINE	TC	TOP OF CURB	□ WM	WATER METER
---	EASEMENT LINE	TOS	TOP OF SLAB	⊗ WV	WATER VALVE
---	ELECTRICAL OVERHEAD LINE	• AD	AREA DRAIN	⊗ XXX.XX	BENCHMARK
---	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE	▣ CB	CATCH BASIN		SPOTGRADE
---	FENCE LINE	□ EM	ELECTRICAL METER		ASPHALT
---	FLOW LINE	⊗	FIRE HYDRANT		CONCRETE
---	GAS LINE (PAINT MARKINGS)	•	FOUND MONUMENT		GRAVEL
---	TELEPHONE OVERHEAD LINE	□ GM	GAS METER		LAWN
---	TELEPHONE/CABLE TV OVERHEAD LINE	⊗ GV	GAS VALVE		
---	WATER LINE	⊗ ICV	GUY ANCHOR		
---	(PER USA MARKINGS)	⊗	IRRIGATION CONTROL VALVE		
A/C	AIR CONDITIONER	⊗ JB	JOINT POLE		
CMP	CORRUGATED METAL PIPE	⊗	JUNCTION BOX		
FF	FINISH FLOOR	⊗	LIGHT		
FL	FLOW LINE	⊗	PILLAR		
INV	INVERT	○ SSCO	SANITARY SEWER CLEAN-OUT		
M-	MULTIPLE TRUNKS	○ SSMH	SANITARY SEWER MANHOLE		
RCP	REINFORCED CONCRETE PIPE	○ SL	SEPTIC LID		

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

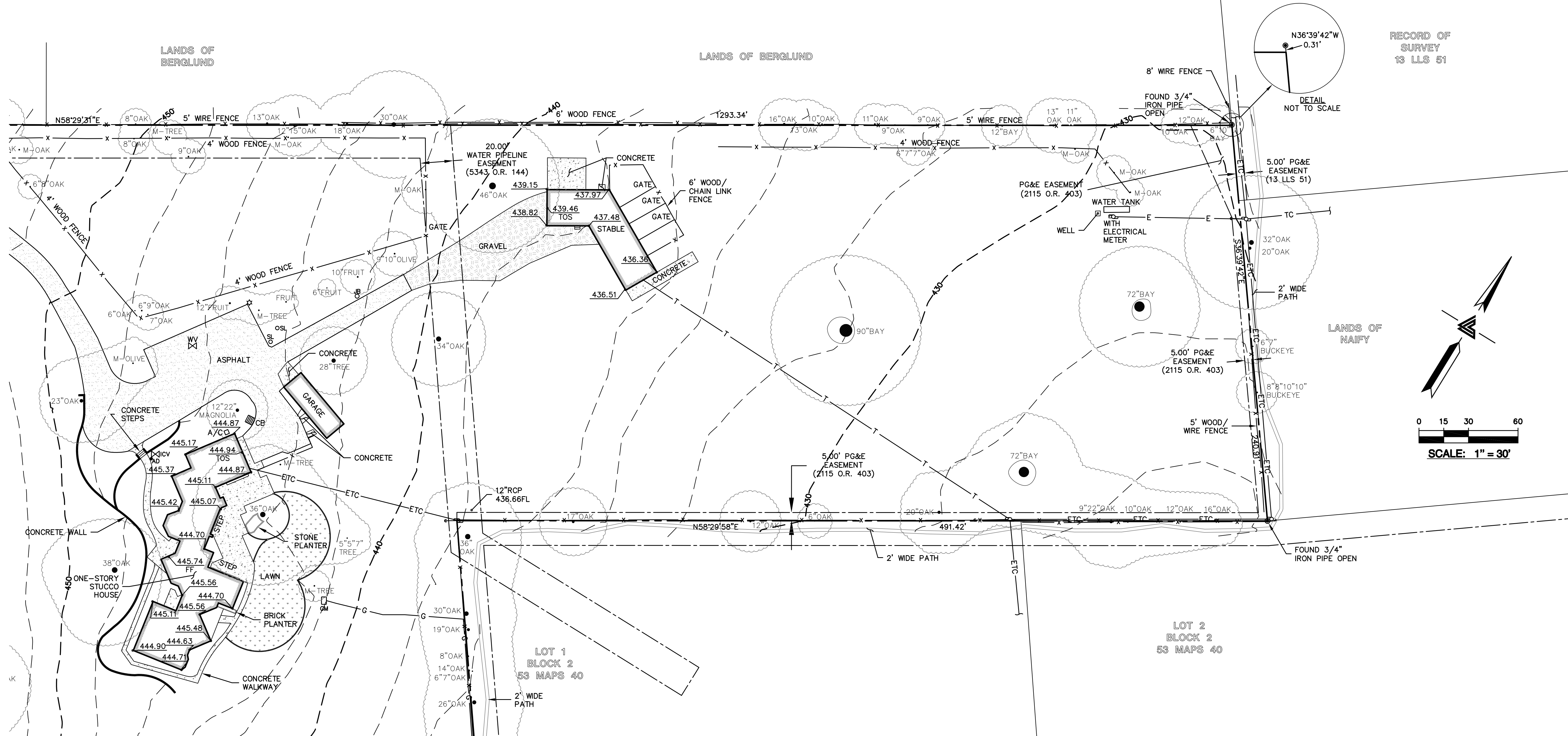
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

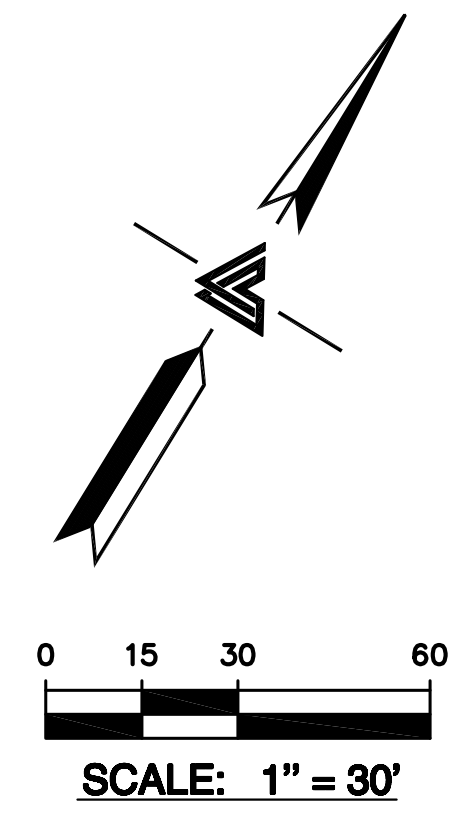
EASEMENTS SHOWN ARE PER TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, TITLE NO. FLNP-0061500073-KC, DATED APRIL 10, 2015 AND THE FOLLOWING MAPS: RECORD OF SURVEY (34 LLS 93) RECORD OF SURVEY (13 LLS 51) TRACT NO. 106 53 MAPS 40)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 505.67' (ASSUMED)



RECORD OF
SURVEY
13 LLS 51

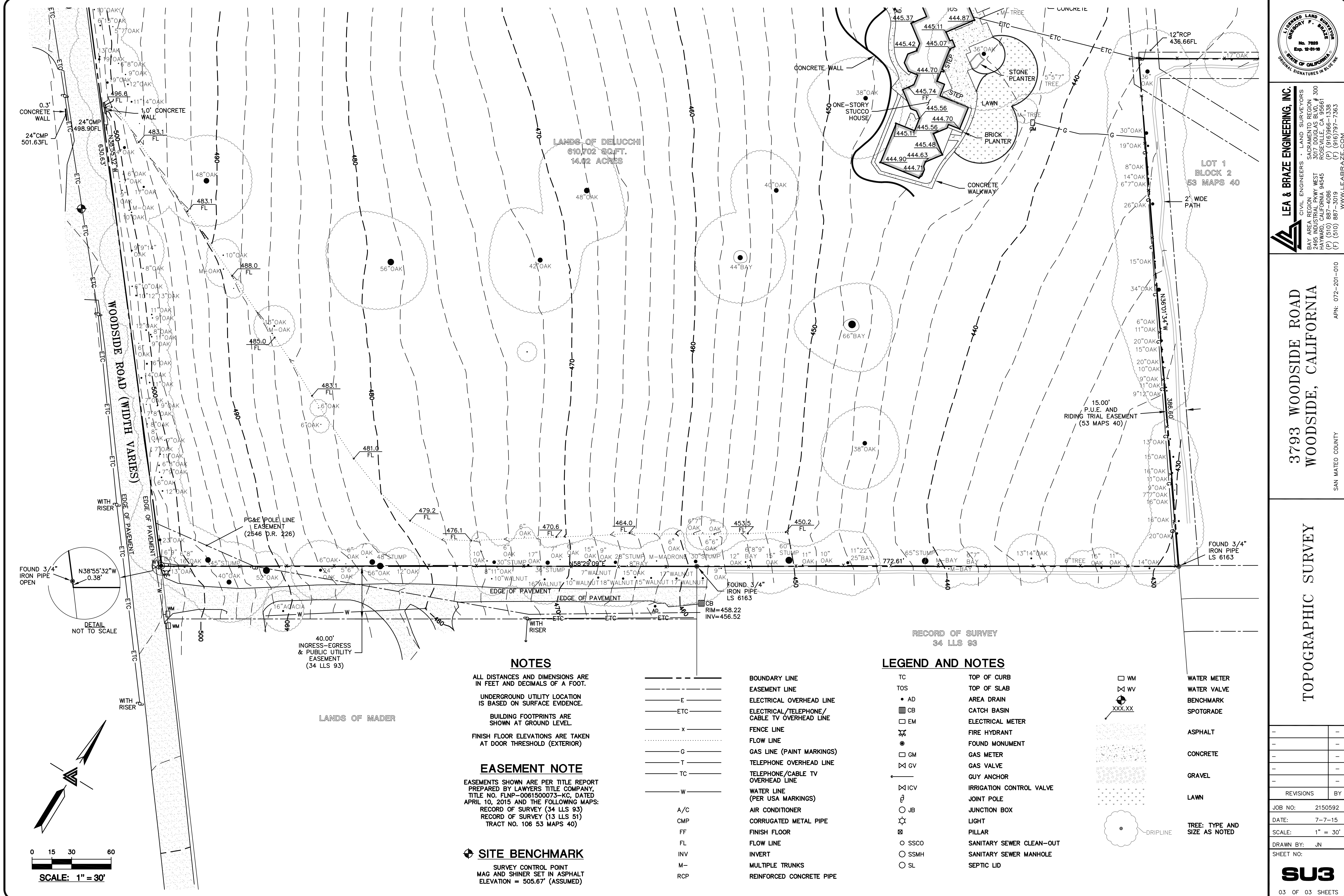


LEA & BRAZE ENGINEERING, INC.
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(F) (510) 887-3019
(C) (510) 797-7363
WWW.LEABRAZE.COM

3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA

TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO: 2150592	
DATE: 7-7-15	
SCALE: 1" = 30'	
DRAWN BY: JN	
SHEET NO:	



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3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA

SAN MATEO COUNTY
APN: 072-201-010

TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO:	2150592
DATE:	7-7-15
SCALE:	1" = 30'
DRAWN BY:	JN
SHEET NO:	
SU3	
03 OF 03 SHEETS	

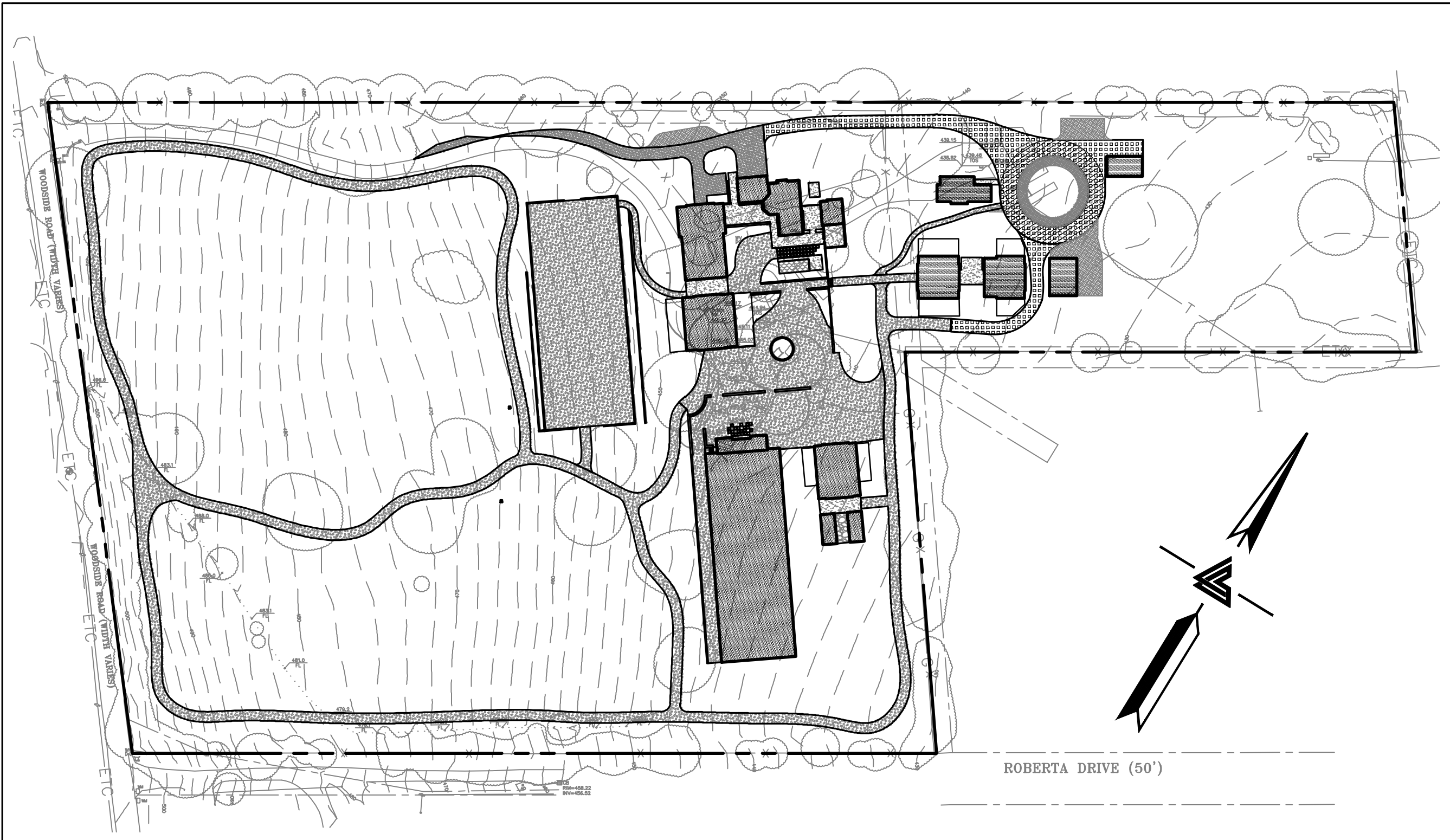
ASRB 3793 WOODSIDE ROAD WOODSIDE, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
		RAINWATER TIGHTLINE
		SUBDRAIN LINE
		TIGHTLINE
		STORM DRAIN LINE
		SANITARY SEWER LINE
		WATER LINE
		GAS LINE
		PRESSURE LINE
		JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
		CATCH BASIN
		JUNCTION BOX
		AREA DRAIN
		CURB INLET
		STORM DRAIN MANHOLE
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
		STREET SIGN
		SPOT ELEVATION
		FLOW DIRECTION
		DEMOLISH/REMOVE
		BENCHMARK
		CONTOURS
		TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
©	CENTER LINE	(PA)	PLANTING AREA
©PP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	P	PROPERTY LINE
CONST	CONSTRUCT or -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCF	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST.	STREET
GA	GAGE OR GAUGE	STA	STATION
GB	GRADE BREAK	STD	STANDARD
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	STRUC	STRUCTURAL
HORIZ	HORIZONTAL	T	TELEPHONE
HI PT	HIGH POINT	TC	TOP OF CURB
H&T	HUB & TACK	TOW	TOP OF WALL
ID	INSIDE DIAMETER	TEMP	TEMPORARY
INV	INVERT ELEVATION	TP	TOP OF PAVEMENT
JB	JUNCTION BOX	TW/FG	TOP OF WALL/FINISH GRADE
JT	JOINT TRENCH	TYP	TYPICAL
JP	JOINT UTILITY POLE	VC	VERTICAL CURVE
L	LENGTH	VCP	VITRIFIED CLAY PIPE
LNDG	LANDING	VERT	VERTICAL
		W	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC



KEY MAP

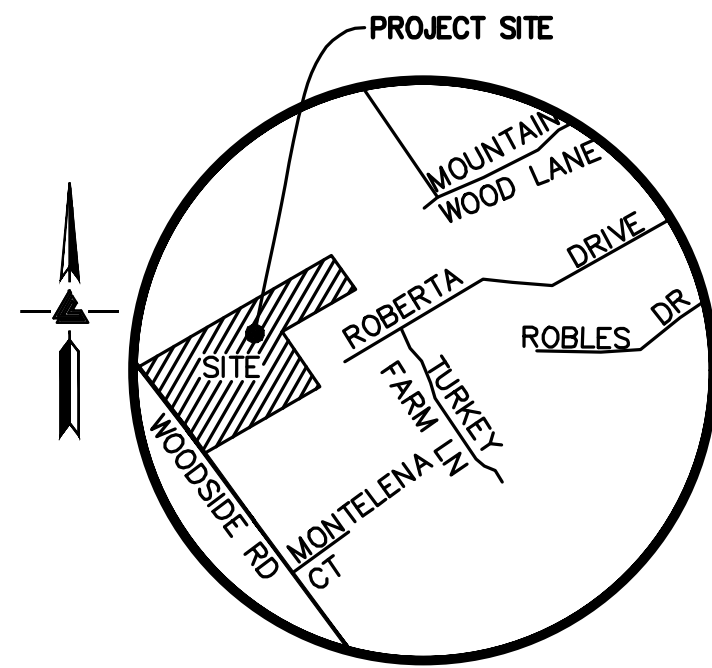
1" = 100'

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	CUT	FILL	CUBIC YARDS	CUT	FILL
SITE GRADING					
OUTDOOR ARENA	985	435	BASEMENT GRADING		
REST OF SITE GRADING	4,315	4,795	EXISTING TOTAL GRADED AREA FOR EXISTING BASEMENT GRADING (INCLUDES DAYLIGHTED BASEMENT; DOES NOT INCLUDE CRAWL SPACE)	0	N/A
TOTAL SITE GRADING	5,300	5,230	(E) LIGHT WELL/BELOW GRADE PATIO	0	N/A
CISTERNS, TANKS, & SEPTIC SYSTEMS	250	0	(E) TUNNELS	0	N/A
SWIMMING POOL(S) AND SPA(S)	50	0	(E) OUTSIDE OF BUILDING FOOTPRINT	0	N/A
BUILDING FOOTPRINT W/O BASEMENT (INCLUDES CRAWL SPACE AREAS)			PROPOSED TOTAL BASEMENT GRADING (INCLUDES DAYLIGHTED BASEMENT; DOES NOT INCLUDE CRAWL SPACE)	0	0
RESIDENCE (INCLUDES CRAWL SPACE AREA)	190	0	(N) LIGHT WELL/EGRESS STAIR/BELOW GRADE PATIO	0	0
GUEST SUITE	20	0	(N) TUNNELS	0	0
STABLE 1A	270	0	(N) OUTSIDE OF BUILDING FOOTPRINT	0	0
STABLE 1B	55	30	TOTAL BASEMENT GRADING	0	0
STABLE 2A	235	0	TOTAL PROJECT GRADING	8,530	5,300
STABLE 2B	140	0	EXPORT AMOUNT	0	0
STABLE 3A	185	0	OVERALL SITE GRADING	13,830	0
STABLE 3B	20	0	MAX DEPTH CUT/FILL (FOR SITE GRADING ONLY)	6	6
STABLE 3C	5	0	NOTE: GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, OR TRENCHING (WITH THE EXCEPTION OF SEPTIC SYSTEM) & STRUCTURAL FOUNDATIONS OR PIERS. NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.		
CARETAKER'S RESIDENCE	60	0	SITE DEVELOPMENT INFORMATION		
EQUIPMENT STORAGE	30	0	ZONING:	SCP-5	
BULK STORAGE	40	0	TOTAL SITE AREA:	610,702 SQFT / 14.02 ACRE	
OBSERVATION ROOM	35	5	TOTAL DISTURBED AREA:	347,955 SQFT / 7.99 ACRE	
COVERED ARENA	1,645	35	PARKING:	14 SPACES PROVIDED (14 SPACES REQUIRED)	
TOTAL BUILDING FOOTPRINT W/O BASEMENT (INCLUDES CRAWL SPACE AREAS)	2,930	70	NOTE: SEE SHEET C-2.0 FOR DISTURBANCE OUTLINE		

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116.
aabaya@leabrazee.com



VICINITY MAP NO SCALE

OWNER'S INFORMATION

OWNER:
3793 WR LLC
3793 WOODSIDE ROAD
WOODSIDE, CA

APN: 072-201-010

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, ENTITLED: "TOPOGRAPHIC SURVEY" 3793 WOODSIDE ROAD WOODSIDE, CA DATED: 07-07-15 JOB# 2150592

2. SITE PLAN BY BLACKBURN ARCHITECTS, P.C., ENTITLED: "WOODSIDE STABLES & RESIDENCE" 3793 WOODSIDE ROAD WOODSIDE, CA

3. LANDSCAPE PLAN BY FDC DESIGN BUILD, ENTITLED: "WOODSIDE STABLES & RESIDENCE" 3793 WOODSIDE ROAD WOODSIDE, CA

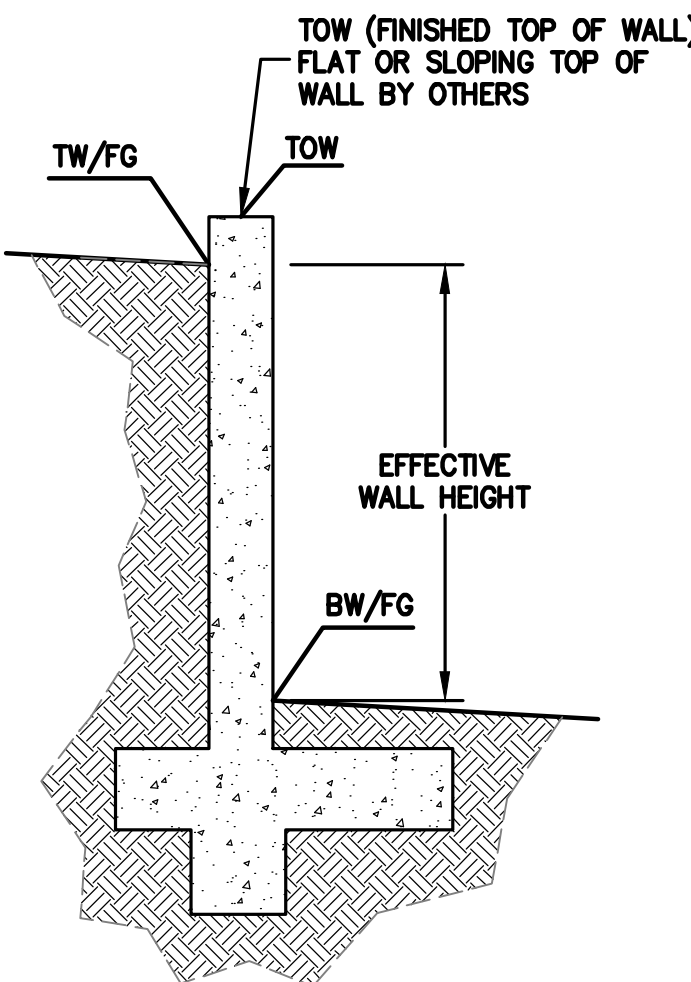
THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

GRADING EXCEPTION TABLE

CUBIC YARDS	CUT	FILL
BUILDING FOOTPRINT W/O BASEMENT (INCLUDES CRAWL SPACE AREAS)	N/A	70
SITE GRADING	5,300	5,230
CISTERNS, TANKS, & SEPTIC SYSTEMS	250	0
SWIMMING POOL(S) AND SPA(S)	50	0
TOTAL	5,600	5,300

RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



SCHEMATIC RETAINING WALL
PLEASE NOTE THE DETAIL ABOVE IS SCHEMATIC ONLY AND DOES NOT PERTAIN TO ANY SPECIFIC RETAINING WALL LOCATED ON-SITE.

SHEET INDEX

C-1.0	ASRB TITLE SHEET
C-2.0	ASRB OVERALL SITE PLAN
C-3.0	ASRB GRADING & DRAINAGE PLAN
C-3.1	ASRB GRADING & DRAINAGE PLAN
C-3.2	ASRB GRADING & DRAINAGE PLAN
C-3.3	ASRB GRADING & DRAINAGE PLAN
C-4.0	ASRB GRADING SECTIONS
C-5.0	ASRB HEAT MAP
EX-1	AVERAGE LOT SLOPE EXHIBIT
EX-2	EXISTING IMPERVIOUS AREA EXHIBIT
EX-3	REMOVED IMPERVIOUS AREA EXHIBIT
EX-4	PROPOSED IMPERVIOUS AREA EXHIBIT



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(P) (916) 966-1338 (F) (916) 966-1338
WWW.LEABRAZE.COM

3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA

APN: 072-201-010

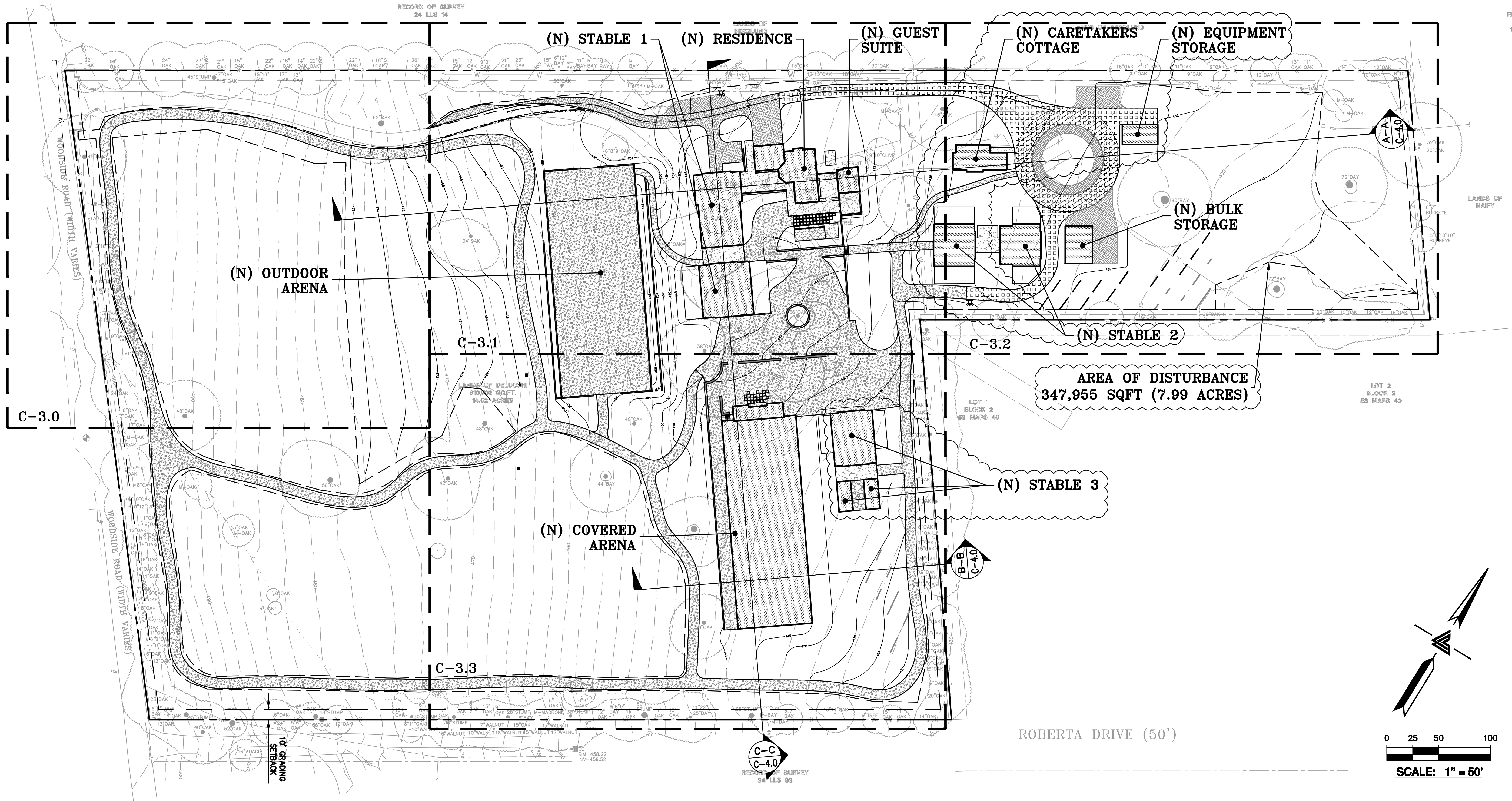
SAN MATEO COUNTY

ASRB
TITLE SHEET

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ASRB PLAN CHECK 02-08-19	DM
ASRB PLAN CHECK 12-17-18	DM
REVISIONS	BY
JOB NO:	2151196
DATE:	09-04-18
SCALE:	AS NOTED
DESIGN BY:	DM
DRAWN BY:	DM
SHEET NO:	

C-1.0

1 OF 12 SHEETS



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
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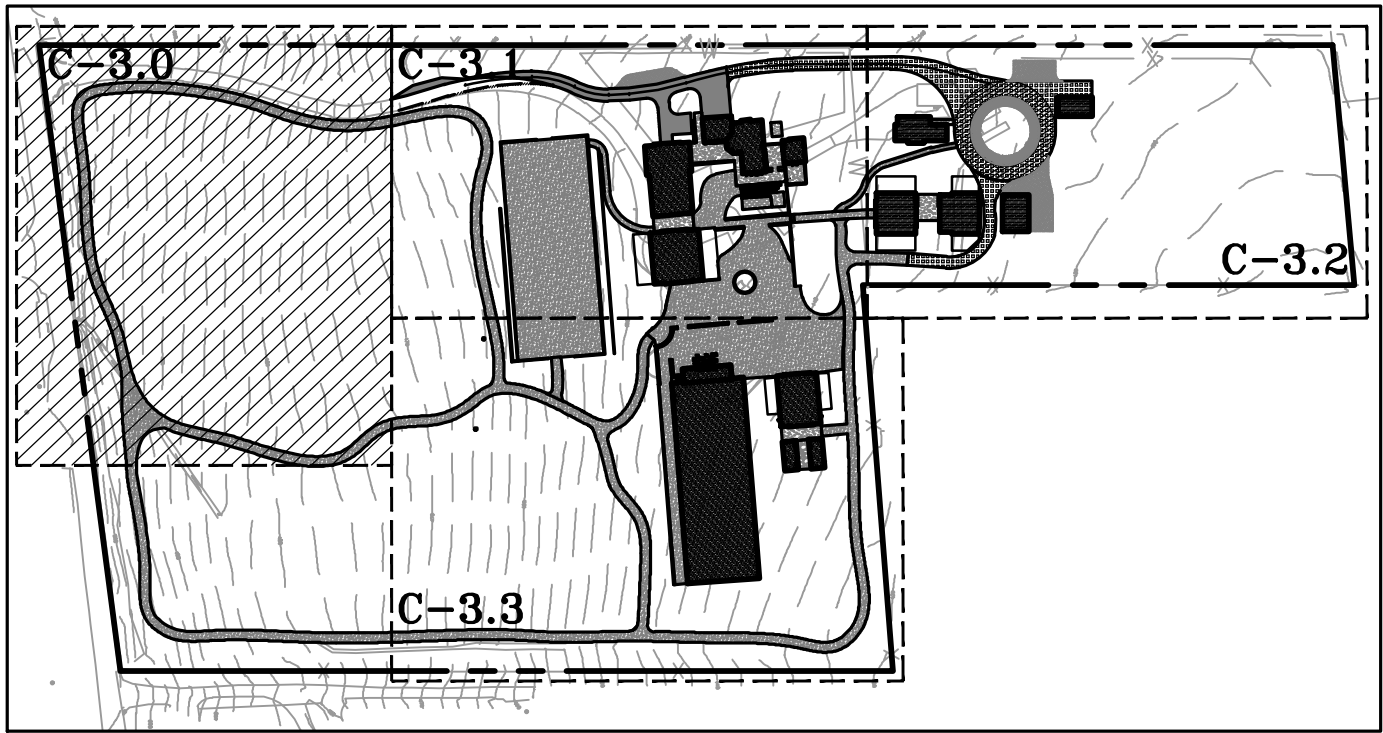
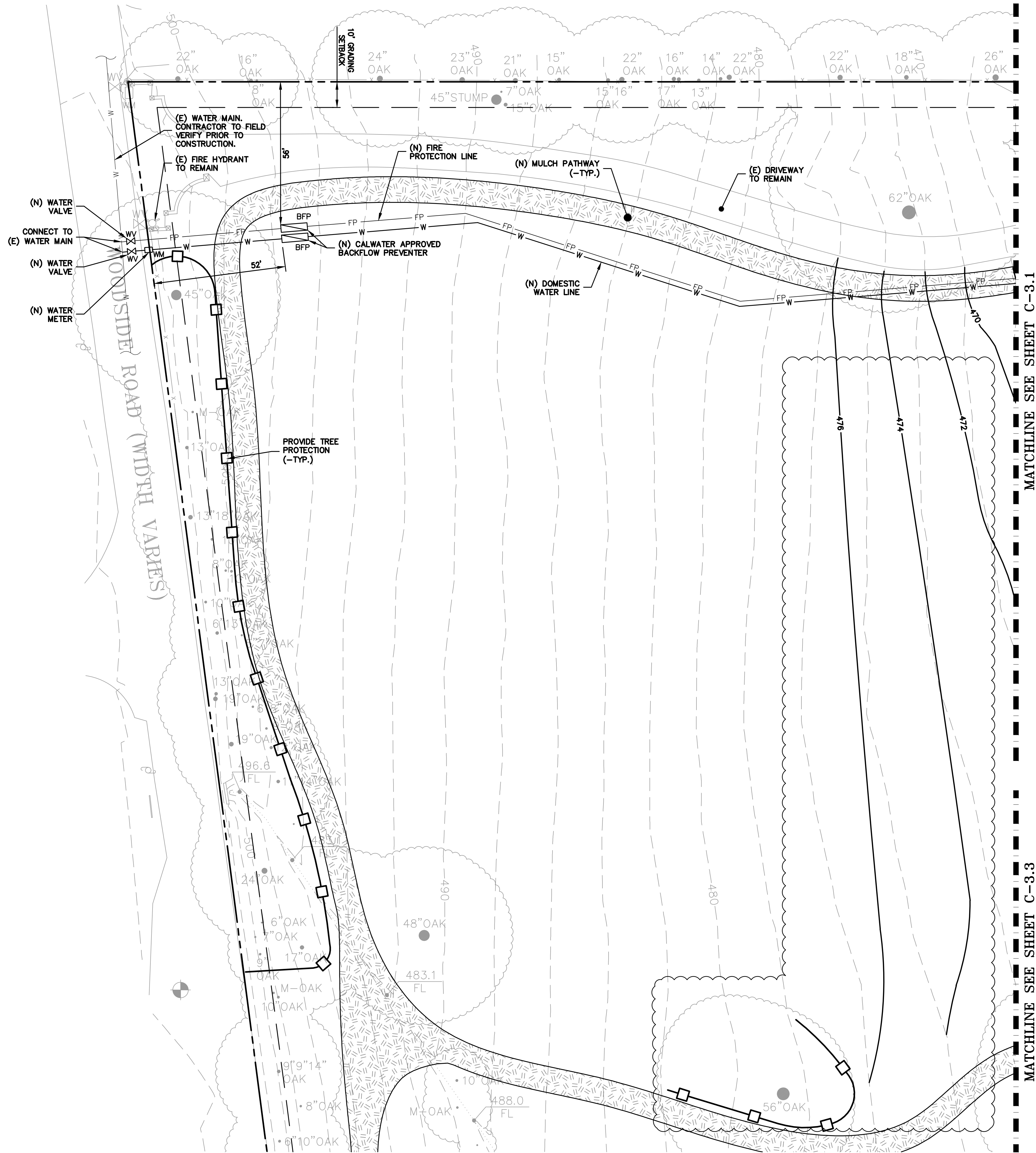
**3793 WOODSIDE ROAD
 WOODSIDE, CALIFORNIA**

SAN MATEO COUNTY APN: 072-201-010

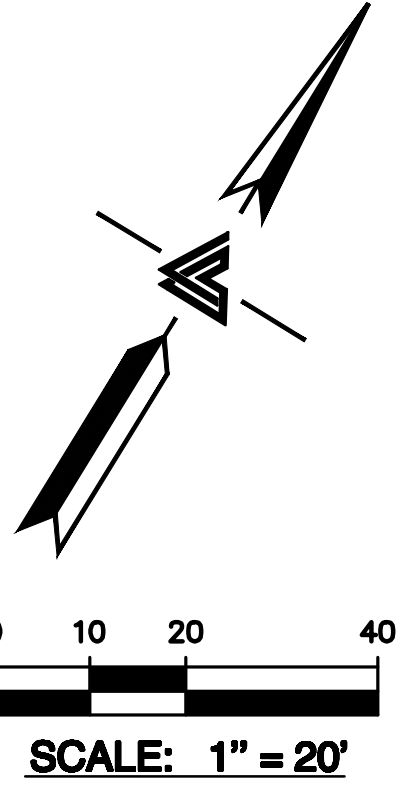
**ASRB
 OVERALL SITE PLAN**

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ASRB PLAN CHECK 02-08-19	DM
ASRB PLAN CHECK 12-17-18	DM
REVISIONS	BY

JOB NO: 2151196
 DATE: 09-04-18
 SCALE: AS NOTED
 DESIGN BY: DM
 DRAWN BY: DM
 SHEET NO:



KEY MAP



SEPTIC SYSTEM:
OWNER TO ENSURE PROJECT COMPLIES
WITH SAN MATEO COUNTY DEPARTMENT
OF ENVIRONMENTAL HEALTH SEPTIC
DESIGN REQUIREMENTS TO AVOID
COMPLICATIONS WITH THE REVIEW OF
THE SEPTIC SYSTEM DURING REVIEW OF
ANY FUTURE BUILDING PERMIT.



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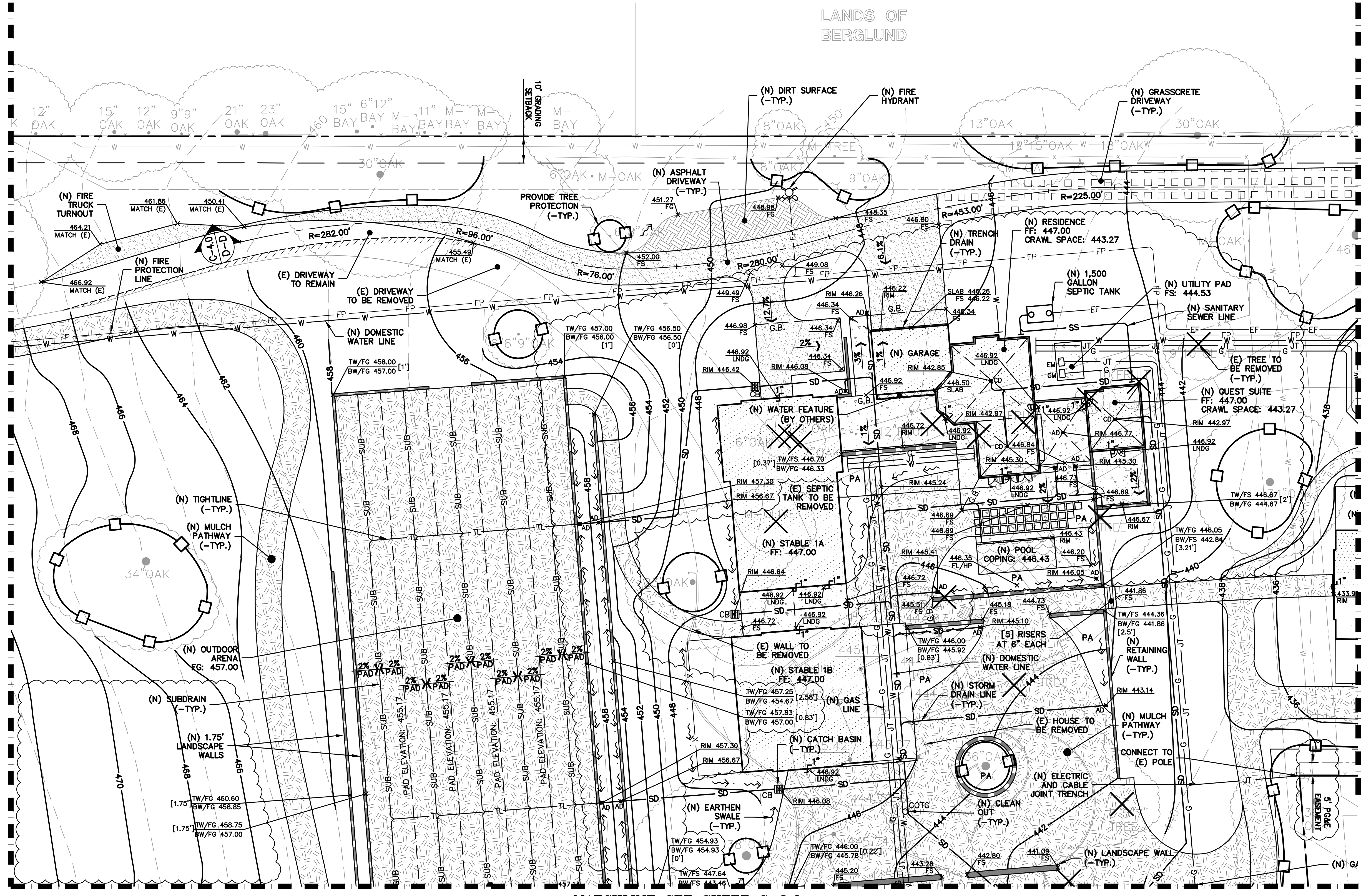
3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA

SAN MATEO COUNTY APN: 072-201-010

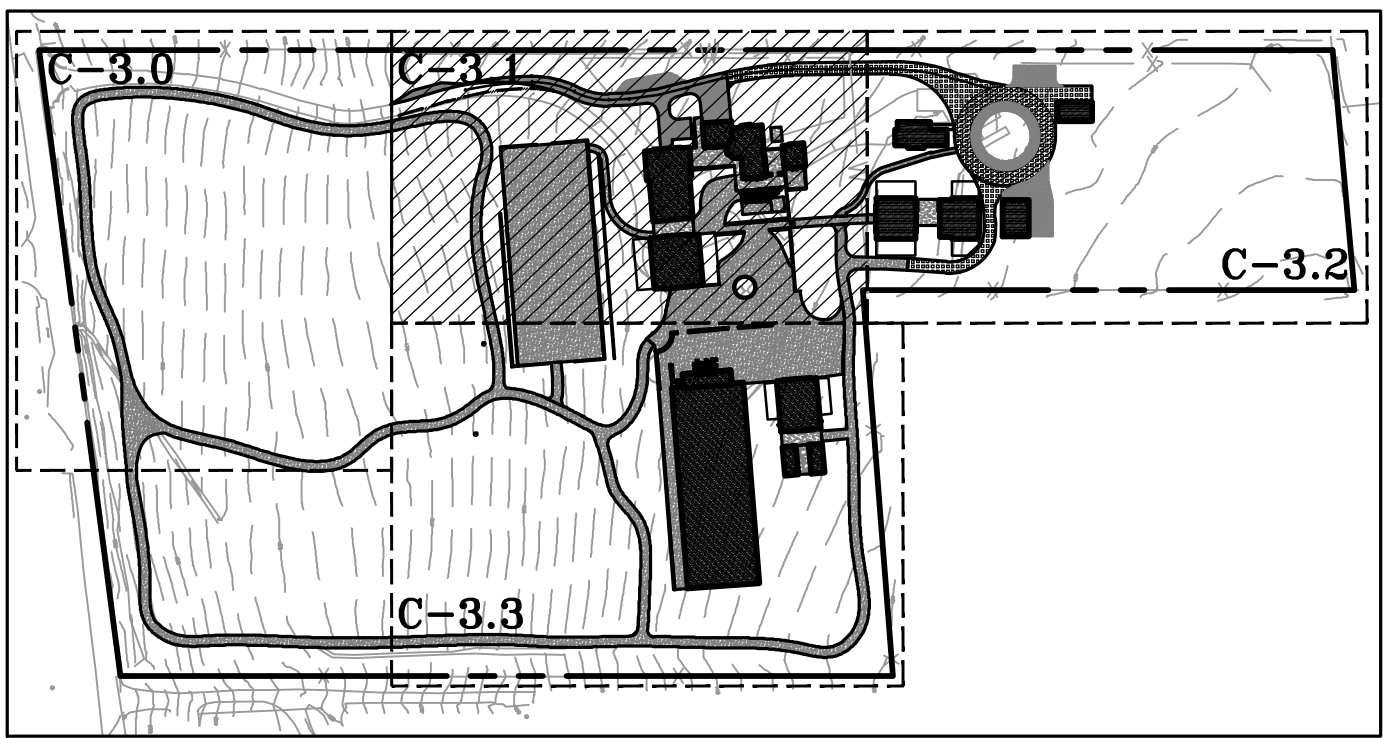
ASRB
GRADING & DRAINAGE
PLAN

ASRB PLAN CHECK 05-03-19	DM
ASRB PLAN CHECK 02-08-19	DM
ASRB PLAN CHECK 12-17-18	DM
REVISIONS	BY
JOB NO: 2151196	
DATE: 09-04-18	
SCALE: AS NOTED	
DESIGN BY: DM	
DRAWN BY: DM	
SHEET NO:	

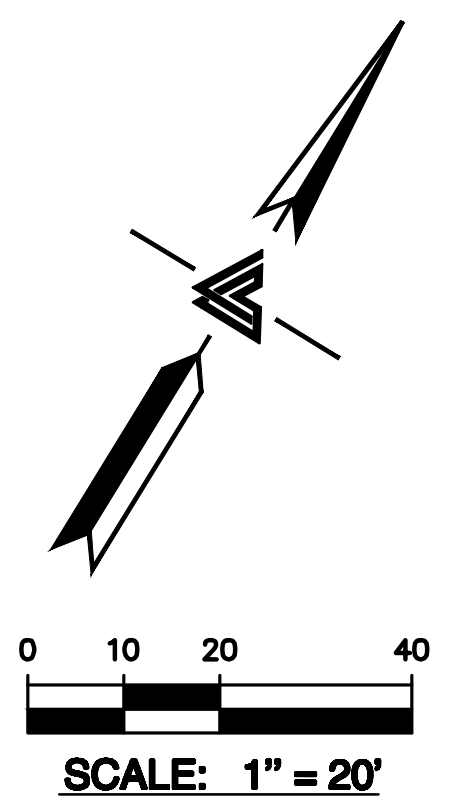
MATCHLINE SEE SHEET C-3.0



MATCHLINE SEE SHEET C-3.3



KEY MAP



SEPTIC SYSTEM:
OWNER TO ENSURE PROJECT COMPLIES
WITH SAN MATEO COUNTY DEPARTMENT
OF ENVIRONMENTAL HEALTH SEPTIC
DESIGN REQUIREMENTS TO AVOID
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THE SEPTIC SYSTEM DURING REVIEW OF
ANY FUTURE BUILDING PERMIT.



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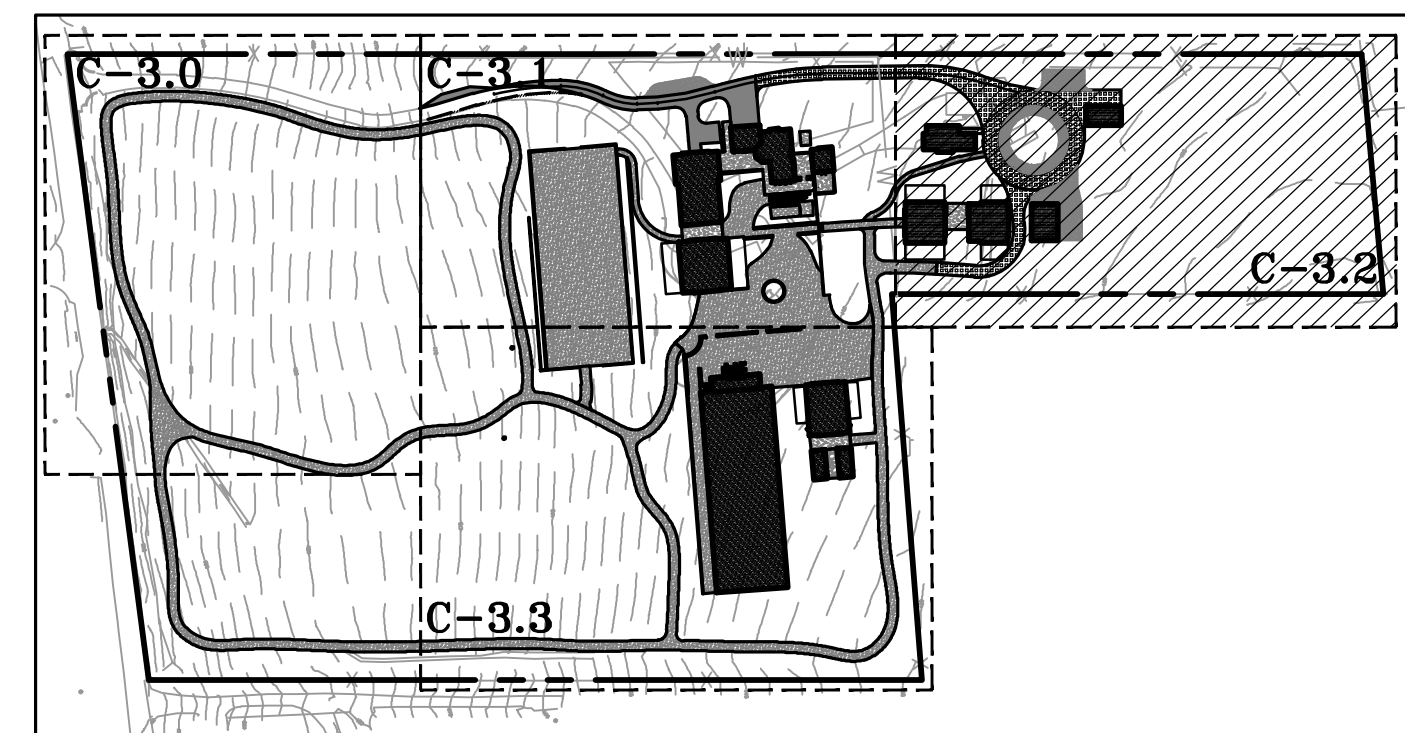
3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA

ASRB
GRADING & DRAINAGE
PLAN

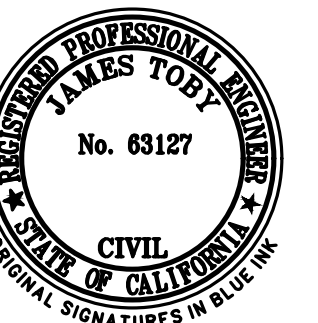
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ASRB PLAN CHECK 02-08-19	DM
ASRB PLAN CHECK 12-17-18	DM
REVISIONS	BY

JOB NO: 2151196
DATE: 09-04-18
SCALE: AS NOTED
DESIGN BY: DM
DRAWN BY: DM
SHEET NO:

C-3.1
4 OF 12 SHEETS



KEY MAP



LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS

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87-4086
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(F) (916)797-7363

87-3019
(P) (916)966-1338
(F) (916)797-7363

WWW.LEABRAZE.COM

3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA

SAN MATEO COUNTY
APN: 072-201-010

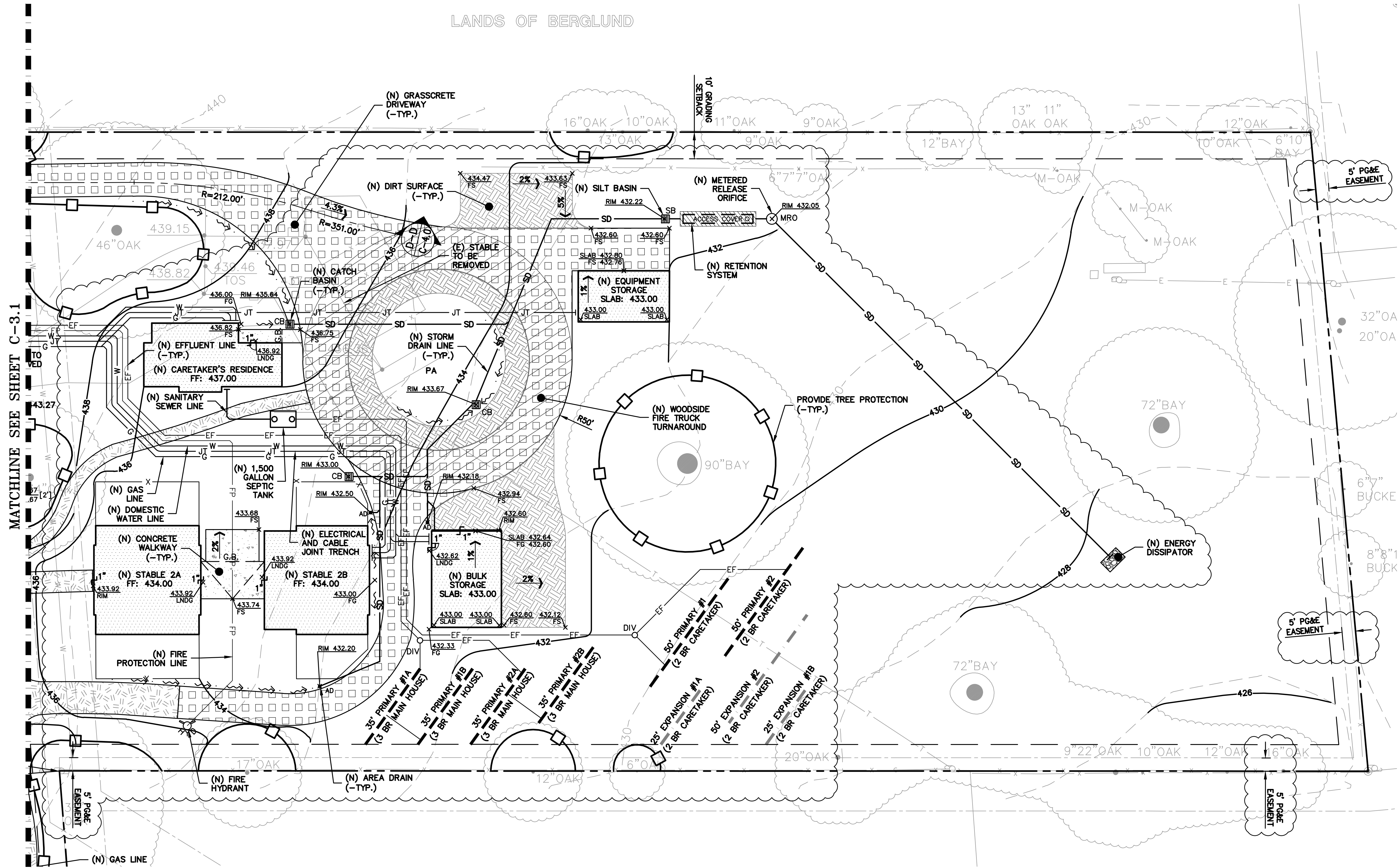
ASRB GRADING & DRAINAGE PLAN

-	-
-	-
ASRB PLAN CHECK 05-03-19	DM
ASRB PLAN CHECK 02-08-19	DM
ASRB PLAN CHECK 02-17-18	DM
REVISIONS	BY

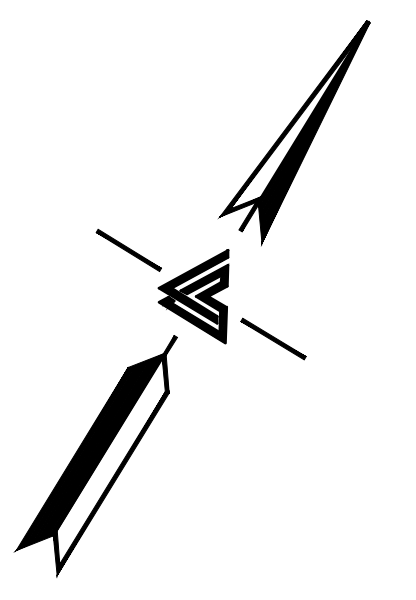
JOB NO:	2151196
DATE:	09-04-18
SCALE:	AS NOTED
DESIGN BY:	DM
DRAWN BY:	DM
SHEET NO:	

C-3.2

5 OF 12 SHEETS

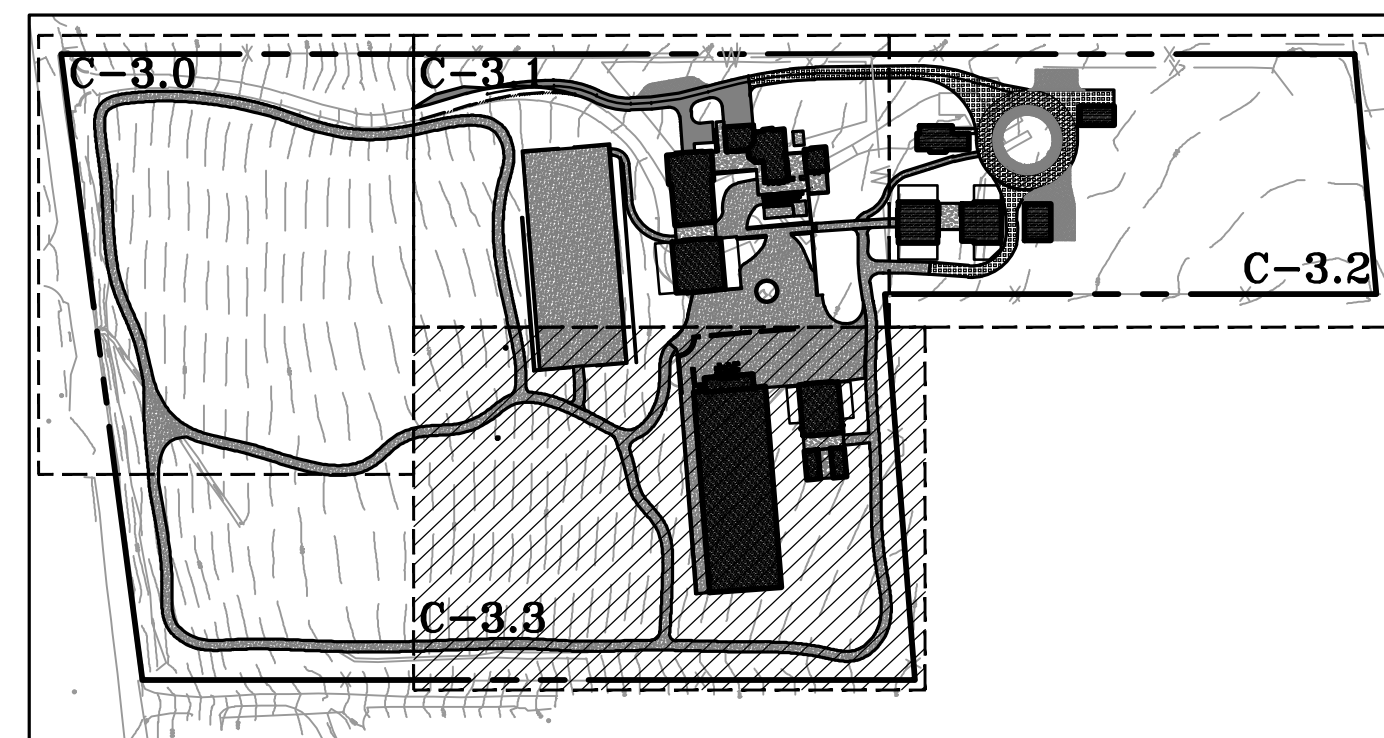
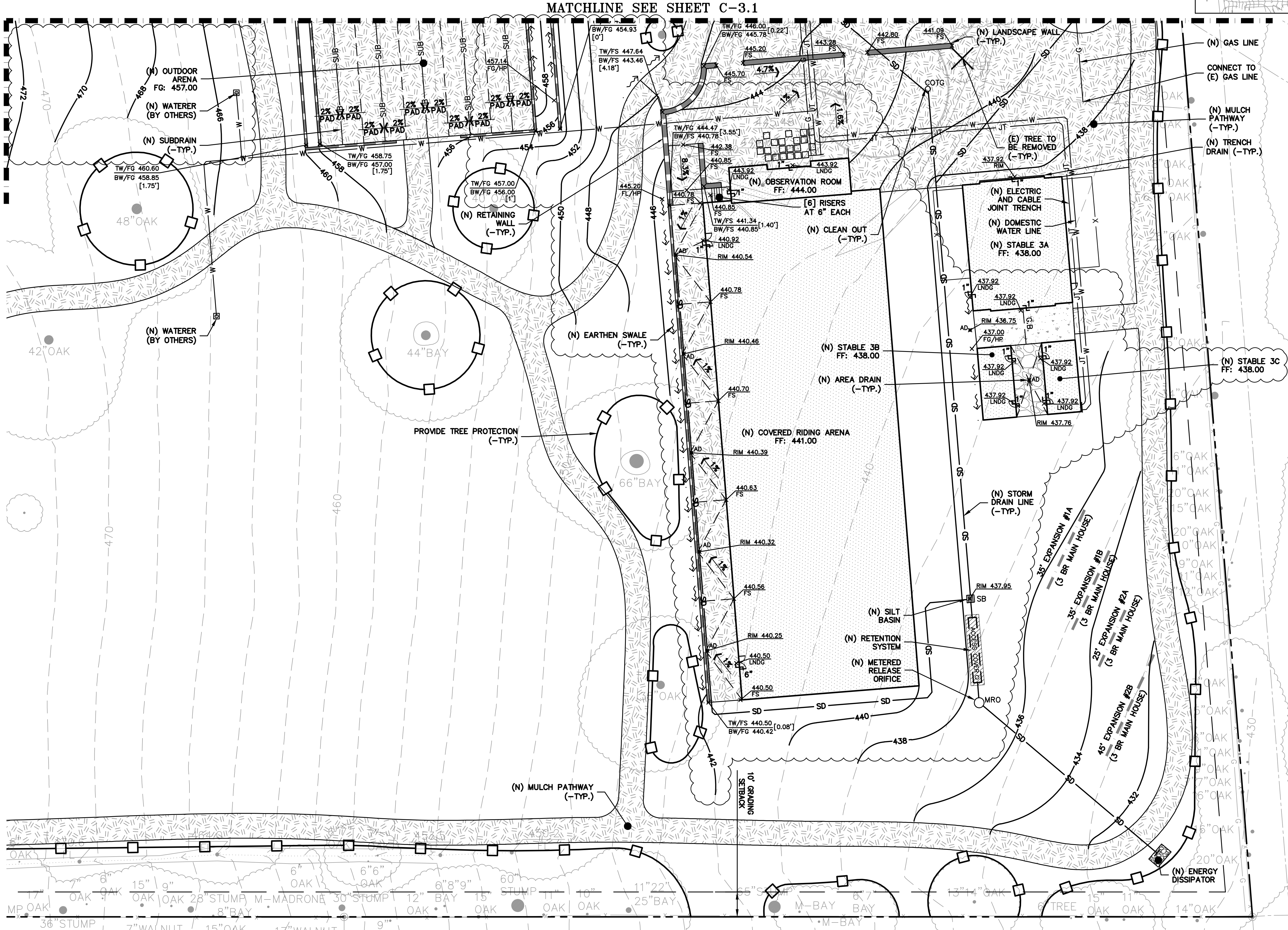
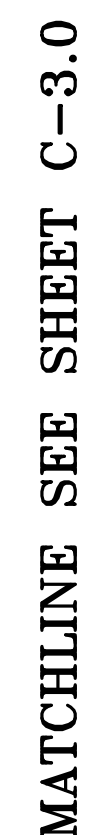


MATCHLINE SEE SHEET C-3.1



SCALE: 1" = 20'

SEPTIC SYSTEM:
OWNER TO ENSURE PROJECT COMPLIES
WITH SAN MATEO COUNTY DEPARTMENT
OF ENVIRONMENTAL HEALTH SEPTIC
DESIGN REQUIREMENTS TO AVOID
COMPLICATIONS WITH THE REVIEW OF
THE SEPTIC SYSTEM DURING REVIEW OF
ANY FUTURE BUILDING PERMIT.



KEY MAP



LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS

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CALIFORNIA 95455 ROSEVILLE, CA 95661
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(F) (916) 966-1338
(T) 877-3019
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3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA

APN: 072-201-010

SAN MATEO COUNTY

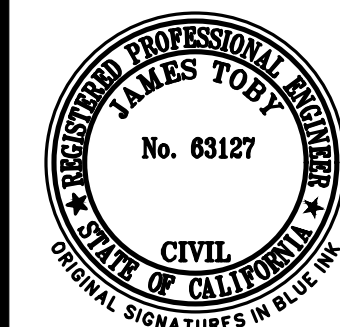
ASRB GRADING & DRAINAGE PLAN

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ASRB PLAN CHECK 05-03-19	DM
ASRB PLAN CHECK 02-08-19	DM
ASRB PLAN CHECK 12-17-18	DM
REVISIONS	BY

JOB NO:	2151196
DATE:	09-04-18
SCALE:	AS NOTED
DESIGN BY:	DM
DRAWN BY:	DM
SHEET NO:	

C-3.3
6 OF 12 SHEETS

SEPTIC SYSTEM:
OWNER TO ENSURE PROJECT COMPLIES
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WOODSIDE, CALIFORNIA

APN: 072-201-010

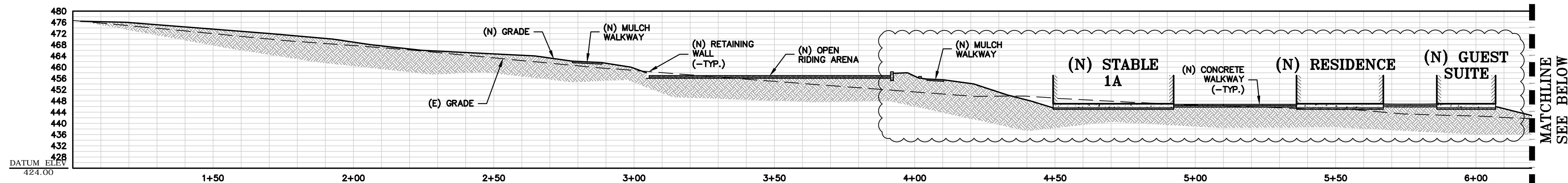
SAN MATEO COUNTY

ASRB
GRADING SECTIONS

ASRB PLAN CHECK 05-03-19	DM
ASRB PLAN CHECK 02-08-19	DM
ASRB PLAN CHECK 12-17-18	DM
REVISIONS	BY
JOB NO:	2151196
DATE:	09-04-18
SCALE:	AS NOTED
DESIGN BY:	DM
DRAWN BY:	DM
SHEET NO:	

C-4.0

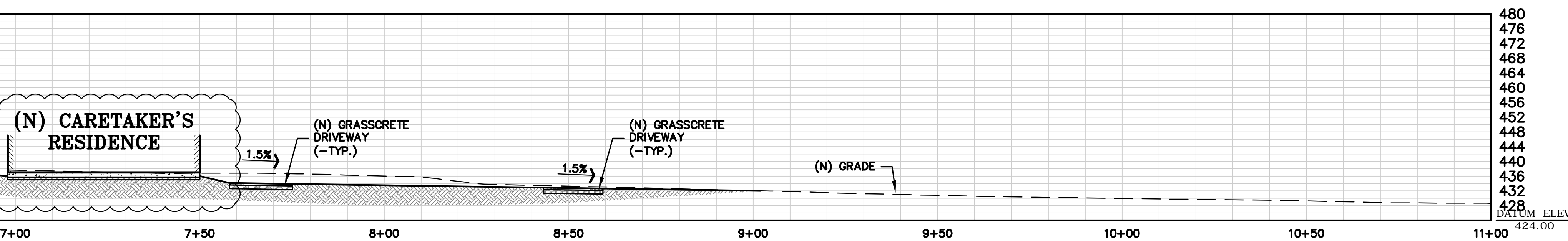
7 OF 12 SHEETS



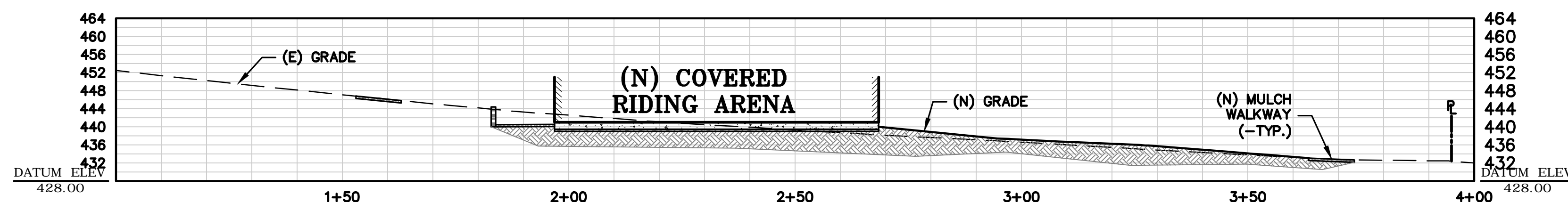
MATCHLINE
SEE ABOVE

MATCHLINE
SEE BELOW

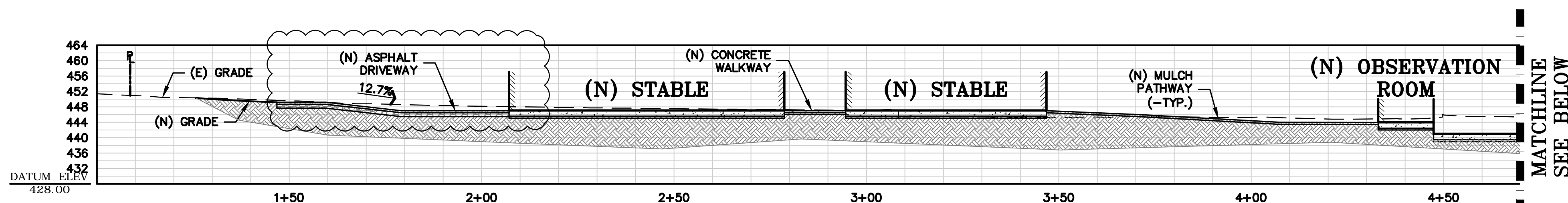
A-A GRADING PROFILE
1" = 20' HORIZ & VERT



B-B GRADING PROFILE
1" = 20' HORIZ & VERT

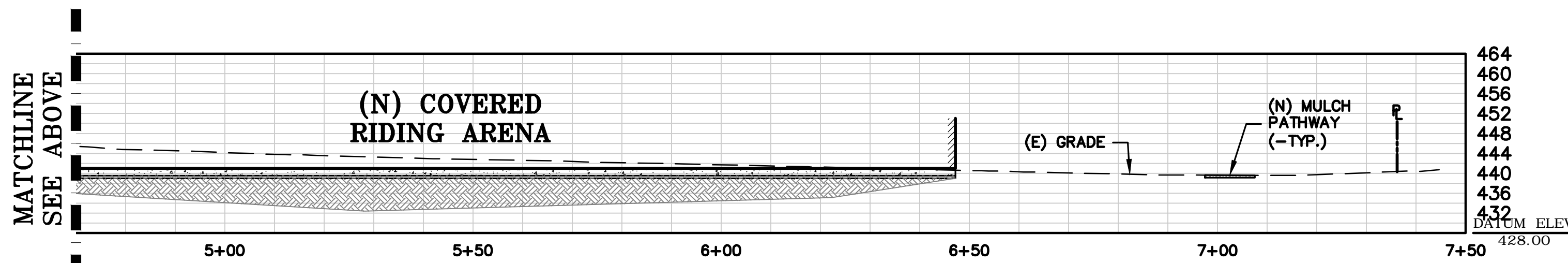


C-C GRADING PROFILE
1" = 20' HORIZ & VERT

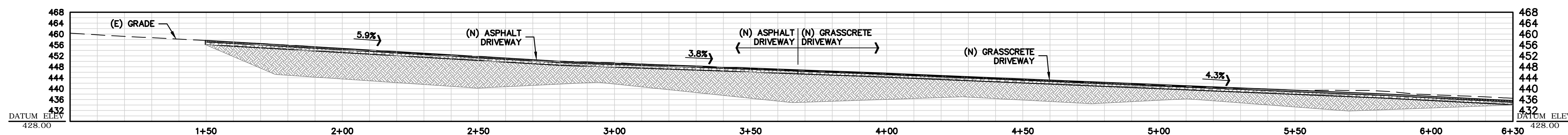


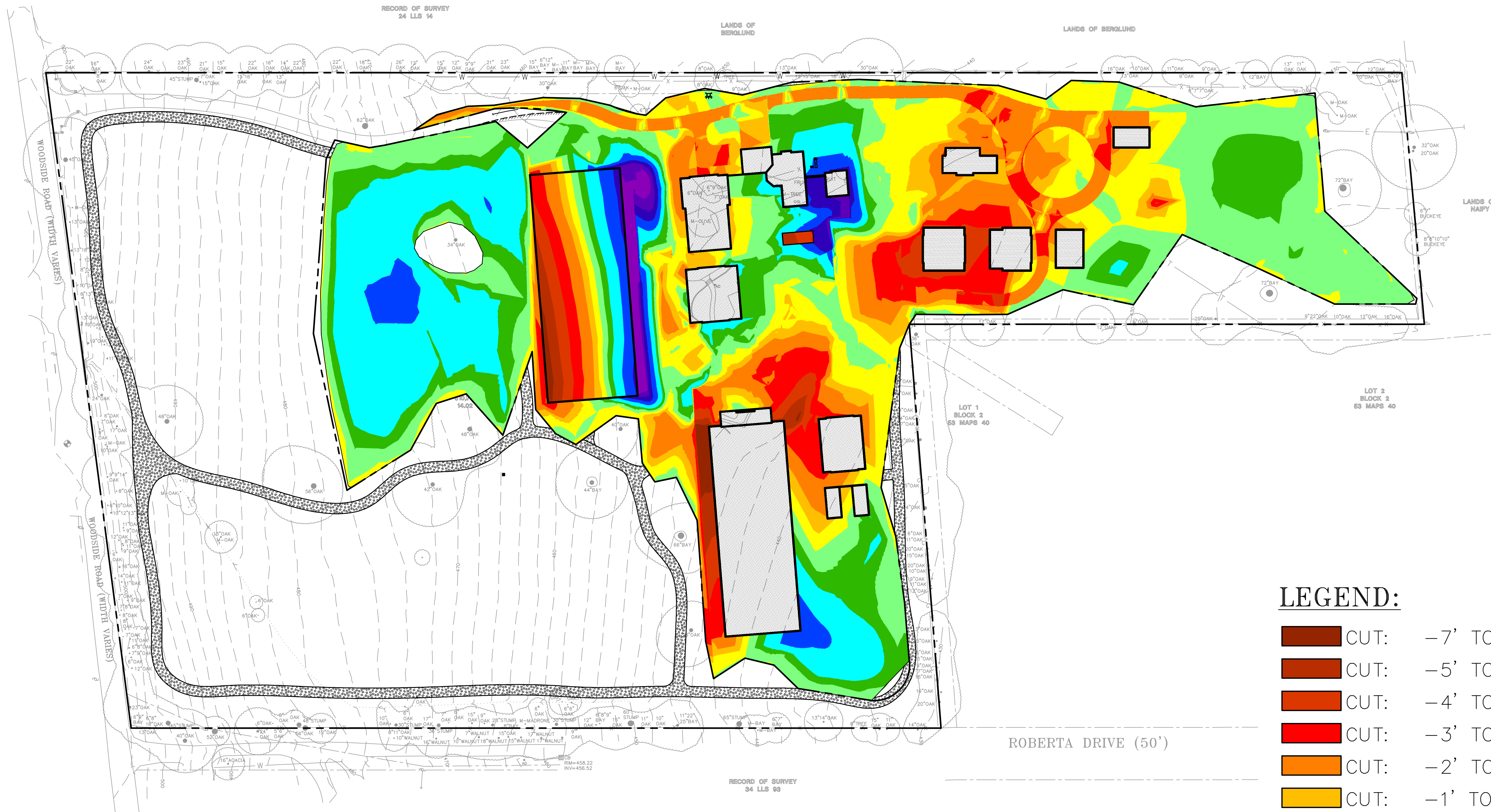
MATCHLINE
SEE ABOVE

MATCHLINE
SEE BELOW



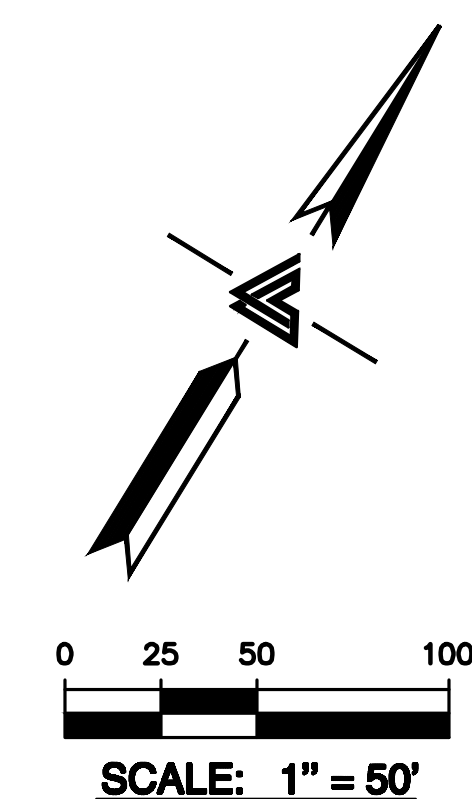
D-D DRIVEWAY PROFILE
1" = 20' HORIZ & VERT





LEGEND:

CUT:	-7' TO -5'
CUT:	-5' TO -4'
CUT:	-4' TO -3'
CUT:	-3' TO -2'
CUT:	-2' TO -1'
CUT:	-1' TO -0.5'
CUT:	-0.5' TO 0'
FILL:	0' TO 0.5'
FILL:	0.5' TO 1'
FILL:	1' TO 2'
FILL:	2' TO 3'
FILL:	3' TO 4'
FILL:	4' TO 5'
FILL:	5' TO 7'



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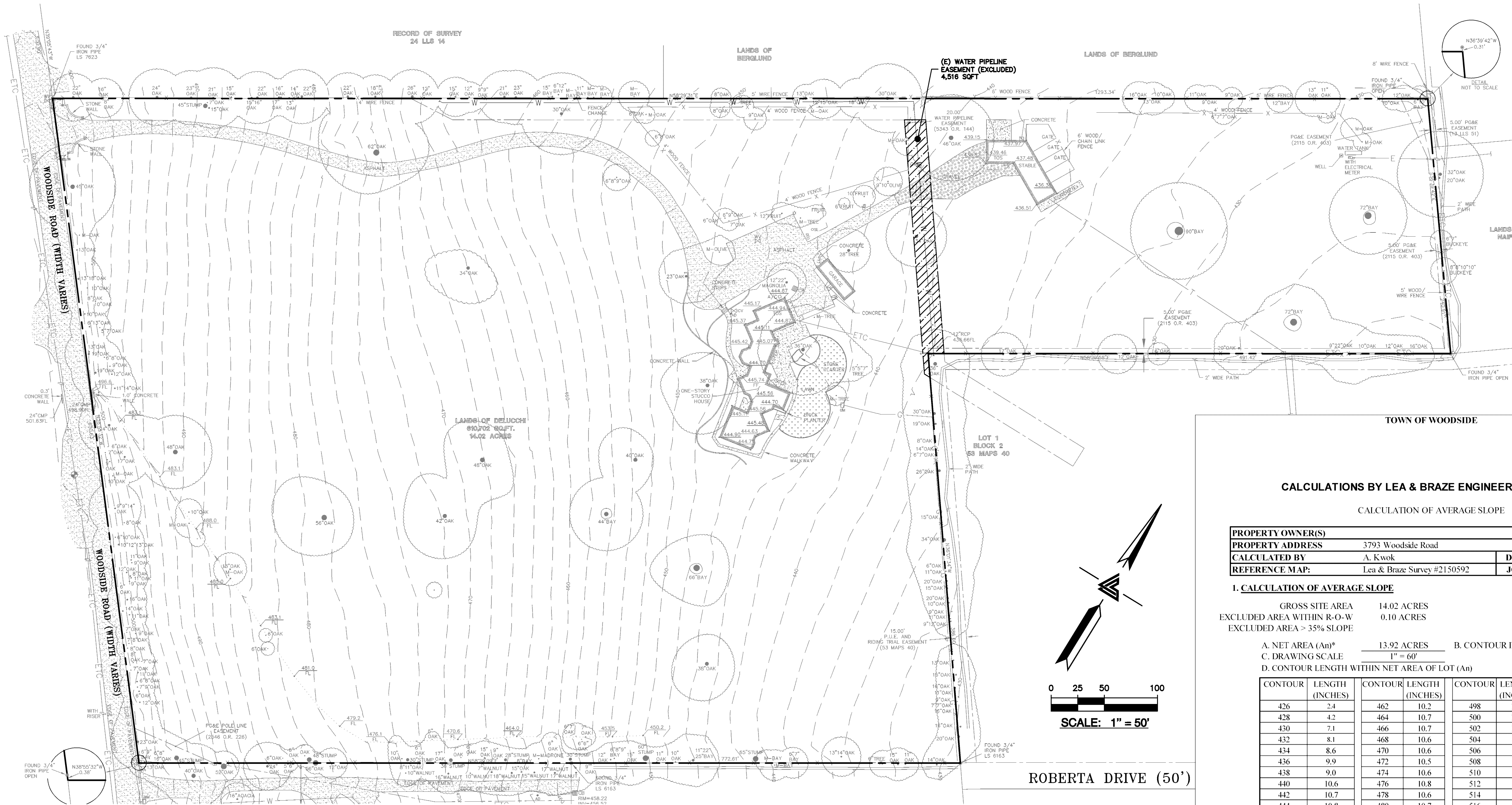
**3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA**

SAN MATEO COUNTY APN: 072-201-010

**ASRB
HEAT MAP**

ASRB PLAN CHECK 05-03-19	DM
ASRB PLAN CHECK 02-08-19	DM
ASRB PLAN CHECK 12-17-18	DM
REVISIONS	BY
JOB NO:	2151196
DATE:	09-04-18
SCALE:	AS NOTED
DESIGN BY:	DM
DRAWN BY:	DM
SHEET NO:	

C-5.0
8 OF 12 SHEETS



CALCULATIONS BY LEA & BRAZE ENGINEERING (510) 887-4086

CALCULATION OF AVERAGE SLOPE

PROPERTY OWNER(S)			
PROPERTY ADDRESS		3793 Woodside Road	
CALCULATED BY		A. Kwok	DATE July 7, 2015
REFERENCE MAP:		Lea & Braze Survey #2150592	JOB# 2151196

1. CALCULATION OF AVERAGE SLOPE

GROSS SITE AREA 14.02 ACRES
EXCLUDED AREA WITHIN R-O-W 0.10 ACRES
EXCLUDED AREA > 35% SLOPE

A. NET AREA (An)* 13.92 ACRES B. CONTOUR INTERVAL (I) 2.0 FT.

C. DRAWING SCALE 1" = 60'

D. CONTOUR LENGTH WITHIN NET AREA OF LOT (An)

CONTOUR	LENGTH (INCHES)	CONTOUR	LENGTH (INCHES)	CONTOUR	LENGTH (INCHES)	CONTOUR	LENGTH (INCHES)
426	2.4	462	10.2	498	11.0	534	
428	4.2	464	10.7	500	10.7	536	
430	7.1	466	10.7	502	10.5	538	
432	8.1	468	10.6	504	9.5	540	
434	8.6	470	10.6	506		542	
436	9.9	472	10.5	508		544	
438	9.0	474	10.6	510		546	
440	10.6	476	10.8	512		548	
442	10.7	478	10.6	514		550	
444	10.8	480	10.7	516		552	
446	11.5	482	10.6	518		554	
448	10.5	484	10.8	520		556	
450	10.3	486	11.0	522		558	
452	10.3	488	11.1	524		560	
454	11.2	490	11.1	526		562	
456	10.4	492	11.2	528		564	
458	10.3	494	11.1	530		566	
460	10.3	496	11.0	532		568	
TOTAL						401.1	

CONVERT INCHES TO FEET (MULTIPLY BY MAP SCALE) = (L) =

24063.6 FT.

E. AVERAGE SLOPE WITHIN NET AREA OF LOT

S = $\frac{0.00229}{13.92 \text{ ACRES}}$ (2 FT) $\frac{24063.6}{13.92 \text{ ACRES}}$ = 7.9%

Minimum Percent of Portion of Lot Less Than 35%

Average Slope (%)	% To Remain in Natural State
12.5-14.9	32.5%
15.0-17.4	40.0%
17.5-19.9	47.5%
20.0-22.4	55.0%
22.5-24.9	62.5%
25.0-27.4	70.0%
27.5-29.9	77.5%
30.0-32.4	85.0%
32.5-34.9	92.5%
35.0 and above	100.0%

*Net Area does not include areas greater than 35% access easements, public utility easements or any areas outside of property line.

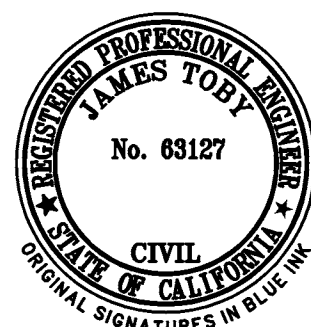
% of net area excluding 35% areas to remain in natural state:

0.0%

ROBERTA DRIVE (50')

SCALE: 1" = 50'

VICINITY MAP
NO SCALE



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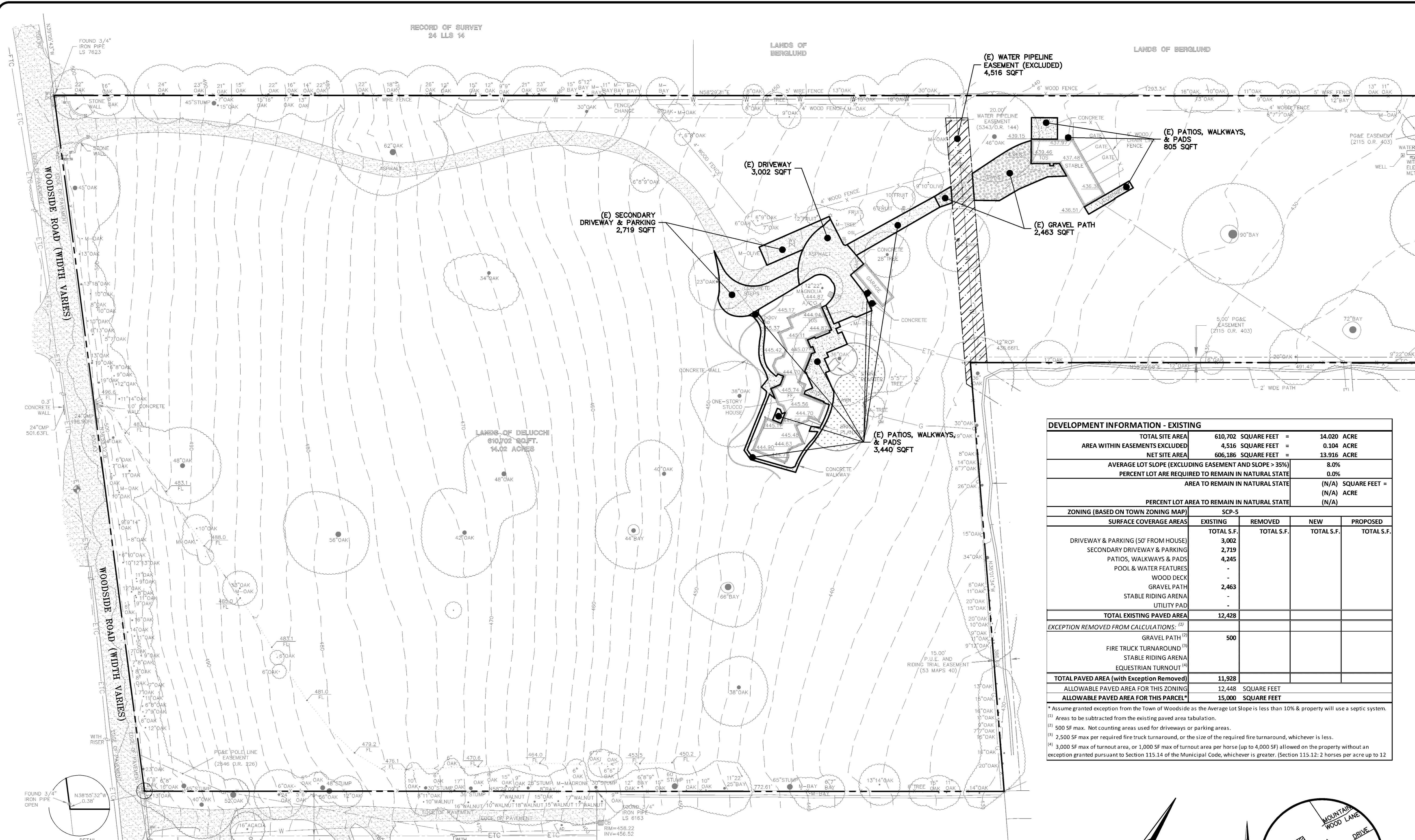
3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA

AVERAGE LOT
SLOPE EXHIBIT

ASRB PLAN CHECK 05-03-19	DM
ASRB PLAN CHECK 02-08-19	DM
ASRB PLAN CHECK 12-17-18	DM
REVISIONS	BY

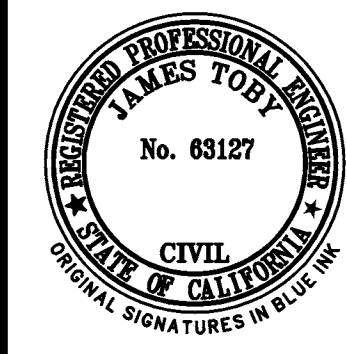
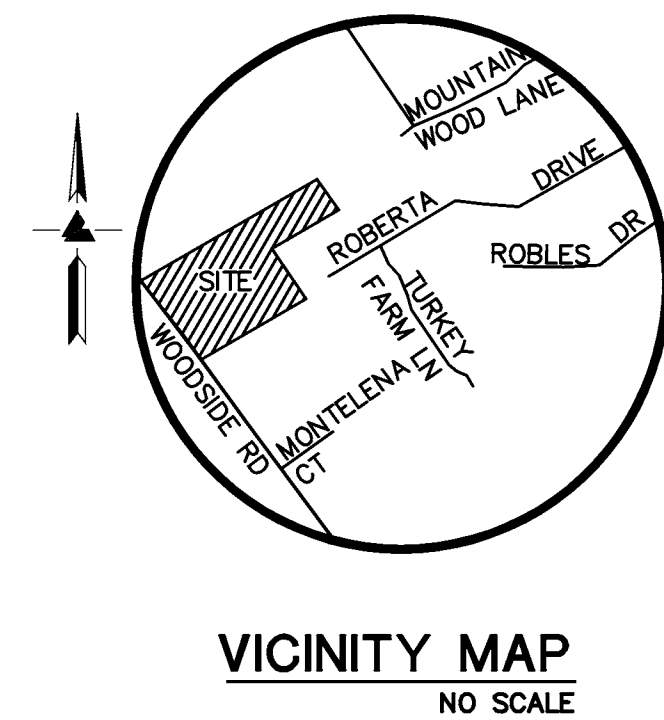
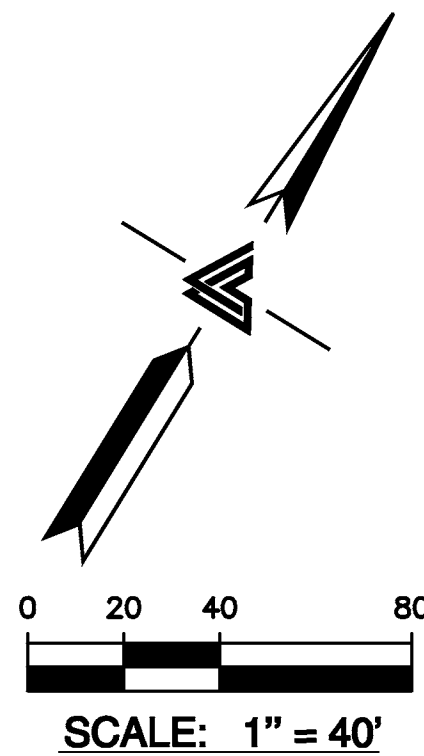
JOB NO:	2151196
DATE:	09-04-18
SCALE:	AS NOTED
DESIGN BY:	DM
DRAWN BY:	DM
SHEET NO:	

EX-1



DEVELOPMENT INFORMATION - EXISTING				
TOTAL SITE AREA	610,702 SQUARE FEET	=	14.020 ACRE	
AREA WITHIN EASEMENTS EXCLUDED	4,516 SQUARE FEET	=	0.104 ACRE	
NET SITE AREA	606,186 SQUARE FEET	=	13.916 ACRE	
AVERAGE LOT SLOPE (EXCLUDING EASEMENT AND SLOPE > 35%)	8.0%			
PERCENT LOT ARE REQUIRED TO REMAIN IN NATURAL STATE	0.0%			
AREA TO REMAIN IN NATURAL STATE	(N/A) SQUARE FEET = (N/A) ACRE (N/A)			
PERCENT LOT AREA TO REMAIN IN NATURAL STATE	(N/A)			
ZONING (BASED ON TOWN ZONING MAP)	SCP-5			
SURFACE COVERAGE AREAS	EXISTING	REMOVED	NEW	PROPOSED
	TOTAL S.F.	TOTAL S.F.	TOTAL S.F.	TOTAL S.F.
DRIVEWAY & PARKING (50' FROM HOUSE)	3,002			
SECONDARY DRIVEWAY & PARKING	2,719			
PATIOS, WALKWAYS & PADS	4,245			
POOL & WATER FEATURES	-			
WOOD DECK	-			
GRAVEL PATH	2,463			
STABLE RIDING ARENA	-			
UTILITY PAD	-			
TOTAL EXISTING PAVED AREA	12,428			
EXCEPTION REMOVED FROM CALCULATIONS: ⁽¹⁾				
GRAVEL PATH ⁽²⁾	500			
FIRE TRUCK TURNAROUND ⁽³⁾				
STABLE RIDING ARENA				
EQUESTRIAN TURNOUT ⁽⁴⁾				
TOTAL PAVED AREA (with Exception Removed)	11,928			
ALLOWABLE PAVED AREA FOR THIS ZONING	12,448	SQUARE FEET		
ALLOWABLE PAVED AREA FOR THIS PARCEL*	15,000	SQUARE FEET		

* Assume granted exception from the Town of Woodside as the Average Lot Slope is less than 10% & property will use a septic system.
⁽¹⁾ Areas to be subtracted from the existing paved area tabulation.
⁽²⁾ 500 SF max. Not counting areas used for driveways or parking areas.
⁽³⁾ 2,500 SF max per required fire truck turnaround, or the size of the required fire turnaround, whichever is less.
⁽⁴⁾ 3,000 SF max of turnout area, or 1,000 SF max of turnout area per horse (up to 4,000 SF) allowed on the property without an exception granted pursuant to Section 115.14 of the Municipal Code, whichever is greater. (Section 115.12: 2 horses per acre up to 12

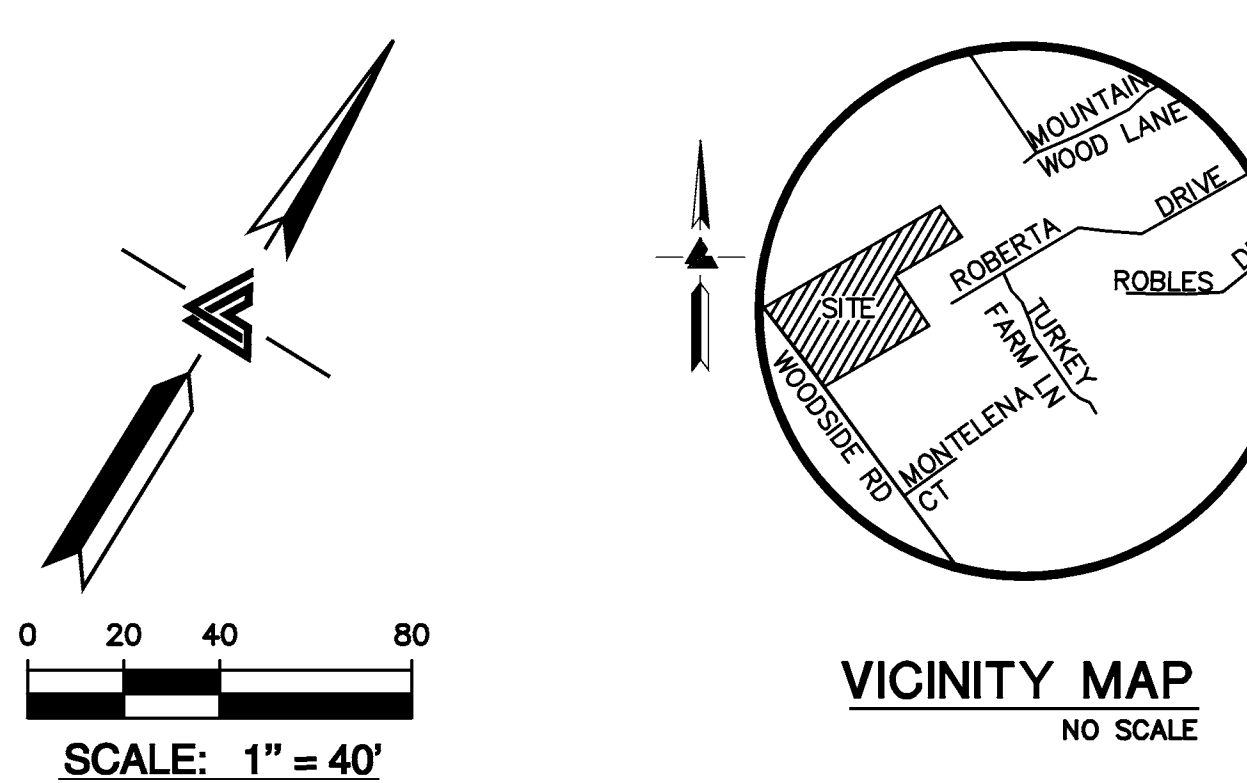


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**3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA**
APN: 072-201-010
SAN MATEO COUNTY

**EXISTING IMPERVIOUS
AREA EXHIBIT**

ASRB PLAN CHECK 05-03-19	DM
ASRB PLAN CHECK 02-08-19	DM
ASRB PLAN CHECK 12-17-18	DM
REVISIONS	BY
JOB NO:	2151196
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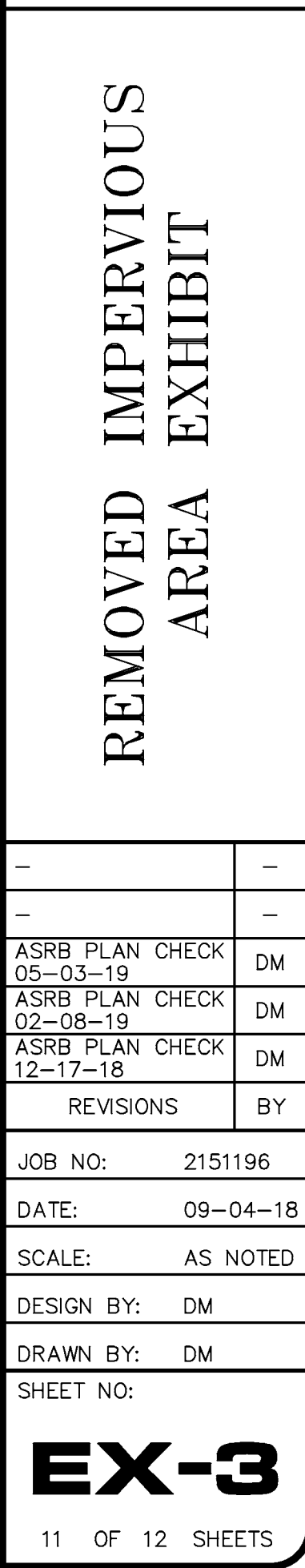
* Assume granted exception from the Town of Woodside as the Average Lot Slope is less than 10% & property will use a septic system.

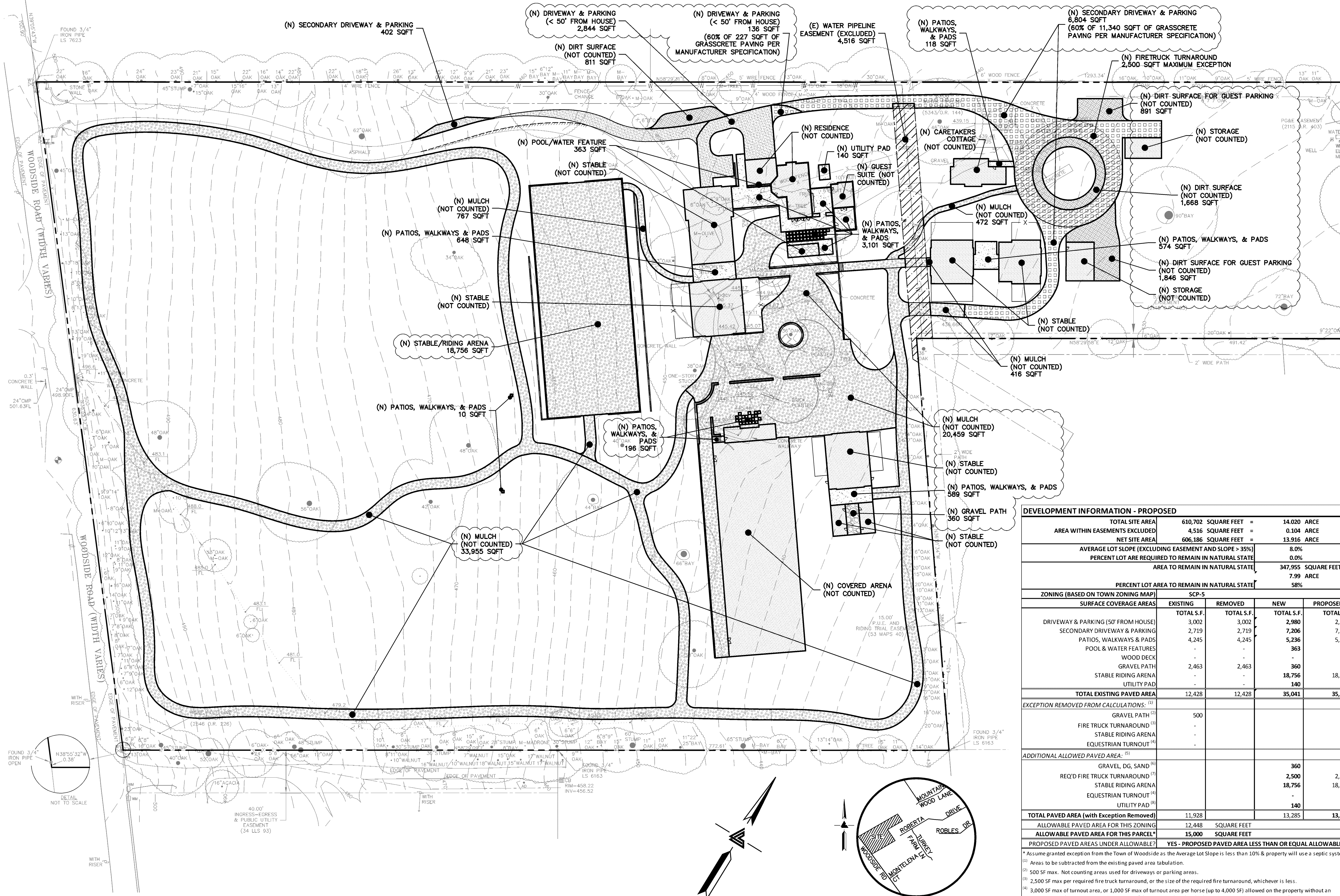
(1) Areas to be subtracted from the existing paved area tabulation.

(2) 500 SF max. Not counting areas used for driveways or parking areas.

(3) 2,500 SF max per required fire truck turnaround, or the size of the required fire turnaround, whichever is less.

(4) 3,000 SF max of turnout area, or 1,000 SF max of turnout area per horse (up to 4,000 SF) allowed on the property without an exception granted pursuant to Section 115.14 of the Municipal Code, whichever is greater. (Section 115.12: 2 horses per acre up to 12





DEVELOPMENT INFORMATION - PROPOSED						
TOTAL SITE AREA		610,702	SQUARE FEET	=	14.020	ARCE
AREA WITHIN EASEMENTS EXCLUDED		4,516	SQUARE FEET	=	0.104	ARCE
NET SITE AREA		606,186	SQUARE FEET	=	13.916	ARCE
AVERAGE LOT SLOPE (EXCLUDING EASEMENT AND SLOPE > 35%)					8.0%	
PERCENT LOT AREA REQUIRED TO REMAIN IN NATURAL STATE					0.0%	
AREA TO REMAIN IN NATURAL STATE					347,955	SQUARE FEET =
					7.99	ARCE
PERCENT LOT AREA TO REMAIN IN NATURAL STATE					58%	
ZONING (BASED ON TOWN ZONING MAP)		SCP-5				
SURFACE COVERAGE AREAS		EXISTING	REMOVED	NEW	PROPOSED	
		TOTAL S.F.	TOTAL S.F.	TOTAL S.F.	TOTAL S.F.	
DRIVEWAY & PARKING (50' FROM HOUSE)		3,002	3,002	2,980	2,980	
SECONDARY DRIVEWAY & PARKING		2,719	2,719	7,206	7,206	
PATIOS, WALKWAYS & PADS		4,245	4,245	5,236	5,236	
POOL & WATER FEATURES		-	-	363	363	
WOOD DECK		-	-	-	-	
GRAVEL PATH		2,463	2,463	360	360	
STABLE RIDING ARENA		-	-	18,756	18,756	
UTILITY PAD		-	-	140	140	
TOTAL EXISTING PAVED AREA		12,428	12,428	35,041	35,041	
EXCEPTION REMOVED FROM CALCULATIONS: ⁽¹⁾						
GRAVEL PATH ⁽²⁾		500				
FIRE TRUCK TURNAROUND ⁽³⁾		-				
STABLE RIDING ARENA		-				
EQUESTRIAN TURNOUT ⁽⁴⁾		-				
ADDITIONAL ALLOWED PAVED AREA: ⁽⁵⁾						
GRAVEL, DG, SAND ⁽⁶⁾				360	360	
REQ'D FIRE TRUCK TURNAROUND ⁽⁷⁾				2,500	2,500	
STABLE RIDING ARENA				18,756	18,756	
EQUESTRIAN TURNOUT ⁽⁴⁾				-	-	
UTILITY PAD ⁽⁸⁾				140	140	
TOTAL PAVED AREA (with Exception Removed)		11,928			13,285	13,285
ALLOWABLE PAVED AREA FOR THIS ZONING		12,448	SQUARE FEET			
ALLOWABLE PAVED AREA FOR THIS PARCEL*		15,000	SQUARE FEET			
PROPOSED PAVED AREAS UNDER ALLOWABLE ⁽⁷⁾		YES - PROPOSED PAVED AREA LESS THAN OR EQUAL ALLOWABLE				
* Assume granted exception from the Town of Woodside as the Average Lot Slope is less than 10% & property will use a septic system.						
⁽¹⁾ Areas to be subtracted from the existing paved area tabulation.						
⁽²⁾ 500 SF max. Not counting areas used for driveways or parking areas.						
⁽³⁾ 2,500 SF max per required fire truck turnaround, or the size of the required fire truck turnaround, whichever is less.						
⁽⁴⁾ 3,000 SF max of turnout area, or 1,000 SF max of turnout area per horse (up to 4,000 SF) allowed on the property without an exception granted pursuant to Section 115.14 of the Municipal Code, whichever is greater. (Section 115.12: 2 horses per acre up to 12 horses, one acre lot minimum.)						
⁽⁵⁾ Areas in addition to the "Allowable Paved Area For This Parcel" listed below						
⁽⁶⁾ 500 SF max. Cannot be used for driveways or parking areas.						
⁽⁷⁾ 2,500 SF max for each required fire truck turnaround, or the size of the required fire turnaround, whichever is less.						
⁽⁸⁾ 140 SF max.						



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3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA
SAN MATEO COUNTY
APN: 072-201-010

PROPOSED IMPERVIOUS
AREA EXHIBIT

ASRB PLAN CHECK 05-03-19	DM
ASRB PLAN CHECK 02-08-19	DM
ASRB PLAN CHECK 12-17-18	DM
REVISIONS	BY
JOB NO:	2151196
DATE:	09-04-18
SCALE:	AS NOTED
DESIGN BY:	
DRAWN BY:	DM
SHEET NO:	

Woodside Stables & Residence
3793 Woodside Road
Woodside, CA 94062

Client: 3793 WR LLC
3793 Woodside Road
Woodside, CA 94062

△	
△	
△	
△	
Revisions	Date

Landscape

Job #: W00101
Issue Date: 04.26.2019
Drawn By: at

Proposed Landscape
Site Plan

Sheet :

L-0.0



Woodside Stables & Residence
3793 Woodside Road
Woodside, CA 94062

Client: 3793 WR LLC
3793 Woodside Road
Woodside, CA 94062

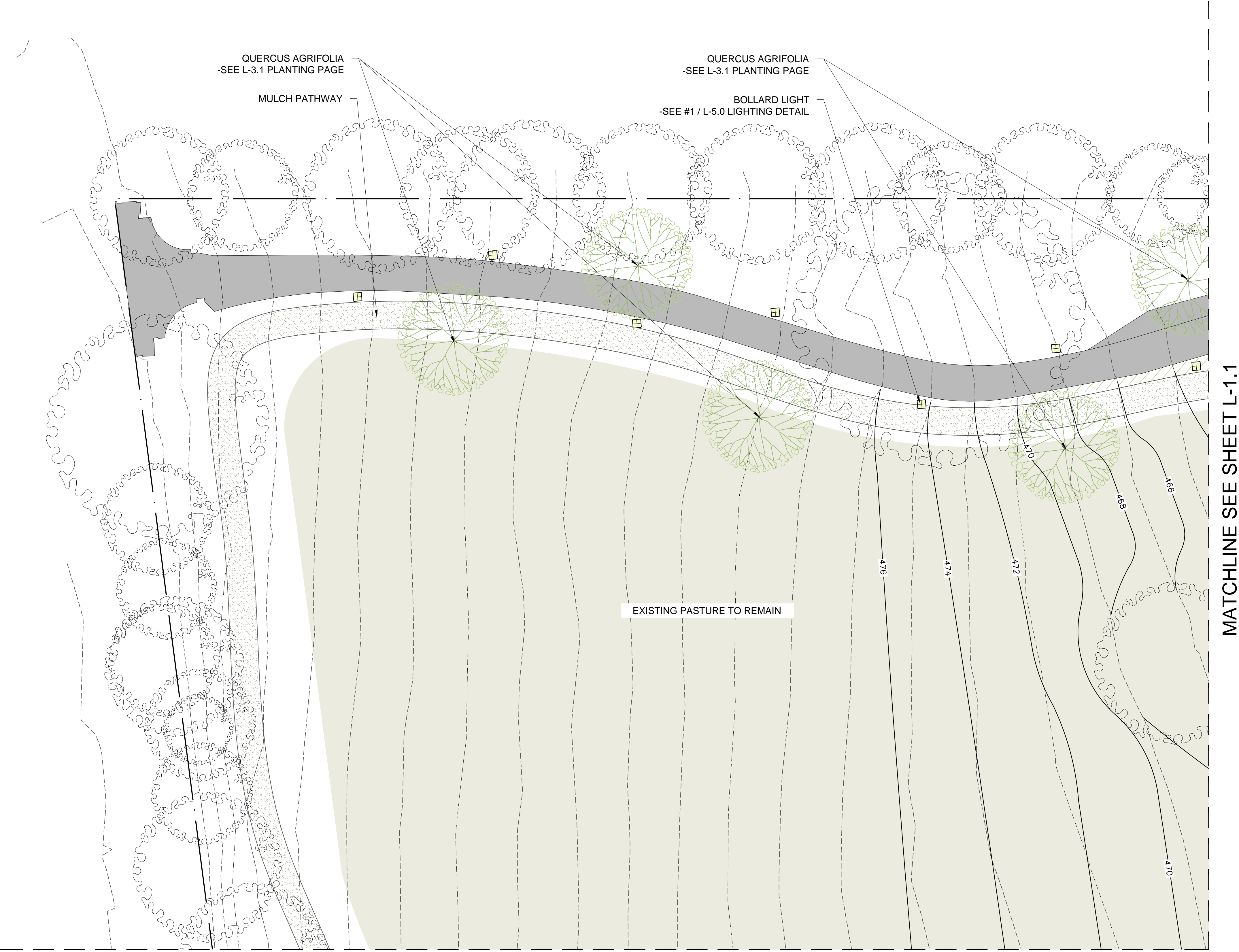
△	
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Revisions	Date

Landscape
Job #: W00101
Issue Date: 04.26.2019
Drawn By: at

Detail Plan

Sheet :

L-1.0



1 PASTURE AND ENTRANCE
SCALE: 1"=20'
PLAN



Woodside Stables & Residence
3793 Woodside Road
Woodside, CA 94062

Client: 3793 WR LLC
3793 Woodside Road
Woodside, CA 94062

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△	
Revisions	Date

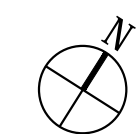
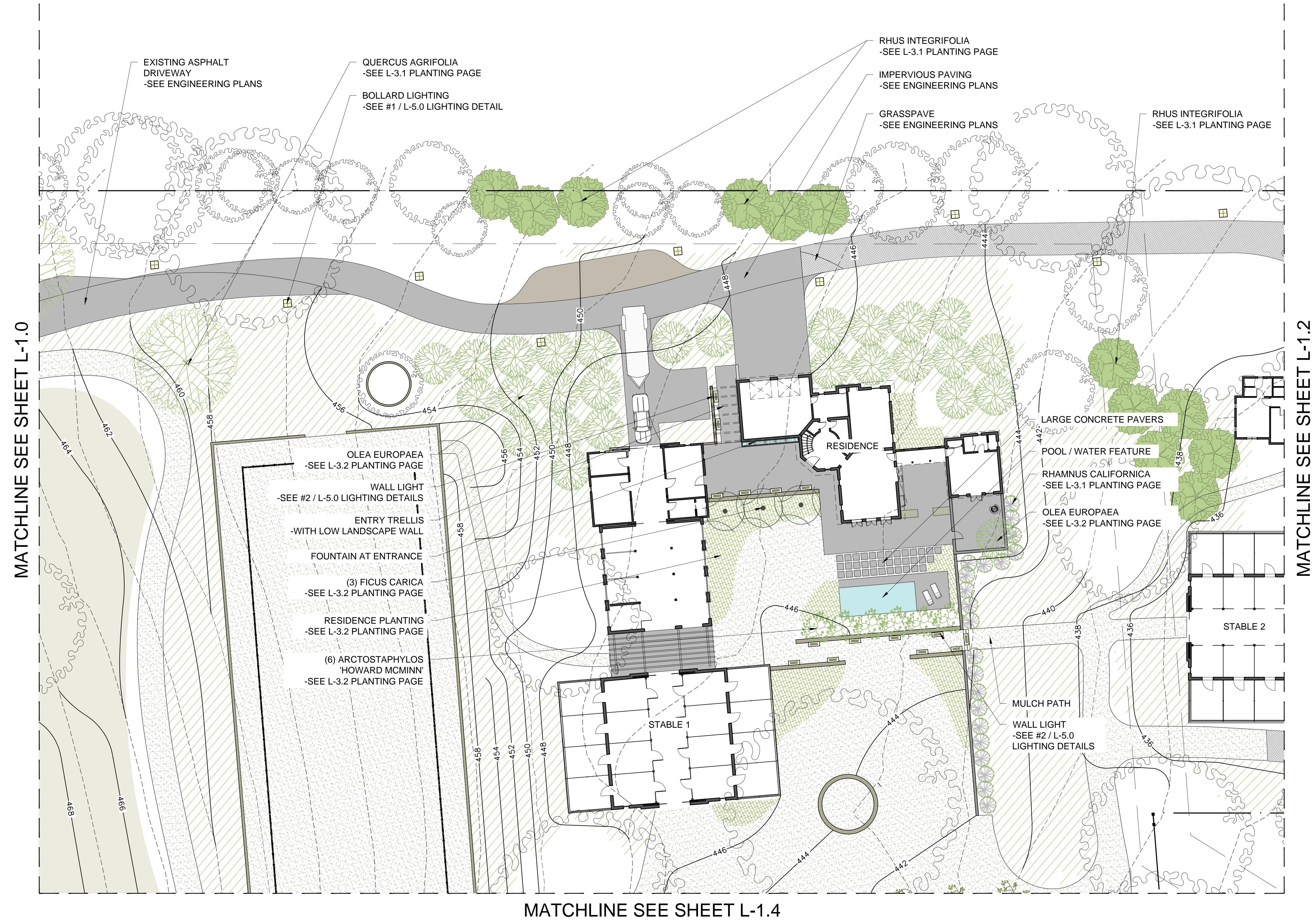
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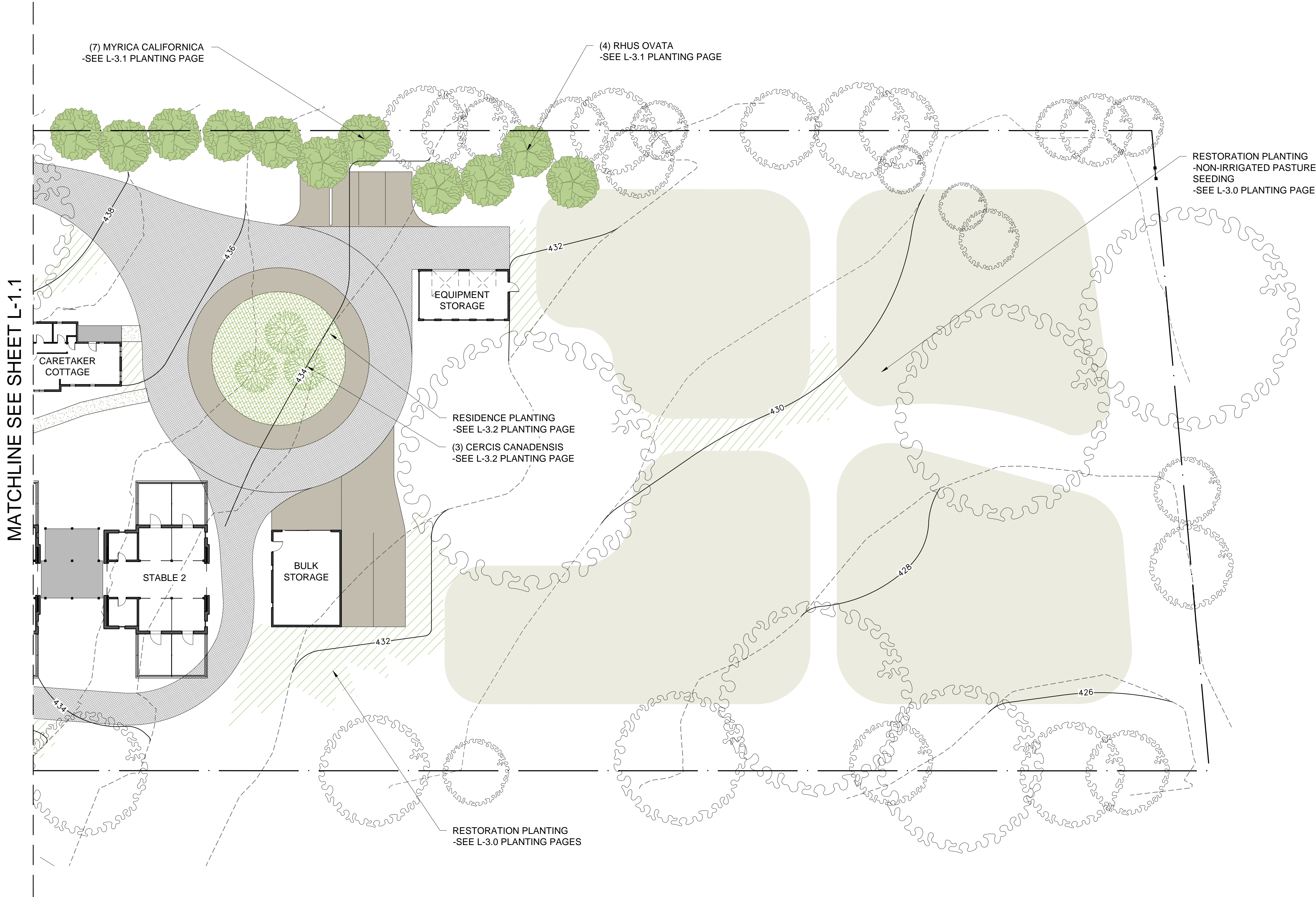
Job #: W00101
Issue Date: 04.26.2019
Drawn By: at

Detail Plan

Sheet :

L-1.1





MATCHLINE SEE SHEET L-1.1

LEGEND

- RESTORATION PLANTING
- RESIDENCE PLANTING
- MULCH
- EXISTING PASTURE
- DIRT SURFACE
- GRASS PAVE
- IMPERVIOUS HARDSCAPE

1 EAST PASTURE AND TURN AROUND
SCALE: 1"=20'-0" PLAN

Woodside Stables & Residence
3793 Woodside Road
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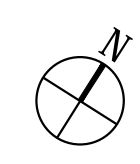
Client: 3793 WR LLC
3793 Woodside Road
Woodside, CA 94062

△	
△	
△	
△	
Revisions	Date

Landscape
Job #: W00101
Issue Date: 04.26.2019
Drawn By: at

Detail Plan

Sheet :



MATCHLINE SEE SHEET L-1.0

EXISTING PASTURE TO REMAIN

EXISTING PASTURE TO REMAIN

MATCHLINE SEE SHEET L-1.4

(3) HETEROMELES ARBUTIFOLIA
-SEE L-3.1 PLANTING PAGE

MULCH PATH

LEGEND

- RESTORATION PLANTING
- RESIDENCE PLANTING
- MULCH
- EXISTING PASTURE
- DIRT SURFACE
- GRASS PAVE
- IMPERVIOUS HARDSCAPE

Woodside Stables & Residence
3793 Woodside Road
Woodside, CA 94062

Client: 3793 WR LLC
3793 Woodside Road
Woodside, CA 94062

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△	
△	
Revisions	Date

Landscape

Job #: W00101

Issue Date: 04.26.2019

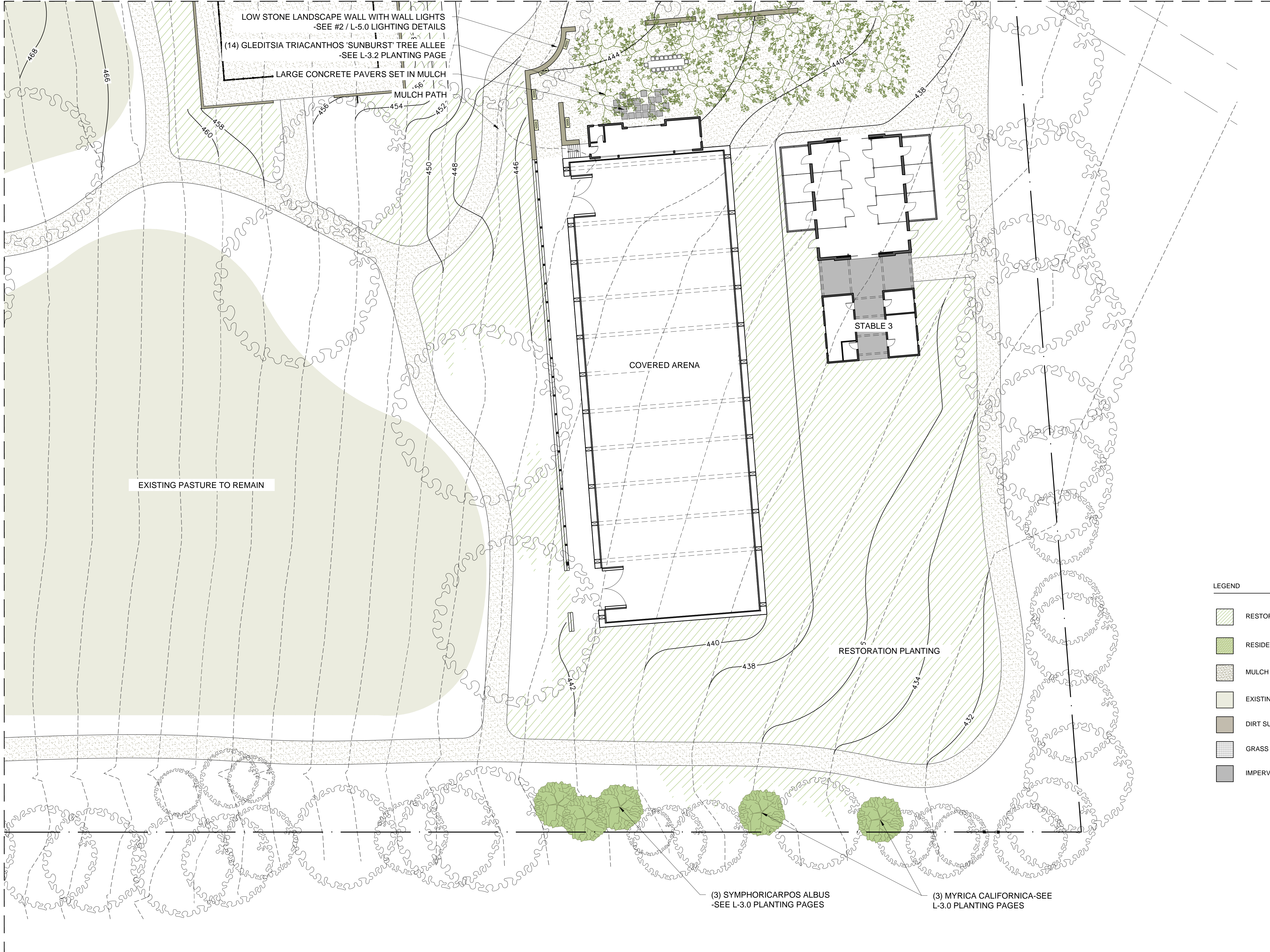
Drawn By: at

Detail Plan

Sheet :



MATCHLINE SEE SHEET L-1.3



1 COVERED ARENA LANDSCAPE
SCALE: 1"=20'-0" PLAN

MATCHLINE SEE SHEET L-1.0

Woodside Stables & Residence
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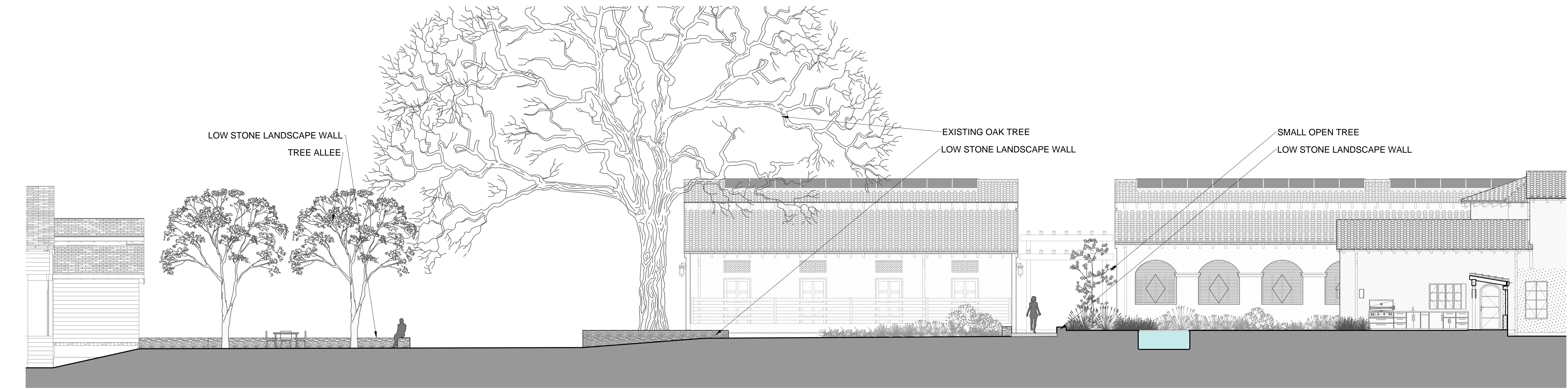
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Revisions	Date

Landscape
Job #: W00101
Issue Date: 04.26.2019
Drawn By: at

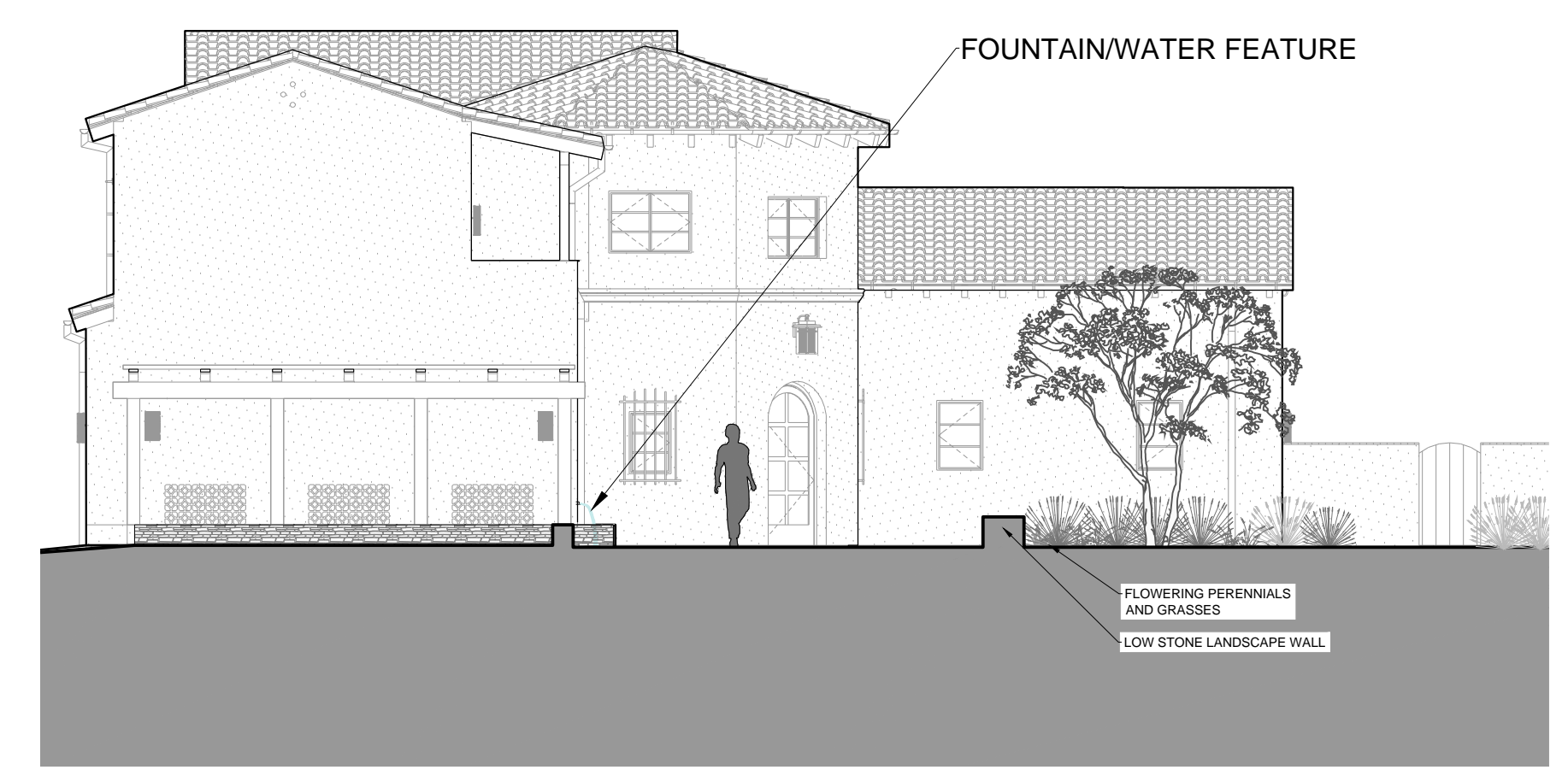
Detail Plan

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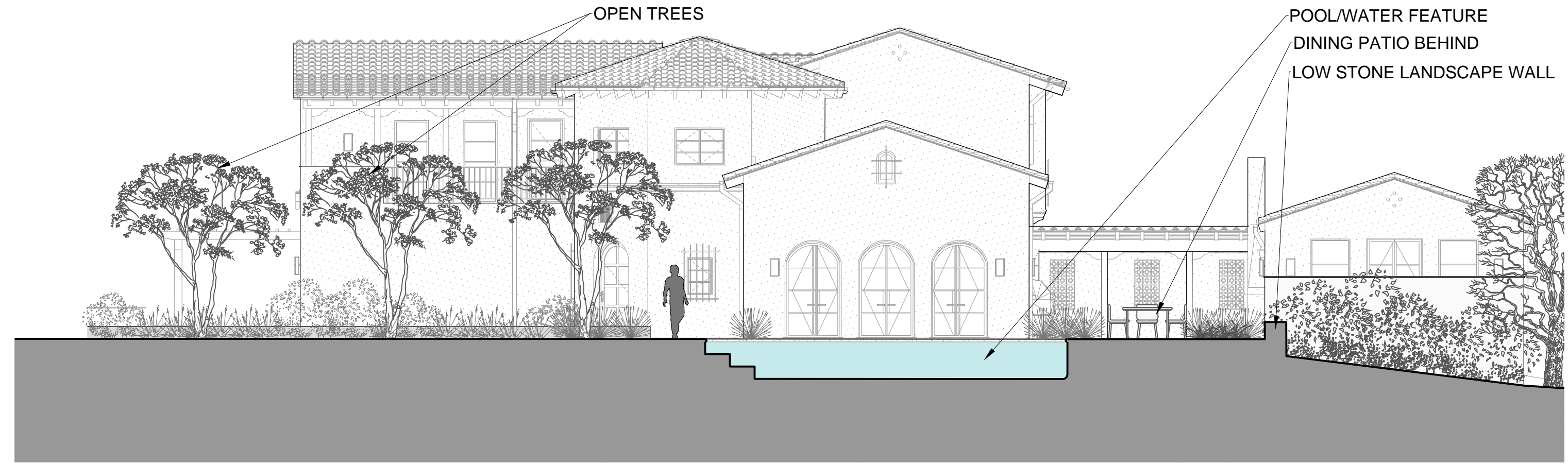




4 RESIDENCE TO COVERED ARENA
SCALE: 1/8"=1'-0" SECTION A



2 RESIDENCE ENTRY COURTYARD
SCALE: 1/8"=1'-0" SECTION C



3 RESIDENCE COURTYARD
SCALE: 1/8"=1'-0" SECTION F



1 RESIDENCE ENTRANCE
SCALE: 1/8"=1'-0" SECTION B

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Job #: W00101
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Sections

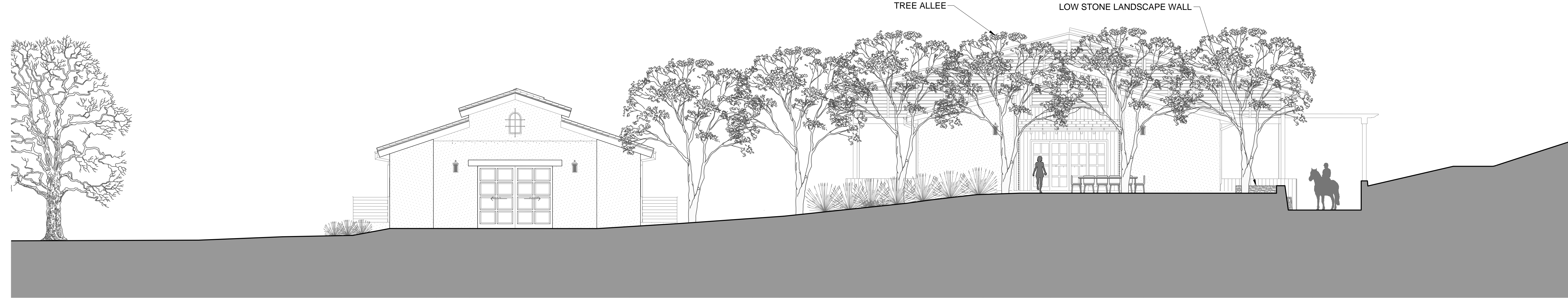
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2

COVERED ARENA PATIO
SCALE: 1/8"=1'-0"

SECTION D



1

COVERED ARENA AND STABLE 3
SCALE: 1/8"=1'-0"

SECTION E

Woodside Stables & Residence
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△	
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Revisions	Date

Landscape

Job #: W00101

Issue Date: 04.26.2019

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Sections

Sheet :

RESTORATION PLANTING

	Latin Name	Common Name	Size
Shrubs and Perennials			
ACH	<i>Achillea milifolium</i>	Yarrow	1 gal
ARP	<i>Arctostaphylos 'pacific mist'</i>	Manzanita	1 gal
BAC	<i>Baccharis pilularis</i>	Coyote bush	1 gal
CAL	<i>Calcanthus occidentalis</i>	Western spice bush	5 gal
CAO	<i>Calochortus luteus</i>	Mariposa lily	1 gal
CEO	<i>Ceanothus griseus 'Yankee Point'</i>	Yankee Point ceanothus	1 gal
POL	<i>Polystichum munitum</i>	Western sword fern	1 gal
RIB	<i>Ribes viburnifolium</i>	Evergreen currants	5 gal
SAC	<i>Salvia clevelandii</i>	Salvia	1 gal
SAL	<i>Salvia leucophylla</i>	Purple sage	1 gal
TRI	<i>Trichostema lanatum</i>	Woolly blue curls	5 gal

Grasses			
BOU	<i>Boueloua gracilis</i>	Blue grama	1 gal
FES	<i>Festuca californica</i>	California Fescue	1 gal
ELY	<i>Elymus glaucus</i>	Berkeley blue wildrye	1 gal
MUH	<i>Muhlenbergia rigens</i>	Deer grass	1 gal
STI	<i>Stipa pulchra</i>	Purple needlegrass	1 gal

Pasture Seeding Mix		
	<i>Lolium multiflorum</i>	Annual ryegrass
	<i>Dactylis glomerata</i>	Paiute orchardgrass
	<i>Bromus hordeaceus</i>	Blando bromegrass
	<i>Thinopyrum ponticum</i>	Tall Wheatgrass
	<i>Trifolium subterraneum spp.</i>	PK Losa subclover
	<i>Trifolium subterraneum spp.</i>	PK Campeda subclover
	<i>Trifolium respinatum</i>	PK Persian clover



Calcanthus occidentalis



Polystichum munitum



Ribes viburnifolium



Baccharis pilularis



Salvia leucophylla



Calochortus luteus



Arctostaphylos 'pacific mist'



Salvia clevelandii



Achillea milifolium



Trichostema lanatum



Elymus glaucus



Festuca californica



Muhlenbergia rigens



Stipa pulchra



Boueloua gracilis



Ceanothus griseus var. horisontalis 'Yankee Point'



Pasture Seeding Mix

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Date

Landscape

Job #: WOO101

Issue Date: 04.26.2019

Drawn By: at

Planting Pages

Print Date :

Sheet :

SCREENING PLANTING				
Latin Name		Common Name	Size	Qty.
Trees				
QUE	<i>Quercus lobata</i>	Valley oak	36" box	0
QUR	<i>Quercus agrifolia</i>	Coast Live Oak	36" box	6
Shrubs				
FRE	<i>Fremontodendrom</i>	Flannel bush	5 gal	0
HET	<i>Heteromeles arbutifolia</i>	Toyon	15 gal	3
MYR	<i>Myrica californica</i>	Pacific wax myrtle	15 gal	9
PRU	<i>Prunus ilicifolia</i>	Hollyleaf cherry	15 gal	0
RHA	<i>Rhamnus californica</i> 'Eve Case'	Coffeeberry	15 gal	21
RHU	<i>Rhus integrifolia</i>	Lemonade berry	15 gal	6
RHO	<i>Rhus ovata</i>	Sugar bush	15 gal	4
SYM	<i>Symphoricarpos albus</i>	Common snowberry	15 gal	3



Quercus lobata



Quercus agrifolia



Rhus ovata



Heteromeles arbutifolia



Myrica californica



Rhamnus californica



Rhus integrifolia



Fremontodendrom



Prunus ilicifolia



Symphoricarpos albus

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Revisions

Date

Landscape
Job #: WOO101
Issue Date: 04.26.2019
Drawn By: at

Planting Pages

Print Date :

Sheet :

RESIDENCE PLANTING				
Latin Name		Common Name	Size	Qty.
Trees				
ACE	<i>Acer buergerianum</i>	Trident maple	36" box	0
ARC	<i>Arctostaphylos 'Howard McMinn'</i>	Manzanita	24" box	6
CER	<i>Cercis canadensis</i>	Eastern redbud	24" box	3
FIC	<i>Ficus carica</i>	Fig	24" box	3
GLE	<i>Gleditsia triacanthos 'sunburst'</i>	Honey locust	36" box	14
OLE	<i>Olea europaea</i>	Olive	24" box	28
Shrubs and Perennials				
ACH	<i>Achillea millefolium</i>	Yarrow	1 gal	
ARP	<i>Arctostaphylos 'pacific mist'</i>	Manzanita	1 gal	
LAV	<i>Lavendula x intermedia</i>	Lavender	1 gal	
NEP	<i>Nepeta faassenii</i>	Catmint	1 gal	
Per	<i>Perovskia atriplicifolia</i>	Russian sage	1 gal	
SAB	<i>Salvia 'Bee's bliss'</i>	Bee's bliss sage	1 gal	
SAA	<i>Salvia 'Allen chickering'</i>	Allen chickering sage	1 gal	
THY	<i>Thymus sp.</i>	Thyme	1 gal	
Grasses				
BOU	<i>Bouteloua gracilis</i>	Blue grama	1 gal	
FES	<i>Festuca mairei</i>	Atlas fescue	1 gal	
MUH	<i>Muhlenbergia rigens</i>	Deergrass	1 gal	
PEN	<i>Pennisetum spathiolatum</i>	Slender veldt grass	1 gal	
SES	<i>Sesleria autumnalis</i>	Autumn moor grass	1 gal	



Acer buergerianum



Gleditsia triacanthos 'sunburst'



Cercis canadensis



Ficus carica



Olea europaea



Arctostaphylos 'howard mcminn'



Achillea millefolium



Nepeta faassenii



Perovskia atriplicifolia



Lavendula x intermedia



Salvia 'bee's bliss'



Salvia 'allen chickering'



Boueloua gracilis



Festuca mairei



Muhlenbergia rigens



Pennisetum spathiolatum



Sesleria autumnalis



Arctostaphylos 'pacific mist'



Thymus

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Revisions	Date

Landscape

Job #: W00101

Issue Date: 04.26.2019

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Lighting Details

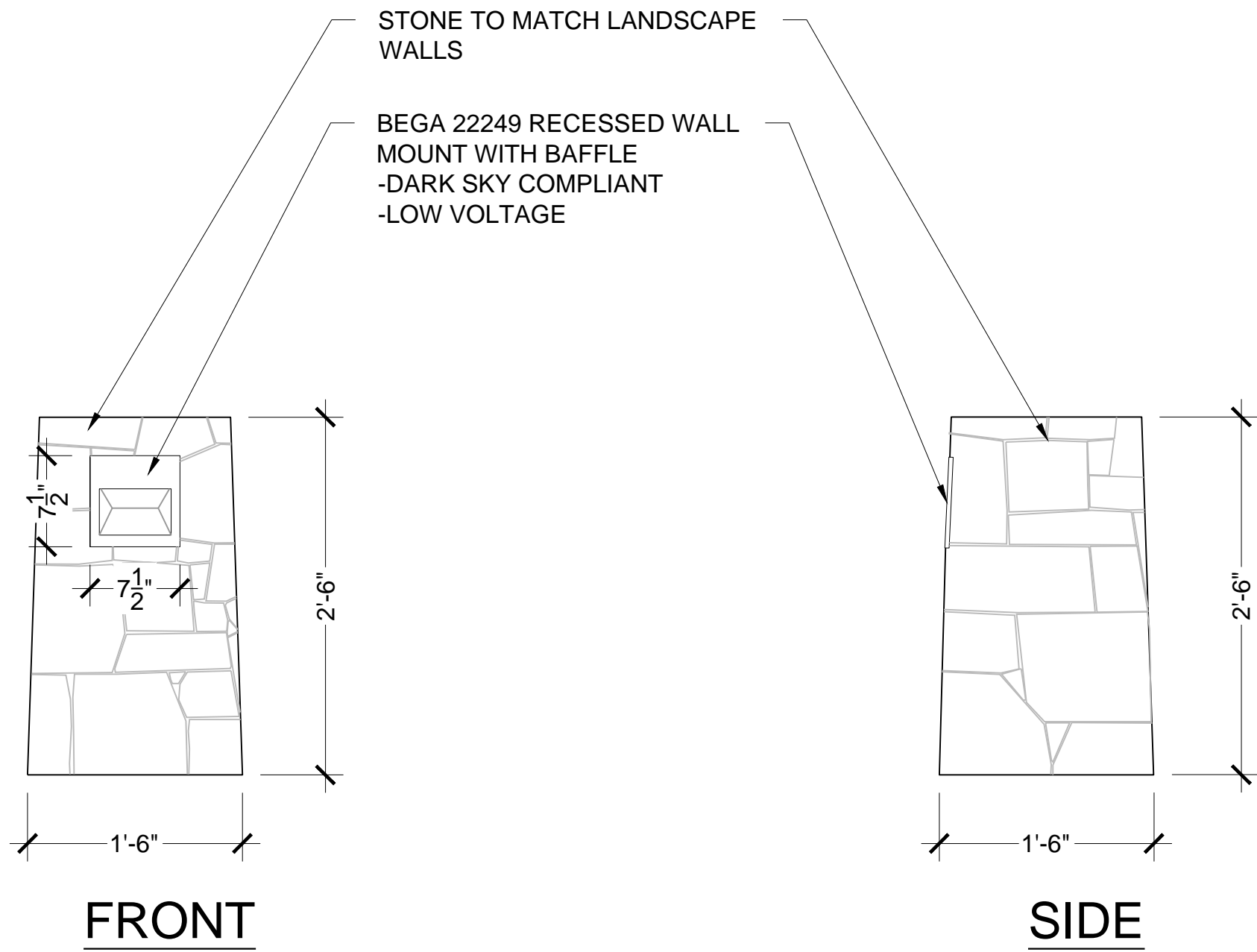
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LIGHTING LEGEND				
KEY	TYPE	DESCRIPTION	QTY	FIXTURE
	Bollard Light	Safety lighting at entrances. Low voltage lighting embedded in bollards with veneer to match stone walls.	16	Bega 22249 Recessed wall mount with baffle Dark Sky compliant
	Wall Light	Safety lighting along paths and at entrances. Low voltage lighting embedded in landscape walls or steps.	26	Bega 22135 Recessed wall light Dark Sky compliant

3

LIGHTING LEGEND

SCALE: NTS

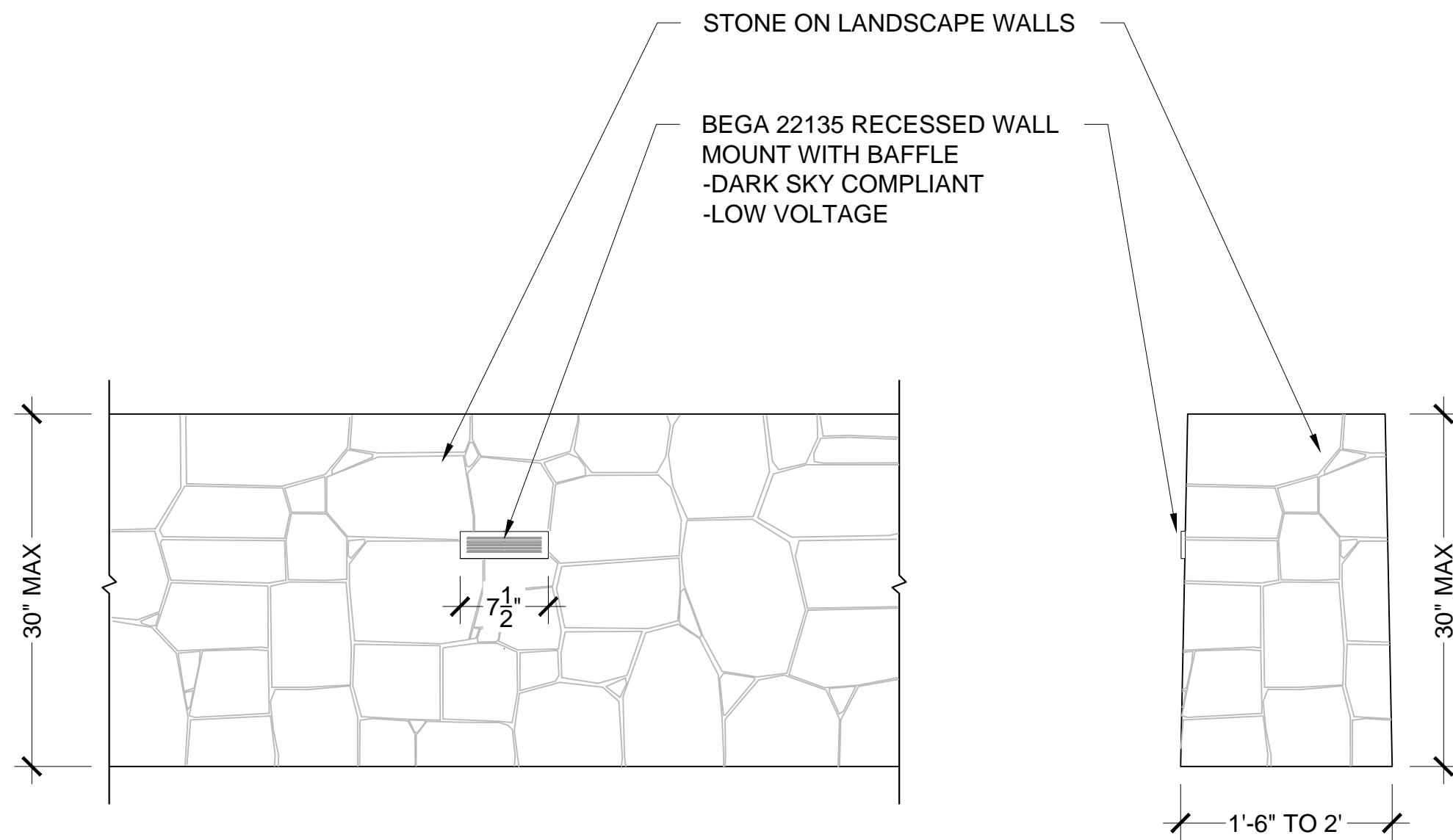


1

BOLLARD LIGHT

SCALE: 1"=1'

ELEVATION



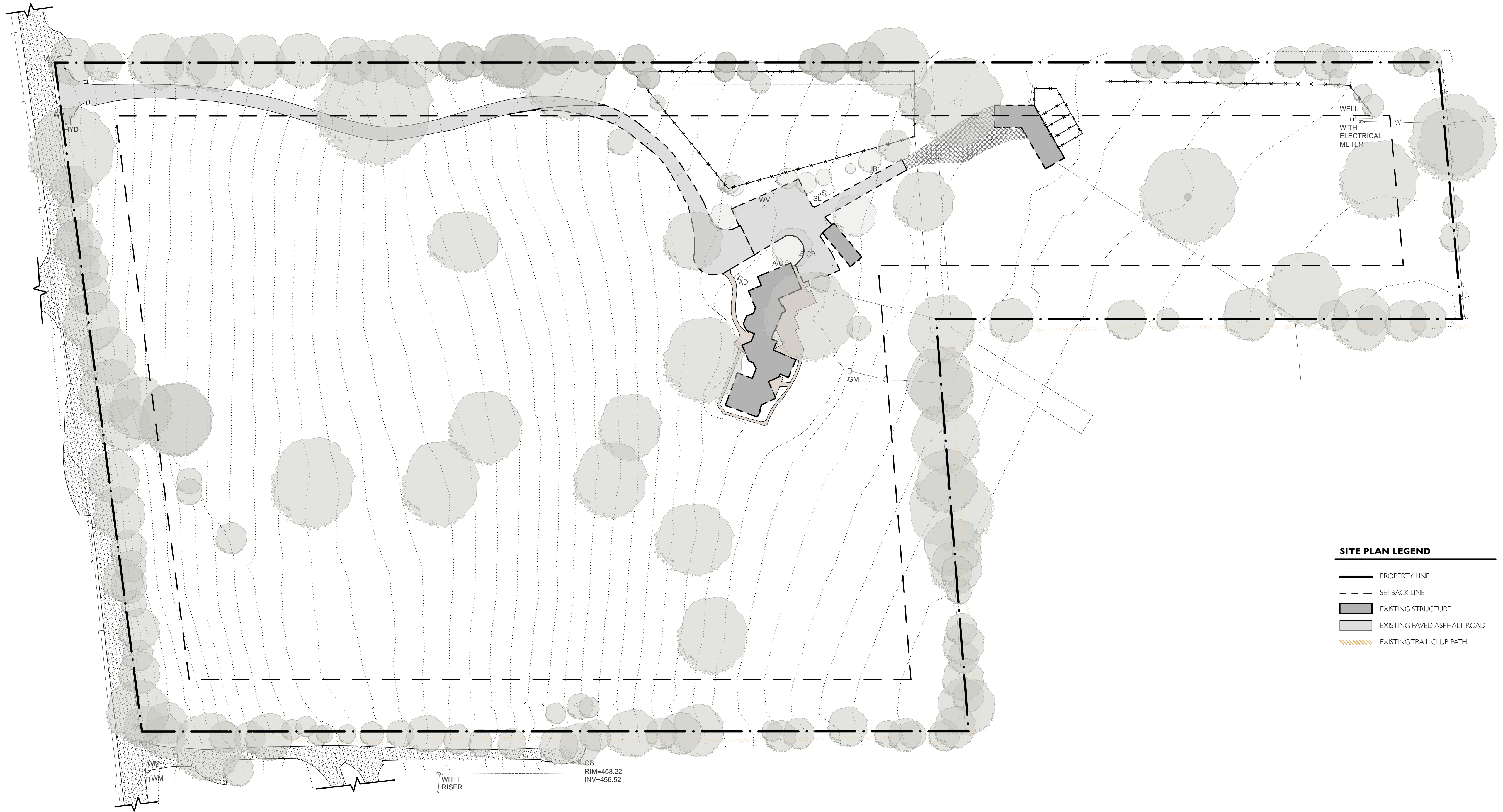
2

WALL LIGHT

SCALE: 1"=1'

ELEVATION

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SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING STRUCTURE
- EXISTING PAVED ASPHALT ROAD
- EXISTING TRAIL CLUB PATH

EXISTING SITE PLAN
SCALE: 1" = 50'

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WOODSIDE HORSE STABLES

3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

PROJECT No: 216125.01
DATE: 05/06/19
DRAWN BY: JJ
CHECKED BY: IK

DESIGNER'S STAMP

**NOT FOR
CONSTRUCTION**

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TITLE 24
LUKE MORTON
MORTON GREEN BUILDING SERVICES
Tel: 619 721 3180

Rev	Date	Description
△	09/12/18	ASRB Formal Review
△	11/27/18	ASRB Formal Review
△	02/11/19	ASRB Formal Review
△	05/06/19	ASRB Formal Review

TITLE
EXISTING SITE PLAN

SHEET NUMBER

AS1-1

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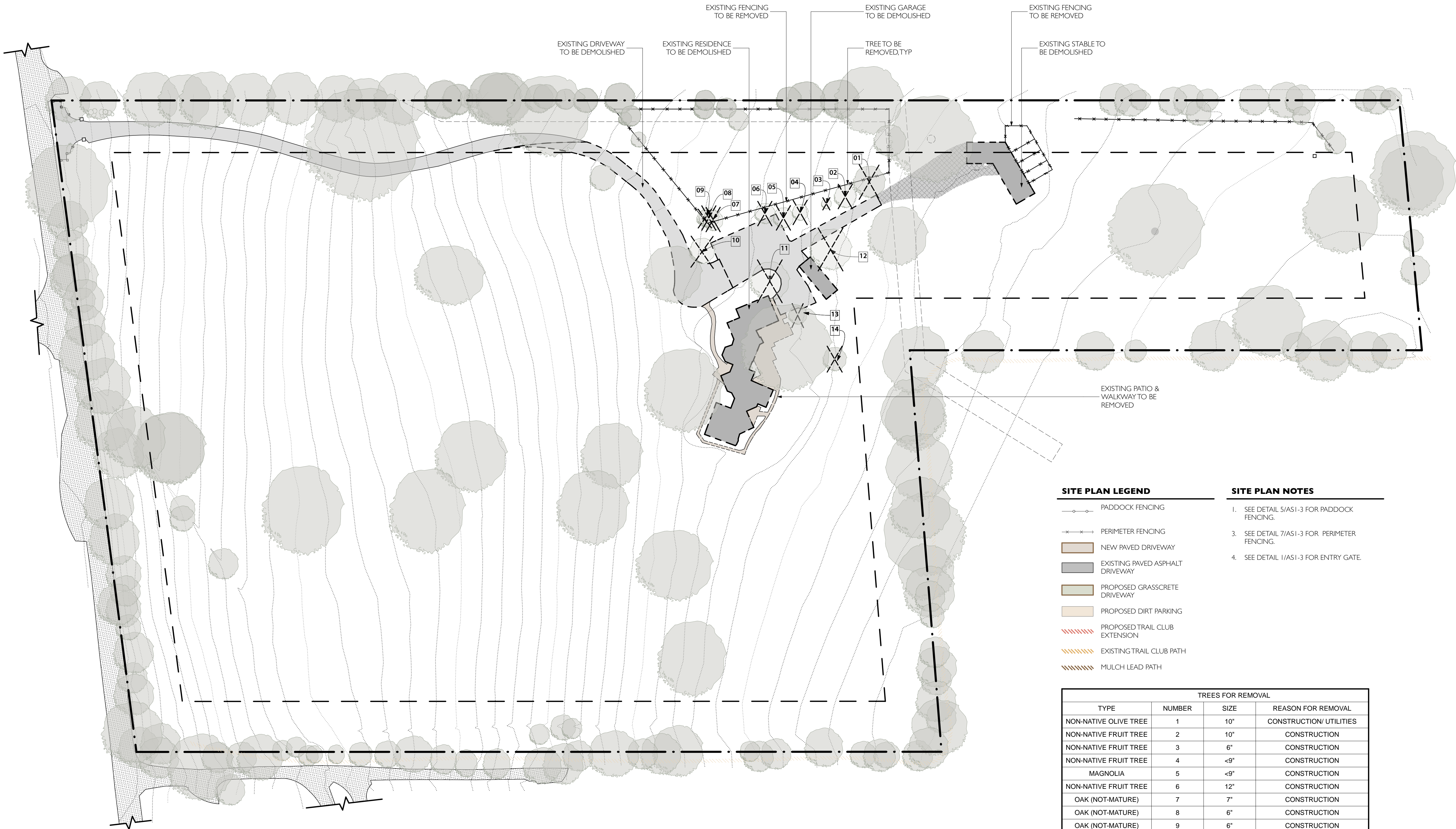
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TITLE

DEMOLITION PLAN

SHEET NUMBER

AS1-2



SITE PLAN LEGEND

- Paddock Fencing
- Perimeter Fencing
- New Paved Driveway
- Existing Paved Asphalt Driveway
- Proposed Grasscrete Driveway
- Proposed Dirt Parking
- Proposed Trail Club Extension
- Existing Trail Club Path
- Mulch Lead Path

SITE PLAN NOTES

- SEE DETAIL 5/AS1-3 FOR PADDOCK FENCING.
- SEE DETAIL 7/AS1-3 FOR PERIMETER FENCING.
- SEE DETAIL 1/AS1-3 FOR ENTRY GATE.

TREES FOR REMOVAL			
TYPE	NUMBER	SIZE	REASON FOR REMOVAL
NON-NATIVE OLIVE TREE	1	10"	CONSTRUCTION/ UTILITIES
NON-NATIVE FRUIT TREE	2	10"	CONSTRUCTION
NON-NATIVE FRUIT TREE	3	6"	CONSTRUCTION
NON-NATIVE FRUIT TREE	4	<9"	CONSTRUCTION
MAGNOLIA	5	<9"	CONSTRUCTION
NON-NATIVE FRUIT TREE	6	12"	CONSTRUCTION
OAK (NOT-MATURE)	7	7"	CONSTRUCTION
OAK (NOT-MATURE)	8	6"	CONSTRUCTION
OAK (NOT-MATURE)	9	6"	CONSTRUCTION
NON-NATIVE OLIVE TREE	10	<9"	CONSTRUCTION
MAGNOLIA	11	22"	CONSTRUCTION
CASTANEA	12	28"	CONSTRUCTION
MAGNOLIA	13	<9"	CONSTRUCTION/ UTILITIES
NON-NATIVE	14	7"	CONSTRUCTION/ UTILITIES

1 DEMOLITION PLAN
SCALE: 1" = 50'

WOODSIDE HORSE STABLES

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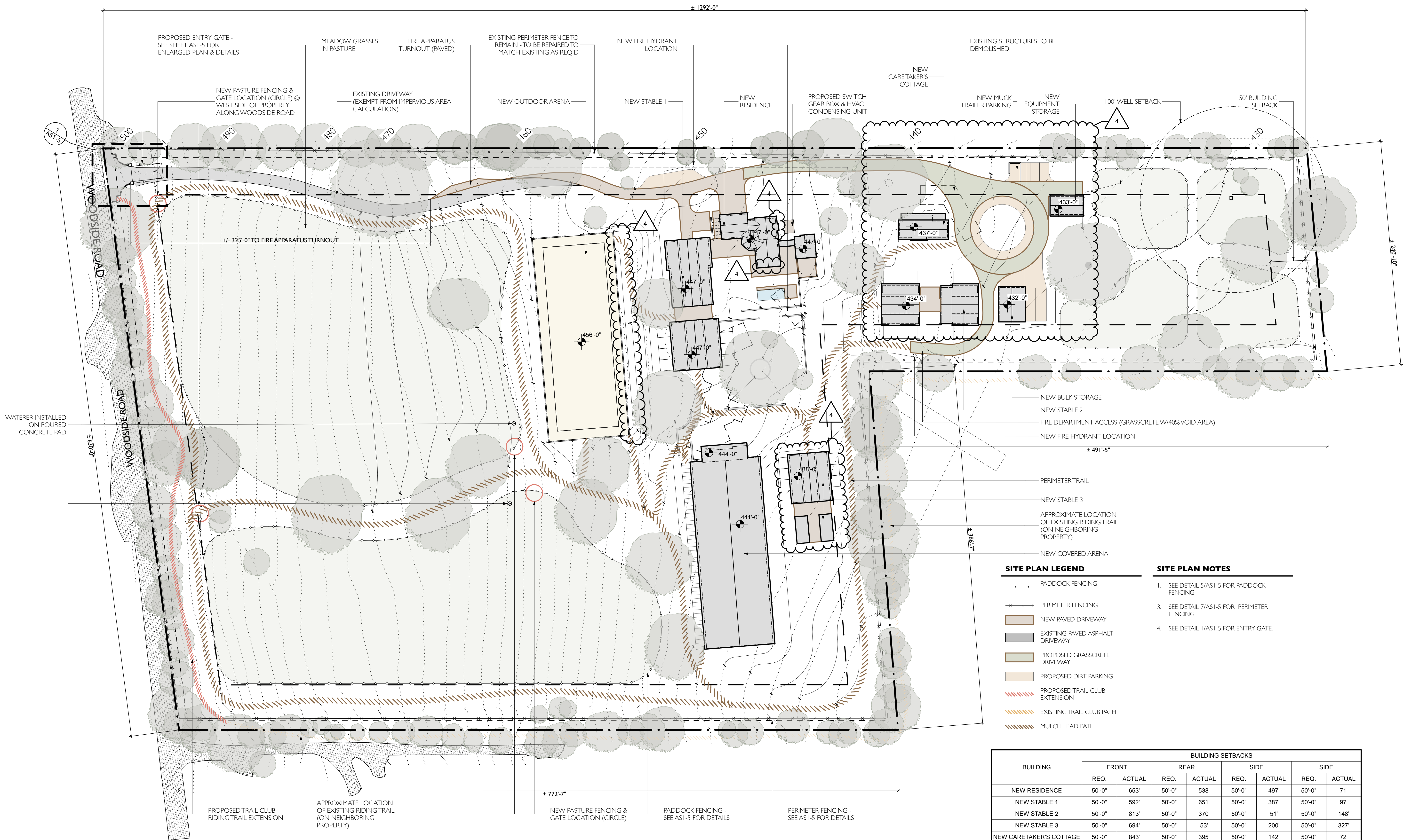
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TITLE

SITE PLAN

SHEET NUMBER

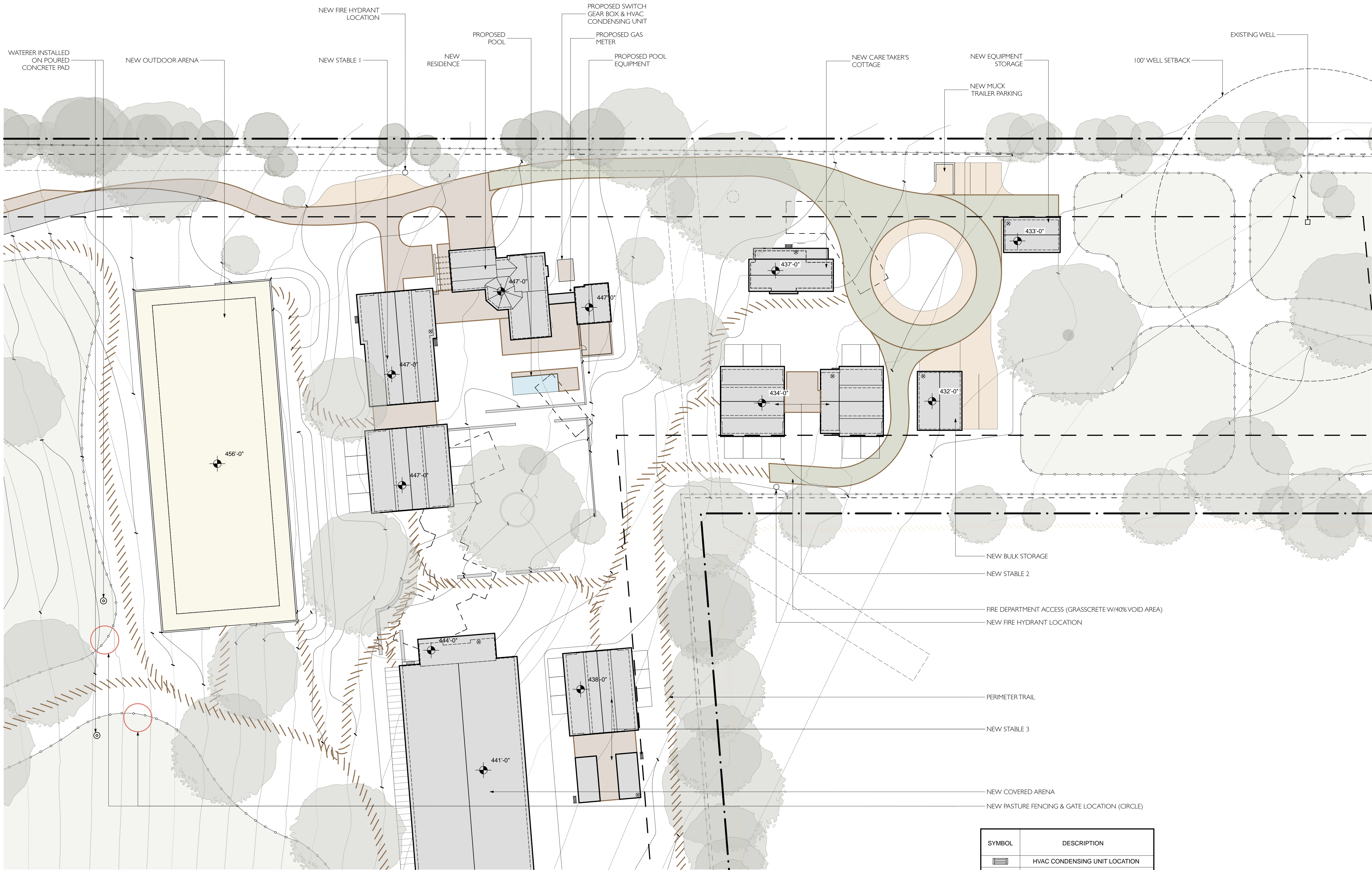
AS1-3



SITE PLAN

SCALE: 1" = 50'

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I ENLARGED SITE PLAN
SCALE: 1" = 30'

SYMBOL	DESCRIPTION
	HVAC CONDENSING UNIT LOCATION
	POINT OF CONNECTION FOR UTILITIES

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WOODSIDE HORSE STABLES

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TITLE
ENLARGED SITE PLAN

SHEET NUMBER

AS1-4

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BELMONT, CA 94002
Tel: 650 596 9753

TITLE 24
LUKE MORTON
MORTON GREEN BUILDING SERVICES
Tel: 619 721 3180

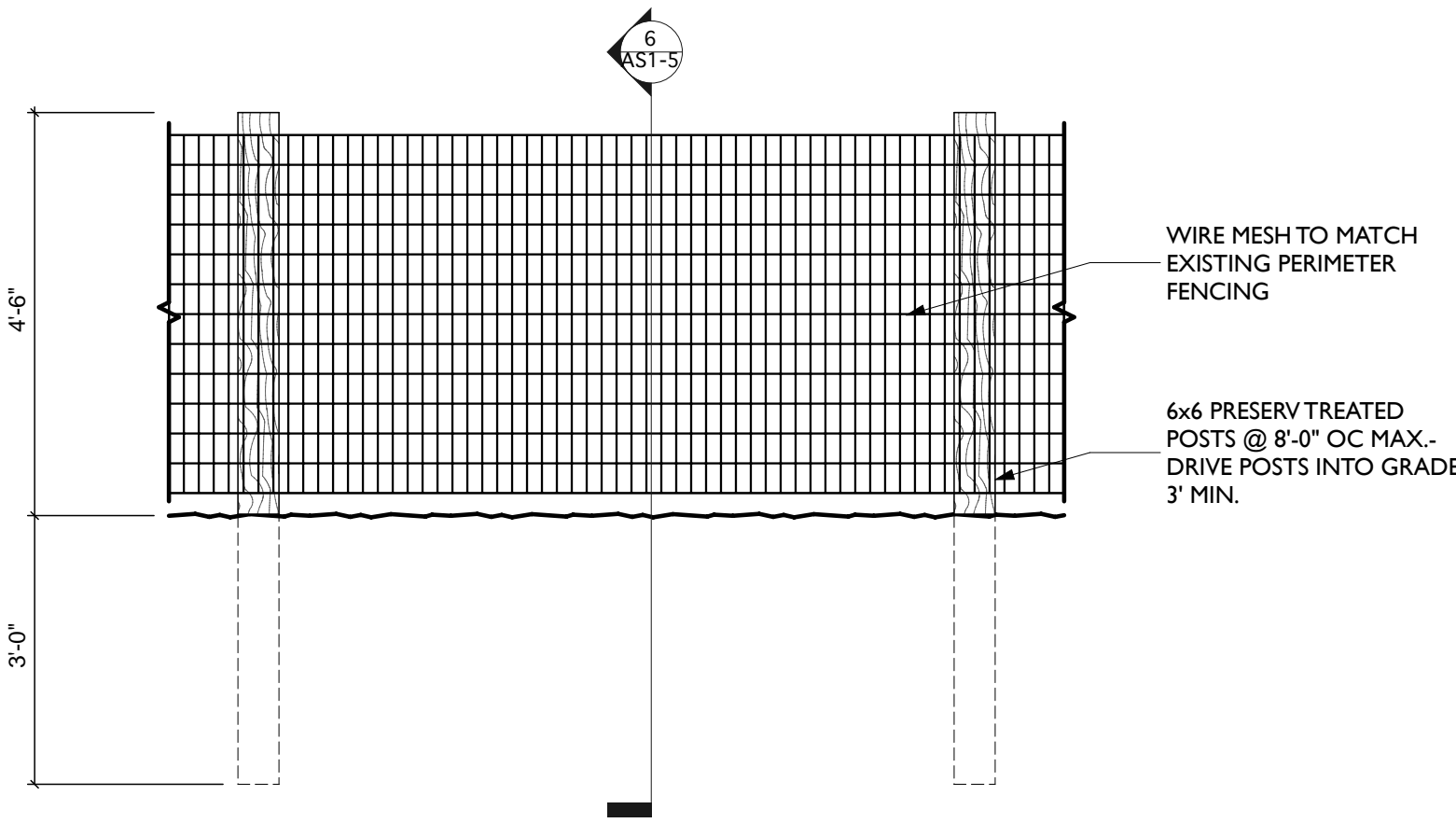
Rev	Date	Description
△	09/12/18	ASRB Formal Review
△	11/27/18	ASRB Formal Review
△	02/11/19	ASRB Formal Review
△	05/06/19	ASRB Formal Review

TITLE

SITE DETAILS

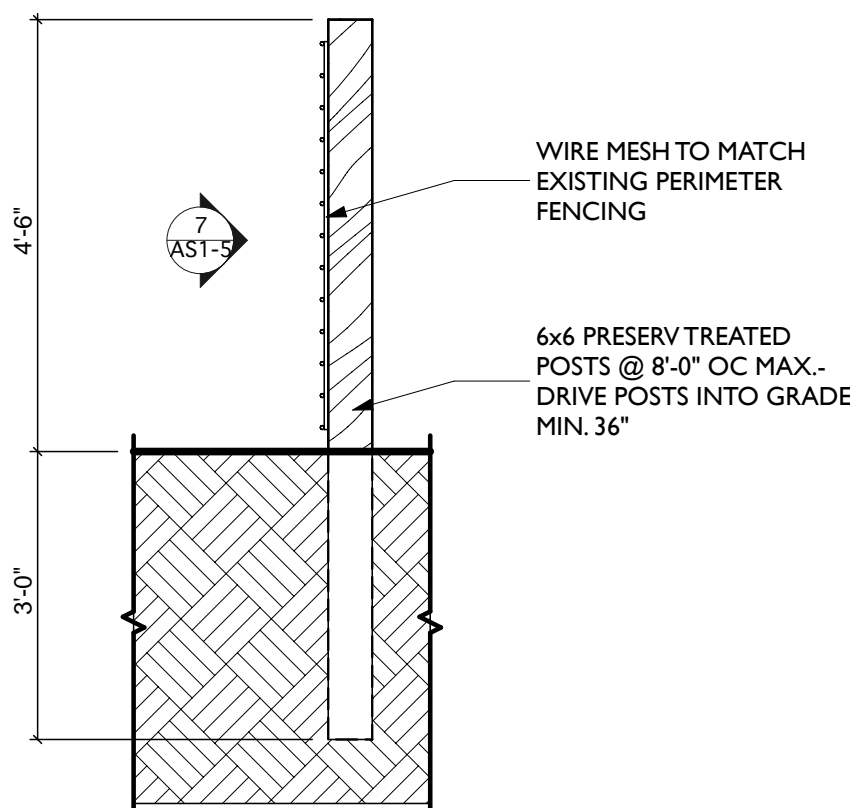
SHEET NUMBER

AS1-5



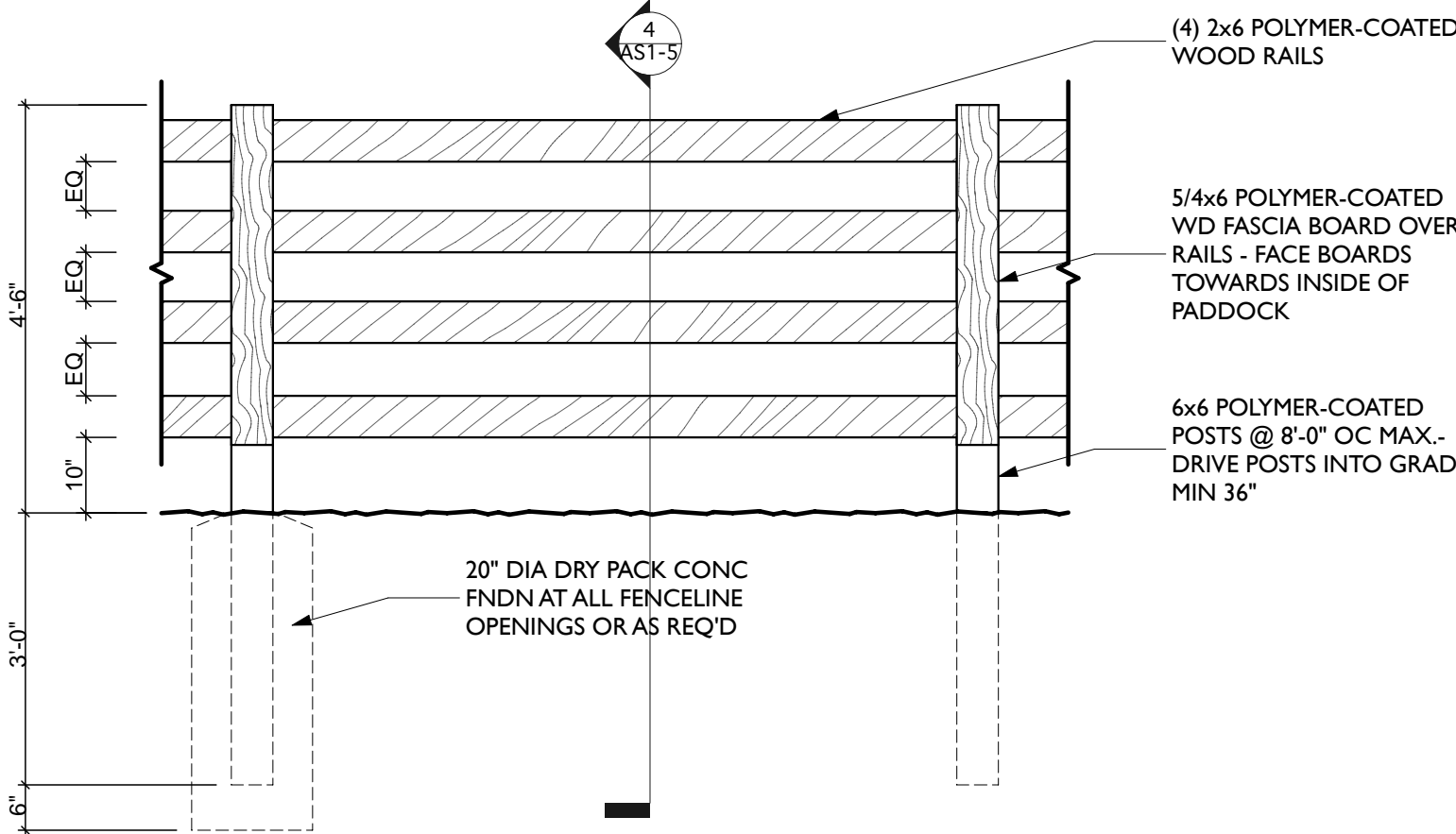
7 PERIMETER FENCING DETAIL

SCALE: 1/2" = 1'-0"



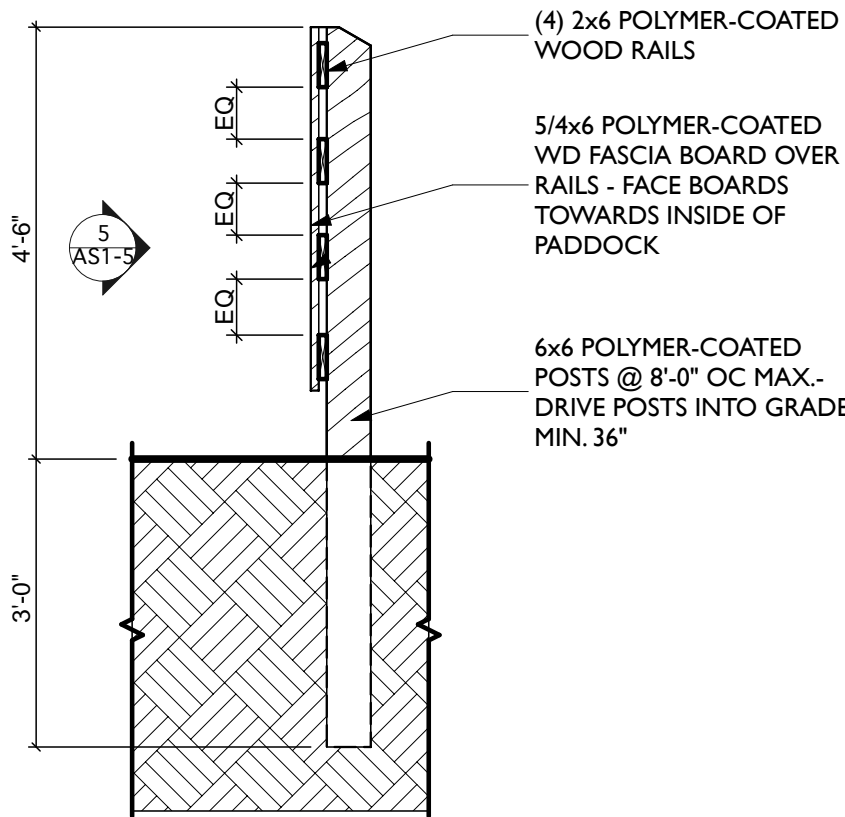
6 PERIMETER FENCING DETAIL

SCALE: 1/2" = 1'-0"



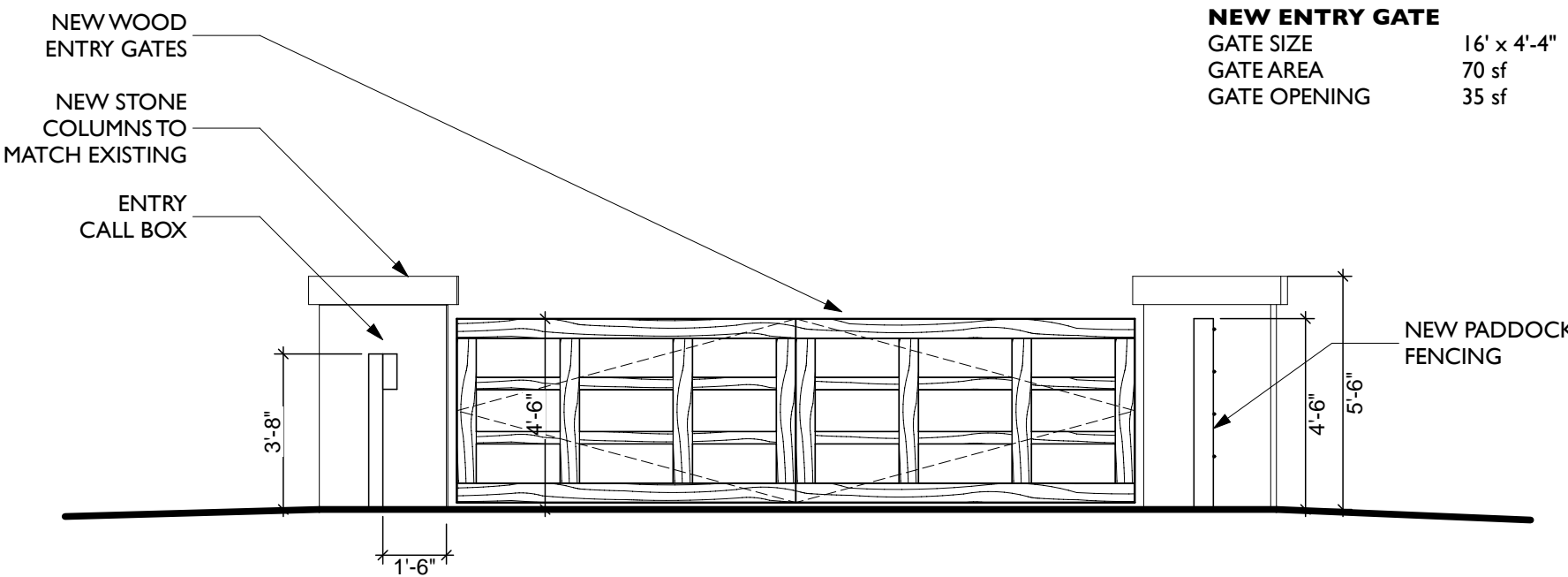
5 PADDOCK FENCING DETAIL

SCALE: 1/2" = 1'-0"



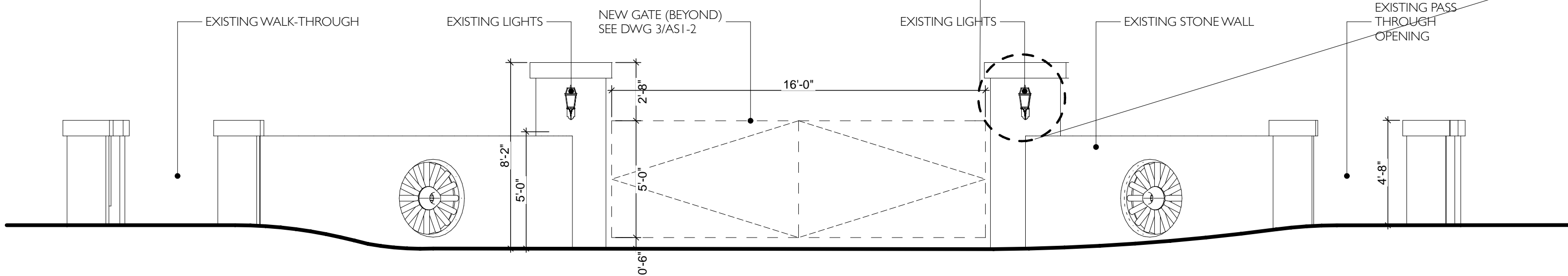
4 PADDOCK FENCING DETAIL

SCALE: 1/2" = 1'-0"



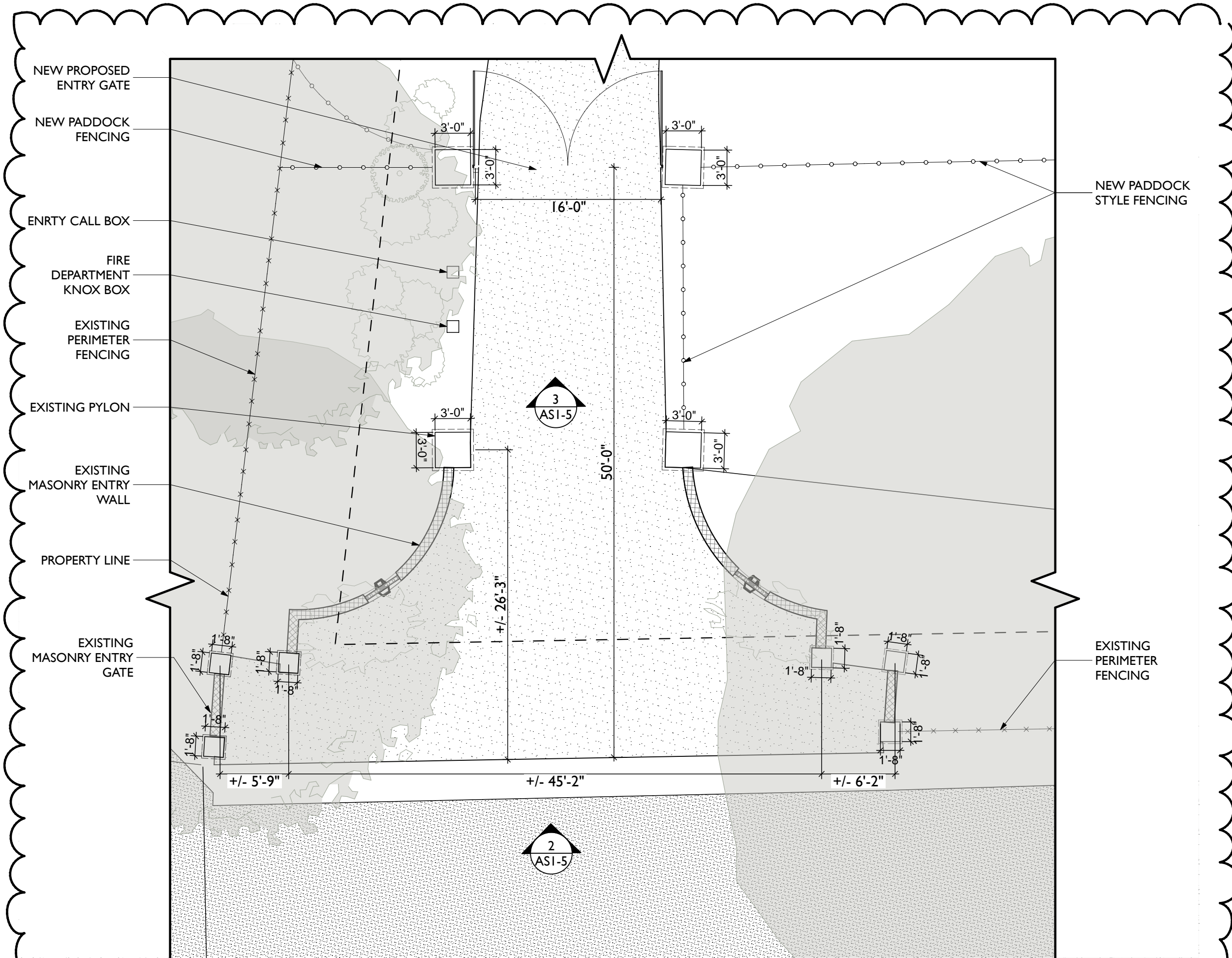
3 ENTRY GATE ELEVATION - PROPOSED GATE

SCALE: 1/4" = 1'-0"



2 ENTRY GATE ELEVATION - EXISTING STONEWING WALLS

SCALE: 1/4" = 1'-0"



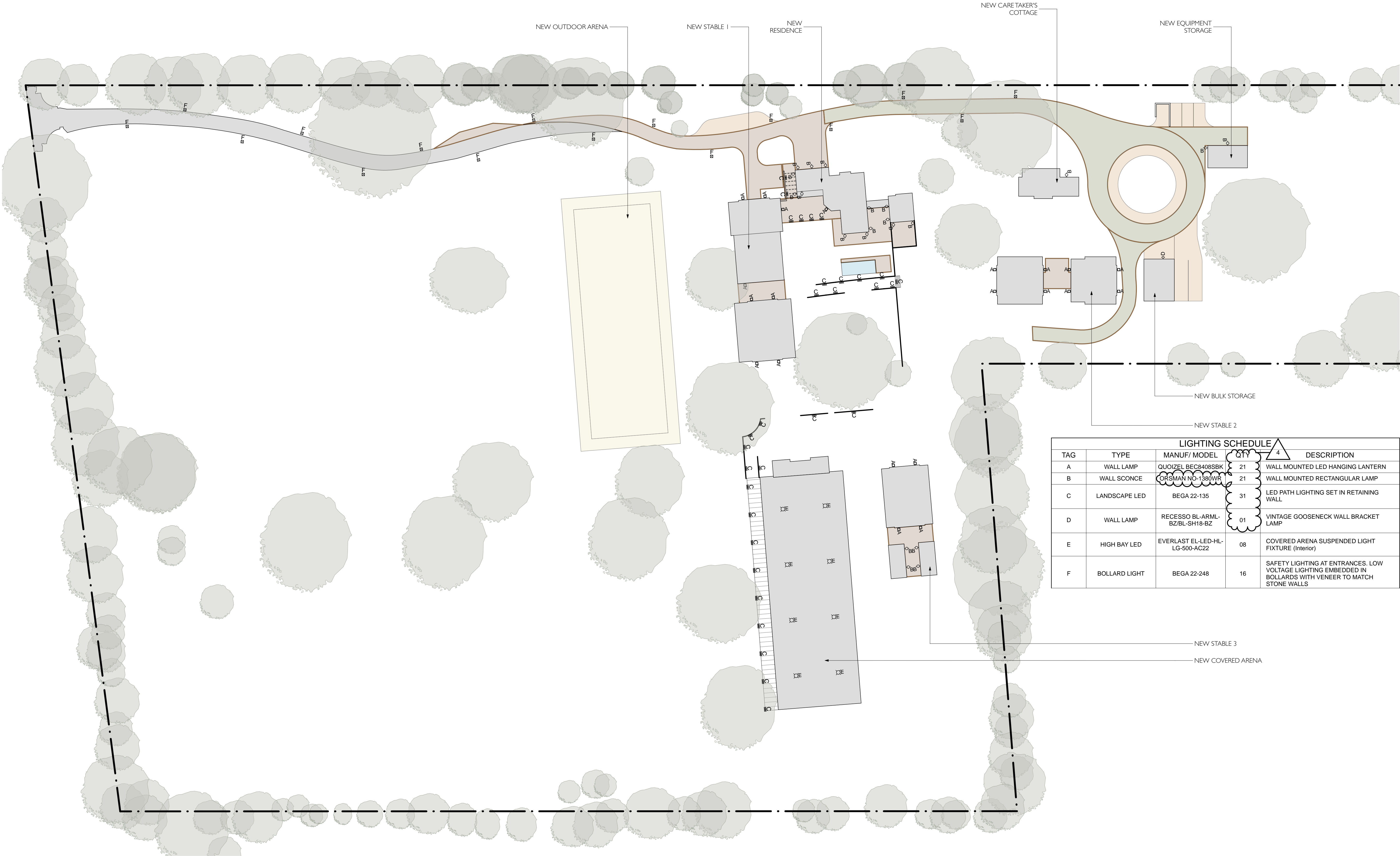
1 ENLARGED SITE PLAN - ENTRY GATE

SCALE: 1/8" = 1'-0"

BM Server: bim.blackburnarch.com - BM Server 19/Shearer/190220 - Site and Residence

I LIGHTING PLAN

SCALE: 1" = 40'



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WOODSIDE HORSE STABLES

3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

PROJECT No: 216125.01
DATE: 05/06/19
DRAWN BY: JJ
CHECKED BY: IK

DESIGNER'S STAMP

NOT FOR CONSTRUCTION

CLIENT

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WOODSIDE, CALIFORNIA 94062

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


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TITLE
SITE LIGHTING PLAN

SHEET NUMBER
AS1-6

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WOODSIDE, CALIFORNIA 94062

PROJECT No: 216125.01
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TITLE

FLOOR AREA
CALCULATIONS

4

SHEET NUMBER

AS1-7

Property Information	
Zoning (Select One)	Lot Size (Acres) = 14.00
<input type="radio"/> R-1 <input type="radio"/> SR <input type="radio"/> RR	<input checked="" type="radio"/> SCP-5 <input type="radio"/> SCP-7.5 <input type="radio"/> SCP-10
Nonconforming Lot = No	
Lot Size (square feet) = 610,702.0	
Maximum Main residence Size = 8,800.0	
Total Allowable Floor Area (TFA) = 33,588.0	
Maximum Garage Deduction = 660.0	

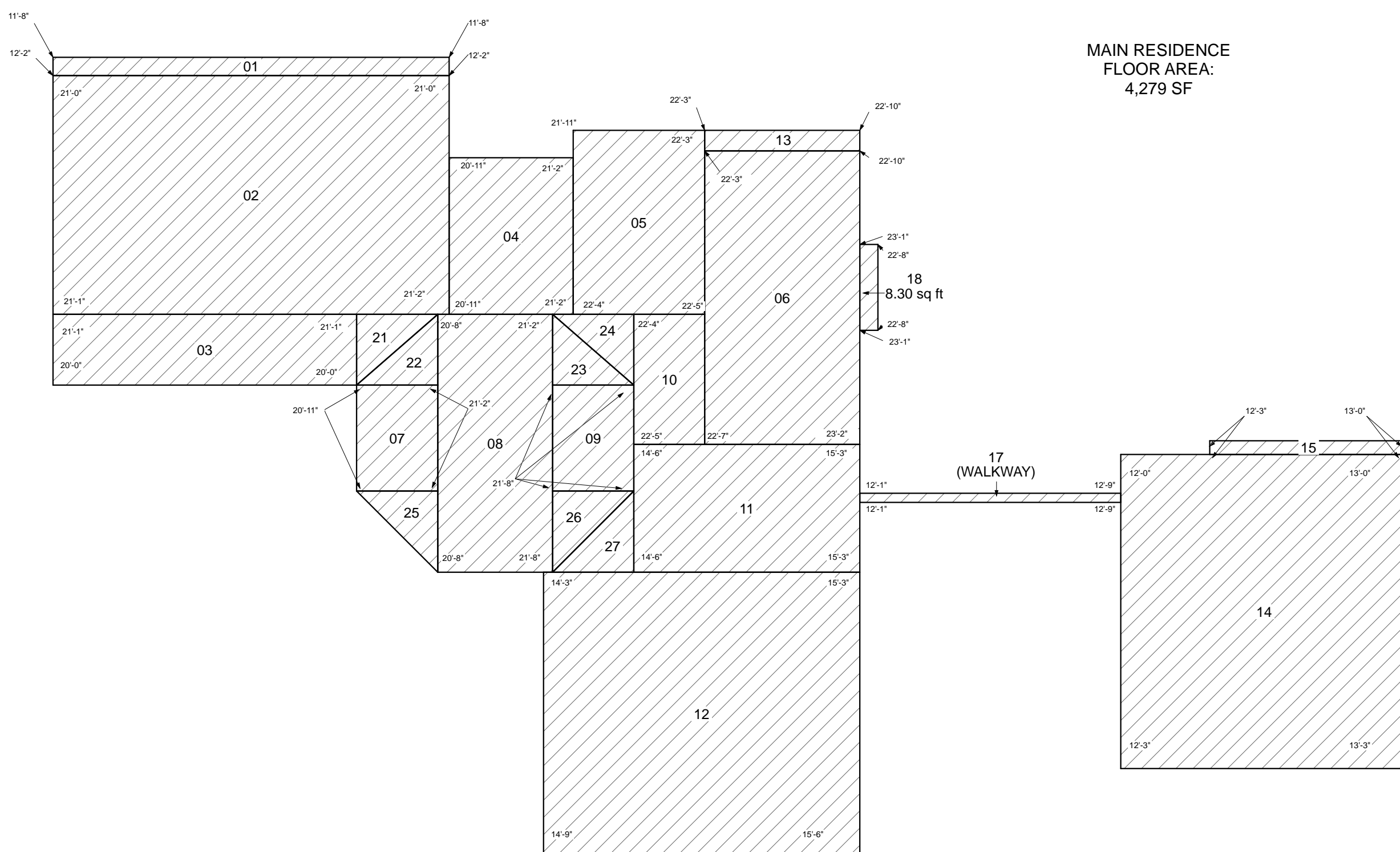
Plate Heights					Average Plate	Multiplier	Footprint	Calculated Floor	
Section	1	2	3	4	Height			Area	
Rectangles	1	11.67	11.67	12.16	12.16	11.92	1.09	38.58	42.11
	2	21.00	21.00	21.08	21.16	21.06	2.01	504.58	1,012.19
	3	21.08	21.08	20.00	20.00	20.54	1.06	114.59	121.47
	4	20.91	21.16	21.16	20.91	21.04	2.00	103.65	207.66
	5	21.91	22.25	22.25	22.33	22.19	2.12	129.05	273.39
	6	22.25	22.83	23.16	22.58	22.71	2.17	242.96	527.34
	7	20.91	20.91	21.16	21.16	21.04	2.00	45.88	91.92
	8	20.67	20.67	21.16	21.67	21.04	2.00	158.00	316.67
	9	21.67	21.67	21.67	21.67	21.67	2.07	45.88	94.83
	10	22.33	22.41	22.58	22.41	22.43	2.14	49.18	105.41
	11	15.25	15.25	14.50	14.50	14.88	1.39	154.10	213.81
	12	14.25	15.25	15.50	14.75	14.94	1.39	477.47	665.47
	13	22.25	22.83	22.83	22.25	22.54	2.15	17.00	36.62
	14	12.00	12.25	13.25	13.00	12.63	1.16	480.24	558.28
	15	12.25	12.25	13.00	13.00	12.63	1.16	14.44	16.79
	16					0.00	0.00		0.00
	17	12.08	12.08	12.75	12.75	12.42	1.14	12.71	14.51
	18	23.08	23.08	22.67	22.67	22.87	2.19	8.30	18.16
	19					0.00	1.00		0.00
	20					0.00	1.00		0.00
Triangles	21	20.67	20.67	20.67		20.67	1.97	15.32	30.13
	22	20.67	20.67	20.67		20.67	1.97	15.32	30.13
	23	21.18	21.18	21.18		21.18	2.02	15.32	30.92
	24	21.18	21.18	21.18		21.18	2.02	15.32	30.92
	25	20.67	20.67	20.67		20.67	1.97	17.59	34.60
	26	21.67	21.67	21.67		21.67	2.07	17.59	36.36
	27	14.25	14.25	14.25		14.25	1.33	17.59	23.31
Circles	Plate Height at Center of Circle or Half Circle								
	25				0.00	1.00		0.00	0.00
	26				0.00	1.00		0.00	0.00
	27				0.00	1.00		0.00	0.00
Subtotal								4,532.99	

Single Story Multiplier Deduction					Single Story Multiplier Deduction	
Section Number	Footprint (square feet)	Original Multiplier	Reduced Multiplier	Calculated Multiplier		
11	154.10	1.39	1.00	59.71		
12	477.47	1.39	1.00	188.00		
*excess	-31.57	1.39	1.00	-12.23		
	600.00 *			-235.48		
*Footprint not to exceed 600 square feet					Insert Attached Garage Deduction	
						644.00

Bay Window Deductions			Total Main Residence Size	
Section Number	Footprint (square feet)	Bay Window Deduction		
18	8.30	18.16		
		0		
		0		
Total		-18.15835		

Dormer Deductions			Total Floor Area (no garage deduction)	
Section Number	Footprint (square feet)	Dormer Deduction		
		0		
		0		
		0		
Total		0		

Insert Accessory Structures Floor Area		



MAIN RESIDENCE
FLOOR AREA:
4,279 SF

Version 2.1 1/17/17

1 RESIDENCE FLOOR AREA PLAN
1/8" = 1'-0"

2 RESIDENCE FLOOR AREA CALCULATIONS
1' = 1'-0"

Site Operations & Maintenance Plan

Background:

The applicant and her two children are competitive Dressage riders. The applicant is an experienced rider and horse woman with more than 40 years of experience riding and competing in multiple equestrian disciplines. She is also a sponsor for Team USA in Dressage at the highest level of the sport. Her sponsored rider and horses have competed in the last 3 Olympic Games and many major International shows around the world.

The applicant has close to 20 years experience owning and operating a horse barn on 922 Runnymede Road in Woodside. When this property was originally purchased by the applicant, it had a Commercial License and was operated as a hunter jumper barn with a Resident trainer and robust boarding and training program. The number of horses (approximately 28), exceeded what was legally allowed on an approximately 5 acre property.

Today, the property is operated as a private facility. There is no resident trainer or a boarding program. The care for the horses and facility have been upheld to the highest standard. Over the years, many significant improvements have been made to the property. The main barn structure, which could house 15 horses was rebuilt to house 7 horses. Auxiliary buildings, such as the hay barn and caretaker's cottage, which did not meet code requirements nor were appropriate for human habitation, have been rebuilt. A small covered arena (not regulation size for dressage) was built with the amicable consent of the neighbor. There have been no complaints from any neighbor concerning our operations in the 20 years that the applicant has operated the barn.

The applicant purchased the 3793 Woodside Road property, which is significantly larger than the 922 Runnymede Road property, to accommodate several needs, including housing a larger number of horses and constructing a regulation size covered arena which the 922 Runnymede property could not accommodate. The 3793 Woodside Road property is 14 acres and can accommodate up to 28 horses. The proposed covered arena and its structures fall within the allowable impermeable surface calculations. The applicant is not asking for any variances.

Number of Horses:

The applicant estimates that initially there will be approximately 8 horses and ponies in training and about 10 retired horses on the property. Only the horses in training will be using the arenas. The retired horses will be in the pastures and paddocks approximately 3-4 hours/day when the weather allows.

Boarding vs. Private:

It is not the intention of the applicant to make this into a boarding facility. There may be a few boarders, who will be well known to the applicant, and who meet the same standard of care and respect for the horses and property.

Noise/Dust:

A typical day will start with the applicant riding two or three horses between the hours of 8-10am. Throughout the day, there will be others riding in the arenas but with only 8 horses in training, it will be rare that there is more than one horse in the arena at a time. If an instructor is giving a lesson, which will also be at most 2-3 lessons per day for the applicant's children, typically a communication system is used that is only audible to the rider and instructor. The arenas are typically only dragged once a day as 8 horses do not create enough of a need to drag multiple times per day. It takes less than 10 minutes to drag the arenas.

The covered arena will have an underground irrigation system and advanced footing that not only reduces water use but greatly reduces dust. Dust occurs when the footing material (a mixture of sand and fabrics) becomes dry and a horse uses the arena when the footing is dry or the arena is dragged when the footing is dry. The underground irrigation system that we have successfully employed at 922 Runnymede Road and plan to use in 3793 Woodside Road, ensures that the footing material is almost never dry and is uniformly moist as it relies on the osmosis principle. The roof helps to reduce evaporation.

Of the two arenas, the covered arena will produce significantly less dust than the outdoor arena. The outdoor arena will require greater water use to maintain moist, especially during the summer months. The underground irrigation system is not viable for an outdoor arena. The arena will be irrigated through 6 to 8 nozzles above ground. We plan to reduce the dust by employing proper arena maintenance processes.

There was concern that we may host shows at the facility. There are no such plans.

We intend to have a proper pasture management system to ensure that dust is minimized and the property will not be unsightly. We are contracting a professional pasture management company for the initial seeding of the grasses and on-going maintenance. We concentrated the building structures so we could maintain the open nature of the property and it is in our own interest to maintain the open pasture areas to look as attractive as possible while prudently managing water resources. We do not intend to maintain ever-green pastures due to our restricted water resources during the summer months, but the pasture areas shall look no worse than it currently does with the grasses going dormant and brown during the summer months. Brown grasses are a typical landscape in our area during the summer months. We plan to use sacrifice paddocks/ stall turnouts to prevent damage to the landscape.

Odor/Manure Management:

We have the practice of cleaning stalls at least twice a day which greatly reduces the odor issue. Manure is picked up from arenas as frequently as when one rider is finished riding. We plan to haul away our manure twice a week or more often as needed. There will be no manure spread on the property at any time.

Lighting:

While we plan to have lights in the covered arena, its use will be minimal and occasional. The lighting will be used to provide an illuminated riding surface, and will not focus on exterior lighting. A lighting design is provided as required for the Formal Design Review.

Fly/rodent Control:

As we currently do, we plan to install a fly control spray system in the barns to minimize flies. We have had no issues with flies at 922 Runnymede using this system. We employ regular professional pest control services and intend to continue this practice at 3793 Woodside Road.

Private Stable Regulations

Per Section 115.12 of Woodside Municipal Code

Minimum Size

Required: One Acre
 Lot Size: Fourteen (14) Acres

Number of Horses Permitted

Required: Maximum two per acre: In calculating the number of horses permitted by any section of this Code, a horse shall not be counted if under one year of age.

Proposed: The applicant estimates that initially there will be approximately 8 horses and ponies in training and about 10 retired horses on the property. Only the horses in training will be using the arenas. The retired horses will be in the pastures and paddocks approximately 3-4 hours/day when the weather allows.

Shelters

Required: Every horse shall have a shelter defined as a roofed structure a minimum of 10 feet by 10 feet, with at least one wall, dry footing, adjacent to turnouts, with water and feed containers.

Proposed: Each horse has an enclosed stall of at least 12' x 12' with water and feed containers. Each stall has an adjacent sand turnout, of at least 12' x 12'

Turnouts

Required: Minimum 600 square feet; with water and shelter available if not stalled.

Proposed: Approximately 5 acres of land are reserved for pasture space, in addition to the exterior turnout at each stall. There are accommodations for up to 26 horses on the property, and while the applicant intends to have less than that number, should the number of horses reach the maximum allowable, there would still be over 8,000 sf of turnout space provided per horse.

Traffic/ Circulation

Required: Shall be served by a driveway meeting the minimum Town standards.

Proposed: Site plan conforms to Town of Woodside Standards

Topography

Required: Areas on which stables, pastures, corrals and other equestrian structures are located shall have less than 20% slope.

Proposed: All equestrian portions of the property preserve a less than 20% slope.

Fire Protection

Required: Garden hose of a minimum ¾-inch diameter and hose bib no more than 50 feet from the stable or shelter, capable of reaching all areas of the stable or shelter, with adequate water flow and pressure; fire extinguishers; halter and lead rope at the door of each stall.

Proposed: Each stable structure is equipped with a minimum of one (1) compliant hose bib, fire extinguishers, and halter & lead ropes at each stall. Stable structures will be sprinklered, as required by the Woodside Fire Protection District.

Waste Management

Required: The applicant shall submit a waste management plan that demonstrates that the property will be maintained in a clean and sanitary condition for review by the Livestock Committee and approval by the Planning Director. Waste management may be through removal, composting or spreading of waste.

Proposed: We have the practice of cleaning stalls at least twice a day which greatly reduces the odor issue. Manure is picked up from arenas as frequently as when one rider is finished riding. We plan to haul away our manure twice a week or more often as needed. There will be no manure spread on the property at any time.

Insect Control

Proposed: As we currently do, we plan to install a fly control spray system in the barns to minimize flies. We have had no issues with flies at 922 Runnymede using this system. We employ regular professional pest control services and intend to continue this practice at 3793 Woodside Road.

Dust Control

Proposed: The covered arena will have an underground irrigation system and advanced footing that not only reduces water use but greatly reduces dust. Dust occurs when the footing material (a mixture of sand and fabrics) becomes dry and a horse uses the arena when the footing is dry or the arena is dragged when the footing is dry. The underground irrigation system that we have successfully employed at 922 Runnymede Road and plan to use in 3793 Woodside Road, ensures that the footing material is almost never dry and is uniformly moist as it relies on the osmosis principle. The roof helps to reduce evaporation.

Of the two arenas, the covered arena will produce significantly less dust than the outdoor arena. The outdoor arena will require greater water use to maintain moist, especially during the summer months. The underground irrigation system is not viable for an outdoor arena. The arena will be irrigated through 6 to 8 nozzles above ground. We plan to reduce the dust by employing proper arena maintenance processes.

We intend to have a proper pasture management system to ensure that dust is minimized and the property will not be unsightly. We are contracting a professional pasture management company for the initial seeding of the grasses and on-going maintenance. We concentrated the building structures so we could maintain the open nature of the property and it is in our own interest to maintain the open pasture areas to look as attractive as possible while prudently managing water resources. We do not intend to maintain ever-green pastures due to our restricted water resources during the summer months, but the pasture areas shall look no worse than it currently does with the grasses going dormant and brown during the summer months. Brown grasses are a typical landscape in our area during the summer months. We plan to use sacrifice paddocks/ stall turnouts to prevent damage to the landscape.

Drainage

Required: Adequate drainage and maintenance of drainage.

Provided: The proposed grading plan is shown in civil drawings. Stormwater will be managed on site.

Residence

Required: The primary residence of the permittee shall be on-site. The permittee may or may not be the owner of the property.

Proposed: The permittee will maintain their primary residence on-site, as required.

Events

Required: Special events, including training, where horse trailers or similar vehicles will be parked in the right-of-way shall be regulated by special permit issued by the Planning Director, and shall be subject to an approved parking and staging plan.

Proposed: There was concern that we may host shows at the facility. There are no such plans.

Parking

Required: On-site parking shall be provided at equestrian facilities for workers, users and guests.

Proposed: Parking is provided to meet the requirements for the residence and caretaker cottage. Additional parking for guests, vehicles, and horse trailers and equipment is provided, with overflow parking areas, on compacted dirt, designated.

Lighting

Required: No exterior lighting, other than needed for safe passage around buildings, unless specifically authorized by the Planning Director.

Proposed: See lighting plan. Lighting has been limited to what is required for reasonable safety throughout the site and around buildings. While we plan to have lights in the covered arena, its use will be minimal and occasional. The lighting will be used to provide an illuminated riding surface, and will not focus on exterior lighting.

Fences

Required: All turnouts shall be enclosed by an adequate fence that complies with the provisions of Section 153.051 of this Code.

Provided: Fencing is detailed in the architectural drawings, sheet AS1-5, and is compliant with Town of Woodside design guidelines

Stallions

Required: Fencing shall be six feet in height. Signs shall be posted on stall doors, turnout gates, and fences adjacent to trails indicating a stallion is kept therein. The owner shall disclose on the stable application the number of stallions kept on the property and/or shall so amend an existing stable permit prior to bringing a stallion onto the property. Turnouts shall be at least 50 feet from neighboring property lines and dedicated trail easements.

Proposed: No stallions will be kept at this estate.

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



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 Tel: 408 377 4073

ELECTRICAL

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 BELMONT, CA 94002
 Tel: 650 596 9753

TITLE 24

LUKE MORTON
 MORTON GREEN BUILDING SERVICES
 Tel: 619 721 3180

Rev	Date	Description
	09/12/18	ASRB Formal Review
	11/27/18	ASRB Formal Review
	02/11/19	ASRB Formal Review
	05/06/19	ASRB Formal Review

TITLE

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 SUMMARY

SHEET NUMBER

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WOODSIDE HORSE STABLES

3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

PROJECT No: 216125.01
DATE: 05/06/19
DRAWN BY: JJ
CHECKED BY: IK

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TITLE

RESIDENCE FLOOR PLAN

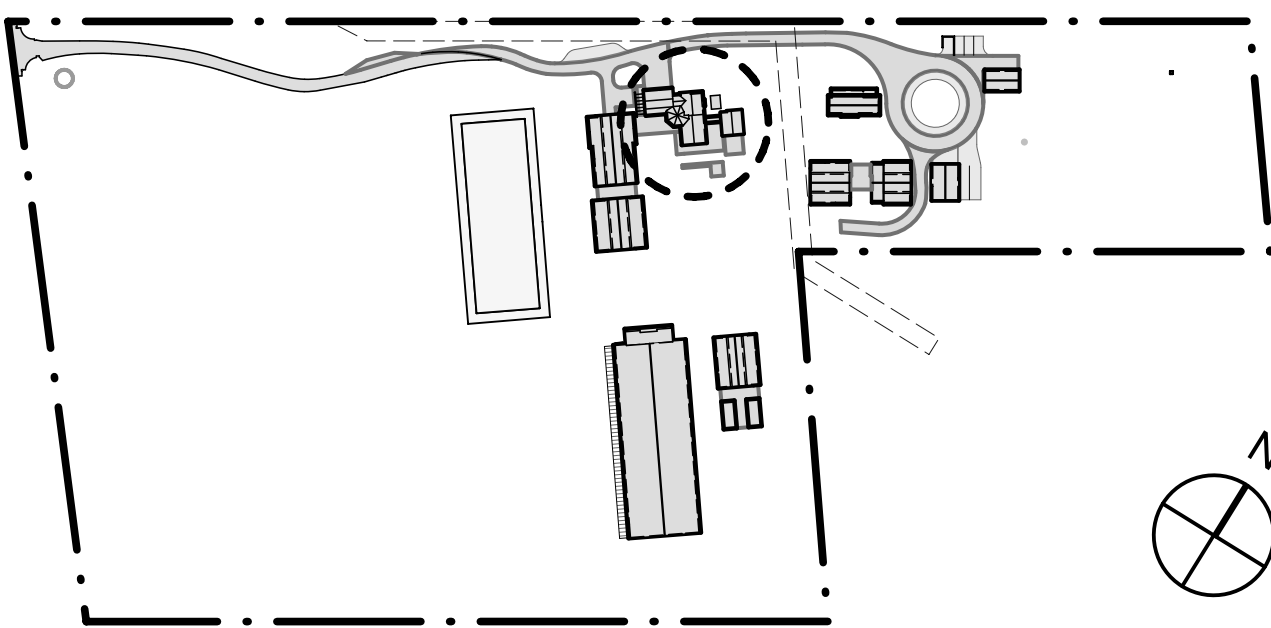
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1.0 A1.1

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

KEY PLAN



FLOOR PLAN LEGEND

	EXTERIOR WALL W/ SMOOTH STUCCO FINISH
	TYP INTERIOR WALL
	CONCRETE SLAB (TROWEL FINISH)
	WEATHERED CLAY BARREL TILE ROOFING
	8" TILE FLOORING
	PEA GRAVEL

GENERAL NOTES

BUILDING SQUARE FOOTAGE	4,279 sf (SEE A.A.1-7 FOR WORKSHEET)
BUILDING HEIGHT	25' - 1"
DESCRIPTION	THE RESIDENCE IS A TWO-STORY STRUCTURE WITH A TWO-CAR GARAGE, GROUND FLOOR LIVING AREA, AND TWO SECOND FLOOR BEDROOMS. A DETACHED GUEST SUITE WITH A LIVING AREA AND BATHROOM IS INCLUDED IN THE SCOPE.
	THE EXTERIOR WALLS WILL BE A SMOOTH WHITE STUCCO AND THE ROOF WILL BE A WEATHERED BARREL TILE WITH EXPOSED DARK-STAINED TIMBER RAFTERS. WROUGHT IRON GRILLES AND BARS WILL BE USED AS EXTERIOR WINDOW TREATMENTS

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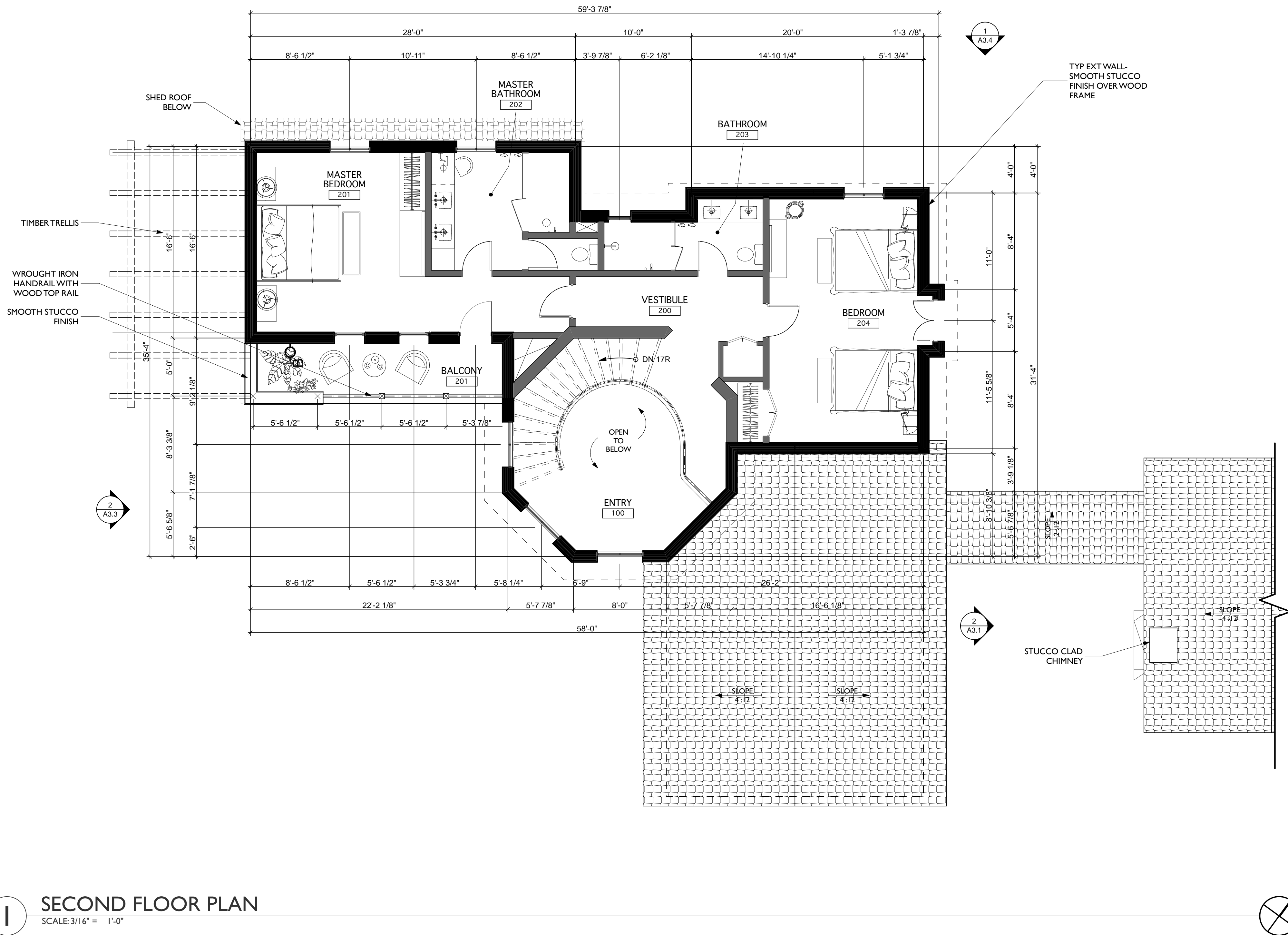
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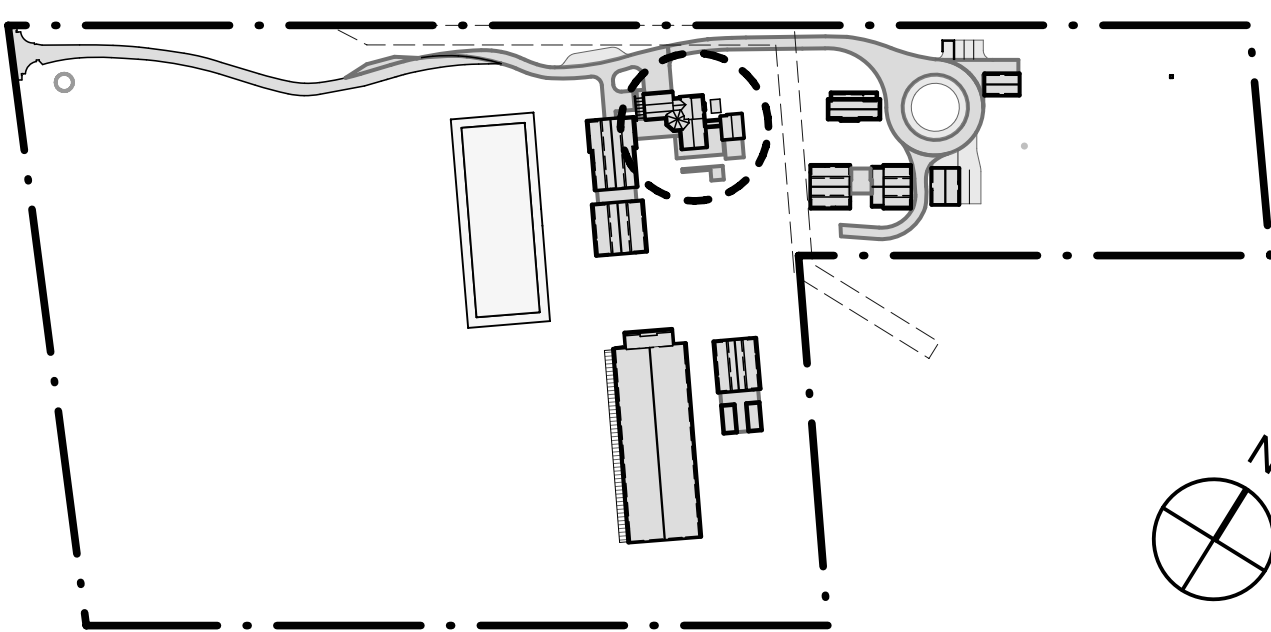
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RESIDENCE FLOOR PLAN

BLDG. ID SHEET NUMBER
1.0 A1.2



1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

KEY PLAN



FLOOR PLAN LEGEND

	EXTERIOR WALL W/ SMOOTH STUCCO FINISH
	TYP INTERIOR WALL
	CONCRETE SLAB (TROWEL FINISH)
	WEATHERED CLAY BARREL TILE ROOFING
	8" TILE FLOORING
	PEA GRAVEL

GENERAL NOTES

BUILDING SQUARE FOOTAGE
RESIDENCE 4,279 sf (SEE A.A.1-7 FOR WORKSHEET)

BUILDING HEIGHT
25' - 1"

DESCRIPTION
THE RESIDENCE IS A TWO-STORY STRUCTURE WITH A TWO-CAR GARAGE, GROUND FLOOR LIVING AREA, AND TWO SECOND FLOOR BEDROOMS. A DETACHED GUEST SUITE WITH A LIVING AREA AND BATHROOM IS INCLUDED IN THE SCOPE.

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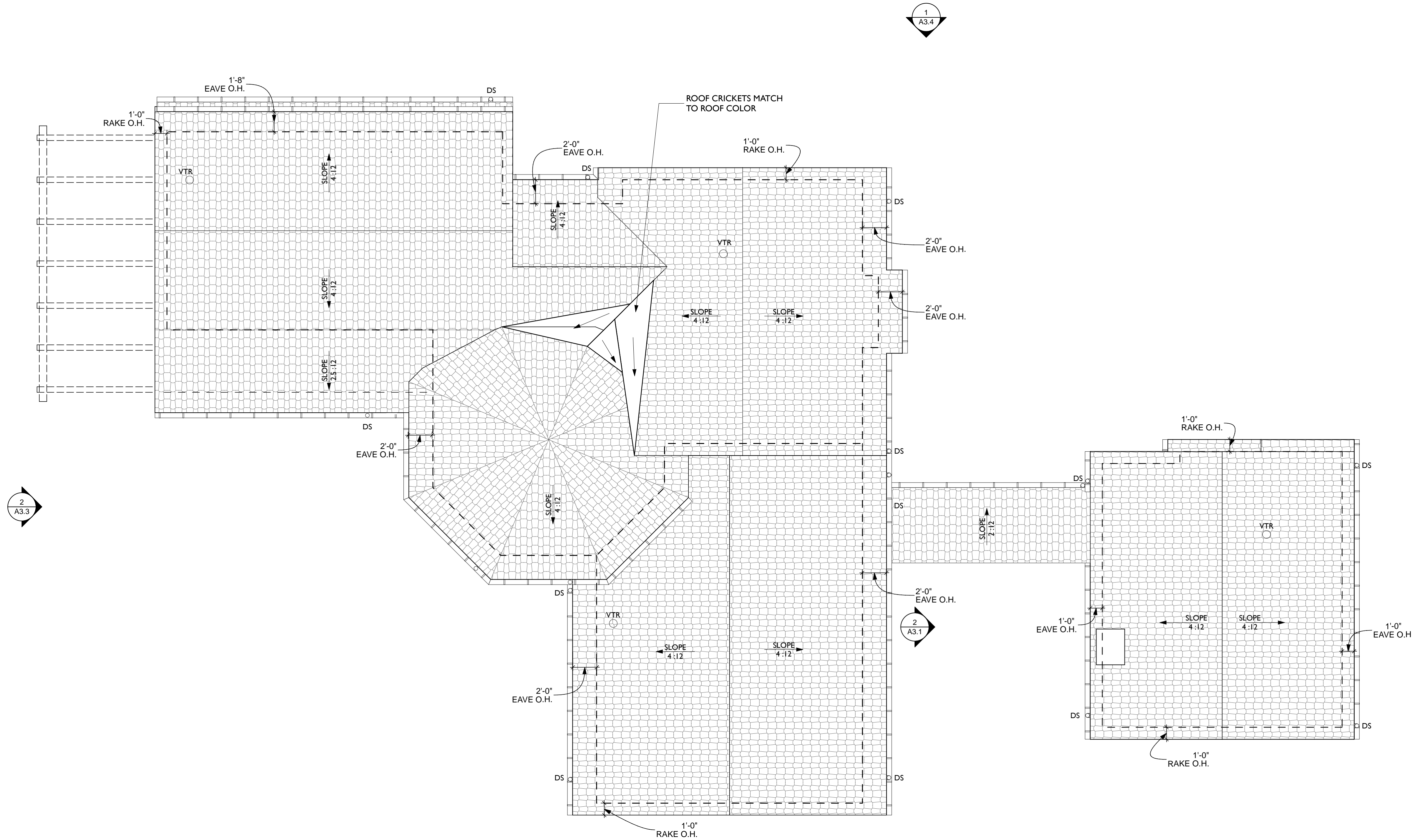
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Tel: 619 721 3180

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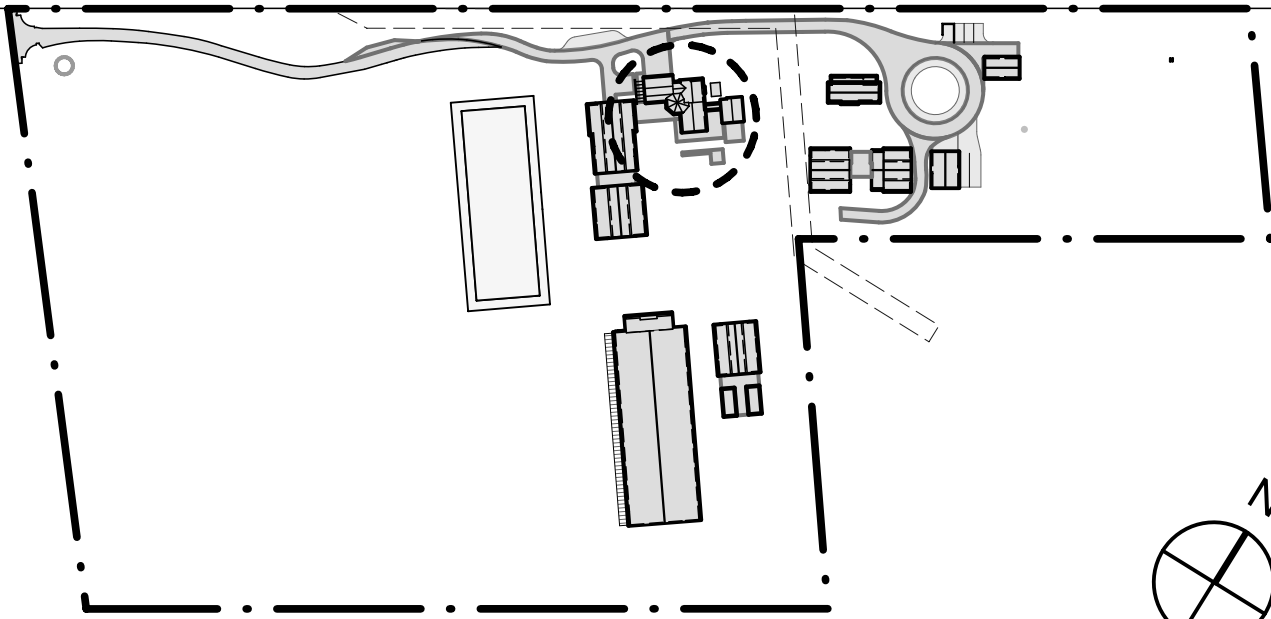
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RESIDENCE ROOF PLAN

BLDG. ID SHEET NUMBER
1.0 A2.1



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

KEY PLAN



FLOOR PLAN LEGEND

	EXTERIOR WALL W/ SMOOTH STUCCO FINISH
	TYP INTERIOR WALL
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	WEATHERED CLAY BARREL TILE ROOFING
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GENERAL NOTES

BUILDING SQUARE FOOTAGE	4,279 sf (SEE A.A.1-7 FOR WORKSHEET)
RESIDENCE	
BUILDING HEIGHT	25' - 1"

DESCRIPTION
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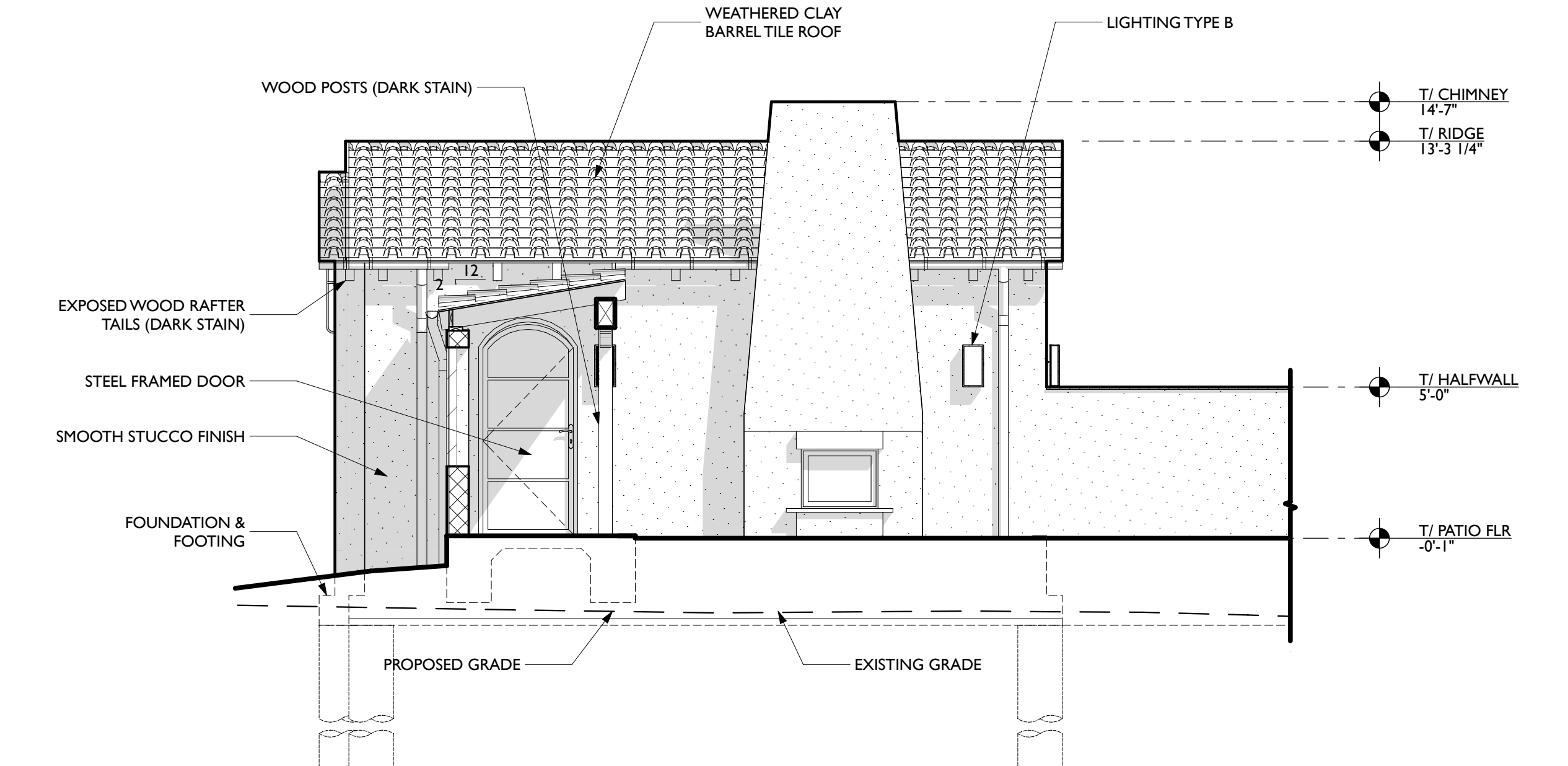
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TITLE
RESIDENCE ELEVATIONS

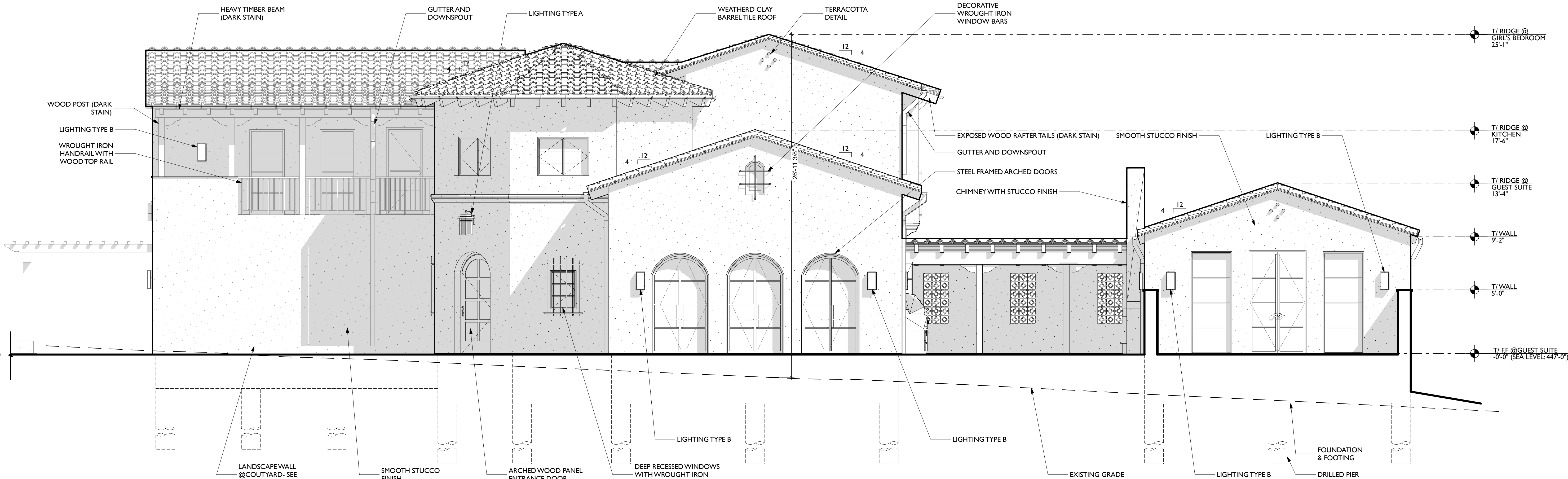
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2 WEST ELEVATION (GUEST SUITE)

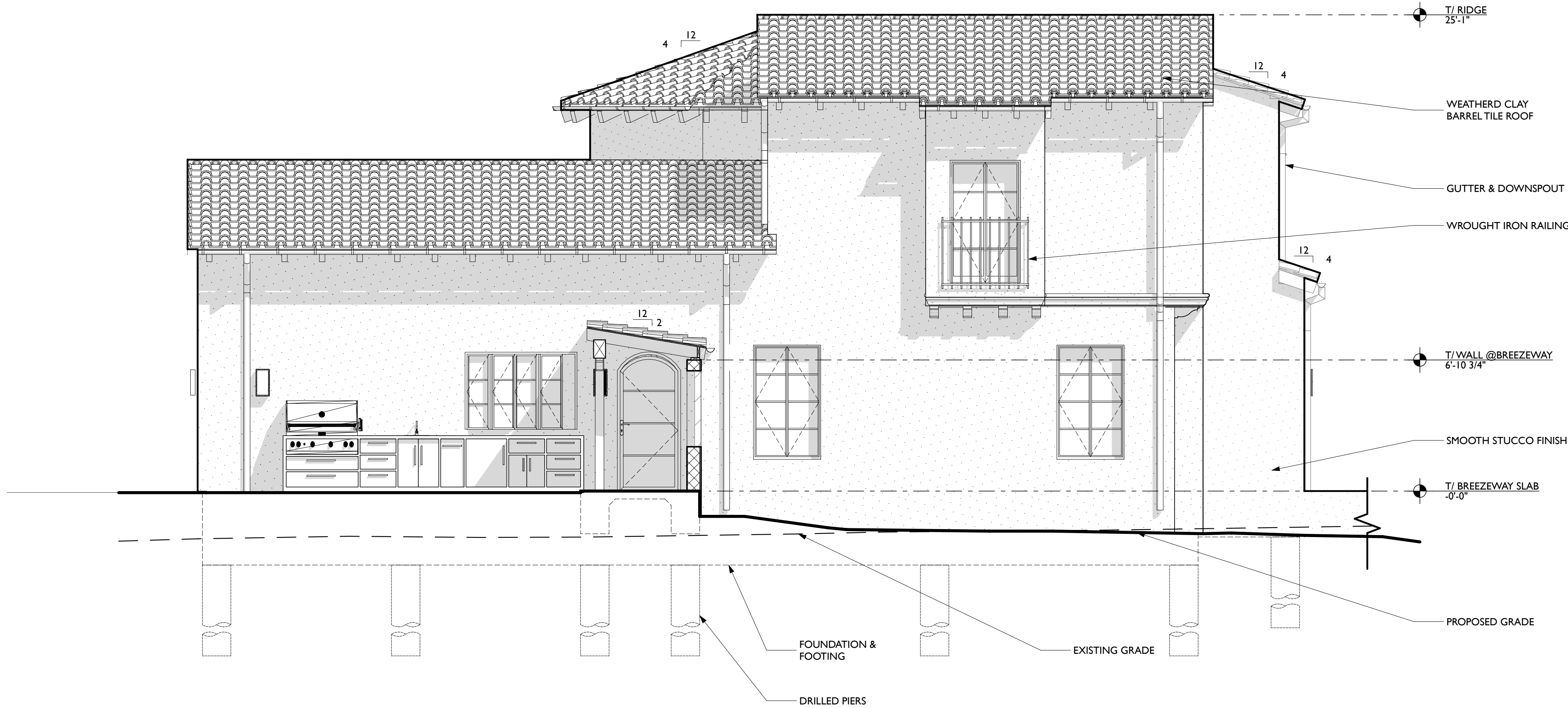
1/4" = 1'-0"



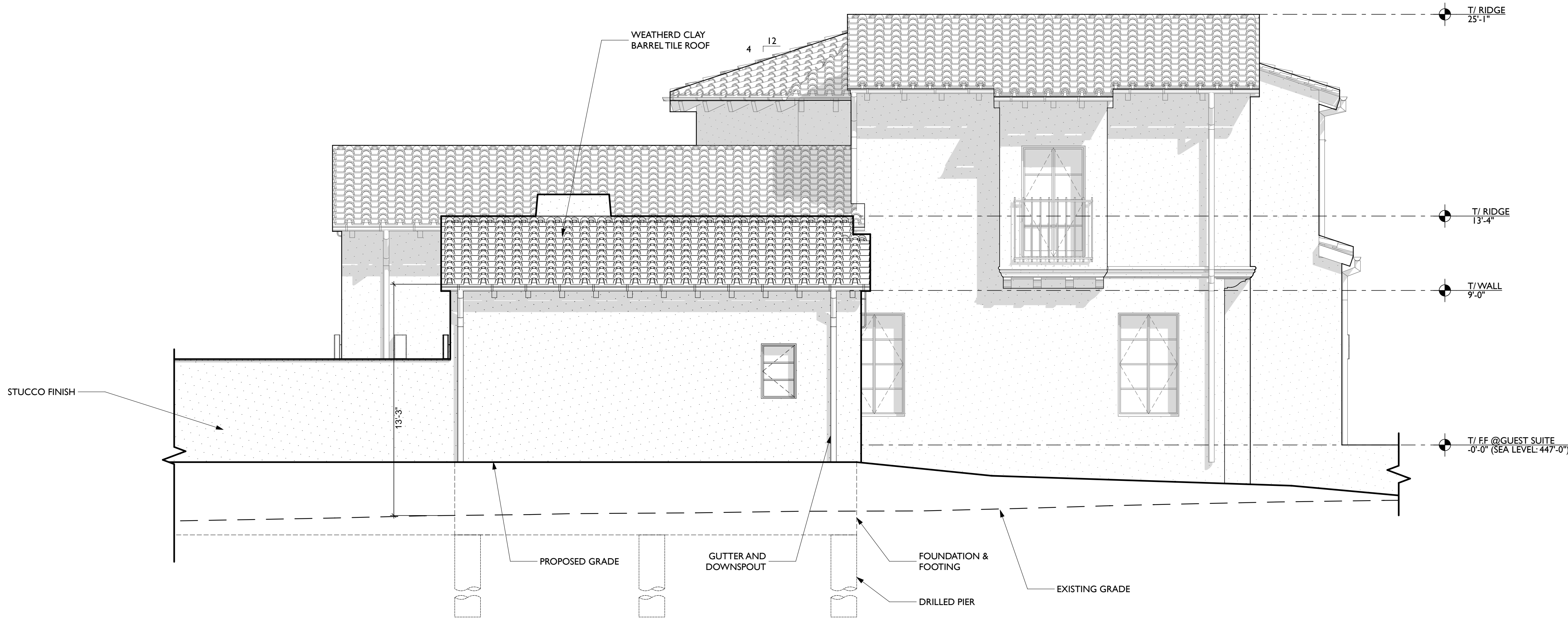
1 SOUTH ELEVATION

1/4" = 1'-0"

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2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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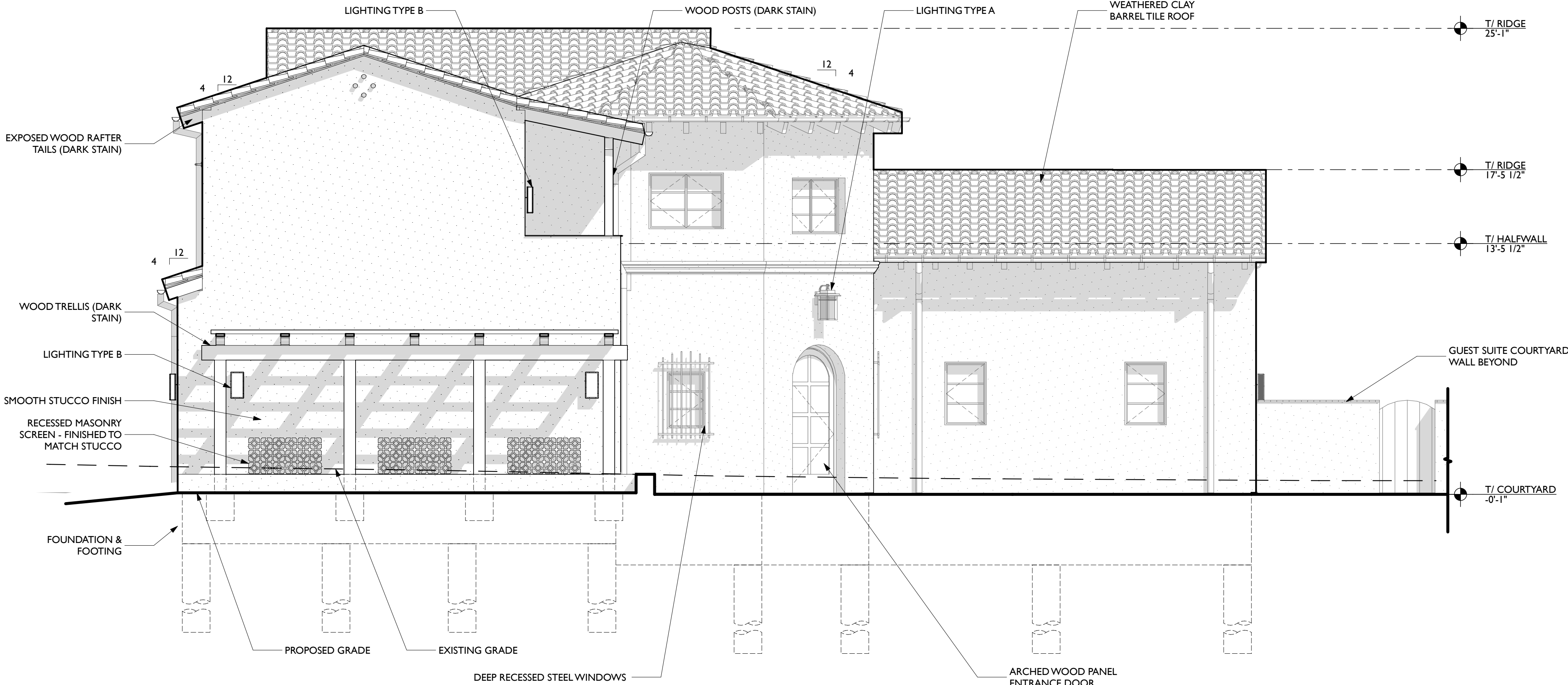
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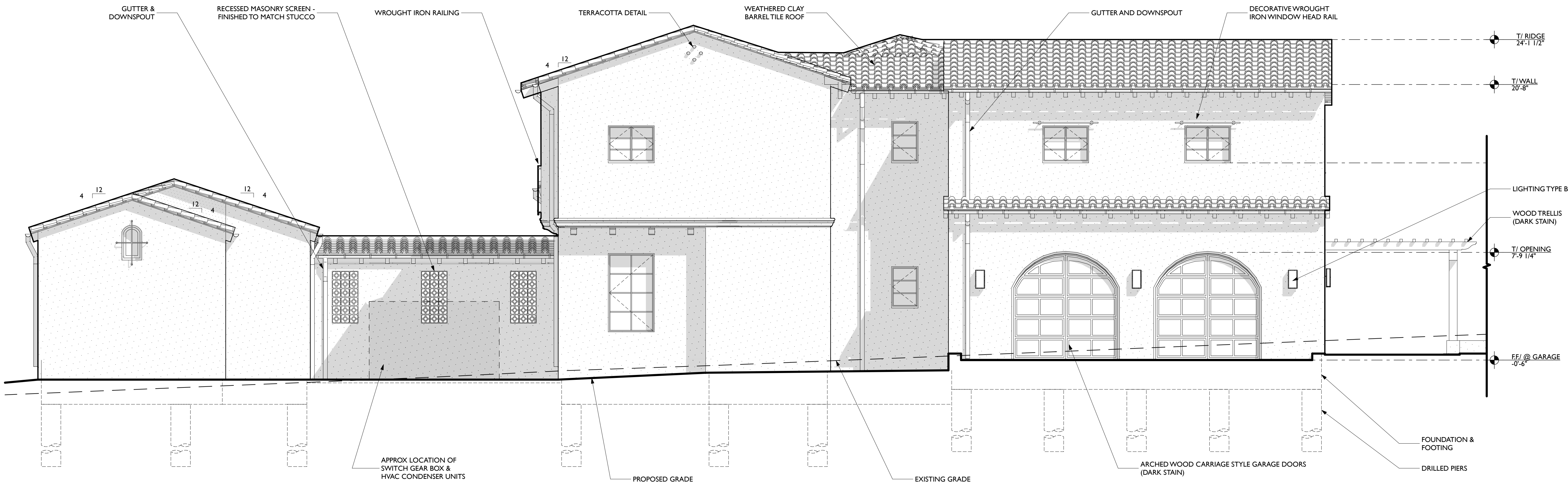
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2 WEST ELEVATION
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1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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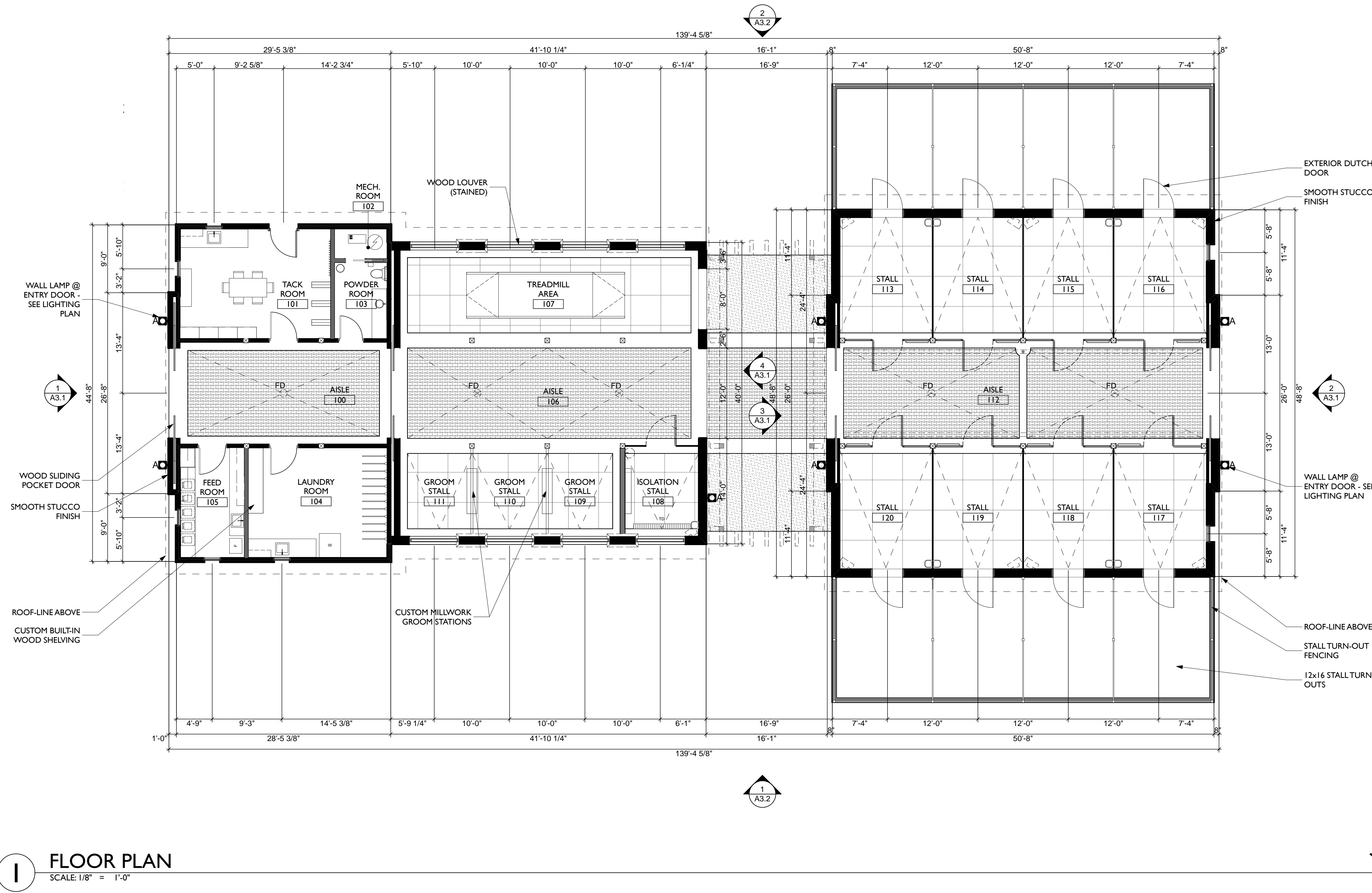
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2	11/27/18	ASRB Formal Review
3	02/11/19	ASRB Formal Review
4	05/06/19	ASRB Formal Review

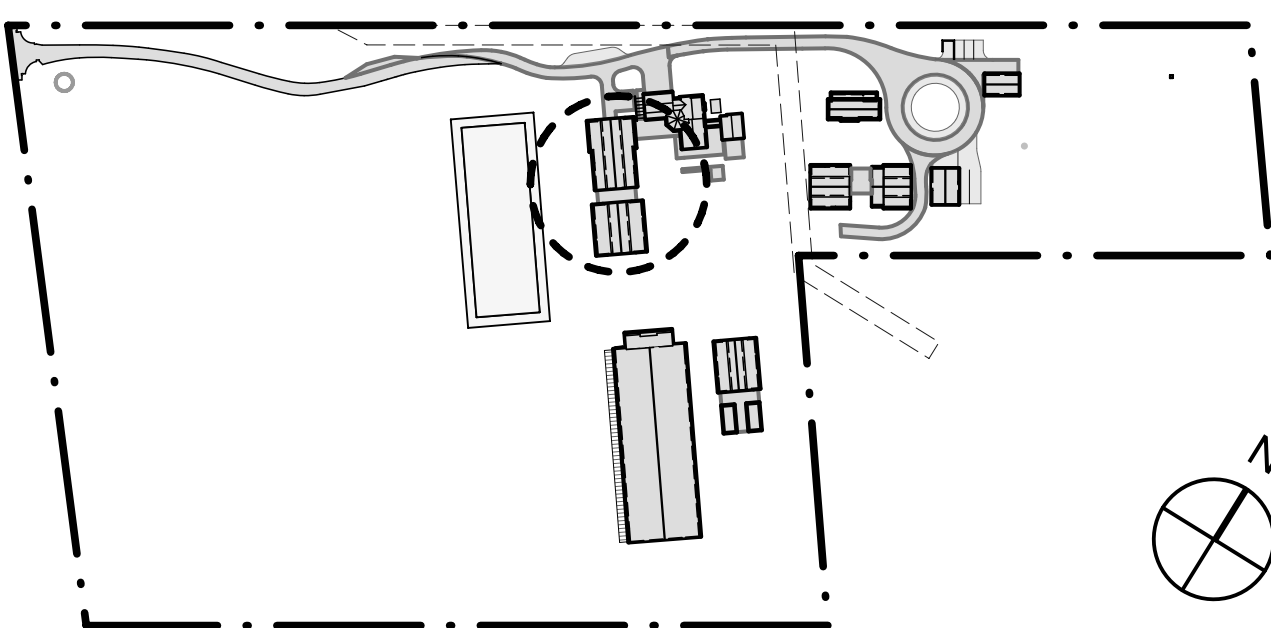
TITLE
STABLE 1 FLOOR PLAN

BLDG. ID SHEET NUMBER
2.1 A1.1



I FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY PLAN



FLOOR PLAN LEGEND

[Solid Black]	EXTERIOR WALL W/ SMOOTH STUCCO FINISH
[Solid Grey]	TYP INTERIOR WALL
[Dotted Pattern]	CONCRETE SLAB (TROWEL FINISH)
[Horizontal Lines]	RUBBER MATS FLOORING
[Cross-hatch Pattern]	WEATHERED BARREL TILE ROOFING
[Diagonal Lines]	RUBBER PAVERS FLOORING
[Stippled Pattern]	PEA GRAVEL

GENERAL NOTES

BUILDING SQUARE FOOTAGE	
NORTHERN STRUCTURE	2,997 sf
SOUTHERN STRUCTURE	2,517 sf
STABLE 1 TOTAL:	5,514 sf

BUILDING HEIGHT	23' - 9"
------------------------	----------

DESCRIPTION
STABLE 1 CONSISTS OF TWO STRUCTURES WITH A FREESTANDING TIMBER TRELLIS. THE NORTHERN STRUCTURE CONTAINS A TACK ROOM, LAUNDRY, BATHROOM, FEED ROOM AND ISOLATION STALL. A COVERED WORK AREA CONTAINING WASH STALLS AND A SPACE FOR AN EQUINE TREADMILL IS INCLUDED IN THIS STRUCTURE. THE SOUTHERN STRUCTURE CONTAINS EIGHT (8) 12' BY 16' STALLS WITH SAND TURNOUTS.

THE EXTERIOR WALLS WILL BE A SMOOTH WHITE STUCCO AND THE ROOF WILL BE A WEATHERED BARREL TILE WITH EXPOSED DARK STAINED TIMBER RAFTERS. DARK STAINED WOOD LOUVERS WILL BE PROVIDED IN THE ARCHED OPENINGS OF THE COVERED WASH STALL AREA. A RIDGE SKYLIGHT IS LOCATED ON THE EAST SIDE OF THE ROOF.

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WOODSIDE HORSE STABLES

3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

PROJECT No: 216125.01
DATE: 05/06/19
DRAWN BY: ZG
CHECKED BY: IK

DESIGNER'S STAMP

NOT FOR
CONSTRUCTION

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MECHANICAL
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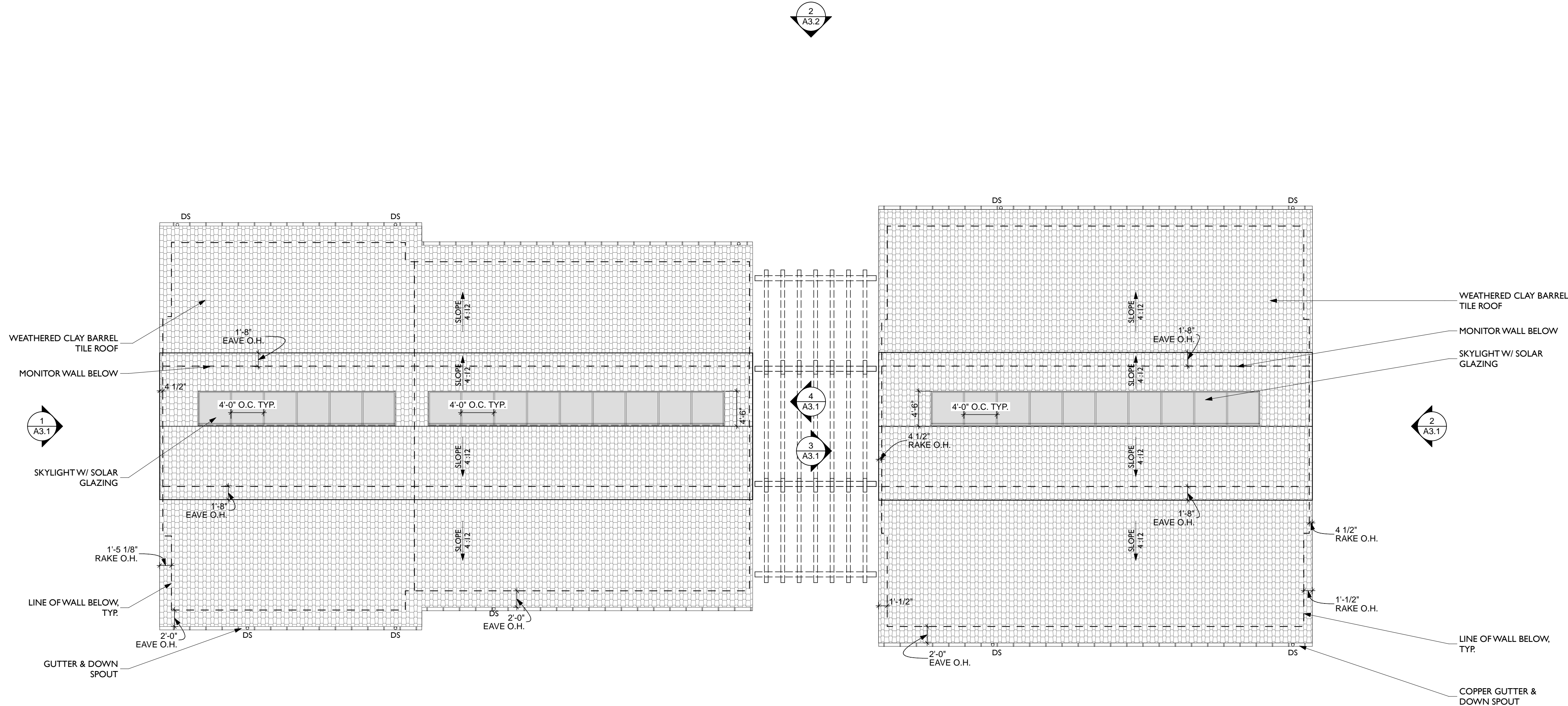
ELECTRICAL
ERNEST F. FERRARI ELECTRICAL
550 MARINEVIEW AVE
BELMONT, CA 94002
Tel: 650 596 9753

TITLE 24
LUKE MORTON
MORTON GREEN BUILDING SERVICES
Tel: 619 721 3180

Rev	Date	Description
△	09/12/18	ASRB Formal Review
△	11/27/18	ASRB Formal Review
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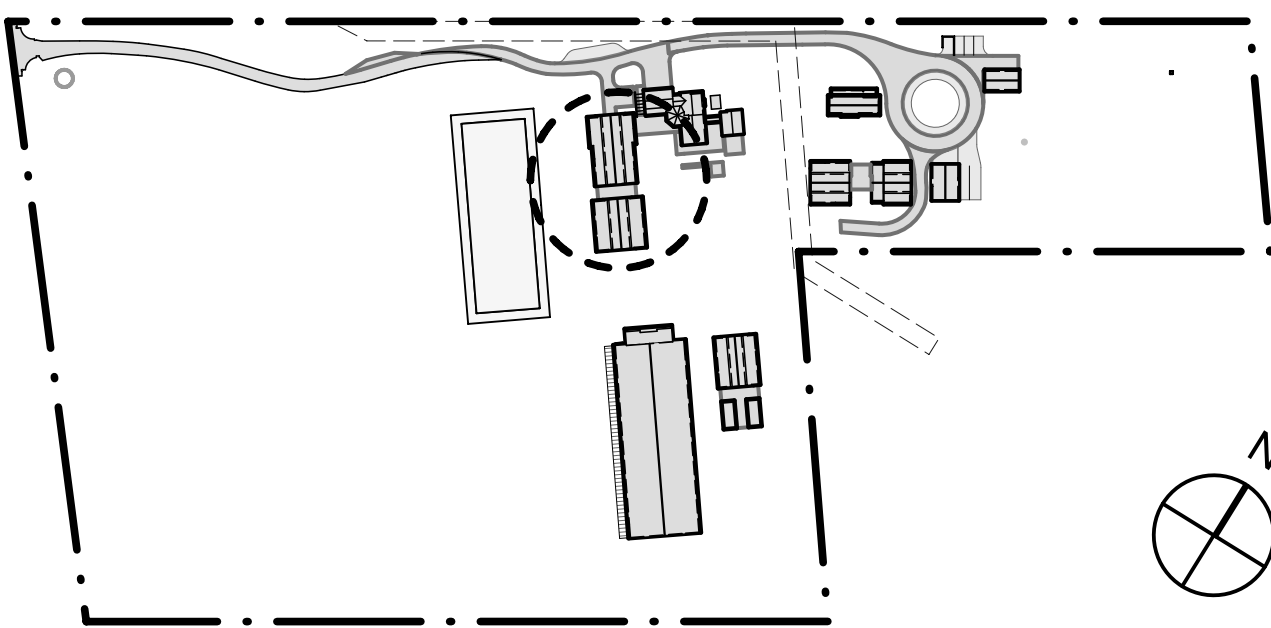
TITLE
STABLE 1 ROOF PLAN

BLDG. ID SHEET NUMBER
2.1 A2.1



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

KEY PLAN



FLOOR PLAN LEGEND

[Pattern]	EXTERIOR WALL W/ SMOOTH STUCCO FINISH
[Pattern]	TYP INTERIOR WALL
[Pattern]	CONCRETE SLAB (TROWEL FINISH)
[Pattern]	RUBBER MATS FLOORING
[Pattern]	WEATHERED BARREL TILE ROOFING
[Pattern]	RUBBER PAVERS FLOORING
[Pattern]	PEA GRAVEL

GENERAL NOTES

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NORTHERN STRUCTURE	2,997 sf
SOUTHERN STRUCTURE	2,517 sf
STABLE 1 TOTAL:	5,514 sf

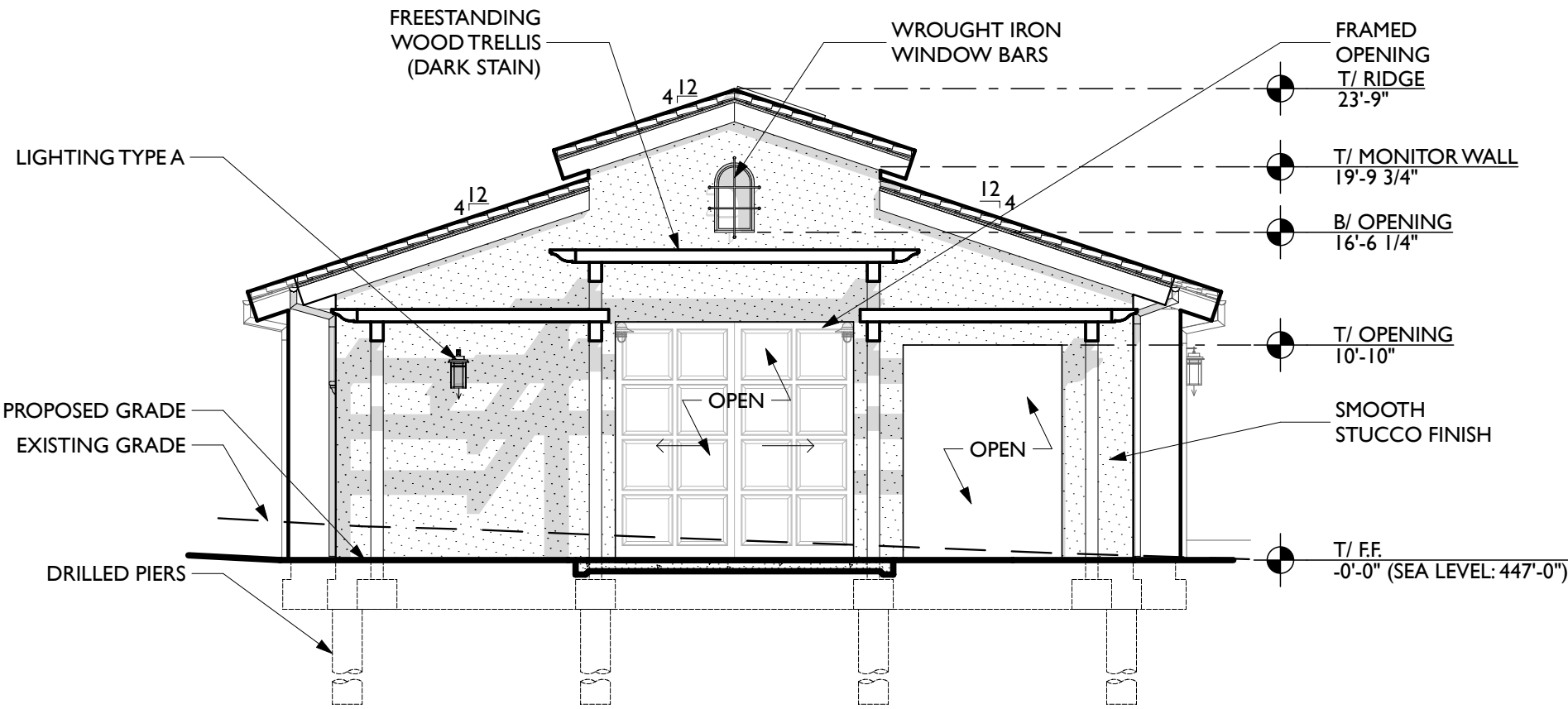
BUILDING HEIGHT

23' - 9"

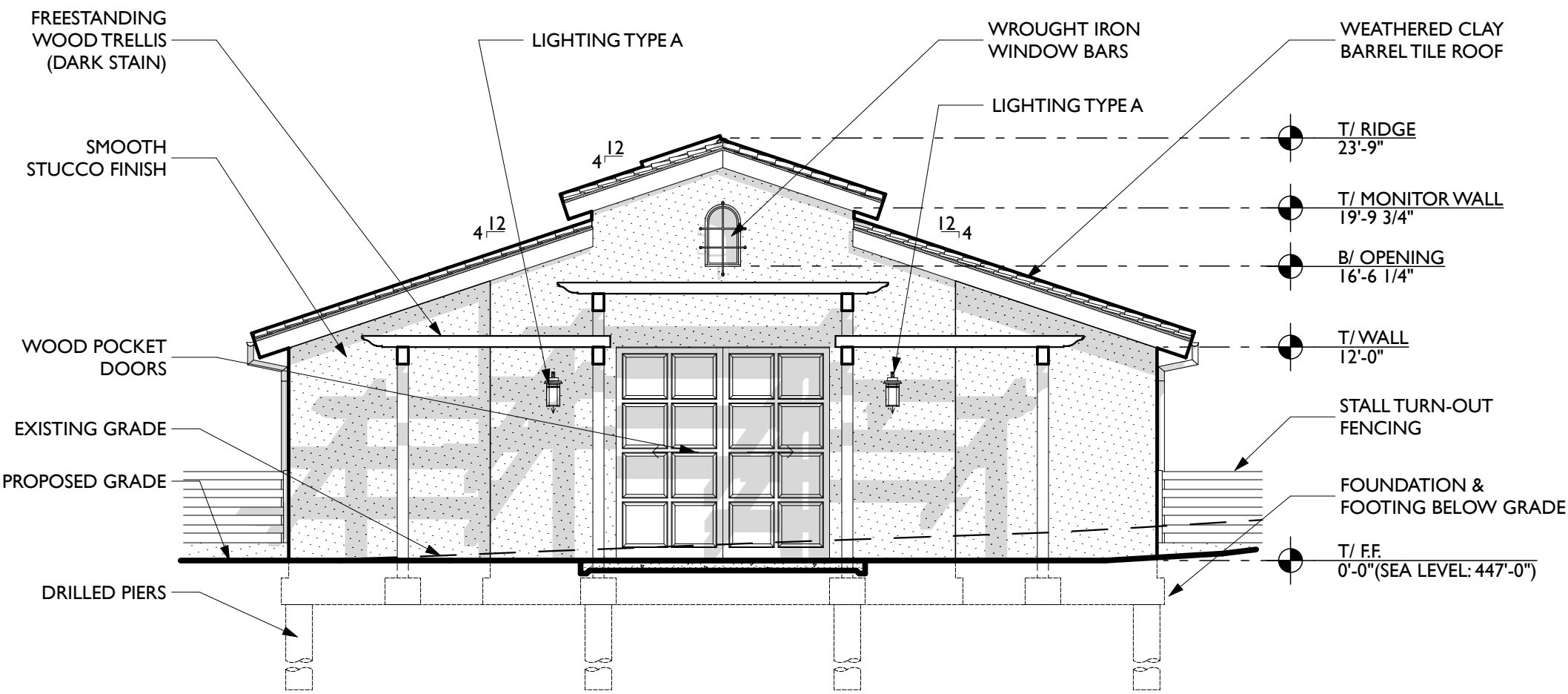
DESCRIPTION
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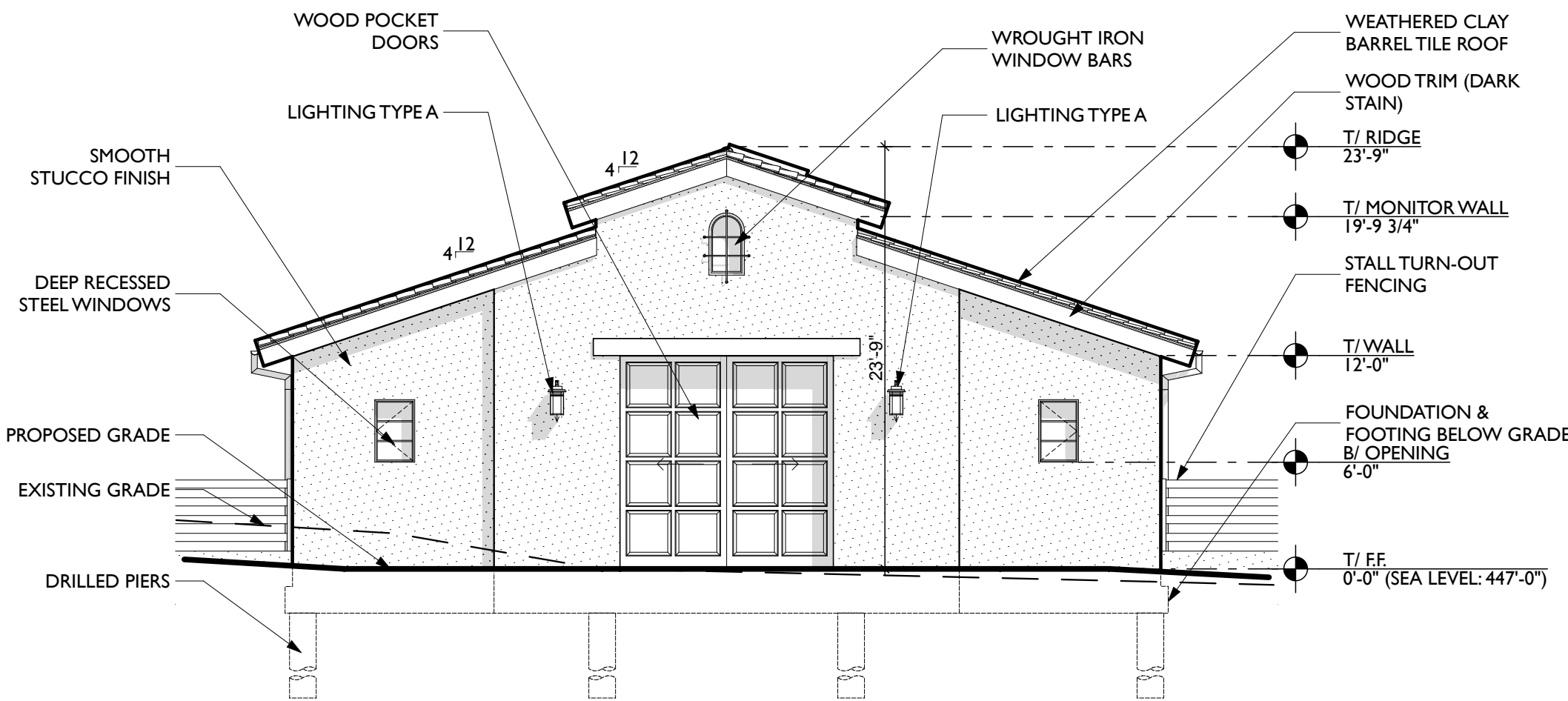
BM Server: btm.blackburnarch.com - BM Server 19/Shearer/190211 - Stables



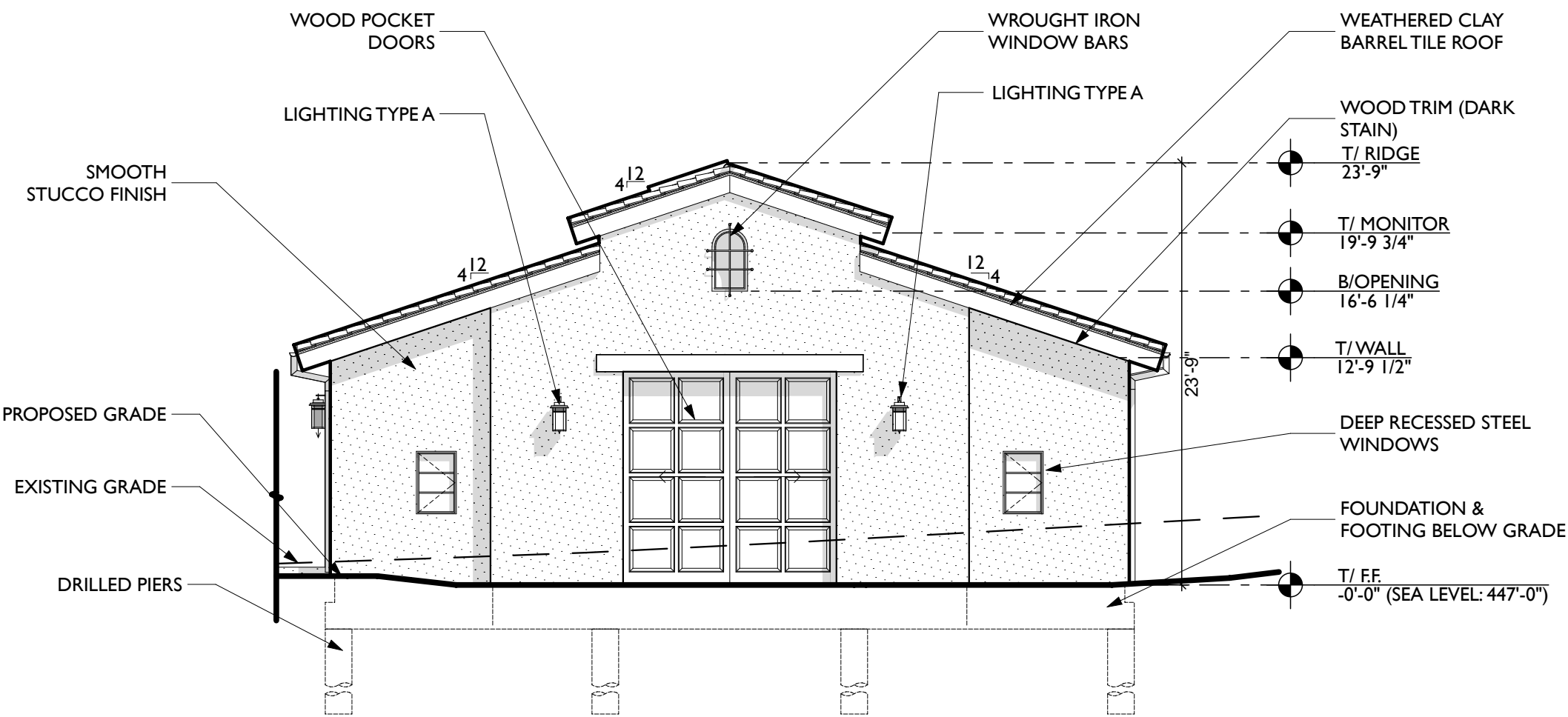
4 SOUTH BREEZEWAY ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH BREEZEWAY ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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WOODSIDE HORSE STABLES

3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

PROJECT No: 216125.01
DATE: 05/06/19
DRAWN BY: ZG
CHECKED BY: IK

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Tel: 619 721 3180

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△	05/06/19	ASRB Formal Review

TITLE
STABLE 1 ELEVATIONS

BLDG. ID SHEET NUMBER
2.1 A3.1

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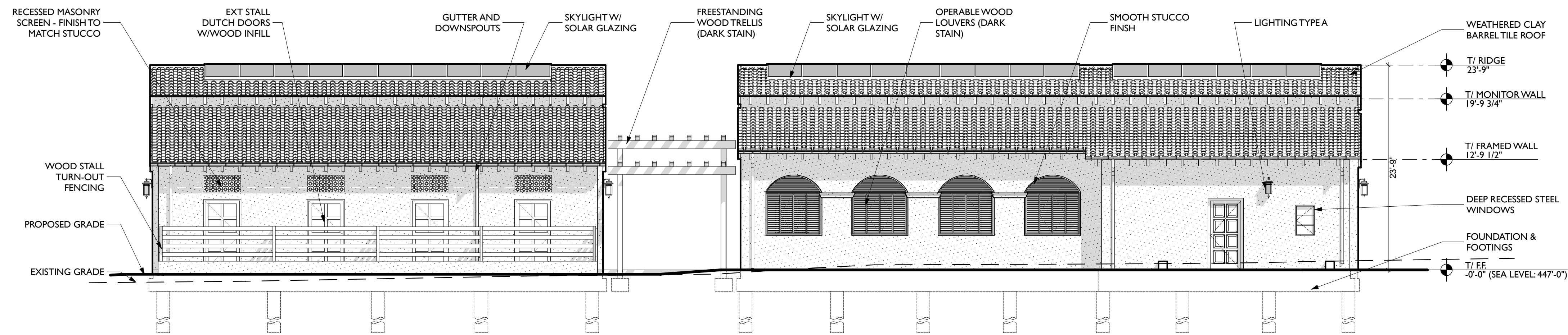
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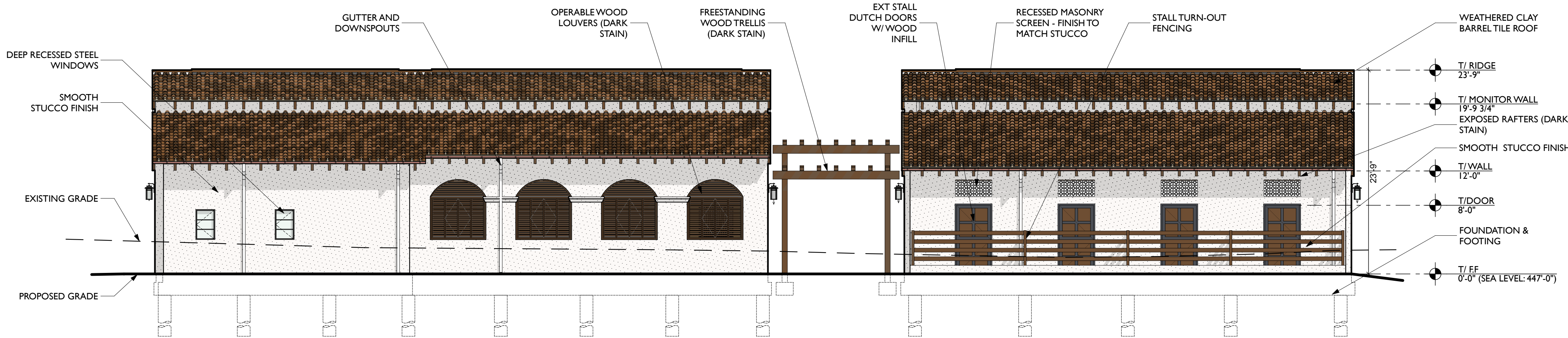
TITLE
STABLE 1 ELEVATIONS

BLDG. ID SHEET NUMBER

2.1 A3.2



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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WOODSIDE HORSE STABLES

3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

PROJECT No: 216125.01
DATE: 05/06/19
DRAWN BY: ZG
CHECKED BY: IK

DESIGNER'S STAMP

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TITLE 24
LUKE MORTON
MORTON GREEN BUILDING SERVICES
Tel: 619 721 3180

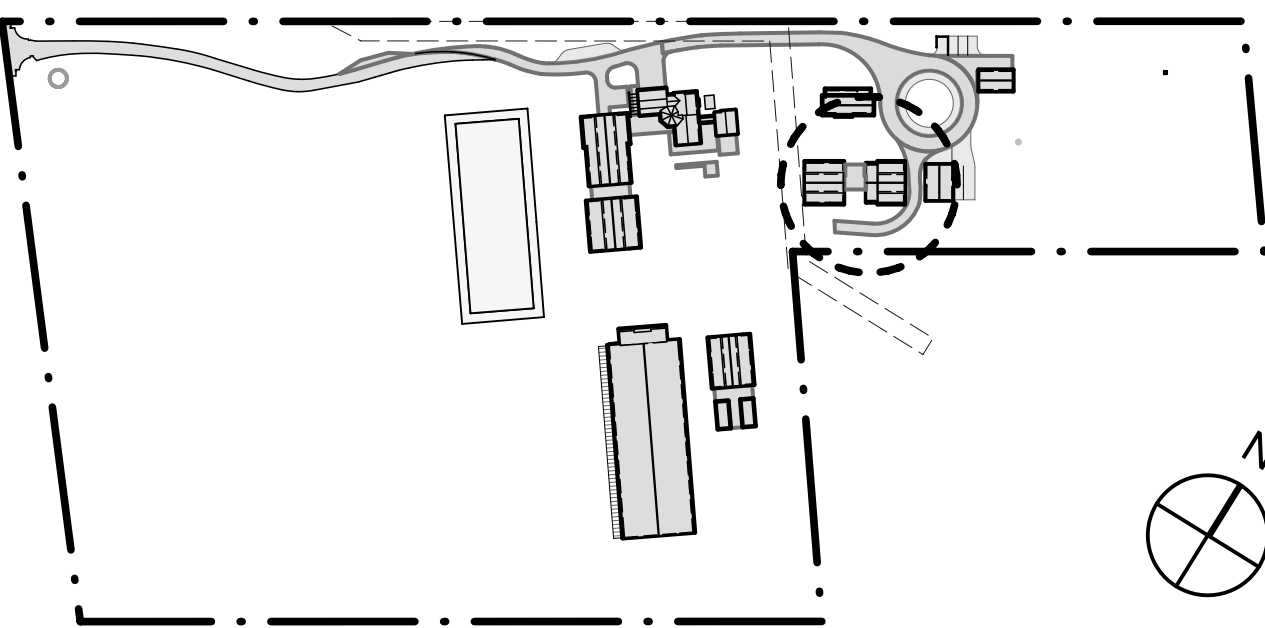
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△	02/11/19	ASRB Formal Review
△	05/06/19	ASRB Formal Review

TITLE
STABLE 2 FLOOR PLAN

BLDG. ID SHEET NUMBER
2.2 A1.1



KEY PLAN



FLOOR PLAN LEGEND

	EXTERIOR WALL W/ SMOOTH STUCCO FINISH
	TYP INTERIOR WALL
	CONCRETE SLAB (TROWEL FINISH)
	RUBBER MATS FLOORING
	WEATHERED BARREL TILE ROOFING
	RUBBER PAVERS FLOORING
	PEA GRAVEL

GENERAL NOTES

BUILDING SQUARE FOOTAGE
NORTHERN STABLES 1,620 sf
SOUTHERN STABLES 1,557 sf
STABLE 2 TOTAL: 3,177 sf

BUILDING HEIGHT 22' - 5"

DESCRIPTION
STABLE 2 CONSISTS OF TWO STRUCTURES WITH A
FREESTANDING TIMBER TRELIS. THE NORTHERN STABLES
CONTAIN SIX (6) 12' BY 12' STALLS WITH ATTACHED SAND
TURNOUTS. THE SOUTHERN STABLES CONTAIN FOUR (4) 12' X
12' STALLS WITH ATTACHED SAND TURNOUTS, A STORAGE AND
A FEED ROOM.

THE EXTERIOR WALLS WILL BE A SMOOTH WHITE STUCCO AND
THE ROOF WILL BE A WEATHERED BARREL TILE WITH EXPOSED
DARK-STAINED TIMBER RAFTERS. A RIDGE SKYLIGHT IS
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WOODSIDE HORSE STABLES

3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

PROJECT No: 216125.01
DATE: 05/06/19
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CHECKED BY: IK

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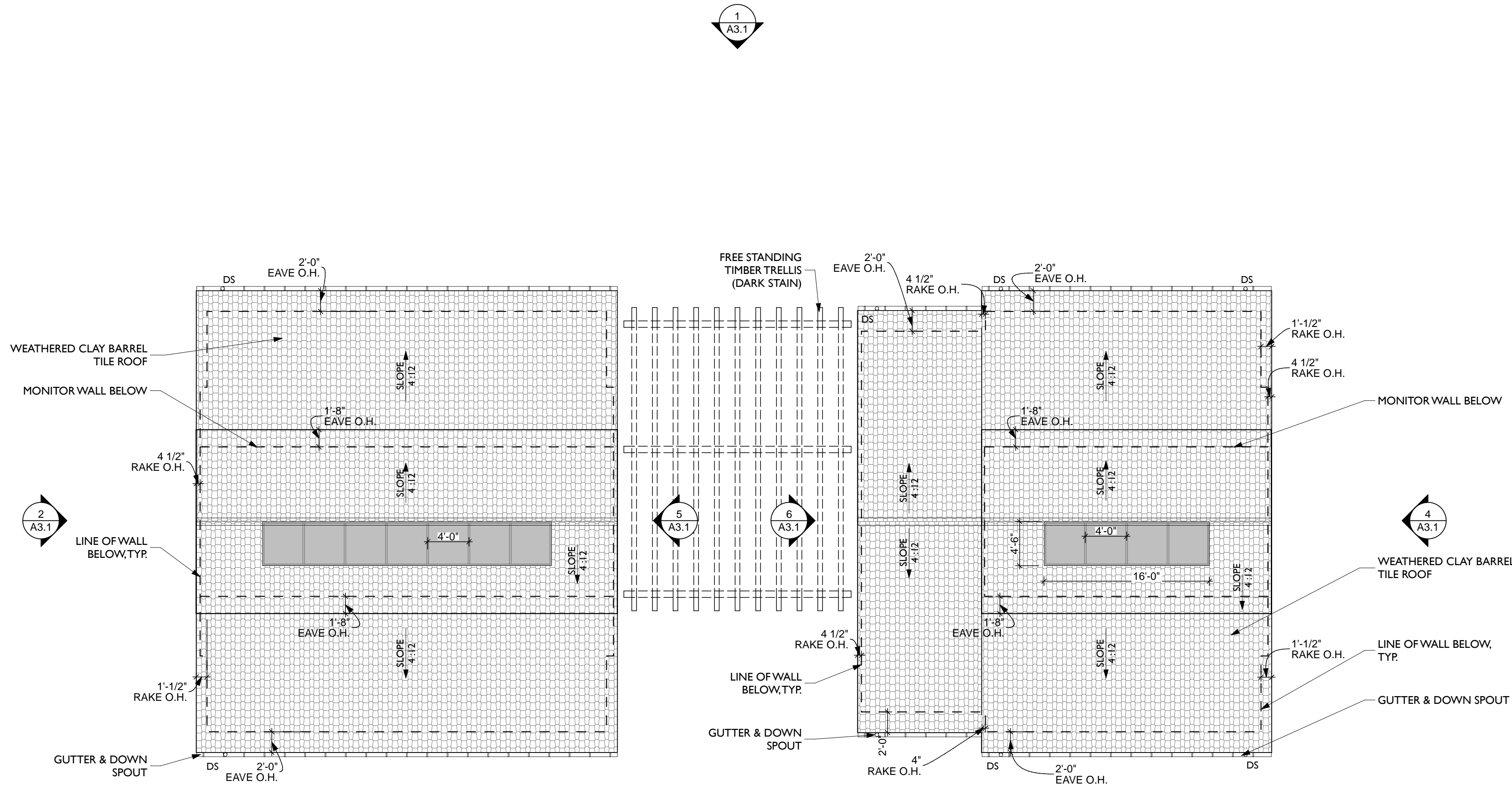
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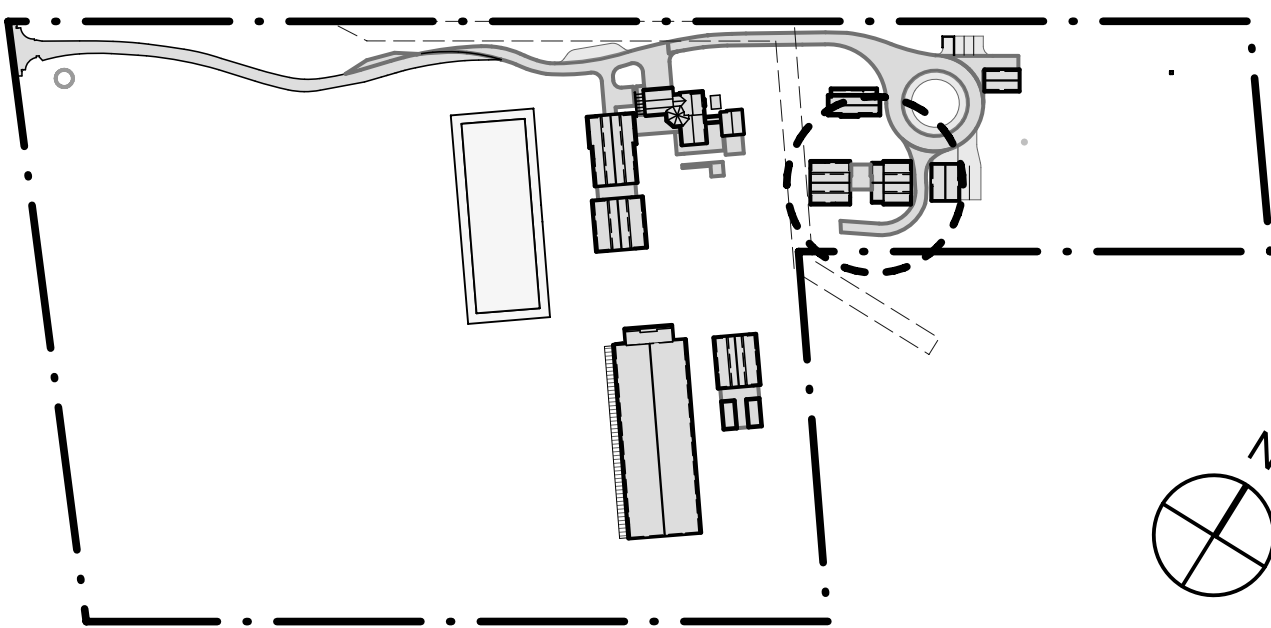
TITLE
STABLE 2 ROOF PLAN

BLDG. ID	SHEET NUMBER
2.2	A2.1

I ROOF PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN



FLOOR PLAN LEGEND

	EXTERIOR WALL W/ SMOOTH STUCCO FINISH
	TYP INTERIOR WALL
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WOODSIDE HORSE STABLES

3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

PROJECT No: 216125.01

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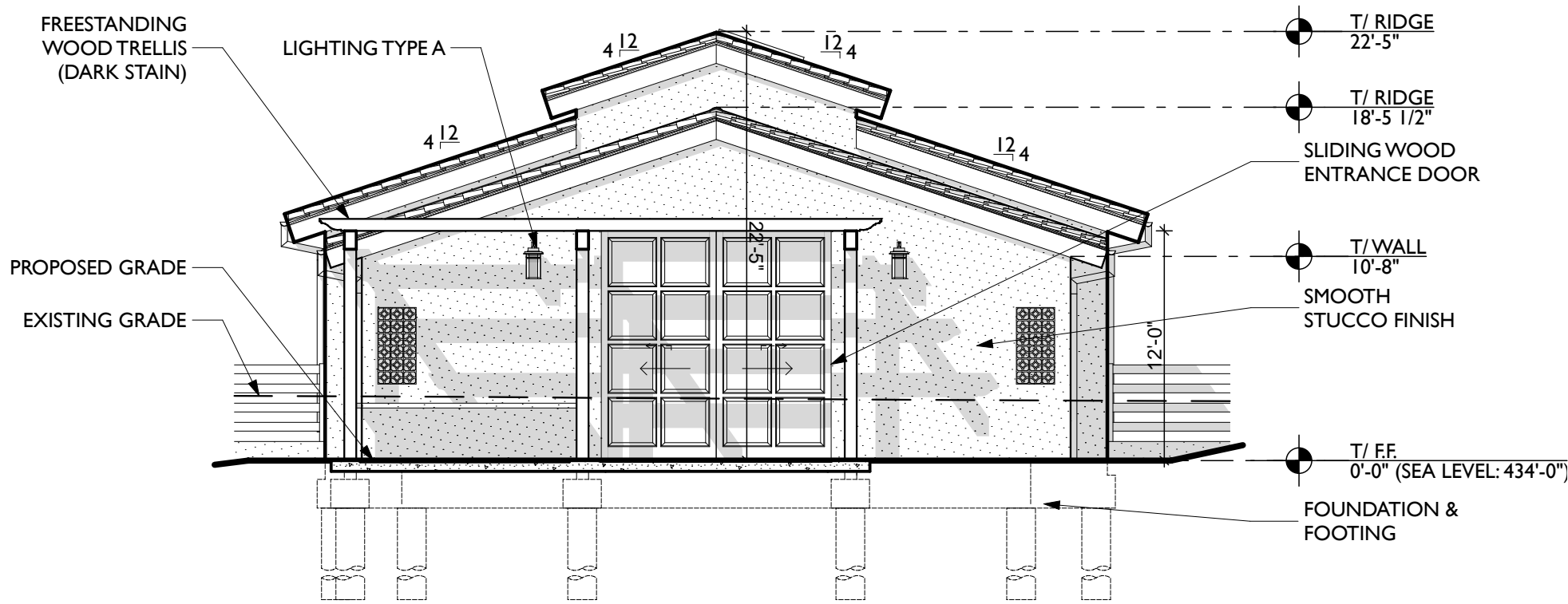
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STABLE 2 ELEVATIONS

BLDG. ID

SHEET NUMBER

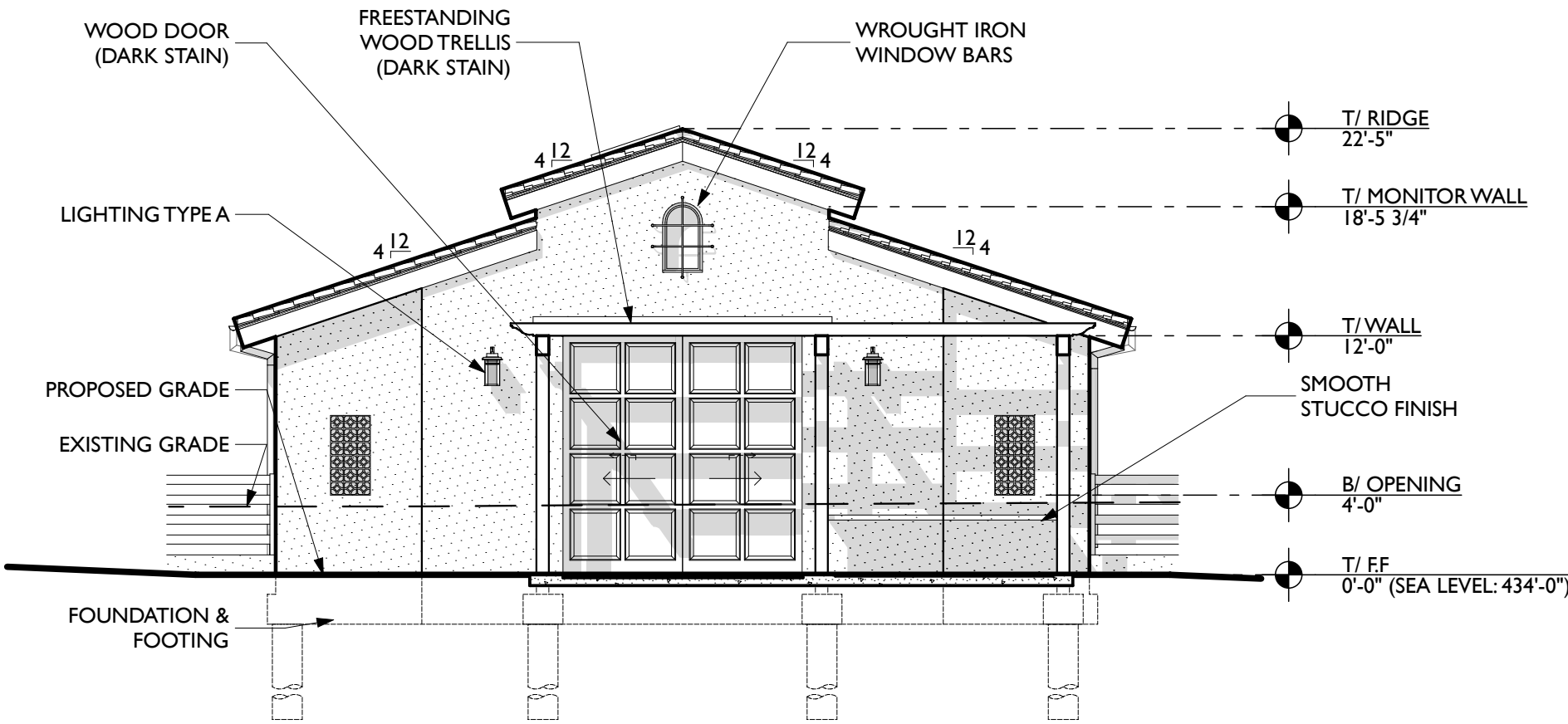
2.2 A3.1



6

WEST BREEZEWAY ELEVATION

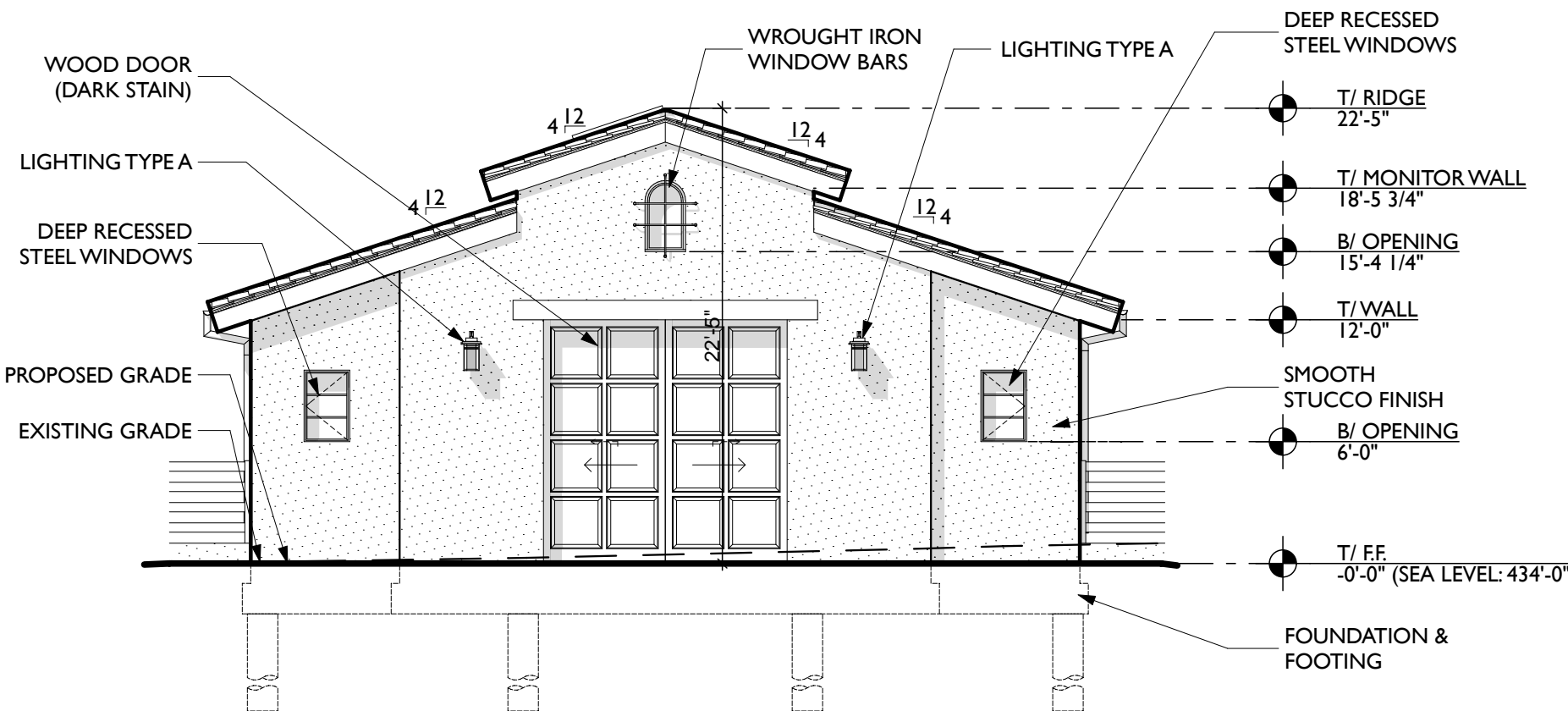
SCALE: 1/8" = 1'-0"



5

EAST BREEZEWAY ELEVATION

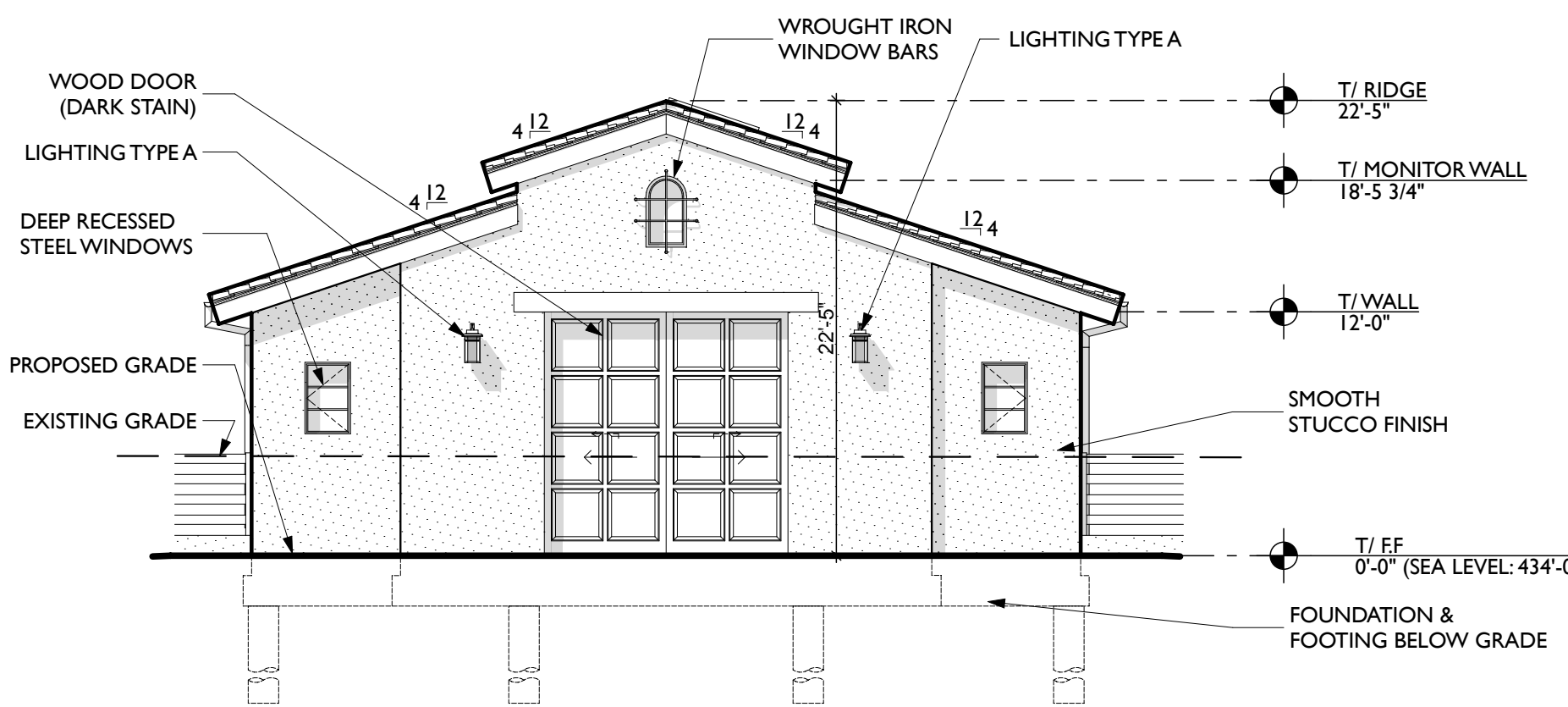
SCALE: 1/8" = 1'-0"



4

EAST ELEVATION

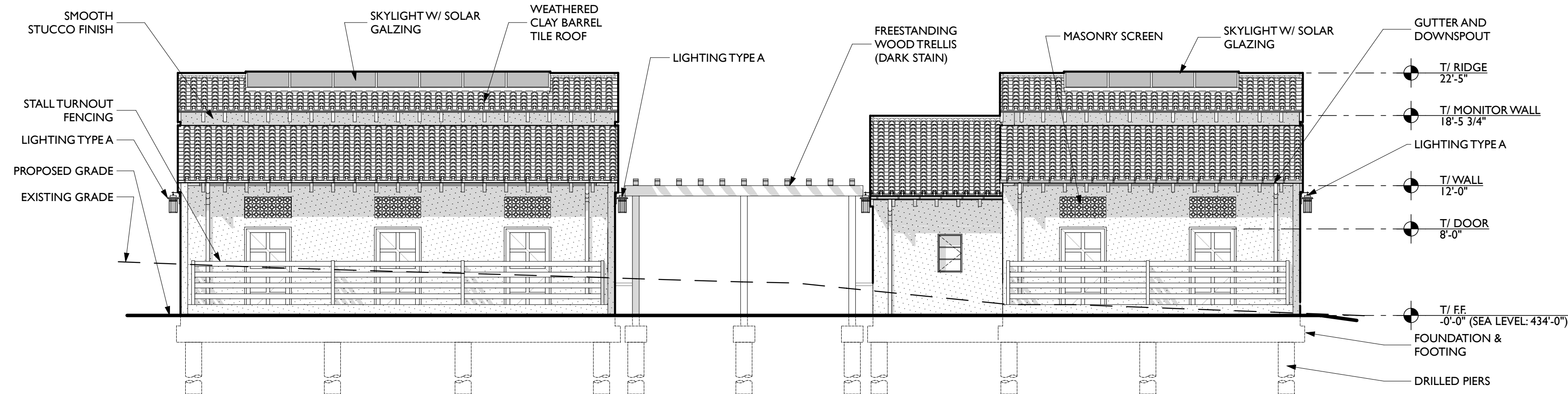
SCALE: 1/8" = 1'-0"



2

WEST ELEVATION

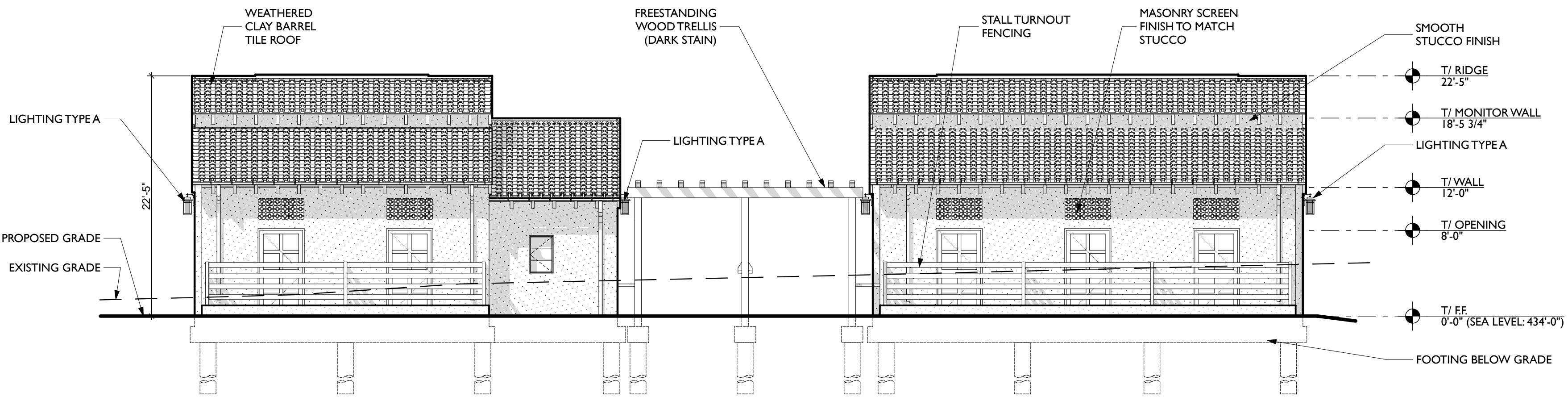
SCALE: 1/8" = 1'-0"



3

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062
PROJECT No: 216125.01
DATE: 05/06/19
DRAWN BY: ZG
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Tel: 415 380 8330

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CAMPBELL, CA
Tel: 408 377 4073

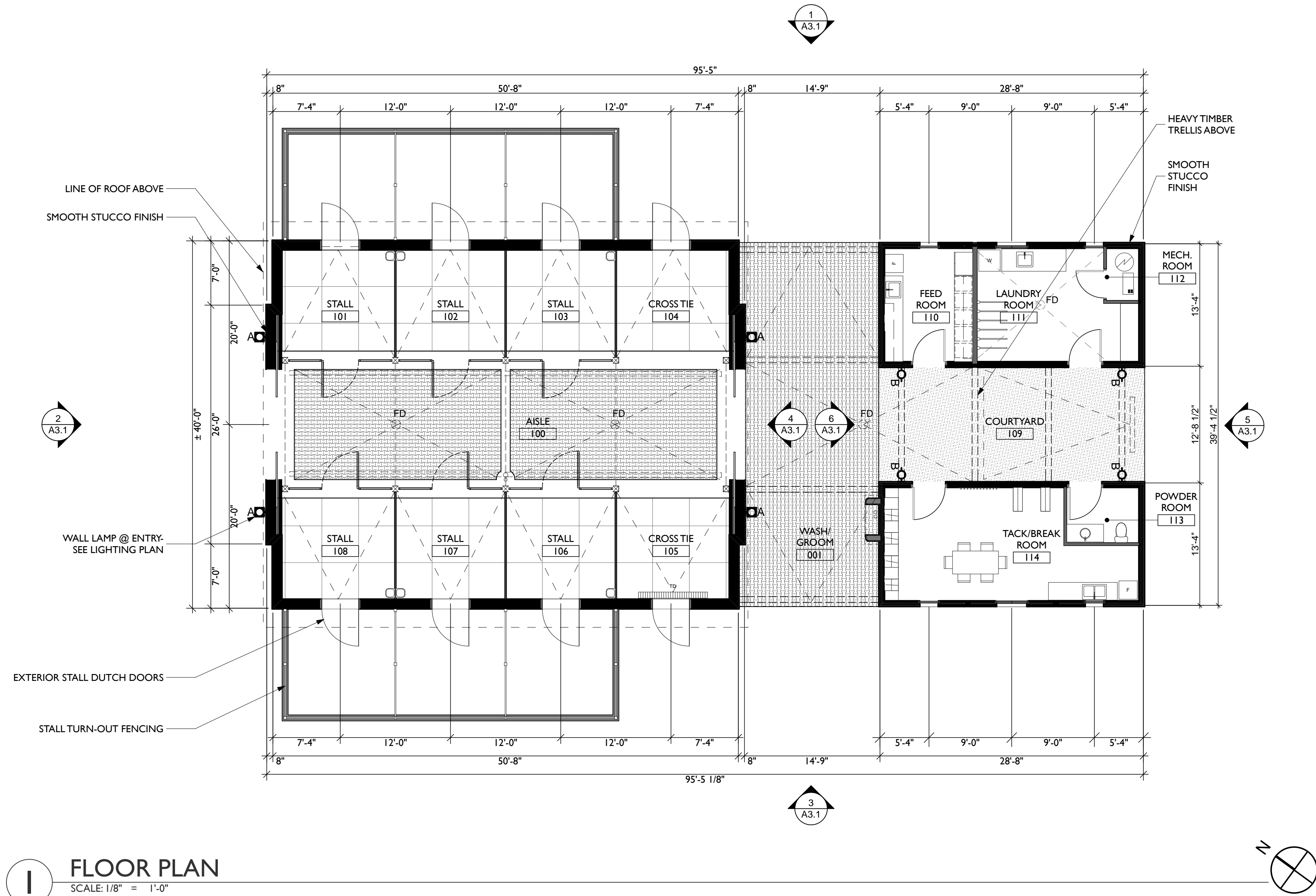
ELECTRICAL
ERNEST F. FERRARI ELECTRICAL
550 MARINEVIEW AVE
BELMONT, CA 94002
Tel: 650 596 9753

TITLE 24
LUKE MORTON
MORTON GREEN BUILDING SERVICES
Tel: 619 721 3180

Rev	Date	Description
1	09/12/18	ASRB Formal Review
2	11/27/18	ASRB Formal Review
3	02/11/19	ASRB Formal Review
4	05/06/19	ASRB Formal Review

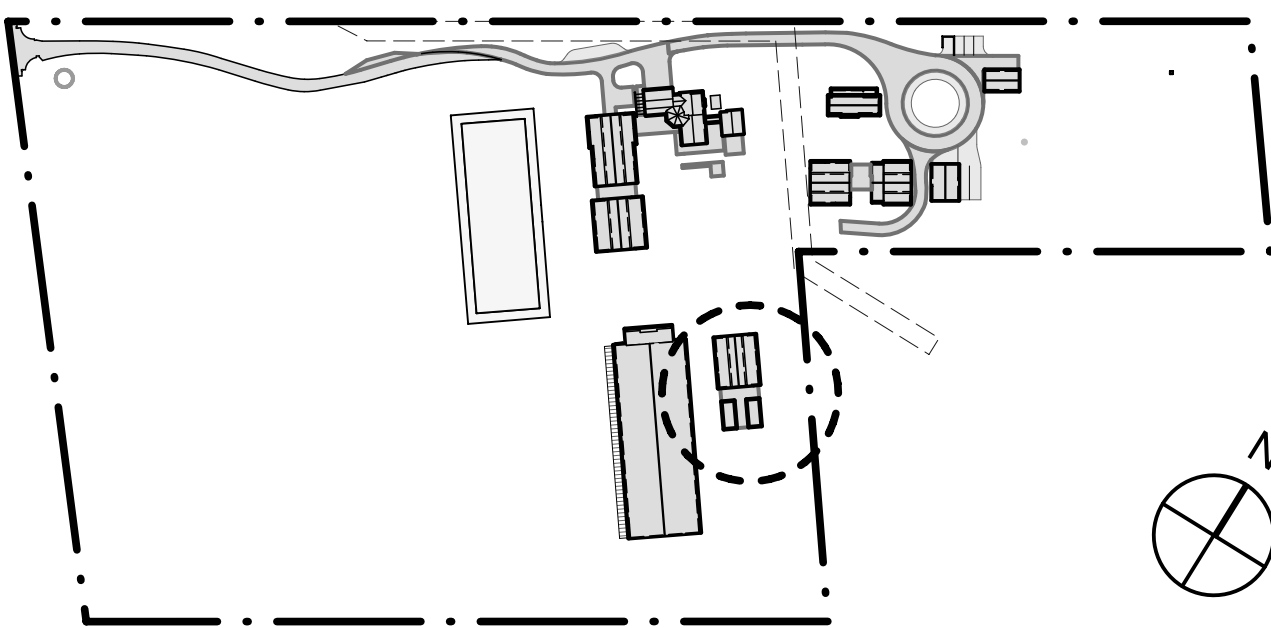
TITLE
STABLE 3 FLOOR PLAN

BLDG. ID SHEET NUMBER
2.3 A1.1



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY PLAN



FLOOR PLAN LEGEND

	EXTERIOR WALL W/ SMOOTH STUCCO FINISH
	TYP INTERIOR WALL
	CONCRETE SLAB (TROWEL FINISH)
	RUBBER MATS FLOORING
	WEATHERED BARREL TILE ROOFING
	RUBBER PAVERS FLOORING
	PEA GRAVEL

GENERAL NOTES

BUILDING SQUARE FOOTAGE
STABLES 2,076 sf
SERVICE STRUCTURE 787 sf
STABLE 3 TOTAL: 2,863 sf

BUILDING HEIGHT
22' - 4"

DESCRIPTION
STABLE 3 HAS TWO STRUCTURES CONNECTED WITH A TIMBER TRELLIS. THE STABLES CONTAIN FOUR (4) 12' BY 16' STALLS AND FOUR (4) 12' BY 12' STALLS WITH ATTACHED SAND TURNOUTS. THE SERVICE STRUCTURE CONTAINS A TACK ROOM, LAUNDRY ROOM, BATHROOM, AND FEED ROOM.

THE EXTERIOR WALLS WILL BE A SMOOTH WHITE STUCCO AND THE STABLE ROOF WILL BE A WEATHERED BARREL TILE WITH EXPOSED DARK-STAINED TIMBER RAFTERS. THE SERVICE ROOF WILL BE A LOW-SLOPED MEMBRANE ROOF. A RIDGE SKYLIGHT IS LOCATED ON THE NORTH SIDE OF THE STABLE ROOF.

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3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

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CHECKED BY: IK

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



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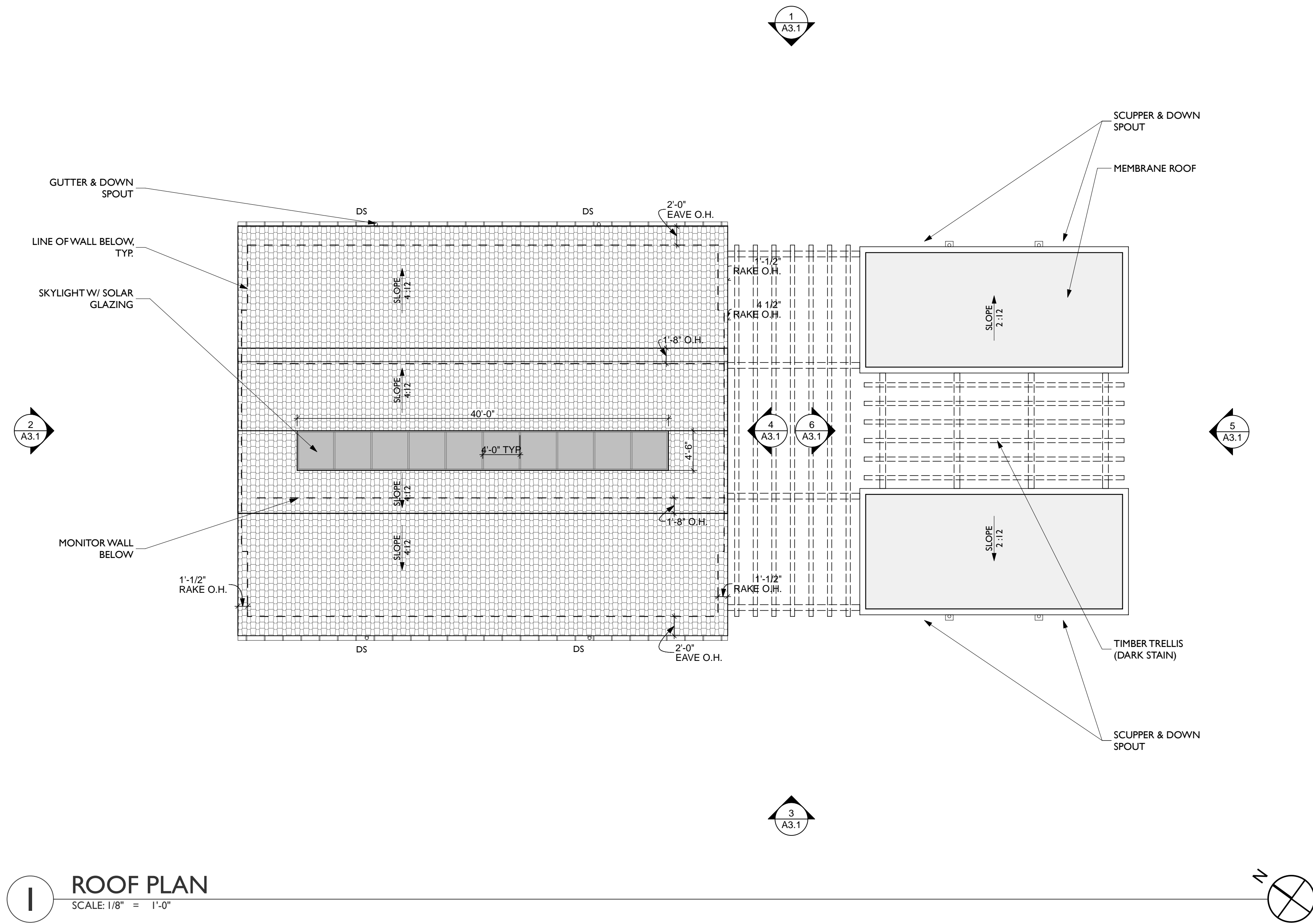
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TITLE 24
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MORTON GREEN BUILDING SERVICES
Tel: 619 721 3180

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	02/11/19	ASRB Formal Review
	05/06/19	ASRB Formal Review

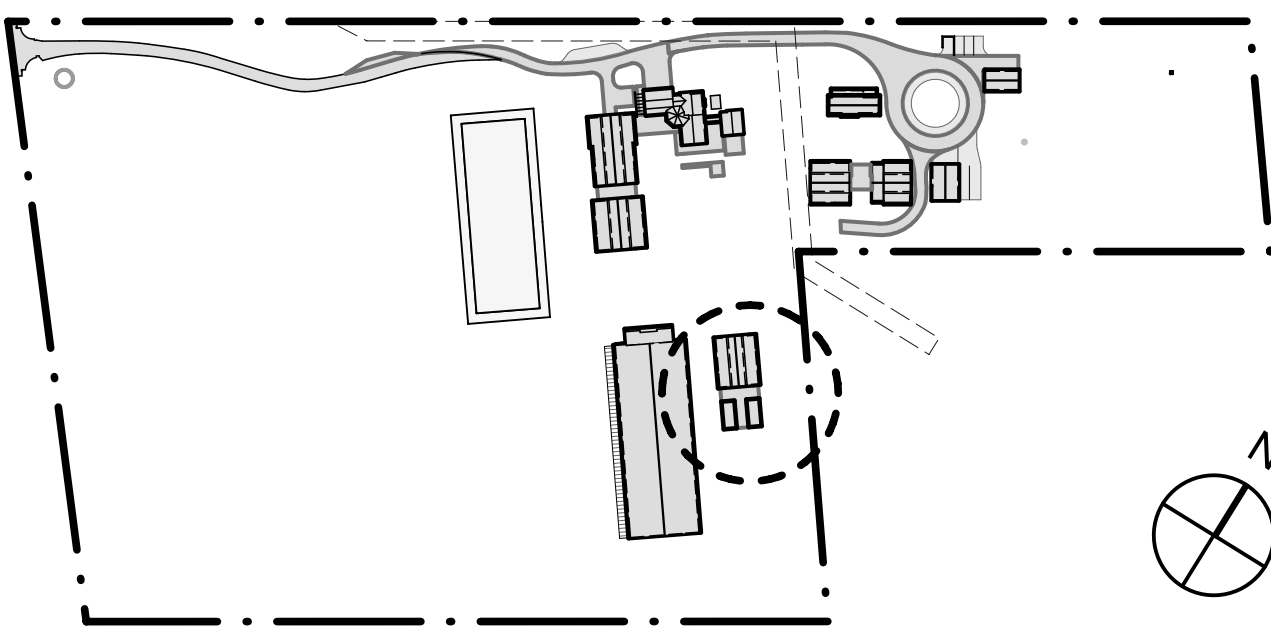
TITLE
STABLE 3 ROOF PLAN

BLDG. ID SHEET NUMBER
2.3 A2.1



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

KEY PLAN



FLOOR PLAN LEGEND

	EXTERIOR WALL W/ SMOOTH STUCCO FINISH
	TYP INTERIOR WALL
	CONCRETE SLAB (TROWEL FINISH)
	RUBBER MATS FLOORING
	WEATHERED BARREL TILE ROOFING
	RUBBER PAVERS FLOORING
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GENERAL NOTES

BUILDING SQUARE FOOTAGE	
STABLES	2,076 sf
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WOODSIDE HORSE STABLES

3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

PROJECT No: 216125.01
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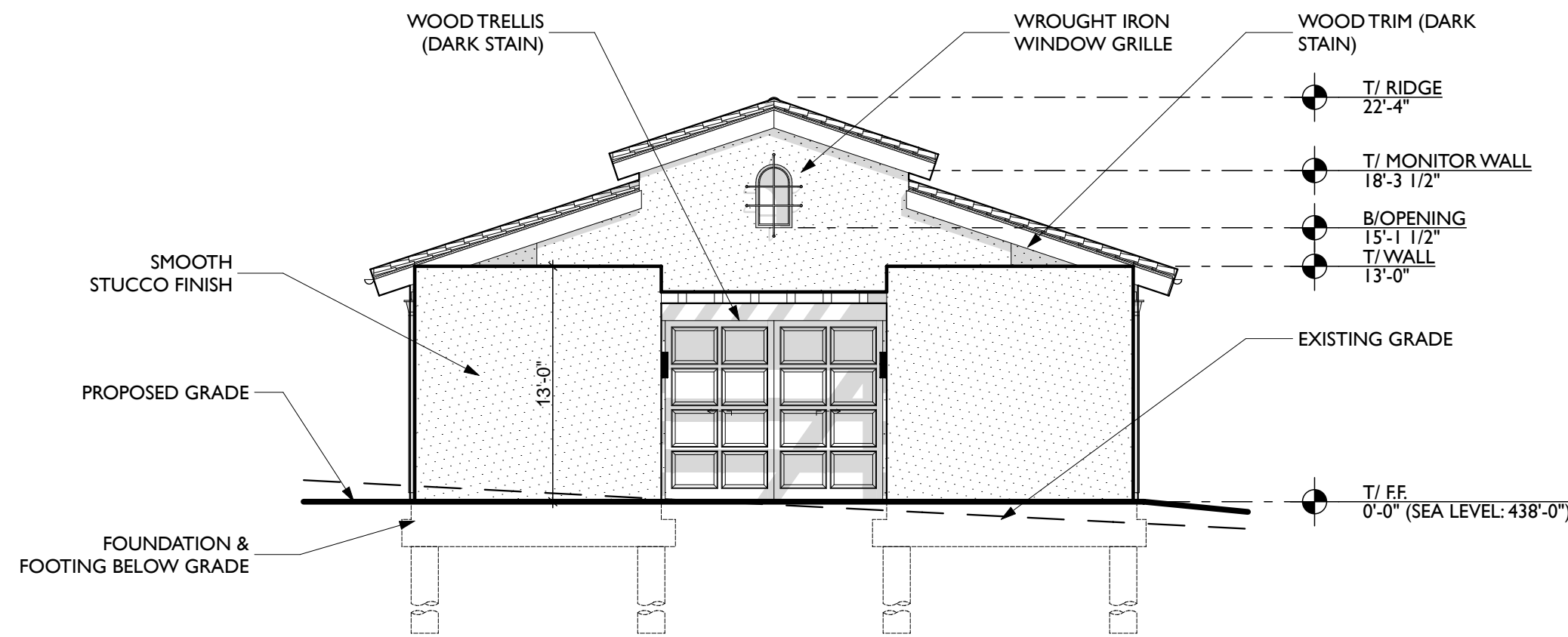
TITLE 24
LUKE MORTON
MORTON GREEN BUILDING SERVICES
Tel: 619 721 3180

Rev	Date	Description
△	09/12/18	ASRB Formal Review
△	11/27/18	ASRB Formal Review
△	02/11/19	ASRB Formal Review
△	05/06/19	ASRB Formal Review

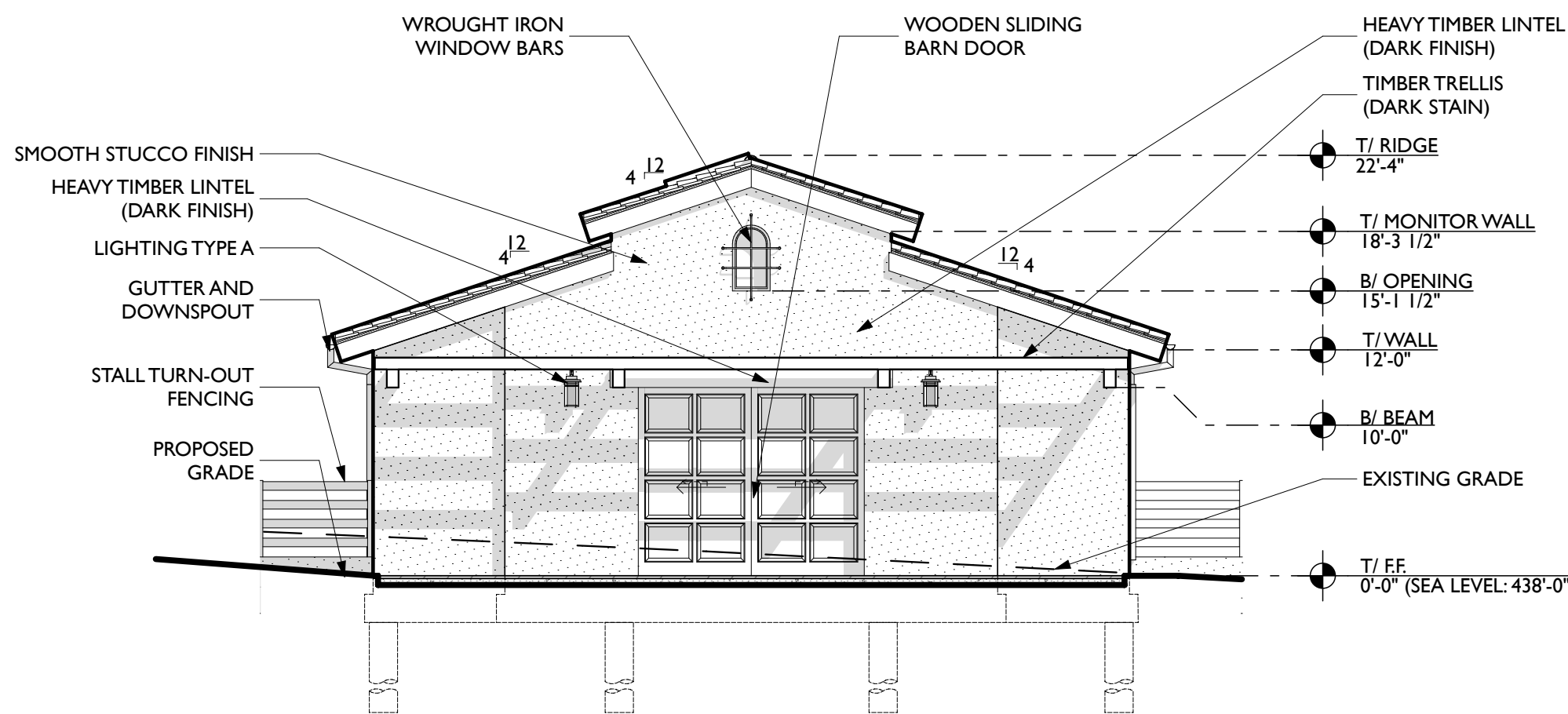
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STABLE 3 ELEVATIONS

BLDG. ID SHEET NUMBER

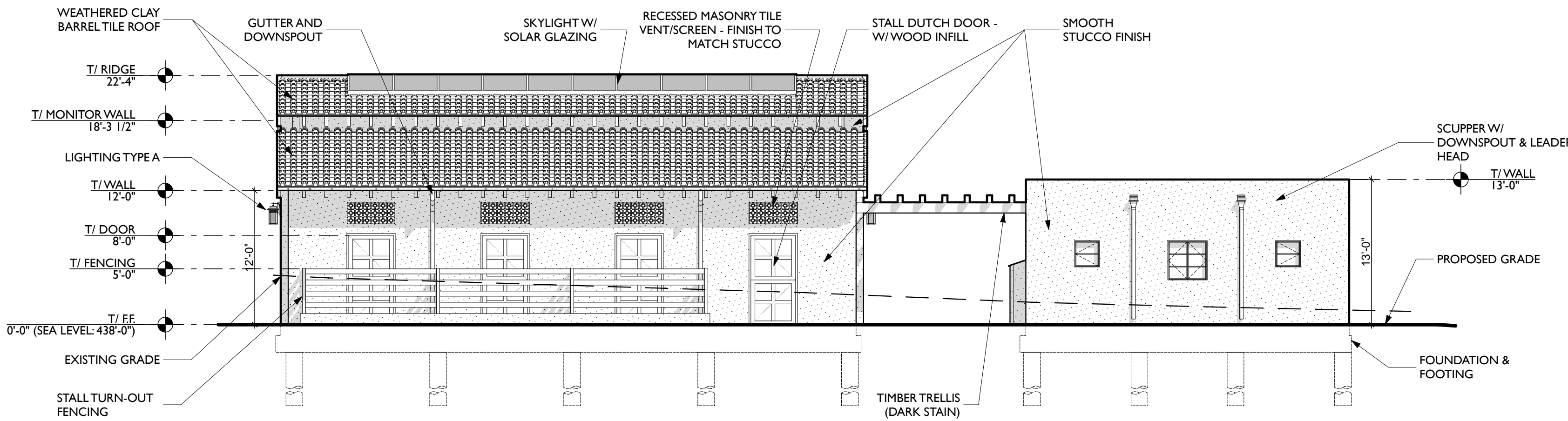
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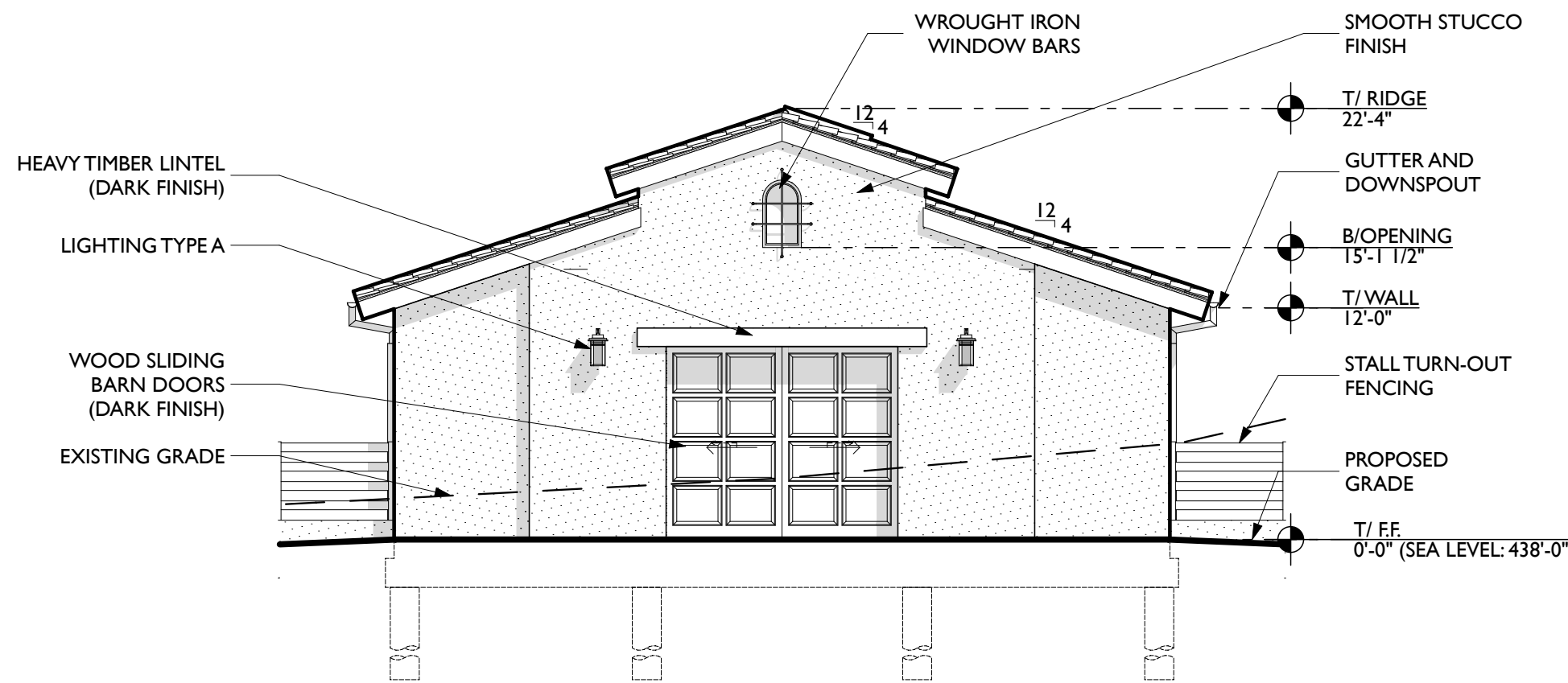
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SCALE: 1/8" = 1'-0"



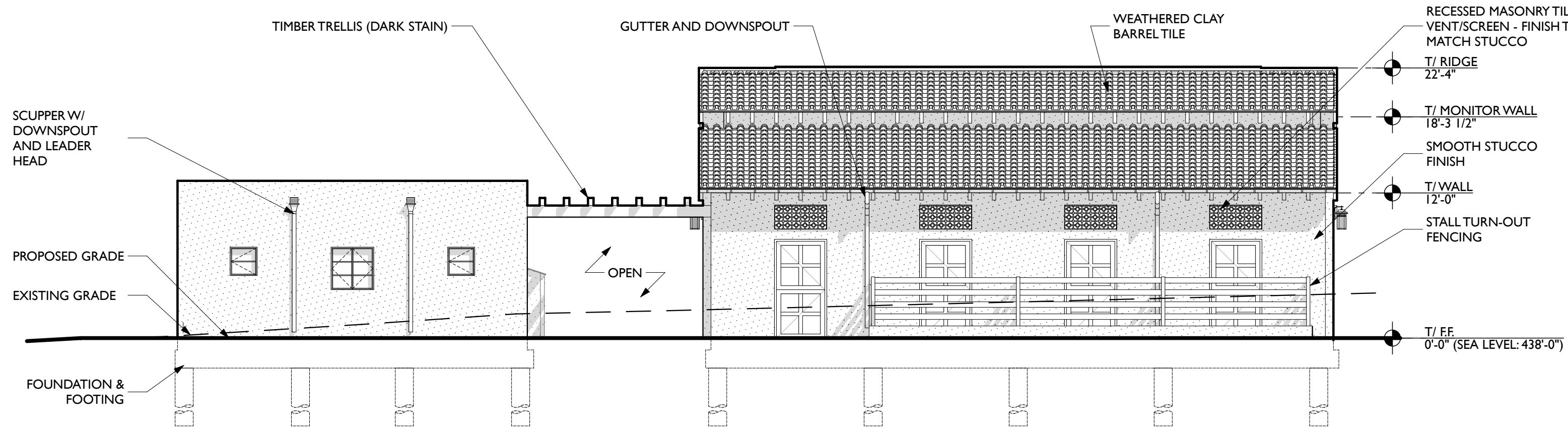
4 SOUTH BREEZEWAY ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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WOODSIDE HORSE STABLES

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PROJECT No: 216125.01
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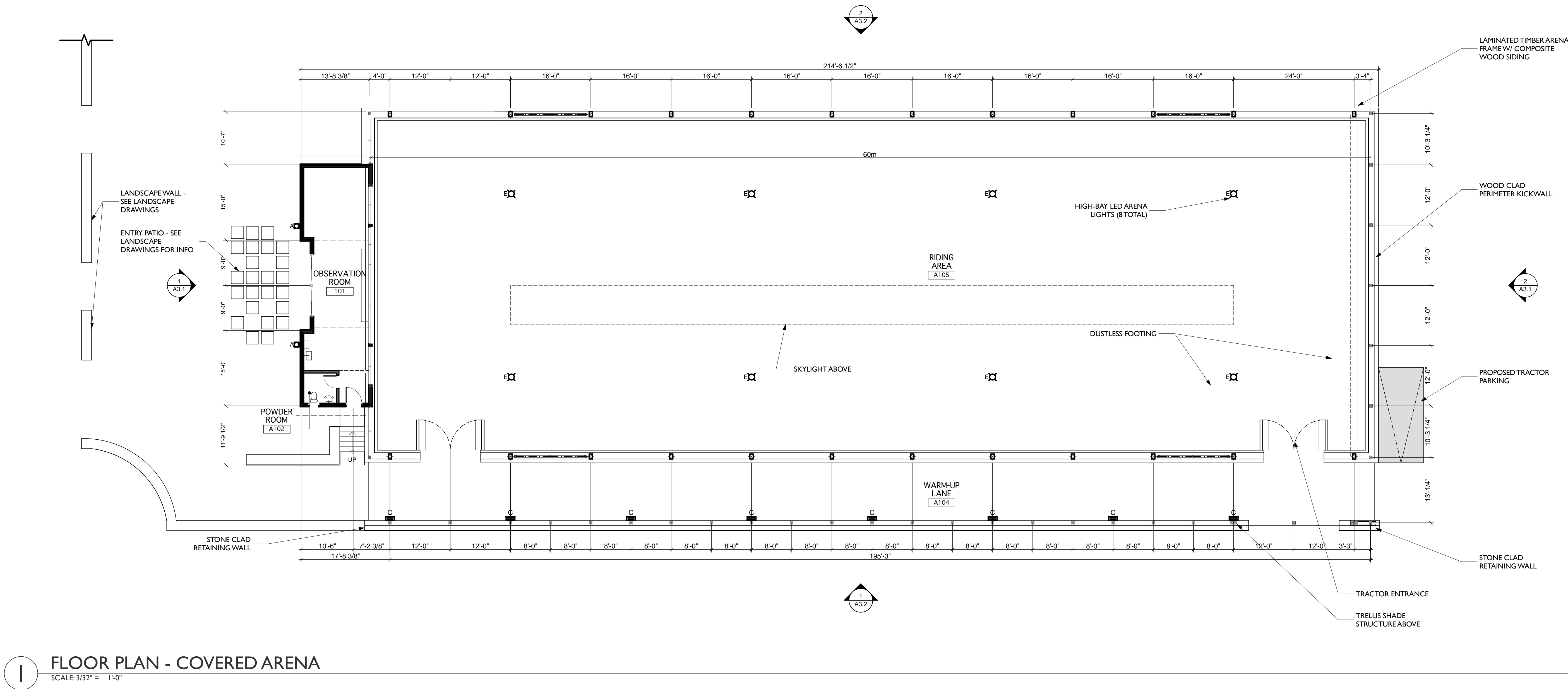
TITLE 24
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MORTON GREEN BUILDING SERVICES
Tel: 619 721 3180

Rev	Date	Description
△	09/12/18	ASRB Formal Review
△	11/27/18	ASRB Formal Review
△	02/11/19	ASRB Formal Review
△	05/06/19	ASRB Formal Review

TITLE COVERED ARENA FLOOR PLAN

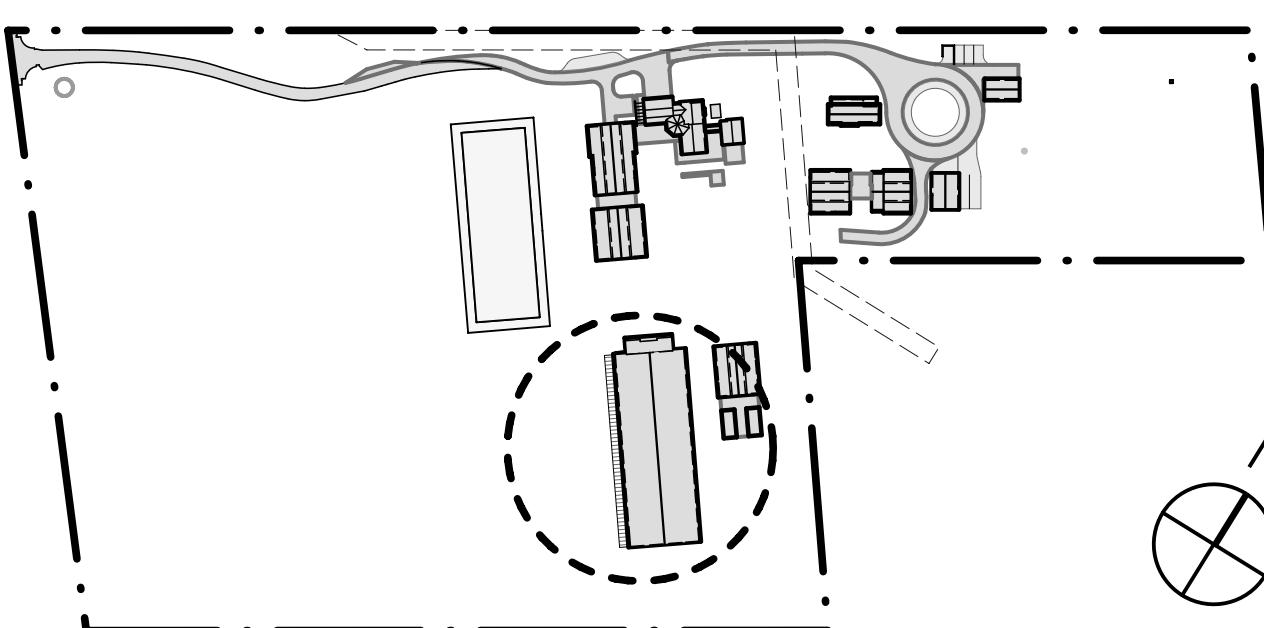
SHEET NUMBER

3.0 A1.1



FLOOR PLAN - COVERED ARENA
SCALE: 3/32" = 1'-0"

KEY PLAN



FLOOR PLAN LEGEND

	EXTERIOR WALL W/ STAINED CEDAR SIDING
	TYP INTERIOR WALL
	CONCRETE SLAB (TROWEL FINISH)
	WOOD FLOORING
	CONCRETE TILE ROOFING
	8" TILE FLOORING
	PEA GRAVEL

GENERAL NOTES

BUILDING SQUARE FOOTAGE
RIDING ARENA 14,326 sf
OBSERVATION LOUNGE 661 sf

BUILDING HEIGHT
28' - 8"

DESCRIPTION
THE RIDING ARENA IS SIZED FOR DRESSAGE USE 60m BY 20m. THE STRUCTURE WILL BE A LAMINATED TIMBER FRAME WITH A WIRE BRUSH FINISH, WITH TIMBER PURLINS SPANNING BETWEEN THE FRAME. A TIMBER TRELLIS WILL EXTEND ON THE WEST SIDE OF THE ARENA TO PROVIDE COVER FOR A PERIMETER A WARM-UP LANE.

THE EXTERIOR WALLS OF THE OBSERVATION LOUNGE WILL BE STAINED CEDAR SIDING AND THE ROOF WILL BE A CONCRETE TILE WITH EXPOSED TIMBER RAFTERS. THE ARENA WILL HAVE OPEN WALLS AND WOOD LOUVERS AT THE GABLE ENDS WITH A CONCRETE TILE ROOF. A RIDGE SKYLIGHT WILL BE LOCATED ON THE WEST SIDE OF THE ROOF.

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TITLE

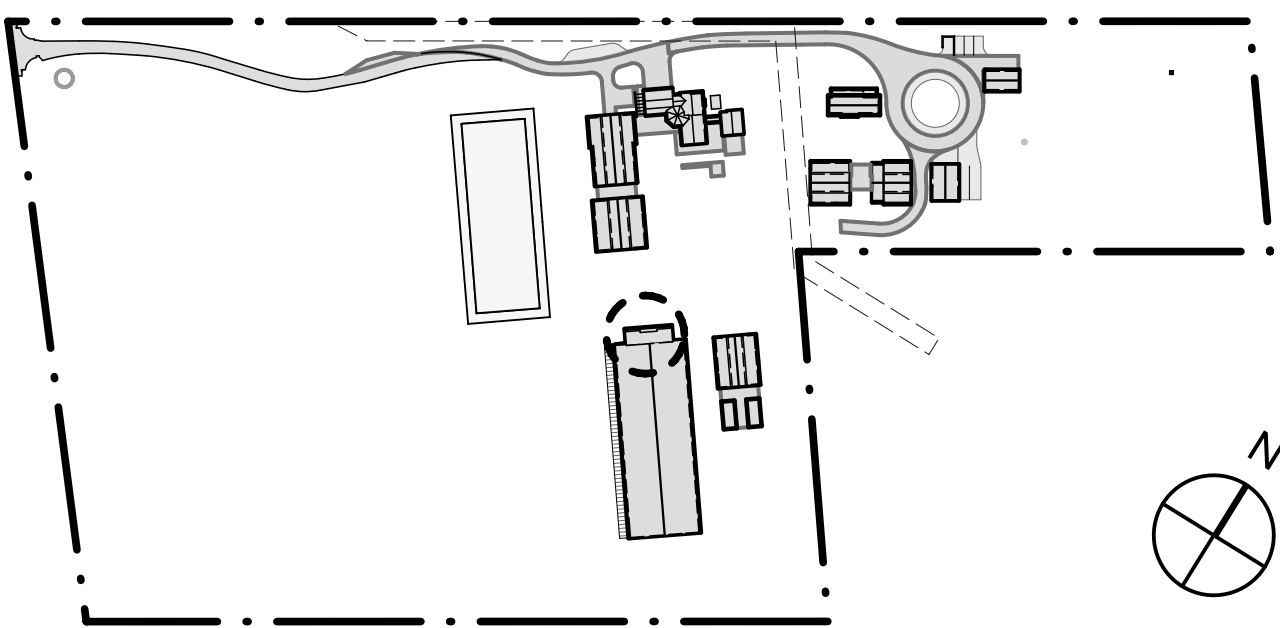
**COVERED ARENA FLOOR
PLAN**

SHEET NUMBER








3.0 A1.2



KEY PLAN



FLOOR PLAN LEGEND

	EXTERIOR WALL W/ STAINED CEDAR SIDING
	TYP INTERIOR WALL
	CONCRETE SLAB (TROWEL FINISH)
	WOOD FLOORING
	CONCRETE TILE ROOFING
	8" TILE FLOORING
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OBSERVATION LOUNGE	661 sf
BUILDING HEIGHT	28' - 8"

DESCRIPTION

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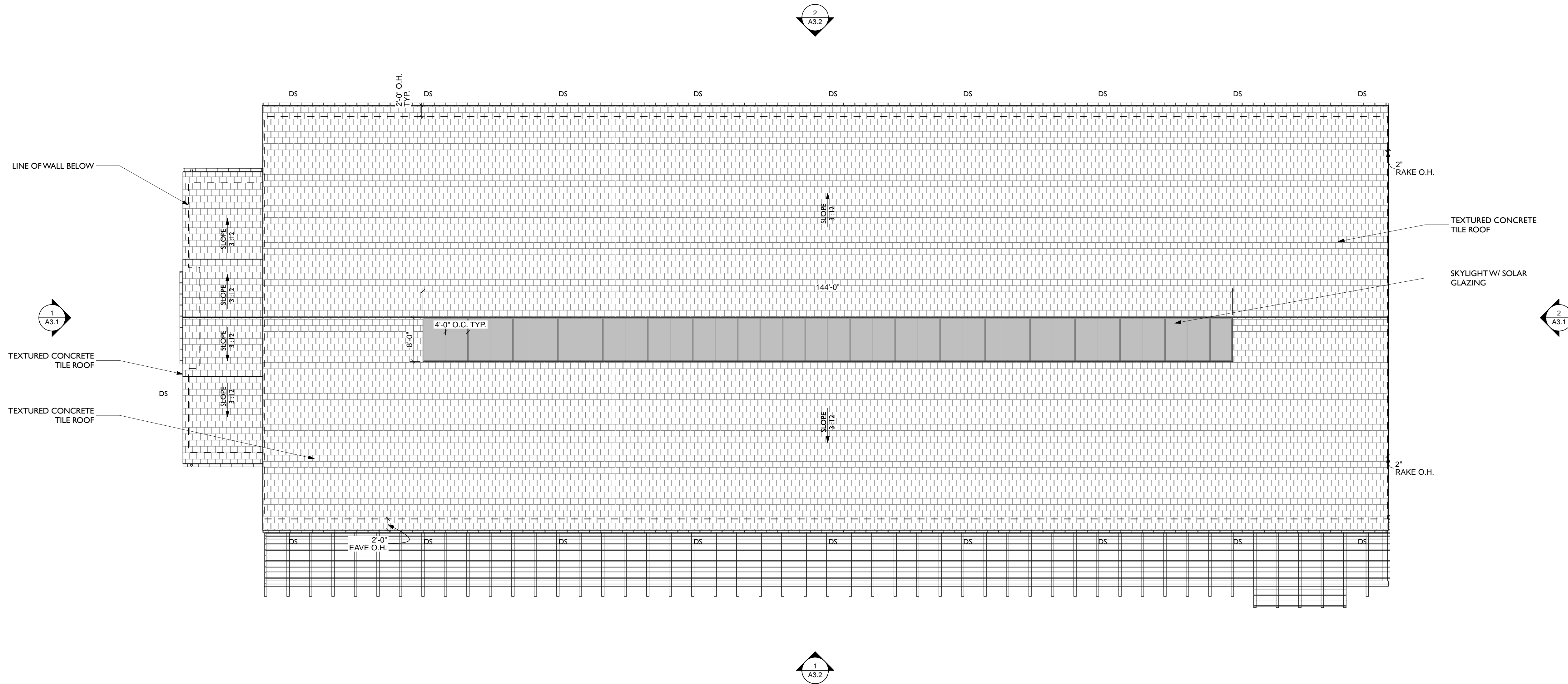
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△	05/06/19	ASRB Formal Review

TITLE COVERED ARENA ROOF PLAN

SHEET NUMBER

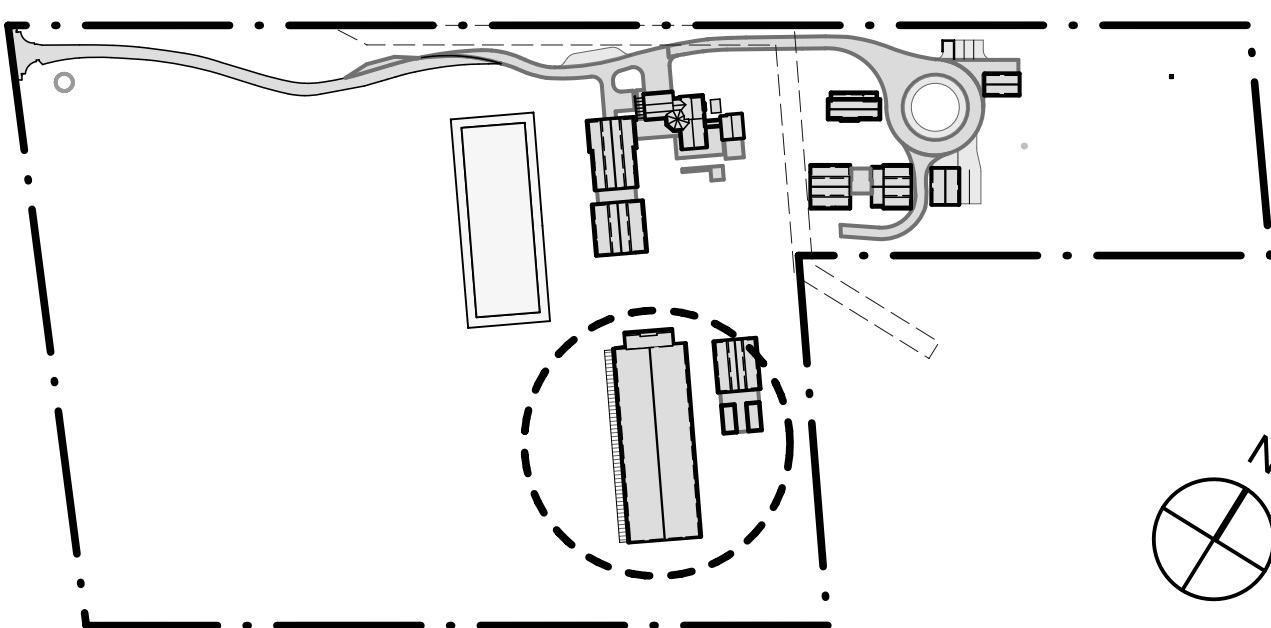
3.0 A2.1



ROOF PLAN - COVERED ARENA

SCALE: 3/32" = 1'-0"

KEY PLAN



FLOOR PLAN LEGEND

EXTERIOR WALL W/ STAINED CEDAR SIDING
TYP INTERIOR WALL
CONCRETE SLAB (TROWEL FINISH)
WOOD FLOORING
CONCRETE TILE ROOFING
8" TILE FLOORING
PEA GRAVEL

GENERAL NOTES

BUILDING SQUARE FOOTAGE
RIDING ARENA 14,326 sf
OBSERVATION LOUNGE 661 sf

BUILDING HEIGHT
28' - 8"

DESCRIPTION
THE RIDING ARENA IS SIZED FOR DRESSAGE USE 60m BY 20m. THE STRUCTURE WILL BE A LAMINATED TIMBER FRAME WITH A WIRE BRUSH FINISH WITH TIMBER PURLINS SPANNING BETWEEN THE FRAME. A TIMBER TRELLIS WILL EXTEND ON THE WEST SIDE OF THE ARENA TO PROVIDE COVER FOR A PERIMETER A WARM-UP LANE.

THE EXTERIOR WALLS OF THE OBSERVATION LOUNGE WILL BE STAINED CEDAR SIDING AND THE ROOF WILL BE A CONCRETE TILE WITH EXPOSED TIMBER RAFTERS. THE ARENA WILL HAVE OPEN WALLS AND WOOD LOUVERS AT THE GABLE ENDS WITH A CONCRETE TILE ROOF. A RIDGE SKYLIGHT WILL BE LOCATED ON THE WEST SIDE OF THE ROOF.

BM Server: btm.blackburnarch.com - BM Server 19/Shearer/190211 - Covered Arena

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WOODSIDE HORSE STABLES

3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

PROJECT No: 216125.01
DATE: 05/06/19
DRAWN BY: JJ
CHECKED BY: IK

DESIGNER'S STAMP

NOT FOR CONSTRUCTION

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3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

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Fax: 202-337-5271

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CAMPBELL, CA
Tel: 408 377 4073

ELECTRICAL
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550 MARINEVIEW AVE
BELMONT, CA 94002
Tel: 650 596 9753

TITLE 24
LUKE MORTON
MORTON GREEN BUILDING SERVICES
Tel: 619 721 3180

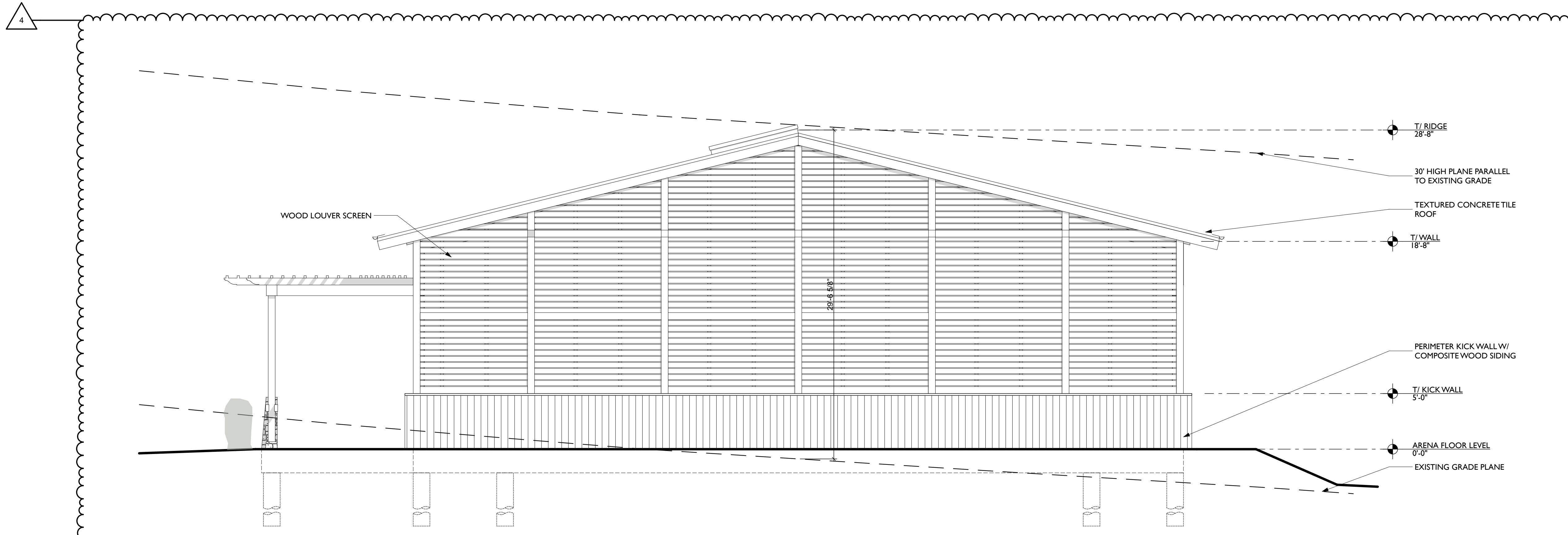
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△	09/12/18	ASRB Formal Review
△	11/27/18	ASRB Formal Review
△	02/11/19	ASRB Formal Review
△	05/06/19	ASRB Formal Review

TITLE

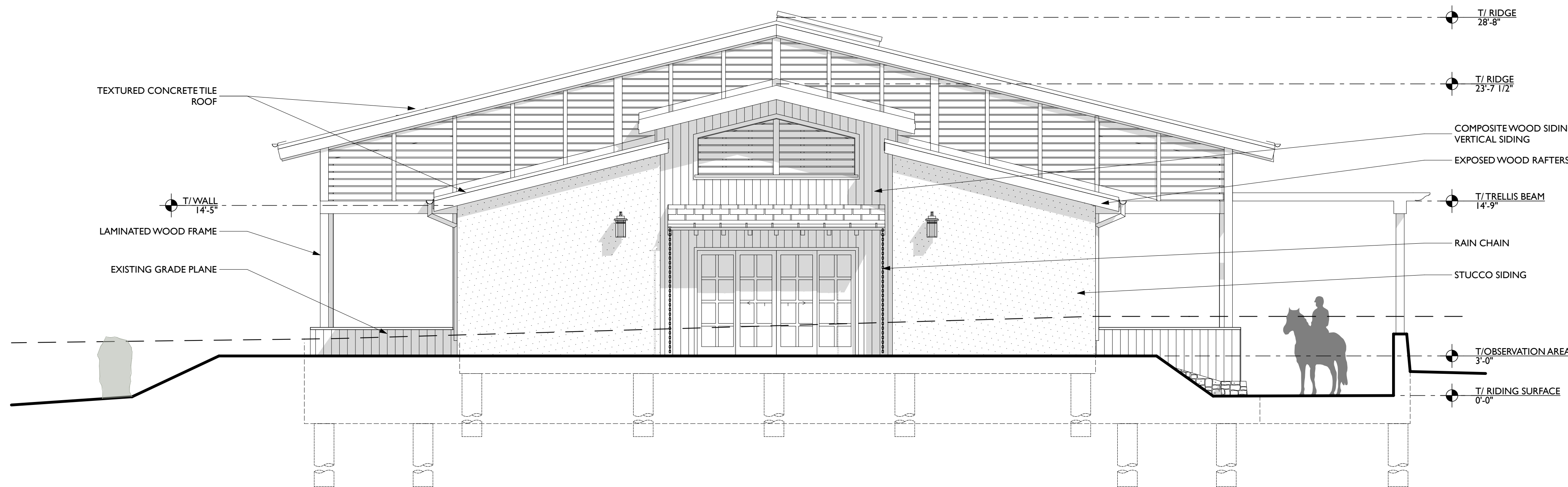
COVERED ARENA
EXTERIOR ELEVATIONS

SHEET NUMBER

3.0 A3.1



2 SOUTH ELEVATION - COVERED ARENA
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION - COVERED ARENA
SCALE: 3/16" = 1'-0"

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WOODSIDE HORSE STABLES

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WOODSIDE, CALIFORNIA 94062

PROJECT No: 216125.01
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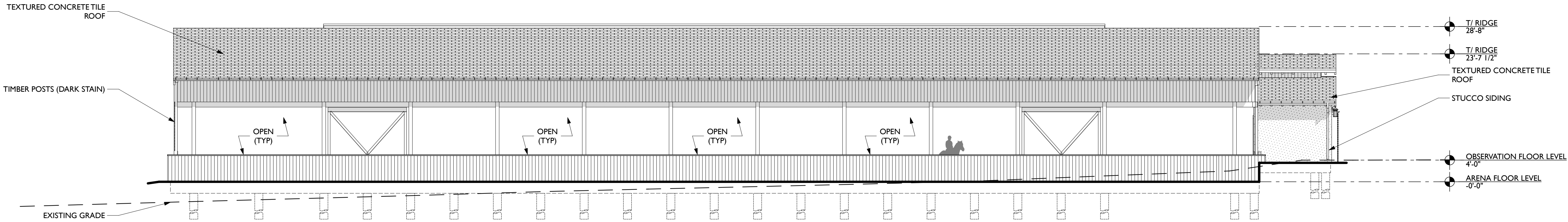
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LUKE MORTON
MORTON GREEN BUILDING SERVICES
Tel: 619 721 3180

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△	02/11/19	ASRB Formal Review
△	05/06/19	ASRB Formal Review

TITLE
COVERED ARENA
EXTERIOR ELEVATIONS

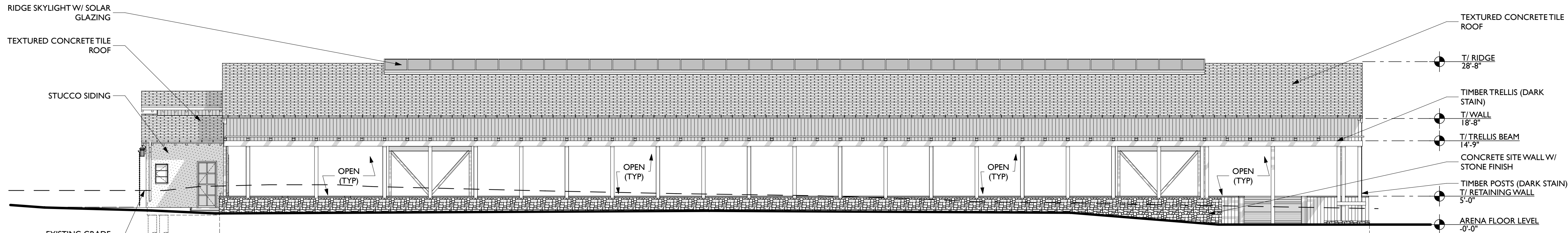
SHEET NUMBER

3.0 A3.2



2 EAST ELEVATION - COVERED ARENA

SCALE: 3/32" = 1'-0"



1 WEST ELEVATION - COVERED ARENA

SCALE: 3/32" = 1'-0"

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WOODSIDE, CALIFORNIA 94062
PROJECT No: 216125.01
DATE: 05/06/19
DRAWN BY: JJ
CHECKED BY: IK

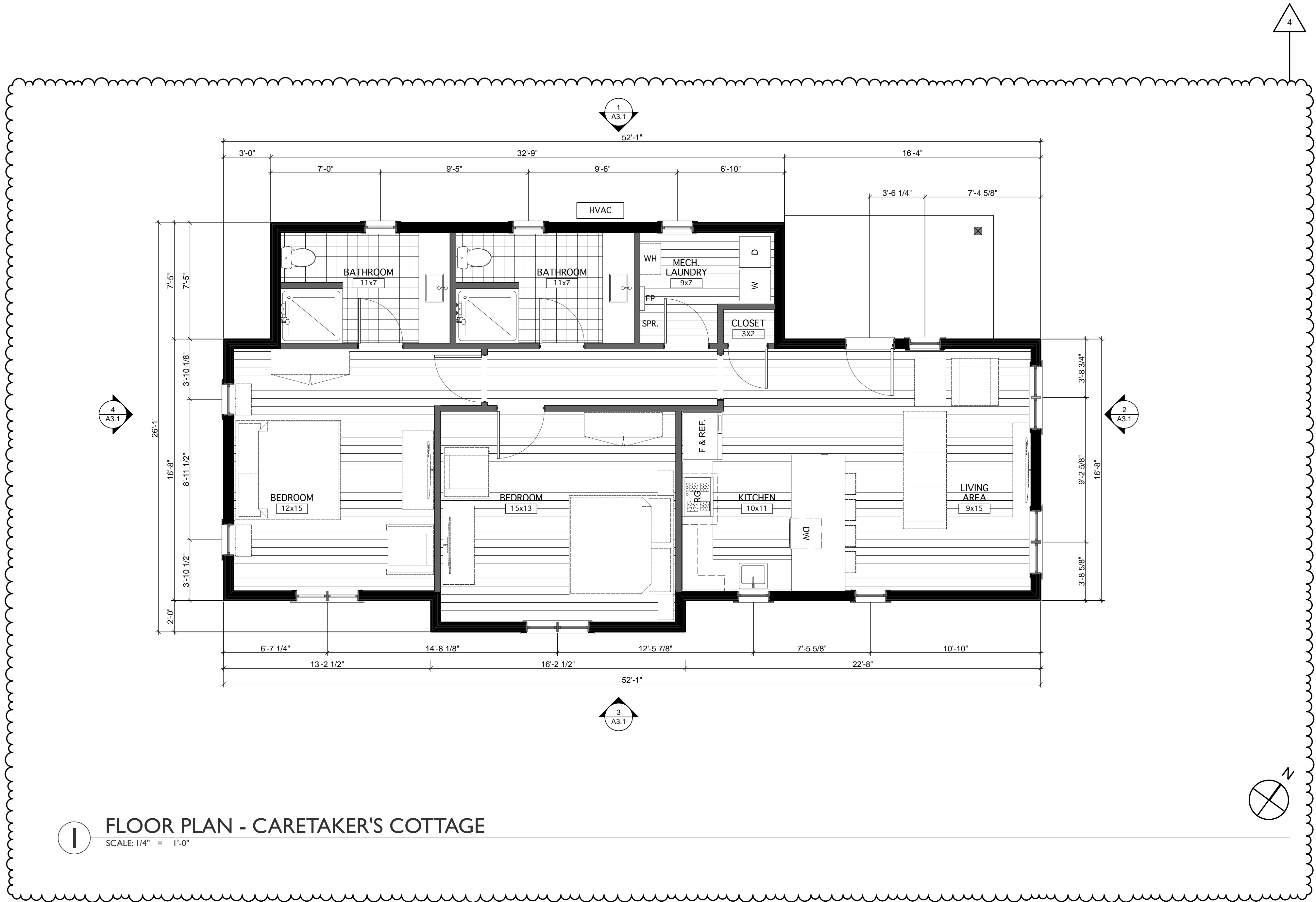
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MORTON GREEN BUILDING SERVICES
Tel: 619 721 3180

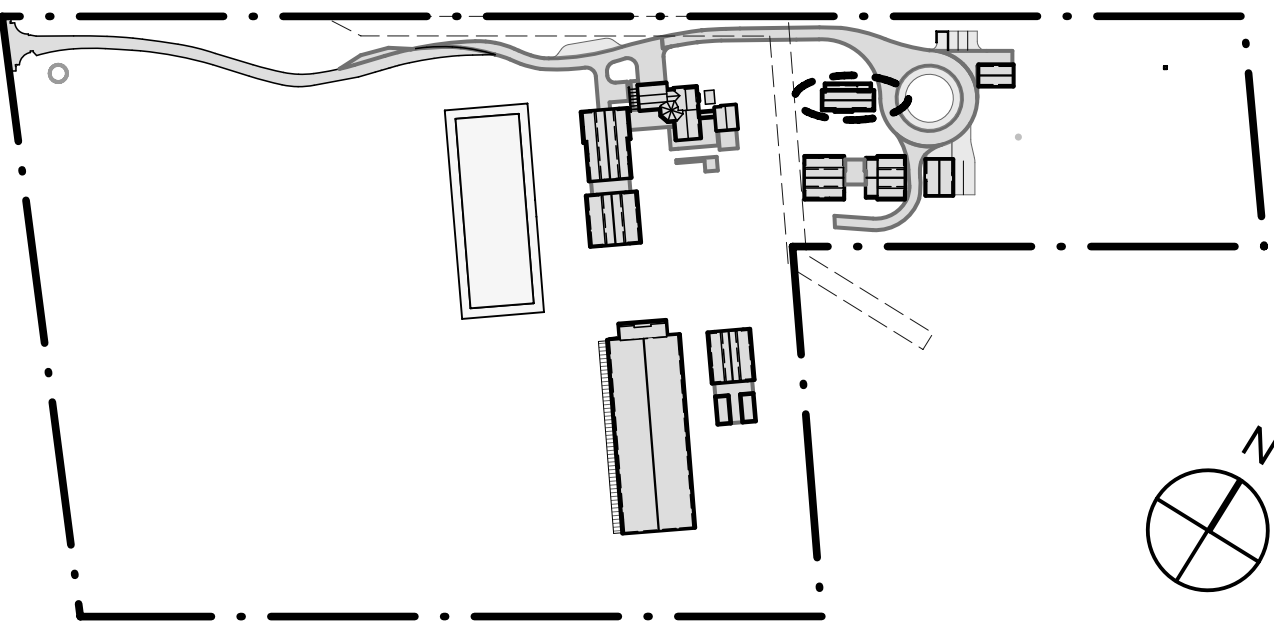
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△	02/11/19	ASRB Formal Review
△	05/06/19	ASRB Formal Review

TITLE
CARETAKER'S COTTAGE
FLOOR PLAN
BIDG. ID SHEET NUMBER
4.0 A1.1



1 FLOOR PLAN - CARETAKER'S COTTAGE
SCALE: 1/4" = 1'-0"

KEY PLAN



FLOOR PLAN LEGEND

	EXTERIOR WALL W/ STAINED CEDAR SIDING
	TYP INTERIOR WALL
	CONCRETE SLAB (TROWEL FINISH)
	WOOD FLOORING
	CONCRETE TILE ROOFING
	8" TILE FLOORING
	PEA GRAVEL

GENERAL NOTES

BUILDING SQUARE FOOTAGE
COTTAGE 1,142 sf
BUILDING HEIGHT
15' - 2"
DESCRIPTION
THE GROOM COTTAGE IS A SINGLE-STORY TWO-BEDROOM LIVING QUARTERS FOR THE EQUINE STAFF. THERE IS A SHARED LIVING AREA AND KITCHEN AND EACH BEDROOM HAS A PRIVATE BATH. STAFF PARKING IS PROVIDED ADJACENT TO THE STRUCTURE.
THE EXTERIOR WALLS WILL BE TRESPA SIDING AND THE ROOF WILL BE A CONCRETE TILE WITH EXPOSED DARK-STAINED TIMBER RAFTERS.

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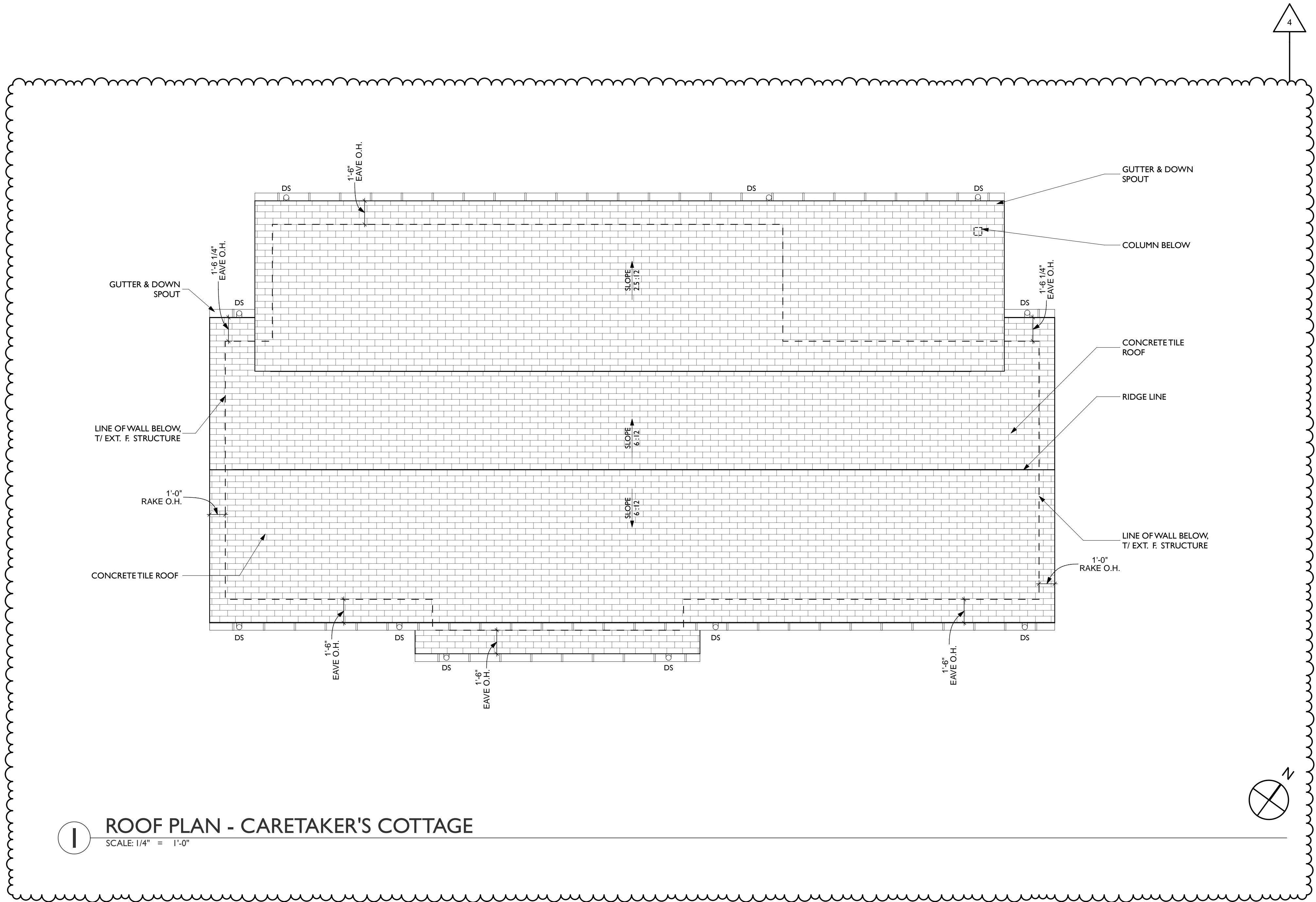
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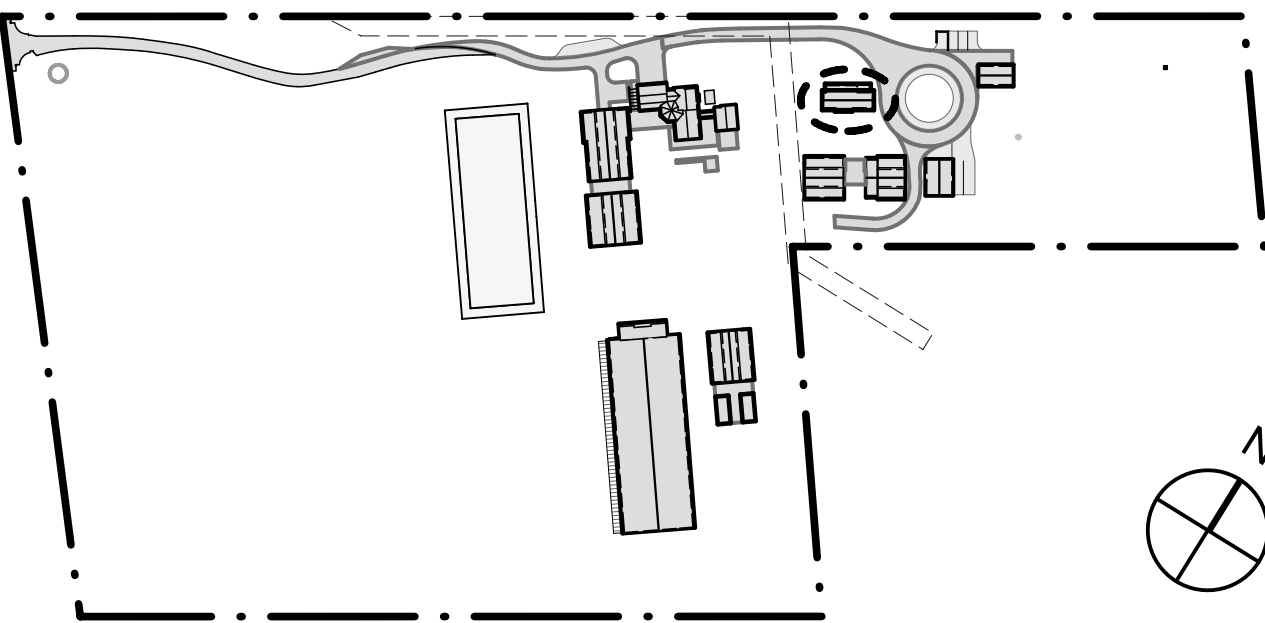
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△	02/11/19	ASRB Formal Review
△	05/06/19	ASRB Formal Review

TITLE
CARETAKER'S COTTAGE
ROOF PLAN
BIDG. ID SHEET NUMBER
4.0 A2.1



1 ROOF PLAN - CARETAKER'S COTTAGE
SCALE: 1/4" = 1'-0"

KEY PLAN



FLOOR PLAN LEGEND

	EXTERIOR WALL W/ STAINED CEDAR SIDING
	TYP INTERIOR WALL
	CONCRETE SLAB (TROWEL FINISH)
	WOOD FLOORING
	CONCRETE TILE ROOFING
	8" TILE FLOORING
	PEA GRAVEL

GENERAL NOTES

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COTTAGE 1,142 sf

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CAMPBELL, CA
Tel: 408 377 4073

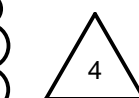
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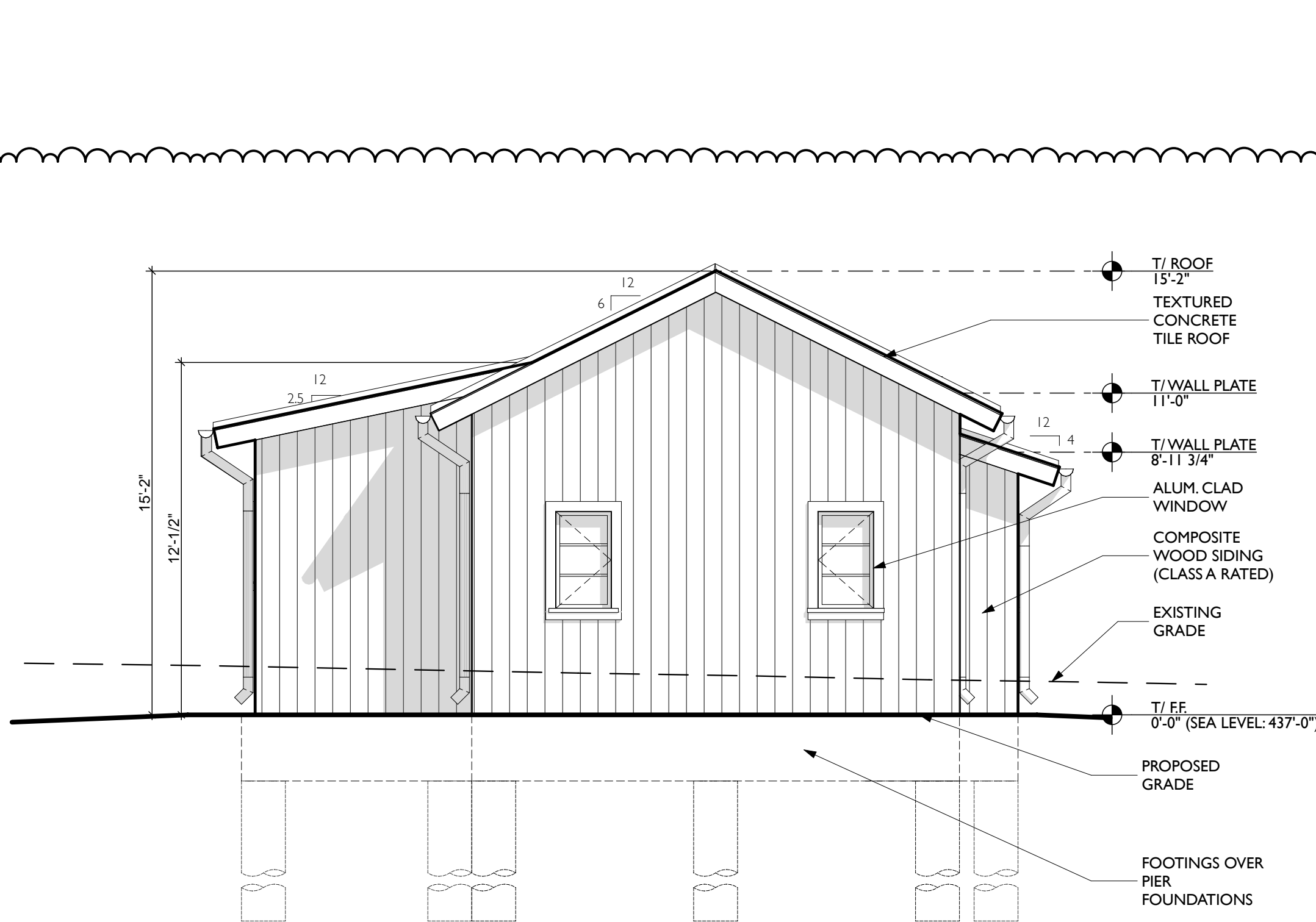
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CARETAKER'S COTTAGE
ELEVATIONS

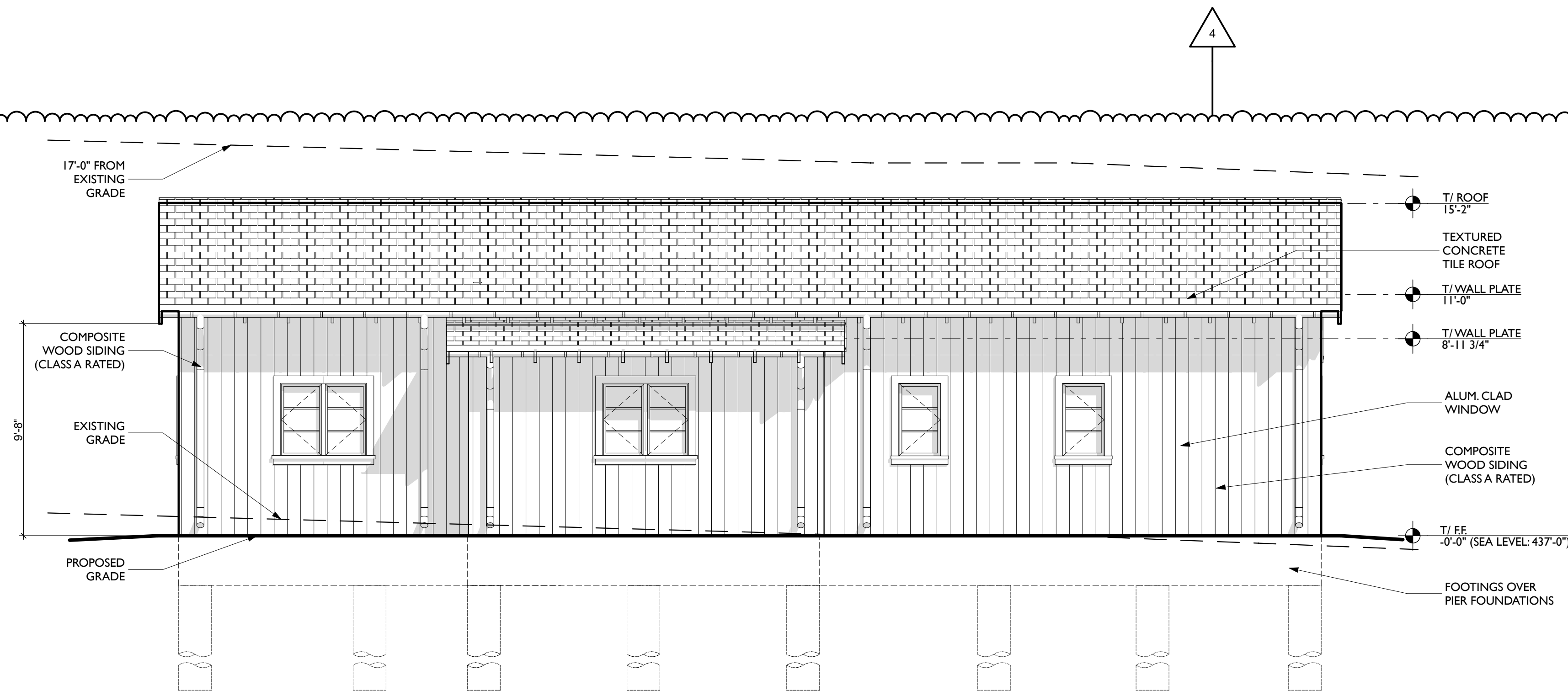


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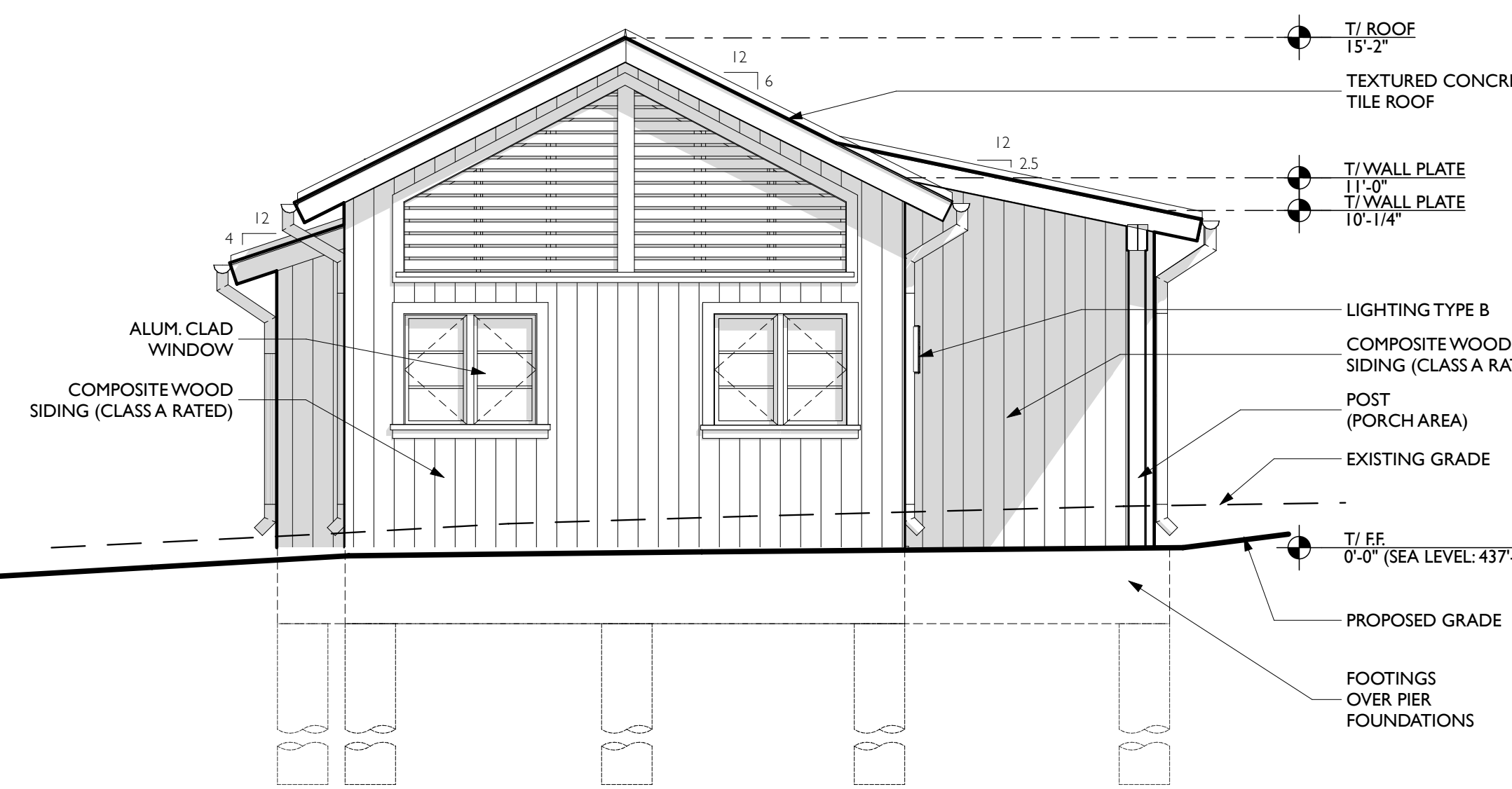
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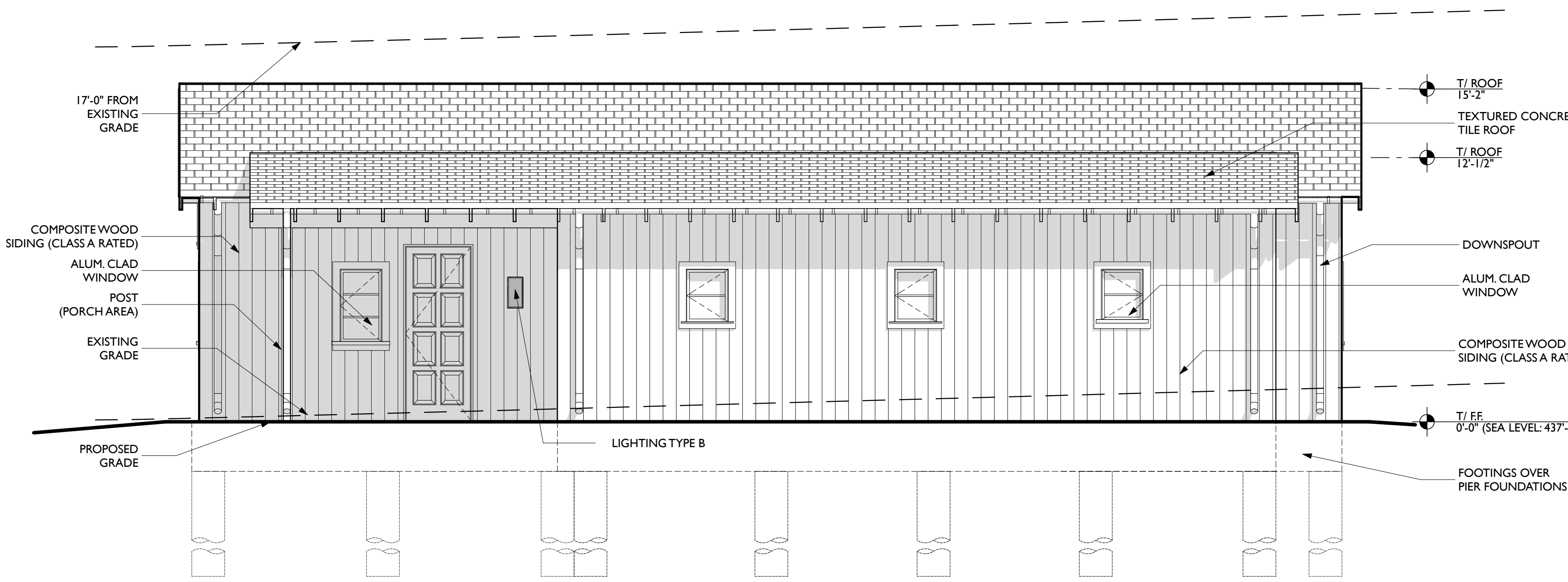
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WOODSIDE HORSE STABLES

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WOODSIDE, CALIFORNIA 94062

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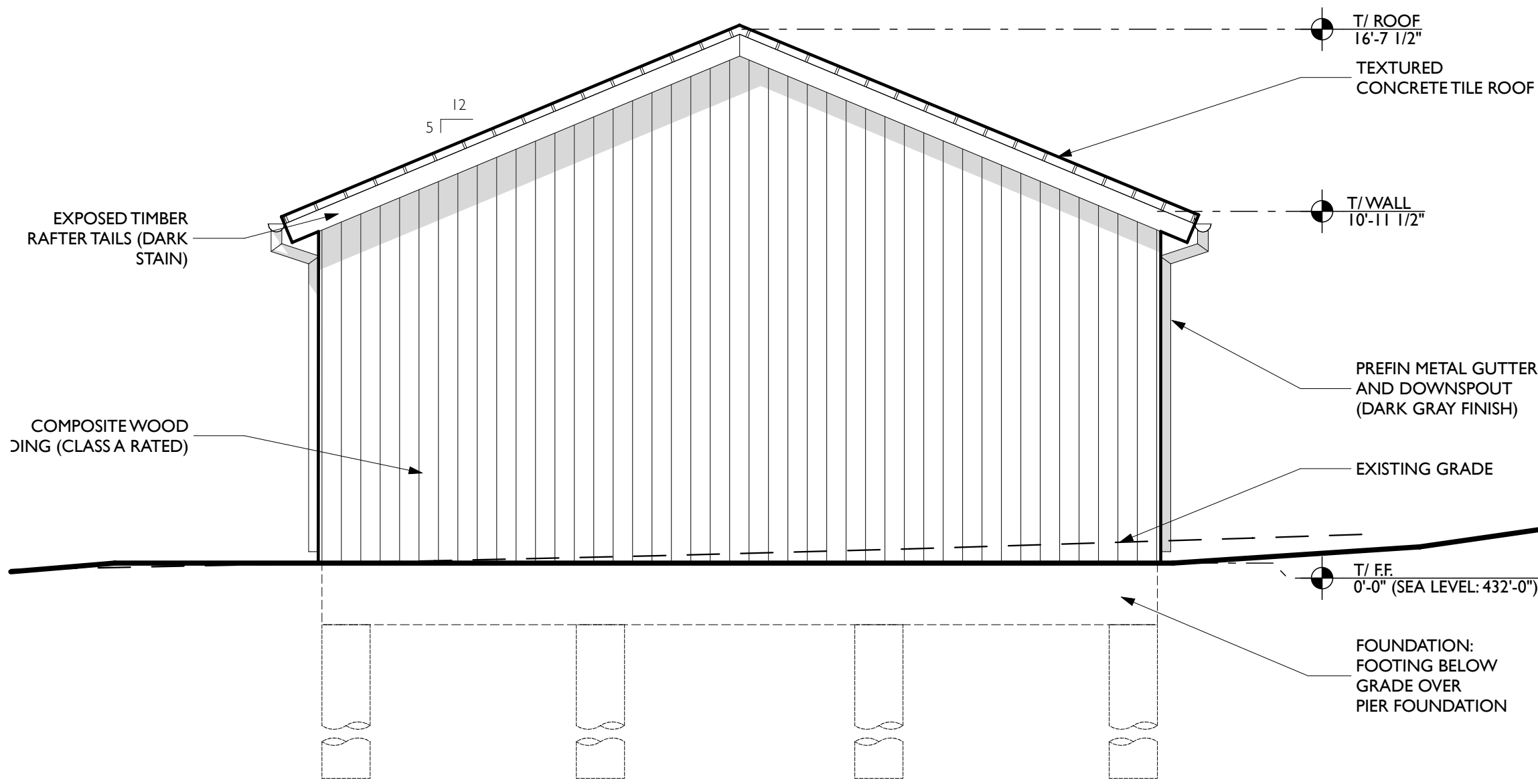
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△	05/06/19	ASRB Formal Review

TITLE

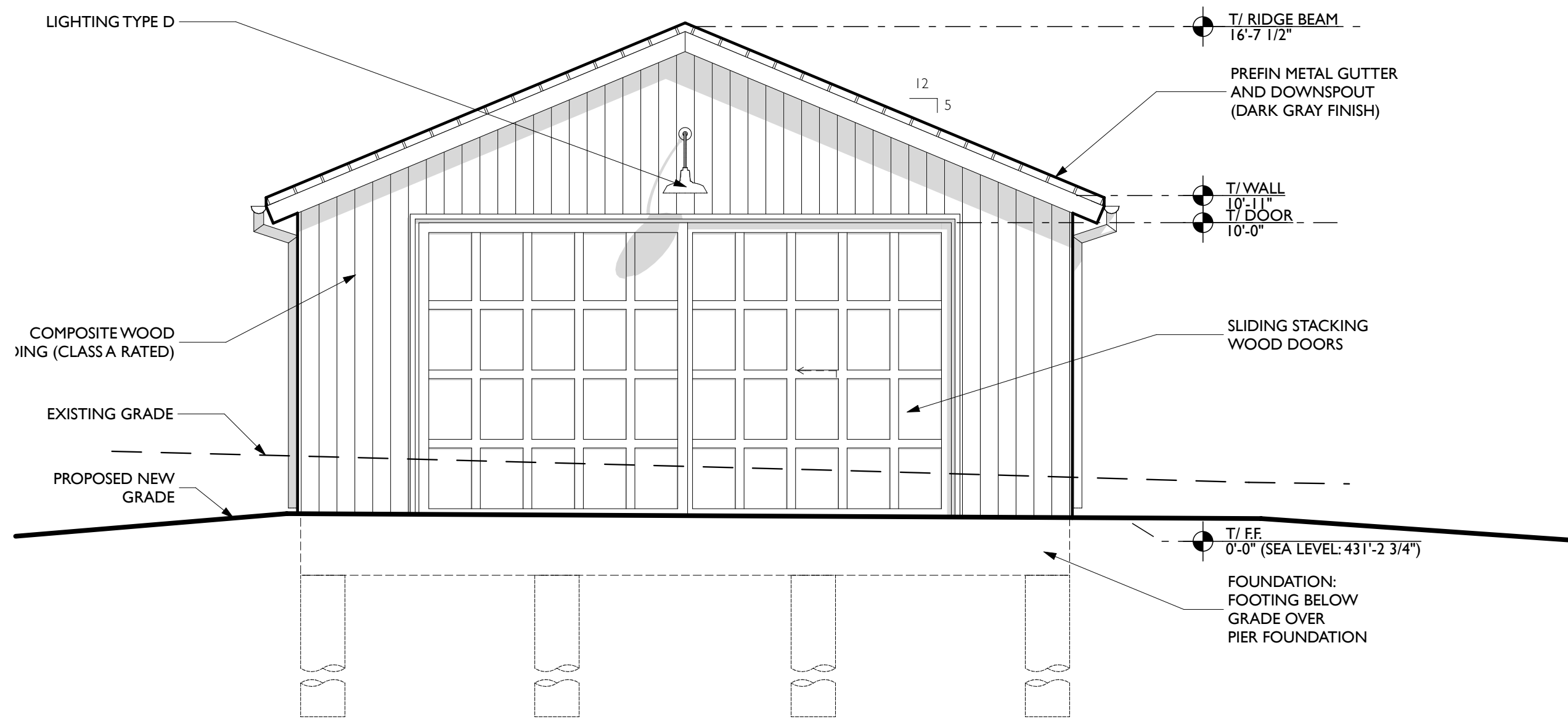
BULK STORAGE
BUILDING

BLDG. ID SHEET NUMBER

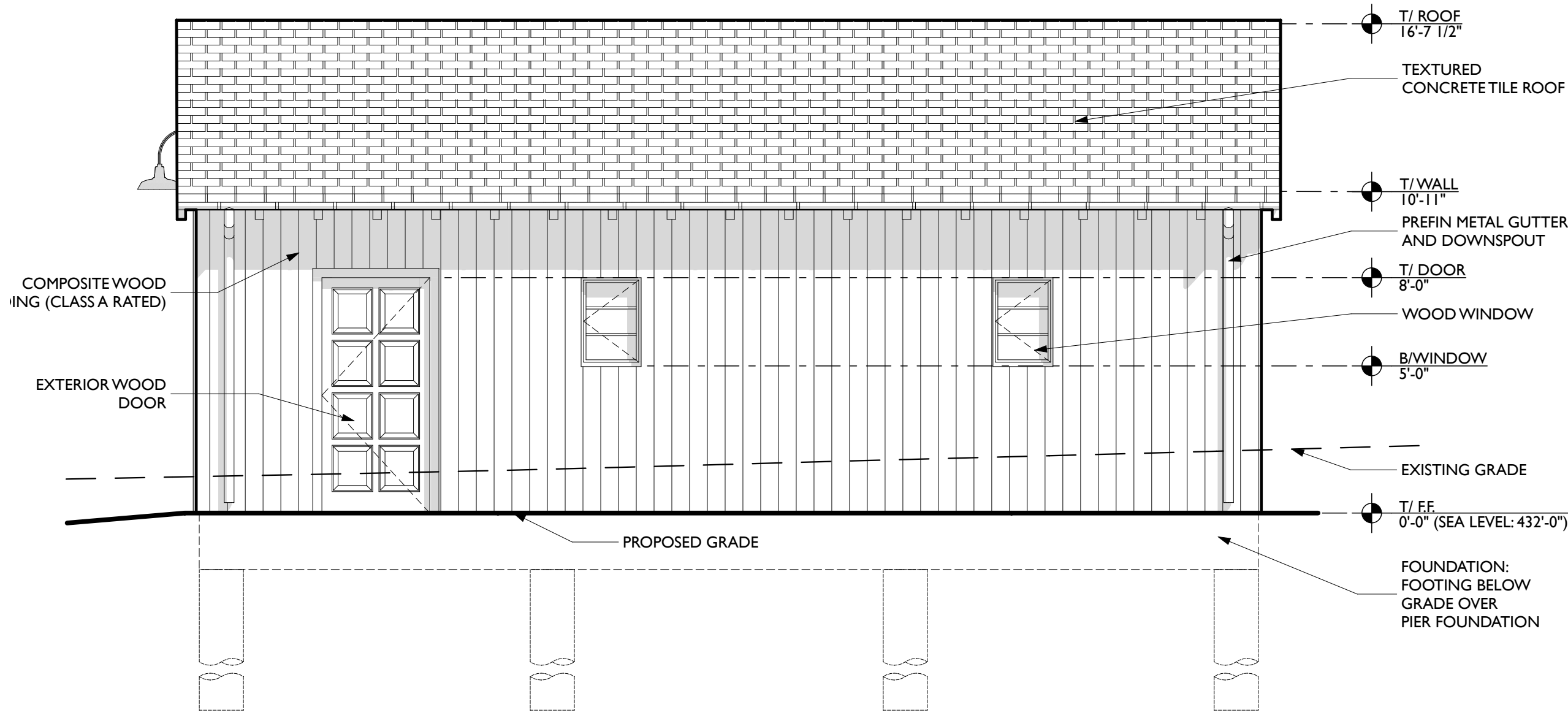
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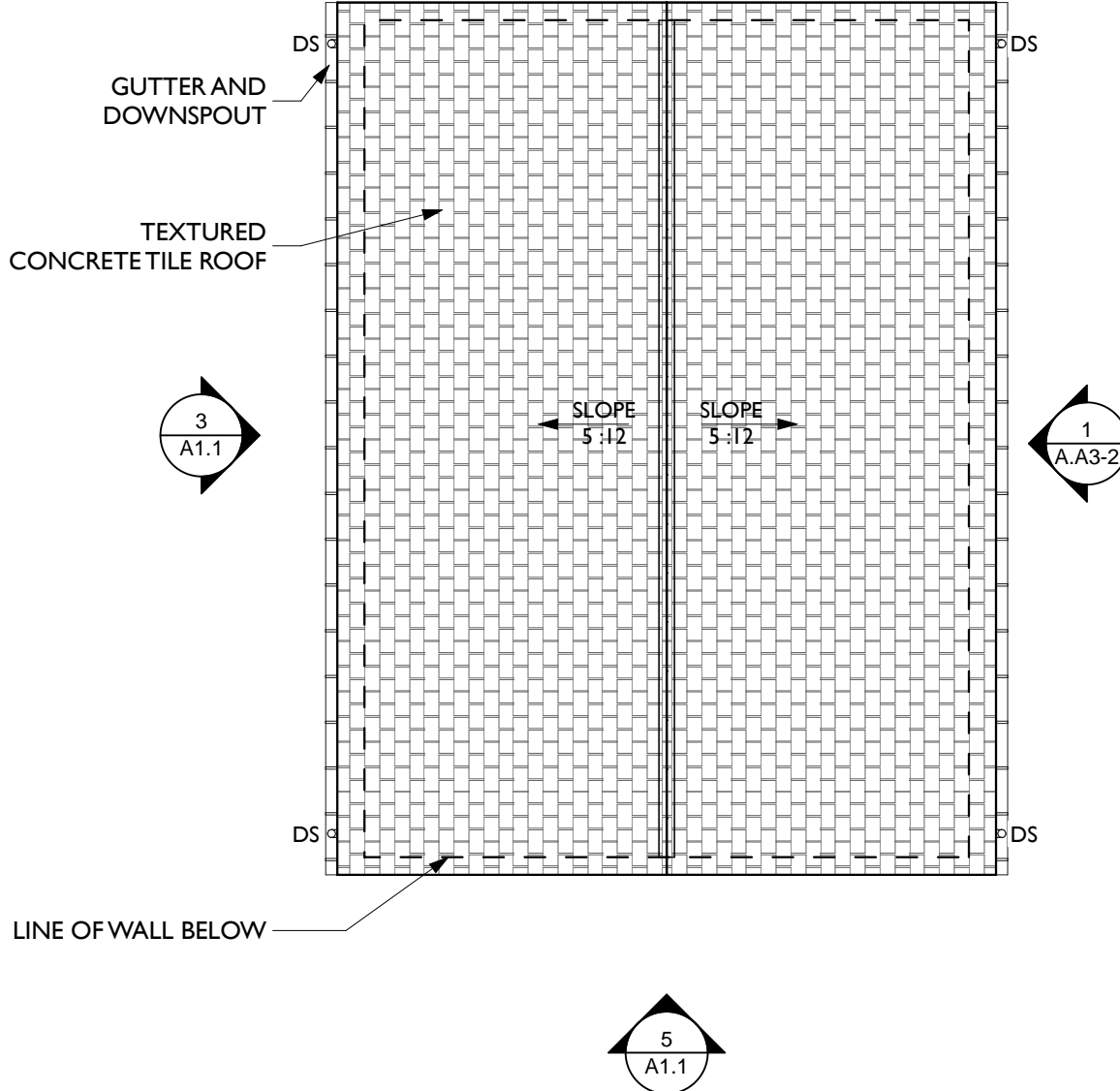
5 SOUTH ELEVATION - BULK STORAGE
SCALE: 1/4" = 1'-0"



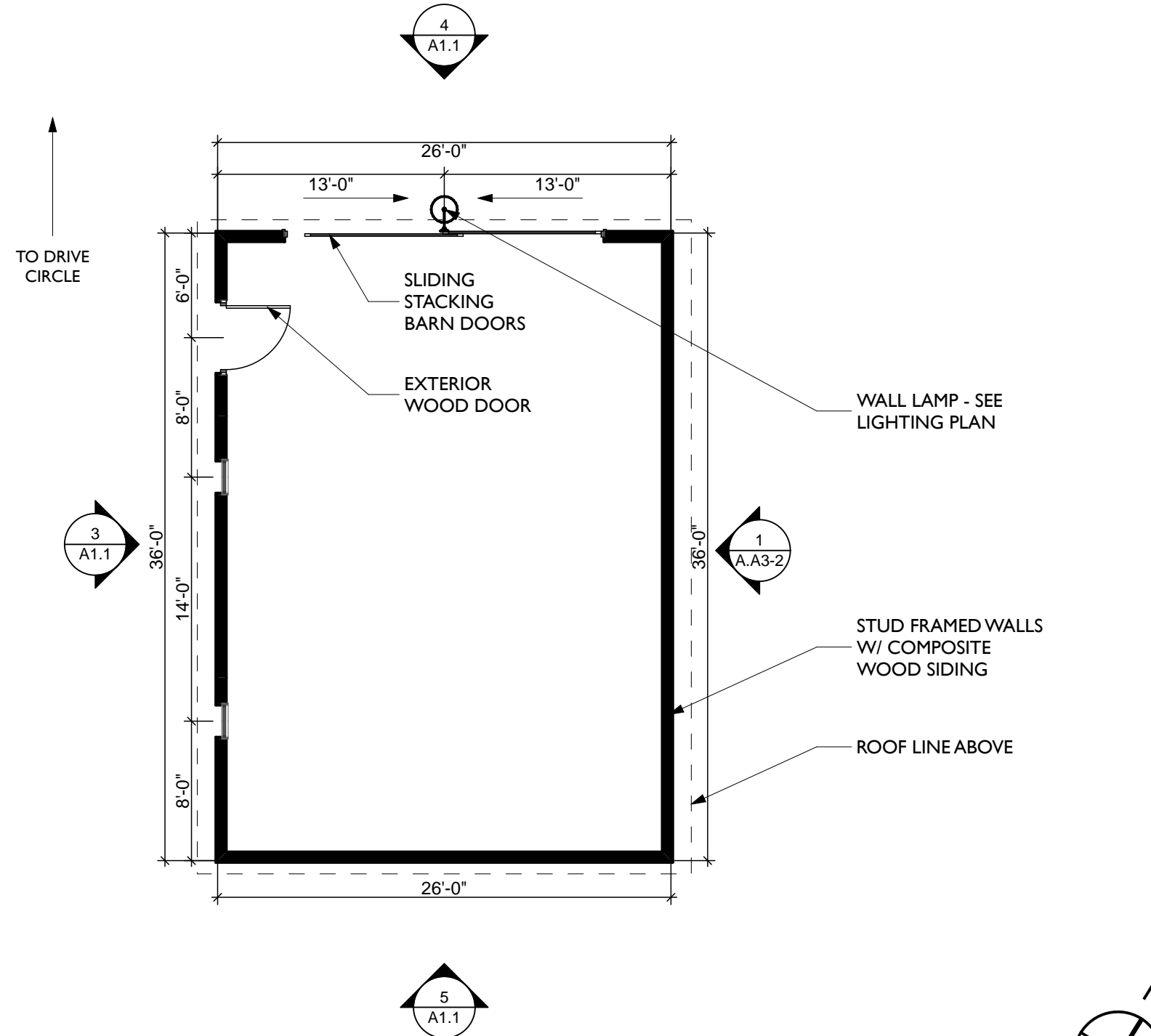
4 NORTH ELEVATION - BULK STORAGE
SCALE: 1/4" = 1'-0"



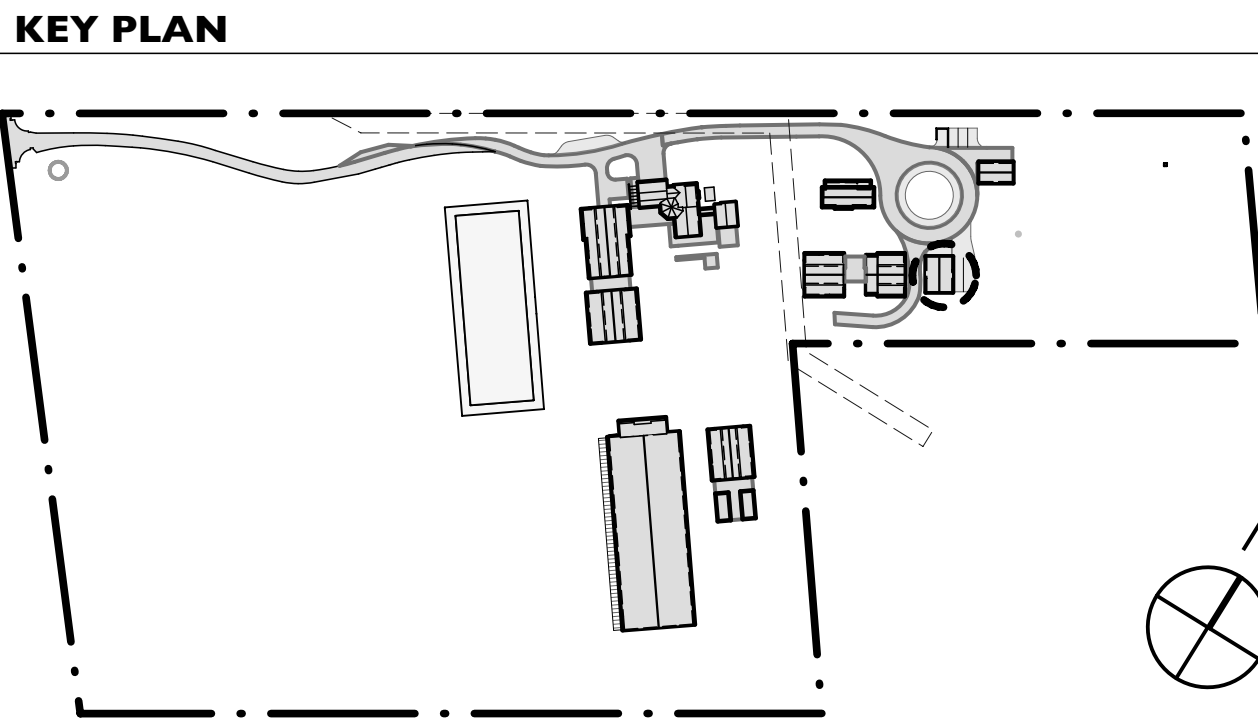
3 WEST ELEVATION - BULK STORAGE
SCALE: 1/4" = 1'-0"



2 ROOF PLAN - BULK STORAGE
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN - BULK STORAGE
SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND

EXTERIOR STUD WALL W/ STAINED CEDAR SIDING
CONCRETE SLAB (TROWEL FINISH)
WOOD FLOORING
CONCRETE TILE ROOFING
8" TILE FLOORING
PEA GRAVEL

GENERAL NOTES

BUILDING SQUARE FOOTAGE
BULK STORAGE 948 sf

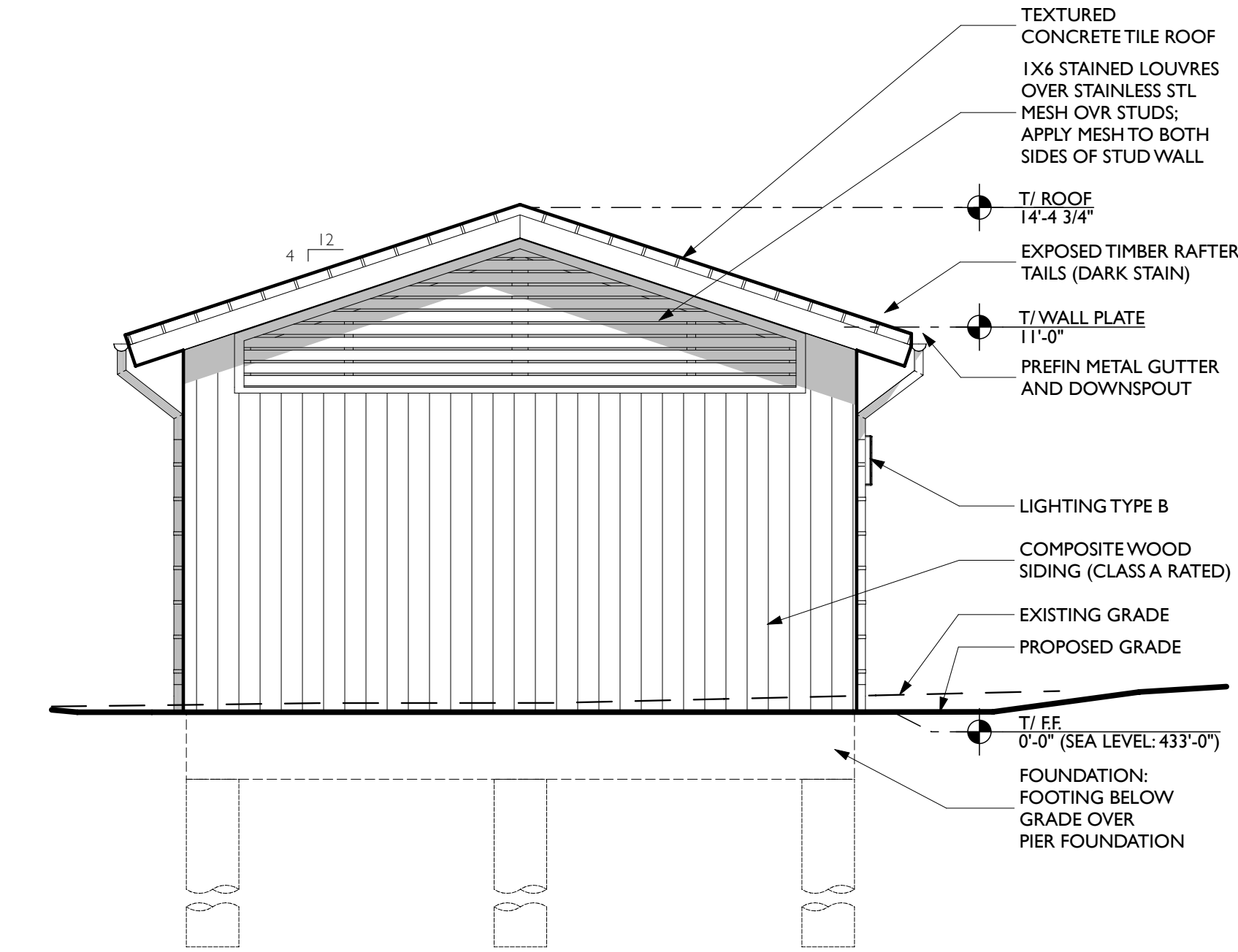
BUILDING HEIGHT
16' - 7 1/2"

DESCRIPTION
THE BULK STORAGE IS FOR MISCELLANEOUS STORAGE ON THE PROPERTY.

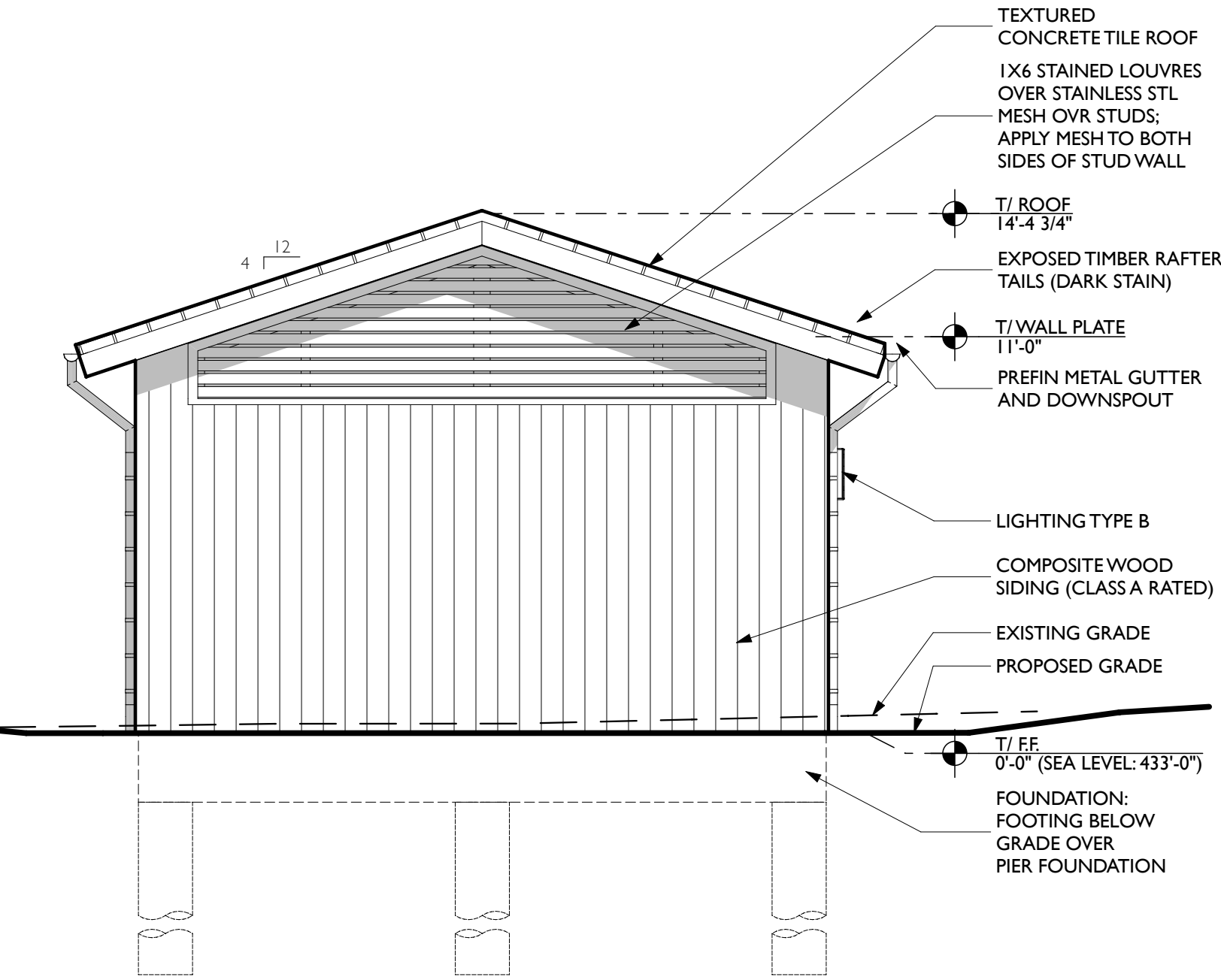
THE EXTERIOR WALLS WILL HAVE A TRESPA SIDING AND THE ROOF WILL BE A CONCRETE TILE THERE ARE TWO SLIDING WOOD DOORS ON THE NORTH FACADE.

BM Server: btm.blackburnarch.com - BM Server: 19/Shearer/190208 - Service Buildings

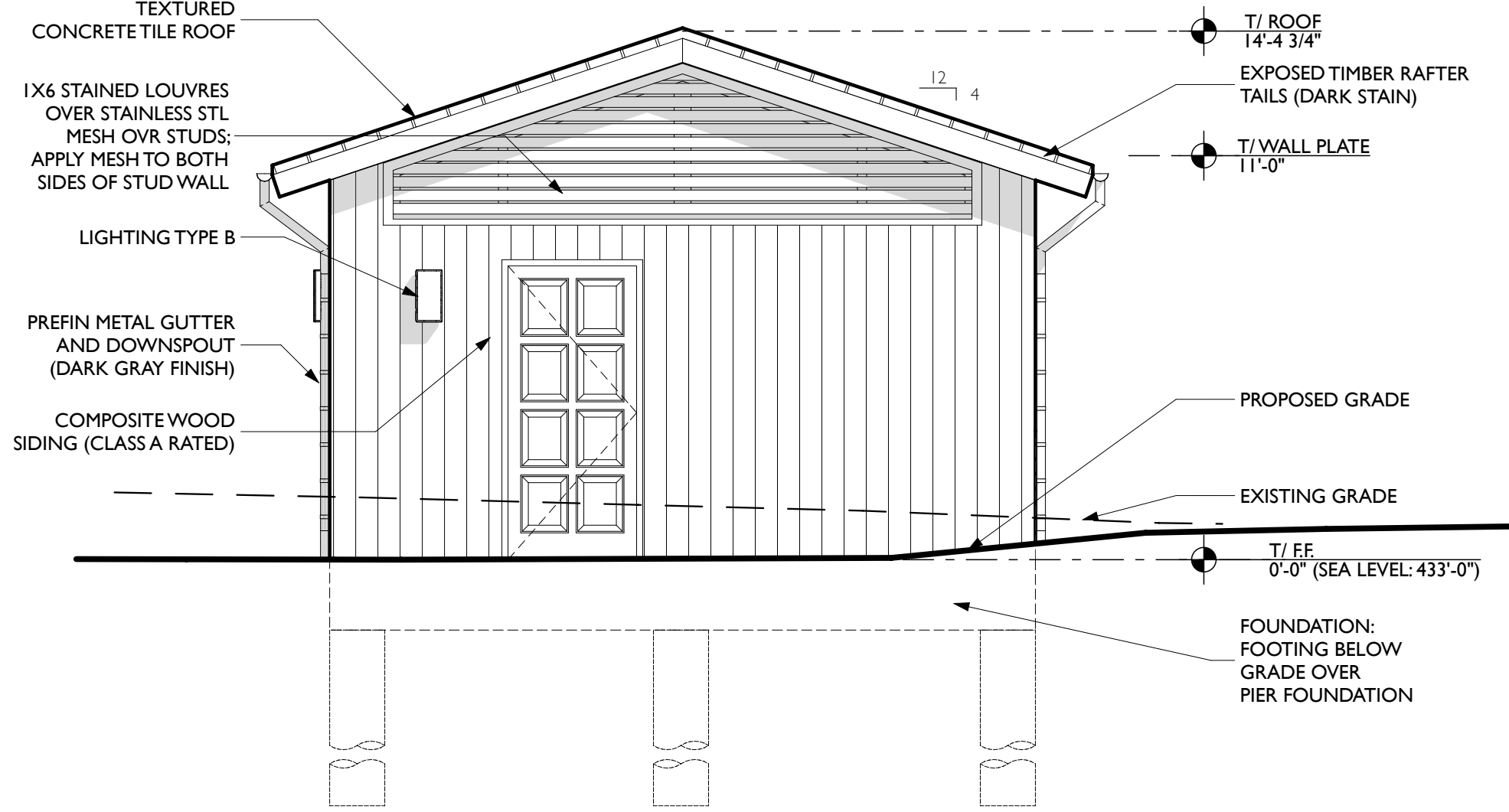
6 SOUTH ELEVATION - EQUIPMENT STORAGE
SCALE: 1/4" = 1'-0"



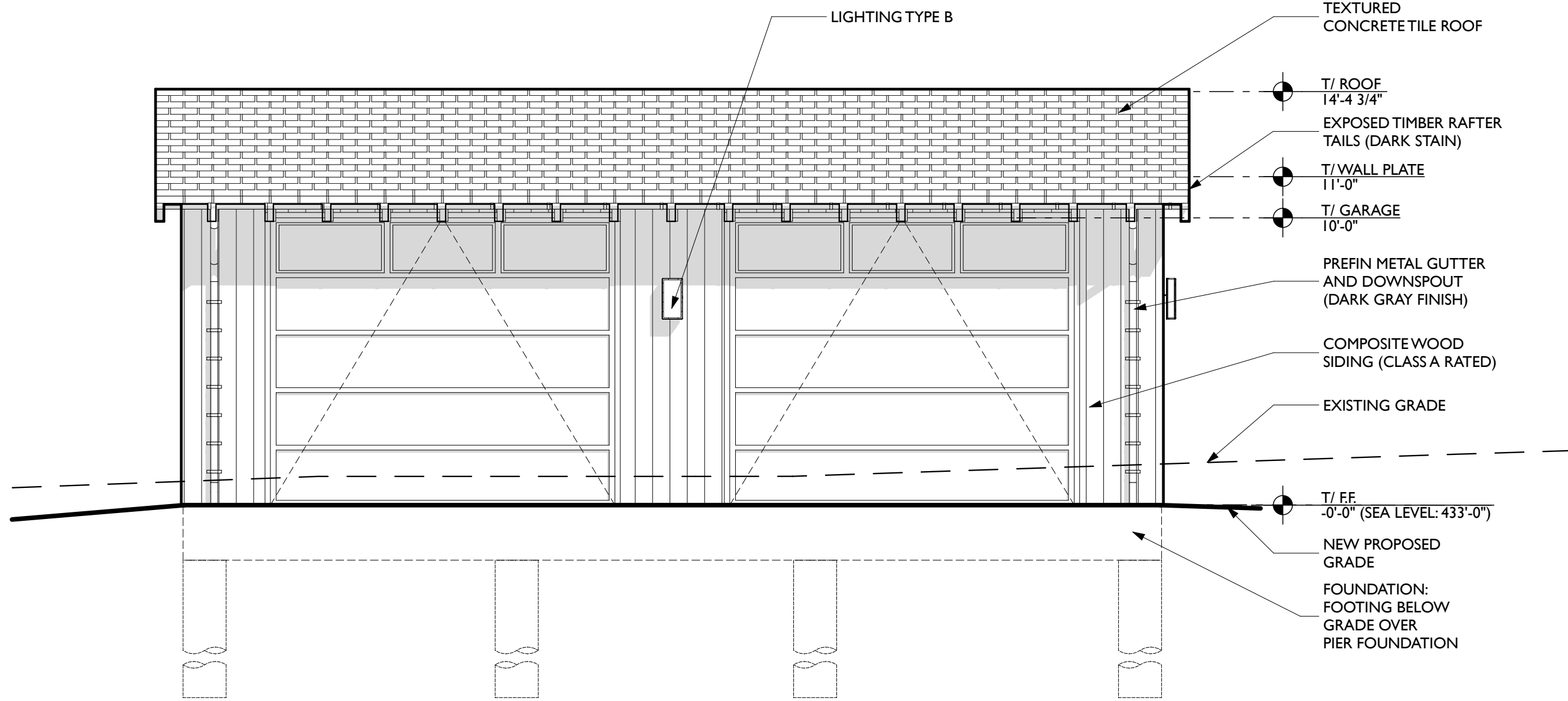
4 EAST ELEVATION - EQUIPMENT STORAGE
SCALE: 1/4" = 1'-0"



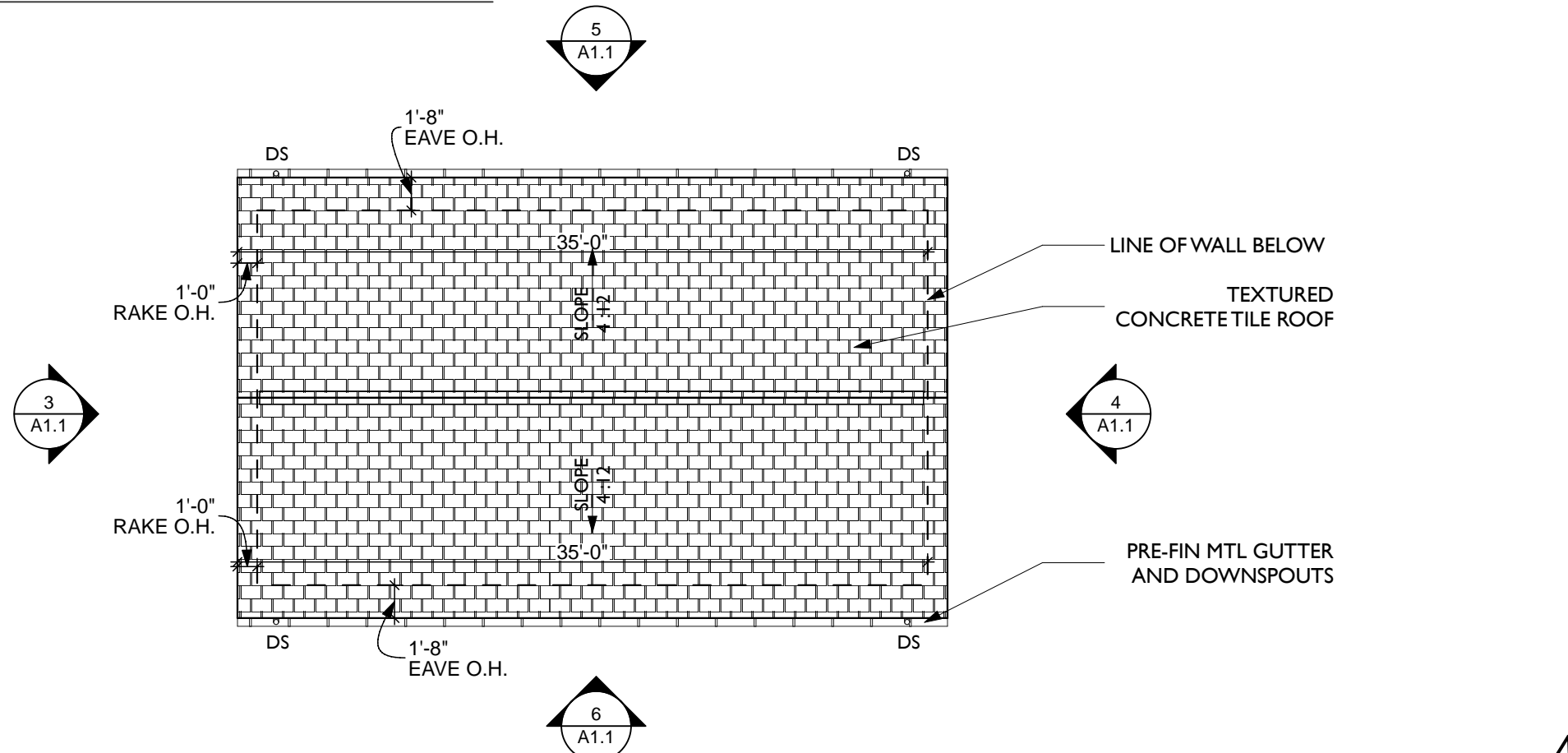
3 WEST ELEVATION - EQUIPMENT STORAGE
SCALE: 1/4" = 1'-0"



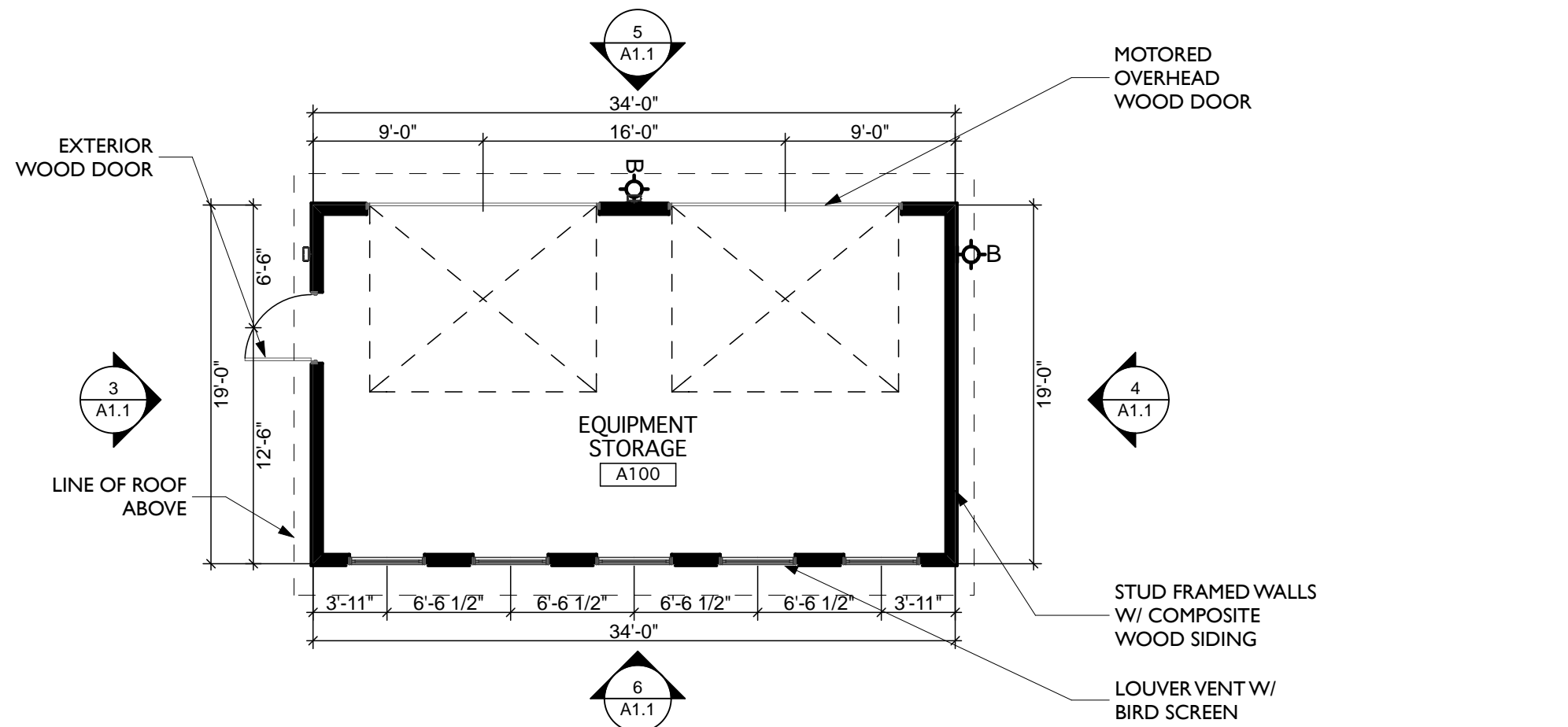
5 NORTH ELEVATION - EQUIPMENT STORAGE
SCALE: 1/4" = 1'-0"



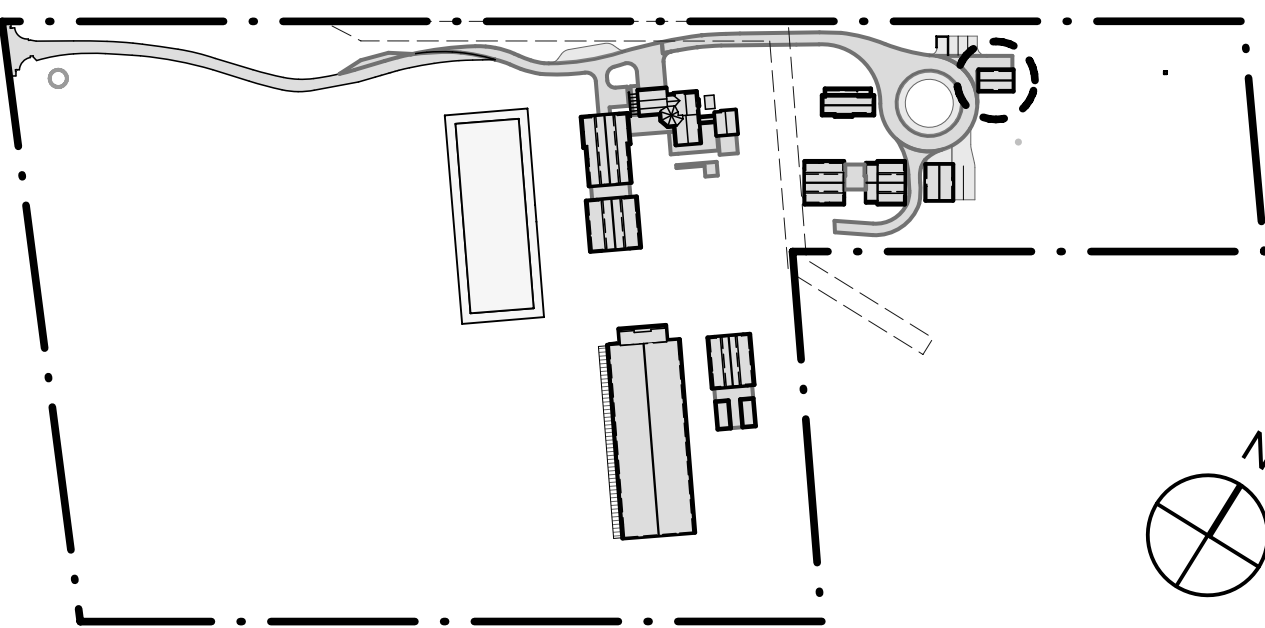
2 ROOF PLAN - EQUIPMENT STORAGE
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN - EQUIPMENT STORAGE
SCALE: 1/8" = 1'-0"



KEY PLAN



FLOOR PLAN LEGEND

	EXTERIOR STUD WALL W/ CEDAR SIDING
	CONCRETE SLAB (TROWEL FINISH)
	WOOD FLOORING
	CONCRETE TILE ROOFING
	8" TILE FLOORING
	PEA GRAVEL

GENERAL NOTES

BUILDING SQUARE FOOTAGE
EQUIPMENT SHED 657 sf

BUILDING HEIGHT
14' - 4 3/4"

DESCRIPTION
THE EQUIPMENT SHED IS TO HOUSE MISCELLANEOUS FARM EQUIPMENT. THERE WILL BE A PAD FOR PARKING A MUCK TRAILER TO THE WEST OF THE STRUCTURE.

THE EXTERIOR WALLS WILL HAVE A TRESPA SIDING AND THE ROOF WILL BE A CONCRETE TILE. THERE ARE TWO WOOD OVERHEAD DOORS ON THE NORTH FACADE.

BLACKBURN ARCHITECTS, P.C.

WASHINGTON, DC
1820 N STREET NW
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(202) 337-1755 PHONE
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WOODSIDE HORSE STABLES

3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

PROJECT No: 216125.01
DATE: 05/06/19
DRAWN BY: JJ
CHECKED BY: IK

DESIGNER'S STAMP

NOT FOR CONSTRUCTION

CLIENT

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3793 WOODSIDE ROAD
WOODSIDE, CALIFORNIA 94062

ARCHITECT

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BERKLEY, CA 94710
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STRUCTURAL ENGINEER

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SAN FRANCISCO, CA 94111
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Tel: 408 371 4003

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SAN FRANCISCO, CA 94123
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65 CRISTICH LANE, 95008
CAMPBELL, CA
Tel: 408 377 4073

ELECTRICAL

ERNEST F. FERRARI ELECTRICAL
550 MARINEVIEW AVE
BELMONT, CA 94002
Tel: 650 596 9753

TITLE 24

LUKE MORTON
MORTON GREEN BUILDING SERVICES
Tel: 619 721 3180

Rev	Date	Description
	09/12/18	ASRB Formal Review
	11/27/18	ASRB Formal Review
	02/11/19	ASRB Formal Review
	05/06/19	ASRB Formal Review

TITLE

EQUIPMENT STORAGE
BUILDING

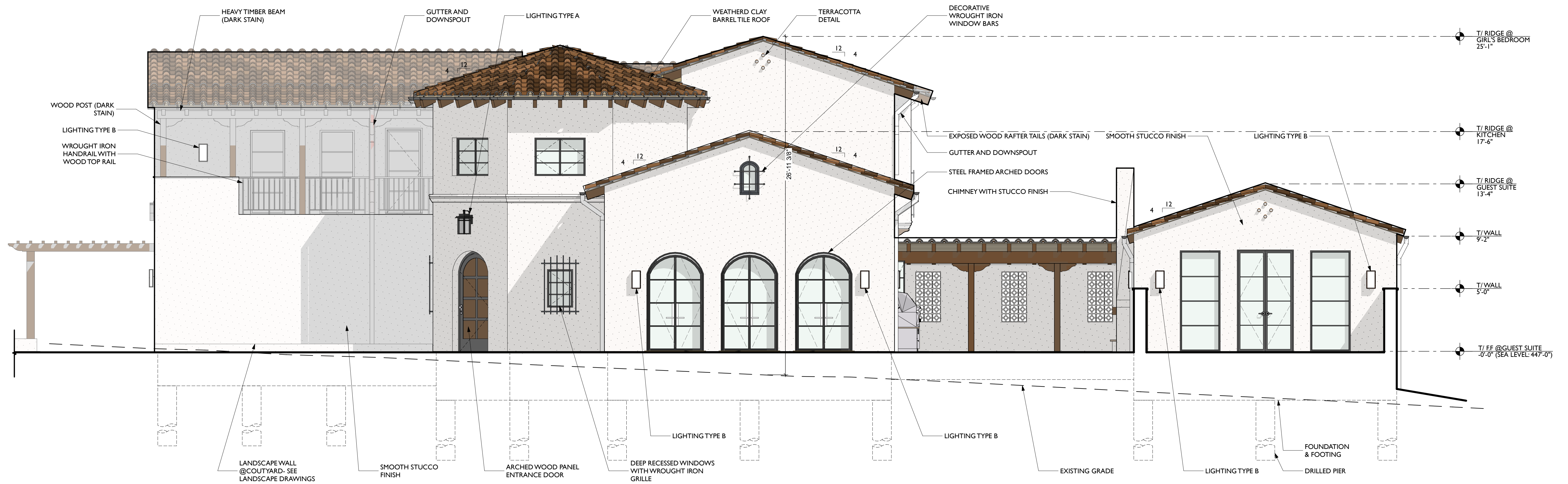
BLDG. ID SHEET NUMBER

6.0 A1.1



NORTH ELEVATION - CARETAKER'S COTTAGE

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

