

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT  
MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: 250 Heacox Single Family Construction Project when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2018-00489

OWNER: REBECCA CASTONGUAY

APPLICANT: Paul Dawson

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): Same as Applicant

ASSESSOR'S PARCEL NO.: APN 080-110-210

LOCATION: 250 Heacox Road, Woodside CA

PROJECT DESCRIPTION

The applicant is seeking a Resource Management Permit, Grading Permit, Architectural Review Permit, and Fence Height Exception to build a new 8,109 sq. ft. two-story single-family residence with an attached 1,200 sq. ft. three car garage and 466 sq. ft. pool, a 1,152 sq. ft. detached accessory dwelling unit (ADU) over a 1,796 sq. ft. four-car garage/carport/storage building, a 2,160 sq. ft. horse stable, a 6-ft. tall wall/fence along Heacox Rd., and associated site improvements including upgrade to an existing domestic well and installation of a new septic system on the legal 4.79 acre property. The project involves 4,580 cubic yards (c.y.) of grading, including 3,335 c.y. of cut and 1,245 c.y. of fill, and the removal of four trees (30" bay , 11" oak, 10" oak, 8" oak) due to their location within the footprint of proposed development. The project is within the Skyline State Scenic Corridor.

## FINDINGS AND BASIS FOR A MITIGATED NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
  - a. Create impacts which have the potential to degrade the quality of the environment.
  - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
  - c. Create impacts for a project which are individually limited, but cumulatively considerable.
  - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

**Mitigation Measure 1:** The development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the site.

**Mitigation Measure 2:** All proposed lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.

**Mitigation Measure 3:** Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

**Mitigation Measure 4:** The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any

ground disturbance and shall be maintained for the duration of the project activities:

- a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.
- b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c) All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- e) Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- f) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- g) Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

**Mitigation Measure 5:** All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size, and location. Any regulated oak tree species removed shall be replaced with the same species. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets.

**Mitigation Measure 6:** To ensure tree protection recommendations are effectively maintained throughout the duration of project construction, the following tree inspections shall be conducted and reported (in written report form) by a licensed arborist to the Current Planning Section:

- a. Quarterly (i.e., every three months post installation) inspections, timeline to be determined upon issuance of a building permit Quarterly inspections shall focus on the following:
  - 1) Whether tree protection recommendations are being followed.
  - 2) Whether Tree Protection Zones (TPZs) are being maintained intact and are not being encroached upon without prior authorization.
  - 3) Whether there are any unforeseen impacts or tree conflicts encountered above and beyond the assumptions made in the Tree Protection Plan (TPP).

- 4) Whether any recommended changes to the existing TPP to improve efficacy of the plan or to provide the contractor more flexibility based on site observations and how such observations may impact the landscaping phase of the project.
- b. Special inspections shall occur and be reported to the Current Planning Section by the licensed arborist during the following stages of construction:
- 1) Post installation of tree protection measures. A letter shall be submitted that confirms tree protection zones have been installed to plan.
  - 2) Post grading/excavation. A letter shall be submitted that confirms tree protection remains intact, extent of damage to trees along equipment haul route and within proximity of grading/excavation limits. If damage incurred to trees requires mitigation (e.g. pruning, removal, or compaction remediation), an explanation of the proposed mitigation is required.
  - 3) Post utility installation. A letter shall be submitted that confirms the extent of activity was administered to plan and activities remained outside of identified TPZs.
  - 4) Post framing/exterior finishing. A letter shall be submitted that confirms framing of structures occurred without damage to tree canopies. If pruning of heritage trees is required during the framing/exterior finishes stage, a Heritage Tree pruning permit is required. Pruning of heritage trees without a permit is subject to penalties detailed in Section 11,100 of the Heritage Tree Ordinance.
  - 5) Paving/landscaping. A letter shall be submitted that confirms activities are remaining outside of identified TPZs. Alteration to the TPZ plan may require amendment and confirmation that any updates to the landscaping plan were reviewed and approved by the project arborist. Special attention shall be placed on installation of appropriate species and irrigation systems within driplines of California native oaks.
  - 6) Prior to obtaining Certificate of Occupancy. A post-project arborist report shall be submitted stating the cumulative impact incurred to trees during the construction process. The report shall include a summary of previous inspections with particular emphasis on TPP/TPZ amendments made throughout the process, unauthorized violation to the TPP/TPZs and necessary remediation measures related to violations to the TPP/TPZ.

All special inspection reports above shall be completed and submitted to the Current Planning Section within five (5) business days of the listed construction stages above.

Failure to submit a required report by the pre-determined deadline may be subject to penalties consistent with Section 12,032.2 (Violations) of the Significant Tree Ordinance or Section 11,103 (Violations) of the Heritage Tree Ordinance. Violations of the TPP, including unauthorized encroachment to the TPZs, will at a minimum incur a stop work notice and may be subject to fiscal penalties consistent with Chapter 4 of the Significant Tree Ordinance (Section 12,030 – 12,032.5) or Chapter 3 of the Heritage Tree Ordinance (Section 11,100 – 11,104) where applicable. Changes in development plans which require pruning of heritage trees' canopy (regardless of relation to the TPZ boundary) or roots (within the identified TPZ) will be subject to approval of a Heritage Tree pruning permit.

**Mitigation Measure 7:** In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may

continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

**Mitigation Measure 8:** Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition.

**Mitigation Measure 9:** The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

**Mitigation Measure 10:** No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

**Mitigation Measure 111:** An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control.

**Mitigation Measure 12:** The applicant shall implement the following basic construction measures at all times:

- a) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c) Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

**Mitigation Measure 13:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

**Mitigation Measure 14:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources

be taken prior to implementation of the project.

**Mitigation Measure 15:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

**Mitigation Measure 16:** Any inadvertently discovered tribal cultural resources 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.

### RESPONSIBLE AGENCY CONSULTATION

None

### INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

**REVIEW PERIOD:** A 20-day public review period for the IS/MND will commence May 10, 2021 and continue through May 31, 2021. All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than 5:00 p.m., May 31, 2021. Please send your comments to:

Kanoa Kelley, Planner II  
San Mateo County Planning and Building Department  
455 County Center, Redwood City, CA 94063  
Email: kkelley@smcgov.org

*Document Availability:* Copies of the IS/MND and all documents referenced in the IS/MND are available to view and download on the County's website:

<https://planning.smcgov.org/ceqa-docs>

  
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Kanoa Kelley, Project Planner