

**ATTACHMENT 1: Mitigation measures proposed to reduce any potentially significant impacts to less-than-significant levels.**

**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). The proposed Lot Line Adjustment would adjust a portion of the South Lot and add it to the North Lot. The project also involves construction of a 1,500 square foot accessory dwelling unit (ADU) and a 409 square foot detached guest bedroom and bath, identified as "bed shed" on the project plans. The structures would be constructed south of the main residence.

**Potential Impacts and Proposed Mitigation:**

A summary of the potential impacts, and the mitigation measures identified to reduce potential impacts to less-than-significant levels, are included below. For the full discussion of impacts and the associated mitigation measures, please refer to the attached disk which includes a digital copy of the complete Initial Study/Mitigated Negative Declaration and attachments.

■ **AIR QUALITY:**

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. Best management practices are required to control dust during the construction period to ensure potential impacts related to air quality are reduced 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 the creek.
- Vehicle idling times shall be minimized, either by shutting equipment off when not in use, or reducing the maximum idling time to 5 minutes.
- All construction equipment shall be maintained and properly tuned, in accordance with manufacturer's specifications.

■ **BIOLOGICAL RESOURCES:**

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. The project would result in the removal of 32 trees, 27 of which would be Significant Trees. Significant Trees may be replaced in the project vicinity, in accordance with Woodside Municipal Code Section 153.438 to reduce potential impacts to biological resources to less-than-significant levels.

■ **CULTURAL RESOURCES:**

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. The project would not have the potential to adversely affect historic resources.

“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 the following required mitigation measures would ensure cultural resource impacts are reduced 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.

**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.

■ **GEOLOGY AND SOILS:**

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 Andras Fault Zone. 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. 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 project also involves some grading, in addition to the grading that was approved in September 2017. A Mitigation measure is identified to reduce impacts related to erosion to a less-than-significant level. Mitigation is also identified in the event that paleontological resources are encountered during construction.

**Mitigation Measure GEO-1 (Erosion Control):** Erosion control measures would include installation of fiber rolls along the contours of the slope below the retaining wall and on the slope below the existing garage towards the west.

**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.

- **HYDROLOGY AND WATER QUALITY:** 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. Project grading could result in some erosion. ***Mitigation Measure GEO-1***, indicated above, would reduce potential impacts to less-than-significant levels.

■ **NOISE:**

Project construction would result in a temporary increase in ambient noise levels in the project vicinity for the duration of the project. Some noise may be audible during construction but would be limited by the current Woodside regulations. The following required mitigation measure would ensure noise impacts are reduced to a less-than-significant level.

**Mitigation Measure NOISE-1 (Construction Noise):**

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

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

■ **TRIBAL CULTURAL RESOURCES:**

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. Due to the substantial amount of grading conducted previously on the project site, 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 the following required mitigation measures 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.