



The Town of
Woodside

May 10, 2019

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

**Subject: Initial Study/Mitigated Negative Declaration for the 3793
Woodside Road Stables and Residence Project, Woodside, CA**

Dear Clearinghouse Staff:

Enclosed please find the Notice of Completion for the 3793 Woodside Road Stables and Residence Project Initial Study/Mitigated Negative Declaration. Also attached are 15 copies of the Notice of Availability, 15 copies of the Summary Form, and 15 electronic copies of the full 3793 Woodside Road Stables and Residence Project Initial Study/Mitigated Negative Declaration with attachments.

**The public review period for the project extends from May 13, 2019
through June 11, 2019.**

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

We have also included an additional copy of the notices for our files, as we would appreciate a stamped/dated copy sent back to us in the attached stamped envelope indicating your receipt of the document. If you have any questions, please call me at 650-851-6796, Ext. 108; or you may email me at sschaan@woodsidetown.org.

Thank you very much.

Kindest regards,

Sage Schaan, AICP CEP
Principal Planner

Enclosures

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

Town of Woodside
Notice of Availability / Intent to Adopt a Mitigated Negative Declaration
Public Review Period: May 13, 2019 through June 11, 2019
(30 days)

Project Title: 3793 Woodside Road – Woodside Stables and Residence Project
Project Numbers: CEQA2019-0002; ASRB2018-0030; GRAD2018-0001; and XPAV2018-0001

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)(a 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.

Project Location: 3739 Woodside Road
Woodside, CA 94062
APN: 072-201-010

Lead Agency: Town of Woodside
P.O. Box 620005 (Mail)
2955 Woodside Road
Woodside, CA 94062
Project Applicant: 3793 WR, LLC
2955 Woodside Road
Woodside, CA 94062

Contact Person: Sage Schaan, AICP CEP
Principal Planner
(650) 851-6790
(650) 851-2195 (fax)

Public Hearings:

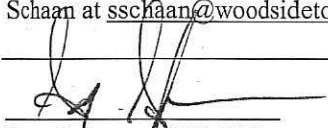
The Woodside Architectural and Site Review Board (ASRB) is scheduled to conduct Formal Design Review on the project on **May 20, 2019, at 4:30 p.m. in Independence Hall located at 2955 Woodside Road**. The ASRB will make a recommendation regarding design review to the Planning Commission.

The Woodside Planning Commission (PC) meeting to consider the Mitigated Negative Declaration, prepared for the project in compliance with the California Environmental Quality Act (CEQA), is scheduled for **June 6, 2019, at 6:00 p.m. in Independence Hall located at 2955 Woodside Road**. In addition to considering the Mitigated Negative Declaration, the Planning Commission will take final action on design review and will review requests for grading and paved area and surface coverage exceptions.

The Planning Commission public hearing will be advertised in a newspaper of local circulation. Notice of the ASRB and Planning Commission meetings will be provided to neighbors within 300 feet of the project, and to all organizations or individuals who have previously requested such notice in writing.

The Mitigated Negative Declaration, Project Plans, and referenced documents are available for review during normal business hours, 8:00 a.m. to 12:00 p.m., and 1:00 p.m. to 5:00 p.m., at Woodside Town Hall located at 2955 Woodside Road in Woodside, California 94062. The Mitigated Negative Declaration will also be available on the Woodside website: www.woodsidetown.org.

Please submit any written comments on the Initial Study/Mitigated Negative Declaration by 5:00 p.m. on June 11, 2019 to Sage Schaan at sschaan@woodsidetown.org or by mail at the Town of Woodside, at the address listed above.


Sage Schaan, AICP CEP
Principal Planner

May 10, 2019
Date

Date received for filing at the County of San Mateo:

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 3793 Woodside Road Stables and Residence Project

Lead Agency: Town of Woodside

Contact Person: Sage Schaan, AICP CEP, Principal

Mailing Address: 2955 Woodside Road

Phone: 650-851-6790

City: Woodside

Zip: 94062

County: San Mateo

Project Location: County: San Mateo

City/Nearest Community: Woodside

Cross Streets: Between Smoke Tree Lane and Montelena Court

Zip Code: 94062

Longitude/Latitude (degrees, minutes and seconds): 37 ° 25 ' 00.25" N / 122 ° 15 ' 50.16" W Total Acres: _____

Assessor's Parcel No.: 072-201-010

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 84; Interstate 280

Waterways: Bear Gulch Creek, Dry Creek, Alambique Creek, West

Airports: _____

Railways: _____

Schools: Woodside Elementary

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 2 Acres 14.02☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____ MW☐ Educational: _____☐ Waste Treatment: Type _____ MGD☒ Recreational: Equestrian Facilities for private use☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☒ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☐ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☒ Other: Tribal Cultural Res**Present Land Use/Zoning/General Plan Designation:**

General Plan: Residential - Environmentally Sensitive Area; Zoning: Special Conservation Planning, 5-acre minimum.

Project Description: (please use a separate page if necessary)

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)(a 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # <u>2</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 13, 2019

Ending Date June 11, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Greg Hardester</u>
Address: _____	Address: <u>720 University Ave., #200</u>
City/State/Zip: _____	City/State/Zip: <u>Los Gatos, CA 95032</u>
Contact: _____	Phone: <u>408-358-3316</u>
Phone: _____	

Signature of Lead Agency Representative: _____

Date: 5.10.19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Summary Form for Electronic Document Submittal

Form F

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

SCH #: _____

Project Title: 3793 Woodside Road Stables and ResidenceLead Agency: Town of WoodsideContact Name: Sage Schaan, AICP CEP, Principal PlannerEmail: sschaan@woodsidetown.orgPhone Number: (650) 851-6796Project Location: Town of Woodside
CitySan Mateo County
County

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

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)(a 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.

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

(See Attachment 1: Significant or potentially significant impacts and mitigation measures proposed to reduce the effects to a less than significant level)

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

Some neighbors in the project vicinity had 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. The majority of skylights were located on the west and north elevations, facing away from the closest adjacent neighbors.

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

Responsible or Trustee Agencies:

1. Native American Heritage Commission

ATTACHMENT 1: Significant or potentially significant impacts and mitigation measures proposed to reduce the effects to a less than significant level.

A summary of the impacts and mitigation measures included in the 3793 Woodside Road Stables and Residence Project Initial Study/Mitigated Negative Declaration is included below. For the full discussion of impacts and mitigation measures, please refer to the attached disk which includes a digital copy of the complete Initial Study/Mitigated Negative Declaration and attachments.

AIR QUALITY:

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.

CULTURAL RESOURCES:

According to the California Historical Resources Information System (CHRIS), the project area contains no recorded archaeological resources; however, the project area lies adjacent to an archaeological resource, a Native American site consisting of bedrock milling features and burials. Because of 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. The Town received one response, requesting that an archaeological monitor be present during project construction. In the event that archaeological resources are encountered during construction, implementation of **Mitigation Measures CULTURAL-1**, and **CULTURAL-2** would reduce potential impacts related to archaeological resources to a less-than-significant level. In addition, 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-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 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.

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**).

GEOLOGY AND SOILS:

The proposed project involves substantial grading; overall grading including site grading and grading within building footprints totals 13,830 cubic yards. Both the covered and uncovered arenas and the stables would be built into the slope. 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 at the perimeter of work being conducted in the stream corridor to ensure that sediment and other debris do not enter the stream channel.

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 a less-than-significant level.

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.

NOISE:

Project construction would result in a temporary increase in ambient noise levels in the project vicinity for the duration of the project. During construction, some noise would occur, but the project would be limited by the current Woodside noise regulations. Implementation of Mitigation Measure Noise-1 would ensure noise impacts are reduced 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.

TRIBAL CULTURAL RESOURCES:

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 determine their interest in consultation, in accordance with AB 52. One of the contacts requested that a Native American monitor the project during construction; this requirement 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.

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.