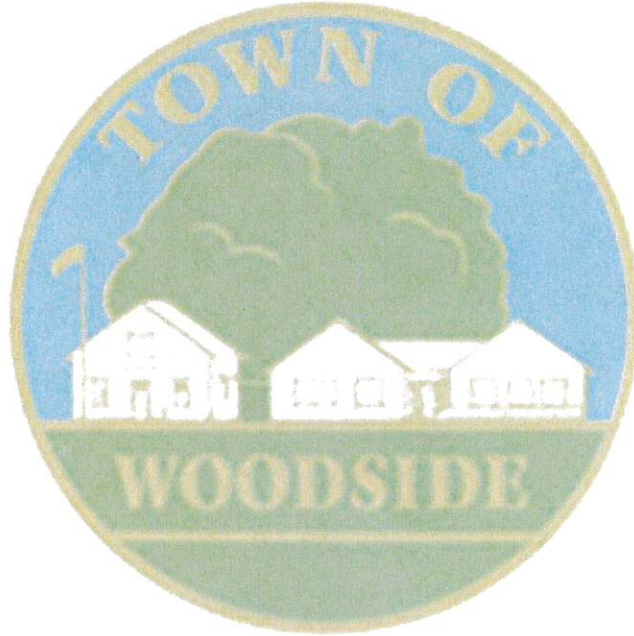


Initial Study and  
***Public Review Draft Mitigated Negative Declaration***  
for the  
331 Greer Road Lot Line Adjustment Project  
Project # PCDR2019-0002, LLAJ2019-0001, GRAD2019-0003, and CEQA2019-0005



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

Public Review Period:  
February 14, 2020, through March 16, 2020 (30 days)

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#### ATTACHMENTS

1. Application, received August 9, 2019
2. Plat and Legal Plans for Lot Line Adjustment
3. Lea & Braze Engineering, Inc. letter, providing the rationale for the lot line adjustment and need for additional grading, dated December 11, 2019; received December 12, 2019
4. California Historical Resources Information System, letter dated October 9, 2019
5. Fault Investigation, 331B Greer Caretaker's Residence, prepared by Murray Engineers, Inc, dated December 2018.
6. Native American Heritage Commission, letter dated September 21, 2019
7. Specifications for light fixtures, received December 12, 2019
8. Project Plans, received December 12, 2019

1. Project title: 331 Greer Road - Lot Line Adjustment
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 S. Schaan, AICP CEP, Principal Planner  
(650) 851-6790
4. Project location: 331 Greer Road  
Woodside, CA  
  
North Lot  
APN: 072-052-260  
  
South Lot  
APN: 072-052-020
5. Project sponsor's name and address: 331 Greer, LLC  
331 Greer Road  
Woodside, CA 94062
6. General Plan designation: Residential – Environmentally Sensitive Area (R-ESA)
7. Zoning: SCP-5 (Special Conservation Planning – 5 acres)
8. Public Review Period: February 14, 2020, through March 16, 2020 (30 days)
9. Project Location: The project is located at the north end of Greer Road, at the base of the Western Hills at the northern end of Woodside (**Figures 1 and 2**). Access to the site is from Woodside Road and Kings Mountain Road in central and northern Woodside.

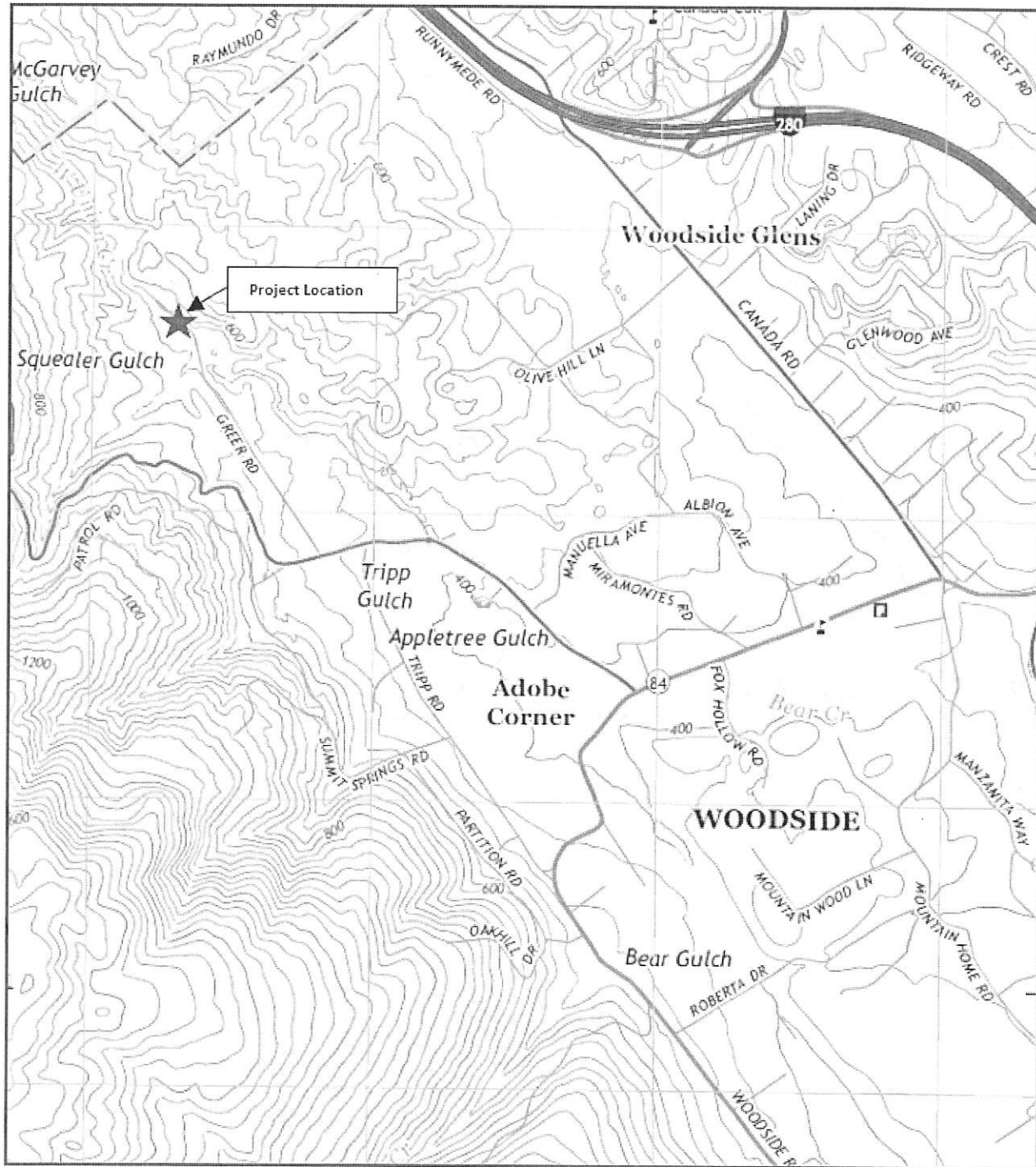
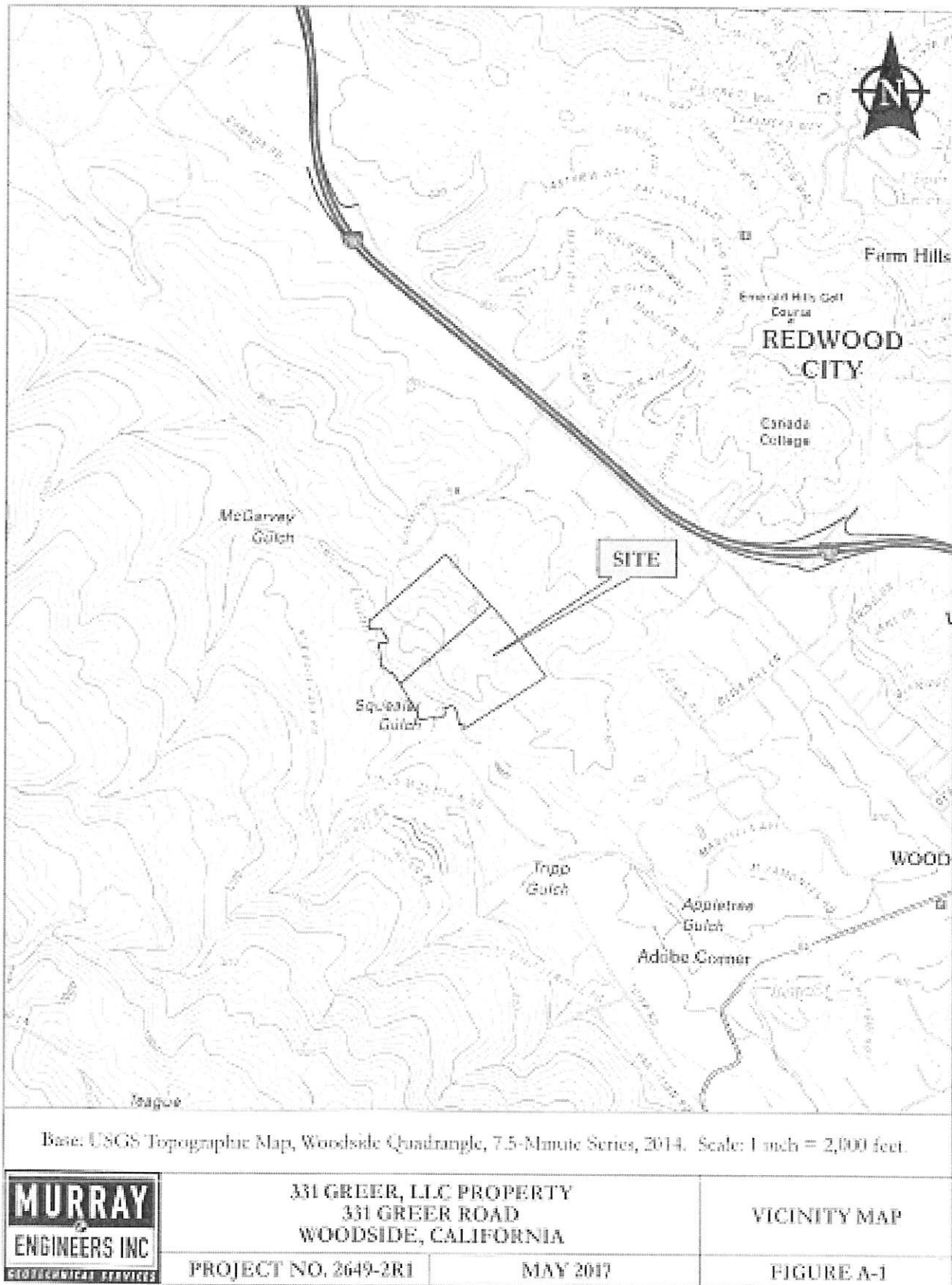


Figure 1. Project Vicinity Map

Source: USGS



**Figure 2.** Project Location Map

Source: Murray Engineers, Inc.

10. Environmental Setting: The project site is located within the Greer Road Area, an environmentally sensitive area of Woodside (General Plan Map LU3: Western Hills and Environmentally Sensitive Areas). The two parcels are also located almost entirely within the Alquist Priolo Study Zone (GP Map NH2). Active trenching on the property is being conducted under an open permit at this time to identify the location of the fault traces of the San Andras Fault Zone. The project site is mapped as Mixed Oak Woodland on the east side of West Union Creek and as Redwood-Mixed Evergreen Forest on the west side of the creek. Some grassland is located toward the eastern side of the parcels (Map CV2: General Woodside Habitats).
11. Project Description: The project includes a Lot Line Adjustment (LLAJ) to make changes to the lot lines of two existing parcels of record at 331 Greer Road (072-052-260 and 072-052-020). The properties total 3,930,475 square feet (90.231 acres) (**Attachment 2**).

Existing development on the parcels is as follows:

- North Parcel: 331 Greer Road, north parcel (072-052-260), is currently developed with a two-story residence, garage, large barn and small stable.
- South Parcel: 331 Greer Road (072-052-020) is currently developed with a gate house (small residence).

Both properties are zoned Special Conservation Planning (SCP-5). Lot Line documentation is included as **Attachment 2**.

The proposed Lot Line Adjustment (**Attachment 2**) would result in the following changes to the properties:

- (1) The proposed Lot Line Adjustment would adjust a portion of the South Lot and add it to the North Lot.
- (2) Easements on Parcel 1 (North Parcel) include the Cal Water District Easement totaling 9,631 square feet (non-adjacent to the property line) (**Attachment 8**, Sheet O-C7.1). Easements on Parcel 2 (South Parcel) include the existing and proposed a Cal Water District Easement totaling 6,838 square feet (not adjacent to the property line).

**Table 1. North Parcel**

Parcel 1	Square Feet		
	Existing	Proposed	Delta
Gross Lot Area	1,712,634	1,938,571	+225,937
Gross PUE Area	9,631	9,631	0
Legal Net Area - Lot Area Per WMC §153.205(B)*	1,703,003	<b>1,928,940</b>	+225,937

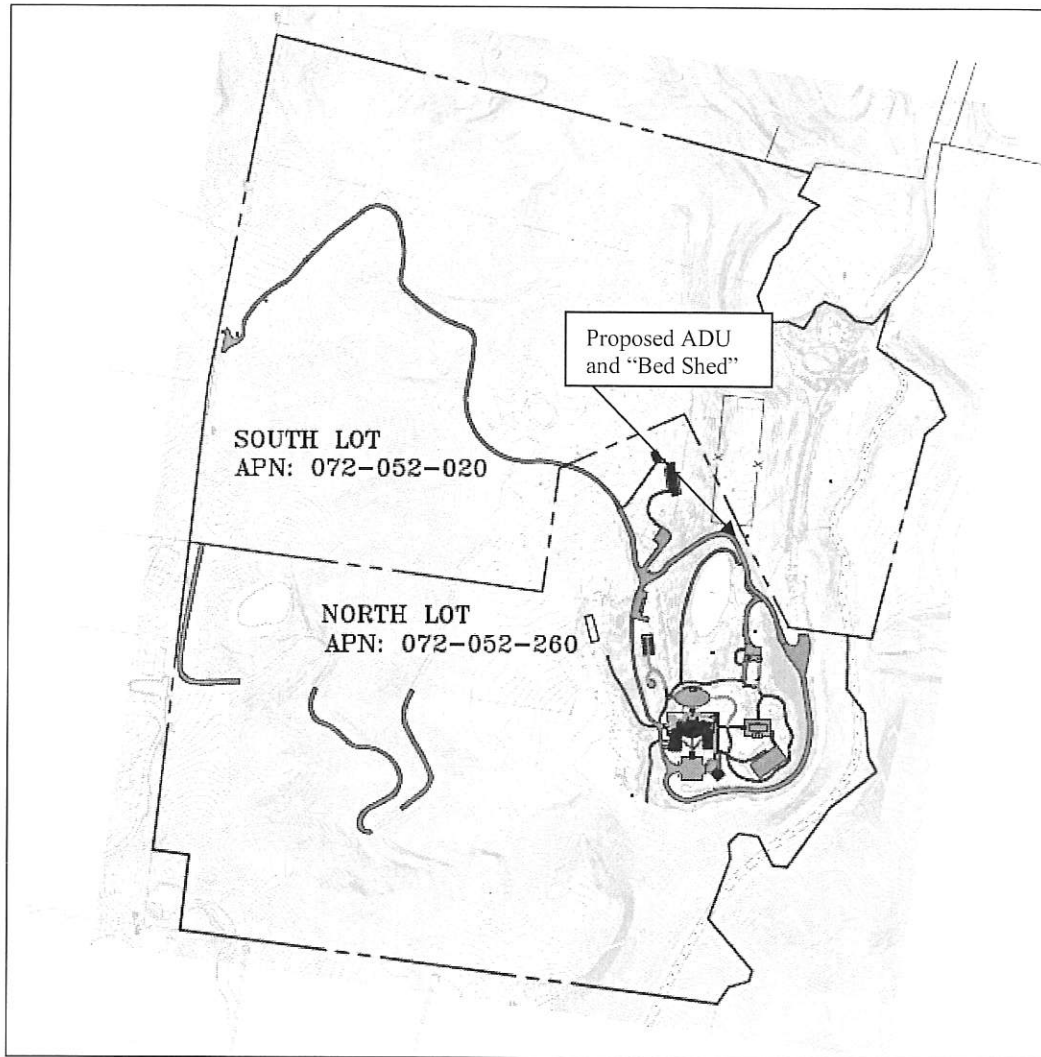
**Table 2. South Parcel**

Parcel 2	Square Feet		
	Existing	Proposed	Delta
Gross Lot Area	2,217,841	1,991,904	-225,937
Gross PUE Area	6,838	6,838	0
Legal Net Area - Lot Area Per WMC §153.205(B)*	2,211,003	<b>1,985,066</b>	-225,937

\* Public Utility Easements not adjacent to a property line are excluded from the Lot Area calculation in the Town of Woodside.

New Structures: The project involves construction of an accessory dwelling unit (ADU) and detached guest bedroom and bath “bed shed” on the proposed North Parcel (**Figure 3**). The ADU would be 1,500 square feet and the “bed shed” would be 409 square feet. The structures would be constructed south of the main residence (**Attachment 8**, Sheet 0-C3.1).

Project Grading: The project involves site grading that reconfigures the grading already approved for the site. The overall quantity of grading would be increased from a total of 11,290 cu. yds (5,645 cu. yds cut and 5,645 cu. yds. fill) approved in September 2017, to 13,310 cu. yds (6,655 cu. yds cut; and 6,655 cu. yds. fill) that is now under review (an increase of 2,020 cu. yds). Grading would be balanced on site. No material would be brought in or off-hauled from the site (**Attachment 8**, Sheets 0-C1.1A, 0-C8.1, 0-C-8.2, and 0-C-8.3).



**Figure 3. Proposed Site Plan**

Source: Lea & Braze Engineering, Inc.

12. Surrounding land uses and setting: The proposed project site is located in a residential area with large lots at the base of the Western Hills. Huddart Park in San Mateo County is located west of the project site.
13. Town of Woodside: The project requires design review, review of a proposed lot line adjustment, and review of an amendment to the Grading Exception by the Planning Commission.
14. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):
  - **Regional Water Quality Control Board Approval:** Project construction would require a revision to the existing Storm Water Pollution Prevention Plan (SWPPP/SWP3), to include new disturbed areas.
  - **County Department of Environmental Health:** The County Department of Environmental Health would review the proposed Septic Plan to ensure its adequacy for the project.

15. 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.



#### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

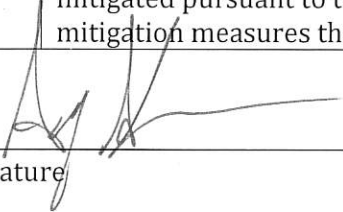
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<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 checked="" 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 checked="" type="checkbox"/> Hydrology and Water Quality	<input checked="" 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

2.13.20  
Date

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
<b>I. AESTHETICS</b> 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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3**).

(a-c): Visual changes would be relatively minor. The design of the proposed ADU and “bed shed” are rural in character, and consistent with the Town Design Guidelines. Both structures would be a single story. Materials include vertical reclaimed barn-wood siding, metal clad windows and doors, and bonderized corrugated metal roofing. The ADU would have a metal clad chimney and timber posts at the porch (**Attachment 8**, Sheets A 4 and 5). The shed would be a prefabricated cedar shed (**Attachment 8**, Sheets A-000-A-201).

The 331 Greer Road property is not visible from Interstate 280, a Scenic Highway, or from either Woodside Road or Kings Mountain Road, both Town-designated Scenic Corridors (GP Map CL2). The zoning designation of the subject property is Special Conservation Planning, 5-acre minimum (SCP-5). The project is consistent with this zoning district. The General Plan designation of Residential-Environmentally Sensitive Area (R-ESA) is intended for residential development at a variety of densities ranging from large rural estates with multiple accessory buildings; to smaller, single-family homes within compact neighborhoods. The project would not result in adverse visual impacts to scenic roads, scenic vistas, or other scenic resources. Adjusting the lot line between the north and south parcels is consistent with the rural character of Woodside and allows for better utilization of the two parcels.

(d) The project would result in minimal light emissions from the new accessory dwelling unit and “bed shed”; and all lighting would be shielded and hooded, consistent with the requirements of the Woodside Municipal Code; therefore, additional emissions would be less-than-significant (**Attachment 6; Attachment 8; Attachment 8, Sheet 17**).

*(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
<b>II. AGRICULTURAL RESOURCES</b>  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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(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, Biological Resources.

*(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
<b>III. AIR QUALITY</b> 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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(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, PM<sub>10</sub>, or PM<sub>2.5</sub>, 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. Adjacent residences 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 would result in some emissions, particularly PM<sub>10</sub>, 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 streets daily if visible soil material is carried onto adjacent public streets, parking areas, and staging areas, as directed by the Town Engineer.*
- *Install erosion control measures to prevent runoff from the project site from entering West Union 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
<b>IV. BIOLOGICAL RESOURCES</b> 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 checked="" type="checkbox"/>	<input 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 consists of adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(a) The project site has been used as a residential property since the early part of the 20<sup>th</sup> Century. The oldest structure on the property is a barn that was constructed in approximately 1920. 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 on the east side of West Union Creek and Mixed Evergreen Forest on the western side of West Union Creek (GP Map CV2, General Woodside Habitats). The project would not substantially affect existing vegetation communities.

(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. The property has one pond on site. Development would not occur within the vicinity of the pond.

(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. West Union Creek runs along the western portion of the property, approximately 420 feet from the proposed ADU and “bed shed”. The project would not result in adverse impacts to the creek or associated wildlife corridor.

(e): The project would result in the removal of 32 trees, 27 of which would be significant trees (**Attachment 8**, Sheet O-C4.4). Significant Trees may be replaced in the project vicinity, in accordance with WMC Section 153.438.

(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
<b>V. CULTURAL RESOURCES</b> 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 consists of adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 1**).

(a): The project would not involve the removal of any structures, therefore it would not have the potential to affect historical resources. 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 previously recorded buildings or structures within the proposed project area (**Attachment 4**). The project would not have the potential to adversely affect historic resources.

(b): According to the California Historical Resources Information System (CHRIS), there are no Native American resources within or adjacent to the proposed project area that are referenced in the ethnographic literature (Levy 1976) (**Attachment 4**). “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 near areas populated by oak, buckeye, laurel and hazelnut, as well as near a variety of plant and animal resources. Sites are also found near watercourses and bodies of water. The 331 Greer Road project area encompasses a hilly, wooded area adjacent to West Union Creek. The project area is also in proximity to several other watercourses. Given the similarity of one or more of these environmental factors, there is a moderate potential for unrecorded Native American resources in the proposed project area.”

“Review of historical literature and maps indicated the possibility of historic-period activity within the 331 Greer Road project area. A mid-19<sup>th</sup> century map (General Land Office 1856) depicts a road from Greer’s to Embarcadero intersecting the project area. In addition, a late 19<sup>th</sup> century map (Bromfield 1894) depicts

the lands of T. Knight, J.L. Greer, and J.F. Greer encompassing the project area. With this in mind, there is a modestly high potential for unrecorded historic-period archaeological resources in the project area.”

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:

**Mitigation Measure CULTURAL - 1 (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. Should human remains be discovered during project construction, implementation of ***Mitigation Measure CULTURAL-2*** would reduce any potential impacts to a less-than-significant level:

**Mitigation Measure CULTURAL-2 (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.*

*(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
<b>VI. ENERGY.</b> 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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(a) The project would not involve wasteful, inefficient or unnecessary construction of energy resources during project construction. Materials such as the siding for both structures would be reused barn-wood. Structure lighting would be kept to a minimum. Eight downlight sconces are proposed at the ADU, and one downlight is proposed at the “bed shed”.

(b) The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. 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.**

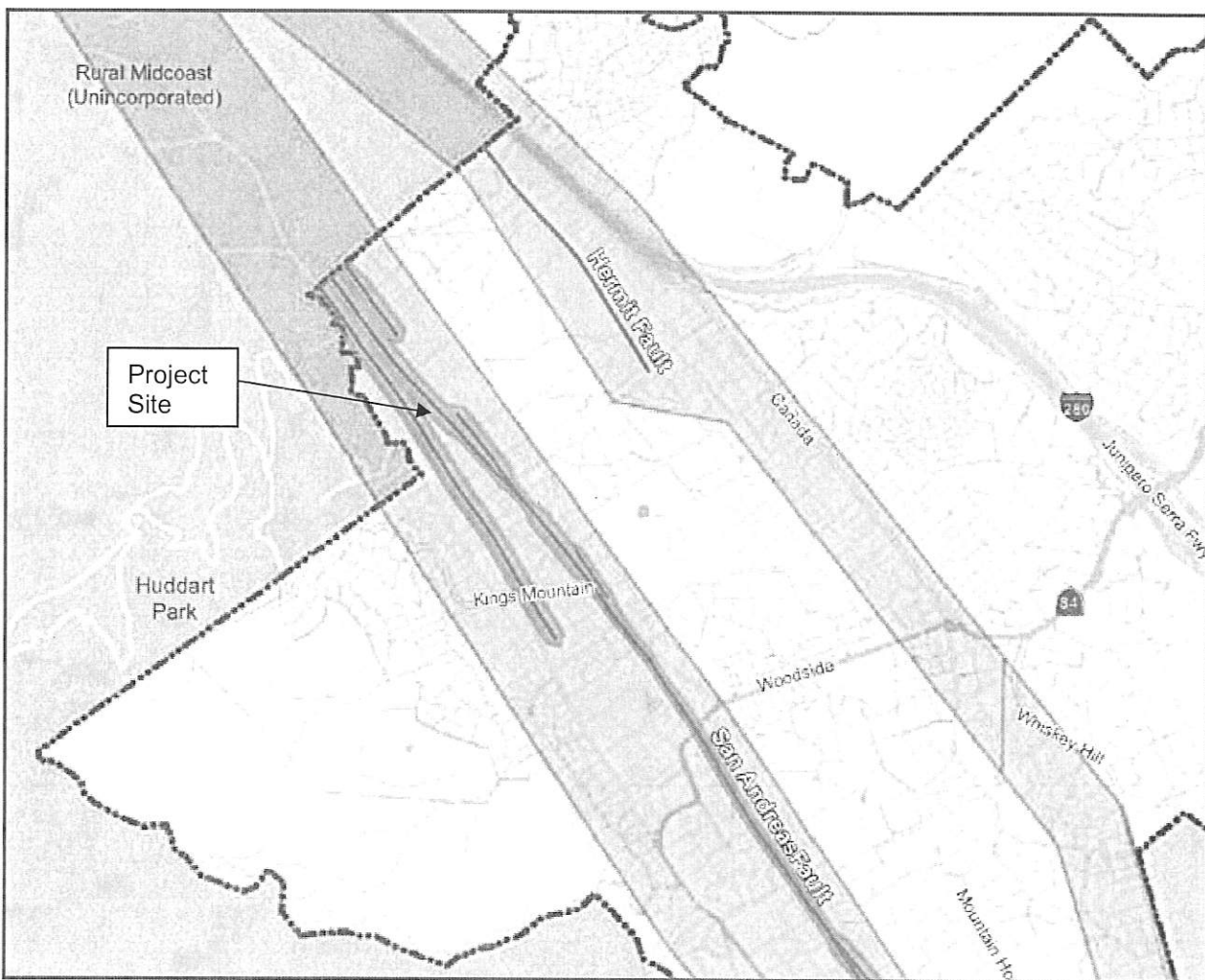


ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<b>VII. GEOLOGY AND SOILS</b> Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including 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 checked="" type="checkbox"/>	<input 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?	<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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**). 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 4**). “According to the Town’s Geologic Map, three fault traces cross the property, including the 1906 trace and two inferred, subsidiary traces. The western-most inferred subsidiary trace is mapped very close to the existing residence.”<sup>i</sup>



**Figure 4.** Excerpt from the Town Fault Map

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. No structures are permitted within the 50-foot fault setback. Trenching has been conducted on site under an open permit to establish more precise information on the location of the fault traces on the site, to ensure construction of the ADU and “bed shed” are outside



of the fault setback. The Fault Investigation prepared by Murray Engineers, Inc., indicates that “To mitigate the potential for ground surface rupture through the footprint of the proposed caretaker’s residence, we recommend that the residence be located along the conglomerate spur ridge and that it be set back at least 20 feet from the contact between the conglomerate and the claystone encountered in Trench T-5.”<sup>ii</sup> The location of the proposed caretaker’s residence and the 20-foot setback zone are shown in **Attachment 5**, Figure 4. Both the caretaker’s cottage and the “bed shed” are located above the 622-foot contour that delineates the setback.

(b): 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 5**). Zone A includes standard constraints. The Zone encompasses regions that are not included in the other hazard zones.

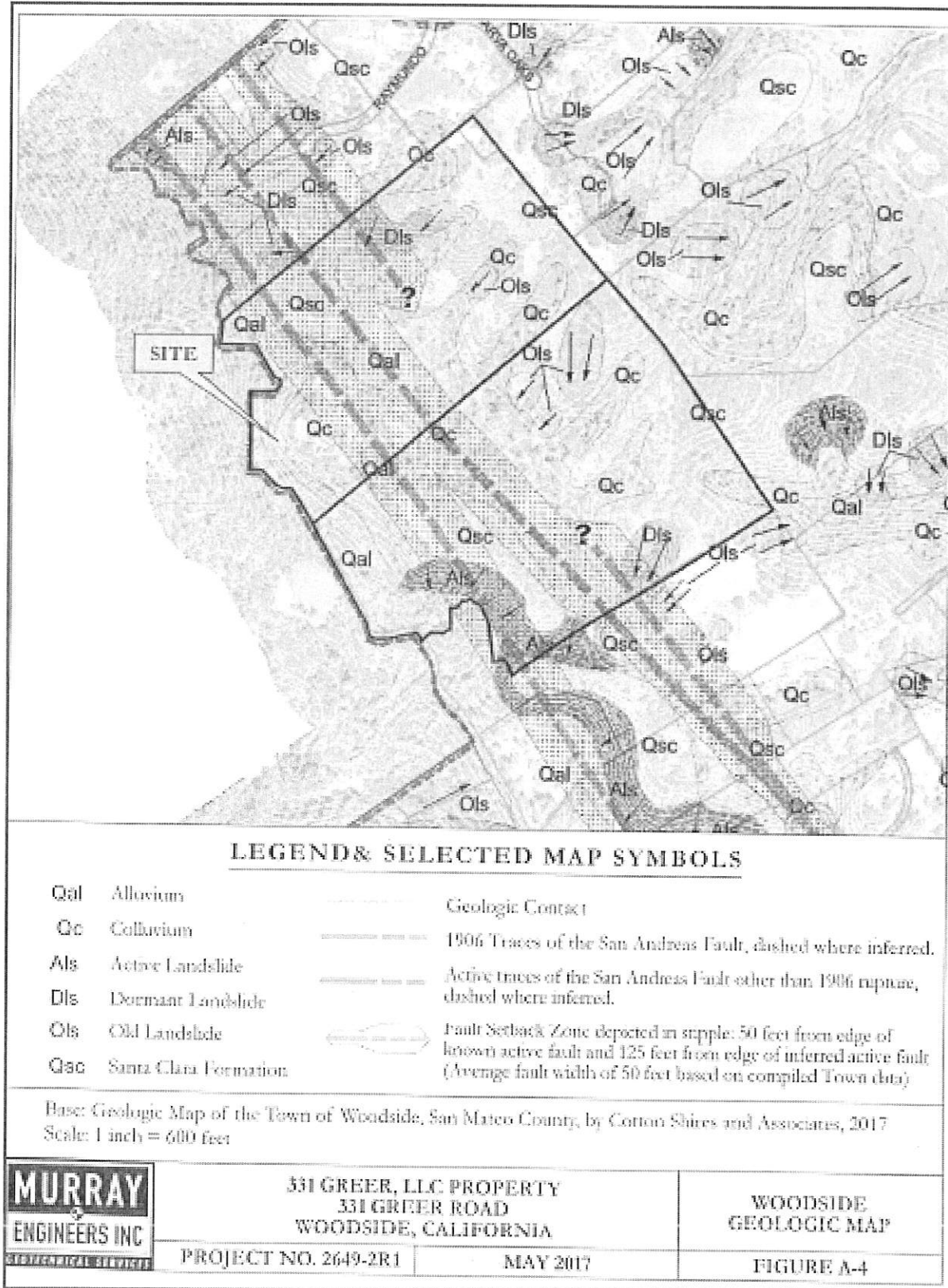


**Figure 5.** Excerpt from the Town Hazards Map

The proposed project involves some grading in addition to the grading that was approved in September 2017. 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). “According to the Town’s geologic map (Cotton, Shires and Associates, 2017) (excerpt in **Figure 6**), the property is located in an area that is underlain by lower Pleistocene to upper Pliocene age (approximately 11,000 to 3.6 million year old) bedrock of the Santa Clara Formation (Qsc). This formation is generally described as a semi-consolidated to locally consolidated, crudely stratified sequence of interbedded, yellow-brown to red-brown conglomerate, poorly sorted sandstone, siltstone, and claystone...Through the central and western portions of the property,



**Figure 6.** Excerpt from the Town Geology Map  
**Source:** Murray Engineers and Cotton Shires and Associates, Inc. (2017)

including the area of the main residence, the bedrock is overlain by colluvium (Qc), a soil material deposited on or at the base of a slope from the surface run-off and by gravity. The colluvium is generally described as an incoherent soil deposit that is subject to downhill creek or other gravity driven movement.<sup>iii</sup>

(e): The existing residential property utilizes a septic system. The ADU and “bed shed” would require installation of a new 1,500 septic tank and leachfield lines, as identified in **Attachment 8**, Sheet O-C5.2. The County Environmental Health Department’s review of the Septic Plan is required to ensure its adequacy for the proposed project. With the installation of the additional septic system, impacts related to wastewater would be less-than-significant.

(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
<b>VIII. GREENHOUSE GAS EMISSIONS</b> 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"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:**

The project consists of adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(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](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
<b>VIX. HAZARDS AND HAZARDOUS MATERIALS</b> 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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(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.

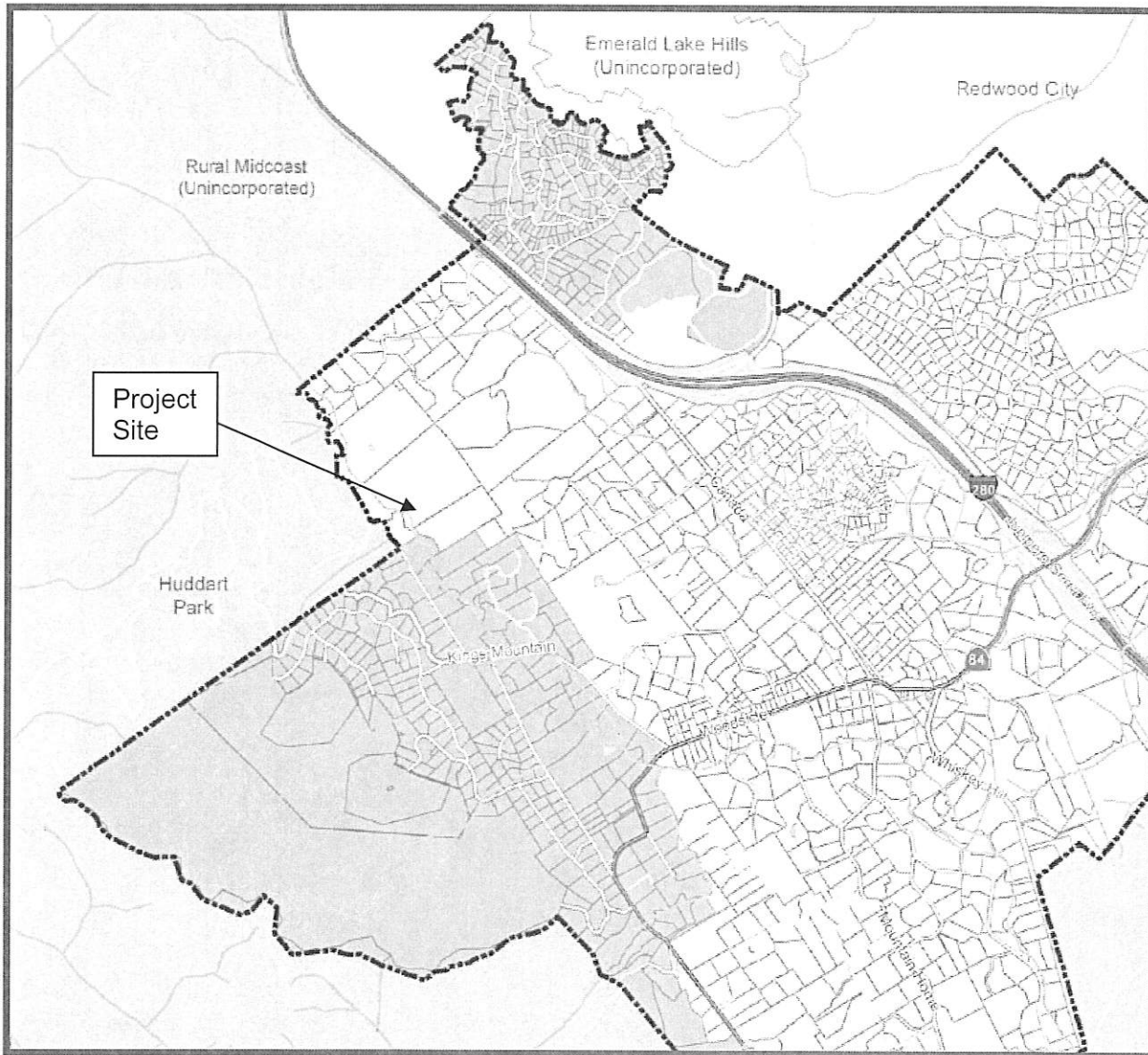
(c): The proposed project would not emit hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school. The closest school to the project site is Woodside Elementary School, which is located 1.26 miles southeast 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.<sup>iv</sup>

(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, Kings Mountain Road, and Greer 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 close to a “VHFHSZ” zone to the south and west (identified in brown on **Figure 7**). The project would be developed in accordance with all requirements of the Woodside Fire Protection District to minimize risks associated with wildland fires.



**Figure 7.** 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
<b>X. HYDROLOGY AND WATER QUALITY</b> 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 checked="" type="checkbox"/>	<input 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) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**DISCUSSION:**

The project consists of adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(a): Construction of the proposed project amends an approved project that results in disturbance of more than one acre and therefore required 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 the site of the ADU would drain along the southwest side of the structure, both towards the northwest and the southeast. Water at the site of the “bed shed” would drain along the southwest side of the building towards the southeast (**Attachment 8**, Sheet O-C4.4). Water would infiltrate onsite. Forty percent of the site would be maintained in Natural State in accordance with WMC Section 153.412 (**Attachment 8**, Sheets O-C1.3 and O-C1.4).

(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): The project would require some grading in addition to that approved in September 2017, but it would not substantially alter drainage at the project site.

(c.i.): Project grading could result in erosion. Implementation of **Mitigation Measure GEO-1** would reduce this potential impact to a less-than-significant level.

(c.ii): The majority 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. Water would be directed into existing swales to allow for on-site infiltration.

(d): The project is not located in a flood hazard, tsunami, or seiche zone and therefore would not be subject to inundation. West Union Creek flows along the western side of the property (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.

(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
<b>XI. LAND USE AND PLANNING</b> 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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(a): As a residential project on an existing parcel at the terminus of Greer Road, it would not physically divide an established community.

(b): The proposed project 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
<b>XII. MINERAL RESOURCES</b> 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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(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
<b>XIII. NOISE</b> 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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(a and b): The project would not result in a long-term increase in ambient noise levels. Use of the proposed ADU and “bed shed” would result in comparable noise to the existing residential uses.

Project grading and construction of the ADU and “bed shed” 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
<b>XIV. POPULATION AND HOUSING</b> 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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(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. Construction of the ADU and “bed shed” would result in one additional unit at the project 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
<b>XV.PUBLIC SERVICES</b> 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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(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
<b>XVI. RECREATION</b>				
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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(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
<b>XVII. TRANSPORTATION</b> 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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(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. 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
<b>XVIII. TRIBAL CULTURAL RESOURCES</b> 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 checked="" type="checkbox"/>	<input 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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(a): The California Historical Resources Information System (CHRIS) indicated the project area contains no recorded archeological resources; however, with its environmental setting there is a moderate potential to encounter resources (**Attachment 4**).

(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. The NAHC Sacred Lands File (SLF) check was positive (**Attachment 6**). Due to the substantial amount of grading conducted previously on the project site (under a project which did not trigger CEQA),

and the relatively small amount of additional grading (2,020 cu. yds) proposed as part of this project revision, the Town has identified mitigation measures that would reduce impacts to less-than-significant levels, in the event that Tribal Cultural Resources are encountered during the construction process. Implementation of ***Mitigation Measures TRIBAL CULTURAL-1, TRIBAL CULTURAL-2, and TRIBAL CULTURAL-3*** 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 (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-2 (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-3 (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
<b>XVIX. UTILITIES AND SERVICE SYSTEMS</b> 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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and "bed shed" on the proposed north parcel (**Figure 3; Attachment 2**).

(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. Proposed gas and electric lines would be extended to the proposed ADU. The project would also require installation of a 1,500-gallon septic tank (**Attachment 8**, Sheet 0-C4.2).

(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.

(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
<b>XX. WILDFIRE.</b> 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 adjusting the lot line between two existing properties of record at 331 Greer Road; revising the grading plan approved in September 2017 to allow some additional grading; and constructing an accessory dwelling unit (ADU) and “bed shed” on the proposed north parcel (**Figure 3; Attachment 2**).

(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 substantially 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 near one of the Very High Fire Hazard Severity Zones (VHFHSZ) in the Town (**Figure 7**). 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
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
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
<b>XXII. EARLIER ANALYSES</b> 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. Application, received August 9, 2019
2. Plat and Legal Plans for Lot Line Adjustment
3. Lea & Braze Engineering, Inc. letter, providing the rationale for the lot line adjustment and need for additional grading, dated December 11, 2019; received December 12, 2019
4. California Historical Resources Information System, letter dated October 9, 2019
5. Fault Investigation, 331B Greer Caretaker's Residence, prepared by Murray Engineers, Inc, dated December 2018.
6. Native American Heritage Commission, letter dated September 21, 2019
7. Specifications for light fixtures, received December 12, 2019
8. Project Plans, received December 12, 2019

Town of Woodside Municipal Code and Woodside General Plan can be found online at [www.woodsidetown.org](http://www.woodsidetown.org).

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<sup>i</sup> Fault Investigation & Site Improvement Feasibility, Murray Engineers, Inc., dated May 2018; received May 23, 2017, p. 1.

<sup>ii</sup> Fault Investigation, 331B Greer, Caretaker's Residence, prepared by Murray Engineers, Inc., dated December 2018, p. 6.

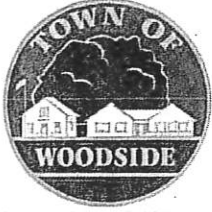
<sup>iii</sup> Fault Investigation and Site Improvement Feasibility, Murray Engineers, Inc. dated May 2018; received May 23, 2017, pp. 2-3.

<sup>iv</sup> Department of Toxic Substances Control, EnviroStor, accessed September 13, 2019

(<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=San+Mateo+County>)

Cortese List: accessed September 13, 2019:

[https://www.envirostor.dtsc.ca.gov/public/search.asp?PAGE=8&CMD=search&ocierp=&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](https://www.envirostor.dtsc.ca.gov/public/search.asp?PAGE=8&CMD=search&ocierp=&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)



**PLANNING PUBLIC HEARING – APPLICATION**  
ARCHITECTURAL & SITE REVIEW BOARD/PLANNING COMMISSION

**Town of Woodside**

2955 Woodside Road  
Woodside, California 94062  
650 851.6790  
www.woodsidetown.org

PERMIT # PCDR 2019-0002

LLAJ 2019-0001

GRAD 2019-0003

CEQA 2019-0005

RECEIVED

AUG 09 2019

WOODSIDE TOWN HALL

Property Address: 331 Greer Road

APN #: 072-052-260 & 020

Property Owner: 331 Greer LLC

Applicant: Jim Toby

Owner Address: 331 Greer Road, Woodside, CA 94062

Applicant Address: 2495 Industrial Parkway West, Hayward, CA 94545

Phone Number: \_\_\_\_\_

Phone Number: (510) 887-4086

Email: \_\_\_\_\_

Email: jtoby@leabraze.com

REQUEST FOR PUBLIC HEARING: (check all that apply)

- ☐ ASRA Design Review
- ☐ ASRB Conceptual Design Review
- ☐ ASRB Formal Design Review
- ☐ ASRB Formal Design Review w/ Staff
- ☐ Variance
- ☐ Lot Merger
- ☒ Lot Line Adjustment
- ☐ Subdivision/Land Division
- ☐ CEQA Review

- ☐ Exception to site development regulations  
specify which exception: \_\_\_\_\_
- ☐ Exception to setback
- ☐ Exception to maximum residence size
- ☐ Conditional Use Permit  
(new, amendment, or renewal)
- ☐ Amendment to Zoning Ordinance
- ☐ Amendment to General Plan
- ☐ Other \_\_\_\_\_

Description of Project:

Grading quantities exception.

**AFFIDAVIT**

I declare that I am the owner (or authorized agent\*) of the property involved in this application, and that the foregoing is true and correct in accordance with the requirements listed in Sections 153.914 of the Woodside Municipal Code. In order for this application to be complete, the story poles are required to be erected at least 14 days prior to the meeting date. If the story poles are not erected by that time, the application will be deemed incomplete, in which case the application will be considered by the Board at a later date.

Government Code Section 65105: Entry on land by planning agency personnel – In the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

Signature of Owner: \_\_\_\_\_

Date: 8-9-19

\*Authorized agent must provide written verification from the property owner.

FOR STAFF TO COMPLETE  
Fee: \$ 2,490.00 Deposit: 9,510.00 Receipt #: 22717 Received By: [Signature] Date: 08.09.2019

**EXHIBIT "A"**  
**ORIGINAL PARCELS**  
**LANDS OF 331 GREER, LLC**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE TOWN OF WOODSIDE,  
COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING ALL OF PARCELS ONE,  
FOUR AND FIVE OF LAND AS DESCRIBED IN THAT CERTAIN GRANT DEED  
RECORDED DECEMBER 2, 2016 AS DOCUMENT NO. 2016-127244, OFFICIAL RECORDS  
OF SAN MATEO COUNTY AS SHOWN AND SO DEPICTED ON THAT CERTAIN  
RECORD OF SURVEY NO. 3129 RECORDED ON MARCH 29, 2018 IN VOLUME 45 AT  
PAGE 62 OFFICIAL RECORDS OF SAN MATEO COUNTY.

APN:072-052-260 AND 072-052-020

CONTAINING 61, 754 SQUARE FEET OR 1.418 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF.

**END OF DESCRIPTION**

PREPARED BY OR UNDER  
THE SUPERVISION OF:

  
MICHAEL J. WALTERS PLS 5528

OCT. 1, 2019  
DATE





**LEA & BRAZE ENGINEERING, INC.**

**CIVIL ENGINEERS • LAND SURVEYORS**

<b>BAY AREA REGION</b>	<b>SACRAMENTO REGION</b>
<b>2495 INDUSTRIAL PKWY WEST</b>	<b>3017 DOUGLAS BLVD, # 300</b>
<b>HAYWARD, CALIFORNIA 94545</b>	<b>ROSEVILLE, CA 95661</b>
<b>(P) (510) 887-4086</b>	<b>(P) (916) 966-1338</b>
<b>(F) (510) 887-3019</b>	<b>(F) (916) 797-7363</b>
<b>WWW.LEABRAZE.COM</b>	

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION  
(ORIGINAL PARCELS)

LANDS OF GREER  
331 GREER ROAD, WOODSIDE,  
CALIFORNIA, SAN MATEO COUNTY

SHEET 2 OF 2

JOB #2161075

DRAWN BY: M.J. WALTERS

OCT. 1, 2019

**EXHIBIT "A"**  
**PARCEL 1**  
**LANDS OF 331 GREER, LLC**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE TOWN OF WOODSIDE, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING ALL OF PARCEL FIVE AND A PORTION OF PARCEL FOUR AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 2, 2016 AS DOCUMENT NO. 2016-127244, OFFICIAL RECORDS OF SAN MATEO, AS PARCELS ARE SHOWN AND SO DEPICTED ON THAT CERTAIN RECORD OF SURVEY #3129 RECORDED ON MARCH 29, 2018 IN VOLUME 45 AT PAGE 62 OFFICIAL RECORDS OF SAN MATEO COUNTY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID PARCEL FIVE AND A PARCEL FOUR EXCEPTING THEREFROM THE FOLLOWING AREA LYING WITHIN SAID PARCEL FOUR:

COMMENCING AT A MONUMENT SHOWN AS A "FD. 2: BRASS DISKW/ PUNCH IN CONCRETE" SHOWN AND SO DEPICTED ON THAT CERTAIN RECORD OF SURVEY NO. 3129 RECORDED ON MARCH 29, 2018 IN VOLUME 45 AT PAGE 62 OFFICIAL RECORDS OF SAN MATEO COUNTY, MARKING THE SOUTHEASTERLY CONER OF SAID PARCEL ONE OF SAID DEED; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL ONE, SOUTH 49°49'37" WEST 951.70 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 40°10'23" EAST 331.99 FEET; THENCE SOUTH 18°35'40" WEST 364.77 FEET; THENCE NORTH 74°33'00" WEST 631.41 FEET TO A POINT ON SAID SOUTHERLY LINE OF SAID PARCEL ONE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 49°49'37" EAST 668.42 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,991,905 SQUARE FEET OR 45.728 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**END OF DESCRIPTION**

PREPARED BY OR UNDER  
THE SUPERVISION OF:

  
MICHAEL J. WALTERS PLS 5528

OCT. 1, 2019  
DATE







**EXHIBIT "C"**  
**PARCEL 2**  
**LANDS OF 331 GREER, LLC**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE TOWN OF WOODSIDE, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING PARCEL ONE, AND A PORTION OF PARCEL FOUR AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 2, 2016 AS DOCUMENT NO. 2016-127244, OFFICIAL RECORDS OF SAN MATEO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL ONE AS DESRIBED IN SAID DEED AS SHOWN AND SO DEPICTED ON THAT CERTAIN RECORD OF SURVEY NO. 3129 RECORDED ON MARCH 29, 2018 IN VOLUME 45 AT PAGE 62 OFFICIAL RECORDS OF SAN MATEO COUNTY.

TOGETHER WITH THE FOLLOWING AREA LYING WITHIN SAID PARCEL FOUR:

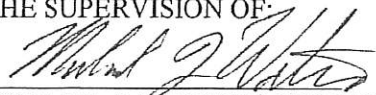
COMMENCING AT A MONUMENT SHOWN AS A "FD. 2: BRASS DISKW/ PUNCH IN CONCRETE" SHOWN AND SO DEPICTED ON THAT CERTAIN RECORD OF SURVEY #3129 RECORDED ON MARCH 29, 2018 IN VOLUME 45 AT PAGE 62 OFFICIAL RECORDS OF SAN MATEO COUNTY, MARKING THE SOUTHEASTERLY CONER OF SAID PARCEL ONE OF SAID DEED; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL ONE, SOUTH 49°49'37" WEST 951.70 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 40°10'23" EAST 331.99 FEET; THENCE SOUTH 18°35'40" WEST 364.77 FEET; THENCE NORTH 74°33'00" WEST 631.41 FEET TO A POINT ON SAID SOUTHERLY LINE OF SAID PARCEL ONE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 49°49'37" EAST 668.42 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,938,570 SQUARE FEET OR 44.503 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION SHOWN ON EXHIBIT "D" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**END OF DESCRIPTION**

PREPARED BY OR UNDER  
THE SUPERVISION OF:

  
MICHAEL J. WALTERS PLS 5528

OCT. 1, 2019  
DATE





**EXHIBIT "E"**  
**TRANSFER AREA FROM APN 072-052-020 TO APN 072-052-260**  
**LANDS OF 331 GREER, LLC**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE TOWN OF WOODSIDE, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING A PORTION OF PORTION OF PARCEL FOUR AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 2, 2016 AS DOCUMENT NO. 2016-127244, OFFICIAL RECORDS OF SAN MATEO, AS PARCEL IS SHOWN AND SO DEPICTED ON THAT CERTAIN RECORD OF SURVEY NO. 3129 RECORDED ON MARCH 29, 2018 IN VOLUME 45 AT PAGE 62 OFFICIAL RECORDS OF SAN MATEO COUNTY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID PARCEL FOUR EXCEPTING THEREFROM THE FOLLOWING AREA LYING WITHIN SAID PARCEL:

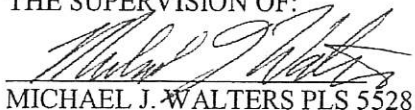
COMMENCING AT A MONUMENT SHOWN AS A "FD. 2: BRASS DISKW/ PUNCH IN CONCRETE" SHOWN AND SO DEPICTED ON THAT CERTAIN RECORD OF SURVEY NO. 3129 RECORDED ON MARCH 29, 2018 IN VOLUME 45 AT PAGE 62 OFFICIAL RECORDS OF SAN MATEO COUNTY, MARKING THE SOUTHEASTERLY CONER OF SAID PARCEL ONE OF SAID DEED; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL ONE, SOUTH 49°49'37" WEST 951.70 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 40°10'23" EAST 331.99 FEET; THENCE SOUTH 18°35'40" WEST 364.77 FEET; THENCE NORTH 74°33'00" WEST 631.41 FEET TO A POINT ON SAID SOUTHERLY LINE OF SAID PARCEL ONE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 49°49'37" EAST 668.42 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 225,936 SQUARE FEET OR 5.187 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION SHOWN ON EXHIBIT "F" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

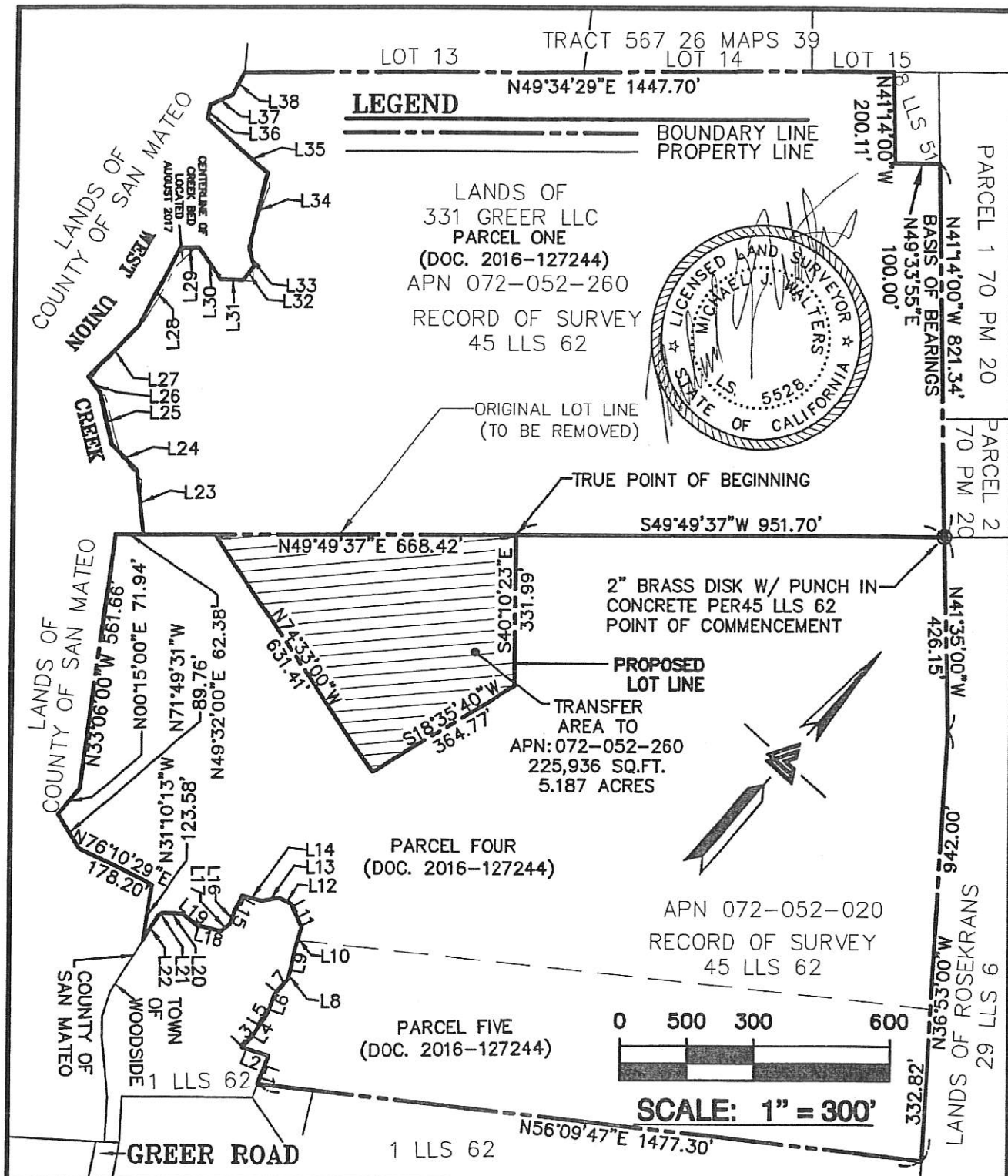
**END OF DESCRIPTION**

PREPARED BY OR UNDER  
THE SUPERVISION OF:

  
MICHAEL J. WALTERS PLS 5528

OCT. 1, 2019  
DATE





**LEA & BRAZE ENGINEERING, INC.**

CIVIL ENGINEERS • LAND SURVEYORS

BAY AREA REGION  
 2495 INDUSTRIAL PKWY WEST  
 HAYWARD, CALIFORNIA 94545  
 (P) (510) 887-4086  
 (F) (510) 887-3019

SACRAMENTO REGION  
 3017 DOUGLAS BLVD, # 300  
 ROSEVILLE, CA 95661  
 (P) (916) 966-1338  
 (F) (916) 797-7363

WWW.LEABRAZE.COM

SHEET 6 OF 7

DRAWN BY: M.J. WALTERS

JOB #2161075

OCT. 1, 2019

## LINE TABLE

LINE	BEARING	LENGTH
L1	N19°48'15"W	66.41'
L2	N67°41'35"E	62.00'
L3	N07°25'53"E	28.30'
L4	N07°27'25"W	50.47'
L5	N09°51'52"W	19.44'
L6	N20°29'01"W	36.98'
L7	N00°18'24"E	46.69'
L8	N24°06'05"W	15.08'
L9	N28°18'59"W	50.05'
L10	N23°01'45"W	51.92'
L11	N66°09'30"W	56.38'
L12	N75°43'24"E	30.76'
L13	N39°34'55"E	38.04'
L14	N64°31'34"E	44.87'
L15	N14°21'57"W	41.31'
L16	N22°44'49"W	25.66'
L17	N11°17'05"E	26.93'
L18	N64°15'23"E	55.21'
L19	N87°37'27"E	42.70'
L20	N50°32'19"E	44.32'
L21	N15°38'33"E	8.83'
L22	N08°02'35"W	65.43'
L23	N46°35'00"W	141.00'
L24	N84°40'00"W	81.30'
L25	N52°10'00"W	115.00'
L26	N76°28'00"W	45.00'
L27	N03°44'00"E	156.00'
L28	N11°47'00"W	194.50'
L29	N49°25'00"E	38.00'
L30	N75°29'00"W	85.00'
L31	N50°57'00"E	52.00'
L32	N01°00'00"W	38.00'
L33	N54°53'00"W	41.00'
L34	N27°18'00"W	170.00'
L35	N89°12'00"W	181.00'
L36	N30°52'00"W	30.00'
L37	N26°25'00"E	56.06'
L38	N12°16'00"W	55.21'



### LEA & BRAZE ENGINEERING, INC.

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HAYWARD, CALIFORNIA 94545  
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3017 DOUGLAS BLVD, # 300  
ROSEVILLE, CA 95661  
(P) (916) 966-1338  
(F) (916) 797-7363

### EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION  
(ORIGINAL PARCELS)

LANDS OF GREER  
331 GREER ROAD, WOODSIDE,  
CALIFORNIA, SAN MATEO COUNTY

SHEET 7 OF 7

JOB #2161075

DRAWN BY: M.J. WALTERS

OCT. 1, 2019





**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS | LAND SURVEYORS

**Main Office:**  
2495 Industrial Pkwy. West  
Hayward, CA 94545  
Ph: 510.887.4086  
Fx: 510.887.3019

Town of Woodside  
Planning Department  
2955 Woodside Road  
Woodside, CA 94062

December 11, 2019

**Sacramento Region:**  
3017 Douglas Blvd., Ste. 300  
Roseville, CA 95661  
Ph: 916.966.1338  
Fx: 916.797.7363

Subject: **331 Greer Road, Woodside**  
**Lot Line Adjustment**  
Job No. 2161075B

**RECEIVED**

**DEC 12 2019**

**WOODSIDE TOWN HALL**

To the Department,

Please accept letter as our reasoning for requesting the placement of the proposed Accessory Dwelling Unit (ADU) in the north property (APN: 072-052-260) per the proposed lot line adjustment, and for the need to increase grading at 331 Greer Road to accommodate this.

Per the requirements of the Woodside Fire Protection District, should access to a residence in a second property be required, both the roadway and existing two bridges on the property would need to be widened to 18' wide. The current road and bridge does not meet this requirement. Should this requirement be to be placed upon the project, the recently upgraded bridges would need to be demolished and rebuilt at a considerable expense. Also the roadway would likely require significant retaining walls and grading. Thus, the decision was made to pursue the proposed lot line adjustment to allow for the placement of the new ADU without the need to fully upgrade the road and bridge network. This approach was actually recommended to the design team by Woodside Fire Marshall, Denise Enea, who has indicated that she would support this scenario.

In regards to the lot line adjustment, the accessory dwelling unit is proposed near the location of the recently demolished caretaker's residence which is accessed by an existing driveway. However, this area is currently located within the existing south property. Therefore, a lot line adjustment will be needed in order to have the accessory dwelling unit in the north lot and meet the Fire Department standards for the existing roadway network, all with the approval of the Woodside Fire Protection District.

As the property is very large in nature, some additional grading beyond what was already approved will be required for the new ADU. By leaving the structure near the existing roadway and caretaker unit, we are able to minimize the amount of grading and as with the previously approved project, all grading will be balanced on-site. Thus the new amount of additional grading is minimized.





**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS | LAND SURVEYORS

**Main Office:**  
2495 Industrial Pkwy. West  
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**Sacramento Region:**  
3017 Douglas Blvd., Ste. 300  
Roseville, CA 95661  
Ph: 916.966.1338  
Fx: 916.797.7363

Please let me know if you have any questions.



Sincerely,

Christopher Phan, P.E., Q.S.D.  
Project Manager

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  
SOLANO  
SONOMA  
YOLO

**Northwest Information Center**  
Sonoma State University  
150 Professional Center Drive, Suite E  
Rohnert Park, California 94928-3609  
Tel: 707.588.8455  
nwic@sonoma.edu  
<http://www.sonoma.edu/nwic>

October 9, 2019

NWIC File No.: 19-0462

Sage Schaan  
Town of Woodside  
P.O. Box 620005  
2955 Woodside Road  
Woodside, CA 94062

Re: Record search results for the Proposed Lot Line Adjustment at 331 Greer Road project,  
Woodside, San Mateo County, California

Dear Sage Schaan:

Per your request received by our office on September 12, 2019, 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.

The proposed project entails a Lot Line Adjustment, project grading in addition to the grading already approved at the site, and construction of an Accessory Dwelling Unit (ADU) and Guest Shed.

Review of the information at our office indicates that there have been no cultural resource studies that cover the 331 Greer Road project area. This project area contains no previously recorded archaeological resources. 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 previously recorded buildings or structures within or adjacent to the proposed project area. In addition to these inventories, the NWIC base maps show no previously 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 subfamily of the Utian language family (Shipley 1978: 89). There are no Native American resources within or adjacent to the proposed project area that are referenced in the ethnographic literature (Levy 1976).

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 near areas populated by oak, buckeye, laurel, and hazelnut, as well as near a variety of plant and animal resources. Sites are also found near watercourses and bodies of water. The 331 Greer Road project area encompasses a hilly, wooded area adjacent to West Union Creek. The project area is

also in proximity to several other watercourses. Given the similarity of one or more of these environmental factors, there is a moderate potential for unrecorded Native American resources in the proposed project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the 331 Greer Road project area. A mid-19<sup>th</sup> century map (General Land Office 1856) depicts a road from Greer's to Embarcadero intersecting the project area. In addition, a late 19<sup>th</sup> century map (Bromfield 1894) depicts the lands of T. Knight, J.L. Greer, and J.F. Greer encompassing the project area. With this in mind, there is a moderately high potential for unrecorded historic-period archaeological resources in the proposed project area.

The 1961 USGS Half Moon Bay 15-minute topographic quadrangle depicts three buildings or structures within the 331 Greer Road project area. If present, these unrecorded buildings/structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects that are 45 years of age or older may be of historical value.

#### **RECOMMENDATIONS:**

- 1) As noted above, there is a moderate potential of identifying Native American archaeological resources and a moderately high potential of identifying historic-period archaeological resources in the 331 Greer Road project area. We therefore recommend that a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, 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>.
- 2) We recommend that 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.
- 3) If the 331 Greer Road 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>.
- 4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.
- 5) 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.

- 6) 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](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. If you have any questions, please contact our office at [nwic@sonoma.edu](mailto:nwic@sonoma.edu) or at (707) 588-8455.

Sincerely,

Jessika Akmenkalns, Ph.D.  
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:

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

General Land Office

1854 Survey Plat for Township 6 South/Range 4 West.

1856 Survey Plat for Canada de Raymundo.

1866 Survey Plat for Township 6 South/Range 4 West.

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.

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.

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.

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)

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.

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*. AACF, 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.



FAULT INVESTIGATION  
331B GREER CARETAKER'S RESIDENCE  
331 GREER ROAD  
WOODSIDE, CALIFORNIA

THIS REPORT HAS BEEN PREPARED FOR:

331 GREER, LLC  
C/O KRISTIN & ERIC UNDHJEM  
P.O. BOX 620435  
WOODSIDE, CALIFORNIA 94062

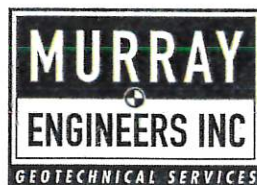
FILE COPY

DECEMBER 2018

RECEIVED  
Town of Woodside

JUN 13 2019

Planning And Building  
BP No. 2019-0254







December 17, 2018  
Project No. 2649-5R1

**331 Greer, LLC**  
c/o Kristin & Eric Undhjem  
P.O. Box 620435  
Woodside, California 94062

**RE: FAULT INVESTIGATION,  
331B GREER CARETAKER'S RESIDENCE,  
331 GREER ROAD,  
WOODSIDE, CALIFORNIA**

Ladies & Gentlemen:

As requested, we are pleased to present the results of our fault investigation for the 331B Greer caretaker's residence at 331 Greer Road in Woodside, California. According to the Town's geologic map, three traces of the San Andreas fault cross the property, including the 1906 trace and two inferred subsidiary traces, one to the east of the main trace and one to the west. In 2015, we completed exploratory fault trenching across the 1906 trace, which was identified in the central portion of the property. In 2016, we completed exploratory fault trenching across the footprint of the main residence and cleared the structure of the potential ground rupture hazard associated with the western subsidiary trace. The purpose of this investigation was to assess the fault rupture hazard in the area of the proposed caretaker's residence and an existing adobe structure, which are located to the southeast of the main residence between the 1906 trace and the western subsidiary trace. This report summarizes the scope of our investigation and presents engineering geologic conclusions relating to the surface fault rupture hazard in the area of the proposed caretaker's residence and the adobe structure.

If you have any questions concerning our investigation, please call.

Sincerely,  
**MURRAY ENGINEERS, INC.**

A handwritten signature in black ink, appearing to read "Cody Sanford".

Cody Sanford  
Senior Staff Geologist

A handwritten signature in black ink, appearing to read "Mark F. Baumann".

Mark F. Baumann, C.E.G. 1787  
Principal Engineering Geologist

Copies: Addressee (3)



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### APPENDIX A – FIGURES

- Figure 1 – Vicinity Map
- Figure 2 – Woodside Geologic Map
- Figure 3 – Site Plan & Engineering Geologic
- Figure 4 – Enlarged Partial Site Plan & Engineering Geologic Map
- Figure 5 – Log of Fault Exploration Trench T-5

**FAULT INVESTIGATION  
331B GREER CARETAKER'S RESIDENCE  
331 GREER ROAD  
WOODSIDE, CALIFORNIA**

**INTRODUCTION**

This report presents the results of our fault investigation for the 331B Greer caretaker's residence at 331 Greer Road in Woodside, California. The project location is shown on Figure 1, Vicinity Map. According to the latest version of the Town's geologic map (Cotton, Shires & Associates, 2017), three traces of the San Andreas fault cross the property, including the 1906 trace and two inferred subsidiary traces, one to the east of the main trace and one to the west (see Figure 2, Woodside Geologic Map). The main trace, which was identified in the central portion of the site during a 2015 investigation by this office, is located approximately 225 feet from the proposed caretaker's residence and 180 feet northeast of the adobe structure along the broad, gently sloping meadow that extends through the central portion of the property. The eastern subsidiary trace is mapped along the east side of the broad meadow approximately 150 to 300 feet east of the main trace. The western subsidiary trace is mapped approximately 90 feet west of the adobe structure. Based on the locations of the main and subsidiary traces, the existing adobe structure and proposed caretaker's residence are located within the Town's fault rupture hazard zone. The purpose of our investigation was to evaluate the potential for surface ground rupture through the footprint of the proposed caretaker's residence and the adobe structure.

**SCOPE OF SERVICES**

We performed the following services in accordance with our agreement dated and executed on October 26, 2018.

- Reviewed the 2017 version of the Town's geologic map and our prior reports for the property
- Explored the subsurface conditions by excavating and logging a fault exploration trench located approximately 63 feet southeast of the adobe structure
- Consulted with the Town Geologist and reviewed the subsurface exposures in the fault trench with him
- Performed an engineering geologic assessment of the fault rupture hazard potential and its potential impact on the proposed caretaker's residence and the adobe structure



- Prepared this report presenting a summary of our fault investigation and our engineering geologic conclusions relating to the surface fault rupture potential on the existing adobe structure and future improvements

## GEOLOGIC & SEISMIC CONDITIONS

The property is located in the foothills along the northeast side of the Santa Cruz Mountains, a northwest-trending range within the California Coast Ranges geomorphic province. The property is situated on a southwest-facing slope along the east side of West Union Creek, which flows through the western portion of the property. The site topography is highly varied and includes moderately steep to very steep hillsides in the northeastern third; a broad, gently sloping meadow extending northwest to southeast through the central portion of the site; and a relatively level, subdued spur ridge and very steep hillside leading down into West Union Creek in the southwestern third (see Figure 1).

According to the Town's geologic map (Cotton, Shires and Associates, 2017), the property is located in an area that is underlain by lower Pleistocene to upper Pliocene age (approximately 11,000 to 3.6 million year old) bedrock of the Santa Clara Formation (Qsc). This formation is generally described as a semi-consolidated to locally consolidated, crudely stratified sequence of interbedded, yellow-brown to red-brown conglomerate, poorly sorted sandstone, siltstone, and claystone. The bedrock is at or near the ground surface in the higher elevations in the eastern portion of the property and in the area of the proposed caretaker's residence along the subdued ridge that extends through the central portion of the property. Through the central and western portions of the property the bedrock is overlain by colluvium (Qc), a soil material deposited on or at the base of a slope from surface run-off and by gravity. The colluvium is generally described as an incoherent soil deposit that is subject to downhill creep or other gravity driven movement. In the western portion of the property, along the West Union Creek channel, the bedrock is overlain by alluvium (Qal), a stream-laid deposit which is generally composed of poorly-consolidated deposits of cobbles, gravel, sand, silt, and clay. Several dormant and older landslides (Dls and Ols, respectively) are mapped on the steeper hillside in the eastern portion of the site. In addition, active landslides (Als) are mapped along the very steep banks of West Union Creek in the southwestern corner of the property. No landslides are mapped in the area of the proposed caretaker's residence. The pertinent portion of the Town's geologic map is presented on Figure 2, Woodside Geologic Map.

The active San Andreas fault is a right-lateral, strike-slip fault that forms the boundary between the northwest-moving (from a relative sense) Pacific tectonic plate and the North American plate. The San Andreas fault has a general trend of N35W, but the trend varies locally. In the area, the San Andreas fault has been mapped as a series of sub-parallel,

northwest-trending traces, including the main trace and eastern and western subsidiary traces. The Town's geologic map shows the main trace approximately 40 feet from the adobe structure. The eastern subsidiary trace is mapped along the east side of the broad meadow approximately 150 to 300 feet east of the main trace. The western subsidiary trace is mapped approximately 90 feet west of the adobe structure (see Figure 2).

The main trace, which was identified in the central, southeastern portion of the site during a 2015 investigation by this office, is located approximately 180 feet northeast of the adobe structure along the broad, gently sloping meadow that extends through the central portion of the property (Murray Engineering, Inc., 2015). In 2016, this office excavated a fault trench along the northwest side of the main residence to evaluate the location of the western subsidiary trace and the surface fault rupture hazard across the footprint of the main residence (Murray Engineers, 2017). No evidence of faulting was encountered in the trench. In addition, no evidence of active faulting along the proximal trace has been identified to the southeast of the site. The location of our 2015 and 2016 fault trenches are shown on Figure 3, Site Plan & Engineering Geologic Map.

#### SITE DESCRIPTION

The hillside property is located at the north end of Greer Road and is comprised of two, contiguous parcels. The southern parcel is 51.04 acres and the northern parcel is 39.40 acres. From the end of Greer Road, a private driveway continues uphill through the western portion of the property and leads to an existing main residence in the northwestern portion of the site. An existing adobe structure that has been used in the past as the caretaker's residence is located to the southeast of the main residence. A pond and vineyard are also located to the southeast of the main residence (see Figure 3). The property is currently under construction, including improvements to the main residence and grading to restore the natural slope across the vineyard.

#### EXPLORATION PROGRAM

On November 6 and 7, 2018, an approximately 105-foot long by 30-inch wide fault exploration trench was excavated on the site with a backhoe to depths ranging from approximately 9 to 11 feet. The trench was located southeast of the adobe structure at the location shown on Figure 4, Enlarged Partial Site Plan & Engineering Geologic Map. The trench location was determined by measuring distance and bearing from the adobe structure and trees using a tape measure and compass and should be considered accurate to the degree implied by the mapping technique used. The trench was oriented approximately perpendicular to the general trend of local faulting and was excavated across the width of the originally proposed caretaker's residence and the adobe structure (see Figure 4).

Following excavation, the trench walls were shored to permit safe entry to allow for examination and logging of the subsurface exposures. Between November 8 and 14, 2018, our principal engineering geologist, senior staff geologist, and staff geologist examined the subsurface exposures within the trench and prepared a detailed log of the northwestern trench wall. A schematic representation of the subsurface exposures observed in the trench is presented on Figure 5, Log of Fault Exploration Trench T-5. The trench log shows our interpretation of the subsurface conditions at the trench location at the time of excavation and it is not warranted that these conditions are representative of the subsurface conditions at other locations or times. On November 13, 2018, our principal engineering geologist met with the Town Geologist at the site to examine the subsurface exposures within the trench.

Following our exploration, the trench was backfilled by replacing the excavated soil. The trench backfill was placed and compacted in approximately 12- to 18-inch thick lifts. Compaction was achieved using a trench-wheel compactor attached to a backhoe.

#### **FAULT EXPLORATION TRENCH**

The fault exploration trench, Trench T-5, was located approximately 63 feet southeast of the adobe structure (see Figure 4). Across the length of the trench, the excavation exposed a colluvial soil consisting of brown sandy silt (see Figure 5, Unit 1). This colluvial soil ranges in thickness from approximately 0.5 feet up to approximately 2.5 feet with the thicker section located in the downhill, northeastern portion of the trench (see Figure 5, Log of Fault Exploration Trench T-5).

At the southwest approximately two-thirds of the trench, between Station 0+00 to Station 0+71, the surficial sandy silt soil is underlain by a yellowish brown colluvial soil (Unit 2) consisting of sandy clay with gravel. This colluvial soil ranges in thickness from approximately 1 foot up to approximately 3 feet with the thicker section located in the downhill, central portion of the trench. At Station 0+71, the sandy clay with gravel colluvium (Unit 2) grades into a yellowish brown lean clay colluvial soil (Unit 3). The lean clay colluvial soil continues to the end of the trench at Station 1+05 and ranges in thickness from approximately 2 feet up to approximately 3 feet with the thicker section located in the downhill, northeastern portion of the trench (see Figure 5).

Across the length of the trench and below the colluvial soils, the excavation exposed Santa Clara Formation bedrock. The Santa Clara Formation bedrock exposed in the trench consists of conglomerate and claystone (Units 4 through 7), which exhibit varying degrees of weathering. The conglomerate (Unit 4), which is exposed in the southwest half of the trench from Station 0+00 to Station 0+42, consists of sub-rounded to sub-angular gravels and



cobbles in a sandy matrix with pockets or lenses of sandstone (Unit 4A). The larger cobbles and some of the gravels are roughly imbricated, suggesting bedding dipping gently to the northeast with the more significant sandstone lenses mirroring this bedding. At Station 0+45, the conglomerate (Unit 4) is in depositional contact and inter-fingers with silty claystone (Unit 5), which grades into a silty claystone with gravel (Unit 6). At Station 0+60, the silty claystone with gravel (Unit 6) is overlain by claystone (Units 7 and 7A) along a prominent, inclined shear surface dipping to the northeast. The claystone bedrock (Units 7 and 7A) persisted to the end of the trench at Station 1+05. Unit 7A is separated from Unit 7 by upper and lower bounding shear zones. Unit 7A is very similar to Unit 7 in composition; however, it exhibits a strong, north-dipping shear fabric (see Figure 5).

In addition to the shear surfaces noted above, several other prominent shear surfaces were logged from Station 0+45 to Station 1+05 at the northeast end of the trench. The shear surfaces are generally orientated in the northwest direction and vary from N25W to N88W with surfaces generally dipping between approximately 40 to 48 degrees to the northeast. However, the prominent shear surface that forms the contact between Units 6 and 7 appears to be an antithetic shear orientated in the northeast direction and dipping between approximately 46 degrees to the northwest. Shear surfaces within the Unit 5, between Station 0+45 and 0+65 terminated in the claystone. The prominent shear between Units 6 and 7, as well as the shearing between Units 7 and 7A are truncated by the overlying colluvial soil (see Figure 5).

## CONCLUSIONS & RECOMMENDATIONS

Based on our investigation, it is our opinion that the proposed caretaker's residence may be constructed on the property provided that the recommendations presented in the report are incorporated into the siting of the structure. Based on our original investigation and our current investigation, it is our opinion that the main trace and 1906 rupture of the San Andreas fault is located through the central portion of the site approximately 180 feet northeast of the adobe structure along the broad, gently sloping meadow that extends through the central portion of the property. Based on this investigation, a secondary zone of faulting is much broader than previously anticipated. Based on our observation of exposures in Trenches T-1 and T-2 located in the southern portion of the property, the 1906 rupture of the San Andreas fault was characterized by an approximately 90-foot wide shear zone and the western end of Trench T-2 exposed what appeared to be undisturbed weathered bedrock. Based on our recent trenching, a zone of subsidiary faulting, generally characterized as a series of northwest oriented and northeast-dipping shear surfaces was encountered through the northeastern half of Trench 5. The zone of deformation observed in Trench T-5 extends approximately 200 feet to the west of the 1906 trace that was mapped during our 2015 investigation.



In our opinion, there is a high probability for surface ground rupture through the central portion of the site as a result of a moderate to large earthquake along the peninsular section of the San Andreas fault. In our opinion, it is likely that future ground will be concentrated along the 1906 rupture. In addition, it is our opinion that there is a moderate to high potential for ground rupture or permanent ground deformation along the subsidiary shear zone that extends through the northeastern half of Trench T-5. To mitigate the potential for surface ground rupture through the footprint of the proposed caretaker's residence, we recommend that the residence be located along the conglomerate spur ridge and that it be setback at least 20 feet from the contact between the conglomerate and the claystone encountered in the Trench T-5. The location of the conglomerate/claystone contact, the recommended setback zone, and the approximate proposed building location are shown on Figure 4.

The adobe structure is located within the subsidiary shear zone. In our opinion, this structure could be impacted by ground rupture or permanent ground deformation during a moderate to large earthquake.

#### LIMITATIONS

This report has been prepared for the sole use of 331 Greer, LLC to evaluate the surface ground rupture potential in the area of the proposed caretaker's residence and the existing adobe structure at 331 Greer Road in Woodside, California. The opinions presented in this report are based upon our review of the geologic maps and our prior reports, site reconnaissance, information obtained from fault exploration trenches, and upon local experience and engineering geologic judgment. Our opinions have been formulated in accordance with generally accepted engineering geologic principles and practices that exist in the San Francisco Bay Area at the time this report was prepared. Our conclusions are based on the assumption that geologic conditions across the site do not deviate substantially from those encountered in the exploration trenches. No warranty, either expressed or implied, is made or should be inferred. This report should not be used for and is not applicable to any property other than the one evaluated.



## REFERENCES

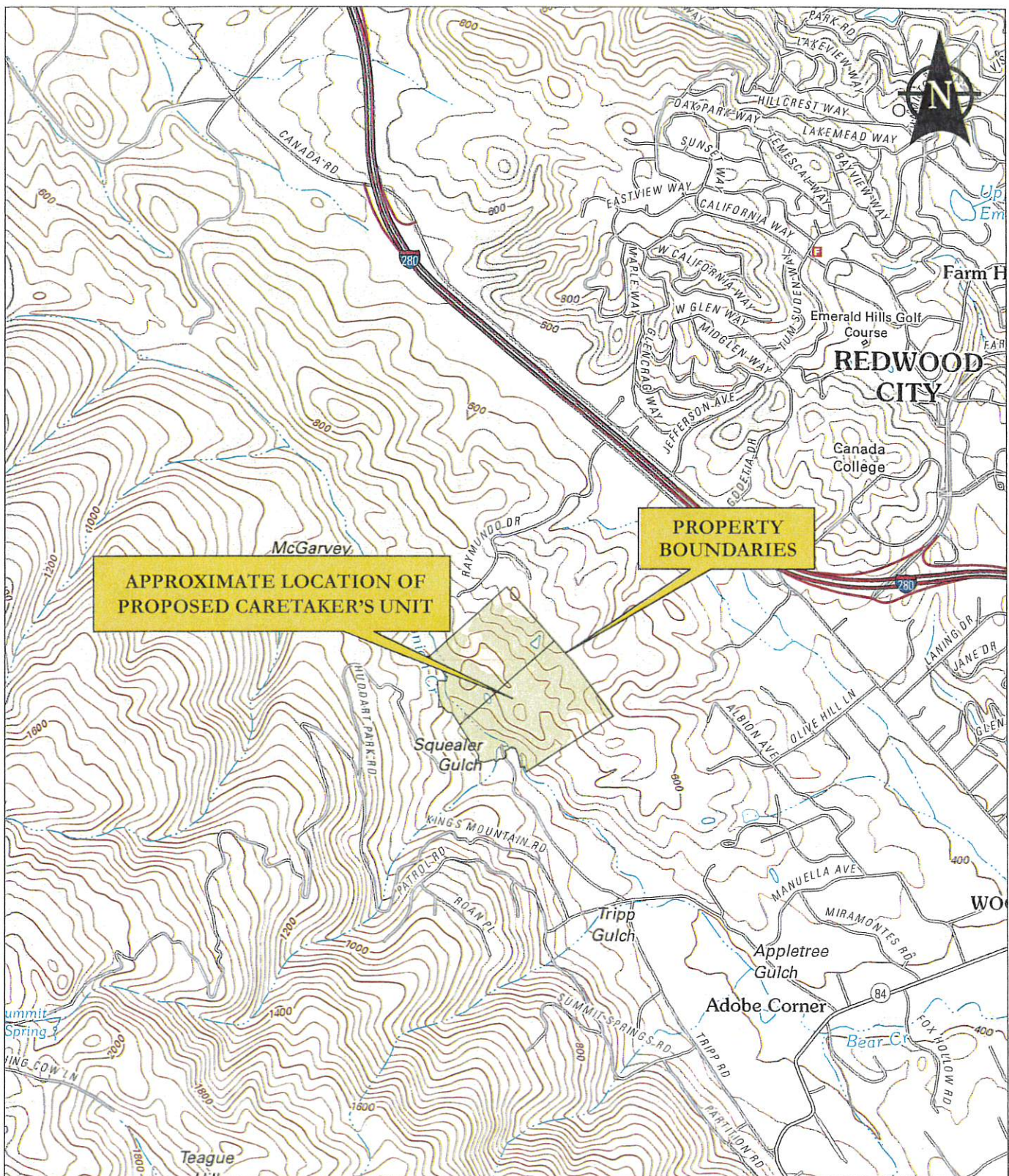
Cotton, Shires and Associates, Inc., 2017, *Geologic Map, Town of Woodside, San Mateo County, California*: consultant's map.

Murray Engineers, Inc., 2015, *Fault Investigation, Flood Estate, 331 Greer Road, Woodside, California*: consultant's report dated June 18, 2015.

Murray Engineers, Inc., 2017, *Fault Investigation & Site Improvement Feasibility, 331 Greer Road, Woodside, California*: consultant's report dated May 19, 2017.







Base: USGS Topographic Map, Woodside Quadrangle, 7.5-Minute Series, 2014. Scale: 1 inch = 2,000 feet.



331B GREER CARETAKER'S UNIT  
331 GREER ROAD  
WOODSIDE, CALIFORNIA

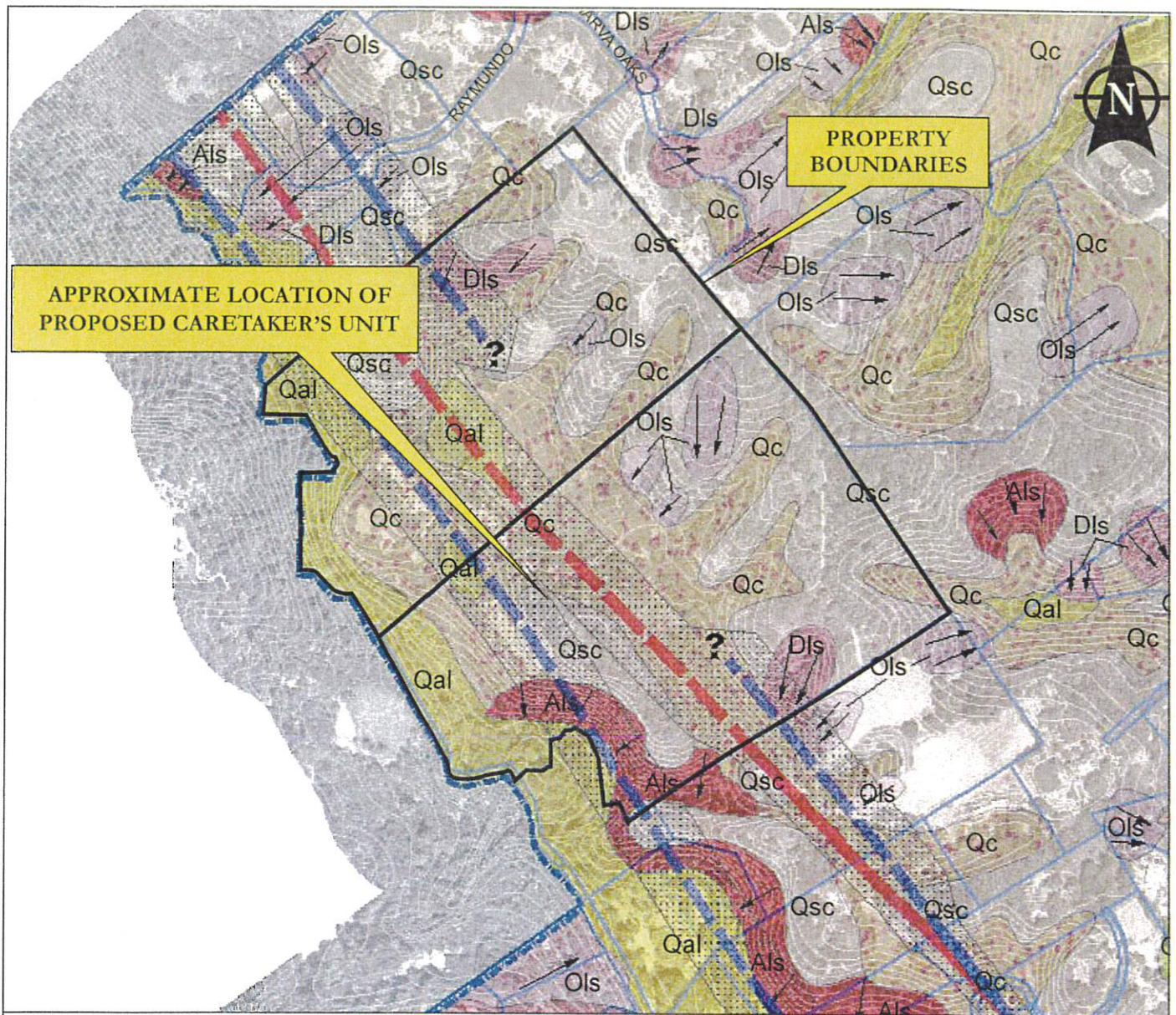
VICINITY MAP

PROJECT NO. 2649-5R1

DECEMBER 2018

FIGURE 1





### LEGEND & SELECTED MAP SYMBOLS

Qal	Alluvium	—	Geologic Contact
Qc	Colluvium	—	1906 Traces of the San Andreas Fault, dashed where inferred.
Als	Active Landslide	—	Active traces of the San Andreas Fault other than 1906 rupture, dashed where inferred.
Dls	Dormant Landslide	—	
Ols	Old Landslide	—	
Qsc	Santa Clara Formation	—	Fault Setback Zone depicted in stipple: 50 feet from edge of known active fault and 125 feet from edge of inferred active fault (Average fault width of 50 feet based on compiled Town data)

Base: Geologic Map of the Town of Woodside, San Mateo County, Cotton Shires and Associates, 2017  
Scale: 1 inch = 600 feet



331B GREER CARETAKER'S UNIT  
331 GREER ROAD  
WOODSIDE, CALIFORNIA

WOODSIDE  
GEOLOGIC MAP

PROJECT NO. 2649-5R1

DECEMBER 2018

FIGURE 2





**LEGEND**

- Qf Alluvial Fan & Stream Terrace Deposits
- Qal Alluvium
- Qsd Slope Debris
- Dis Dormant Landslide
- Ols Old Landslide
- Qsc Santa Clara Formation

--- Approximate Geologic Contact from Town Geologic Map

— Approximate Location of Fault Trench, February & March 2015

— Approximate Location of Fault Exploration Pit, March 25, 2015

— Approximate Location of Fault Trench, November 2017

Base: Aerial Topographic Survey by Lea & Braze Engineering, Inc., July 30, 2012 & Geologic Contacts from Town Geologic Map (see Figure 2)

Approximate Scale: 1 inch = 250 feet



SITE PLAN & ENGINEERING  
GEOLOGIC MAP

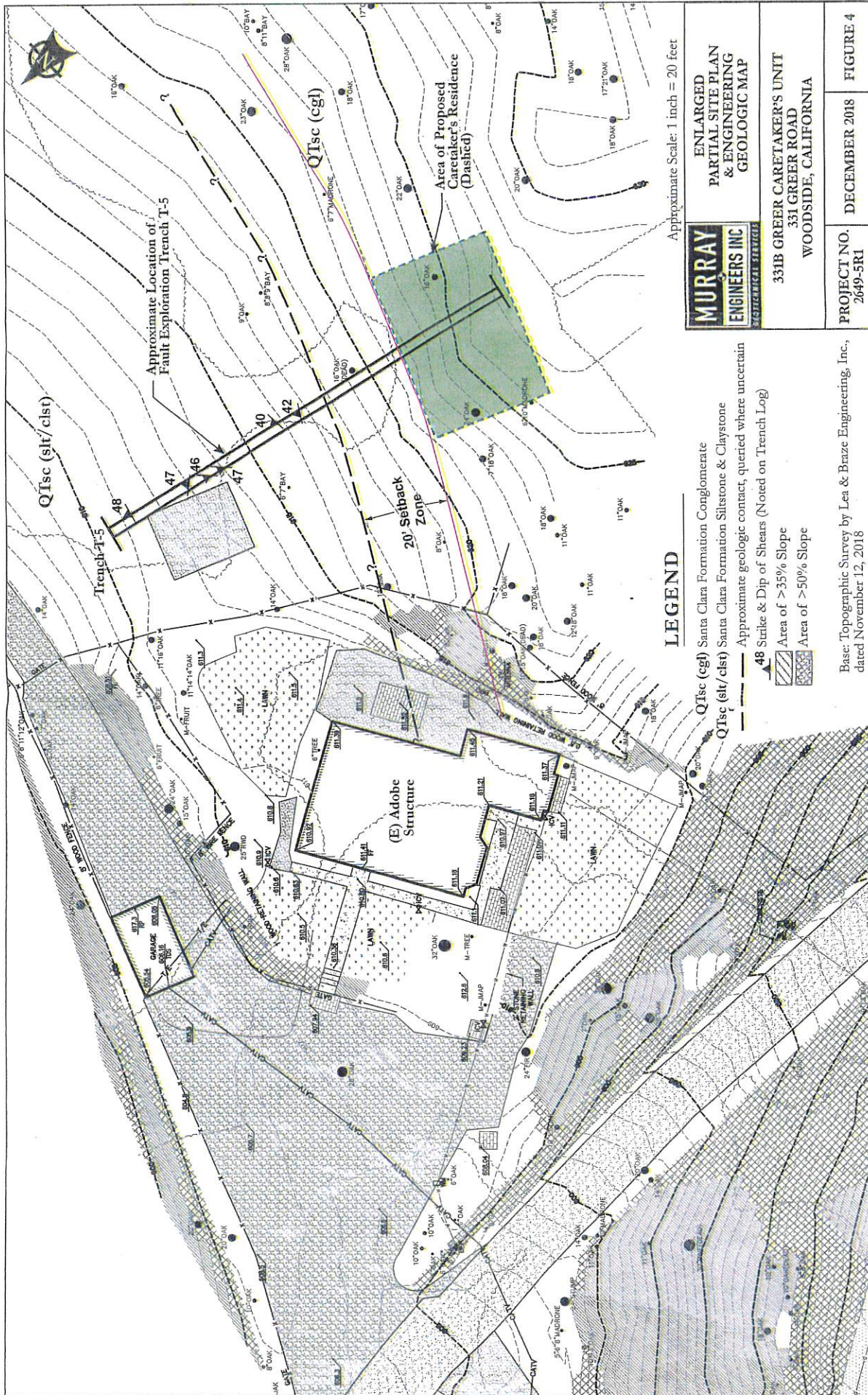
331B GREER CARETAKER'S UNIT  
331 GREER ROAD  
WOODSIDE, CALIFORNIA

PROJECT NO.  
2649-5R1

DECEMBER 2018

FIGURE 3







NATIVE AMERICAN HERITAGE COMMISSION  
Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691 Phone: (916) 373-3710  
Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
Website: <http://www.nahc.ca.gov>



September 21, 2019

Sage Schaan  
Town of Woodside

VIA Email to: [sschaan@woodsidetown.org](mailto:sschaan@woodsidetown.org)

RE: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, 331 Greer Road Lot Line Adjustment, San Mateo County

Dear Ms. Schaan:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:



- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
  - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
  - Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
  - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
- Any report that may contain site forms, site significance, and suggested mitigation measures.
- All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.
3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was positive. Please contact the Amah Mutsun Tribal Band of Mission San Juan Bautista on the attached list for more information.
4. Any ethnographic studies conducted for any area including all or part of the APE; and
5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: [Nancy.Gonzalez-Lopez@nahc.ca.gov](mailto:Nancy.Gonzalez-Lopez@nahc.ca.gov).

Sincerely,



Nancy Gonzalez-Lopez  
Staff Services Analyst

Attachment

Native American Heritage Commission  
Tribal Consultation List  
San Mateo County  
9/21/2019

***Amah Mutsun Tribal Band of  
Mission San Juan Bautista***

Irenne Zwiernlein, Chairperson  
789 Canada Road  
Woodside, CA, 94062  
Phone: (650) 851 - 7489  
Fax: (650) 332-1526  
amahmutsuntribal@gmail.com

Costanoan

***Costanoan Rumsen Carmel  
Tribe***

Tony Cerda, Chairperson  
244 E. 1st Street  
Pomona, CA, 91766  
Phone: (909) 629 - 6081  
Fax: (909) 524-8041  
rumsen@aol.com

Costanoan

***Indian Canyon Mutsun Band of  
Costanoan***

Ann Marie Sayers, Chairperson  
P.O. Box 28  
Hollister, CA, 95024  
Phone: (831) 637 - 4238  
ams@indiancanyon.org

Costanoan

***Muwekma Ohlone Indian Tribe  
of the SF Bay Area***

Charlene Nijmeh, Chairperson  
20885 Redwood Road, Suite 232  
Castro Valley, CA, 94546  
Phone: (408) 464 - 2892  
cnijmeh@muwekma.org

Costanoan

***Muwekma Ohlone Indian Tribe  
of the SF Bay Area***

Monica Arellano,  
20885 Redwood Road, Suite 232  
Castro Valley, CA, 94546  
Phone: (408) 205 - 9714  
marellano@muwekma.org

Costanoan

***The Ohlone Indian Tribe***

Andrew Galvan,  
P.O. Box 3388  
Fremont, CA, 94539  
Phone: (510) 882 - 0527  
Fax: (510) 687-9393  
chochenyo@AOL.com

Bay Miwok  
Ohlone  
Patwin  
Plains Miwok

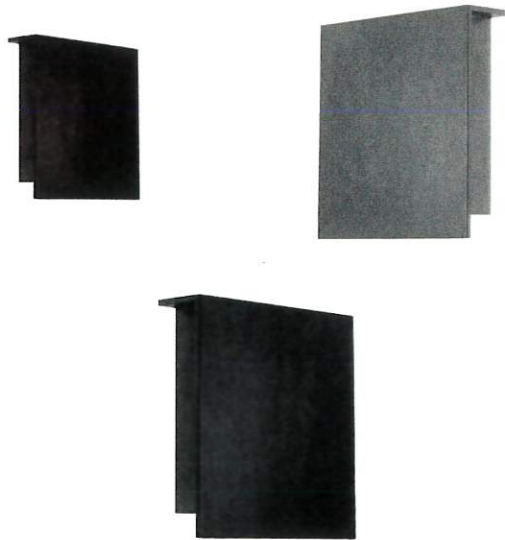
This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed 331 Greer Road Lot Line Adjustment, San Mateo County.

# SQUARE Exterior Sconces

WS-W38608 / WS-W38610

## MODERN FORMS



Fixture Type:

Catalog Number:

Project:

Location:

RECEIVED

DEC 12 2019

WOODSIDE TOWN HALL



### PRODUCT DESCRIPTION

Four equal sides and a stream of light. Square artfully provides geometry to wall surfaces in the daytime when mounted in multiples while providing safe illumination of pathways and dramatic visual intrigue in the evening. Perfect for wall grazing surfaces.

### FEATURES

- Weather-resistant powder coat
- No transformer or driver needed
- Dimmer: ELV
- Rated Life: 50,000 hours
- Color temp: 3000K
- 277V options available
- CRI: 90

### SPECIFICATIONS

**Construction:** Aluminum

**Light Source:** High output LED

**Finish:** Black (BK), Bronze (BZ), Titanium (TT)

**Standards:** ETL & cETL Wet Location listed, CEC Title 24 Compliant, ADA Compliant, IP65, Dark Sky friendly

### ORDER NUMBER

Model	Width	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish	
WS-W38608	8"	11W	120V	391	373	BK	Black
WS-W38610	10"	18W	120V	700	630	BZ	Bronze
						TT	Titanium

Example: WS-W38608-BZ

For 277V special order, add an "F" before the finish: WS-W38608F-BZ

modernforms.com  
Phone (866) 810.6615  
Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive  
Port Washington, NY 11050

Central Distribution Center  
1600 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760

Modern Forms retains the right to modify the design of our products at any time as part of the company's continuous improvement program. Feb 2019

**Application**

As an individual luminaire with low mounting heights, it can be used for marking danger areas or in rows for illuminating corridors and passageways. With high mounting heights it can be used as a wall luminaire next to doors or for lighting small wall areas.

**Materials**

Luminaire housing constructed of die-cast marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy  
Matte safety glass  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners

**NRTL** listed to North American Standards, suitable for wet locations

Protection class IP 64

Weight: 1.1 lbs

**Electrical**

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	3.0W
System wattage	5.8W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	204 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 40° C	250,000 h (L70)

**LED color temperature**

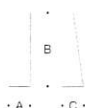
- ☐ 4000K - Product number + **K4**  
☐ 3500K - Product number + **K35**  
☐ 3000K - Product number + **K3 (EXPRESS)**  
☐ 2700K - Product number + **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:  
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

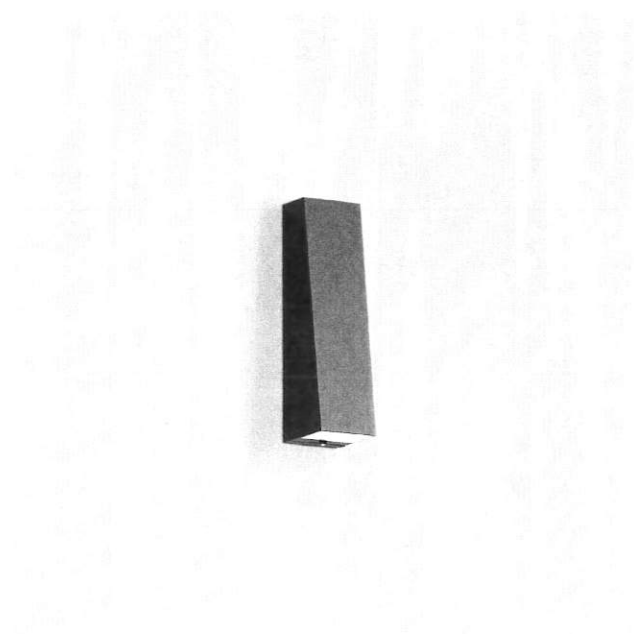


LED wall luminaire - directed light

	LED	A	B	C	Required wiring box
<b>33514</b>	3.0W	2 7/8"	7 7/8"	2 3/8"	<b>19545</b>

**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com  
 © copyright BEGA 2018 Updated 09/05/18



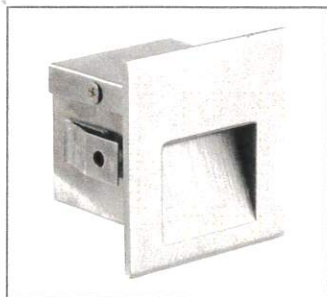
## Forever Bright

### SPECIFICATION FEATURES

**Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

**Electrical:** Available in 9-15V or 120V

**Labels:** ETL Standard Wet Label  
C-ETL

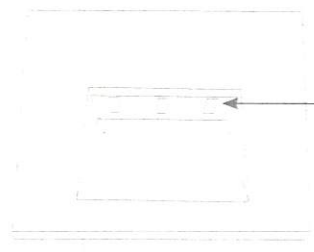
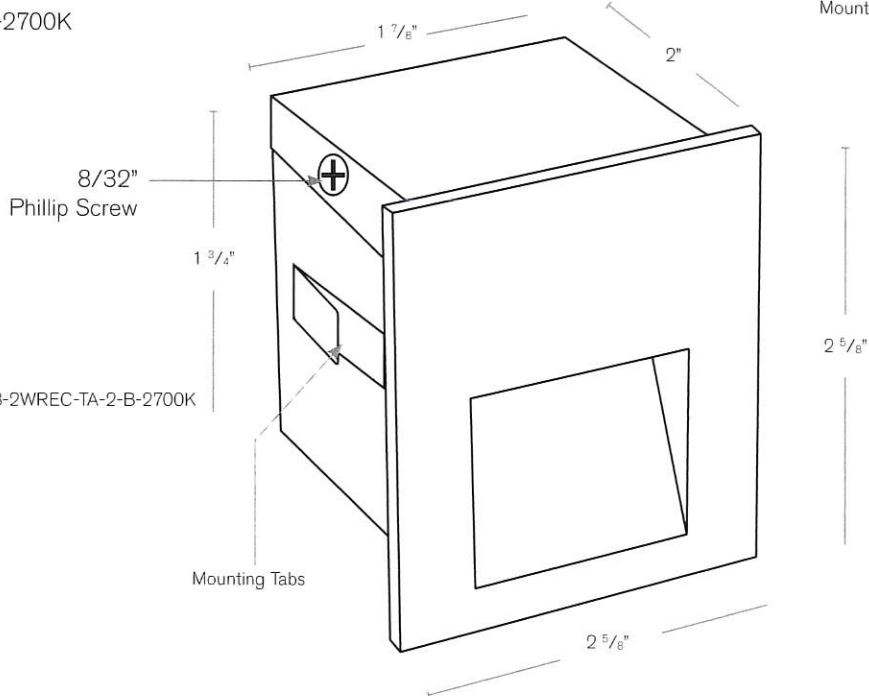
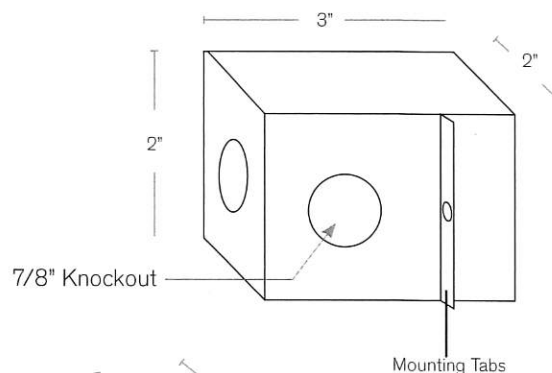


Model: **SPJ-MSL2**  
Finish: PVD Graphite

### Recessed Fixture

### DESCRIPTION

**Model#:** SPJ-MSL2  
**Engine:** FB-2WREC-TA-2-B-2700K  
**Wattage:** 2W  
**Lumens:** 125  
**Color Temp:** 2700K  
**Electrical:** 9-15V, 120V  
**LED:** Nichia



Alternate View

FB-2WREC-TA-2-B-2700K



Wet Listed



### ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
<b>SPJ-MSL2</b>	<b>PVDG</b>	<b>2W</b>	<b>125</b>	<b>2700K</b>	<b>9-15V</b>
V = Verde	B = Black	2W	125	3500K	9-15V
M = Moss	R = Rusty			4000K	120V
AG = Aged Brass	PVDP = PVD Polished			5000K	
MBR = Matte Bronze	PVDS = PVD Satin			6500K	
SB = Satin Brass	PVDG = PVD Graphite				
GM = Gun Metal					

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**PRELIMINARY SITE  
DEVELOPMENT PLAN  
331 GREER ROAD  
WOODSIDE, CALIFORNIA**

## NORTH LOT

[illegible]

SOUTH LOT

[illegible]

TOTAL SITE GRADING		CUT	FILL
NORTH LOT		6,000	4,070
SOUTH LOT		0	2,640
TOTAL		6,000	6,000

NOTE: GRADING IN TO BE BALANCED ON-SITE

**NOTE:**  
GRADING IS TO BE BALANCED

## SHEET INDEX

[illegible]

### OWNER'S INFORMATION

OWNER: 331 GREER, LLC.  
APN: 072-052-020  
APN: 072-052-250

## DEVELOPMENT NOTES

GRADING NOTE:  
NO GRADING IS ALLOWED WITHIN 10' OF THE  
PROPERTY LINE AND NO INCREASE OF  
DRAINAGE TO THE NEIGHBORS IS ALLOWED.

**SLOPE NOTE:**  
SLOPE SHOULD BE 4:1 MINIMUM

NO WORK IS ALLOWED ON  
NON-MANMADE SLOPES GREATER  
THAN 35%.

• BUILDING PAD NOTE:  
A LOT OF WORKING FOR THE 100% OF THE AREA.

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

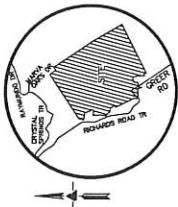
## NOTES:

**NO GRADING IS ALLOWED FROM  
OCTOBER 15 - APRIL 15.**

## SITE BENCHMARK

SURVEY CONTROL POINT  
MAG AND SHINER SET IN ASPHALT  
ELEVATION = 861.02'  
(ASSUMED)

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



VICINITY MAP  
NO SCALE

**LEA & BRAZE ENGINEERING, INC.**  
OIL ENGINEERS • LAND SURVEYORS

**BAY AREA REGION**  
2485 INDUSTRIAL PARK WEST  
EMERYVILLE, CALIFORNIA 94545  
(510) 687-4066  
(510) 887-3018

**SACRAMENTO REGION**  
3017 DOUGLAS BLVD., # 300  
ROSEVILLE, CA 95661  
(916) 966-6138  
(916) 787-7363

[WWW.LEABRAZE.COM](http://WWW.LEABRAZE.COM)

331 GREER ROAD  
WOODSIDE, CALIFORNIA

CIVIL TITLE SHEET

PLANNING REVIEW	DM/DM	-
PLANNING REVIEW	RK/RP	-
PLANNING REVIEW	RK/RP	-
PLANNING REVIEW	RK/RP	-
PLANNING REVIEW	RK/RP	-
PLANNING REVIEW	BY	-
JOB NO: 2161075		
DATE: 05-22-17		
SCALE: AS NOTED		
DESIGN BY: RK		
DRAWN BY: RK		
SHEET NO:		



0-C1-1

NOT FOR CONSTRUCTION















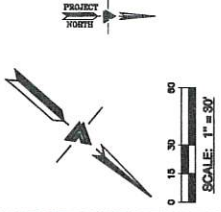


**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS  
BAY AREA REGION  
2455 WOODSIDE BLVD. #200  
ROSELAND, CA 94661  
(415) 887-3018  
WWW.LEABRAZE.COM

**331 GREER ROAD  
WOODSIDE, CALIFORNIA**  
SAN MATEO COUNTY  
APRIL 07-02-020  
APRIL 07-02-260

**DEMOLITION PLAN**

DESIGNED BY	REVIEWED BY	DATE	SCALE	DESIGN BY	DRAWN BY	SHEET NO.
BT	BT	05-22-17	AS NOTED	BT	BT	0-C2.1
DATE	SCALE	DESIGN BY	DRAWN BY	SHEET NO.		
05-22-17	AS NOTED	BT	BT	0-C2.1		
SCALE	DESIGN BY	DRAWN BY	SHEET NO.			
AS NOTED	BT	BT	0-C2.1			
DESIGN BY	DRAWN BY	SHEET NO.				
BT	BT	0-C2.1				
DRAWN BY	SHEET NO.					
BT	0-C2.1					
SHEET NO.						
0-C2.1						

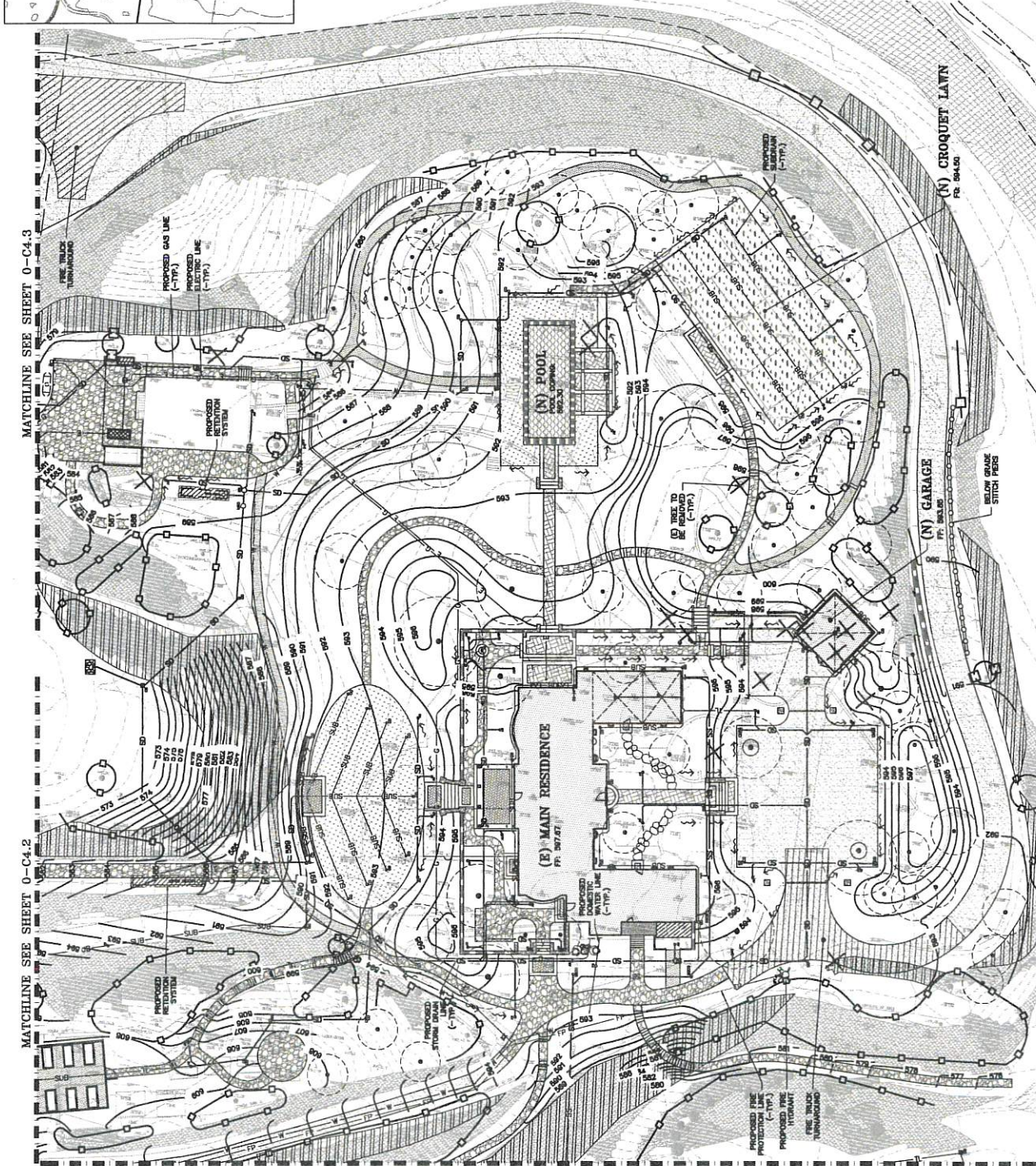


NOT FOR CONSTRUCTION

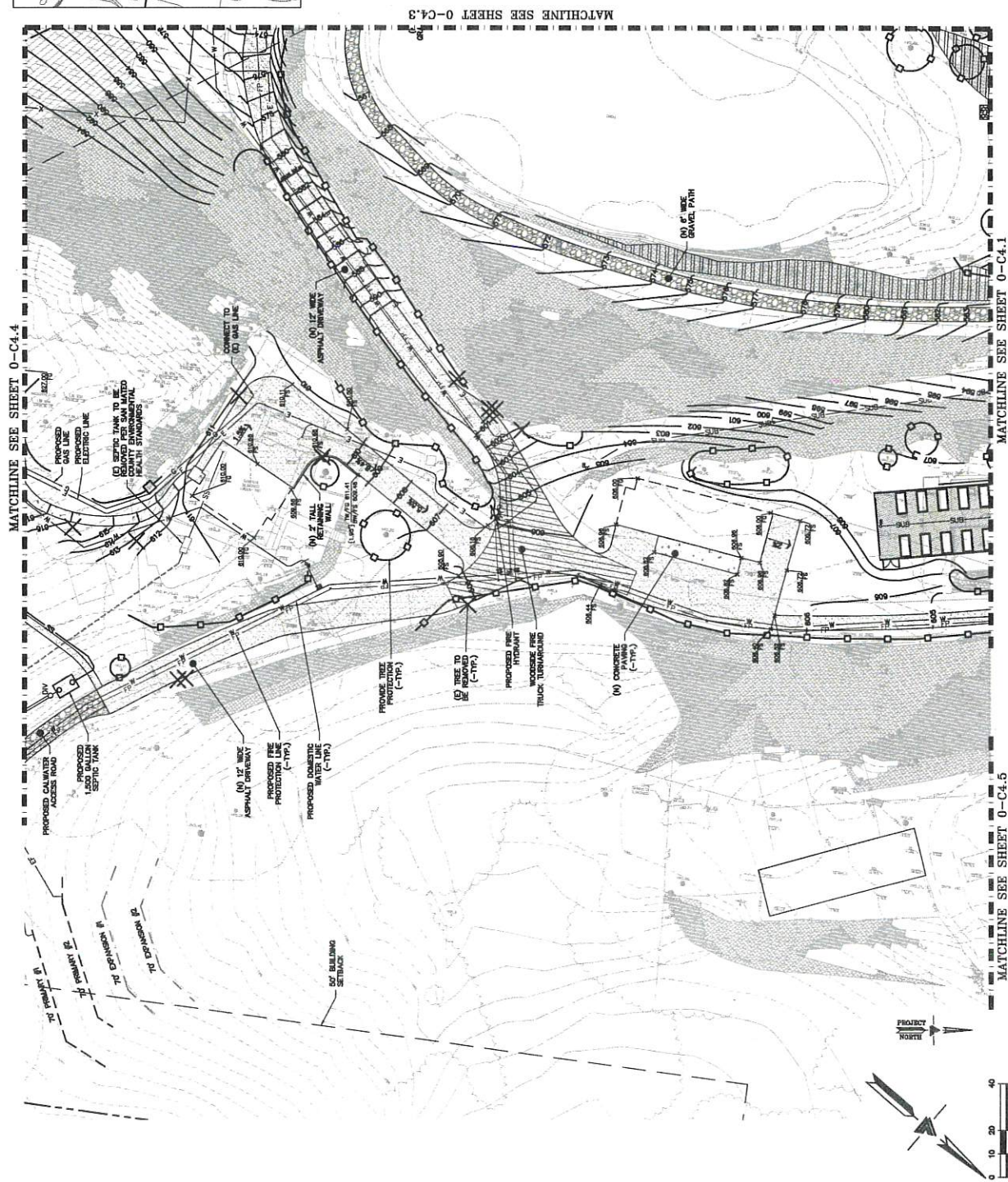






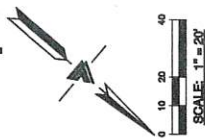









NOT FOR CONSTRUCTION





**LEGEND**

	AREAS OF 30%+ SLOPE
	AREAS OF 50%+ SLOPE
	AREAS OF 35%+ MANMADE

NOT FOR CONSTRUCTION

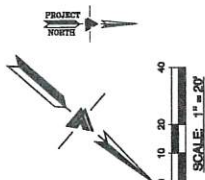
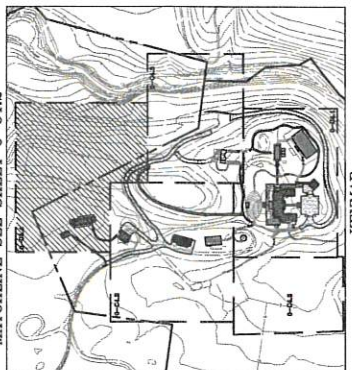
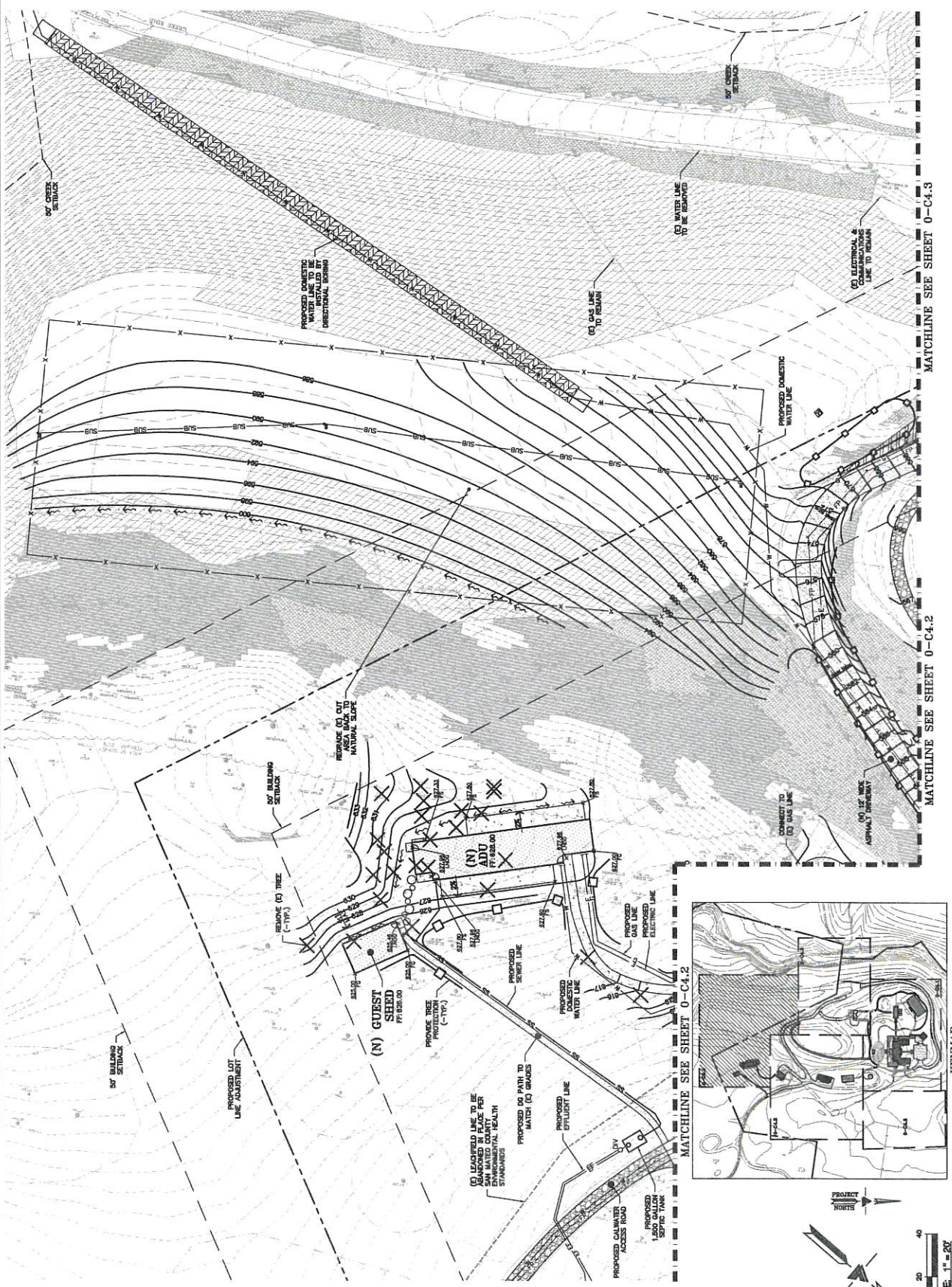




LEA & BRAZE ENGINEERING, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
2455 KINGSBURY AVENUE WEST  
ROSELAND, CALIFORNIA 94568  
BAY AREA REGION  
SACRAMENTO REGION  
WWW.LEABRAZE.COM  
(916) 937-7563  
(916) 937-4094  
(916) 937-1338  
APN: 072-002-030  
SNA WATCO COUNTY

331 GREER ROAD  
WOODSIDE, CALIFORNIA  
GRADING, DRAINAGE  
& UTILITIES PLAN  
ADU & VINEYARD

PLANNING REVIEW	DATE	05-22-17
REV. 05-22-17	SCALE	AS NOTED
REV. 05-22-17	DESIGN BY:	DK
REV. 05-22-17	DRAWN BY:	DK
REV. 05-22-17	SHEET NO.	0-C4.4
REVISIONS BY	DATE	21/07/17
APPROVED BY	DATE	05-22-17



NOT FOR CONSTRUCTION



0-C4.5

SHEET NO.

DRAWN BY: RK

DESIGN BY: RK

SCALE: AS NOTED

DATE: 08-21-17

PROJECT: 2181025

REVISIONS:

BY:

DATE:

BY:

DATE:

BY:

DATE:

BY:

DATE:

BY:

DATE:

BY:

DATE:

BY:

DATE:

BY:

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BY:

DATE:

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DATE:

BY:

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BY:

DATE:

BY:

DATE:

BY:

# GRADING, DRAINAGE & UTILITIES PLAN

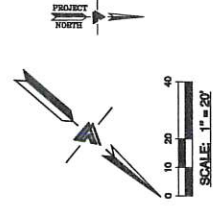
331 GREER ROAD  
WOODSIDE, CALIFORNIA

SAN MATEO COUNTY

APR. 07-05-02-020

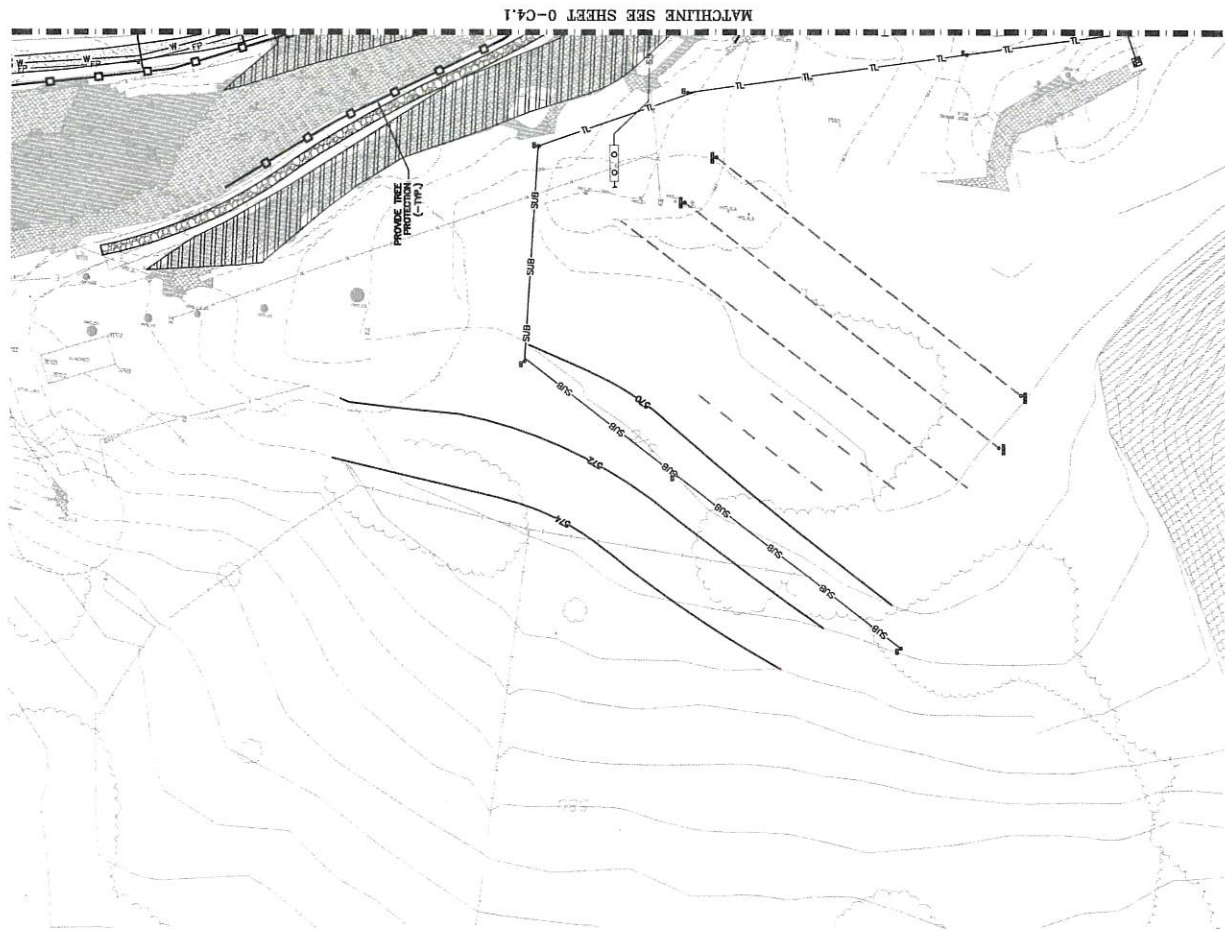
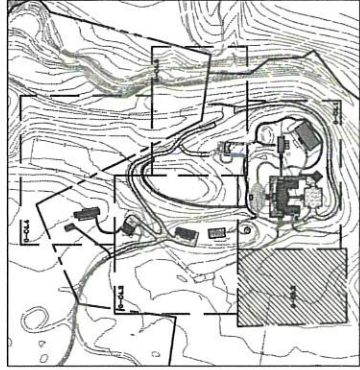
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LEA & BRAZEE ENGINEERING, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
SACRAMENTO REGION  
2405 INDUSTRIAL PARK WEST  
ROSEVILLE, CA 95661  
(916) 787-7043  
(916) 787-7044  
(916) 787-7045



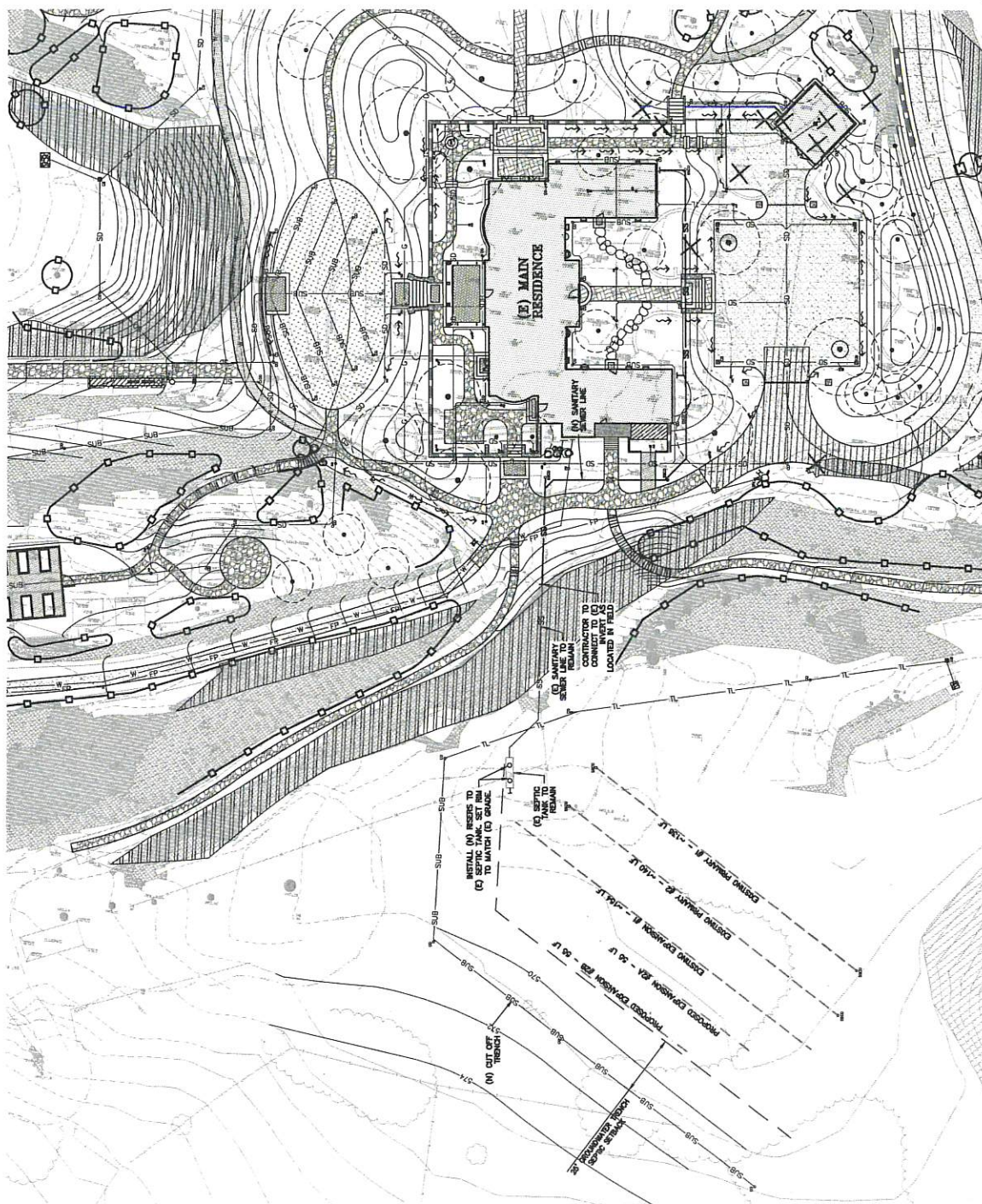
- LEGEND**
- AREAS OF 3:02+ SLOPE
  - AREAS OF 3:02+ SLOPE
  - AREAS OF 3:02+ MANMADE SLOPE

ALL UTILITIES SHOWN IN THIS AREA ARE  
INTENDED TO BE INSTALLED UNDER  
EXISTING GRADE. NO CONSTRUCTION  
NEEDED.





NOT FOR CONSTRUCTION



NOTES:  
ALL RETAINING WALLS WITHIN 25' OF SEPTIC LINES  
SHALL BE DESIGNED TO BE UNDRAINED.  
EXPANSION SYSTEM DOES NOT NEED TO BE  
INSTALLED AT THIS TIME.

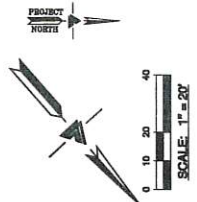
**LEGEND**

	BOUNDARY
	PRIMARY LEACH LINE
	EXPANSION LEACH LINE
	RETAINING WALL
	LANDSCAPE RETAINING WALL
	EFFLUENT LINE
	SET BACK LINE
	FENCE LINE
	PRESSURE LINE
	JOINT TRENCH
	DIVERSION VALVE
	SAFETY FENDER CLEWOUT
	BACKFLOW PREVENTOR
	AREA DRAIN
	SPOT ELEVATION
	CONTOURS

ABBREVIATIONS	
AD	AREA DRAIN
AP	APPROACH
BS	BUILDING
CE	CENTER LINE
CH	CHUTE
DN	DIVISION
EF	EFFLUENT
EL	ELEVATION
FL	FLOW LINE
FW	FLOW
IT	JUNT TRENCH
MA	MANHOLE
MAN	MANHOLE
MS	MATERIAL
NTS	NOT TO SCALE
Q.C.	ON CENTER LINE
REL	RISE ELEVATION
SE	SANITARY SEWER
SS	SANITARY SEWER
SSBH	SANITARY SEWER MANHOLE
TP	TOP OF MANHOLE GRADE
TP/FG	TYPICAL
W/L	WATER LINE

**LEGEND**

	AREAS OF 30%+ SLOPE
	AREAS OF 60%+ SLOPE
	AREAS OF 30%+ MANMADE SLOPE





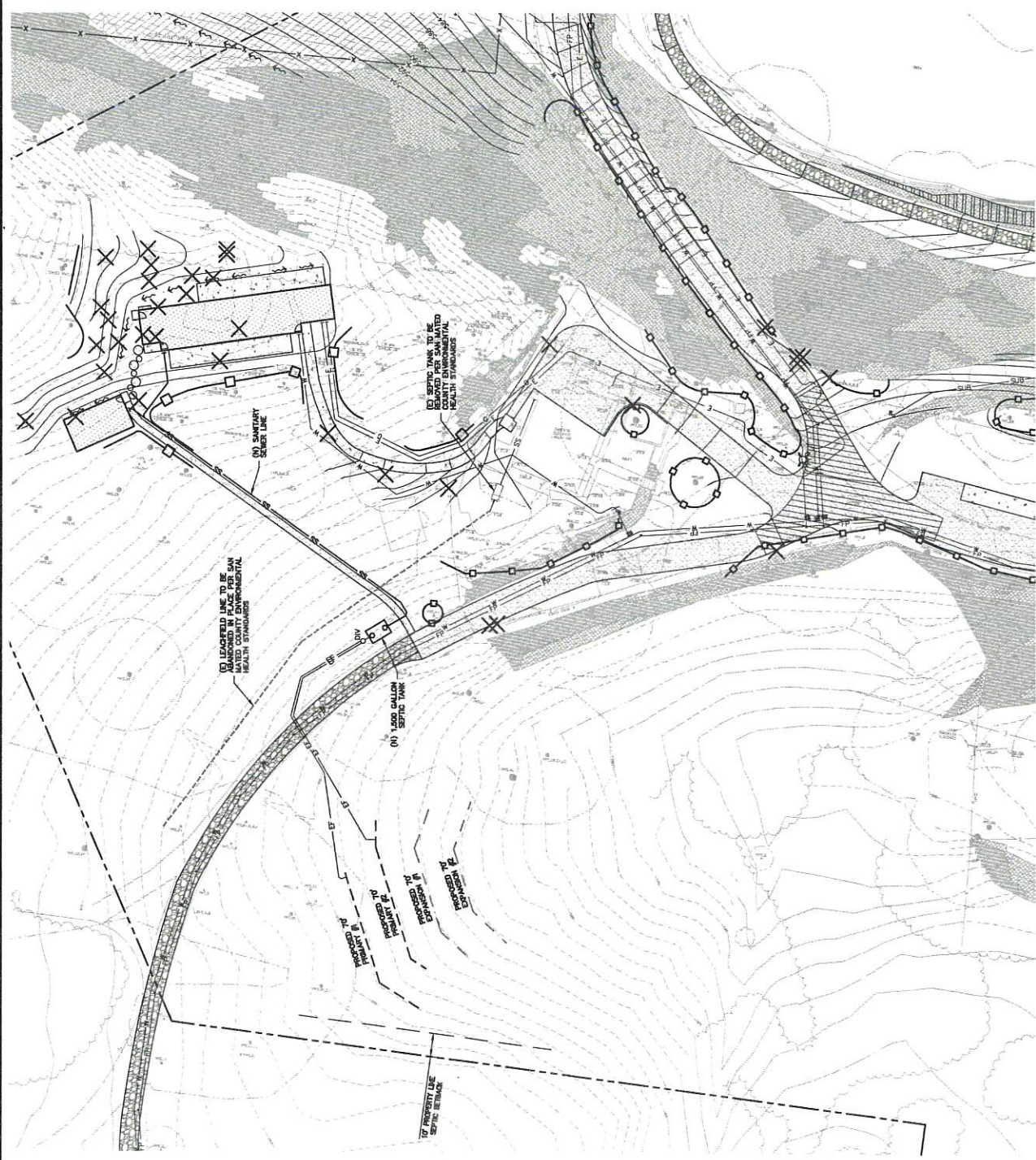


LEA & BRAZE ENGINEERING, INC.  
CIVIL ENGINEERS • LAND SURVEYORS  
SACRAMENTO REGION  
2017 COLLEGE BLVD. #200  
ROSEVILLE, CA 95661  
(916) 781-1323  
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331 GREER ROAD  
WOODSIDE, CALIFORNIA  
SAN MATEO COUNTY

SEPTIC PLAN  
ADU  
JOB NO. 2181075  
DATE: 09-22-17  
SCALE: AS NOTED  
DESIGN BY: RK  
DRAWN BY: RK  
SHEET NO. 0-C6.2

NOT FOR CONSTRUCTION



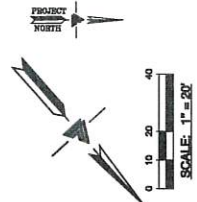
PROPOSED	DESCRIPTION
---	BOUNDARY
---	PRIMARY LEACH LINE
---	EXPANSION LEACH LINE
---	RETAINING WALL
---	LANDSCAPE RETAINING WALL
---	EFFLUENT LINE
---	SET BACK LINE
---	FENCE LINE
---	PRESSURE LINE
---	JOINT TRENCH
---	DIVERSION VALVE
---	SANITARY SEWER CLEANOUT
---	BACKFLOW PREVENTOR
---	AREA DRAIN
---	SPOT ELEVATION
---	CONTOURS

ABBREVIATIONS

- ADU AREA DRAIN PREVENTOR
- CB CATCH BASIN
- CD CLEANOUT
- CV CLEANOUT VALVE
 ELEV ELEVATIONS | FLW FLOW LINE | INVERT INVERT ELEVATION LANDS LANDSCAPE MANH MANHOLE NEW NEW TO SCALE ON ON CENTER RM ROOM SEW SANITARY SEWER SSD SANITARY SEWER CLEANOUT SSM SANITARY SEWER MANHOLE TOP TOP OF WALL/FINISH GRADE TYP TYPICAL W/W WATER LINE WL | | | | | | | | | | | | |

- AREAS OF 30%+ SLOPE
- AREAS OF 50%+ SLOPE
- AREAS OF 30%+ MANMADE SLOPE

NOTES:  
RETAINING WALLS WITHIN 30' OF SEPTIC LINES  
SHALL BE DESIGNED TO BE UNDERPAVED.  
REPAVING SYSTEMS DOES NOT NEED TO BE  
REPAVING TO THE LINE.









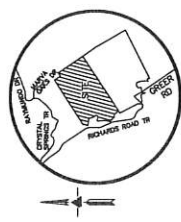


**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
SACRAMENTO REGION  
3017 DOUGLAS BLVD., SUITE 100  
ROSSVILLE, CA 95061  
(916) 988-1328  
(916) 297-7263  
WWW.LEABRAZE.COM

**331 GREER ROAD  
WOODSIDE, CALIFORNIA**  
SAN MATEO COUNTY  
APN: 072-002-280  
APN: 072-002-280

**AVERAGE SLOPE  
CALCULATION EXHIBIT  
NORTH LOT**

**0-C-7.1**  
SHEET NO.  
DRAWN BY: RK  
DESIGN BY: RK  
SCALE: AS NOTED  
DATE: 05-22-17  
JOB NO: 166025  
REVISIONS  
BY: [Signature]  
DATE: 05-22-17  
REV: 001-00-18  
REV: 002-00-18  
REV: 003-00-18  
REV: 004-00-18  
REV: 005-00-18  
REV: 006-00-18  
REV: 007-00-18  
REV: 008-00-18  
REV: 009-00-18  
REV: 010-00-18



**VICINITY MAP**  
NO SCALE

TOWN OF WOODSIDE

CALCULATIONS BY LEA & BRAZE ENGINEERING (010) 87-4888  
CALCULATION OF AVERAGE SLOPE

PROPERTY OWNERS: JHI Greer LLC

PROPERTY ADDRESS: JHI Greer Road (North Lot - APN: 072-002-280)

CALCULATED BY: FM

DATE: May 14, 2019

REFERENCE MAP: 166025

DATE: 214107-50

A. NET AREA (ac)			B. CONTOUR INTERVAL (ft)			C. DRAWING SCALE		
31.22 ACRES			5.0 FT			1" = 200'		
CONTOUR LENGTH WITHIN NET AREA OF LOT (Ac)			CONTOUR LENGTH WITHIN NET AREA OF LOT (Ac)			CONTOUR LENGTH WITHIN NET AREA OF LOT (Ac)		
CONTOUR ELEVATION (FEET)	CONTOUR LENGTH (FEET)	CONTOUR AREA (ACRES)	CONTOUR ELEVATION (FEET)	CONTOUR LENGTH (FEET)	CONTOUR AREA (ACRES)	CONTOUR ELEVATION (FEET)	CONTOUR LENGTH (FEET)	CONTOUR AREA (ACRES)
480	560	4.1	680	82	6.0	780	25	1.2
485	570	4.2	685	83	6.1	785	26	1.3
490	580	4.3	690	84	6.2	790	27	1.4
495	590	4.4	695	85	6.3	795	28	1.5
500	600	4.5	700	86	6.4	800	29	1.6
505	610	4.6	705	87	6.5	805	30	1.7
510	620	4.7	710	88	6.6	810	31	1.8
515	630	4.8	715	89	6.7	815	32	1.9
520	640	4.9	720	90	6.8	820	33	2.0
525	650	5.0	725	91	6.9	825	34	2.1
530	660	5.1	730	92	7.0	830	35	2.2
535	670	5.2	735	93	7.1	835	36	2.3
540	680	5.3	740	94	7.2	840	37	2.4
545	690	5.4	745	95	7.3	845	38	2.5
550	700	5.5	750	96	7.4	850	39	2.6
555	710	5.6	755	97	7.5	855	40	2.7
560	720	5.7	760	98	7.6	860	41	2.8
565	730	5.8	765	99	7.7	865	42	2.9
570	740	5.9	770	100	7.8	870	43	3.0
575	750	6.0	775	101	7.9	875	44	3.1
580	760	6.1	780	102	8.0	880	45	3.2
585	770	6.2	785	103	8.1	885	46	3.3
590	780	6.3	790	104	8.2	890	47	3.4
595	790	6.4	795	105	8.3	895	48	3.5
600	800	6.5	800	106	8.4	900	49	3.6
605	810	6.6	805	107	8.5	905	50	3.7
610	820	6.7	810	108	8.6	910	51	3.8
615	830	6.8	815	109	8.7	915	52	3.9
620	840	6.9	820	110	8.8	920	53	4.0
625	850	7.0	825	111	8.9	925	54	4.1
630	860	7.1	830	112	9.0	930	55	4.2
635	870	7.2	835	113	9.1	935	56	4.3
640	880	7.3	840	114	9.2	940	57	4.4
645	890	7.4	845	115	9.3	945	58	4.5
650	900	7.5	850	116	9.4	950	59	4.6
655	910	7.6	855	117	9.5	955	60	4.7
660	920	7.7	860	118	9.6	960	61	4.8
665	930	7.8	865	119	9.7	965	62	4.9
670	940	7.9	870	120	9.8	970	63	5.0
675	950	8.0	875	121	9.9	975	64	5.1
680	960	8.1	880	122	10.0	980	65	5.2
685	970	8.2	885	123	10.1	985	66	5.3
690	980	8.3	890	124	10.2	990	67	5.4
695	990	8.4	895	125	10.3	995	68	5.5
700	1000	8.5	900	126	10.4	1000	69	5.6
705	1010	8.6	905	127	10.5	1005	70	5.7
710	1020	8.7	910	128	10.6	1010	71	5.8
715	1030	8.8	915	129	10.7	1015	72	5.9
720	1040	8.9	920	130	10.8	1020	73	6.0
725	1050	9.0	925	131	10.9	1025	74	6.1
730	1060	9.1	930	132	11.0	1030	75	6.2
735	1070	9.2	935	133	11.1	1035	76	6.3
740	1080	9.3	940	134	11.2	1040	77	6.4
745	1090	9.4	945	135	11.3	1045	78	6.5
750	1100	9.5	950	136	11.4	1050	79	6.6
755	1110	9.6	955	137	11.5	1055	80	6.7
760	1120	9.7	960	138	11.6	1060	81	6.8
765	1130	9.8	965	139	11.7	1065	82	6.9
770	1140	9.9	970	140	11.8	1070	83	7.0
775	1150	10.0	975	141	11.9	1075	84	7.1
780	1160	10.1	980	142	12.0	1080	85	7.2
785	1170	10.2	985	143	12.1	1085	86	7.3
790	1180	10.3	990	144	12.2	1090	87	7.4
795	1190	10.4	995	145	12.3	1095	88	7.5
800	1200	10.5	1000	146	12.4	1100	89	7.6
805	1210	10.6	1005	147	12.5	1105	90	7.7
810	1220	10.7	1010	148	12.6	1110	91	7.8
815	1230	10.8	1015	149	12.7	1115	92	7.9
820	1240	10.9	1020	150	12.8	1120	93	8.0
825	1250	11.0	1025	151	12.9	1125	94	8.1
830	1260	11.1	1030	152	13.0	1130	95	8.2
835	1270	11.2	1035	153	13.1	1135	96	8.3
840	1280	11.3	1040	154	13.2	1140	97	8.4
845	1290	11.4	1045	155	13.3	1145	98	8.5
850	1300	11.5	1050	156	13.4	1150	99	8.6
855	1310	11.6	1055	157	13.5	1155	100	8.7
860	1320	11.7	1060	158	13.6	1160	101	8.8
865	1330	11.8	1065	159	13.7	1165	102	8.9
870	1340	11.9	1070	160	13.8	1170	103	9.0
875	1350	12.0	1075	161	13.9	1175	104	9.1
880	1360	12.1	1080	162	14.0	1180	105	9.2
885	1370	12.2	1085	163	14.1	1185	106	9.3
890	1380	12.3	1090	164	14.2	1190	107	9.4
895	1390	12.4	1095	165	14.3	1195	108	9.5
900	1400	12.5	1100	166	14.4	1200	109	9.6
905	1410	12.6	1105	167	14.5	1205	110	9.7
910	1420	12.7	1110	168	14.6	1210	111	9.8
915	1430	12.8	1115	169	14.7	1215	112	9.9
920	1440	12.9	1120	170	14.8	1220	113	10.0
925	1450	13.0	1125	171	14.9	1225	114	10.1
930	1460	13.1	1130	172	15.0	1230	115	10.2
935	1470	13.2	1135	173	15.1	1235	116	10.3
940	1480	13.3	1140	174	15.2	1240	117	10.4
945	1490	13.4	1145	175	15.3	1245	118	10.5
950	1500	13.5	1150	176	15.4	1250	119	10.6
955	1510	13.6	1155	177	15.5	1255	120	10.7
960	1520	13.7	1160	178	15.6	1260	121	10.8
965	1530	13.8	1165	179	15.7	1265	122	10.9
970	1540	13.9	1170	180	15.8	1270	123	11.0
975	1550	14.0	1175	181	15.9	1275	124	11.1
980	1560	14.1	1180	182	16.0	1280	125	11.2
985	1570	14.2	1185	183	16.1	1285	126	11.3
990	1580	14.3	1190	184	16.2	1290	127	11.4
995	1590	14.4	1195	185	16.3	1295	128	11.5
1000	1600	14.5	1200	186	16.4	1300	129	11.6
1005	1610	14.6	1205	187	16.5	1305	130	11.7
1010	1620	14.7	1210	188	16.6	1310	131	11.8
1015	1630	14.8	1215	189	16.7	1315	132	11.9
1020	1640	14.9	1220	190	16.8	1320	133	12.0
1025	1650	15.0	1225	191	16.9	1325	134	12.1
1030	1660	15.1	1230	192	17.0	1330	135	12.2
1035	1670	15.2	1235	193	17.1	1335	136	12.3
1040	1680	15.3	1240	194	17.2	1340	137	12.4
1045	1690	15.4	1245	195	17.3	1345	138	12.5
1050	1700	15.5	1250	196	17.4	1350	139	12.6
1055	1710	15.6	1255	197	17.5	1355	140	12.7
1060	1720	15.7	1260	198	17.6	1360	141	12.8
1065	1730	15.8	1265	199	17.7	1365	142	12.9
1070	1740	15.9	1270	200	17.8	1370	143	13.0
1075	1750	16.0	1275	201	17.9	1375	144	13.1
1080	1760	16.1	1280	202	18.0	1380	145	13.2
1085	1770	16.2	1285	203	18.1	1385	146	13.3
1090	1780	16.3	1290	204	18.2	1390	147	13.4
1095	1790	16.4	1295	205	18.3	1395	148	13.5
1100	1800	16.5	1300	206	18.4	1400	149	13.6
1105	1810	16.6	1305	207	18.5	1405	150	13.7
1110	1820	16.7	1310	208	18.6	1410	151	13.8
1115	1830	16.8	1315	209	18.7	1415	152	13.9
1120	1840	16.9	1320	210	18.8	1420	153	14.0
1125	1850	17.0	1325	211	18.9	1425	154	14.1
1130	1860	17.1	1330	212	19.0	1430	155	14.2
1135	1870	17.2	1335	213	19.1	1435	156	14.3
1140	1880	17.3	1340	214	19.2	1440	157	14.4
1145	1890	17.4	1345	215	19.3	1445	158	14.5
1150	1900	17.5	1350	216	19.4	1450	159	14.6
1155	1910	17.6	1355	217	19.5	1455	160	14.7
1160	1920	17.7	1360	218	19.6	1460	161	14.8
1165	1930	17.8	1365	219	19.7	1465	162	14.9
1170	1940	17.9	1370	220	19.8	1470	163	15.0
1175	1950	18.0	1375	221	19.9	1475	164	15.1
1180	1960	18.1	1380	222	20.0	1480	165	15.2
1185	1970	18.2	1385	223	20.1	1485	166	15.3
1190	1980	18.3	1390	224	20.2	1490	167	15.4
1195	1990	18.4	1395	225	20.3	1495	168	15.5
1200	2000	18.5	1400	226	20.4	1500	169	15.6
1205	2010	18.6	1405	227	20.5	1505	170	15.7
1210	2020	18.7	1410	228	20.6	1510	171	15.8
1215	2030	18.8	1415	229	20.7	1515	172	15.9
1220	2040	18.9	1420	230	20.8	1520	173	16.0
122								



[illegible]

**NOTE**  
FOR CONSTRUCTION STAKING  
SCHEDULE, LINE, OR QUOTATIONS  
PLEASE CONTACT ALEX ABAYA  
AT LEA & BRAZE ENGINEERING  
(510)887-4086 EXT. 116  
aabya@leabrazee.com





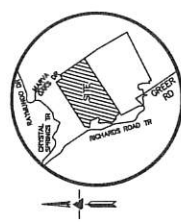
LEA & BRAZE ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
2465 MONTEBELLO AVE. SUITE 200  
ROCKVILLE, CA 94551  
(916) 739-1238  
WWW.LEABRAZE.COM

331 GREER ROAD  
WOODSIDE, CALIFORNIA  
SAN MATEO COUNTY

PAVED AREA TO BE  
REMOVED EXHIBIT  
NORTH LOT

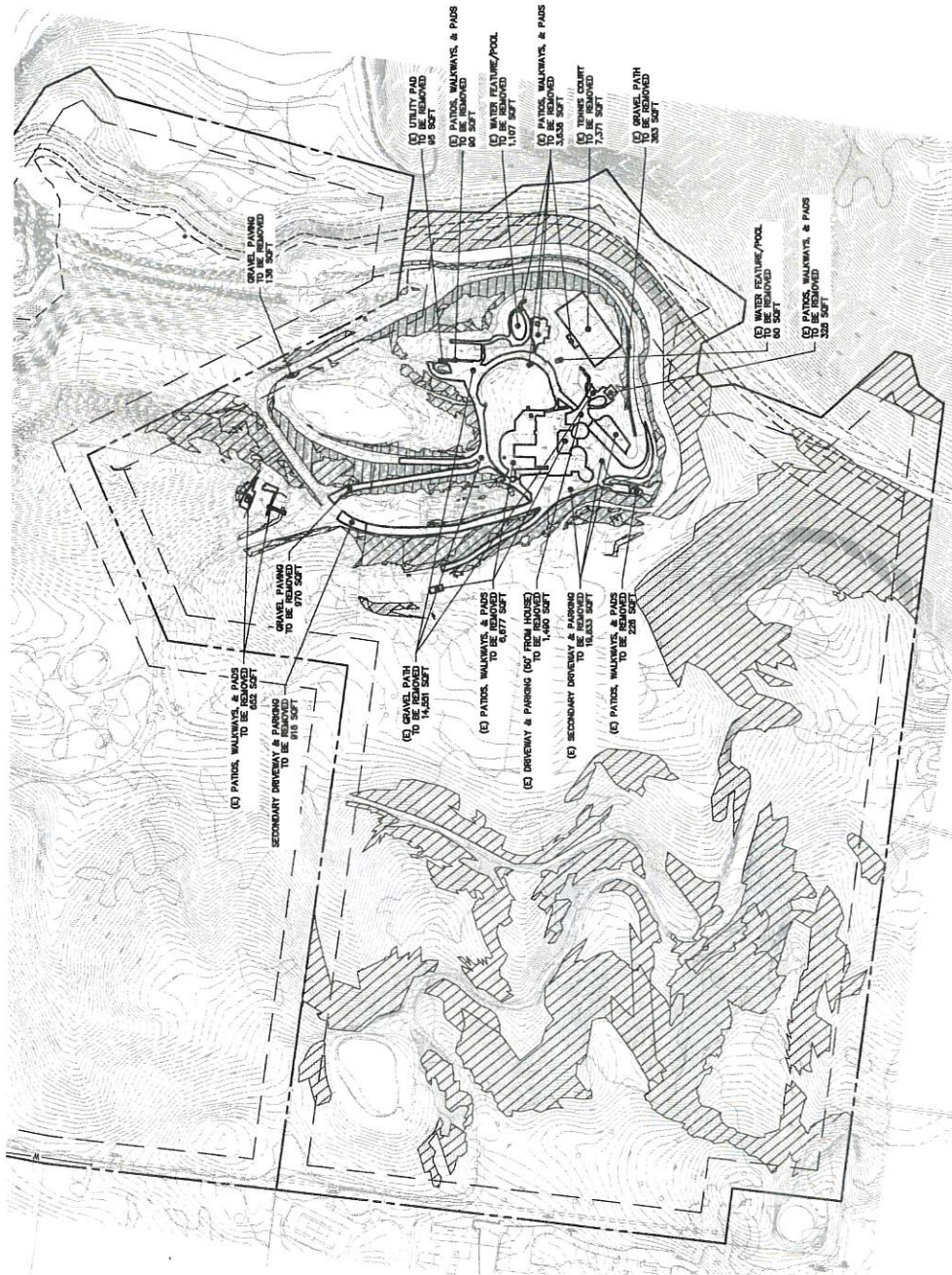
DATE: 08-25-17  
SCALE: 1"=100'  
DESIGN BY: RIK  
DRAWN BY: RIK  
SHEET NO: 0-07-0

NOT FOR CONSTRUCTION



VICINITY MAP  
NO SCALE

DEVELOPMENT INFORMATION - REMOVED NORTH LOT - APN 072-052-260			
TOTAL SITE AREA	1.8161 AC	SQUARE FEET	124,500
AREA WITHIN EASEMENTS EXCLUDED	0.011 AC	SQUARE FEET	7,500
AREA TO BE REMOVED	0.011 AC	SQUARE FEET	7,500
AREA TO REMAIN	1.8050 AC	SQUARE FEET	124,500
AVERAGE LOT SLOPE EXCLUDING EASEMENTS AND SLOPE > 30%	15.8%		
PERCENT LOT AREA TO REMAIN IN NATURAL STATE	40.8%		
PERCENT LOT AREA TO REMAIN IN NATURAL STATE EXCLUDING EASEMENTS & AREA > 30%	N/A		
AREA TO REMAIN IN NATURAL STATE			
DRIVEWAY & PARKING (SEE FROM HOUSE)	1,490	SQ. FT.	1,490
SECONDARY DRIVEWAY & PARKING	20,751	SQ. FT.	20,751
WATER FEATURE/POOL	1,174	SQ. FT.	1,174
WATER FEATURE/POOL	1,197	SQ. FT.	1,197
WOOD DECK	307	SQ. FT.	307
TENNIS COURT	7,371	SQ. FT.	7,371
STEPPING STONES	95	SQ. FT.	95
UTILITY PAD	95	SQ. FT.	95
EQUESTRIAN TURNOUT	95	SQ. FT.	95
TOTAL PAVED AREA	29,495	SQ. FT.	29,495
EXCEPTIONS REMOVED FROM CALCULATION			
DRIVEWAY & PARKING	1,490	SQ. FT.	1,490
SECONDARY DRIVEWAY & PARKING	20,751	SQ. FT.	20,751
WATER FEATURE/POOL	1,174	SQ. FT.	1,174
WATER FEATURE/POOL	1,197	SQ. FT.	1,197
WOOD DECK	307	SQ. FT.	307
TENNIS COURT	7,371	SQ. FT.	7,371
STEPPING STONES	95	SQ. FT.	95
UTILITY PAD	95	SQ. FT.	95
EQUESTRIAN TURNOUT	95	SQ. FT.	95
TOTAL PAVED AREA (MIN. REMAINING)	29,495	SQ. FT.	29,495
ALLOWABLE PAVED AREA FOR THIS PARCEL (*)	15,000	SQ. FT.	15,000
ALLOWABLE PAVED AREA FOR THIS PARCEL (*)	62,507	SQ. FT.	62,507



LEGEND

AREAS OF USE OR GREATER SLOPE













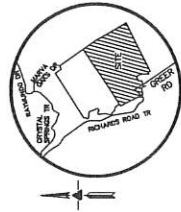


LEA & BRAZE ENGINEERING, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
2405 KOSTERMAN AVE. WEST  
ROSELAND, CA 95068  
(916) 781-7263  
WWW.LEABRAZE.COM

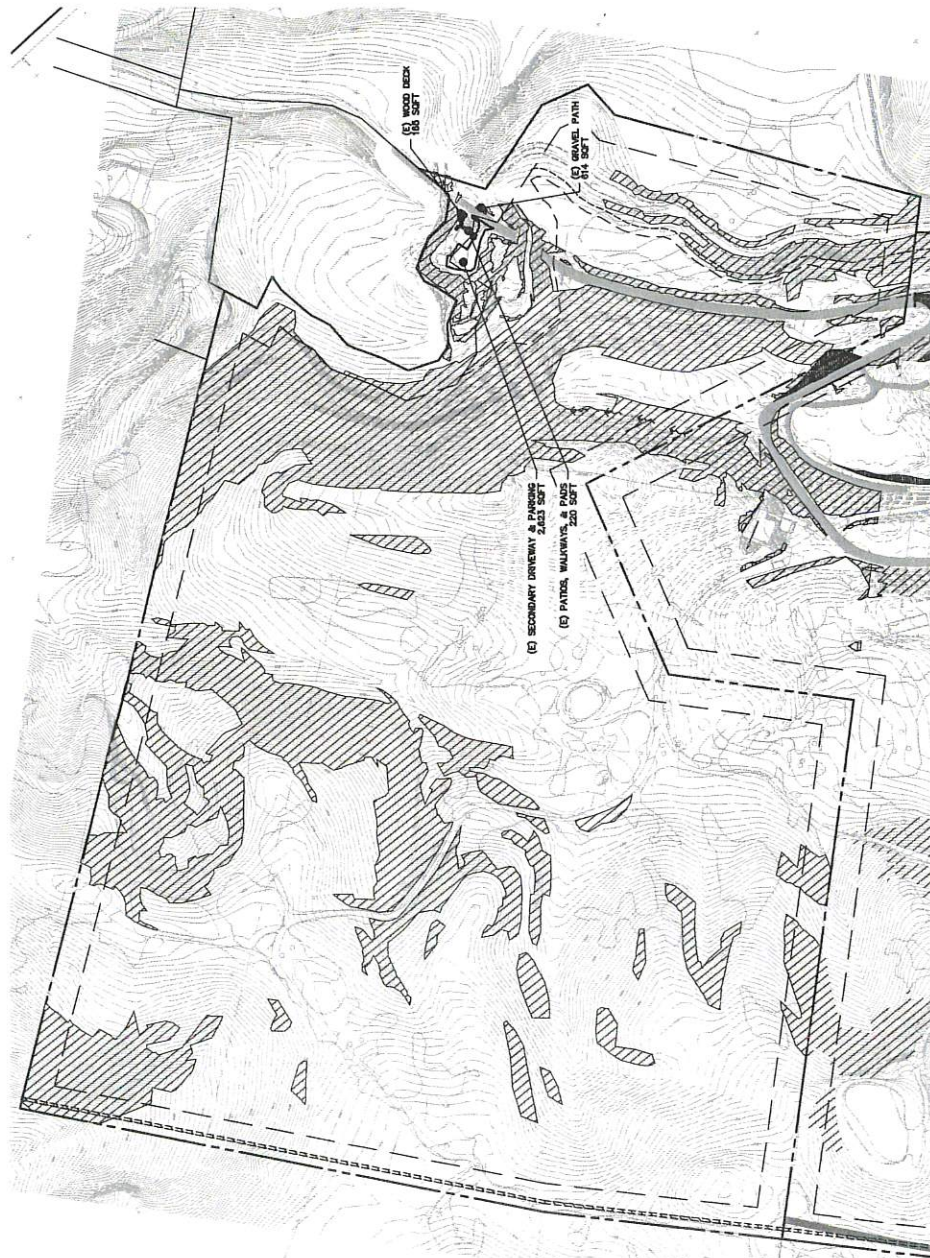
331 GREER ROAD  
WOODSIDE, CALIFORNIA  
SAN MATEO COUNTY

EXISTING PAVED  
AREA EXHIBIT  
SOUTH LOT

DATE: 03-22-17  
SCALE: 1"=100'  
DESIGN BY: JK  
DRAWN BY: JK  
SHEET NO: 0-07.6



VICINITY MAP  
NO SCALE



DEVELOPMENT INFORMATION - EXISTING SOUTH LOT - APRN: 072-052-030			
TOTAL LOT AREA	9,822 SQUARE FEET	0.225 ACRES	
AREA WITHIN EXISTING EXCLUDED	6,888 SQUARE FEET	0.157 ACRES	
NET LOT AREA	2,934 SQUARE FEET	0.068 ACRES	
AVAILABILITY LOT DATA (EXCLUDING EXISTING AND SLOPE > 10%)	2,934 SQUARE FEET	0.068 ACRES	
PERCENT LOT AREA REQUIRED TO REMAIN IN NATURAL STATE	40.0%		
AREA TO REMAIN IN NATURAL STATE	N/A	SQUARE FEET	
PERCENT LOT AREA TO REMAIN IN NATURAL STATE (EXCLUDING EXISTING & AREA > 10%)	N/A	ACRES	
ZONING (BASED ON TOWN ZONING MAP)			
SURFACE COVERAGE AREA			
EXISTING	REMOVED	NEW	FINAL CONDITION
TOTAL S.F.	TOTAL S.F.	TOTAL S.F.	TOTAL S.F.
DRIVEWAY PARKING (OF FRONT HOUSE)	2,229		
SECONDARY DRIVEWAY & PARKING	229		
PAVING, WALKWAYS, & POOL			
WOOD DECK	165		
GRAVEL PATH	634		
EXISTING TRUNKOUT			
VARIANCE REQUESTED			
TOTAL PAVED AREA	3,027		
EXCEPTIONS (EXCLUDED FROM CALCULATION OF NET LOT AREA)			
EXISTING PAVED AREA FOR THIS PARCEL	3,027		
EXISTING PAVED AREA FOR THIS ZONING	3,027		
ALLOWABLE PAVED AREA FOR THIS PARCEL	3,027		
ALLOWABLE PAVED AREA FOR THIS ZONING	3,027		
TOTAL PAVED AREA FOR THIS PARCEL	3,027		
TOTAL PAVED AREA FOR THIS ZONING	3,027		
ALLOWABLE PAVED AREA FOR THIS PARCEL	3,027		
ALLOWABLE PAVED AREA FOR THIS ZONING	3,027		

LEGEND

AREAS OF USE OR GREATER SLOPE



SCALE: 1"=100'

NOT FOR CONSTRUCTION







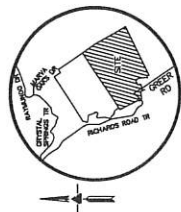


LEA & BRAZE ENGINEERING, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
SACRAMENTO REGION  
3017 DOUGLAS BLVD., SUITE 200  
ROSEVILLE, CA 95661  
(916) 266-1326  
(916) 266-1326  
WWW.LEABRAZE.COM

331 GREER ROAD  
WOODSIDE, CALIFORNIA  
SANTA CLAY COUNTY  
APN: 072-002-020  
072-002-020

PROPOSED PAVED  
AREA EXHIBIT  
SOUTH LOT

0-07-8  
NOT FOR CONSTRUCTION



VICINITY MAP  
NO SCALE

DEVELOPMENT INFORMATION - PROPOSED (SOUTH LOT - APRIL 072-002-020)									
TOTAL SITE AREA		1.3010 ACRES	TOTAL PAVED AREA		0.4738 ACRES	TOTAL UNPAVED AREA		0.8272 ACRES	
AREA WITHIN EXISTING ZONING		1.3010 ACRES	AREA WITHIN EXISTING ZONING		0.4738 ACRES	AREA WITHIN EXISTING ZONING		0.8272 ACRES	
NET SITE AREA		1.3010 ACRES	NET PAVED AREA		0.4738 ACRES	NET UNPAVED AREA		0.8272 ACRES	
AVERAGE LOT SLOPE (EXCLUDING EASEMENT AND SLOPS > 5%)		12.5%	AVERAGE LOT SLOPE (EXCLUDING EASEMENT AND SLOPS > 5%)		12.5%	AVERAGE LOT SLOPE (EXCLUDING EASEMENT AND SLOPS > 5%)		12.5%	
PERCENT LOT AREA REMAINING IN NATURAL STATE		62.8%	PERCENT LOT AREA REMAINING IN NATURAL STATE		62.8%	PERCENT LOT AREA REMAINING IN NATURAL STATE		62.8%	
PERCENT LOT AREA TO REMAIN IN NATURAL STATE (EXCLUDING EASEMENTS & AREAS 5%)		57.8%	PERCENT LOT AREA TO REMAIN IN NATURAL STATE (EXCLUDING EASEMENTS & AREAS 5%)		57.8%	PERCENT LOT AREA TO REMAIN IN NATURAL STATE (EXCLUDING EASEMENTS & AREAS 5%)		57.8%	
ZONING (BASED ON TOWN ZONING MAP)									
EXISTING		TOTAL S.F.	NEW		TOTAL S.F.	TOTAL S.F.		TOTAL S.F.	
DRIVEWAY & PARKING (SEE FROM HOUSING)		1,000	DRIVEWAY & PARKING (SEE FROM HOUSING)		1,000	DRIVEWAY & PARKING (SEE FROM HOUSING)		1,000	
SECONDARY DRIVEWAY & PARKING		230	SECONDARY DRIVEWAY & PARKING		230	SECONDARY DRIVEWAY & PARKING		230	
WATER FEATURE/POOL		0	WATER FEATURE/POOL		0	WATER FEATURE/POOL		0	
MAN MADE FORD		100	MAN MADE FORD		100	MAN MADE FORD		100	
GRAVEL PATH		604	GRAVEL PATH		604	GRAVEL PATH		604	
TENNIS COURT		0	TENNIS COURT		0	TENNIS COURT		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
DECIDUOUS REMOVED FROM CALCULATIONS		0	DECIDUOUS REMOVED FROM CALCULATIONS		0	DECIDUOUS REMOVED FROM CALCULATIONS		0	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH		500	GRAVEL PATH		500	GRAVEL PATH		500	
FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
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EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
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FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
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FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	FIRE TRUCK TURNAROUND		0	
EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
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EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
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EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	EQUESTRIAN TURNOUT		0	
TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	TOTAL PAVED AREA		1,834	
GRAVEL PATH</									





**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
SACRAMENTO REGION  
3017 DOUGLAS BLVD., SUITE 100  
ROCKVILLE, CA 95961  
(916) 998-1326  
(916) 997-1363  
WWW.LEABRAZE.COM

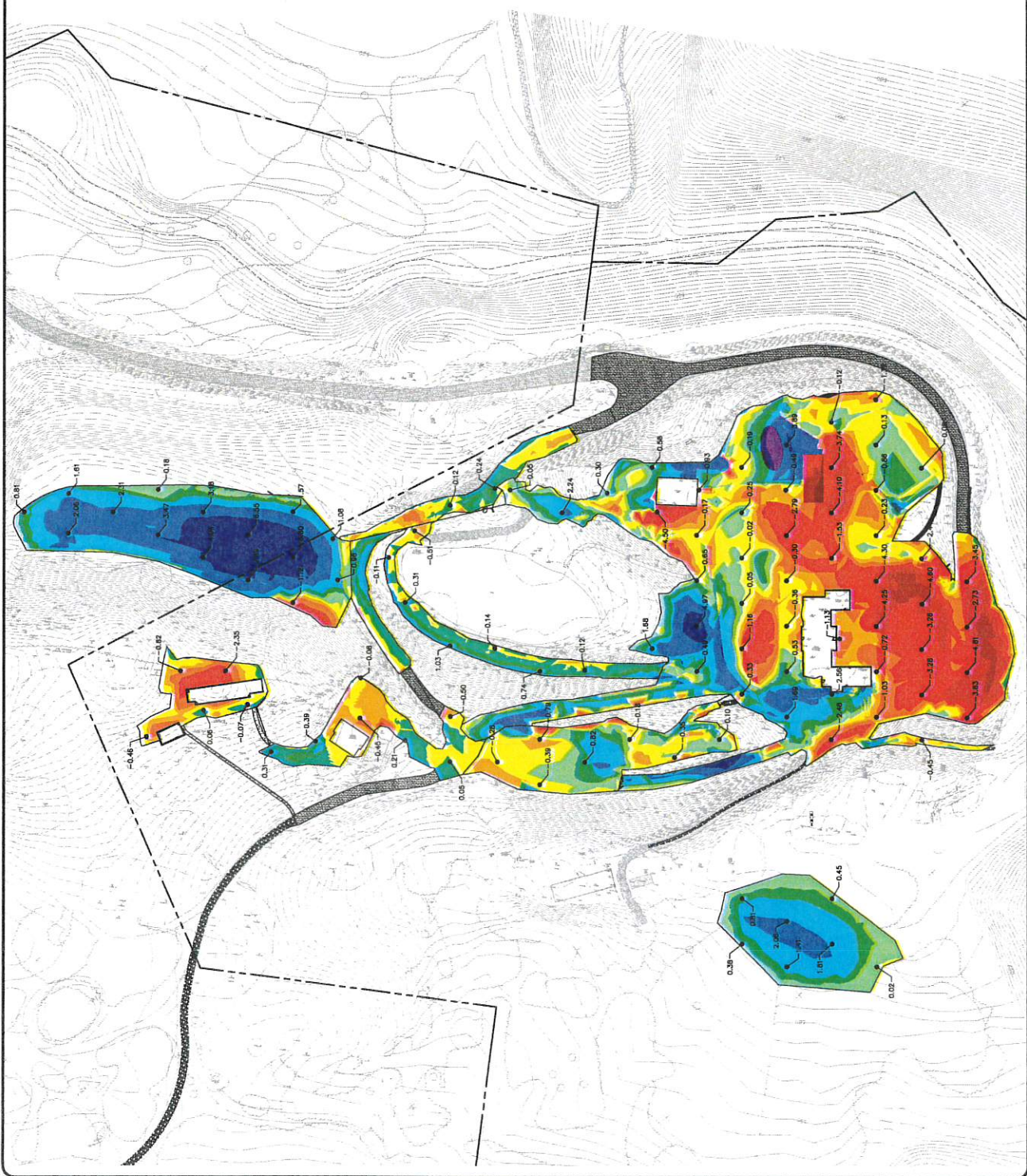
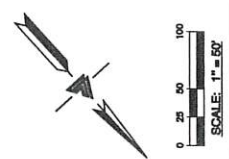
**331 GREER ROAD  
WOODSIDE, CALIFORNIA**  
SANTA MATEO COUNTY  
APN: 072-002-000  
(P) (310) 687-4006  
(P) (310) 687-4008  
BAY AREA REGION  
2455 HOLBURN LANE, SUITE 100  
ROCKVILLE, CA 95961  
(916) 998-1326  
(916) 997-1363

# GRADING HEAT MAP

DATE	05-22-17
SCALE	1"=50'
DRAWN BY	BN
SHEET NO.	0-CB-1
BY	BN
REVISIONS	
JOB NO.	2161073

## LEGEND:

- |       |              |
|-------|--------------|
| CUT:  | -10' TO -8'  |
| CUT:  | -8' TO -6'   |
| CUT:  | -6' TO -4'   |
| CUT:  | -4' 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 4'     |
| FILL: | 4' TO 6'     |
| FILL: | 6' TO 8'     |
| FILL: | 8' TO 10'    |
| FILL: | 10' TO 12'   |



NOT FOR CONSTRUCTION





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CIVIL ENGINEERS • LAND SURVEYORS  
SACRAMENTO REGION  
1400 K STREET, SUITE 100  
SACRAMENTO, CA 95811  
(916) 441-1133  
WWW.LEABRAZE.COM

**331 GREER ROAD**  
WOODSIDE, CALIFORNIA  
SACRAMENTO COUNTY  
APN: 073-002-020  
073-002-020

SAN JUAN COUNTY

# GRADING HEAT MAP NORTH LOT

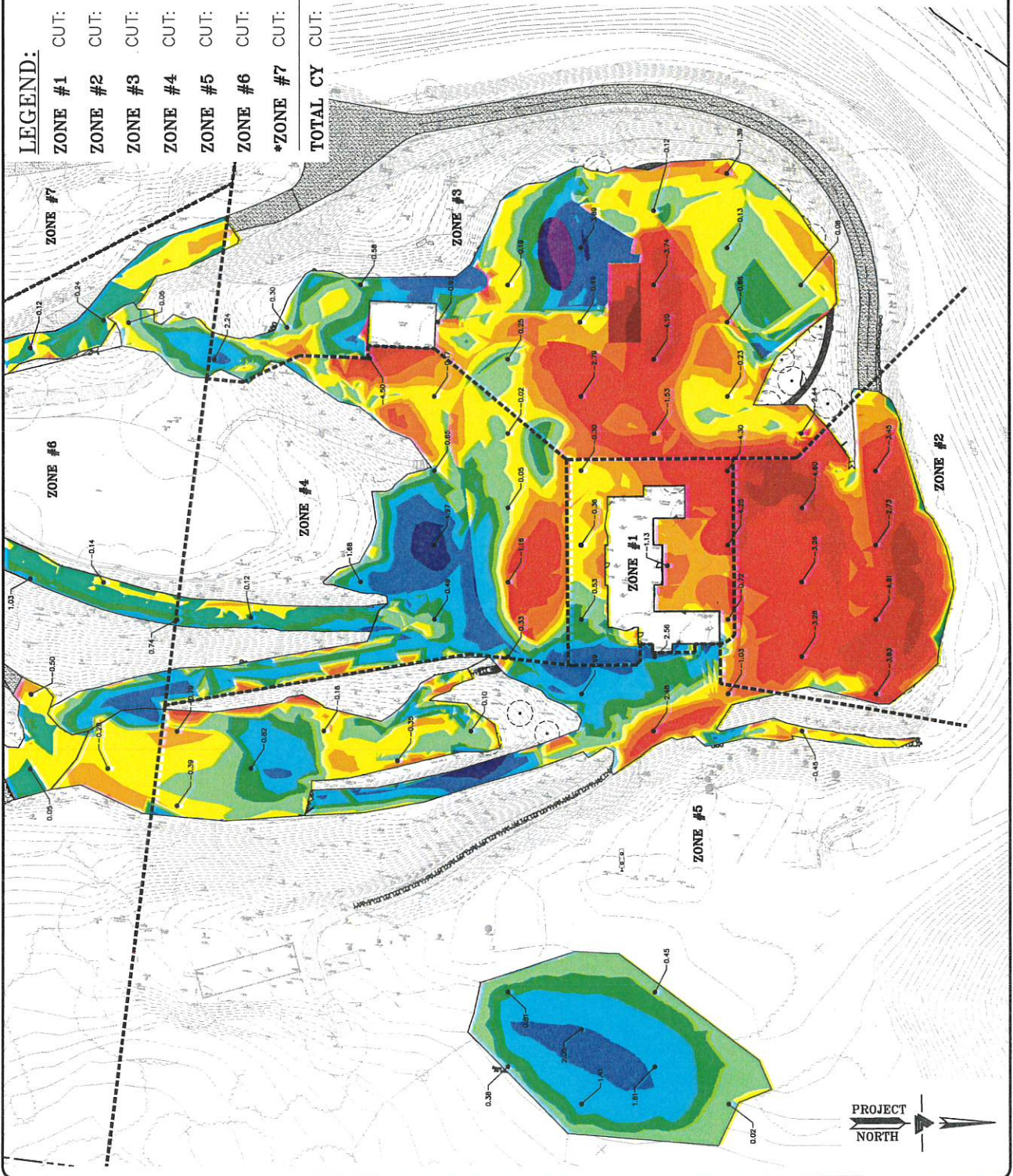
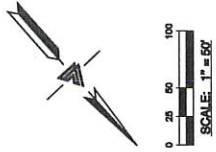
PLANNING REVIEW	DATE	05-22-17
PERMITS REVIEW	DATE	05-22-17
REVISIONS	BY	2101075
DATE	05-22-17	
SCALE	AS NOTED	
DESIGN BY	INC	
DRAWN BY	INC	
SHEET NO.		

**C-8.2**

**LEGEND:**

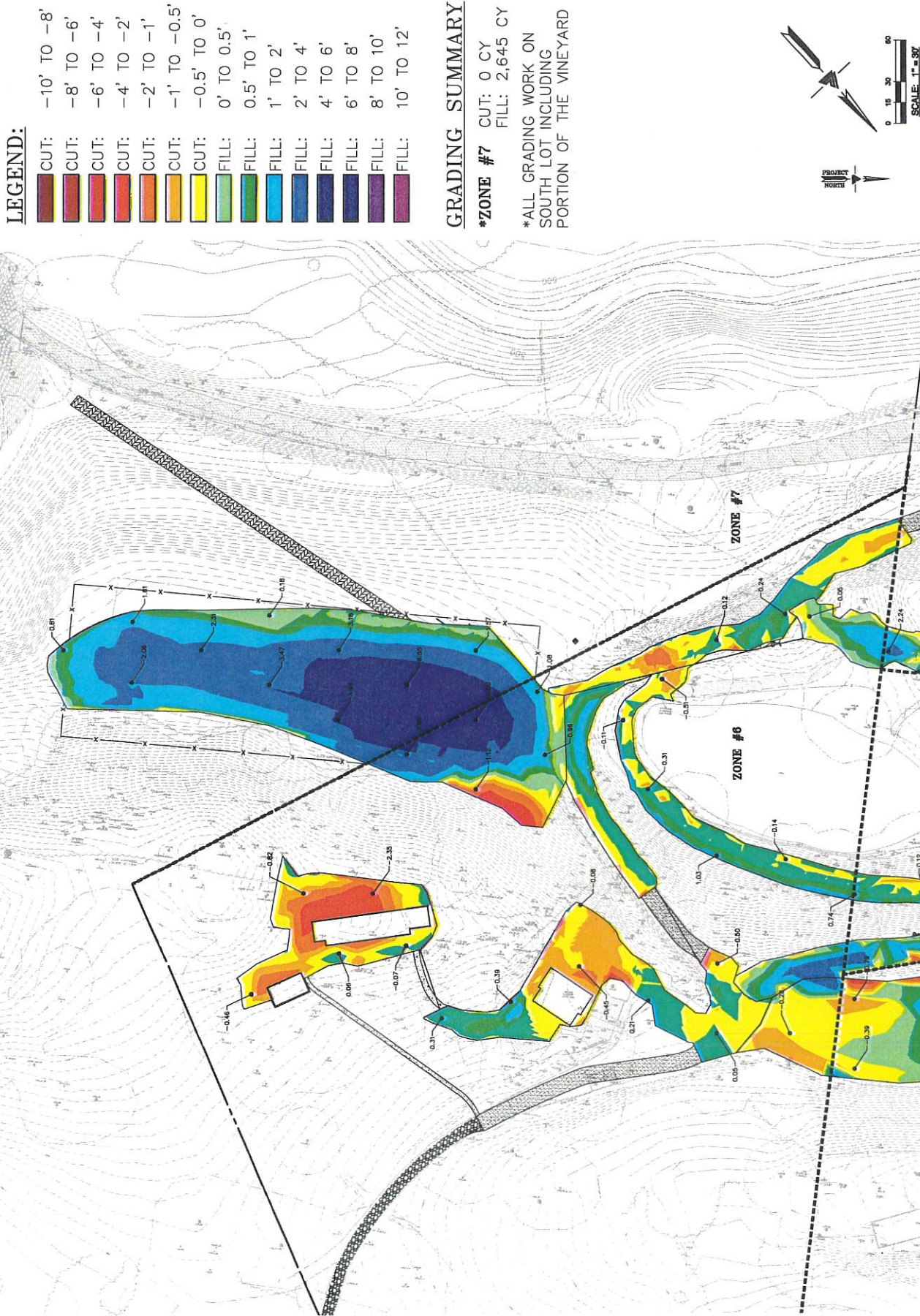
ZONE #1	CUT: 525 CY,	FILL: 130 CY
ZONE #2	CUT: 2,960 CY,	FILL: 10 CY
ZONE #3	CUT: 1,725 CY,	FILL: 880 CY
ZONE #4	CUT: 510 CY,	FILL: 830 CY
ZONE #5	CUT: 295 CY,	FILL: 1,185 CY
ZONE #6	CUT: 640 CY,	FILL: 975 CY
*ZONE #7	CUT: 0 CY	FILL: 2,645 CY
<b>TOTAL CY</b>	<b>CUT: 6,655 CY</b>	<b>FILL: 6,655 CY</b>

\*ALL GRADING WORK ON  
SOUTH LOT INCLUDING  
PORTION OF THE VINEYARD



NOT FOR CONSTRUCTION





NOT FOR CONSTRUCTION



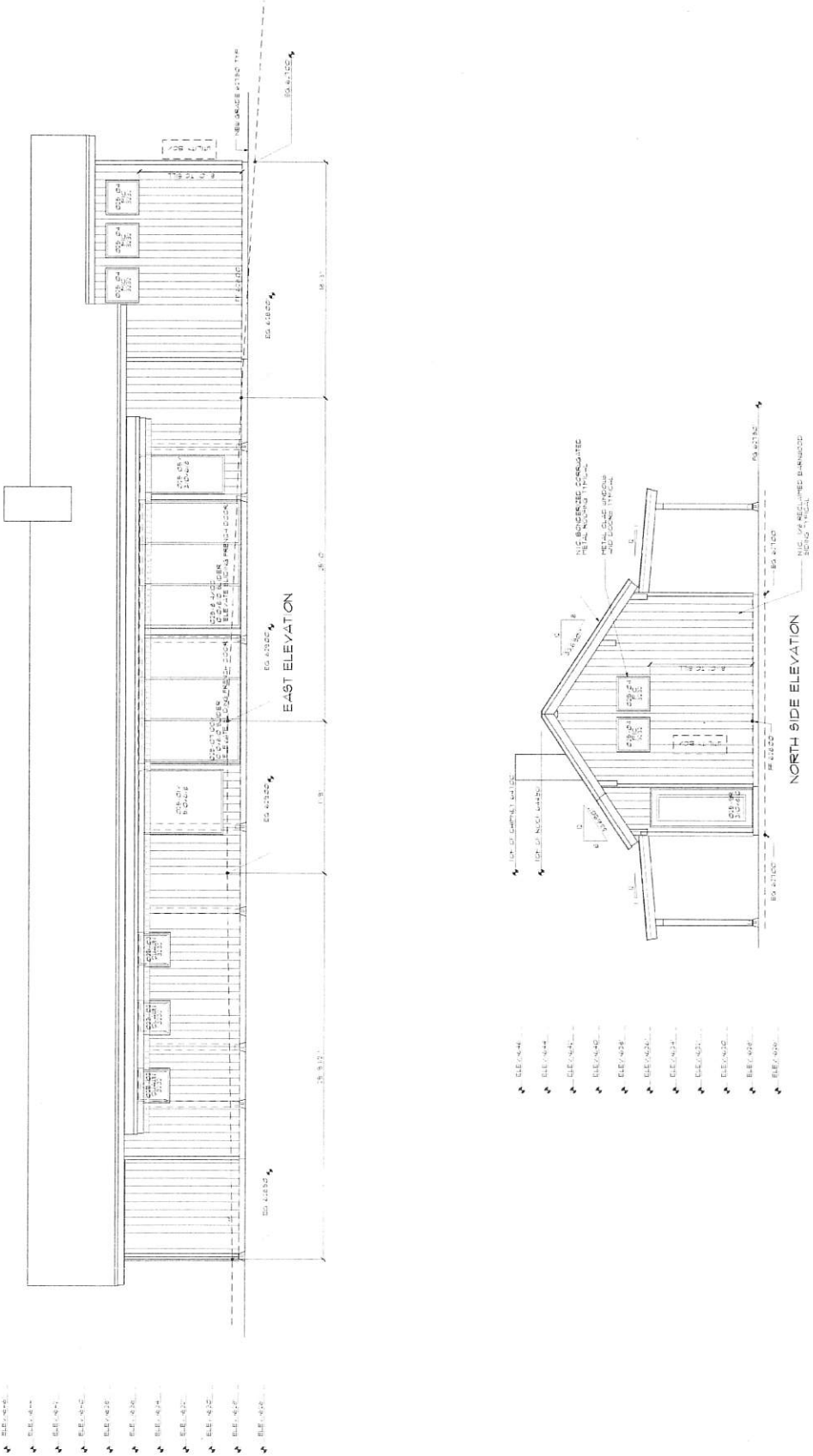










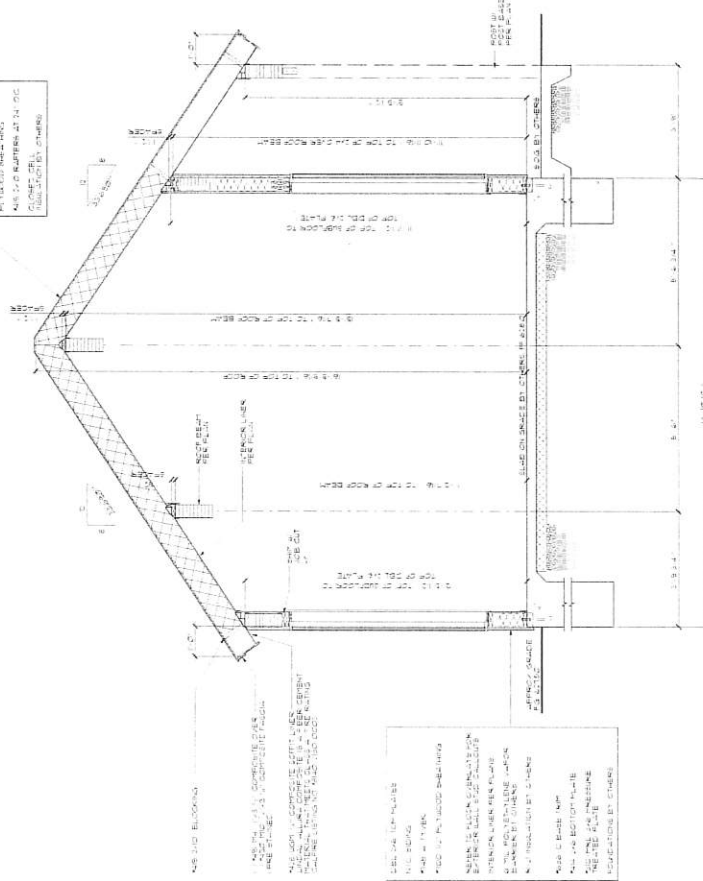




# CROSS SECTION thru C-1

1. SECTION IS DESIGN AND DETAILS BY CHANG
2. CHANG IS TO BE MAINTAINED AS SUCH AND NOT BE CHANGED OR MODIFIED WITHOUT THE WRITTEN CONSENT OF CHANG. ANY CHANGES TO THE DESIGN OR DETAILS MUST BE APPROVED BY CHANG IN WRITING.
3. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF THE DESIGN OR DETAILS.
4. THE DESIGNER IS NOT RESPONSIBLE FOR THE RESULTS OF THE DESIGN OR DETAILS IF THE CLIENT DOES NOT FOLLOW THE DESIGN OR DETAILS AS PROVIDED.
5. THE DESIGNER IS NOT RESPONSIBLE FOR THE RESULTS OF THE DESIGN OR DETAILS IF THE CLIENT DOES NOT FOLLOW THE DESIGN OR DETAILS AS PROVIDED.
6. THE DESIGNER IS NOT RESPONSIBLE FOR THE RESULTS OF THE DESIGN OR DETAILS IF THE CLIENT DOES NOT FOLLOW THE DESIGN OR DETAILS AS PROVIDED.
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11. THE DESIGNER IS NOT RESPONSIBLE FOR THE RESULTS OF THE DESIGN OR DETAILS IF THE CLIENT DOES NOT FOLLOW THE DESIGN OR DETAILS AS PROVIDED.
12. THE DESIGNER IS NOT RESPONSIBLE FOR THE RESULTS OF THE DESIGN OR DETAILS IF THE CLIENT DOES NOT FOLLOW THE DESIGN OR DETAILS AS PROVIDED.
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14. THE DESIGNER IS NOT RESPONSIBLE FOR THE RESULTS OF THE DESIGN OR DETAILS IF THE CLIENT DOES NOT FOLLOW THE DESIGN OR DETAILS AS PROVIDED.
15. THE DESIGNER IS NOT RESPONSIBLE FOR THE RESULTS OF THE DESIGN OR DETAILS IF THE CLIENT DOES NOT FOLLOW THE DESIGN OR DETAILS AS PROVIDED.
16. THE DESIGNER IS NOT RESPONSIBLE FOR THE RESULTS OF THE DESIGN OR DETAILS IF THE CLIENT DOES NOT FOLLOW THE DESIGN OR DETAILS AS PROVIDED.
17. THE DESIGNER IS NOT RESPONSIBLE FOR THE RESULTS OF THE DESIGN OR DETAILS IF THE CLIENT DOES NOT FOLLOW THE DESIGN OR DETAILS AS PROVIDED.
18. THE DESIGNER IS NOT RESPONSIBLE FOR THE RESULTS OF THE DESIGN OR DETAILS IF THE CLIENT DOES NOT FOLLOW THE DESIGN OR DETAILS AS PROVIDED.
19. THE DESIGNER IS NOT RESPONSIBLE FOR THE RESULTS OF THE DESIGN OR DETAILS IF THE CLIENT DOES NOT FOLLOW THE DESIGN OR DETAILS AS PROVIDED.
20. THE DESIGNER IS NOT RESPONSIBLE FOR THE RESULTS OF THE DESIGN OR DETAILS IF THE CLIENT DOES NOT FOLLOW THE DESIGN OR DETAILS AS PROVIDED.

DESIGN BY CHANG  
DATE: 10/14/19  
DRAWN BY: J. L. LINDAL  
CHECKED BY: J. L. LINDAL  
DATE: 10/14/19



CROSS SECTION thru C-1



INDEPENDENTLY  
DISTRIBUTED BY  
EXECUTIVE CEDAR HOMES

DATE

DATE

331 GREER 8 ADU  
WOODSIDE CA

DATE

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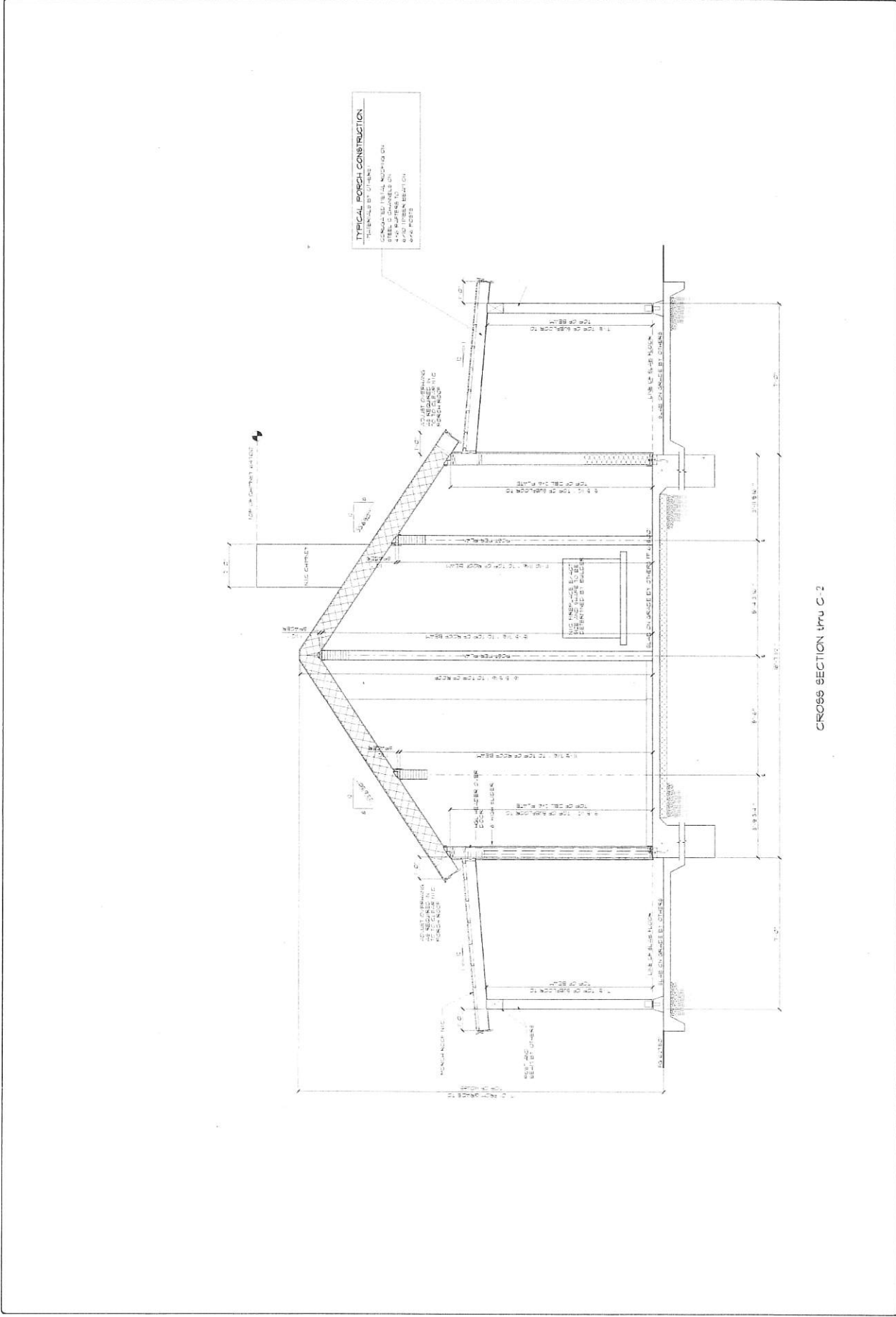
DATE

DATE

DATE

DATE

DATE











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LINDAL CEDAR HOMES

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Executive Cedar Homes  
LLC.

CLIENT  
331 GREER B BED  
SHED  
WOODSIDE,  
CA

BY INITIATING THE BLOCKS  
BELOW YOU ARE  
CONFIRMING THAT THE  
INFORMATION CONTAINED  
ON THIS PAGE HAS BEEN  
REVIEWED AND APPROVED.

REVIEWED AND APPROVED.[illegible]

41956

SERIES Elements	MODEL Custom
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Cover Sheet

Scale:

A-000







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Executive Cedar Homes  
LLC  
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WOODSIDE, CA

BY INSTALLING THE BLOCKS  
BELOW, YOU ARE  
CONFERING THAT THE  
INFORMATION CONTAINED  
HEREIN IS TRUE AND  
REVIEWED AND APPROVED.

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DATE PLAN SET INITIAL

7/19/2019-Prelim / J.W.  
10/29/2019 -Final Permit  
PMB/M

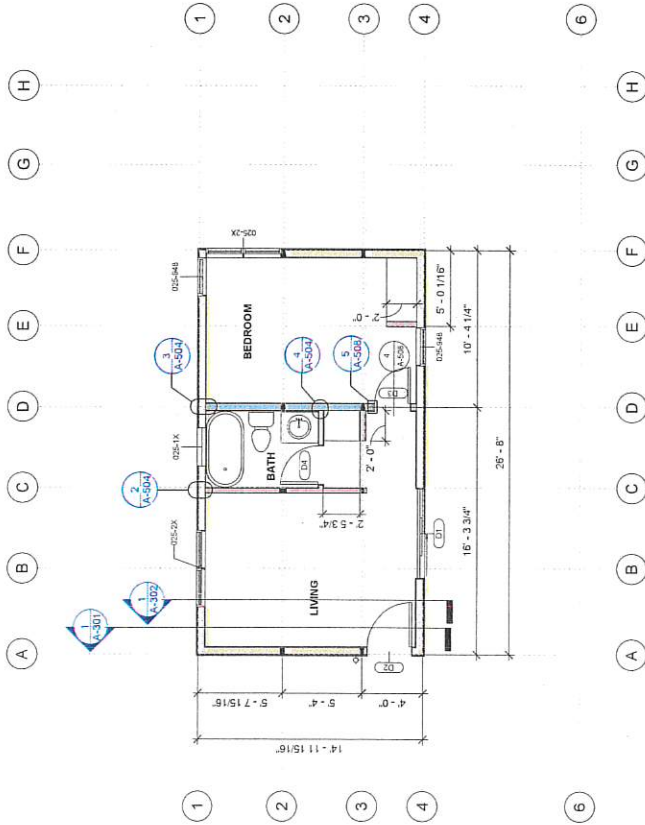
41956
SERIES
Elements
MODEL
Custom

**1st Floor Plan**  
Scale: 1/4" = 1'-0"

**A-101**

# First Floor Notes

1. L.C.H. IS NOT RESPONSIBLE FOR ANY DESIGN OR CONSTRUCTION FAILURES THAT MAY OCCUR AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR OTHERS.
2. ALL ELECTRICAL WIRING AND FIXTURES, PLUMBING FIXTURES, APPLIANCES AND MECHANICAL EQUIPMENT SHALL BE REFERENCED TO THE L.C.H. SPECIFICATIONS, UNLESS OTHERWISE NOTED.
3. ALL INTERIOR PARTITIONS ARE 2X4 @ 24" O.C., UNLESS OTHERWISE NOTED.
4. SEE SPECIFICATIONS FOR WINDOW INSTALLATION PAGES FOR DETAILS.
5. INTERIOR WALL LINER IS 1/2" GYPSUM BOARD (5/8" MIN. THICK) GREENBOARD (1/2" MIN. THICK) FOR ALL WALLS FROM FLOOR LEVEL TO 4' ABOVE FLOOR LEVEL.
6. ALL CEILING LINER TO BE DRYWALL THROUGHOUT.
7. DO NOT DRILL HOLES THROUGH POSTS or BEAMS.
8. ALL SHELVEING and ROOF ARE BY OTHERS.
9. AT CONTRACTORS DISCRETION, RAISE WINDOWS TO ALLOW CLEARANCE FOR PRE-FORMED COUNTERBACKS/FLASH ASSEMBLY TO BE INSTALLED IN ANY INSULATED CATHEDRAL CEILING. THE USE OF RECESSED, CANISTER LIGHTING REDUCES THE ROOF JOINT PENETRATIONS AND REDUCES THE RISK OF A LEAK SOURCE DIRECTLY INTO THE ROOF CAVITY.
10. LINDAL CEDAR HOMES INC. DOES NOT RECOMMEND THE USE OF HUMIDIFIERS IN UNCONDITIONED LIVING SPACES. HUMIDIFIERS ADD MOISTURE THAT MAY PROMOTE MOLD GROWTH, CONDENSATION, AND CORROSION OF METALS. HUMIDIFIERS ARE ON 11X17 SHEETS. REDUCE SCALE BY HALF FOR PROPER DIMENSIONS.
11. ALL EXTERIOR LIGHTING FIXTURES WILL BE SUPPLIED BY THE CONTRACTOR. SEE ATTACHED FIGURE SPECS.



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LLC.

**CLIENT**  
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WOODSIDE, CA

BY INITIALING THE BLOCKS  
BELOW YOU ARE THE  
OWNER'S REPRESENTATIVE.  
YOUR SIGNATURE AND THE  
DATE OF SIGNATURE SHALL BE  
REVIEWED AND APPROVED.

--	--

**DATE** **PLAN SET** **INITIAL**

7/19/2019-Prelim / J.W.

10/29/2019 -Final Permit  
Plans/H.M.

**41956**

**SERIES**  
Elements  
**MODEL**  
Custom

**Roof Framing**  
Scale: 1/4" = 1'-0"

**A-152**

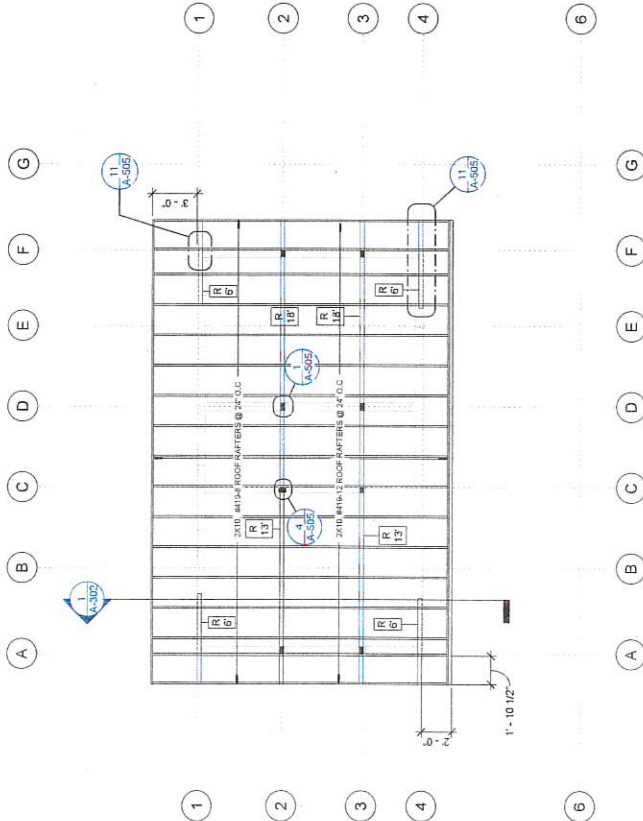
BUILT-UP 2X8 HEADER SCHEDULE	
WINDOWS	BUILT-UP 2X8 HEADER
1'-9" WINDOW	416-08 RC
2'-3" WINDOW	416-08 RC
2'-6" WINDOW	416-10 RC
3'-6" WINDOW	416-12 RC
5'-0" WINDOW	416-16 RC
DOORS	BUILT-UP 2X8 HEADER
2'-6" DOOR	416-10 RC
3'-0" DOOR	416-13 RC
5'-0" DOOR (776)	416-16 RC
8'-0" DOOR (776)	(3) 416-08
8'-0" DOOR (777)	(3) 416-10



TYPICAL BUILT-UP HEADER

## Roof Notes

1. VERIFY ACTUAL DIMENSIONS PRIOR TO CUTTING POSTS
2. ROOF BEAMS ARE DESIGNED FOR WOOD ROOF LINER
3. LINER CLIPS (PROVIDED) AT UNSUPPORTED EDGES OF ROOF SHEATHING
4. RUN SHEATHING LONG DIRECTION, PERPENDICULAR TO RAFTERS GULLIAM
5. TYPICAL ROOF RAFTERS #419 2X10 RAFTERS @ 24" O.C.
6. ROOF SHEATHING IS #700-12, 1/2" PLYWOOD
7. ROOF SHEATHING IS #700-12, 1/2" PLYWOOD



1. CALC. ALL JOINTS SUBJECT TO WIND AND WATER INFILTRATION SUCH AS AROUND DOORS, WINDOWS AND BEAMS THROUGH ROOFING.
2. ROOFING IS NOT A PART OF THE BUILDING.
3. SWINGING EXTERIOR DOORS IN EXPOSED WEATHER ARE TO BE PROVIDED WITH CUSTOM MADE WIND AND WATER RESISTANT STRIPS TO BE INSTALLED TO ASSIST WITH PREVENTING AIR AND WATER INFILTRATION.
4. EXTERIOR ALUMINUM BEAM ENDS ARE TO BE CAPPED WITH FASCIA MATERIAL. SEE DETAILS FOR INFORMATION.
5. CONTRACTOR TO REMOVE ALL BUILDING MATERIAL AWAY FROM BUILDING.
6. CONTRACTOR TO VERIFY GRADE LOCATION, THEREFORE POSSIBLE UNDEAL CEDAR HOMES TO BE REMOVED.
7. CONTRACTOR TO REMOVE ALL DOWNSPUT SYSTEMS. THE DOWNSPUTS SHOULD DRAIN A MINIMUM OF 10' AWAY FROM BUILDING.
8. WHEN PLANS ARE ON 11" X 17" SHEETS REDUCE SIZE BY HALF FOR PROPER DIMENSION.
9. CONTRACTOR TO REMOVE ALL UNDESIRABLE MATERIALS FROM BUILDING.
10. UNDESIRABLE MATERIALS TO BE REMOVED FROM CALIFORNIA FIRE COMPLIANT FINISH, SINKING, FASCIA BY OTHERS, NOT COMPOSITE.
11. CONTRACTOR TO REMOVE ALL UNDESIRABLE MATERIALS FROM BUILDING.
12. UNDESIRABLE MATERIALS TO BE REMOVED FROM CALIFORNIA FIRE COMPLIANT FINISH, SINKING, FASCIA BY OTHERS, NOT COMPOSITE.