POSTING ONLY

APR 01 2026

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: *Healing Cultures Wellness Center*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2022-00380

OWNER: Healing Cultures, Inc.

APPLICANT: Steve Kellond, Kellond Architects, 14510 Big Basin Way, #205, Saratoga, CA 95070

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): N/A

ASSESSOR'S PARCEL NO.: APN 078-190-210 (and APN 078-181-120 - 6,500 sq. ft. offsite parking easement area)

LOCATION: 10707 La Honda Road and an approximately 6,500-sq.-ft. portion of the neighboring property to the south at 10699 La Honda Road, North Skyline area

PROJECT DESCRIPTION

The project requires a Resource Management (RM) Permit, Use Permit, Grading Permit, and Protected Tree Removal Permits to convert an existing single-family residence into a small-scale healing center for mind, body, and spirit on an 11.4-acre parcel at 10707 La Honda Road. The project includes conversion of the site's residential use, building renovations and expansions, site grading, parking and circulation improvements, new landscaping, and upgrades to on-site utilities and stormwater infrastructure. A total of 22 parking spaces will be provided for staff and guests, including a new 13-space parking lot on a separately owned adjacent parcel to the immediate south, APN 078-181-120/10699 La Honda Road, via private easement, with an approximately 900-linear-foot connecting nature trail between the offsite parking lot and the healing center. A total of 4,885 cubic yards (c.y.) of grading (1,465 c.y. of cut and 3,420 c.y. of fill) is proposed, and the removal of 16 trees regulated under the County's Protected Tree Ordinance. The project is located in the State Highway 84/La Honda Road County Scenic Corridor.

Operations and Activities

The facility would operate daily from 9:00 a.m. to 6:00 p.m., with up to four staff members and a maximum of 20 clients per day. All activities will be by appointment only.

- Weekdays, Monday through Thursday: Up to four daily holistic healing treatments and yoga/meditation classes for up to eight people (plus one to two instructors/healers for each session). Overnight accommodation, including meals, for one week per month would be provided for up to two healing treatment clients at a time, as needed, depending on

variation in treatment duration. Weekly yoga classes would include a class for local La Honda community members only (up to six guests).

- Weekends, Friday through Sunday: Yoga/meditation classes for up to eight people (plus one instructor), restore/reflect/refreshment time (overlapping morning and afternoon yoga classes), and occasional healing treatments.

- Limited occasion: Workshops and classes would be held twice a month for up to 20 people with two instructors; during these sessions, no separate yoga classes would be held. Overnight retreats up to three exclusive three-day/two-night weekend retreats per year with a maximum capacity of 20 guests; during these retreat events, no other programming would occur. Additional daytime small group workshops and classes may be offered with advance registration.

Building Improvements

The existing single-family residence (2,888 sq. ft.) consists of two octagonal pavilions connected by a rectilinear foyer with an adjacent single-story detached garage/office (779 sq. ft.). Several water tanks and a shed are located near the driveway entrance from La Honda Road. The project includes converting the existing residence into treatment and overnight stay rooms, common space (waiting area, common relaxation/refreshment area), and a kitchen and office. A lower area below the rear deck (680 sq. ft.) will be enclosed for maintenance and storage space. The existing detached garage/office will be converted into a "yoga temple" with a second-story (779 sq. ft.) added; this building will be used for yoga, meditation, and multipurpose programming space. A restroom facility, including two unisex, ADA-compliant restrooms, will be added under the same roof of the yoga temple.

Access, Circulation, and Parking

Primary access into the parcel from La Honda Road would be maintained, with upgrades to meet fire access requirements. The project would provide nine on-site parking spaces, including 2 ADA-compliant spaces and 2 spaces for holistic treatment clients. Additionally, the on-site driveway would be extended to just south of the existing buildings to accommodate emergency vehicle turning movements. The driveway's roadbed would be resurfaced and structurally reinforced by adding new and strengthening existing retaining walls along the alignment.

An additional 13 off-site parking spaces, including one van/carpool space, would be developed on a relatively flat portion of APN 078-181-120 immediately south of the primary parcel at 10699 La Honda Road. Motorists would access this parking area via an existing driveway. Both onsite and offsite parking areas will be controlled by gates and monitored by staff. An approximately 900-foot-long pedestrian pathway would connect the off-site parking area to the main facility buildings.

Grading and Tree Removal

Project implementation would require earthwork activities including grading, slope stabilization, driveway/parking pad leveling, and drainage improvements. The total estimated volume of grading is 4,885 cubic yards and includes 1,465 c.y. of excavation and 3,420 c.y. of fill. Earthwork would be conducted in compliance with applicable geotechnical recommendations and County grading requirements.

A total of 18 trees regulated under the County's Protected Tree Ordinance are proposed for removal in order to accommodate the proposed improvements. Of these 18 trees, 16 require Protected Tree Removal Permits and two are exempt from permits due to their species (bay laurel), sizes (less than 38 inch DSH), and locations (within 30 feet of a private or public road necessary for emergency evacuation). The proposed planting plan identifies up to 38 new tree plantings of various species to mitigate for the loss of trees as a result of the project.

Tree No.	Species	Size (Diamater-at-Standard Height)	Location
1	Bay	16	North of primary driveway entrance
2	Bay	18	North of primary driveway entrance
3	Redwood	16	To remain
4	Poplar	18	Northeast/front entrance side of primary building
5	Poplar	18	
6	Poplar	16	
7	Poplar	20	
8	Redwood	16	Primary driveway access
9	Redwood	30	South side of the primary building
10	Cedar	16	
11	Oak	13	New fire access turnaround
12	Oak	14.5	
13	Oak	18	
14	Oak	18	
15	Oak	14	
16	Oak	32	
17	Oak	19	
18	Oak	44	
19	Oak	20	

Infrastructure Improvements

Wastewater and Water Supply: The project proposes the installation of a new septic tank and expanded leach field at a location on the western portion of the site to serve the facility. Additional water storage tanks would be provided to meet fire requirements, and the site's existing well in the northern corner of the property would be maintained as a domestic water source for the project.

Stormwater Management: A new on-site storm drainage system would be installed, consisting of swales, bio-retention areas, area drains, and catch basins to collect and convey runoff. Collected stormwater would be directed to a below-grade retention system, then metered to a flow-through treatment planter before discharge to a rock-lined outfall discharging to La Honda Creek in the historic drainage direction.

Additional site improvements: New retaining walls to support the driveway, fire turnaround, and pathways; replacement of decking and improvements to the zen garden area; ground-mounted solar panels; installation of six-foot-tall wood perimeter fencing; installation of a new fire hydrant; construction of a roofed trash enclosure; and landscaping improvements.

Construction

Construction would occur in a single phase over an estimated 18-month period. Work sequencing would generally include:

- Septic system installation and leach field improvements;
- Lower-site grading and retaining wall construction;
- Driveway and fire turnaround improvements;
- Building renovations and expansion; and
- Final hardscape and landscaping improvements.

Construction crew sizes would range from approximately five to 20 workers, depending on the construction stage. Heavy equipment would be used for grading and retaining walls; standard construction equipment and portable generators would be used for building work.

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: 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 be designed to minimize light pollution beyond the confines of the subject premises.

Mitigation Measure 2: Final finishes of all exterior materials and/or colors, including but not limited to new glass windows and/or panels, shall be non-reflective.

Mitigation Measure 3: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's *Basic Construction Mitigation Measures*, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

a. All exposed surfaces (e.g., parking areas, staging aeras, soil piles, graded areas, and unpaved access roads) 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 public 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 mph.

e. All roadways, driveways, and walkways to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

g. 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 Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.

h. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person 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 4: 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 and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Mitigation Measure 5: The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Director of Planning and Building to conduct grading during the wet weather season.

Mitigation Measure 6: No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which will only be issued concurrently with the associated building permit.

Mitigation Measure 7: 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 Director of Planning and Building 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 8: Landscaping (e.g., shrubs, bushes, ground cover, and hedges), walls, and signage shall be kept to a maximum height of three feet in the sight triangles on either side of the two project driveways along La Honda Road.

RESPONSIBLE AGENCY CONSULTATION

California Department of Transportation (Caltrans)
California Department of Fish and Wildlife, Trustee Agency

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: April 1, 2026 to April 30, 2026

All comments regarding the correctness, completeness, or adequacy of this Mitigated 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.,** April 30, 2026.

CONTACT PERSON

Summer Burlison
Project Planner, 650/363-1815
sburlison@smcgov.org

Summer Burlison, Project Planner

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. **Project Title:** Healing Cultures Wellness Center

2. **County File Number:** PLN2022-00380

3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063

4. **Contact Person and Phone Number:** Summer Burlison, Senior Planner; (650) 363-1815

5. **Project Location:** 10707 La Honda Road and an approximately 6,500-sq.-ft. portion of the neighboring property to the south at 10699 La Honda Road, North Skyline area

6. **Assessor's Parcel Number and Size of Parcel:** APN 078-190-210, 11.4 acres (and APN 078-181-120, 6,500 sq. ft. offsite parking easement area)

7. **Project Sponsor's Name and Address:** Healing Cultures, Inc., c/o Steve Kellond, Kellond Architects, 14510 Big Basin Way, #205, Saratoga, CA 95070

8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** Same as above.

9. **General Plan Designation:** Open Space

10. **Zoning:** Resource Management (RM)

11. **Description of the Project:** The project requires a Resource Management (RM) Permit, Use Permit, Grading Permit, and Protected Tree Removal Permits to convert an existing single-family residence into a small-scale healing center for mind, body, and spirit on an 11.4-acre parcel at 10707 La Honda Road. The project includes conversion of the site's residential use, building renovations and expansions, site grading, parking and circulation improvements, new landscaping, and upgrades to on-site utilities and stormwater infrastructure. A total of 22 parking spaces will be provided for staff and guests, including a new 13-space parking lot on a separately owned adjacent parcel to the immediate south, APN 078-181-120/10699 La Honda Road, via private easement, with an approximately 900-linear-foot connecting nature trail between the offsite parking lot and the healing center. A total of 4,885 cubic yards (c.y.) of grading (1,465 c.y. of cut and 3,420 c.y. of fill) is proposed, and the removal of 16 trees regulated under the County's Protected Tree Ordinance. The project is located in the State Highway 84/La Honda Road County Scenic Corridor.

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- Lower-site grading and retaining wall construction;
- Driveway and fire turnaround improvements;
- Building renovations and expansion; and
- Final hardscape and landscaping improvements.

Construction crew sizes would range from approximately five to 20 workers, depending on the construction stage. Heavy equipment would be used for grading and retaining walls; standard construction equipment and portable generators would be used for building work.

12. **Surrounding Land Uses and Setting:** The primary parcel is bounded by La Honda Road and residential properties to the east, La Honda Creek to the west, and rural residential properties to the north and south. The site has variable topography, slopes steeply westward toward La Honda Creek, with an average slope of approximately 30 percent and a maximum vertical relief of approximately 106 feet. The site is located approximately 10 miles south of Woodside and slightly more than 2 miles north of the community of La Honda in unincorporated San Mateo County.

    Dominant land uses within about one-half mile vicinity of the project site are rural residential interspersed with undeveloped open land and large parcels, reflecting the semi-rural character of the Skylonda/La Honda corridor. To the north of the project site along La Honda Road are primarily rural residential and wooded parcels, with similar large lot single-family homes or vacant/undeveloped land. Properties are typically multi-acre lots accommodating ranch, equestrian, or open space uses. To the project site's east, land uses transition toward open space, wooded hillsides, and sparse rural homes along La Honda Road as it approaches the higher-elevation ridge near SR-35/Skyline Boulevard. Structures remain scattered with significant vegetative buffers. South of the project site are large, undeveloped parcels that support pasture, grazing, and open space uses (including the 97-acre parcel across the street from the subject property.) To the west, land use is similarly low-intensity, with rural estates, wooded land, and sometimes equestrian use continuing along La Honda Road towards more remote unincorporated county lands.

13. **Other Public Agencies Whose Approval is Required:** California Department of Transportation (Caltrans), California Department of Fish and Wildlife (Trustee Agency)

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? 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.?:** No. Thirty (30) day notification for consultation was sent to California Native American tribes traditionally and culturally affiliated with the project area as identified by the Native American Heritage Commission, and no tribes requested consultation.

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" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

X	Aesthetics		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
X	Air Quality		Hydrology/Water Quality	X	Transportation
	Biological Resources		Land Use/Planning		Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Wildfire
X	Geology/Soils		Population/Housing	X	Mandatory Findings of Significance

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. 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 will 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, then 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 Environmental Impact Report (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 "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (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. Sources used or individuals contacted should be cited in the discussion.

1. **AESTHETICS**. Except as provided in Public Resources Code Section 21099, would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	

Discussion: Less than Significant. Project parcels are located in a rural, densely wooded hillside setting along La Honda Road, a portion of which is designated a County Scenic Corridor. The existing built environment consists of a low-profile residence and accessory structures with limited visibility set back from public viewpoints on sites with varied topography. No rock outcroppings are present within the parcels nor are there any designated historic buildings.

The primary project site is located within dense vegetation and is not visible from any scenic vistas, residential areas, adjacent public lands, water bodies or roads (Figure 1). The portion of land to the south of the primary parcel where the project proposes to locate visitor parking is currently visible to motorists in peripheral views from La Honda Road, where a white wooden fence and barn are noticeable visual elements that blend into a verdant vegetative backdrop punctuated by repeating electrical poles regularly spaced along the roadway's edge.

Figure 1: View of site driveways at 10699 and 10707 La Honda Road

Under project conditions, site buildings would not be visible from La Honda Road, where they would remain screened by topography and vegetation. The greatest change to views would occur along the site's perimeter where vehicles in the parking area adjacent the 10699 La Honda Road driveway would be partially visible and partially screened by landscaping and existing trees. The project necessitates removal of two smaller trees (3-inch redwood and 9-inch oak) within the proposed guest parking area. Removal of these trees would neither substantially diminish the quality of dense green backdrop along the corridor, adversely impact scenic views or degrade the rural visual character of the surroundings.

As discussed under Transportation Section 17.c, this Initial Study identifies Mitigation Measure 8 to limit the height of vegetation planted in areas adjacent project driveways to three feet to ensure sight lines of project driveways are unobstructed and safe. Implementation of this measure would not alter the rural, bucolic character created by trees and vegetation at and around the project site. Depending on where they are located, trees delineate a strong natural edge that frames scenic views within the La Honda Road corridor.

Source: Project location; project plans.

1.b.	Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X

Discussion: No Impact. The project parcels are not located in a state scenic highway

Source: Project location.					
1.c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (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 applicable zoning and other regulations governing scenic quality?			X	
Discussion: Less than Significant. The project is located in a rural area along La Honda Road. The project entails refurbishing, expanding and reusing an existing single-family residential building to accommodate health and wellness activities on a rural site that would be graded for driveway improvements to meet emergency vehicle access requirements and site landscape and walking path improvements. Construction would occur onsite and screened from public views. As discussed in response 1.a., the internal portions of the site would continue to be screened by vegetation and topography under project conditions. While private views of the site from within the site would change with implementation of the proposed project, public views of the site from vantage points surrounding it would appear unchanged. **Source:** Project location; project plans.					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		X		
Discussion: Significant unless mitigated. The project would include exterior building and site lighting as necessary to maneuver around the facility grounds at night, including along the driveway, parking areas, gardens, pathways and buildings. To avoid potentially significant light pollution from new and replacement fixtures or glare impacts from exterior finishes, the following mitigation measures are recommended. **Mitigation Measure 1:** 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 be designed to minimize light pollution beyond the confines of the subject premises. **Mitigation Measure 2**: Final finishes of all exterior materials and/or colors, including but not limited to new glass windows and/or panels, shall be non-reflective. **Source:** Project plans.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
Discussion: Less than Significant. The project is located in a County scenic corridor. See responses 1.a. through 1.d.					

Source: Project location; project plans; San Mateo County General Plan, Scenic Corridors Map.					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: No Impact. The project site is not located in a Design Review District. **Source:** Project location.					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
Discussion: Less than Significant. The project site is in a rural area along La Honda Road with varied topography and dense natural vegetation. Project activities would be accommodated in altered and rehabilitated structures on the site. Site buildings would be minimally visible from the roadway and landscaping improvements would screen visible elements of the project (e.g., guest parking lot). Therefore, based on the foregoing, the project would not visually intrude into its surroundings as much as it would be accommodated within and camouflaged by it. **Source:** Project location; project plans.					

2.	**AGRICULTURAL AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department 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 project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
2.a.	For lands outside the Coastal Zone, 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?				X
Discussion: No Impact. The project parcels are located on "other land" as shown on the California Department of Conservation Farmland Mapping and Monitoring Program's Important Farmland Map and would not result in conversion of prime, unique or farmland of statewide importance to non-agricultural use.					

Source: California Department of Conservation Farmland Mapping and Monitoring Program's Important Farmland Finder map, https://maps.conservation.ca.gov/DLRP/CIFF/.					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: No Impact. The project parcels are zoned Resource Management (RM) which permits agricultural use of land. The project parcels do not maintain an Open Space Easement or Williamson Act contract on them. The proposed project would not conflict with existing zoning for agricultural use, as none exists on the site. The subject property accommodates an existing residential use that would be modified and adaptively reused to host a healing center offering guided meditation, yoga instruction, and other related activities. **Source:** San Mateo County Zoning Map and Regulations; County of San Mateo Open Space Easement and Williamson Act records.					
2.c.	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 conversion of forestland to non-forest use?				X
Discussion: No Impact. The project parcels are not comprised of Farmland and do not support agricultural use or forestland use. **Source:** Project location.					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: No Impact. The project parcels are not located in the coastal zone. **Source:** Project location.					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: No Impact. The project does not contain soil with agricultural capability according to the General Plan's *Productive Soil Resources Map*. **Source:** San Mateo County General Plan, Productive Soil Resources Map.					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X

Discussion: No Impact. The project parcels are zoned Resource Management (RM) and the uses and activities permitted on the project site would not conflict with existing zoning of forestland, timberland, or timberland zoned Timberland Production.

Source: San Mateo County Zoning Map.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?		X		

Discussion: Significant unless mitigated. The Bay Area Air Quality Management District (District) 2017 Clean Air Plan (CAP) is the applicable plan for San Mateo County. The District outlines Criteria Air Pollutants and Precursors for Construction-related impacts in its CEQA Guidelines for use by Lead Agencies in preliminarily identifying whether such pollutants and/or precursors would exceed the District's Thresholds of Significance (Screening Criteria). The Screening Criteria references Table 3-1 of the District's CEQA Guidelines which identifies land use types of a large scale (e.g., office parks, hospitals, warehouses, manufacturing). These uses are beyond the current project scope. The Screening Criteria also provide for the inclusion of basic measures to reduce potential construction-related impacts to less than significant levels. As mitigated, the project would not conflict or obstruct implementation of the 2017 CAP. Construction air quality control measures have been included in Mitigation Measure 3, below:

Mitigation Measure 3: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's *Basic Construction Mitigation Measures*, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

a. All exposed surfaces (e.g., parking areas, staging aeras, soil piles, graded areas, and unpaved access roads) 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 public 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 mph.

e. All roadways, driveways, and walkways to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

g. 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 Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.

h. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person 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.

Source: Project plans; project location; Bay Area Air Quality Management District Clean Air Plan (2017), CEQA Guidelines (2017).

3.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?			X	

Discussion: Less than Significant. The Bay Area is in non-attainment of the 24-hour particulate matter 2.5 microns (PM 2.5) national standard. The Bay Area would continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to the Environmental Protection Agency (EPA) and the proposed redesignation is approved by the EPA. A temporary increase in particulate matter is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of project construction in conjunction with implementation of California Air Resources Board vehicle regulations would reduce construction period emissions and minimize increases in non-attainment criteria pollutants generated from project construction to a less-than-significant level. No further mitigation is necessary.

Source: Project location; Bay Area Air Quality Management District Clean Air Plan (2017).

3.c.	Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?		X		

Discussion: Significant unless mitigated. The BAAQMD recommends that lead agencies assess the incremental toxic air contaminant (TAC) exposure risk to all sensitive receptors within a 1,000-foot radius of a project's fence line (BAAQMD, 2017b). Sensitive receptors include children, the elderly, and those with pre-existing serious health problems. Land uses where sensitive receptors are most likely to spend time include schools and schoolyards, parks and playgrounds, daycare centers and preschools, hospices, dormitories, prisons, nursing homes, hospitals, and residential communities. The nearest sensitive land uses to the proposed project area consist of two residences south of the project site (10699 and 10691 La Honda Road); one residence to the northeast of the site (11120 La Honda Road) and two residences to the southeast of the site (10700 and 10710 La Honda Road).

Construction of the proposed project would result in short-term diesel particulate matter/exhaust emissions (DPM), which are TACs, from on-site heavy-duty equipment. Proposed project construction would generate DPM emissions from the use of diesel equipment required for construction activities. Exposure of sensitive receptors—such as nearby residences—is the primary factor used to determine health risk. Exposure is a function of the concentration of a substance or substances in the environment and the extent of exposure of that person to the substance. A longer exposure period would result in a higher exposure level. Thus, the risks

estimated for a maximally exposed individual are higher if a fixed exposure occurs over a longer period of time. The dose to which receptors are exposed is the primary factor affecting health risk from exposure to TACs. Dose is a function of the concentration of a substance or substances in the environment and the duration of exposure to the substance. According to the Office of Environmental Health Hazard Assessment (OEHHA), health risk assessments should be based on 9, 30, and/or 70-year exposure periods to determine the health risk to sensitive receptors from cancer or chronic non-cancer health effects of TAC emissions (such as DPM) (OEHHA, 2015). However, OEHHA also states that such health risk assessments should be limited to the duration of the emission-producing activities associated with the project, unless the activities occur for less than six months (OEHHA, 2015).

Construction of the proposed project would occur within a single phase, with construction activities requiring the use of heavy equipment generating diesel exhaust occurring intermittently over a fraction of the construction period. Therefore, any pollutant emissions generated by project construction activities is expected to occur over a cumulative period of less than 6 months and would be characterized as temporary in nature. The project site is in a rural portion of the County where sensitive receptors are limited due to the area's remote setting. Implementation of Mitigation Measure 3 would minimize any potential exposure to sensitive receptors. No further mitigation is necessary.

Source: Project location; Bay Area Air Quality Management District Clean Air Plan (2017).

3.d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Discussion: Less than Significant. The project would result in short-term grading-related emissions, such as fugitive dust and exhaust from construction vehicles. The proposed long-term use of the property as a healing center would be a low-intensity use that would not generate substantial emissions. The project site is located in a relatively remote, rural area. Given the location, both short-term and long-term emissions and/or odors are not expected to be significant or adversely affect a substantial number of people.

Source: Project plans; project location.

4.	**BIOLOGICAL RESOURCES.** Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.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 Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?			X	

Discussion: Less than Significant. A Biological Site Assessment (biological assessment) has been prepared to address the project's potential biological resource issues and is summarized in responses 4.a through 4.h.

The project site is located within the La Honda Creek watershed in the Santa Cruz Mountains, an area characterized by mixed woodland, riparian corridors, and rural residential development. The watershed supports a variety of wildlife species typical of coastal foothill ecosystems. Species that may occur in the surrounding watershed include:

Mammals: Black-tailed deer; bobcat; coyote; gray fox; raccoon; striped skunk; various other small mammals (brush rabbit, woodrat).

Birds: Red-tailed hawk; red-shouldered hawk; great horned owl; acorn woodpecker; western scrub jay; various other migratory songbirds protected under the Migratory Bird Treaty Act (MBTA).

Reptiles/Amphibians: Western fence lizard; Pacific tree frog; California slender salamander.

Fish: Downstream portions of the La Honda Creek watershed support anadromous fish species, including steelhead trout (Oncorhynchus mykiss) in suitable habitat reaches.

Wildlife movement in the region generally occurs along riparian corridors and forested hillslopes, which function as habitat connectivity routes. However, the biological assessment determined that:

- The onsite segment of La Honda Creek is culverted and does not support riparian vegetation.
- The project site is already developed with structures and driveway improvements.
- No mapped regional wildlife corridors intersect the parcel.

The project primarily involves modification of existing developed areas, not expansion into intact habitat areas or riparian corridors. In addition:

A. Project activities would be confined to previously disturbed portions of the site.

B. No fencing or barriers that would impede wildlife movement are proposed.

C. Construction activities would be temporary and localized.

Migratory birds protected under the MBTA could nest in nearby vegetation. However, the project would not interfere with migratory patterns because:

- The site is not located within a designated migratory flyway concentration area.
- Habitat conditions onsite are limited and fragmented due to existing development.
- Compliance with seasonal construction timing restrictions and tree protection requirements would avoid disturbance of active nests.

Based on the biological assessment and California Natural Diversity Data Base (CNDDB) review summarized in the report, no rare, special-status plant or wildlife species were observed during the survey of the project site. Likewise, no wetland/riparian plant species were observed, including an absence of riparian species within the gulch hosting a black pipe (that carries water downward on the site to a portion of La Honda Creek that is off the site). Likewise, no wetland/riparian plant species occur at the gulch's top of bank or anywhere else on the site. Therefore, the proposed project would not have a substantial adverse effect (directly or via habitat modification) on candidate, sensitive, or special-status species because none are reported to occur on the parcel, and the report concludes the project would not substantially reduce the number or restrict the range of rare/endangered or threatened species.

The report acknowledges special-status species occur in the broader vicinity, though none were observed during the site survey. Based on the foregoing, the project would not adversely affect candidate, sensitive, or special-status species.

Source: Edelstein, Daniel. *Biological Site Assessment 10707 La Honda Rd,* March 2023.

4.b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?				X

Discussion: No Impact. The biological assessment identifies no state- or federally protected wetlands on the project site, including marshes, vernal pools, or coastal wetlands. The only aquatic feature in the vicinity is La Honda Creek, which is culverted along the site boundary. The biological assessment also notes the on-site/top-of-bank area associated with the culvert does not support wetland or riparian vegetation based on site reconnaissance/survey. Accordingly, the project would not result in direct removal, filling, hydrologic interruption, or other adverse effects to protected wetlands.

Source: Edelstein, Daniel. *Biological Site Assessment 10707 La Honda Rd,* March 2023.

4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

Discussion: No Impact. According to the biological assessment, no state or federally protected wetlands exist on the project site.

Source: Edelstein, Daniel. *Biological Site Assessment 10707 La Honda Rd,* March 2023.

4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	

Discussion: Less than Significant. The report does not identify established wildlife movement corridors or nursery sites on the parcels.

The site is currently developed and expanded program areas and proposed improvements would generally be constrained to the site's existing development footprint. Moreover, the culverted segment of La Honda Creek lacks onsite riparian habitat features that would function as a movement corridor. While wildlife may occur in the broader watershed, the assessment concludes that project activities would not substantially interfere with native resident or migratory species movement or impede use of nursery sites.

Source: Edelstein, Daniel. *Biological Site Assessment 10707 La Honda Rd,* March 2023.

4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?			X	

Discussion: The project includes the removal of 18 trees regulated under the County's Protected Tree Ordinance, for which two (bays) are exempt from tree removal permits under Section 8.400.100.4 (Permit Exemptions) due to their species, sizes, and locations. The remaining 16 trees would be removed due to poor condition, non-native classification, and/or to accommodate project site improvements (i.e., new fire turnaround) as asessed by Maguire Tree Care, Inc. Regulated tree removals would be required to be replaced with new tree plantings at a minimum of a 1:1 ratio. The proposed plans identify up to 38 new tree plantings of various species (including but not limited to oaks, redwood, fruit, flowering). No further mitigation is necessary.

Source: Project plans; Maguire Tree Care, Inc., May 18, 2022.

4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X

Discussion: No Impact. The project parcels are not located within an adopted Habitat Conservation Plan or Natural Conservation Community Plan, or other approved regional or State habitat conservation plan.

Source: California Department of Fish and Wildlife, Natural Community Conservation Planning maps, https://wildlife.ca.gov/Conservation/Planning/NCCP.

4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X

Discussion: No Impact. The project parcels are not located inside or within 200 feet of a marine or wildlife reserve.

Source: Project location; U.S. Fish and Wildlife Services, National Wildlife Refuge System, https://www.fws.gov/our-facilities?type=%5B%22National%20Wildlife%20Refuge%22%5D.

4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X

Discussion: No Impact. The biological assessment does not identify oak woodlands or other non-timber woodlands on the project parcels. Extant vegetation does not meet the criteria for oak woodland resources, and therefore, the project would not result in the loss of oak woodland habitat.

Source: Project plans; State Senate Concurrence Resolution No. 17; Edelstein, Daniel. *Biological Site Assessment 10707 La Honda Rd,* March 2023.

5.	**CULTURAL RESOURCES**. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X
Discussion: No Impact. The existing residential building and detached garage on the primary parcel were constructed around the 1980s and do not meet the minimum age threshold for consideration as an historical resource. An archaeological survey report for the project area found no Native American archaeological or historic-era resources in the study area and concluded that the project would not have the potential to affect historical resources. **Source:** Archaeological Survey Report prepared by Molly Fierer-Donaldson, RPA, November 2023.					
5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
Discussion: No Impact. An archaeological survey of the project area determined the project area is not sensitive for buried archaeological or historic-era resources. **Source:** Archaeological Survey Report prepared by Molly Fierer-Donaldson, RPA, November 2023.					
5.c.	Disturb any human remains, including those interred outside of formal cemeteries?				X
Discussion: No Impact. Based on the project area having a low sensitivity for archaeological or historical importance, it is not expected that the project would disturb any human remains. Furthermore, the project area is not a known location for a current or past cemetery. **Source:** Archaeological Survey Report prepared by Molly Fierer-Donaldson, RPA, November 2023; San Mateo County Genealogical Society, Cemetery List, https://smcgs.blogspot.com/p/colma-cemetery-index-visit-sfgenealogy.html.					

6.	**ENERGY**. Would the project:				
		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
Discussion: Less than Significant. Energy conservation standards for non-residential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part					

6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. Building permit applications are subject to the most current standards. It is expected that energy resources would be used efficiently during remodel/construction and operation of the project given the financial implications of the inefficient use of such resources. Furthermore, the project parcels would accommodate an electric vehicle charging station and photovoltaic cell that generate energy onsite, offsetting some of the site's operational energy demand. As such, the project would not result in wasteful, inefficient, or unnecessary consumption of energy resources, either during project construction or operation.

Source: Project plans; California Building Standards Code; California Energy Commission.

6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X

Discussion: No Impact. Project design and operation would be required to comply with applicable State Building Energy Efficiency Standards, and as such, the project would not conflict with or obstruct state or local renewable energy plans.

Source: Project plans; California Building Standards Code; California Energy Commission.

7. GEOLOGY AND SOILS. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
	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? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*			X	

Discussion: Less than Significant. According to the Geotechnical Investigation Report for the project, there is low probability for earthquake fault rupture at the project site.

Source: Geotechnical Investigation prepared by GeoForensics, Inc., August 2020.

	ii. Strong seismic ground shaking?			X	

Discussion: Less than Significant. According to the Geotechnical Investigation Report for the project area, the project location is in an area that could experience strong ground shaking. However, the likelihood of seismic ground failure is low. The proposed project would be required to comply with applicable Building Code, including geotechnical considerations for construction methods that address seismic ground shaking.

Source: Geotechnical Investigation prepared by GeoForensics, Inc., August 2020.

iii. Seismic-related ground failure, including liquefaction and differential settling?			X	

Discussion: Less than Significant. According to the Geotechnical Investigation Report for the project area, the likelihood of seismic ground failure, including liquefaction and differential settling is low as supportive soils were not identified in the project area. The proposed project would be required to comply with applicable Building Code, including geotechnical considerations for construction methods that address such potential hazards.

Source: Geotechnical Investigation prepared by GeoForensics, Inc., August 2020.

iv. Landslides?			X	

Discussion: Less than Significant. Although a landslide had occurred on the western slope of the project parcel due to the El Nino rains in 1998, the Geotechnical Investigation Report concludes that the proposed improvements will be supported by drilled piers into the bedrock and therefore the risk of landslides as a result of the projet are relatively low.

Source: Geotechnical Investigation prepared by GeoForensics, Inc., August 2020.

v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X

Discussion: No Impact. The project parcels are not located near a coastal cliff/bluff.

Source: Project location.

7.b. Result in substantial soil erosion or the loss of topsoil?		X		

Discussion: Significant unless Mitigated. The project proposes 4,885 cubic yards (c.y.) of earthwork, including 1,465 c.y. of cut and 3,420 c.y. of fill to support site and access improvements for the project. Compliance with the County's Grading Ordinance, including design and control standards in Section 9296 (Standards) and inspection responsibilities outlined in Section 9297 (Responsibilities During Project Implementation), will ensure that grading activity complies with County requirements to minimize adverse effects on the existing terrain and to minimize the potential for erosion. Due to concern for erosion and sediment runoff management during grading and construction, the following mitigation measures are recommended:

Mitigation Measure 4: 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 and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Mitigation Measure 5: The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Director of Planning and Building to conduct grading during the wet weather season.

Mitigation Measure 6: No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which will only be issued concurrently with the associated building permit.

Mitigation Measure 7: 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 Director of Planning and Building 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).

Source: Project plans.

7.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, severe erosion, liquefaction or collapse?			X	

Discussion: Less than Significant. According to the Geotechnical Investigation Report, there is low potential for seismically induced landsliding, liquefaction, ground subsidence, or lateral spreading. Adherence to the recommendations within the Geotechnical Report will ensure implementation of the project will not generate unstable soils. The project has been conditionally approved by the County's Geotechnical Section. Also, see staff's response to question 7.b.

Source: Project plans; Geotechnical Investigation prepared by GeoForensics, Inc., August 2020; San Mateo County Geotechnical Section.

7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?			X	

Discussion: Less than Significant. The project site contains expansive soils, according to the project Geotechnical Investigation Report. However, adherence to the recommendations within the Geotechnical Report will ensure implementation of the project would minimize the hazard to life or property. The project has been conditionally approved by the County's Geotechnical Section.

Source: Project location; Geotechnical Investigation prepared by GeoForensics, Inc., August 2020; San Mateo County Geotechnical Section.

7.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?				X

Discussion: No Impact. The project includes the installation of a new septic system and expansion of leach field to accommodate the proposed use. The County's Environmental Health Services has reviewed and conditionally approved the proposed septic system plans for the project.

Source: Project plans; San Mateo County Environmental Health Services.

7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Discussion: No Impact. Based on an archaeological survey report, the project site is not expected to support a unique paleontological resource or site, or unique geologic feature.

Source: Archaeological Survey Report prepared by Molly Fierer-Donaldson, RPA, November 2023.

8. CLIMATE CHANGE. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
8.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	

Discussion: Less than Significant. Greenhouse gases (GHGs) contributing to global climate change include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. In San Mateo County, principal GHG emission sources include transportation, building energy use, solid waste, wastewater treatment, and construction activities.

The project site is developed with an existing single-family residence and accessory structures. The site is located in a rural area approximately two miles north of La Honda and approximately ten miles south of Woodside, where single-occupancy vehicle travel is the primary mode of access.

The proposed project would convert an existing single-family residence to a nonprofit wellness and healing center with limited daily operations (maximum 20 clients and four staff members) and up to three overnight retreat events per year. GHG emissions would occur from temporary construction emissions, particularly from heavy equipment use for grading and retaining wall construction (1,465 cubic yards of excavation and 3,420 cubic yards of fill. Construction-related GHG emissions would be temporary and would cease upon construction completion. Given the small scale of grading and building expansion relative to regional development projects, construction emissions would be short-term and limited in magnitude.

GHG emissions would also occur from operational sources including from vehicle trips by staff, clients, and guests; electricity use for building operations; limited natural gas or propane use (if applicable); waste generation; and septic system methane generation (minor and typical of rural facilities). The project would intensify use of an existing residential site but at a small operational scale. Maximum daily occupancy would be 20 clients and four staff members, with limited hours of operation (9:00 a.m. to 6:00 p.m.). Overnight retreats would occur around three times per year.

Although vehicle trips would increase relative to baseline residential use, the scale of the proposed use would be limited and intermittent. The project would not involve large-scale commercial activity, high traffic generation, or substantial new building area. The building expansions would be modest in size (approximately 933 square feet of new enclosed floor area plus interior conversions), and solar panels will be implemented to continue to offset electrical demand.

Methane emissions from the septic system would be comparable to other small-scale rural facilities and would not represent a substantial source of regional GHG emissions.

The project would not involve industrial processes, large stationary combustion sources, or substantial new energy demand.

Given the limited scale of construction and operations, the project's GHG emissions would represent a minor incremental contribution to cumulative statewide GHG emissions and would not be substantial relative to applicable significance threshold used in San Mateo County or those commonly used in Bay Area jurisdictions. The project would generate GHG emissions during construction and operation; however, emissions would be limited in scale, consistent with small institutional uses in rural areas, and would not result in a significant environmental impact.

Source: Project plans.

8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: Less than Significant. Statewide GHG reduction efforts include Assembly Bill (AB) 32, Senate Bill (SB) 32, and related California Air Resources Board (CARB) Scoping Plans. Local jurisdictions, including San Mateo County, have developed General Plan policies aimed at reducing GHG emissions that have culminated in the County's Community Climate Action Plan that seeks to reduce GHG emissions through:

- Energy efficiency.
- Renewable energy generation.
- Reduced vehicle miles traveled (VMT).
- Water conservation; and
- Sustainable site design.

The project would not conflict with applicable GHG reduction policies for the following reasons:

- **Adaptive Reuse**: The project would convert and expand an existing structure rather than develop a previously undeveloped site, minimizing embodied carbon impacts relative to new greenfield development.
- **Limited Scale**: The project is small in operational intensity and would not generate substantial traffic volumes or energy demand.
- **On-Site Renewable Energy**: Use of a solar array system, contributing to reduced reliance on grid-based electricity.
- **Stormwater and Low-Impact Design**: Proposed bioretention and stormwater features would be consistent with sustainable site design practices.

- **No Industrial Emissions**: The project would not introduce stationary combustion or process emissions sources inconsistent with climate policies.

While the site is located in a rural area where vehicle access is necessary, the limited occupancy and scale of use would not materially undermine regional VMT-reduction strategies. In sum, the project would not conflict with or obstruct implementation of the County's Community Climate Action Plan or priority actions to achieve its goal of 45% reduction of greenhouse gas (GHG) emissions over 1990 levels by 2030 and carbon neutrality by 2040.

Source: Project plans; San Mateo County Community Climate Action Plan, 2022.

8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?			X	

Discussion: Less than Significant Impact. The project site consists of an 11.4-acre parcel characterized by a developed residential footprint and surrounding vegetation consisting of native grasses, understory vegetation, and young to mature trees. The parcel is not designated as forestland or timberland under California Public Resources Code Sections 12220(g), 4526, or 51104(g), and is not zoned Timberland Production (TPZ).

The developed footprint occupies approximately three percent of the parcel area. The remainder of the site contains scattered trees and woodland vegetation typical of the La Honda Creek corridor. The project would occur within and adjacent to previously disturbed areas associated with the existing residence, driveway, and accessory structures. Grading and site improvements would be concentrated in developed portions of the parcel and along the driveway corridor.

The project does not propose:

Conversion of designated forestland to non-forest use;
Removal of extensive woodland areas;
Timber harvesting activities; or
Development of currently undeveloped forested hillsides at a landscape scale.

While some localized vegetation removal may occur for parking, circulation, or infrastructure improvements, such removal would be limited in extent and would not result in substantial loss of carbon sequestration capacity at a regional scale.

Given the small footprint of disturbance relative to the 11.4-acre parcel and absence of designated forestland conversion, the project would not release significant amounts of stored carbon nor materially reduce GHG sequestration capacity.

Source: Project plans; project location.

8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X

Discussion: No Impact. The project parcels are not located near coastal cliffs/bluffs.

Source: Project location.

8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: No Impact. The project parcels are not located near the coast or an area at risk of exposure to sea level rise. **Source:** Project location.					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: No Impact. The project parcels are not located in a 100-year flood hazard area. **Source:** FEMA Map Panels 06081C0385E and 06081C0384E, effective October 16, 2012.					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: No Impact. The project parcels are not located in a 100-year flood hazard area. **Source:** FEMA Map Panels 06081C0385E and 06081C0384E, effective October 16, 2012.					

9.	**HAZARDS AND HAZARDOUS MATERIALS.** Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: No Impact. The project does not involve the routine use, transport, or disposal of hazardous materials. **Source:** Project plans.					
9.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?				X
Discussion: No Impact. The project does not involve activities that would result in conditions involving the release of hazardous materials.					

Source: Project plans.				
9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: No Impact. The project parcels are not located within one-quarter mile of an existing or proposed school; and the project is not expected to emit any hazardous materials. **Source:** Project location; project plans.				
9.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?				X
Discussion: No Impact. The project site is not included on a list of hazardous materials. **Source:** Project location; California Department of Toxic Substances Control, Hazardous Waste and Substances Site List, https://dtsc.ca.gov/dtscs-cortese-list/.				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
Discussion: No Impact. The project site is not located within an airport land use plan or within 2 miles of a public airport or public use airport. **Source:** Project location.				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
Discussion: Less than Significant Impact. The project would include improvements to the access driveway that leads to the existing buildings onsite in order to comply with Fire Department standards for emergency access. The San Mateo County Fire Department has reviewed and conditionally approved the project plans. Additionally, Caltrans and the Department of Public Works have reviewed and conditionally approved the project relative to right-of-way conflicts; the project does not propose any development within the public right-of-way, thus would not impair any emergency response or evacuation plan. **Source:** Project plans; San Mateo County Fire Department; California Department of Transportation, District 4; San Mateo County Department of Public Works.				
9.g. Expose people or structures, either directly or indirectly, to a significant risk			X	

	of loss, injury or death involving wildland fires?				
Discussion: Less than Significant Impact. The project parcels are located in a high fire hazard risk, State Responsibility Area, and moderate fire hazard risk, State Responsibility Area, for wildland fire risk. The proposed project includes improved emergency ingress/egress to the project site, and the addition of water storage tanks and two fire hydrants onsite. The existing buildings would be remodeled and/or expanded and would be required to comply with current applicable fire codes. The San Mateo County Fire Department has reviewed and conditionally approved the project, ensuring health and safety risk as a result of wildland fire is minimized. **Source:** Project location; project plans; California Department of Forestry and Fire Protection, Fire Hazard Severity Zone Viewer: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-maps; San Mateo County Fire Department.					
9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: No Impact. The project parcels are not located in a 100-year flood hazard area. **Sources:** FEMA Map Panels 06081C0385E and 06081C0384E, effective October 16, 2012.					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: No Impact. The project parcels are not located in a 100-year flood hazard area. **Sources:** FEMA Map Panels 06081C0385E and 06081C0384E, effective October 16, 2012.					
9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: No Impact. The project site is not located in an area at risk of flooding. **Source:** Project location; San Mateo County General Plan, Natural Hazards Map.					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: No Impact. According to the County General Plan Natural Hazards Map, the project site is not located in an area at risk of seiche, tsunami, or mudflow. **Source:** Project location; San Mateo County General Plan, Natural Hazards Map.					

10.	**HYDROLOGY AND WATER QUALITY**. Would the project:

	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?			X	

Discussion: Less than Significant Impact. The project would increase impervious surfaces and discharge stormwater ultimately to La Honda Creek. The Hydrology Study confirms the project triggers Provision C.3 of the County's Municipal Regional Stormwater Permit (MRP) because it would create or replace more than 10,000 square feet of impervious surface. The project would incorporate:

- Bioretention treatment facilities;
- Onsite retention and metering;
- Source control measures;
- Stabilized outfall protection.

These design elements address pollutants including sediment, turbidity, nutrients, hydrocarbons, trash, and other typical stormwater constituents. With implementation of Project Design Features PDF-HYD-1 through PDF-HYD-7 (below), the project would not violate water quality standards or waste discharge requirements and no further mitigation would be necessary.

PDF-HYD-1: C.3 Stormwater Treatment and LID Compliance (10.a, 10.c(iii), 10.f, 10.g)

The project shall comply with the San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) Provision C.3 requirements applicable to regulated projects creating and/or replacing 10,000 square feet or more of impervious surface. The approved drainage plan shall include:

- Site design measures to minimize impervious surface area to the extent feasible;
- Low Impact Development (LID) features incorporating bioretention treatment areas;
- Source control measures consistent with C.3 standards;
- Hydraulic sizing calculations demonstrating compliance with County criteria;
- Long-term maintenance documentation for treatment facilities.

All stormwater treatment measures shall be installed prior to final occupancy and shall be permanently maintained by the property owner.

PDF-HYD-2: Stormwater Retention and Flow Metering (Addresses 10.c(i), 10.c(ii), 10.c(iii), 10.g)

The project shall incorporate the onsite stormwater retention and metering system described in the approved Hydrology Study. The system shall be designed and constructed to ensure that post-construction peak runoff rates do not exceed modeled undeveloped condition discharge rates for the applicable design storm. Final civil plans shall include:

- Below-grade detention/retention vault sizing calculations;
- Orifice or control structure details for flow metering;

- Overflow routing consistent with historical drainage direction;
- Engineer certification confirming compliance with approved hydrologic modeling.

PDF-HYD-3: Stabilized Outfall and Erosion Control (Addresses 10.c(i), 10.c(iv))

The discharge point to La Honda Creek shall be protected by:

- Rock energy dissipaters or equivalent stabilization;
- Erosion-resistant outlet protection;
- Armoring sized per hydraulic calculations;
- Vegetative stabilization of disturbed areas.

Final construction drawings shall include outfall detail sheets and design calculations demonstrating that erosive velocities will not occur at or downstream of the discharge location.

PDF-HYD-4: Construction Stormwater BMP Program (Addresses 10.a, 10.c(i), 10.f)

Prior to issuance of grading permits, the applicant shall submit and implement a Construction BMP Plan, including:

- Silt fencing, fiber rolls, inlet protection, and stabilized construction entrances;
- Temporary sediment basins if required;
- Concrete washout containment;
- Spill prevention and material storage controls;
- Dust control measures;
- Scheduling/grading limitations during wet weather where feasible.

All disturbed areas shall be stabilized (hydroseeding, erosion control blankets, or equivalent) prior to the onset of the rainy season.

PDF-HYD-5: Groundwater Protection and Infiltration Management (Addresses 10.b, 10.f)

The project shall avoid direct discharge of untreated runoff to groundwater. Any infiltration-based facilities shall be designed to:

- Include pretreatment through bioretention media;
- Be located outside known septic leach field influence areas;
- Maintain separation from groundwater consistent with Environmental Health standards.

The project shall not include new groundwater extraction beyond existing or approved entitlements without separate County review.

PDF-HYD-6: Floodplain and Historical Drainage Protection (Addresses 10.c(iv), 10.d)

The project shall:

- Maintain discharge in the historical drainage direction toward La Honda Creek;
- Avoid placement of structures within mapped FEMA flood hazard areas (currently designated Flood Zone X per Hydrology Study);
- Ensure finished floor elevations and grading do not redirect regional drainage patterns.

Any future revision affecting floodplain boundaries shall require updated FEMA verification and County review.

PDF-HYD-7: Long-Term Maintenance and Monitoring Plan (Addresses 10.a, 10.f, 10.g)

Prior to occupancy, the applicant shall enter into a Stormwater Facility Operation and Maintenance Agreement with the County that includes:

- Annual inspection schedule for bioretention and detention systems;
- Sediment and trash removal procedures;

- Vegetation maintenance for treatment planters;
- Outlet inspection and stabilization verification;
- Recordkeeping requirements.

Maintenance responsibility shall be assigned to the property owner/operator and shall be recorded, if required by the County.

Source: Project plans; Hydrology Study prepared by Lea & Braze Engineering, Inc, dated August 2023.

10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	

Discussion: Less than Significant Impact. The project would increase impervious surfaces by approximately 5,724 square feet; however, the Hydrology Study demonstrates that with retention and metering, modeled post-project runoff would not exceed undeveloped condition discharge rates. Infiltration and pretreatment measures are incorporated consistent with County standards. No evidence indicates substantial new groundwater extraction beyond existing or approved entitlements. Impacts would be less than significant.

Source: Project plans; Hydrology Study prepared by Lea & Braze Engineering, Inc, dated August 2023.

10.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 that would:				
i. Result in substantial erosion or siltation on- or off-site;			X	

Discussion: Less than Significant Impact. The project would not involve channelization or rerouting of a stream or river, and effects would primarily be related to any incremental impervious area and temporary ground disturbance. County stormwater requirements are specifically intended to prevent increases in runoff flows and reduce pollutant discharges from new/redevelopment through site design, source controls, and LID treatment. The Hydrology Study shows that without controls, post-construction peak runoff would be higher than undeveloped conditions. The project is specifically designed with retention and metering so that the post-construction runoff rate is modeled to be below the undeveloped condition. Accordingly, the project would not substantially increase runoff rates/amounts that could cause flooding on- or off-site.

With implementation of (1) construction-phase erosion and sediment controls and (2) post-construction LID controls designed to manage runoff quantity and quality to the maximum extent practicable, the project would not be expected to cause substantial erosion/siltation, increase flooding, overload drainage infrastructure, or impede/redirect flood flows. Any final determination of drainage impacts would be confirmed through County review of the project's drainage/LID design submittals consistent with local standards at the building permit stage.

Source: Project plans; Hydrology Study prepared by Lea & Braze Engineering, Inc, dated August 2023.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
Discussion: Less than Significant Impact. See response to 10.c.i. **Source:** Project plans; Hydrology Study prepared by Lea & Braze Engineering, Inc, dated August 2023.				
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			X	
Discussion: Less than Significant Impact. See response to 10.c.i. **Source:** Project plans; Hydrology Study prepared by Lea & Braze Engineering, Inc, dated August 2023.				
iv. Impede or redirect flood flows?				X
Discussion: No Impact. The project would discharge in the historical direction and is not proposed to reroute regional flood flows. The site is identified as FEMA Flood Zone X, indicating it is not within a mapped 1% annual chance floodplain on typical FEMA mapping. Therefore, the project would not impede or redirect flood flows in a substantial manner **Source:** Project plans; Hydrology Study prepared by Lea & Braze Engineering, Inc, dated August 2023.				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
Discussion: No Impact. The site is not within a flood hazard, tsunami, or seiche zone. **Source:** Project location; San Mateo County General Plan, Natural Hazards Map.				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
Discussion: No Impact. The project is designed to comply with MRP Provision C.3 requirements (treatment/source control/LID) and County drainage criteria. These requirements implement regional water quality objectives and stormwater permitting expectations. Therefore, the project would not conflict with or obstruct implementation of applicable water quality control planning or sustainable groundwater management planning based on available information. **Source:** Project plans; San Mateo County Municipal Regional Stormwater Permit; San Mateo County Drainage Policy.				
10.f. Significantly degrade surface or ground-water water quality?			X	

Discussion: Less than Significant. Runoff from most impervious areas would be conveyed to a bioretention treatment planter, combined with retention and metering prior to discharge to La Honda Creek. These controls address typical urban pollutants (sediment, nutrients, hydrocarbons, metals, trash) and reduce the potential for substantial degradation of receiving waters.

Source: Project plans.

10.g. Result in increased impervious surfaces and associated increased runoff?			X	

Discussion: Less than Significant. The project would increase impervious surfaces by approximately 5,724 sq. ft. In the absence of controls, this would increase runoff; however, the proposed retention/metering system is intended to reduce peak discharge such that modeled post-construction runoff with metering is below undeveloped conditions. Additionally, C.3 treatment requirements apply.

Source: Project plans.

11. LAND USE AND PLANNING. Would the project:

	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
11.a. Physically divide an established community?				X

Discussion: No Impact. The project is located in a rural area of the County and would be contained entirely on the project parcels. The project does not involve elements that would result in the physical division of an established community.

Source: Project location; project plans.

11.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?			X	

Discussion: Less than Significant. The project site is located within the County's Resource Management (RM) zoning district. The RM district emphasizes protection of natural resources, low-density development, and rural character preservation. The project consists of modifications and intensification of an existing developed site rather than subdivision or large-scale new development.

Environmental protections implicated by County plans include:

- Stormwater quality protection (MRP / C.3 compliance),
- Biological resource protection (creek buffers, tree protection),
- Fire hazard and WUI regulations,
- Geologic hazard management.

As analyzed in prior sections, the project incorporates stormwater retention and treatment, septic system relocation subject to Environmental Health approval, wildfire hardening measures, and

geotechnical design compliance. No evidence indicates conflict with adopted land use policies adopted specifically to avoid or mitigate environmental effects. **Source:** Project plans; Section 4 (Biological Resources), Section 7 (Geology and Soils), Section 10 (Hydrology and Water Quality), and Section 20 (Wildfire).				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
Discussion: No Impact. The proposed healing center would be a small, low-intensity service with a focused and specific intended purpose and target audience and is not growth-inducing. All proposed improvements and infrastructure would be contained on private property and limited to serving the proposed use. Therefore, the project does not serve to encourage off-site development of undeveloped areas or increase development intensity of already developed areas. **Source:** Project plans.				

12. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: No Impact. The project parcels are not located in a mapped mineral resource area pursuant to the County's General Plan Mineral Resources Map. **Source:** San Mateo County General Plan, Mineral Resources Map.				
12.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?				X
Discussion: No Impact. See staff's response to Question 12.a. above. **Source:** See reference in Question 12.a. above.				

13. NOISE. Would the project result in:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
13.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?			X	

Discussion: Less than Significant. The project would generate short-term noise associated with grading and construction activities. Short-term noise associated with these activities are regulated by Section 4.88.360 (Exemptions) of the San Mateo County Noise Ordinance Code which limits noise sources associated with demolition, construction, repair, remodeling, or grading of any real property to the hours from 7:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 5:00 p.m. on Saturdays; such activities are prohibited on Sundays, Thanksgiving, and Christmas.

The San Mateo County General Plan defines a Noise Impact Area as those areas experiencing noise levels of 60 Community Noise Equivalent Leve (CNEL) or greater. The County's Noise Ordinance allows a daytime (7:00 a.m. – 10:00 p.m.) noise level of 60 dBA for a cumulative of 15 minutes in any hour and a nighttime (10:00 p.m. – 7:00 a.m.) noise level of 55 dBA for the duration of time. Given the nature and low-intensity use proposed and distance to other sensitive receptors, operational noise from the proposed healing center would not exceed established thresholds.

Source: Project plans; project location; San Mateo County Noise Ordinance; San Mateo County General Plan.

13.b.	Generation of excessive ground-borne vibration or ground-borne noise levels?			X	

Discussion: Less than Significant. Construction and grading activities may generate ground-borne vibration; however, it would be localized to the rural project site and temporary in nature. The operation of the facility would not generate excessive ground-borne vibration or noise levels.

Source: Project plans; project location.

13.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 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X

Discussion: No Impact. The project site is not located within the vicinity of a private airstrip, an airport land use plan or within 2 miles of a public airport or public use airport.

Source: Project location.

14.	**POPULATION AND HOUSING.** Would the project:

	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
14.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)?			X	

Discussion: Less than Significant. Substantial unplanned population growth is considered an increase in population that is unplanned, without consideration of, or planning for, infrastructure services and housing to support new residents, employees, and visitors. In general, a project that induces population growth is not viewed as having a significant impact on the environment, unless the physical changes that would be needed to accommodate project-related population growth would have adverse effects on the environment.

The project would provide low-intensity services on an already-developed parcel and does not propose new residential subdivisions, major utility extensions, or other growth-inducing infrastructure. The analysis of the project's population and housing effects assumes that staff working on the site and the clientele they would serve would come from the local community. The project would not directly create a substantial new housing supply nor indirectly induce growth through extension of major roads or utilities. Therefore, the project's population effects would be less than significant.

Source: Project plans.

14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Discussion: Less than Significant. The project would convert an existing single-family residence into a low-intensity healing center with no additional off-site demolition or removal of housing. Therefore, the project would not displace substantial numbers of existing people or housing, or necessitate the construction of replacement housing elsewhere.

Source: Project plans.

15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the 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:

	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
15.a. Fire protection?				X

15.b.	Police protection?				X
15.c.	Schools?				X
15.d.	Parks?				X
15.e.	Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: No Impact. Similar to the discussion under Section 14 (Population and Housing), a project that induces or increases demand for public services does not necessarily have a significant impact on the environment, unless the physical changes associated with construction or operation of those services caused substantial and adverse environmental impacts.

As documented in the analysis of project population effects, the proposed project would not cause substantial population growth. The proposed project would intensify uses on the site compared to existing conditions, which may incrementally increase demand for public services, but not to levels that would require new fire, police, school, parks and other public facilities be constructed or expanded, resulting in significant impacts on the environment.

Source: Project plans.

16.	**RECREATION.** Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a.	Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	

Discussion: Less than Significant Impact. The proposed project would not increase the use of existing parks or other facilities such that substantial physical deterioration of the facilities is expected to occur. The proposed project would offer meditation, yoga and other health and wellness services within a retreat-like rural setting. The project would not induce substantial population growth (e.g., new employees) and its community-orientation suggests that the clientele would be drawn from existing County residents. Given the scale and scope of the proposed project and its less-than-significant effect on population, it can therefore be concluded that the project's impacts on parks and recreational facilities would also be less than-significant.

Source: Project plans.

16.b.	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion: No Impact. The scope of the proposed project entails development of a healing and wellness center through adaptive reuse of an existing residence and other related improvements to the property. No new or expanded recreational facilities would be constructed as part of this project.

Source: Project plans.

17. **TRANSPORTATION.** Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	

Discussion: Less than Significant. The proposed healing center would operate within an existing developed / improved site and would not require roadway widening, intersection modification, or removal of bicycle or pedestrian facilities. The project does not propose new access points to County transportation facilities or circulation changes that would conflict with adopted County transportation policies. The project does include driveway lengthening and an emergency vehicle access/turnaround area on the site that would be designed to County fire specifications. Additionally, the proposed project's 900-linear-foot pathway would connect visitor parking to the site's central activity area.

Daily attendance would be capped at 20 clients with four staff members, and operational hours would be limited to 9:00 a.m. to 6:00 p.m. No changes to the surrounding circulation system are proposed. Accordingly, the project would not conflict with adopted circulation plans or policies, and impacts would be less than significant.

Source: Project plans; Traffic Study prepared by Hexagon Transportation Consultants, July 2, 2024.

17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*? *Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*			X	

Discussion: Less than Significant. Consistent with CEQA Guidelines Section 15064.3, transportation impacts are evaluated based on Vehicle Miles Traveled (VMT). The project's operational envelope limits activity to a maximum of 20 clients per day and four staff members. Based on project trip generation calculations prepared by Hexagon Transportation Consultants, Inc., the project would generate 48 average daily vehicle trips.

Total VMT is calculated as daily vehicle trips multiplied by average trip length. Even assuming a conservative average round-trip length of 20 miles per visitor and staff trip, total daily VMT would be on the order of 960 vehicle miles per day. Given the project's small scale, absence of residential

growth, lack of employment intensification, and limited annual retreat events (three weekends per year), the project would not substantially increase regional VMT or induce additional vehicle travel.

The project does not expand development capacity, does not alter land use intensity beyond a defined daily cap, and would replace rather than add to existing site activity during retreat events. Therefore, the project would not cause a significant increase in VMT and impacts would be less than significant.

Source: Project plans; Traffic Study prepared by Hexagon Transportation Consultants, July 2, 2024.

17.c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		

Discussion: Significant Unless Mitigated. The Traffic Study evaluated driveway geometry and sight distance for both project access points. A formal stopping sight distance analysis consistent with the Caltrans Highway Design Manual was conducted for the two driveways at 10707 La Honda Road. Required stopping sight distances were calculated based on a conservative design speed and downgrade condition, and available sight distances were found to meet or exceed HDM standards. The study recommends maintaining vegetation and improvements within the driveway sight triangles at a maximum height of three feet to preserve visibility.

The driveway serving the off-site parking lot at 10699 La Honda Road was reviewed for operational adequacy and geometric suitability. Given the very low peak-hour traffic volumes (approximately one vehicle every two minutes under conservative assumptions) and the driveway's configuration, no operational or safety deficiencies were identified.

The project would not introduce new roadway alignments, alter La Honda Road geometry, or increase traffic volumes to a level that would create hazardous conditions. Compliance with County driveway standards and implementation of the below mitigation measure for sight triangle maintenance would ensure impacts to traffic hazards are less than significant.

Mitigation Measure 8: Landscaping (e.g., shrubs, bushes, ground cover, and hedges), walls, and signage shall be kept to a maximum height of three feet in the sight triangles on either side of the two project driveways along La Honda Road.

Source: Project location; project plans; Traffic Study prepared by Hexagon Transportation Consultants, July 2, 2024.

17.d.	Result in inadequate emergency access?			X	

Discussion: Less than Significant. The Traffic Study identifies internal circulation features that address emergency access and turning movements, including a proposed firetruck turnaround space prior to a short dead-end aisle. The main site driveway width is described as approximately 40 feet, consistent with County driveway standards for highway frontage, and the project does not propose altering the existing driveway connection to La Honda Road. San Mateo County Fire Department has reviewed and conditionally approved the project. With final Fire Authority review and implementation of turning-radius and access requirements, emergency access would be adequate and this effect would be less than significant.

Source: Project plans; San Mateo County Fire Department.

18. **TRIBAL CULTURAL RESOURCES**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. 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 or 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, and that is:				
i. 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)				X
Discussion: No Impact. An archaeological survey report for the project site did not identify any resources that could qualify for listing in the California Register of Historical Resources or in a local register of historical resources. A Native American Heritage Commission Sacred Lands search was completed, and the results were negative. **Source:** Project location; Archaeological Survey Report prepared by Molly Fierer-Donaldson, RPA, November 2023.				
ii. 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)				X
Discussion: No Impact. The Native American Heritage Commission provided the contact information for Native American tribes who could have knowledge of cultural resources in the project area. Staff reached out to these tribes, along with outreach to the Tamien Nation, and has received no response for consultation. Additionally, an Archaeological survey report for the project site did not identify any significant resources. **Source:** Project location; Archaeological Survey Report prepared by Molly Fierer-Donaldson, RPA, November 2023; Native American Heritage Commission.				

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	

Discussion: Less than Significant. The project proposes new on-site storm drainage facilities that are specifically intended to reduce adverse drainage and water quality effects. The Hydrology Study describes construction of a new on-site storm drain system (vegetated swales, area drains, catch basins) directing flows to below-grade retention and metering, then to a flow-through stormwater treatment planter, then to a new rocked outfall discharging in the historical direction to La Honda Creek. The Hydrology Study further concludes the design is adequate and in conformance with County drainage criteria, and the project must implement Provision C.3 stormwater treatment/source control/LID measures because it creates or replaces more than 10,000 sq. ft. of impervious area. Construction of stormwater facilities would be localized and would not be expected to cause significant environmental effects with standard construction BMPs and implementation of the designed retention/treatment/outfall stabilization features. The County's Civil Section has reviewed and conditionally approved the proposed drainage plan and calculations.

A new private onsite septic system will be installed to serve the use, and water service will continue to be supplied by the existing onsite well. The County's Environmental Health Services has reviewed and conditionally approved these utilities. Other utilities and services already exist from the existing development.

Source: Project plans; San Mateo County Civil Section and Environmental Health Services.

19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X

Discussion: No Impact. An existing domestic well located in the northern corner of the property will be maintained for use by the healing center. San Mateo County Environmental Health Services (EHS) has reviewed the project relative to domestic water supply and determined that the existing well is sufficient to serve the project and that no additional well/water permits are required by EHS as the project is under five serving connections and serving fewer than 25 people.

Source: Project plans; San Mateo County Environmental Health Services.

19.c. Result in a determination by the waste-water 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?				X

Discussion: No Impact. The project involves the installation of a new and expanded onsite wastewater treatment system which has been reviewed and conditionally approved by the County's Environmental Health Services for location, preliminary design, and capacity. The proposed septic system would therefore not cause significant effects on the environment.

Source: Project plans; San Mateo County Environmental Health Services.

19.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?			X	

Discussion: Less than Significant. Recology San Mateo County is the franchised waste hauler that provides garbage, recycling, and compost collection services in unincorporated San Mateo County (including La Honda). It collects materials from residential and commercial customers and provides recycling and organics diversion programs as well as landfill disposal services.

Waste and recyclables collected by Recology San Mateo County are taken to the Shoreway Environmental Center in San Carlos, California. This facility is a permitted solid waste transfer station and materials recovery facility that processes recyclables, organics, construction and demolition debris, and prepares refuse for final disposal or diversion.

Residual landfill waste (i.e., material that cannot be recycled or composted) is typically transported from the Shoreway transfer facility to the Ox Mountain Sanitary Landfill located in Half Moon Bay, CA. Ox Mountain is the active Class III municipal solid waste landfill serving San Mateo County and is regulated under state minimum standards to prevent public health and environmental impacts.

The Ox Mountain Landfill is the county's primary active landfill and is permitted to receive municipal solid waste; it operates under standards to manage waste and monitoring to avoid significant environmental harm. While specific remaining capacity estimates fluctuate with ongoing disposal volumes and permit conditions, Ox Mountain continues to be permitted to accept solid waste generated within the county, and the incremental increase in waste associated with the subject project (e.g., typical operational and service waste) would represent a small fraction of total permitted capacity, resulting in less-than-significant impact in planning terms.

Source: Project location; Recology San Mateo County.

19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X

Discussion: No Impact. The project would comply with applicable solid waste laws and local requirements (e.g., proper storage, collection, recycling/organics compliance where applicable, and disposal through permitted facilities). Nothing in the record indicates a component that would impede compliance.

Source: Project plans.

20. **WILDFIRE**. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
Discussion: Less than Significant. The project is located in a high fire hazard severity zone, State Responsibility Area. The project would not impair any adopted emergency response plan or emergency evacuation plan as all improvements and use activities will be fully supported on private properties. The San Mateo County Fire Department has reviewed and conditionally approved the project relative to fire risk and emergency service requirements. See also response to Question 17.d. **Source:** Project location; project plans; San Mateo County Fire Department; CALFIRE Fire Hazard Severity Zone Maps.				
20.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?			X	
Discussion: Less than Significant. While the project site is immediately located within a corridor of rural wooded parcels, the larger vicinity is more dominantly characterized as open rolling hills. Fire safety measures are proposed, including fire access improvements and new fire suppression system infrastructure, which is improvement beyond the current fire safety measures in place for the existing single-family residence. The San Mateo County Fire Department has reviewed and conditionally approved the project. **Source:** Project location; project plans; San Mateo County Fire Department.				
20.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?		X		
Discussion: Significant Unless Mitigated. The project requires onsite fire access improvements which necessitate tree removal and grading, of which the environmental impacts from these construction activities would be temporary, regulated through ordinances, and mitigated for through additional grading and erosion control management and tree replacements cited in Mitigation Measures 4 – 7. Also, see response to Question 4.e. No additional mitigations are necessary. **Source:** Project plans; Applicable source citations for Mitigation Measures 4 – 7 and Question 4.e.				

20.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?			X	

Discussion: Less than Significant. The project site consists of relative stable terrain according to a Geotechnical Investigation. The project site is not located in a flood zone. Additionally, the project includes stormwater facilities that consider the Geotechnical Investigation Report's findings to avoid runoff, slope instability, or drainage changes that could exacerbate flooding or landslides in the area. Therefore, risks and potential impacts are less-than-significant.

Source: Project plans; Hydrology Study prepared by Lea & Braze Engineering, Inc, dated August 2023; FEMA Map Panels 06081C0385E and 06081C0384E, effective October 16, 2012; Geotechnical Investigation prepared by GeoForensics, Inc., August 2020.

21.	**MANDATORY FINDINGS OF SIGNIFICANCE.**				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
21.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?		X		

Discussion: Significant Unless Mitigated. As discussed throughout this report, the project has the potential to result in environmental impacts on Aesthetics (Section 1), Air Quality (Section 3), Geology and Soils (Section 7), and Transportation (Section 17). Implementation of the recommended mitigation measures throughout this document would adequately reduce project impacts to a less than significant level.

Source: See source citations throughout document.

21.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			X	

	projects, and the effects of probable future projects.)				
Discussion: Less than Significant. The proposed project is located in a rural area of the County with all improvements to be contained on private property. The nature of the proposed use is low-intensity and would not contribute to cumulatively considerable impacts beyond the individual impacts discussed throughout this document. **Source:** Project plans; project location.					
21.c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
Discussion: Significant Unless Mitigated. The project as proposed with all recommended mitigation measures discussed in the previous sections of this document would minimize potential impacts to less than significant levels. **Source:** See source citations through this document.					

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans	X		Encroachment permit
City		X	
California Coastal Commission		X	
California Department of Food and Agriculture		X	
County Airport Land Use Commission (ALUC)		X	
Other: _____		X	
National Marine Fisheries Service		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:		X	
State Department of Fish and Wildlife		X	
State Department of Public Health			
State Water Resources Control Board		X	
U.S. Army Corps of Engineers (CE)		X	

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

MITIGATION MEASURES

	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: 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 be designed to minimize light pollution beyond the confines of the subject premises.

Mitigation Measure 2: Final finishes of all exterior materials and/or colors, including but not limited to new glass windows and/or panels, shall be non-reflective.

Mitigation Measure 3: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's *Basic Construction Mitigation Measures*, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

a. All exposed surfaces (e.g., parking areas, staging aeras, soil piles, graded areas, and unpaved access roads) 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 public 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 mph.

e. All roadways, driveways, and walkways to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

g. 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 Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.

h. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person 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 4: 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 and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Mitigation Measure 5: The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Director of Planning and Building to conduct grading during the wet weather season.

Mitigation Measure 6: No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which will only be issued concurrently with the associated building permit.

Mitigation Measure 7: 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 Director of Planning and Building 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 8: Landscaping (e.g., shrubs, bushes, ground cover, and hedges), walls, and signage shall be kept to a maximum height of three feet in the sight triangles on either side of the two project driveways along La Honda Road.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

_____ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

X 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 of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Summer Burlison

(Signature)

April 1, 2026	Senior Planner
Date	(Title)

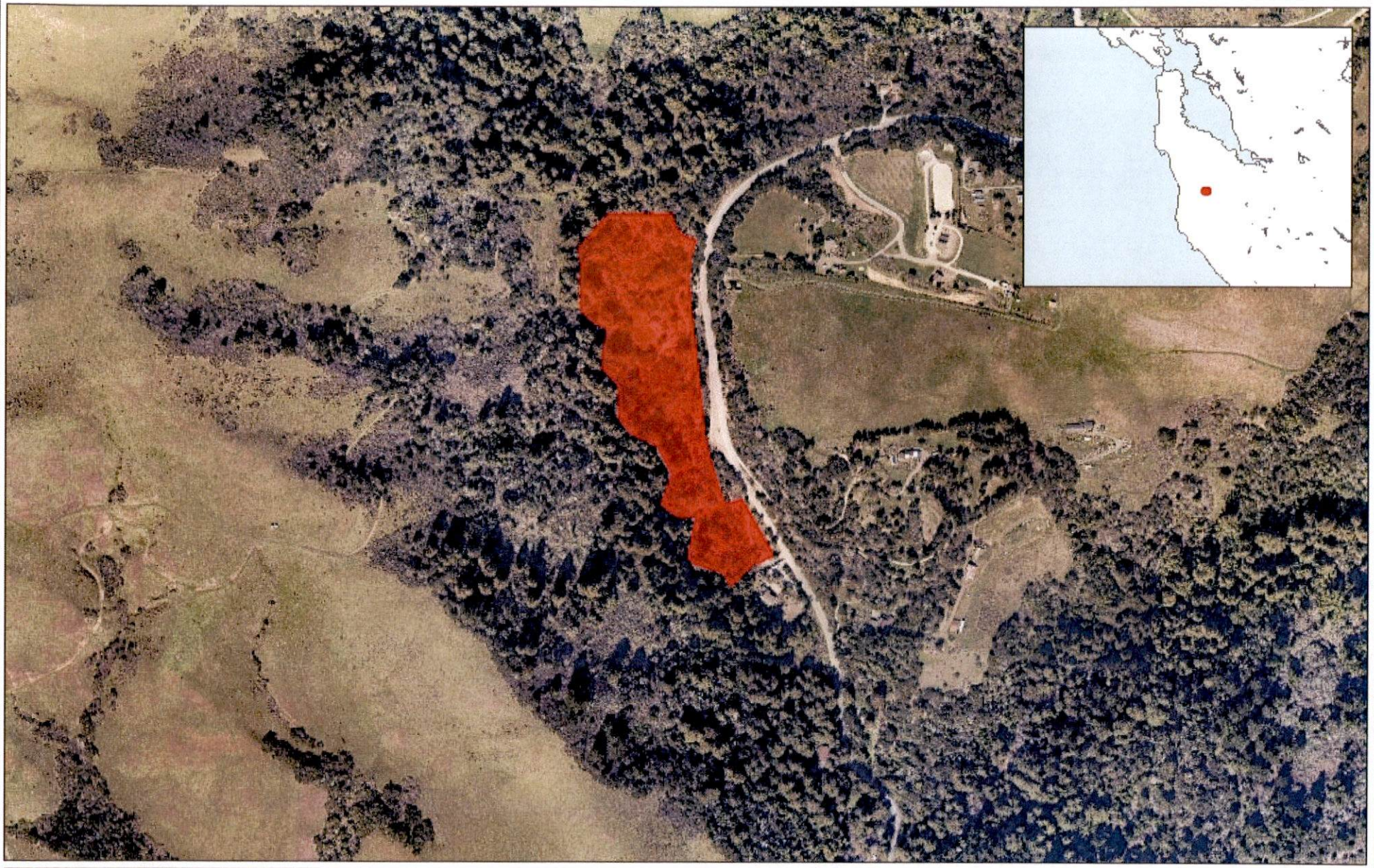
ATTACHMENTS:

A. Vicinity Map
B. Project Narrative
C. Project Plans
D. Biological Report, by Daniel Edelstein, dated March 14, 2023
E. Arborist Report, by Maguire Tree Care, Inc, dated May 18, 2022
F. Geotechnical Report, by GeoForensics, Inc., dated August 2020
G. Hydrology Study, by Lea & Braze Engineering, Inc., dated August 10, 2023
H. Traffic Study, by Hexagon Transportation Consultants, Inc, dated July 2, 2024

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

San Mateo County



0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 9,028

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

Response for the New Business Zoning Conformance Review Form

Description of Proposed Business:

Healing Cultures, Inc. is a 501c3 non-profit organization that was created to preserve the ancient art of Japanese intuitive healing called Ninniku Okyu by both offering these treatments and teaching students in the art of this work. We are also dedicated to helping individuals create a culture of healing within their own lives. The proposed healing center would serve the needs of our community by providing them with activities to benefit the health of their mind, body, and spirit. Our offerings would include the Ninniku Okyu treatments, a training program to teach individuals how to perform these treatments, workshops exploring paths of personal development, yoga classes, and meditation sessions.

The current residential structures and landscaping will be enhanced to accommodate our programs. The existing detached garage will be modified to serve as a small yoga/meditation space with a second story addition for additional yoga space, meditation, and other programming. Two unisex, ADA-compliant, bathrooms will be added to a small enclosure adjacent to the structure, but under the same roof. The existing main residence would be remodeled to utilize existing bedrooms and bathrooms for healing treatments and overnight stays, and a multi-purpose space with kitchen for other programming.

We foresee regularly operating Monday through Sunday from 9 am – 6 pm with up to (4) staff members and (20) clients maximum per day. Monday through Thursday, activities offered would include up to (4) daily holistic healing treatments and private yoga classes for up to (8) people. Healing treatments will take place in one of the (2) treatment rooms in the main building with (2) healing staff. The Ninniku Okyu treatments can vary in length, so we would also provide overnight accommodation, as needed, with pre-prepared meals for up to (2) clients at a time for the duration of the service. Yoga classes during the week will take place in the Yoga/Temple building. Friday through Sunday, there will be yoga classes for up to (8) people, that would take place in the Yoga/Temple building, with restore/reflection/refreshment time in the multi-purpose space of the main building. Some healing treatments are offered on Fridays and weekends, occasionally. Activities such as workshops or classes would be held twice a month for up to (20) people and will take place in one or all of the Yoga/temple building spaces, and multi-purpose space of the main building. On these workshop or class days there will be no yoga classes. All activities during the week and on weekends will be available by appointment only.

Example weekly schedule:

Monday – Thursday
9:00 am Healing treatments (2 people/patients, 2 healers)
10:30 am -12:00 pm Yoga/meditation class (8 people max. + 1 instructor)
2:00 pm Healing treatments (2 people/patients)

*Weekly Yoga class for local La Honda community only – Wednesdays 1:00 pm -2:30 pm (6 people max. + 1 instructor)

**Healing treatment overnight stays to be (2) clients max. for (1) week per month

Friday – Sunday
9:00 am Healing treatments (1 person/patient, 1 healer)
10:30 am - 12:00pm Yoga/meditation class (8 people max. + 1 instructor)
12:00 pm - 2:00 pm Restore, refreshments and reflection time (overlap for morning and afternoon Yoga)
2:00 pm - 3:30 pm Yoga/meditation class (8 people max. + 1 instructor)

*Workshop or class twice a month, 9:00 am - 6:00 pm (20 people max. per class + 2 instructors)

Parking
For those coming to the center, a total of (22) parking spaces will be provided to accommodate all staff and guests for the proposed programming described above. There will be (2) ADA compliant spaces, (2) spaces for holistic treatment clients and (5) parking additional spaces located on-site to be located adjacent to the 10707 La Honda Road upgraded driveway per Cal Fire requirements. The remaining spaces will be located at the adjoining property to the west, 10699 La Honda Road, per a dedicated easement. There will be (12) regular parking spaces and (1) van/carpool space in this area. We will construct a nature walking path, approximately 900' in length, from both parking areas to the center. Both parking areas will be controlled by gates and monitored by staff.

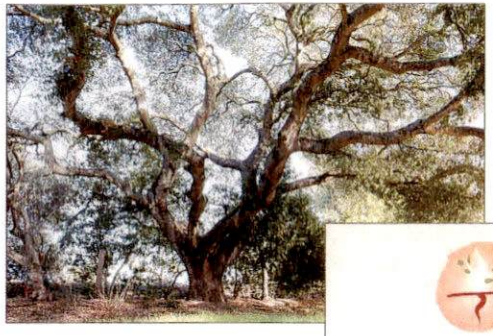
Site enhancement programs
The Healing Cultures community and mission ethos also includes a strong tie to the natural environment. Being in this location and its natural setting is important for the work that will be done and we plan to respect and protect it as best we can. Our operation will include a robust recycling and composting program, provide EV parking spaces, install solar panels, implement low water use for the buildings and site, and utilize carpooling for travel to and from the property. In addition, due to the site constraints and impact for providing the required fire truck access, we will be implementing tree protection and erosion control during construction, and tree replacement for the impacted trees on site. Throughout the year, there will be ongoing site maintenance to keep the site wildfire safe with defensible space vegetation management. Native, drought and fire-resistant plants will be utilized in the landscaping for the property. On-going mulching program will also assist in fire reduction, soil and water preservation on site.

Programming intentions
Healing Cultures is a place for all, and we welcome diversity in our programs. Being in this new location and La Honda community, we hope to be a special place for healing, and look to become long term friends with those nearby. We are proposing to have some dedicated programming for the immediate La Honda community. As a respectful La Honda neighbor, the proposed healing center will be a place of quiet reflection and Healing Cultures activities only. There will be no rental of the property or spaces for weddings, events, or outside use.

Overall, the proposed use is small and quiet in nature to augment and support the teaching and healing practices that are at the core of our mission. This is intentional and is in harmony with the natural setting of this site. Our aim is to be a good neighbor and an asset to the local community.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



HEALING CULTURES

Use Permit Application:

Healing Cultures, Inc.

10707 La Honda Rd.

Woodside, CA 94062

APN: 078-190-210

PROJECT DATA

PROJECT DESCRIPTION

USE PERMIT REQUEST FOR CONVERSION OF EXISTING SINGLE FAMILY RESIDENTIAL USE TO SMALL, NON-PROFIT COMMERCIAL USE. WITH USE PERMIT REQUEST, PROPOSED BUILDING IMPROVEMENTS INCLUDE CONVERSION/REMODEL OF EXISTING RESIDENCE, 2nd STORY ADDITION & CONVERSION TO TO EXISTING DETACHED GARAGE, AND SITE IMPROVEMENTS.

GENERAL LOT INFORMATION

APN:	078-190-210
ZONING:	RM
SITE AREA:	11.4 AC
EXISTING OCCUPANCY:	R-3, U
PROPOSED OCCUPANCY GROUPS:	A-2, A-3, B, R

EXISTING FLOOR AREA

HOUSE:	2,888 S.F.
GARAGE:	779 S.F.
TOTAL:	3,667 S.F.

PROPOSED FLOOR AREA

EXISTING BUILDINGS:	3,667 S.F.
PROPOSED ADDITIONS:	
ADA BATHROOMS YOGA/TEMPLE:	154 S.F.
2nd FLOOR YOGA/TEMPLE:	779 S.F.
LOWER STORAGE TEA HOUSE/HEALING:	680 S.F.
TOTAL ADDITIONS:	1,613 S.F.
TOTAL:	5,280 S.F.

PARKING

REQUIRED:

RELAX/REFRESH/ORIENTATION (1 /160 S.F.)	4 SPACES
HEALING/TREATMENT (1 PER 160 S.F.)	8 SPACES
YOGA/TEMPLE (1 PER 160 S.F.)	8 SPACES
TOTAL:	20 SPACES

PROVIDED:

ON-SITE PARKING	7 SPACES
REMOTE PARKING	13 SPACES
ADA PARKING	2 SPACES
TOTAL:	22 SPACES

GRADING

CUT:	1,485 cu/yd.
FILL:	3,420 cu/yd.
IMPORT:	1,935 cu/yd.

IMPERVIOUS SURFACE

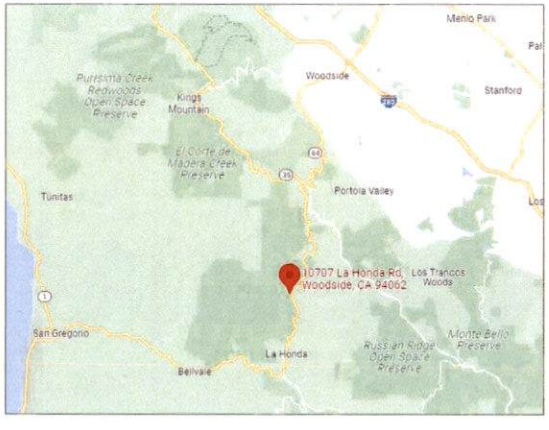
TOTAL EXISTING:	15,764 S.F.
TOTAL PROPOSED:	21,488 S.F.
NET CHANGE:	+5,724 S.F.

FIRE PROTECTION

AN AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE PROJECT AND WILL INSTALLED AS A DEFERRED SUBMITTAL.

PROJECT IS LOCATED WITHIN THE WILDLAND URBAN INTERFACE AREA AND REQUIRES COMPLIANCE TO ALL CODE SECTIONS FOR FIRE PROTECTION.

PROJECT LOCATION



SHEET INDEX

Kellond Architects

14510 Big Basin Way, #205
Saratoga, California 95070

408.741.0600 ph.
408.741.0610 fax

PROJECT

Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

TITLE SHEET

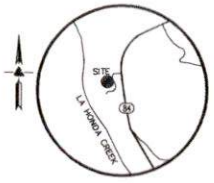
REVISIONS

No.	Date	Notes
1	5-2-23	USE PERMIT RE-SUBMITTAL
2	11-15-23	USE PERMIT RE-SUBMITTAL
3	7-3-24	USE PERMIT RE-SUBMITTAL

PROJECT #: 2020.04

DATE: 12/6/22

SHEET #: SD-0.1



VICINITY MAP
NO SCALE

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

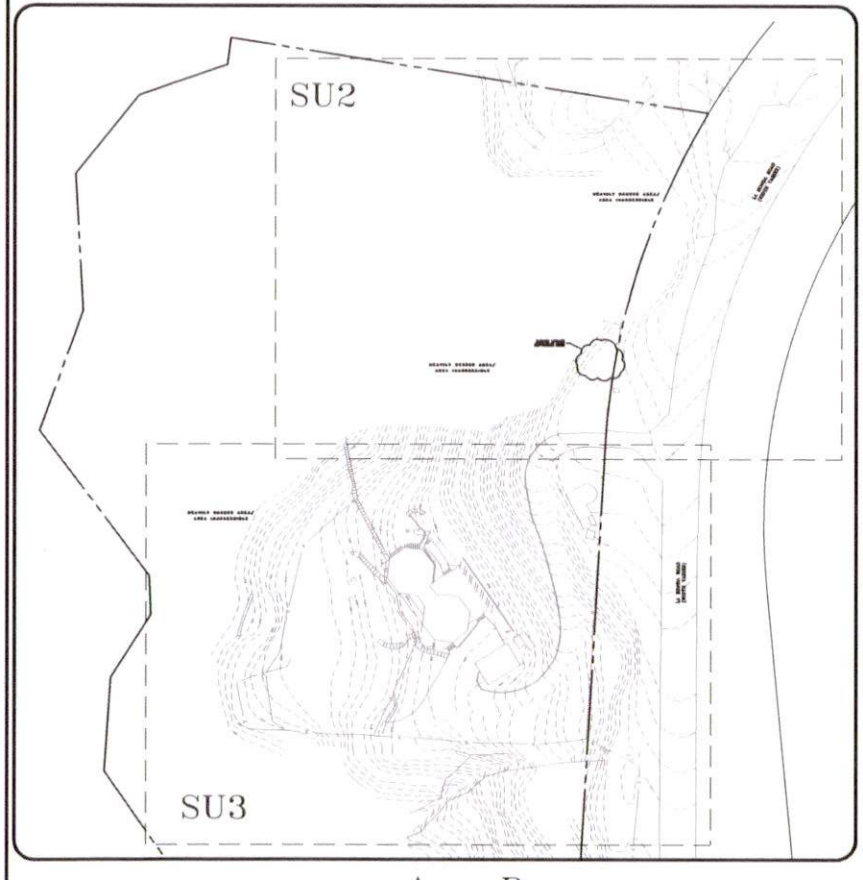
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 496,587± SQUARE FEET / 11.40± ACRES

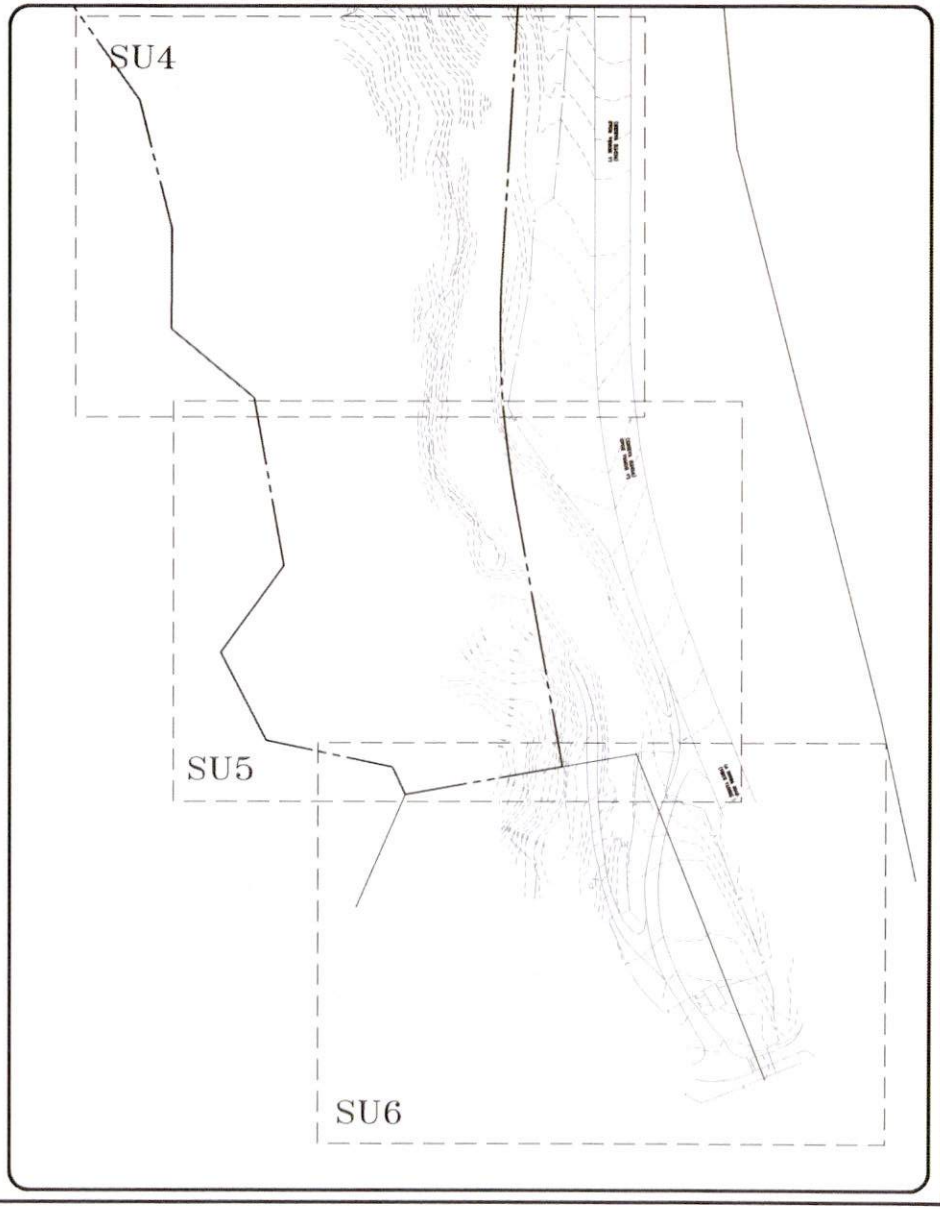
0 25 50 100
SCALE: 1" = 50'

SHEET LAYOUT



A – B

SHEET LAYOUT
A – B



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
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ROSEVILLE
SAN JOSE
WWW.LEABRAZE.COM

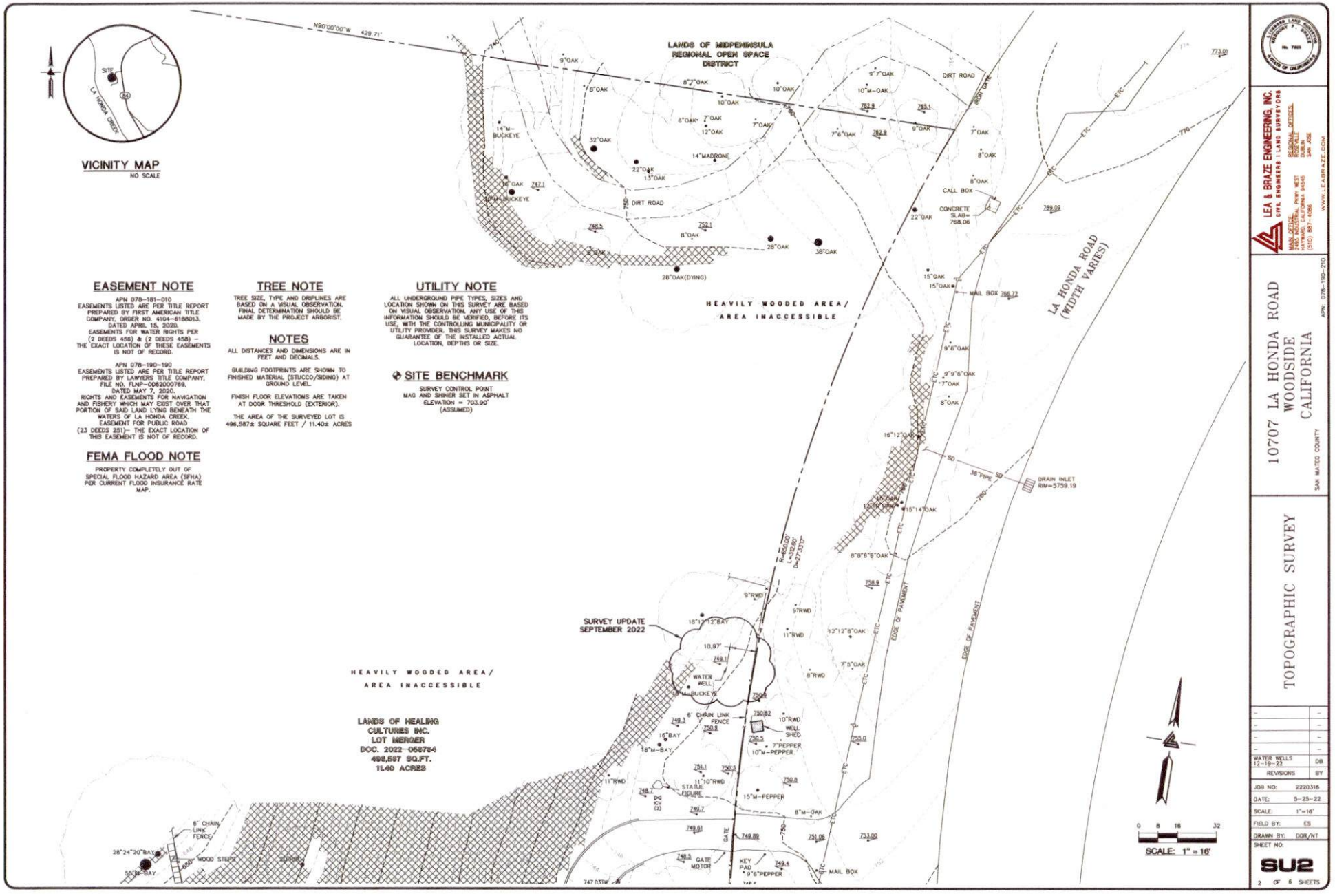
10707 LA HONDA ROAD
WOODSIDE
CALIFORNIA
SAN MATEO COUNTY
APN: 078-190-210

TOPOGRAPHIC SURVEY

REVISIONS	BY
WATER WELLS 12-19-22	DB

JOB NO:	2220316
DATE:	5-25-22
SCALE:	1"=50'
FIELD BY:	ES
DRAWN BY:	DDR/NT
SHEET NO:	SU1

1 OF 6 SHEETS



EASEMENT NOTE

APN 078-181-010
EASEMENTS LISTED ARE PER TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4104-6186013, DATED APRIL 15, 2020.
EASEMENTS FOR WATER RIGHTS PER (2 DEEDS 456) & (2 DEEDS 458) – THE EXACT LOCATION OF THESE EASEMENTS IS NOT OF RECORD.

APN 078-190-190
EASEMENTS LISTED ARE PER TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, FILE NO. FLNP-0082000769, DATED MAY 7, 2020.
RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF LA HONDA CREEK.
EASEMENT FOR PUBLIC ROAD (23 DEEDS 251)– THE EXACT LOCATION OF THIS EASEMENT IS NOT OF RECORD.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 496,587± SQUARE FEET / 11.40± ACRES

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 703.90'
(ASSUMED)

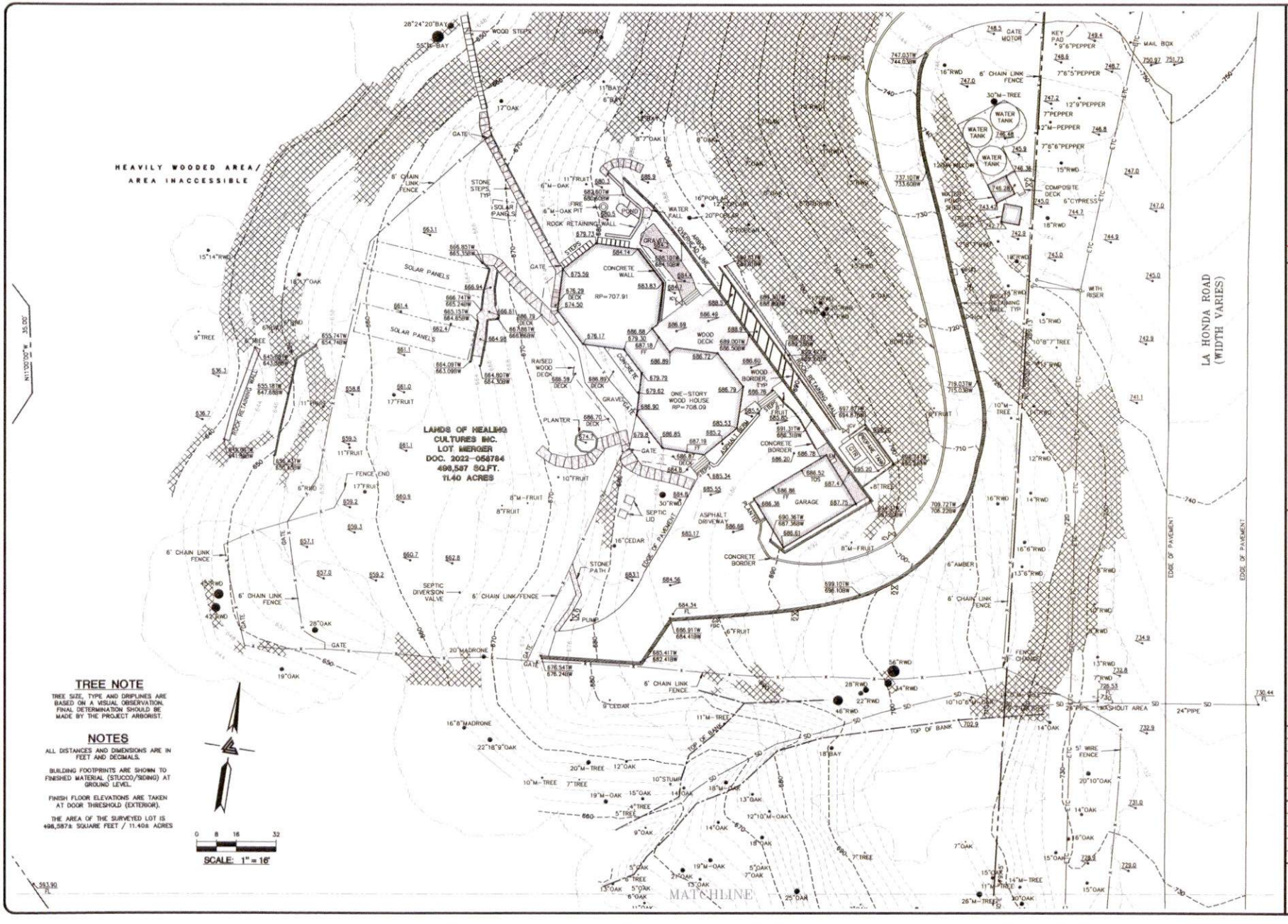
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY. WEST, HAYWARD, CALIFORNIA 94545, (510) 887-4086
REGIONAL OFFICE: 6750 SIERRA CT., SUITE H, DUBLIN, San JOSE
WWW.LEABRAZE.COM

10707 LA HONDA ROAD
WOODSIDE
CALIFORNIA
SAN MATEO COUNTY
APN: 078-190-210

TOPOGRAPHIC SURVEY

WATER WELLS 12-19-22	DB
REVISIONS	BY
JOB NO:	2220316
DATE:	5-25-22
SCALE:	1"=16'
FIELD BY:	ES
DRAWN BY:	DDR/NT
SHEET NO:	SU2

2 OF 6 SHEETS



TREE NOTE

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WWW.LEABRAZE.COM

10707 LA HONDA ROAD
WOODSIDE
CALIFORNIA

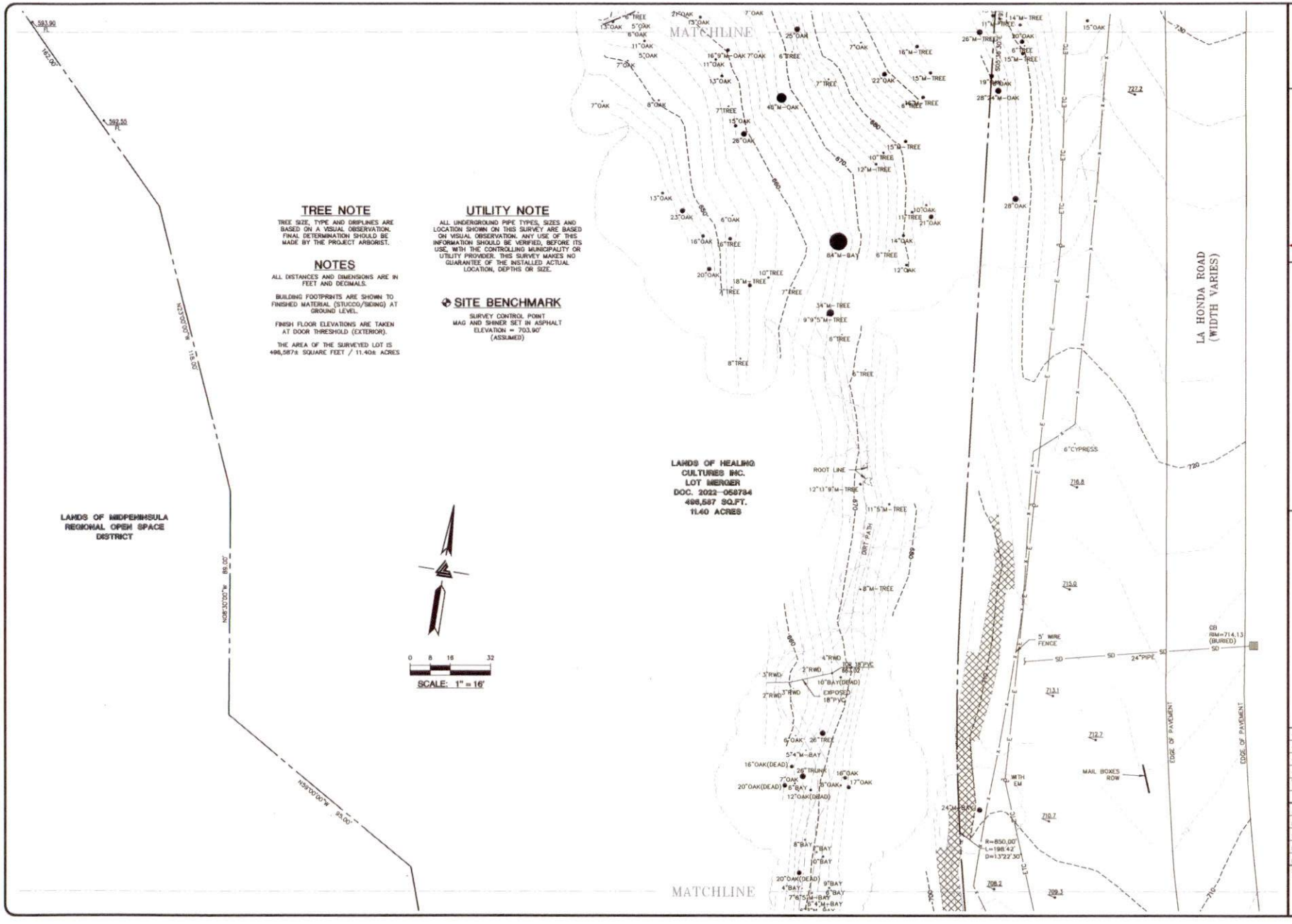
SAN MATEO COUNTY

APN: 078-190-210

TOPOGRAPHIC SURVEY

WATER WELLS 12-19-22	DB
REVISIONS	BY
JOB NO:	2220.516
DATE:	5-25-22
SCALE:	1"=16'
FIELD BY:	ES
DRAWN BY:	DDR/NT
SHEET NO:	SU3

3 OF 5 SHEETS



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SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 703.90'
(ASSUMED)

0 8 16 32

SCALE: 1" = 16'

LEA & BRAZE ENGINEERING, INC.
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10707 LA HONDA ROAD
WOODSIDE
CALIFORNIA

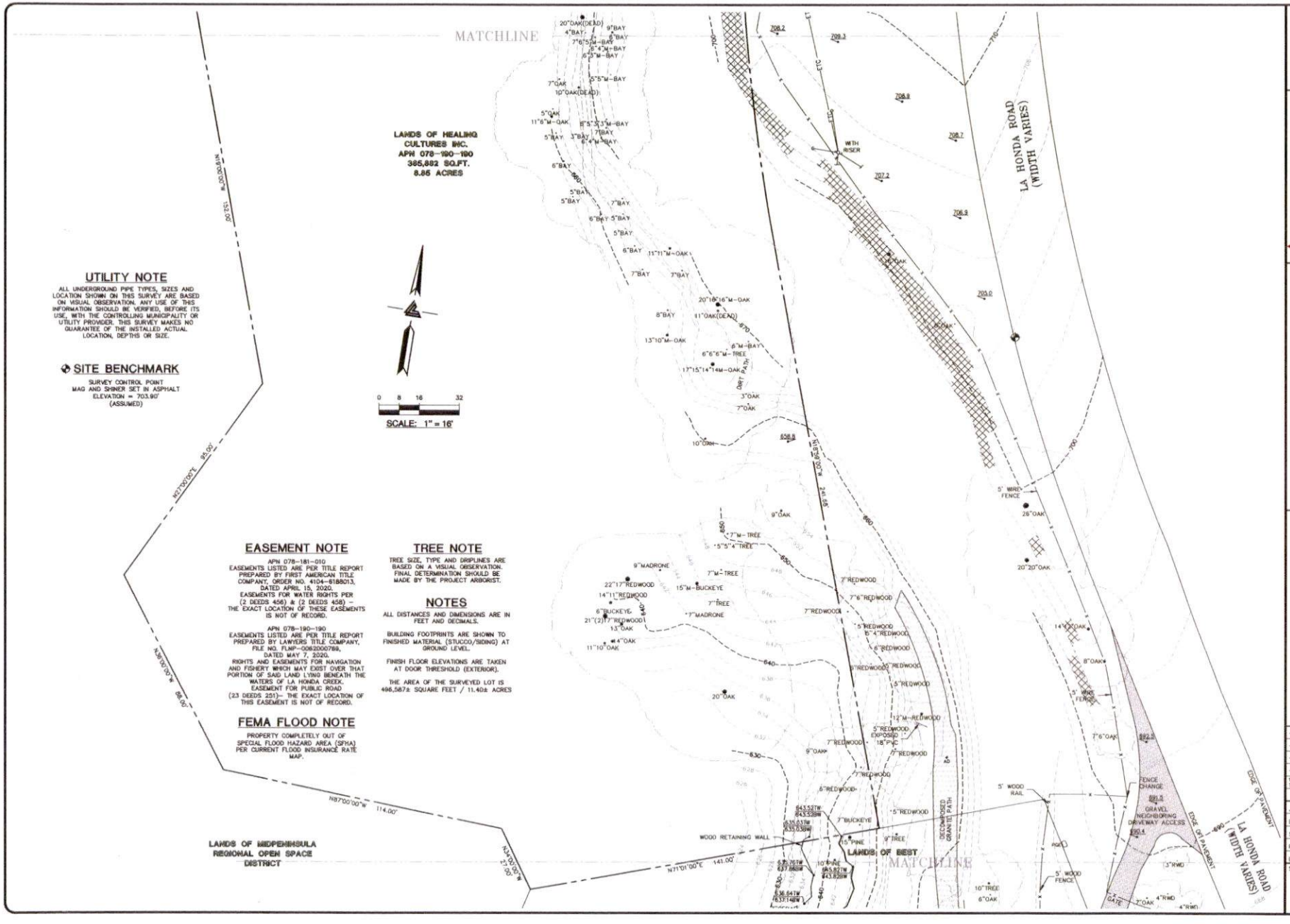
SAN MATEO COUNTY

APN: 078-190-210

TOPOGRAPHIC SURVEY

WATER WELLS 12-19-22	DB
REVISIONS	BY
JOB NO:	2220316
DATE:	5-25-22
SCALE:	1"=16'
FIELD BY:	ES
DRAWN BY:	DDR/NT
SHEET NO:	SU4

4 OF 6 SHEETS



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SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 703.90'
(ASSUMED)

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WWW.LEABRAZE.COM

10707 LA HONDA ROAD
WOODSIDE
CALIFORNIA

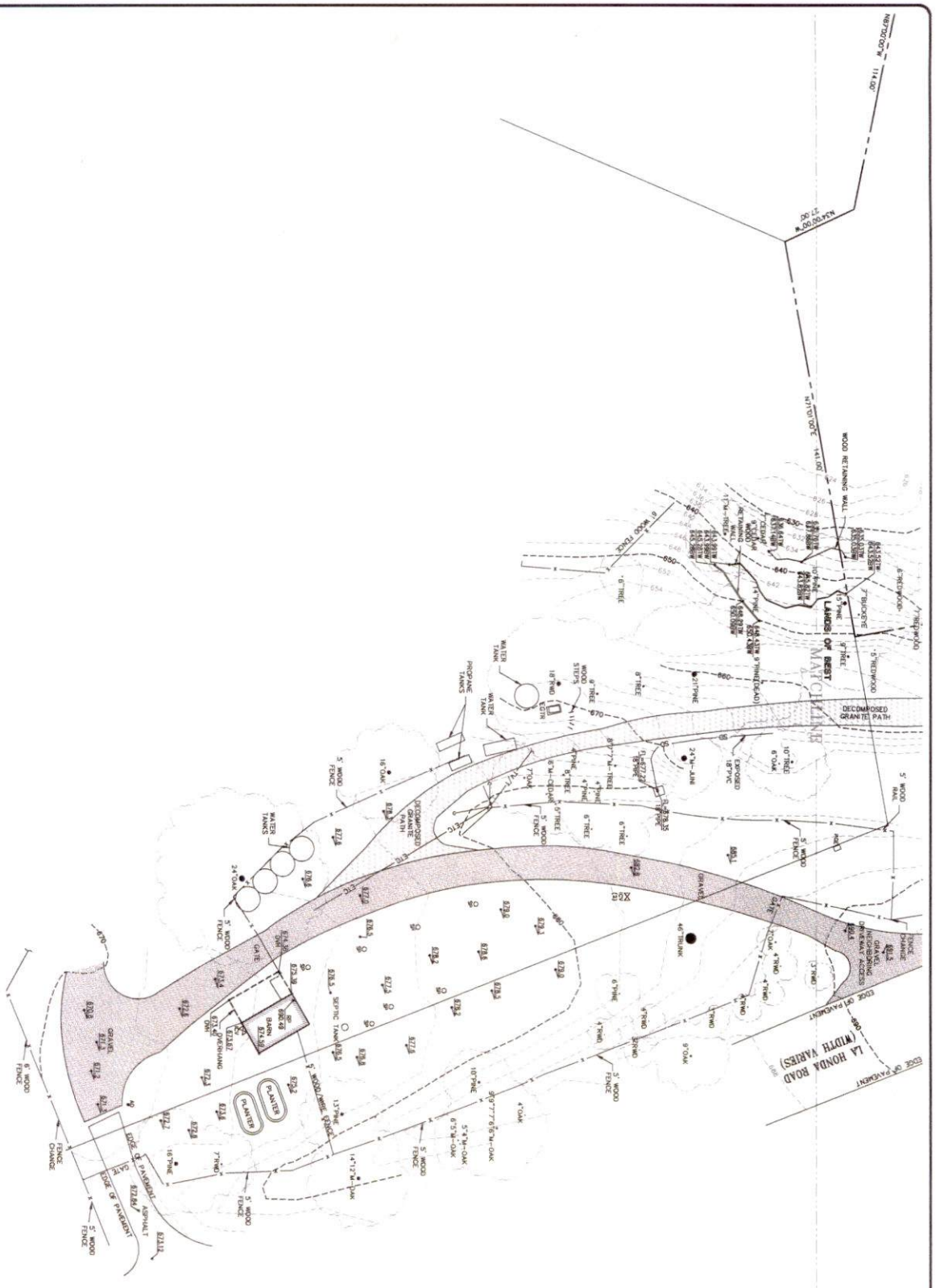
SAN MATEO COUNTY

APN: 078-190-210

TOPOGRAPHIC SURVEY

WATER WELLS 12-19-22	DB
REVISIONS	BY
JOB NO:	2220316
DATE:	5-25-22
SCALE:	1"=16'
FIELD BY:	ES
DRAWN BY:	DDR/NT
SHEET NO:	SU5

5 OF 6 SHEETS



TOPOGRAPHIC SURVEY

10707 LA HONDA ROAD
WOODSIDE
CALIFORNIA

SAN MATEO COUNTY

APN: 078-190-210

NO.	REVISIONS	BY	DATE
1	WATER WELLS	DB	9-22-22
1	-	-	-
1	-	-	-
1	-	-	-
1	-	-	-

JOB NO: 222016

DATE: 9-25-22

SCALE: 1"=10'

FIELD BY: ES

DRAWN BY: DSR/JNT

SHEET NO:

6 OF 6 SHEETS

SUB

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
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HAYWARD, CALIFORNIA 94545
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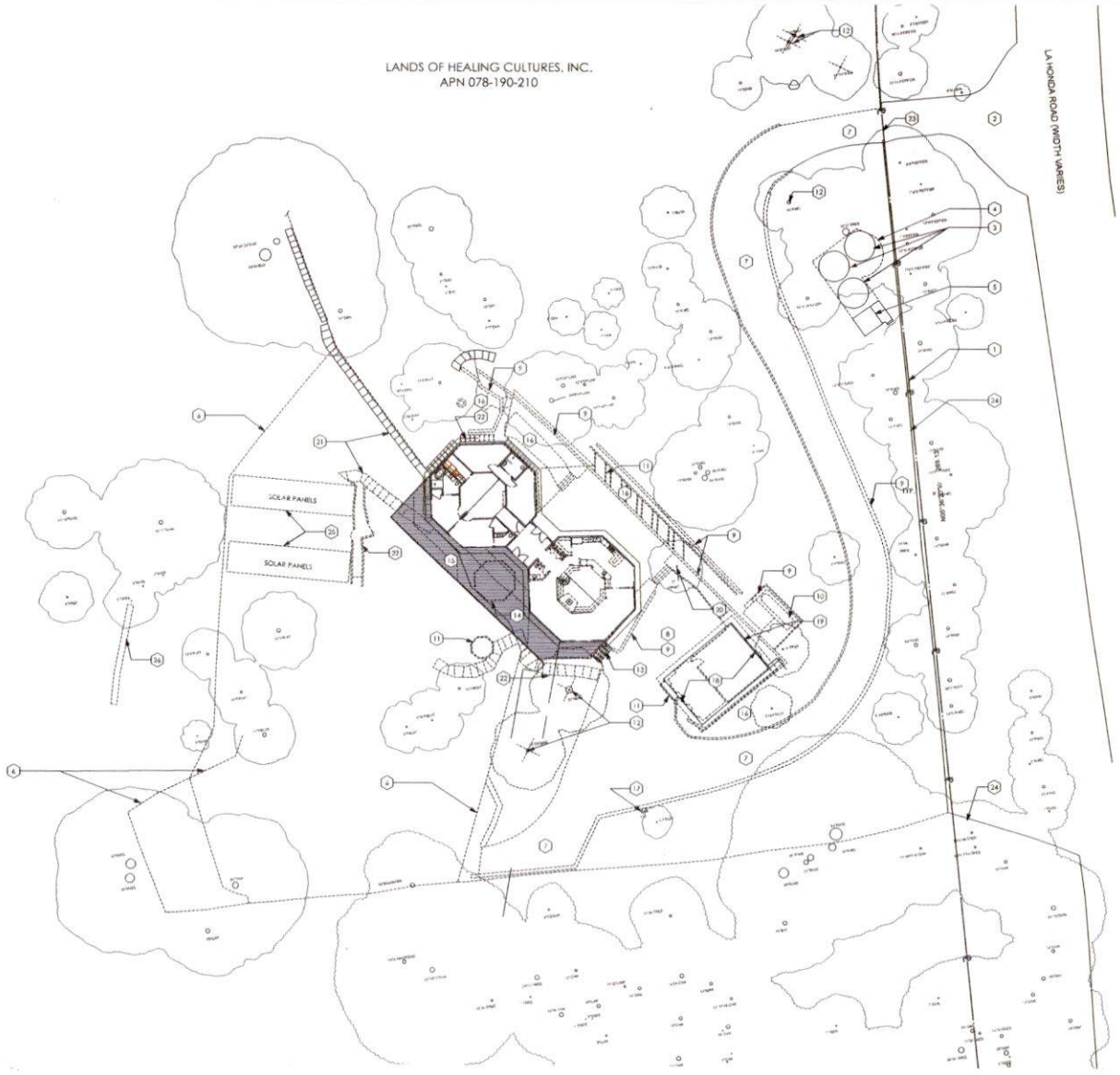


1 EXISTING SITE AND DEMO PLAN 1" = 20'

N

SITE PLAN NOTES

1. ARCHITECTURAL SITE PLAN IS FOR GENERAL REFERENCE ONLY. CONTRACTOR SHALL REFER TO CIVIL DRAWING, LANDSCAPE SITE DRAWING, MECHANICAL & ELECTRICAL SITE PLAN FOR ADDITIONAL SITE INFORMATION
2. SEE LANDSCAPE PLAN FOR SITE LANDSCAPE, HARDSCAPE AND LIGHTING INFORMATION
3. SEE CIVIL DRAWING FOR PARKING STALL SIZES
4. SEE CIVIL DRAWING FOR UTILITY AND FINISH GRADE INFORMATION
5. SEE CIVIL DRAWING FOR BUILDING LAYOUT
6. SEE CIVIL DRAWING FOR SITE GRADING INFORMATION
7. DO NOT SCALE DRAWING
8. COORDINATE CIVIL DRAWINGS WITH MECHANICAL, PLUMBING AND ELECTRICAL DRAWING FOR ALL SITE UTILITY TIE-INS
9. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL FACILITIES, STRUCTURES AND UTILITIES THAT ARE SHOWN ON THIS DRAWING
10. THE CONTRACTOR SHALL VERIFY THE NATURE OF THE EXISTING CONSTRUCTION AND STRUCTURAL SYSTEM PRIOR TO COMMENCING WITH ANY WORK

SITE DEMOLITION KEY NOTES

1. PROPERTY LINE.
2. EXISTING DRIVEWAY ENTRANCE TO REMAIN
3. EXISTING WATER TANK TO BE RE-ARRANGED TO ACCOMMODATE NEW WATER TANKS
4. EXISTING WATER TANK PAD TO BE REPLACED TO ACCOMMODATE NEW WATER TANKS
5. EXISTING SHED TO REMAIN
6. REMOVE EXISTING FENCE.
7. REMOVE EXISTING DRIVEWAY AND PARKING
8. REMOVE EXISTING CONCRETE / ASPHALT PAVING AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. SEE CIVIL AND LANDSCAPE DRAWINGS.
9. REMOVE EXISTING SITE WALL. SEE CIVIL DRAWINGS.
10. RELOCATE EXISTING PROPANE AND PREPARE TO REINSTALL AT NEW LOCATION. SEE CIVIL DRAWING.
11. REMOVE EXISTING PLANTER. SEE CIVIL AND LANDSCAPE DRAWINGS
12. REMOVE EXISTING TREES. SEE CIVIL, LANDSCAPE DRAWING, AND ARBORIST REPORT
13. REMOVE EXISTING EXTERIOR WOOD STAIR AND RELATED ITEM.
14. REMOVE EXISTING GAZEBO STRUCTURE AND RELATED ITEMS.
15. REMOVE EXISTING WOODEN DECK TO ACCOMMODATE NEW LAYOUT.
16. REMOVE EXISTING LANDSCAPING AND LANDSCAPING EDGING. SEE LANDSCAPE DRAWING.
17. RELOCATE EXISTING FIRE HYDRANT. SEE CIVIL DRAWING.
18. EXISTING GARAGE TO BE REMODELED. SEE PROPOSED PLAN SD-2.2
19. EXISTING MAIN ELECTRIC PANEL TO REMAIN.
20. EXISTING TREE TO REMAIN AND BE PROTECTED.
21. EXISTING WALKWAY TO REMAIN
22. REMOVE EXISTING WALKWAY
23. EXISTING ENTRY GATE TO BE REMOVED
24. EXISTING FENCE TO REMAIN
25. EXISTING SOLAR PANELS TO BE RELOCATED FOR NEW SEPTIC
26. EXISTING ROCK RETAINING WALL TO REMAIN

PRELIMINARY
NOT FOR
CONSTRUCTION

Kellond Architects

14510 Big Basin Way, #205
Saratoga, California 95070

408.741.0600 ph.
408.741.0610 fax

www.kellondarchitects.com

PROJECT

Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Existing Site/Demo Plan& Const. Staging

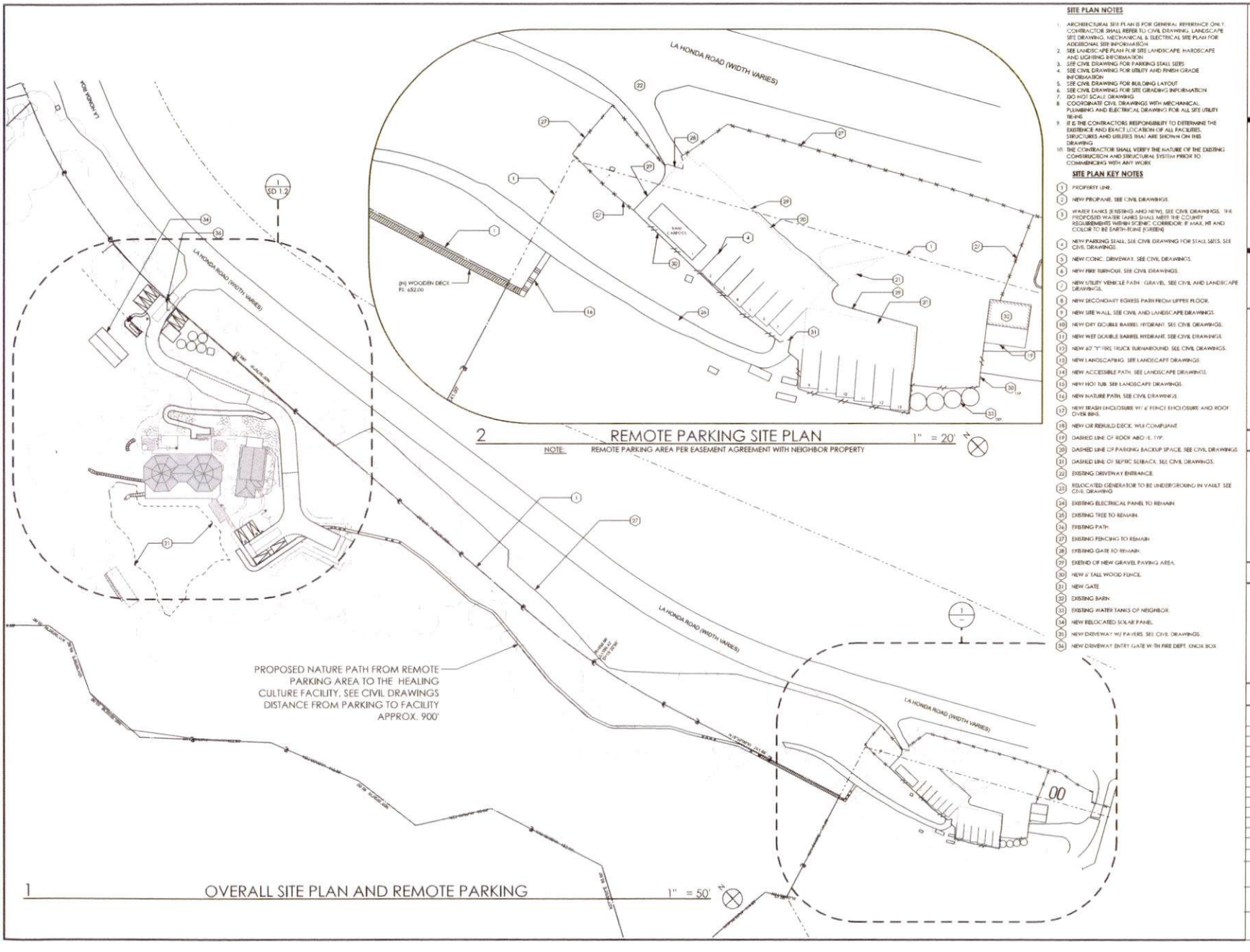
REVISIONS

No.	Date	Notes
	7825	Re-permit re-submittal

PROJECT #:

DATE: 7/8/25

SHEET #: SD-1.0



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SITE PLAN KEY NOTES

1. PROPERTY LINE.
2. NEW PROPANE, SEE CIVIL DRAWINGS.
3. WATER TANKS (EXISTING AND NEW), SEE CIVIL DRAWINGS. THE PROPOSED WATER TANKS SHALL MEET THE COUNTY REQUIREMENTS WITHIN SCENIC CORRIDOR: 8' MAX. HT AND COLOR TO BE EARTH-TONE (GREEN)
4. NEW PARKING STALL, SEE CIVIL DRAWING FOR STALL SIZES, SEE CIVIL DRAWINGS.
5. NEW CONC. DRIVEWAY, SEE CIVIL DRAWINGS.
6. NEW FIRE TURNOUT, SEE CIVIL DRAWINGS.
7. NEW UTILITY VEHICLE PATH - GRAVEL, SEE CIVIL AND LANDSCAPE DRAWINGS.
8. NEW SECONDARY EGRESS PATH FROM UPPER FLOOR.
9. NEW SITE WALL, SEE CIVIL AND LANDSCAPE DRAWINGS.
10. NEW DRY DOUBLE BARREL HYDRANT, SEE CIVIL DRAWINGS.
11. NEW WET DOUBLE BARREL HYDRANT, SEE CIVIL DRAWINGS.
12. NEW 60' "Y" FIRE TRUCK TURNAROUND, SEE CIVIL DRAWINGS.
13. NEW LANDSCAPING, SEE LANDSCAPE DRAWINGS.
14. NEW ACCESSIBLE PATH, SEE LANDSCAPE DRAWINGS.
15. NEW HOT TUB, SEE LANDSCAPE DRAWINGS.
16. NEW NATURE PATH, SEE CIVIL DRAWINGS.
17. NEW TRASH ENCLOSURE W/ 6' FENCE ENCLOSURE AND ROOF OVER BINS.
18. NEW OR REBUILD DECK, WUI COMPLIANT
19. DASHED LINE OF ROOF ABOVE, TYP.
20. DASHED LINE OF PARKING BACKUP SPACE, SEE CIVIL DRAWINGS.
21. DASHED LINE OF SEPTIC SETBACK, SEE CIVIL DRAWINGS.
22. EXISTING DRIVEWAY ENTRANCE.
23. RELOCATED GENERATOR TO BE UNDERGROUND IN VAULT, SEE CIVIL DRAWING
24. EXISTING ELECTRICAL PANEL TO REMAIN.
25. EXISTING TREE TO REMAIN.
26. EXISTING PATH.
27. EXISTING FENCING TO REMAIN.
28. EXISTING GATE TO REMAIN.
29. EXTEND OF NEW GRAVEL PAVING AREA.
30. NEW 6' TALL WOOD FENCE.
31. NEW GATE.
32. EXISTING BARN.
33. EXISTING WATER TANKS OF NEIGHBOR.
34. NEW RELOCATED SOLAR PANEL.
35. NEW DRIVEWAY W/ PAVERS, SEE CIVIL DRAWINGS.
36. NEW DRIVEWAY ENTRY GATE W/ FIRE DEPT. KNOX BOX.

PRELIMINARY
NOT FOR CONSTRUCTION

Kellond Architects

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www.kellondarchitects.com

PROJECT

Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Overall Site Plan & Remote Parking

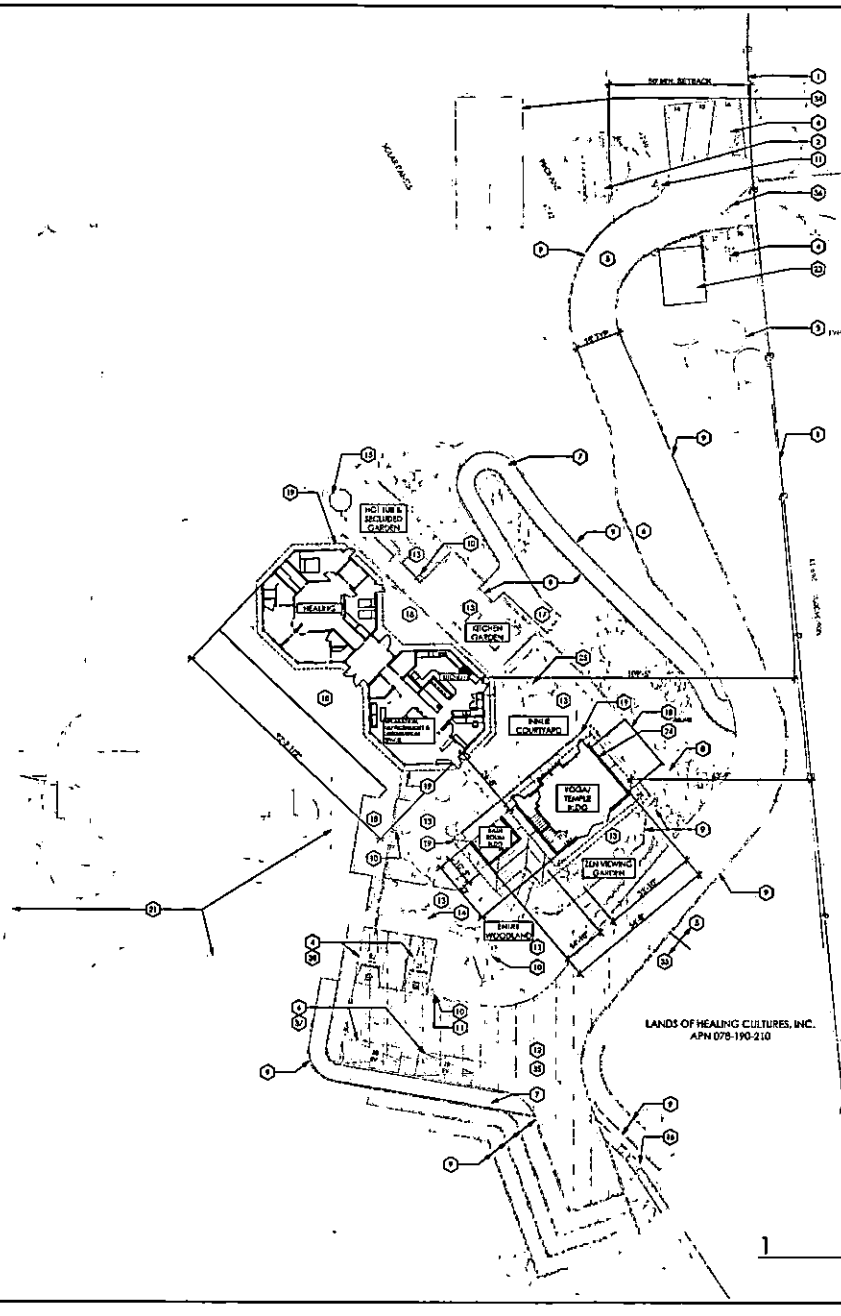
REVISIONS

No.	Date	Notes
	7/2/25	Use permit re-submittal

PROJECT #:

DATE: 7/8/25

SHEET #: SD-1.1



1 ARCHITECTURAL SITE PLAN 1" = 20'

N

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4. SEE CIVIL DRAWING FOR UTILITY AND FINISH GRADE INFORMATION
5. SEE CIVIL DRAWING FOR BUILDING LAYOUT
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SITE PLAN KEY NOTES

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3. NEW PERIMETER, SEE CIVIL DRAWINGS.
3. WATER TANKS (EXISTING AND NEW), SEE CIVIL DRAWINGS. THE PROPOSED WATER TANKS SHALL MEET THE COUNTY REQUIREMENTS WITHIN SCENIC CORRIDOR: 8' MAX. HT AND COLOR TO BE EARTH-TONE (GREEN)
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8. NEW SECONDARY EGRESS PATH FROM UPPER FLOOR.
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23. RELOCATED OF HERATOR TO BE UNDERGROUND IN VAULT, SEE CIVIL DRAWING
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25. EXISTING SITE TO REMAIN.
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33. EXISTING WATER TANKS OF NEIGHBOR.
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35. NEW DRIVEWAY W/ PAVERS, SEE CIVIL DRAWINGS.
36. NEW DRIVEWAY ENTRY GATE W/ FIRE DEPT. KNOX BOX
37. ELECTRIC VEHICLE CHARGING STATION
38. ACCESSIBLE PARKING

PRELIMINARY
NOT FOR CONSTRUCTION

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www.kellondarchitects.com

PROJECT

Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Architectural Site Plan

REVISIONS

No.	Date	Notes
	7/25	Use permit resubmittal

PROJECT #:

DATE: 7/8/25

SHEET #: SD-1.2

PITCH 12
shown in bronze

WALL SCONCE

KRYSEN OUTDOOR WALL/STEP LIGHT
Shown in Bronze

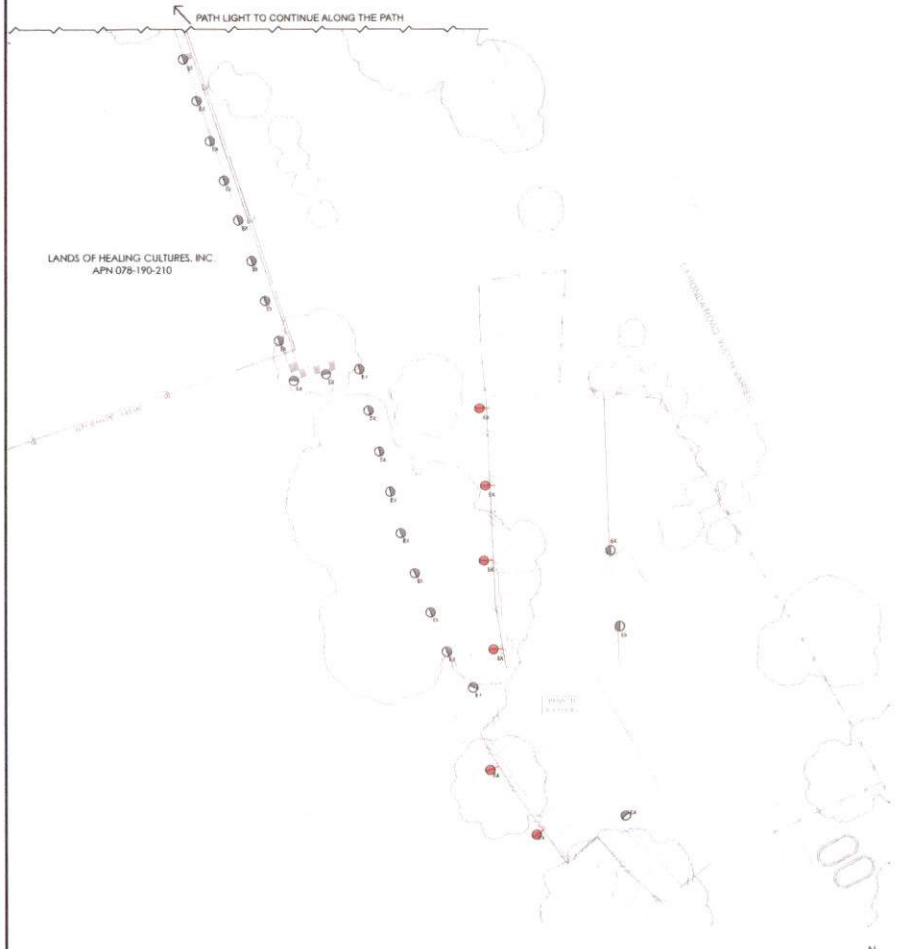
DRIVEWAY/ STAIR WALL LIGHT

STRUT PATH

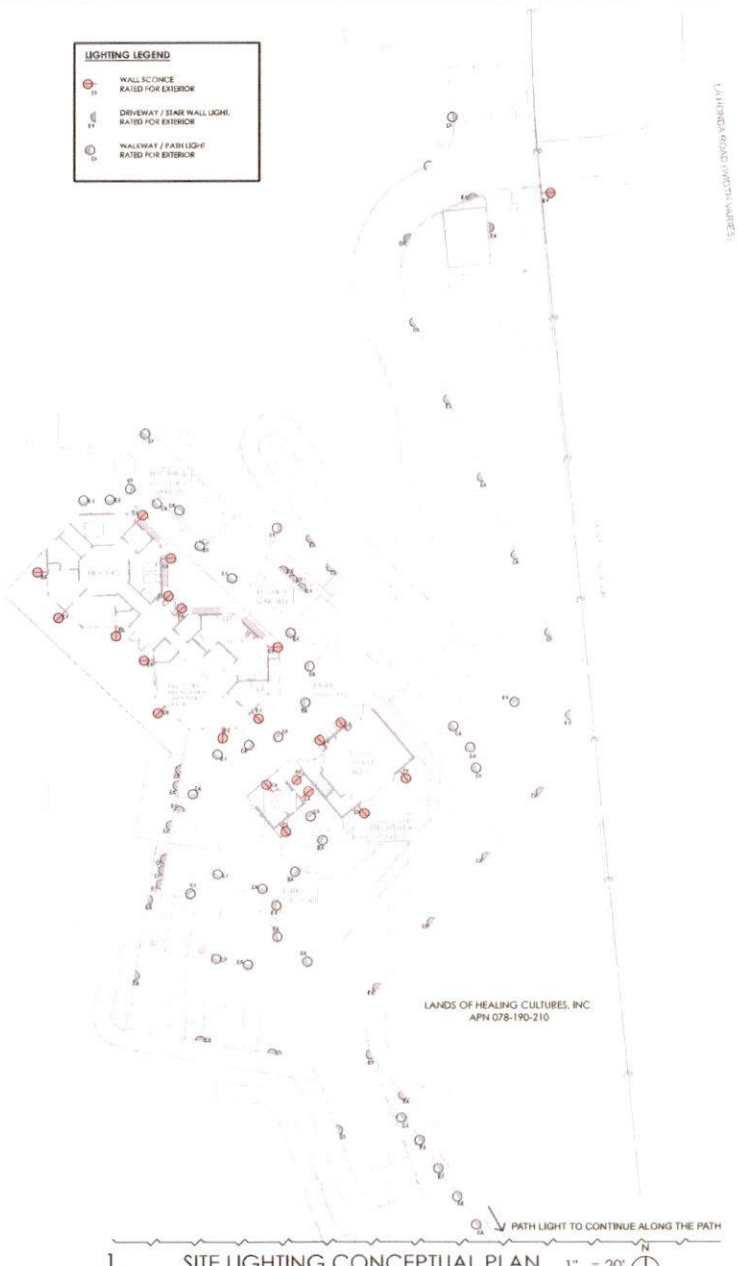
PATH LIGHT

LIGHTING LEGEND

- WALL SCONCE RATED FOR EXTERIOR
- DRIVEWAY / STAIR WALL LIGHT, RATED FOR EXTERIOR
- WALKWAY / PATH LIGHT RATED FOR EXTERIOR



2 SITE LIGHTING CONCEPTUAL PLAN - PATH & REMOTE PARKING 1" = 20'



1 SITE LIGHTING CONCEPTUAL PLAN 1" = 20'

PRELIMINARY
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Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Site Lighting
Conceptual

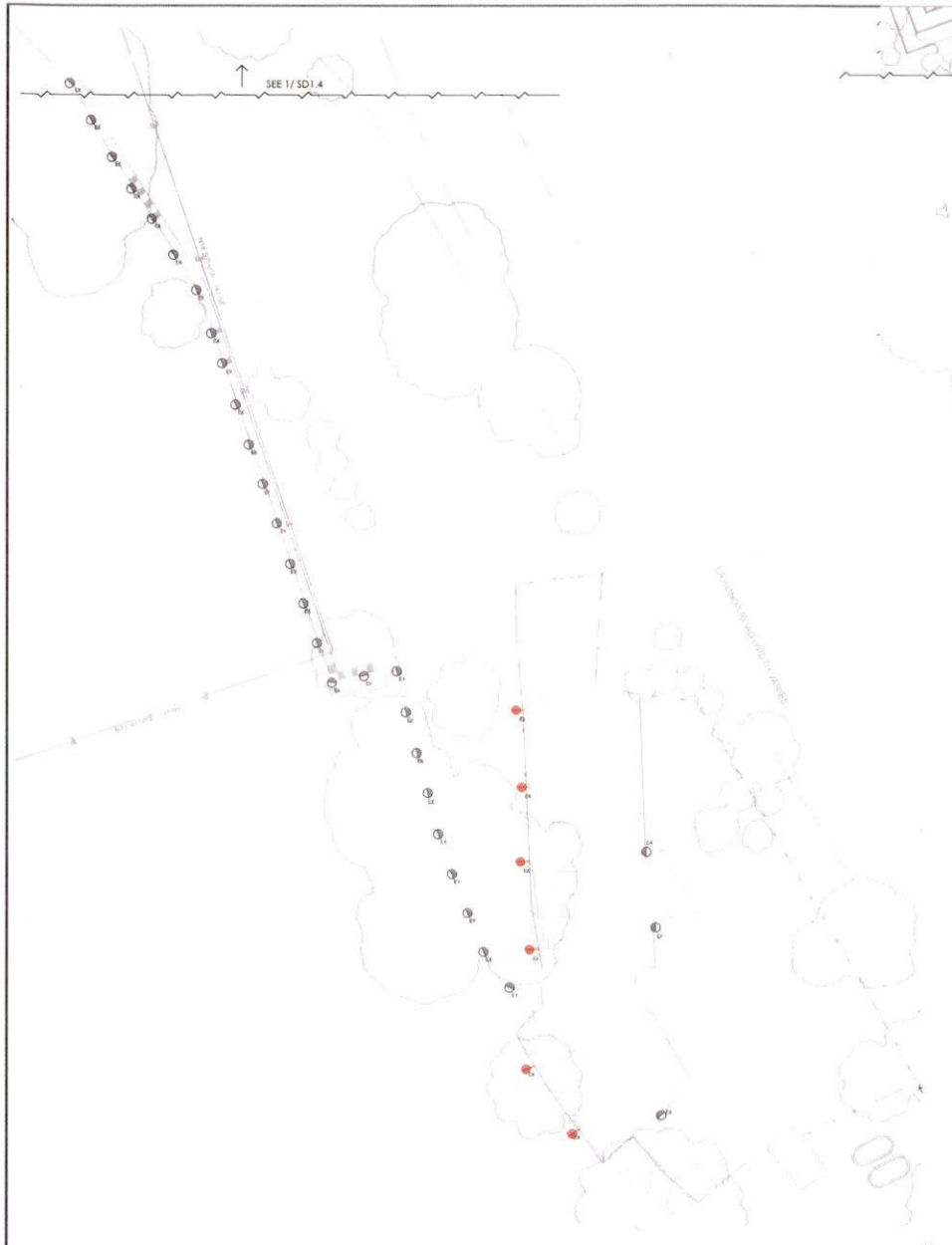
REVISIONS

No.	Date	Notes
	7/25	Use permit resubmittal

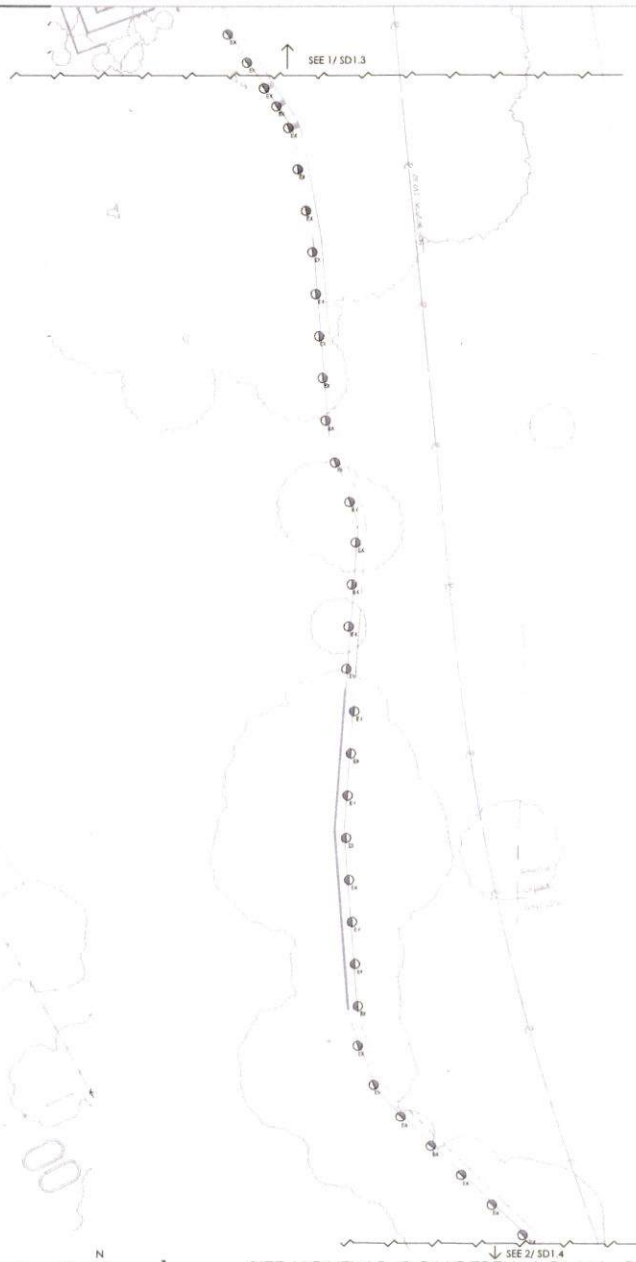
PROJECT #:

DATE: 7/8/25

SHEET #: SD-1.3



2 SITE LIGHTING CONCEPTUAL PLAN - PATH & REMOTE PARKING 1" = 20'



1 SITE LIGHTING CONCEPTUAL PLAN - PATH 1" = 20'

LIGHTING LEGEND

- WALL SCONCE RATED FOR EXTERIOR
- DRIVEWAY / STAIR WALL LIGHT RATED FOR EXTERIOR
- WALKWAY / PATH LIGHT RATED FOR EXTERIOR

WALL SCONCE

DRIVEWAY/ STAIR WALL LIGHT

PATH LIGHT

PRELIMINARY
NOT FOR
CONSTRUCTION

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PROJECT

Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Site Lighting
Conceptual - Path
To Remote Parking

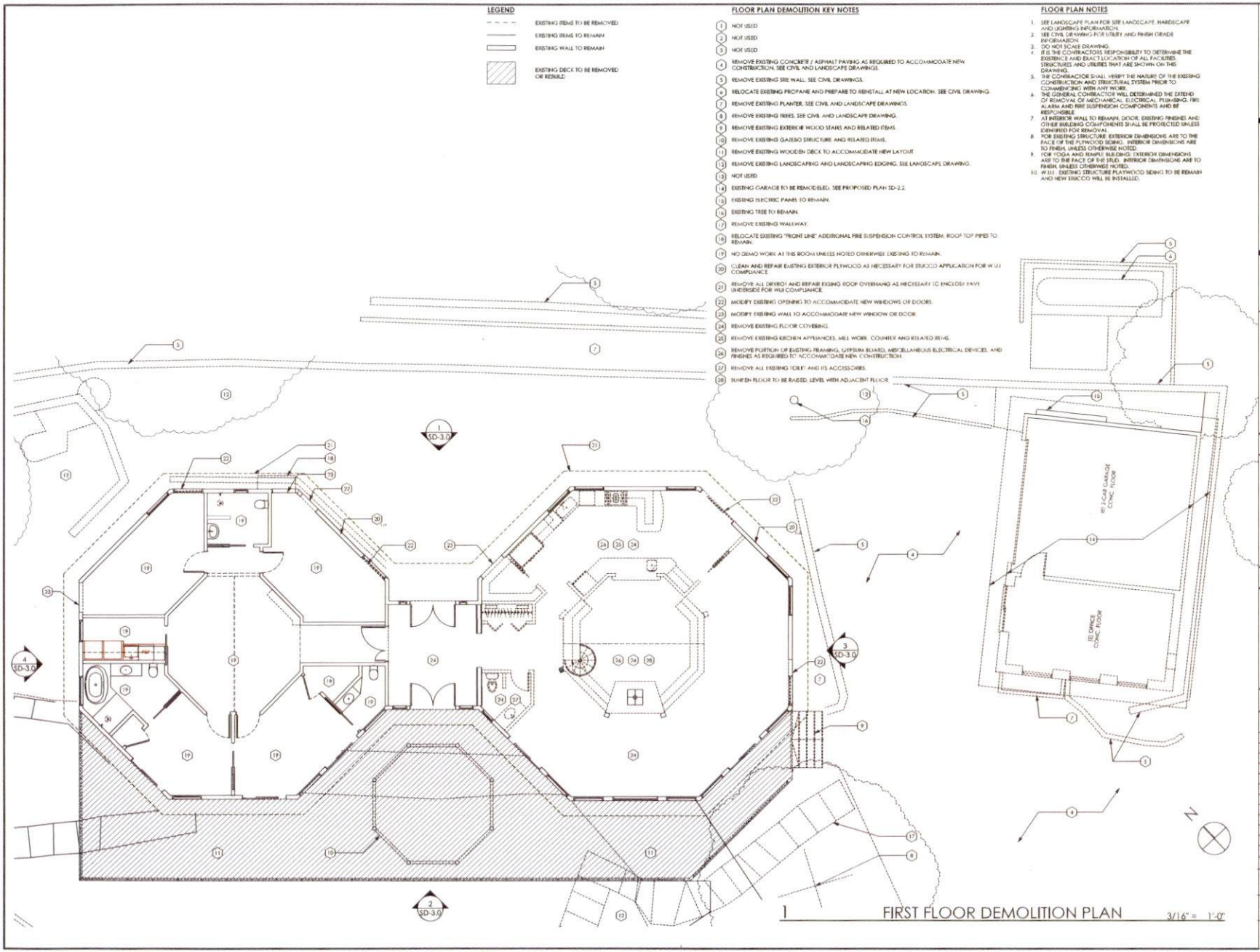
REVISIONS

No.	Date	Notes
	7/8/25	Use permit re-submittal

PROJECT #:

DATE: 7/8/25

SHEET #: SD-1.4



1 FIRST FLOOR DEMOLITION PLAN 3/16" = 1'-0"

PRELIMINARY
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CONSTRUCTION

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PROJECT

Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Existing Floor/Demo Plan

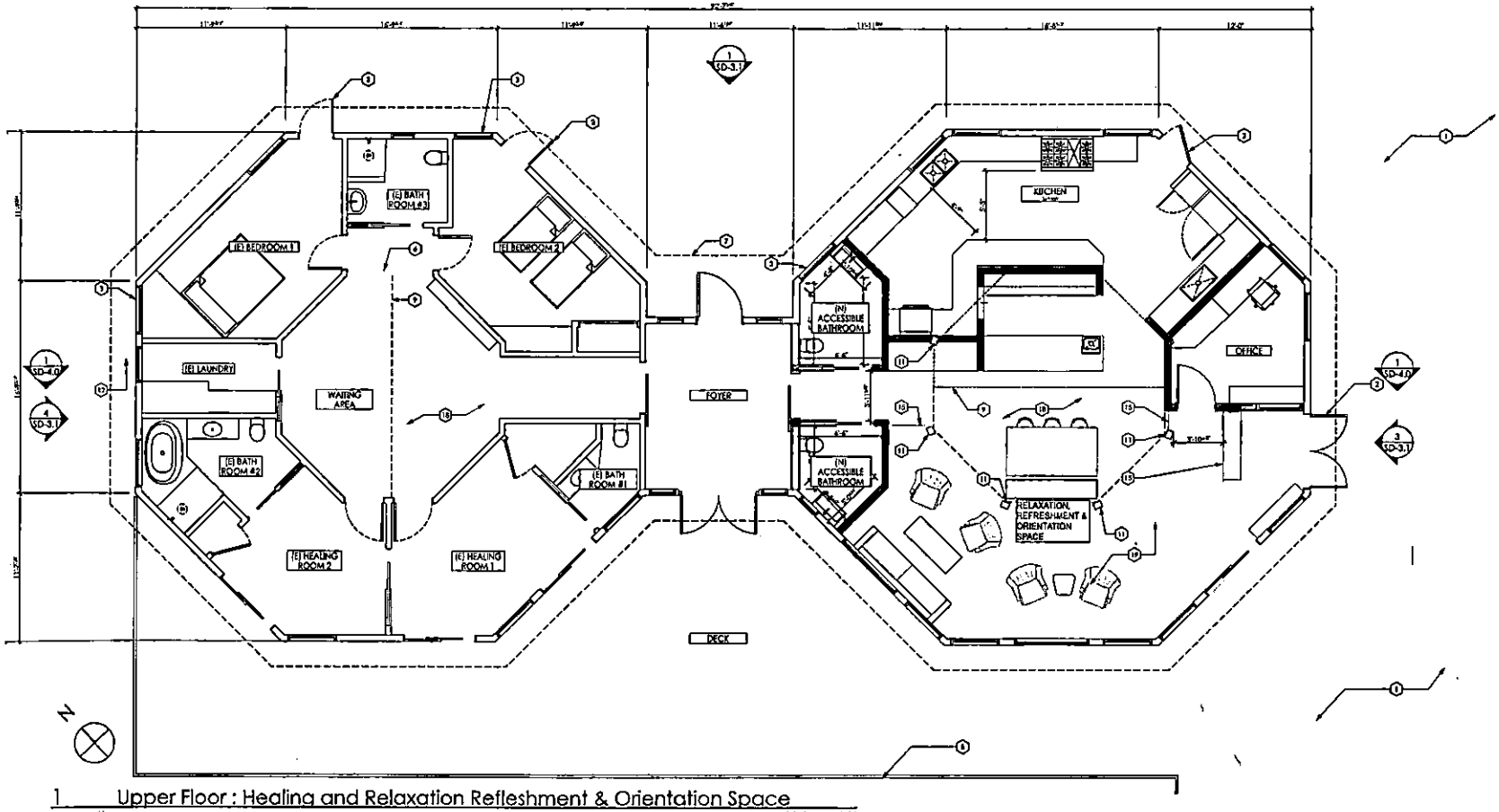
REVISIONS

No.	Date	Notes
	7/8/25	Use permit re-submittal

PROJECT #:

DATE: 7/8/25

SHEET #: SD-2.0



1 Upper Floor : Healing and Relaxation Refleshment & Orientation Space

1/4" = 1'-0"

FLOOR PLAN KEY NOTES

1. NEW LANDSCAPE AND SITE WALL. SEE CIVIL AND LANDSCAPE DRAWING
2. NEW DOOR
3. NEW WINDOW
4. NOT USED
5. NEW GUARDRAIL
6. DASHED LINE OF BEAM ABOVE
7. DASHED LINE OF ROOF ABOVE
8. DASHED LINE OF DECK/FLOOR ABOVE
9. DASHED LINE OF ATTIC/STORAGE SPACE ABOVE
10. CUSTOM CASEWORK. LAYOUT TO BE DETERMINED
11. EXISTING POST TO REMAIN
12. NOT USED
13. RELOCATED "FROM" LEVEL ADDITIONAL FIRE SUPPRESSION CONTROL SYSTEM AT GRADE. HF BELOW EXISTING FIRST FLOOR
14. "VIEWING" BENCH
15. "ICONIC" SLOTTED WOODEN SCREEN WALL
16. EXISTING ELECTRICAL PANEL TO REMAIN
17. 36" LOOSE GATE
18. OPEN TO ABOVE
19. PROPOSED SEATING, TYP.
20. POST TYP.

FLOOR PLAN NOTES

1. SEE LANDSCAPE PLAN FOR SITE LANDSCAPE, HARDSCAPE, AND LIGHTING INFORMATION.
2. SEE CIVIL DRAWING FOR UTILITY AND FINISH GRADE INFORMATION.
3. DO NOT SCALE DRAWING.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL FACILITIES, STRUCTURES AND UTILITIES THAT ARE SHOWN ON THIS DRAWING.
5. THE CONTRACTOR SHALL VERIFY THE NATURE OF THE EXISTING CONSTRUCTION AND STRUCTURAL SYSTEM PRIOR TO COMMENCING WITH ANY WORK.
6. THE GENERAL CONTRACTOR WILL DETERMINE THE EXTENT OF REMOVAL OF MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM AND FIRE SUSPENSION COMPONENTS AND BE RESPONSIBLE.
7. AT INTERIOR WALLS TO REMAIN, DOOR, EXISTING FINISHES AND OTHER BUILDING COMPONENTS SHALL BE PROTECTED UNLESS IDENTIFIED FOR REMOVAL.
8. FOR EXISTING STRUCTURE: EXTERIOR DIMENSIONS ARE TO THE FACE OF THE PLYWOOD SIDING. INTERIOR DIMENSIONS ARE TO FINISH, UNLESS OTHERWISE NOTED.
9. FOR YOSTA AND TEMPLE BUILDING: EXTERIOR DIMENSIONS ARE TO THE FACE OF THE STUD. INTERIOR DIMENSIONS ARE TO FINISH, UNLESS OTHERWISE NOTED.
10. WALLS: EXISTING STRUCTURE PLAYWOOD SIDING TO BE REMAIN AND NEW STUCCO WILL BE INSTALLED.

LEGEND

- EXISTING WALL
- NEW WALL

PRELIMINARY
NOT FOR CONSTRUCTION

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PROJECT

Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Floor Plan
Main Building
Upper Floor Plan

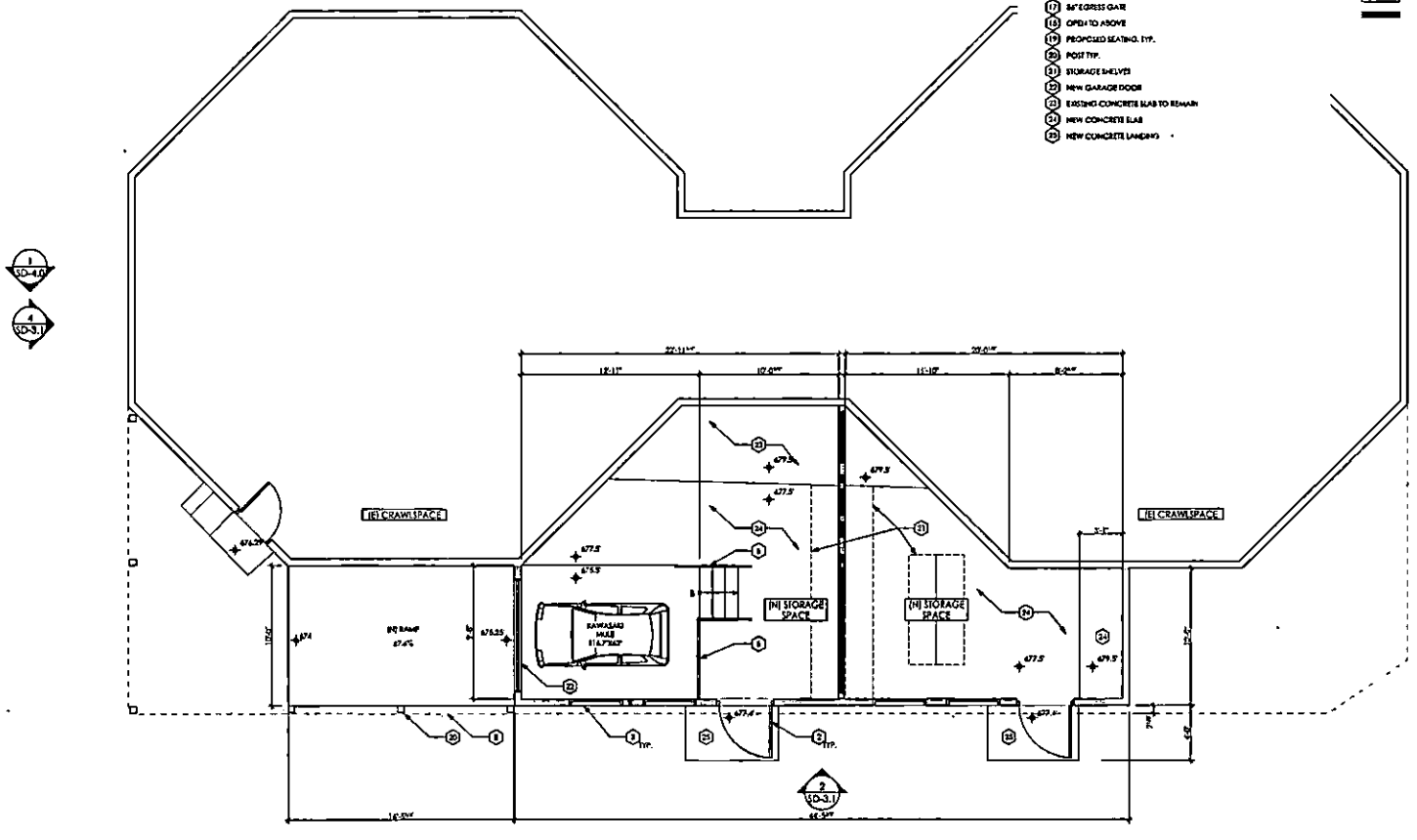
REVISIONS

No.	Date	Notes
	7/25	Use permit re-submittal

PROJECT #:

DATE: 7/8/25

SHEET #: SD-2.1



FLOOR PLAN KEY NOTES

1. NEW LANDSCAPE AND SITE WALL. SEE CIVIL AND LANDSCAPE DRAWING
2. NEW DOOR
3. NEW WINDOW
4. NEW COMMERCIAL KITCHEN EQUIPMENT
5. NEW GUARDRAIL
6. DASHED LINE OF BEAM ABOVE
7. DASHED LINE OF ROOF ABOVE
8. DASHED LINE OF DECK/FLOOR ABOVE
9. DASHED LINE OF ATTIC/STORAGE SPACE ABOVE
10. CUSTOM CASEWORK, LAYOUT TO BE DETERMINED
11. EXISTING POST TO REMAIN
12. EXISTING FIREPLACE TO REMAIN
13. SEE DETAIL "THORN LEAF" ADDITIONAL FIRE SUPPRESSION CONTROL SYSTEM AT GRADE. 48" BELOW EXISTING FIRST FLOOR
14. "VIEWING" BENCH
15. "L-SHAPE" SLOPED W/ DEER SCREEN WALL
16. EXISTING ELECTRICAL PANEL TO REMAIN
17. 36" EGRESS GATE
18. OPEN TO ABOVE
19. PROPOSED SEATING, TYP.
20. POST TYP.
21. STORAGE SHELVES
22. NEW GARAGE DOOR
23. EXISTING CONCRETE SLAB TO REMAIN
24. NEW CONCRETE SLAB
25. NEW CONCRETE LANDING

FLOOR PLAN NOTES

1. SEE LANDSCAPE PLAN FOR SITE LANDSCAPE, HARDSCAPE AND LIGHTING INFORMATION.
2. SEE CIVIL DRAWING FOR UTILITY AND FINISH GRADE INFORMATION.
3. DO NOT SCALE DRAWING.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL FACILITIES, STRUCTURES AND UTILITIES THAT ARE SHOWN ON THIS DRAWING.
5. THE CONTRACTOR SHALL VERIFY THE NATURE OF THE EXISTING CONSTRUCTION AND STRUCTURAL SYSTEM PRIOR TO COMMENCING WITH ANY WORK.
6. THE GENERAL CONTRACTOR WILL DETERMINED THE EXTENT OF REMOVAL OF MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM AND FIRE SUPPRESSION COMPONENTS AND BE RESPONSIBLE.
7. AT INTERIOR WALL TO REMAIN, DOOR, EXISTING FINISHES AND OTHER BUILDING COMPONENTS SHALL BE PROTECTED UNLESS IDENTIFIED FOR REMOVAL.
8. FOR EXISTING STRUCTURE: EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHWOOD SIDING. INTERIOR DIMENSIONS ARE TO FINISH, UNLESS OTHERWISE NOTED.
9. FOR YOGA AND TEMPLE BUILDING: EXTERIOR DIMENSIONS ARE TO THE FACE OF THE STUD. INTERIOR DIMENSIONS ARE TO FINISH, UNLESS OTHERWISE NOTED.
10. IN ALL EXISTING STRUCTURE PLAYWOOD SIDING TO BE REMAIN AND NEW STUCCO WILL BE INSTALLED.

LEGEND

EXISTING WALL

NEW WALL

1 Lower Floor : Storage 1/4" = 1'-0"

PRELIMINARY
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CONSTRUCTION

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PROJECT

Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Floor Plan
Main Building
Lower Floor

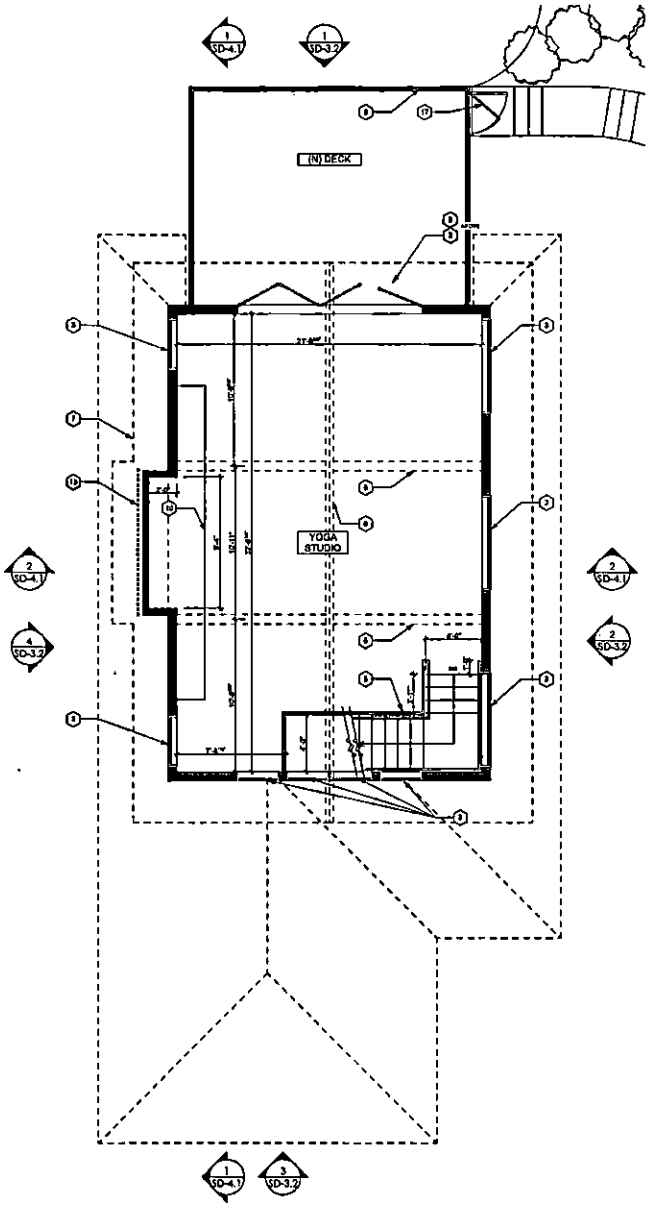
REVISIONS

No.	Date	Notes
	7/8/25	Use permit submittal

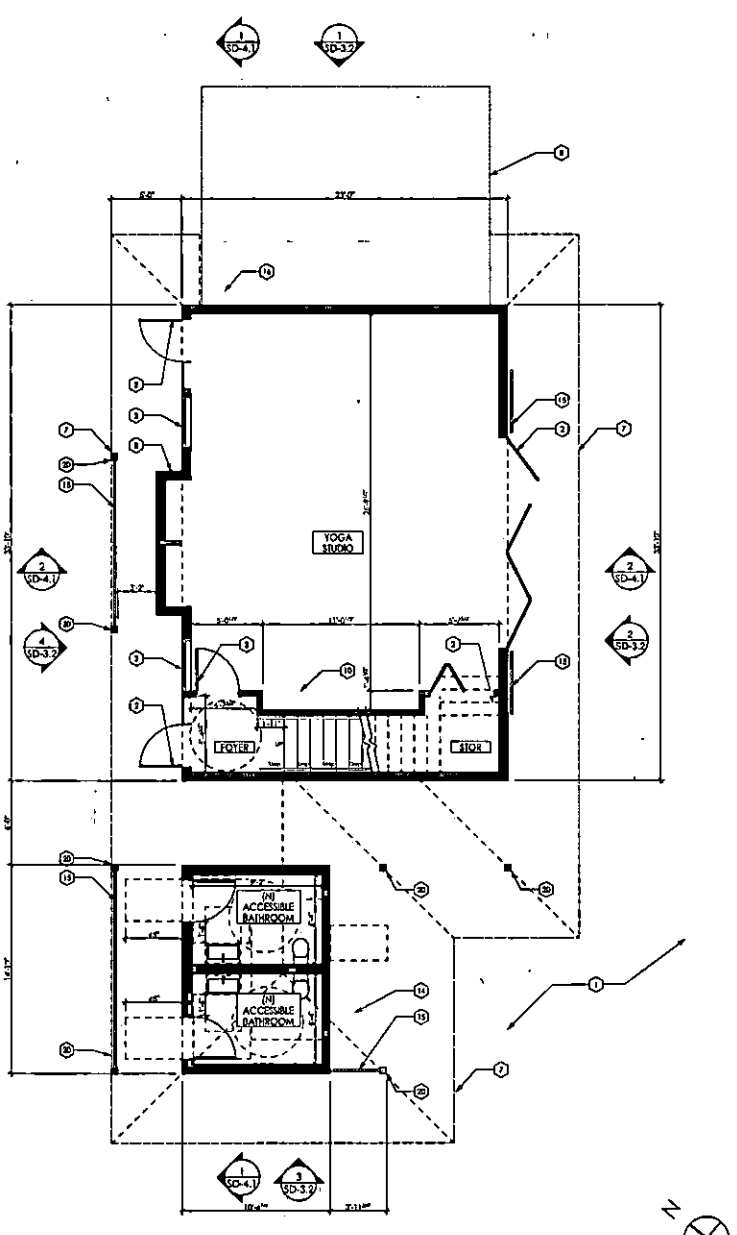
PROJECT #:

DATE: 7/8/25

SHEET #: SD-2.2



2 SECOND FLOOR PLAN YOGA & TEMPLE 1/4" = 1'-0"



1 FIRST FLOOR PLAN YOGA & TEMPLE 1/4" = 1'-0"

FLOOR PLAN NOTES

1. SEE LANDSCAPE PLAN FOR SITE LANDSCAPE, HARDSCAPE AND LIGHTING INFORMATION.
2. SEE CIVIL DRAWING FOR UTILITY AND FINISH GRADE INFORMATION.
3. DO NOT SCALE DRAWING.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXISTING AND EXACT LOCATION OF ALL FACILITIES, STRUCTURES AND UTILITIES THAT ARE SHOWN ON THIS DRAWING.
5. THE CONTRACTOR SHALL VERIFY THE NATURE OF THE EXISTING CONSTRUCTION AND STRUCTURAL SYSTEM PRIOR TO COMMENCING WITH ANY WORK.
6. THE GENERAL CONTRACTOR WILL DETERMINED THE EXTEND OF REMOVAL OF MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM AND FIRE SUSPENSION COMPONENTS, AND BE RESPONSIBLE.
7. AT INTERIOR WALL TO REMAIN, DOOR, EXISTING FINISHES AND OTHER BUILDING COMPONENTS SHALL BE PROTECTED UNLESS IDENTIFIED FOR REMOVAL.
8. FOR EXISTING STRUCTURES: EXTERIOR DIMENSIONS ARE TO THE FACE OF THE PLYWOOD SIDING. INTERIOR DIMENSIONS ARE TO FINISH, UNLESS OTHERWISE NOTED.
9. FOR YOGA AND TEMPLE BUILDING: EXTERIOR DIMENSIONS ARE TO THE FACE OF THE STUD. INTERIOR DIMENSIONS ARE TO FINISH, UNLESS OTHERWISE NOTED.
10. W.U.I.: EXISTING STRUCTURE PLAYWOOD SIDING TO BE REMAIN AND NEW STUCCO WILL BE INSTALLED.

LEGEND

EXISTING WALL

NEW WALL

FLOOR PLAN KEY NOTES

1. NEW LANDSCAPE AND SITE WALL, SEE CIVIL AND LANDSCAPE DRAWINGS
2. NEW DOOR
3. NEW WINDOW
4. NEW COMMERCIAL KITCHEN EQUIPMENT
5. NEW GUARDRAIL
6. DASHED LINE OF BEAM ABOVE
7. DASHED LINE OF ROOF ABOVE
8. DASHED LINE OF DECK/FLOOR ABOVE
9. DASHED LINE OF ATTIC STORAGE SPACE ABOVE
10. CUSTOM CASEWORK, LAYOUT TO BE DETERMINED
11. EXISTING POST TO REMAIN
12. EXISTING FIRE PLACE TO REMAIN
13. SEDUCATED "TROFFT LINE" ADDITIONAL FIRE SUSPENSION CONTROL SYSTEM AT CEILING, 18" BELOW EXISTING FIRST FLOOR
14. "VIEWING" BENCH
15. "KOSHI" SLOTTED WOODEN SCREEN WALL
16. EXISTING ELECTRICAL PANEL TO REMAIN
17. 36" EGRESS GATE
18. OPEN TO ABOVE
19. PROPOSED SEATING, TYP.
20. POST TYP.

PRELIMINARY
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Kellond Architects

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PROJECT

Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Floor Plan
Yoga & Temple
Building

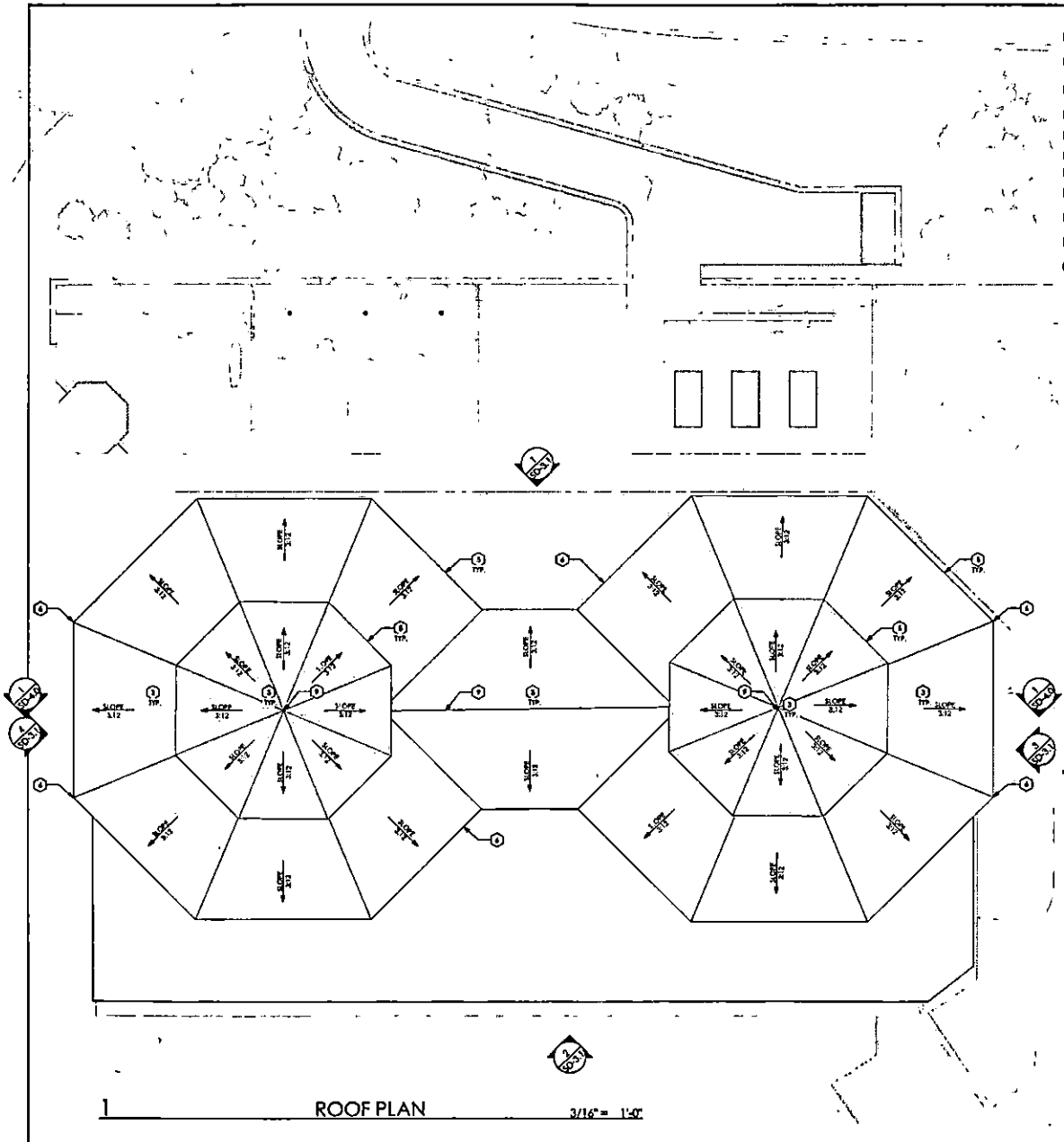
REVISIONS

No.	Date	Notes
	7/25	Planning Submittal

PROJECT #:

DATE: 7/8/25

SHEET #: SD-2.3



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

ROOF PLAN KEY NOTES

1. STANDING SEAM PRE-FINISHED METAL ROOF AND FLASHING, DARK BRONZE.
2. PRE-FINISH GUTTER WITH DOWN SPOUT, FINISH TO MATCH METAL ROOF. GUTTER TO BE AT ONLY LOWER EDGE.
3. EXISTING ASPHALT SHINGLES TO REMAIN AND PROTECTED THROUGHOUT CONSTRUCTION. PATCH AND REPAIR AS NEEDED.
4. STAINED WOODEN FACIA.
5. EXISTING PAINTED WOODEN FACIA AND GUTTER TO REMAIN, REPAIR AS NEEDED.
6. DOWN SPOUT LOCATION.
7. RAIN CHAIN LOCATION.
8. COPPER FINIALE GOPURA KALASHA - SYMBOLIC ELEMENTS FOR HINDU TEMPLE.
9. EXISTING ROOFTOP "FRONT LINE" ADDITIONAL FIRE SUPPRESSION SYSTEM TO REMAIN.
10. NEW ROOFTOP "FRONT LINE" ADDITIONAL FIRE SUPPRESSION SYSTEM TO REMAIN.
11. PRE-FINISHED MECHANICAL FLUE, FINISH TO MATCH METAL ROOFING.

PRELIMINARY
NOT FOR
CONSTRUCTION

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PROJECT

Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Roof Plans
Yoga & Temple
Building

REVISIONS

No.	Date	Notes
	7/25	Re-permit submittal

PROJECT #:

DATE: 7/8/25

SHEET #: SD-2.4

PLUMBING FIXTURE REQUIREMENTS Per CPC 422 Table A

RELAXATION REFRESHMENT &ORIENTATION SPACE & HEALING

	HEALING ROOMS	(E) BEDROOM	(E) BEDROOM	OFFICE	KITCHEN	RELAXATION REFRESHMENT &ORIENTATION	Storage	Equipment Storage	Total Occ. Load
Occupancy	B	R	R	B	B	A-2	S-1	U	
Occupant Load factor	200	200	200	200	200	30	300	300	
Area	312.31	175.55	170.38	99	442	638	259	421	
Max. Occupant Load	3	1	1	1	3	22	1	2	34
								MALE	17
								FEMALE	17

REQ'D : (8 OCCUPANT)

WATER CLOSET	2
LAVATORIES	2

YOGA & TEMPLE BUILDING

	LOWER FLOOR	UPPER FLOOR	Total Occ. Load
Occupancy	A-3	A-3	
Occupant Load factor	30	30	
Area	606	632	
Max. Occupant Load	20	22	42
	MALE		21
	FEMALE		21

REQ'D : (A-3 OCCUPANT)

WATER CLOSET	2
LAVATORIES	2

NOTE: PER CPC SECTION 422.2 EXCEPTION 3. SEPARATE FACILITIES ARE NOT REQUIRED IF OCCUPANT LOAD IS 50 OR LESS.

OCCUPANT LOAD CALCS PER CBC TABLE 1004.5

RELAXATION/REFRESHMENT/ORIENTATION SPACE AND HEALING BLDG

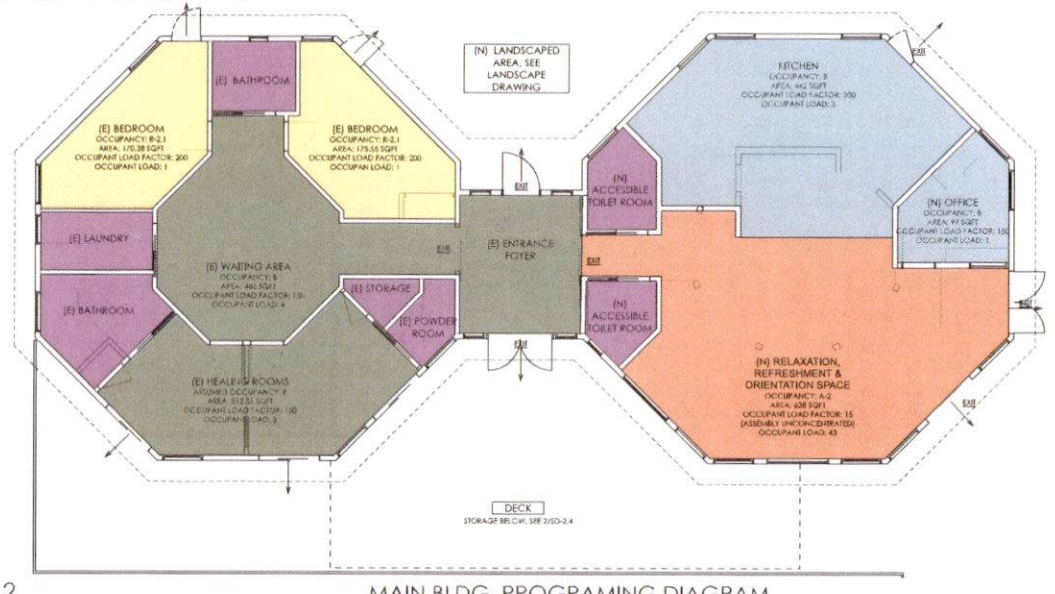
HEALING	9 OCCUPANTS
TEA HOUSE	47 OCCUPANTS
	56 TOTAL

YOGA AND TEMPLE BLDG

1ST FLOOR	41 OCCUPANTS
2ND FLOOR	43 OCCUPANTS
	84 TOTAL

YOGA AND TEMPLE BLDG ACCSSIBILITY NOTE:

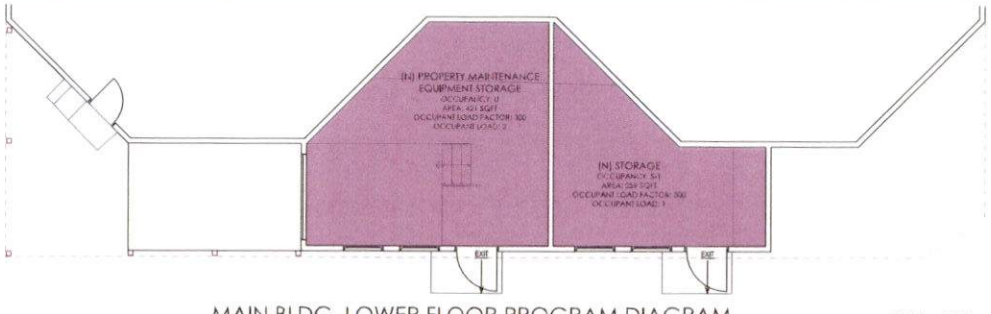
PER CBC SECTION 118-206.2.3 EXCEPTION 1.2, REASONABLY EQUAL FACILITIES ARE PROVIDED TO THE PUBLIC ON THE ACCESSIBLE GROUND FLOOR OF THE YOGA & TEMPLE BUILDING. ITS AREA IS ALSO LESS THAN 3000 SQFT., THEREFORE AN ELEVATOR OR RAMP IS NOT REQUIRED BETWEEN FLOORS



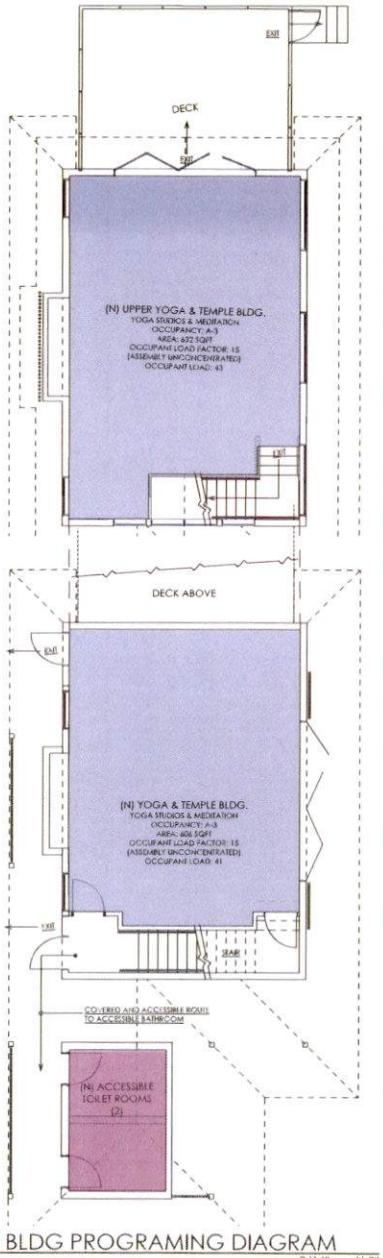
2 MAIN BLDG. PROGRAMING DIAGRAM 3/16" = 1'-0"

(N) INNER COURTYARD SEE LANDSCAPE DRAWING

(N) INNER COURTYARD SEE LANDSCAPE DRAWING



3 MAIN BLDG. LOWER FLOOR PROGRAM DIAGRAM 3/16" = 1'-0"



1 YOGA/ TEMPLE BLDG PROGRAMING DIAGRAM 3/16" = 1'-0"

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PROJECT

Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Floor Area & Occupancy Plans

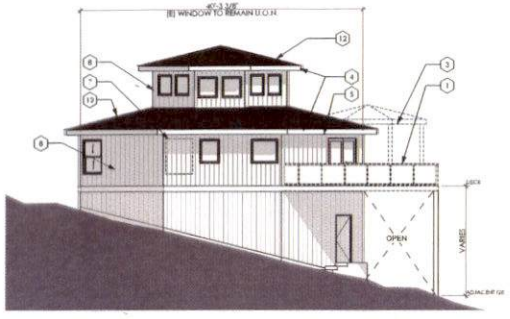
REVISIONS

No.	Date	Notes
	7/25	Re-permit resubmittal

PROJECT #:

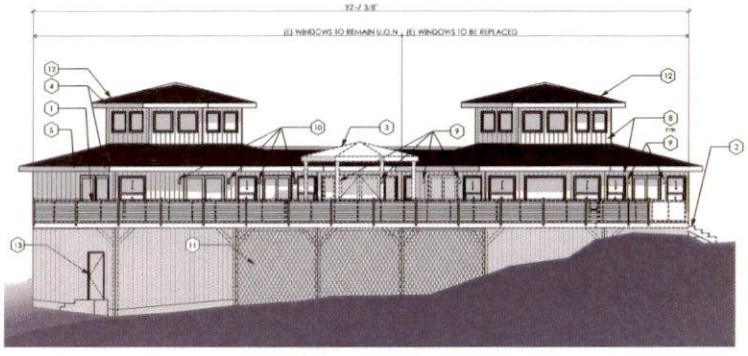
DATE: 7/8/25

SHEET #: SD-2.5



4 NORTH ELEVATION - EXISTING HOUSE

1/8" = 1'-0"

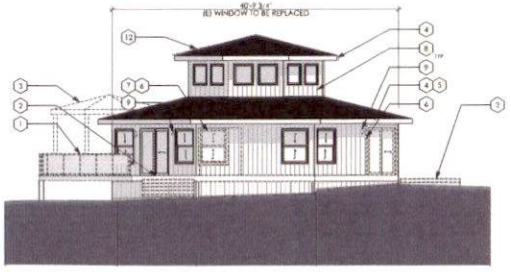


2 WEST ELEVATION - EXISTING HOUSE

1/8" = 1'-0"

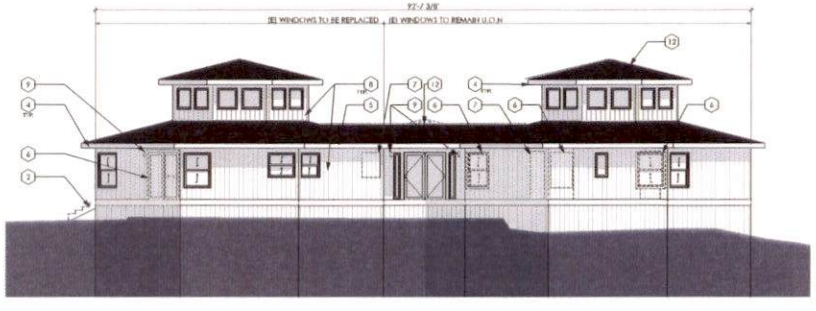
ELEVATION DEMOLITION KEY NOTES

1. REMOVE AND REBUILD NEW DECK. SEE PROPOSED PLAN.
2. REMOVE EXISTING EXTERIOR WOOD STAIRS AND RELATED ITEMS.
3. REMOVE EXISTING GAZEBOS STRUCTURE AND RELATED ITEMS.
4. REMOVE ALL DRYROT AND REPAIR EXSING ROOF OVERHANG AS NECESSARY TO ENCLOSE EAVE UNDERSIDE FOR WUI COMPLIANCE.
5. REPLACE EXISTING GUTTERS AND DOWNSPOUT AS REQUIRED.
6. REMOVE EXISTING WINDOW AND DOOR TRIMS. MODIFY EXISTING OPENING TO ACCOMMODATE NEW WINDOWS OR DOORS.
7. MODIFY EXISTING WALL TO ACCOMMODATE NEW WINDOWS OR DOORS.
8. CLEAN AND REPAIR EXISTING EXTERIOR PLYWOOD SIDING AS NECESSARY FOR STUCCO APPLICATION FOR W.U.I. COMPLIANCE. REMOVE ALL CORNER TRIM.
9. REMOVE EXTERIOR LIGHT FIXTURE FOR REPLACEMENT.
10. EXISTING LIGHT FIXTURE TO REMAIN. TEMPORARILY REMOVE TO APPLY STUCCO.
11. EXISTING STORAGE ARE UNDER THE EXISTING DECT TO BE RENOVATED
12. EXISTING ROOFTOP "FROHT LINE" ADDITIONAL FIRE SUSPENSION SYSTEM TO REMAIN
13. EXISTING CRAWL SPACE ACCESS.



3 SOUTH ELEVATION - EXISTING HOUSE

1/8" = 1'-0"



1 EAST ELEVATION - EXISTING HOUSE

1/8" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

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PROJECT

Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Existing Elevations
(House)

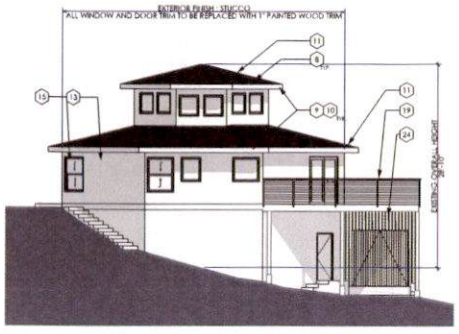
REVISIONS

No:	Date	Notes
	TBD	Use permit re-submittal

PROJECT #:

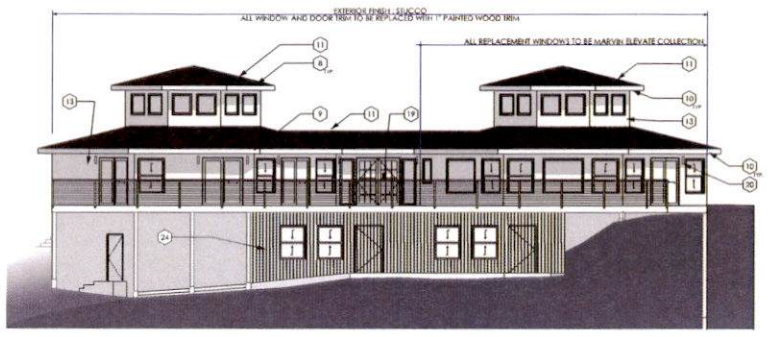
DATE: 7/8/25

SHEET #: SD-3.0



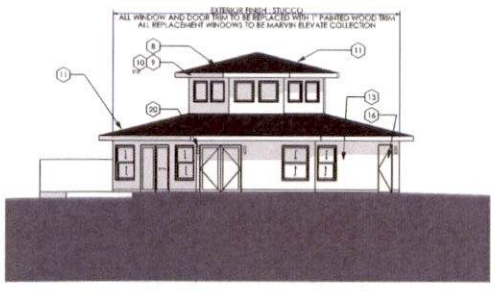
4 NORTH ELEVATION - PROPOSED

1/8" = 1'-0"



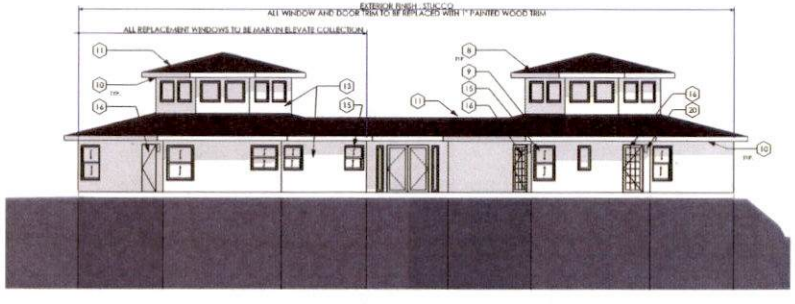
2 WEST ELEVATION - PROPOSED

1/8" = 1'-0"



3 SOUTH ELEVATION - PROPOSED

1/8" = 1'-0"



1 EAST ELEVATION - PROPOSED

1/8" = 1'-0"

ELEVATION KEY NOTES

1. STANDING SEAM PRE-FINISHED METAL ROOF AND FLASHING DARK BRONZE
2. PRE-FINISH GUTTER WITH DOWN SPOUT, FINISH TO MATCH METAL ROOF. GUTTER TO BE AT ONLY LOWER ROOF.
3. RAIN CHAIN
4. PRE-FINISHED MECHANICAL FLUE. FINISH TO MATCH METAL ROOFING
5. COPPER TEMPLE GOPUR KALASHA - SYMBOLIC ELEMENT FOR TEMPLE.
6. STAINED WOODEN FACIA
7. NOT USED.
8. EXISTING ASPHALT SHINGLES TO REMAIN AND PROTECTED THROUGHOUT CONSTRUCTION. PATCH AND REPAIR AS NEEDED.
9. PAINTED WOODEN FACIA AND METAL GUTTER
10. NEW W.U.I. COMPLIANCE EAVE SOFIT
11. ROOFTOP "FRONT LINE" ADDITIONAL FIRE SUPPRESSION SYSTEM.
12. VERTICAL WOOD SIDING, STAINED, OVER TYPE 'X' GYP. EXTERIOR SHEATHING
13. STUCCO WITH INTEGRAL COLOR.
14. WINDOW TRIM, EX RED CEDAR, TYP., (STAINED)
15. NEW WINDOWS, MARVIN ELEVATE COLLECTION OR EQUAL. MATCH EXISTING, MTL CLAD WITH TEMPERED GLASS.
16. NEW DOOR, MARVIN ELEVATE COLLECTION OR EQUAL. MATCH EXISTING, MTL CLAD WITH TEMPERED GLASS.
17. SLIDING PATIO DOORS, PANORAMIC DOORS, TEMPERED GLASS.
18. "ROSHI" SLOTTED WOODEN SCREEN WALL.
19. METAL AND WOOD RAILING
20. EXTERIOR LIGHT FIXTURE (DARK SKY COMPLIANCE)
21. "AMADO" SLIDING STORM WINDOW SHUTTER
22. BRONZE TRIM TO MATCH WINDOW FRAME
23. (E) DECORATIVE OUTRIGGER, TYP.
24. CEDER BOARD AND BATTEN SIDING

NOTE: BUILDING EXTERIOR TO COMPLY WITH REQUIREMENTS OF WILDLAND URBAN INTERFACE (W.U.I) CODE

MAIN BLDG. MATERIALS

STUCCO TEXTURE

SMOOTH FINISH

STUCCO COLOR

Glade Green
498

WOOD

CEDER SIDING FOR LOWER FLOOR STORAGE AREA

PRELIMINARY
NOT FOR
CONSTRUCTION

Kellond Architects

14510 Big Basin Way, #205
Saratoga, California 95070

408.741.0600 ph.
408.741.0610 fax

www.kellondarchitects.com

PROJECT

Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Proposed Exterior Elevations - Main BLDG.

REVISIONS

No.	Date	Notes
	7/2025	Use permit re-submittal

PROJECT #:

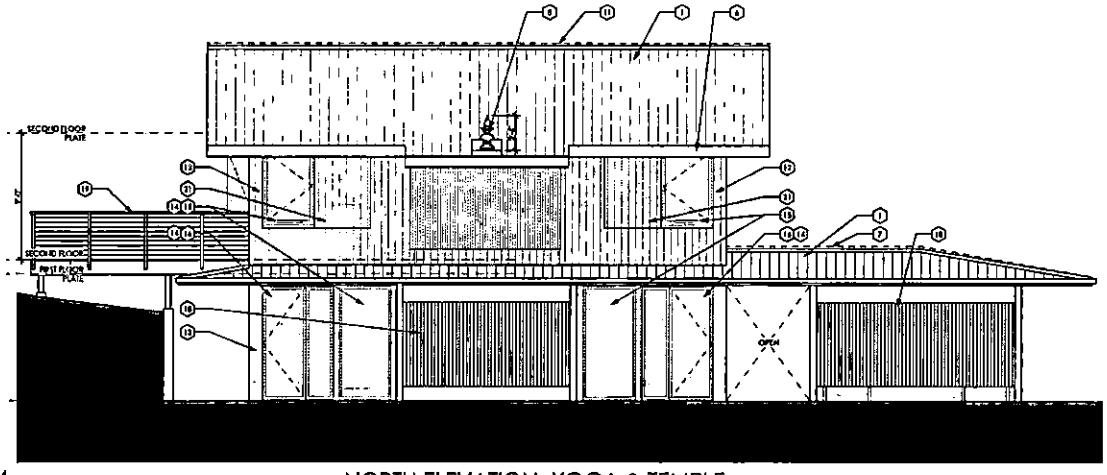
DATE: 7/8/25

SHEET #: SD-3.1

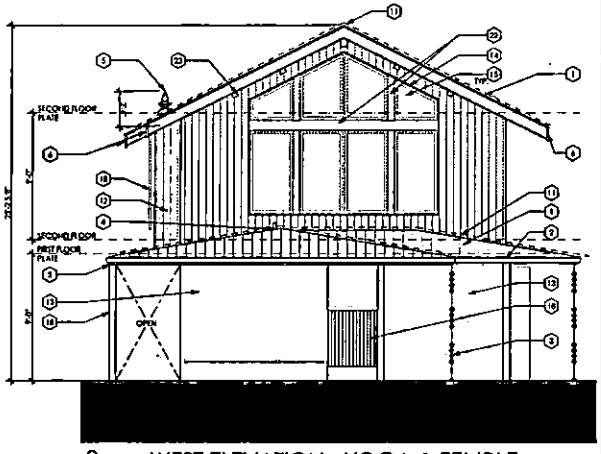
NOTE: BUILDING EXTERIOR TO COMPLY WITH REQUIREMENTS OF WILDLAND URBAN INTERFACE (W.U.I) CODE.

ELEVATION KEY NOTES

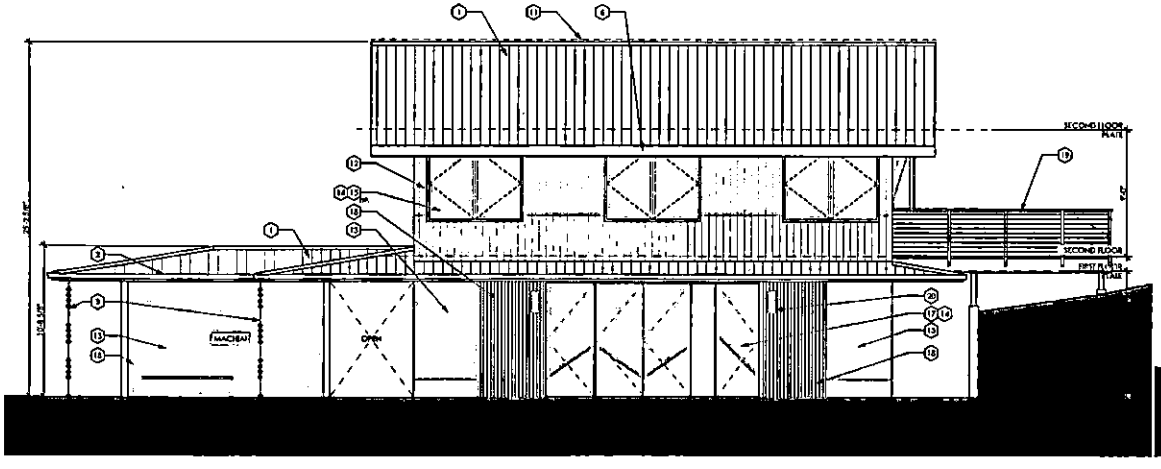
1. STANDING SEAM PRE-FINISHED METAL ROOF AND FLASHING, DARK BRONZE.
2. PRE-FINISH GUTTER WITH DOWN SPOUT, FINISH TO MATCH METAL ROOF. GUTTER TO BE AT ONLY LOWER ROOF.
3. RAIN CHAIN.
4. PRE-FINISHED MECHANICAL FLUE, FINISH TO MATCH METAL ROOFING
5. COPPER TEMPLE GOPUR KALASHA - SYMBOLIC ELEMENT FOR TEMPLE.
6. STAINED WOODEN FACIA.
7. NOT USED.
8. EXISTING ASPHALT SHINGLES TO REMAIN AND PROTECTED THROUGHOUT CONSTRUCTION, PATCH AND REPAIR AS NEEDED.
9. PAINTED WOODEN FACIA AND METAL GUTTER.
10. NEW W.U.I. COMPLIANCE EAVE SOFFIT.
11. ROOFTOP "PHONE LINE" ADDITIONAL FIRE SUPPRESSION SYSTEM.
12. VERTICAL WOOD SIDING, STAINED, OVER TYPE 'X' GYP. EXTERIOR SHEATHING
13. STUCCO WITH INTEGRAL COLOR.
14. WINDOW TRIM: 1X RED CEDAR, TYP. (STAINED)
15. NEW WINDOWS: MARVIN ELEVATE COLLECTION OR EQUAL MATCH EXISTING, MR. CLAD WITH TEMPERED GLASS ,
16. NEW DOORS: MARVIN ELEVATE COLLECTION OR EQUAL MATCH EXISTING, MTL CLAD WITH TEMPERED GLASS.
17. SLIDING PATIO DOORS: PANORAMIC DOORS, TEMPERED GLASS.
18. "FOSHI" SLOTTED WOODEN SCREEN WALL.
19. METAL AND WOOD RAILING.
20. EXTERIOR LIGHT FIXTURE (DARK SKY COMPLIANCE).
21. "AMADO" SLIDING STORM WINDOW SHUTTER.
22. BRONZE TRIM TO MATCH WINDOW FRAME.
23. 4X DECORATIVE OUTRIGGER, TYP.



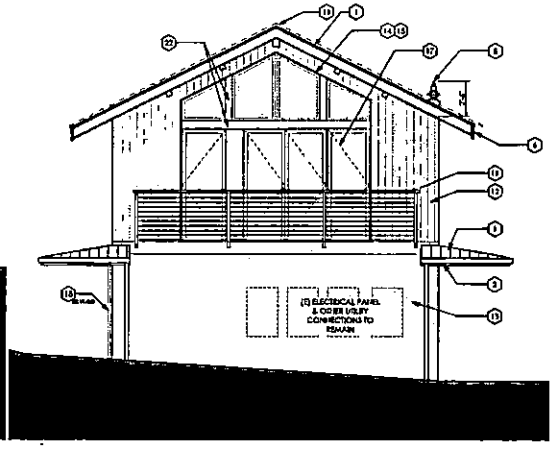
4 NORTH ELEVATION- YOGA & TEMPLE 1/4" = 1'-0"



3 WEST ELEVATION - YOGA & TEMPLE 1/4" = 1'-0"



2 SOUTH ELEVATION - YOGA & TEMPLE 1/4" = 1'-0"



1 EAST ELEVATION - YOGA & TEMPLE 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Kellond Architects
14510 Big Basin Way, #205
Saratoga, California 95070
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www.kellondarchitects.com

PROJECT

Healing Cultures
APN: 078-190-210
10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Proposed Exterior Elevations - Yoga & Temple

REVISIONS

No.	Date	Notes
	1st SR	Use same as permit

PROJECT #:

DATE: 7/8/25

SHEET #: SD-3.2

WINDOW AND DOOR TRIM
MATERIAL: RED CEDER

STANDING SEAM METAL ROOF
COLOR: DARK BRONZ

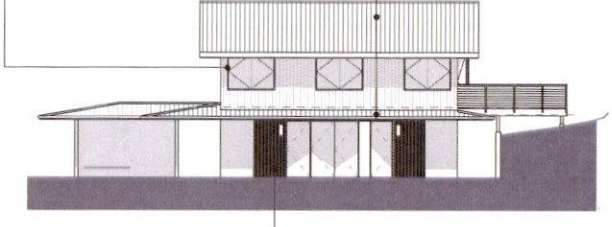
BOX GUTTER
COLOR: MATCH ROOF COLOR

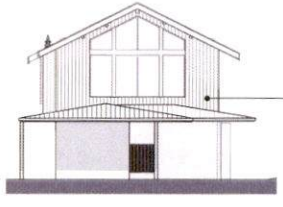
RAIN CHAIN
MATERIAL: COPPER (COATED)
LOWER ROOF AND HIGHLY VISIBLE AREA ONLY

FLASHING
MATERIAL: METAL
COLOR: BRUSHED BRONZE

SLATTED WOOD WALL PANEL
MATERIAL: RED CEDER

AMADO
MATERIAL: RED CEDER





STUCCO TEXTURE

SMOOTH FINISH

STUCCO COLOR

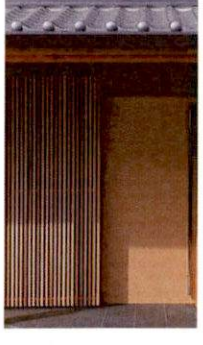
Glade Green
498

WOOD

CEDER FOR SLATTED WOOD PANEL AND EAVES

CHARD WOOD SIDING (LIGHTLY CHARD POLISHED)

SLATTED WOOD WALL PANEL
MATERIAL:



BATHROOM BLDG WALKWAY IMAGE

PRELIMINARY
NOT FOR
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PROJECT

Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Proposed Exterior Building Colors & Materials

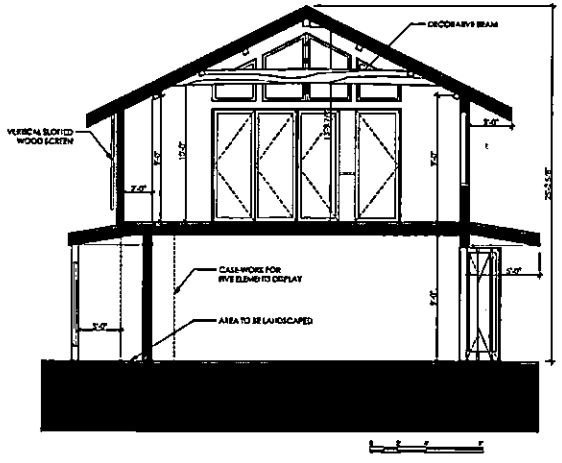
REVISIONS

No.:	Date	Notes
	7/8/25	Use permit re-submittal

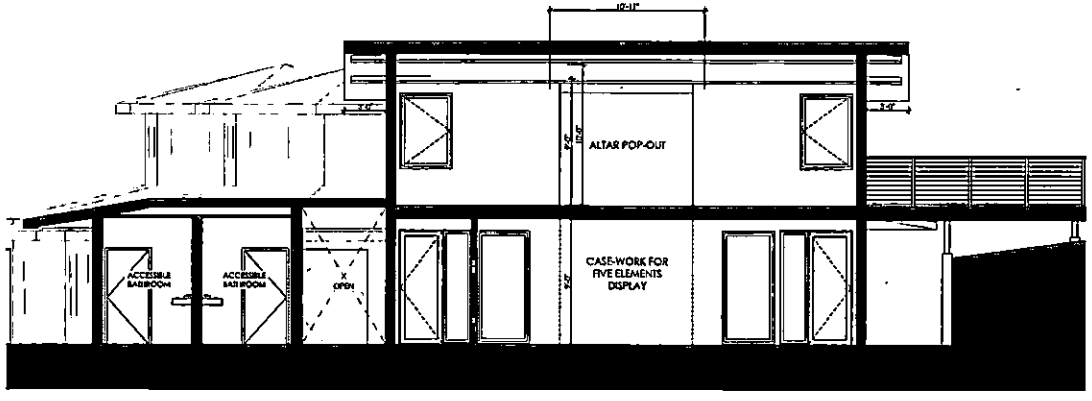
PROJECT #:

DATE: 7/8/25

SHEET #: SD-3.3



2 YOGA CROSS SECTION 1/4" = 1'-0"



1 YOGA LONGITUDINAL SECTION 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

Kelland Architects

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PROJECT

Healing Cultures
APN: 078-190-210

10707 La Honda Road
Woodside, CA 94062

SHEET TITLE

Sections - Yoga & Temple

REVISIONS

No.	Date	Notes
1	XX/XX/21	REVISION

PROJECT #: XXXX

DATE: 12/18/22

SHEET #: SD-4.1

LEGEND

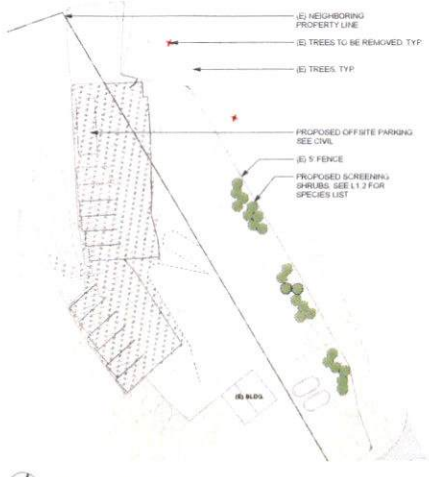
1. Concrete Driveway, see Civil
2. Unit Pavers, vehicular (t.b.d.)
3. Site Retaining Walls, see Civil
4. Gravel Paving
5. Concrete or Stone Paving
6. Wood Decking + Paving (WUI Approved)
7. Water Feature + Footbridge
8. Native Turf Area
9. Kitchen Garden + Veggie Beds
10. Restoration Plantings
11. Trash Enclosure (covered), to 5'-0" tall max.
12. Planting Containers
13. Hot Tub (covered)
14. Fence w/ Gate, to 4'-0" tall max.

Trees, to be removed

Existing Trees to Remain, typ. See Arborist Report

New (proposed) Trees, Species, locations, and quantities t.b.d.

INSET - OFFSITE PARKING



bh LANDSCAPE ARCHITECTURE
tel: 209.652.9399
1142 2nd Street
Monterey, CA 93940

NOT FOR CONSTRUCTION

HEALING CULTURES

10707 La Honda Rd.
Woodside, CA 94062

APN: 078-190-210

Issue set: USE PERMIT SUBMITTAL
Issue date: 9 MAY, 2025

Previous Issue

REV	DESCRIPTION	DATE

LANDSCAPE SITE PLAN

Scale: AS NOTED
Drawn by: BH

L1.0

TREE PROTECTION NOTES:

1. SEE ARBORIST'S REPORT FOR TREE PROTECTION GUIDLINES.

2. SEE ARBORIST'S REPORT FOR TREE PROTECTION FENCING MAP.

TREE REPLACEMENT NOTES:

1. PER THE ARBORIST'S REPORT (19) TREES HAVE BEEN IDENTIFIED AS BEING RECOMMENDED FOR REMOVAL. (11) OF THESE TREES HAVE A CIRCUMFRANCE OF 55" OR GREATER.

2. TREES TO BE REMOVED THAT HAVE A CIRCUMFRANCE OF 55" OR GREATER SHALL BE REPLACED AT A 1:1 RATIO.

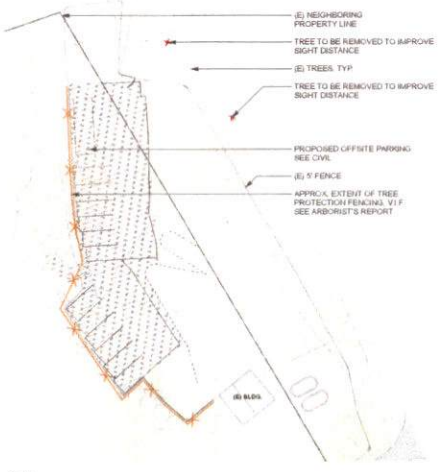
3. THE PROPOSED PLANTING PLAN IS SHOWING APPROXIMATELY (38) NEW TREES TO BE PLANTED.

LEGEND

- Trees, to be removed
- Existing Trees to Remain, typ. See Arborist Report
- New (proposed) Trees. Species, locations, and quantities t.b.d.
- Tree Protection Fencing

#	SIZE/TYPE
1	16" BAY
2	18" M-BAY
3	16" REDWOOD (to remain)
4	18" POPLAR (non-native)
5	18" POPLAR (non-native)
6	16" POPLAR (non-native)
7	20" POPLAR (non-native)
8	16" REDWOOD
9	30" REDWOOD
10	16" CEDAR
11	13" OAK
12	12" M-OAK
13	18" OAK
14	18" M-OAK
15	14" OAK
16	14" OAK
17	19" M-OAK
18	16" M-OAK
19	13" OAK

INSET - OFFSITE PARKING



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HEALING CULTURES

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Woodside, CA 94062

APN: 078-190-210

Issue set: USE PERMIT SUBMITTAL
Issue date: 9 MAY, 2025

Previous Issue

REV.	DESCRIPTION	DATE

TREE REMOVAL PLAN

Scale: AS NOTED
Drawn by: BH

L1.1

HOT TUB + SECLUDED GARDEN

TREES

Acer circinatum	Vine Maple
Acer palmatum	Japanese Maple
Prunus ssp.	Flowering Cherry

SHRUBS

Arctostaphylos ssp.	Manzanita species
Carex tumulicola	Berkeley Sedge
Choisya ternata	Mexican Orange
Chondropetalum tectorum	Small Cape Rush
Ficus pumila	Creeping Fig
Geranium ssp.	Cranesbill
Iris douglasiana 'Canyon Snow'	Canyon Snow Iris
Phormium cookianum	Mountain Flax
Sesleria autumnalis 'Campo Azul'	Blue Moor Grass
Verbena bonariensis	Purple Vervain
Viburnum ssp.	Viburnum
Wisteria sinensis	Chinese Wisteria

KITCHEN GARDEN + HEALING ENTRANCE

TREES

Citrus limon	Lemon
Citrus x sinensis	Orange
Ficus carica	Fig
Punica granatum	Pomegranate

SHRUBS

Chondropetalum tectorum	Cape Reed
Phormium cookianum	Mountain Flax
Ficus pumila	Creeping Fig
Fragaria ssp.	Strawberry
Geranium ssp.	Cranesbill
Vaccinium ssp.	Blueberry

INNER COURTYARD + TEA HOUSE ENTRANCE

TREES

Acer circinatum	Vine Maple
Acer palmatum	Japanese Maple
Prunus ssp.	Flowering Cherry

SHRUBS

Achillea millefolium	Common Yarrow
Arctostaphylos ssp.	Manzanita species
Carex pansa	California Meadow Sedge
Carex tumulicola	Berkeley Sedge
Choisya ternata	Mexican Orange
Chondropetalum tectorum	Small Cape Rush
Epilobium canum	California Fuchsia
Festuca mariei	Atlas Fescue
Ficus pumila	Creeping Fig
Geranium ssp.	Cranesbill
Iris douglasiana 'Canyon Snow'	Canyon Snow Iris
Muhlenbergia dubia	Pine Muhly (Deer Grass)
Phormium cookianum	Mountain Flax
Roamarinus officinalis	Rosmary
Salvia 'Bee's Bliss'	Creeping Sage
Stachys bullata	California Hedge Nettle
Sesleria autumnalis 'Campo Azul'	Blue Moor Grass
Verbena bonariensis	Purple Vervain

ZEN VIEWING GARDEN

TREES

Acer palmatum	Japanese Maple
Ginkgo biloba	Maiden Hair Tree
Pinus thunbergii	Japanese Black Pine

SHRUBS

Borinda angustissima	Narrowleaf Clumping Bamboo
Fatsia japonica	Japanese Aralia
Kerria japonica	Japanese Rose
Malanthemum racemosum	False Solomon's Seal
Woodwardia fimbriata	Giant Chain Fern
Zoysia tenuifolia	Mascarene Grass

ZONE LEGEND

- ZONE 1 HILLSIDE RESTORATION + TRASH ENCLOSURE
- ZONE 2 FIRE TRUCK TURNAROUND + REMOTE PARKING TRAIL
- ZONE 3 ENTRY WOODLAND + WATER FEATURE
- ZONE 4 ZEN VIEWING GARDEN
- ZONE 5 INNER COURTYARD + TEA HOUSE ENTRANCE
- ZONE 6 KITCHEN GARDEN + HEALING ENTRANCE
- ZONE 7 HOT TUB + SECLUDED GARDEN

HILLSIDE RESTORATION + TRASH ENCLOSURE

TREES

Aesculus californica	California Buckeye
Arbutus menziesii	Madrone
Sequoia sempervirens	Coast Redwood
Quercus agrifolia	Coast Live Oak

SHRUBS

Baccharis pilularis	Dwarf Coyote Bush
Ceanothus ssp.	California Lilac
Frangula californica	Coffeeberry
Ribes ssp.	Currant

FIRE TRUCK TURNAROUND + REMOTE PARKING TRAIL

TREES

Acer macrophyllum	Big Leaf Maple
Arbutus menziesii	Madrone
Notholithocarpus densiflorus	Tanbark Oak
Sequoia sempervirens	Coast Redwood
Quercus douglasii	Blue Oak
Quercus lobata	Valley Oak

SHRUBS

Baccharis pilularis	Dwarf Coyote Bush
Frangula californica	Coffeeberry
Garrya elliptica	Coast Silk Tassel
Heteromeles arbutifolia	Toyon
Iris douglasiana	Douglas Iris
Ribes sanguineum	Red-flowering Currant
Ribes speciosum	Fuchsiaflower Gooseberry

ENTRY WOODLAND + WATER FEATURE

TREES

Acer circinatum	Vine Maple
Acer palmatum	Japanese Maple
Quercus agrifolia	Coast Live Oak
Quercus kelloggii	California Black Oak

SHRUBS

Actaea rubra	Snakeberry
Agastache barberi	Pink Hyssop
Arctostaphylos ssp.	Manzanita species ('Wayside')
Carex tumulicola	Berkeley Sedge
Dryopteris arguta	Coastal Woodfern
Enemion occidentale	Western False Rue Anenome
Epipactis gigantea	Stream Orchid
Kerria japonica	Japanese Rose
Malanthemum racemosum	False Solomon's Seal
Moehringia macrophylla	Large-leaf Sandwort
Oxalis ssp	Sorrel
Polypodium californicum	California Polypody (Fern)
Polystichum munitum	Western Sword Fern
Potentilla gracilis	Cinquefoil
Symphoricarpos mollis	Creeping Snowberry
Woodwardia fimbriata	Giant Chain Fern

OFFSITE PARKING (NOT SHOWN, SEE SHEET L1.0)

SHRUBS

Ceanothus 'Concha'	Concha California Mountain Lilac
Frangula californica	Coffeeberry

bh LANDSCAPE ARCHITECTURE
tel: 209.652.9399
1142 2nd Street
Monterey, CA 93940

NOT FOR CONSTRUCTION

HEALING CULTURES

10707 La Honda Rd.
Woodside, CA 94062

APN: 078-190-210

Issue set: USE PERMIT SUBMITTAL
Issue date: 9 MAY, 2025

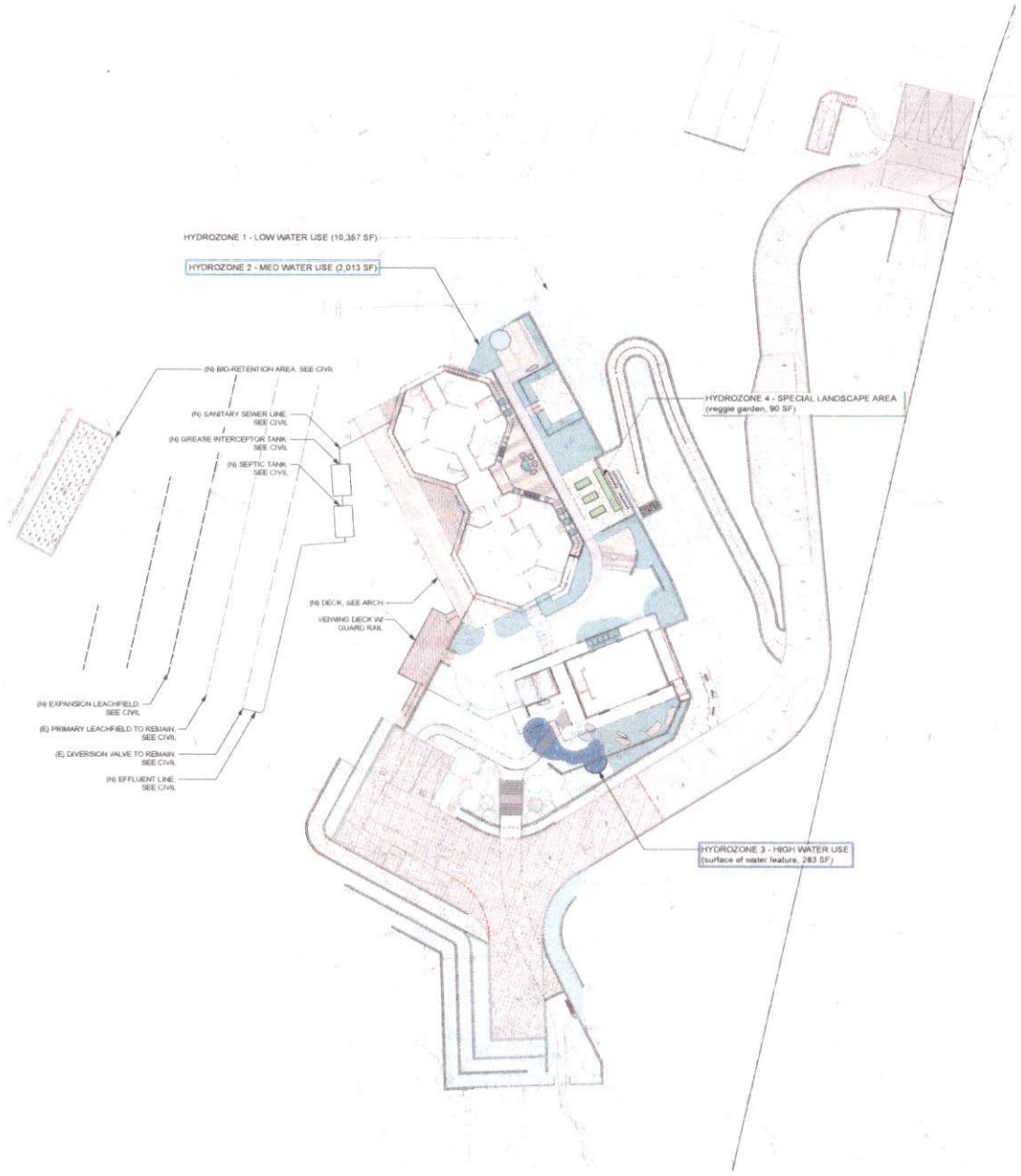
Previous Issue

REV.	DESCRIPTION	DATE

PLANTING PLAN

Scale: 1" = 20'-0"
Drawn by: BH

L1.2



HYDRO ZONE LEGEND

	ZONE 1	LOW WATER USE	10,357 SF
	ZONE 2	MEDIUM WATER USE	2,013 SF
	ZONE 3	HIGH WATER USE	283 SF
	ZONE 4	SPECIAL LANDSCAPE AREA	90 SF
		TOTAL	12,743 SF

10707 La Honda Road, Woodside CA 94062

Regular Landscape Area	12,653	SF
Special Landscape Area	90	SF
Total Landscape Area	12743	SF
Eto (CIMIS)	49.4	
Eppt (@ 25% Annual Rainfall)	9.25	

Maximum Applied Water Allowance

(Eto - Eppt)	X	Gal /SF	X	(0.45 x LA)	+	(0.55 x SLA)]	MAWA	ACRE FT
40.15		0.62		5,694		49.5	142,969	0.44

Estimated Total Water Use

Plant Water Use	(ETo)(0.62)	X	(PF x HA) / IE	ETWU	ACRE-FT
Low	30.6		2,557	78,324	
Med	30.6		1243	38,058	
High	30.6		297	9,096	
SLA	30.6		111	297	
				ETWU	125,775	0.39

Proposed Landscape Water Use

Plant Type	Average PF	Planting SF	Gallons	% of Landscape
Low	0.2	10,357	78,324	81%
Med	0.5	2013	38,058	16%
High	0.85	283	9,096	2%
SLA	1	90	297	1%
				100%

STATEMENT OF COMPLIANCE

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Document Package."

bh LANDSCAPE ARCHITECTURE
tel: 209.652.9399
1142 2nd Street
Monterey, CA 93940

NOT FOR CONSTRUCTION

HEALING CULTURES

10707 La Honda Rd.
Woodside, CA 94062

APN: 078-190-210

Issue set: USE PERMIT SUBMITTAL
Issue date: 9 MAY, 2025

Previous Issue

REV	DESCRIPTION	DATE

HYDROZONE PLAN

Scale: 1" = 20'-0"
Drawn by: BH

L1.3

HEALING CULTURES
10707 LA HONDA ROAD
WOODSIDE, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
RW RW	RW RW	RAINWATER TIGHTLINE
SUB	SUB	SUBDRAIN
TL	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		SWALE FLOW DIRECTION
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
SAD	SAD	SQUARE AREA DRAIN
CURB INLET	CURB INLET	CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
FH	FH	FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	STREET SIGN
		SPOT ELEVATION
		FLOW DIRECTION
D	D	DEMOLISH/REMOVE
		BENCHMARK
700	700	CONTOURS
		TREE TO BE REMOVED
TP	TP	TREE PROTECTION

ABBREVIATIONS

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

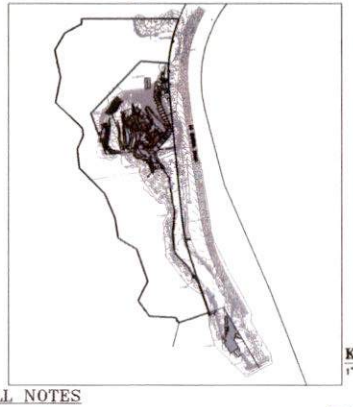
EASEMENT NOTE

APN 078-181-010
EASEMENTS LISTED ARE PER TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4104-6188013, DATED APRIL 15, 2020.
EASEMENTS FOR WATER RIGHTS PER (2 DEEDS 456) & (2 DEEDS 458) -- THE EXACT LOCATION OF THESE EASEMENTS IS NOT OF RECORD.

APN 078-190-190
EASEMENTS LISTED ARE PER TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, FILE NO. FLNP-0062000769, DATED MAY 7, 2020.
RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF LA HONDA CREEK.
EASEMENT FOR PUBLIC ROAD (23 DEEDS 251)– THE EXACT LOCATION OF THIS EASEMENT IS NOT OF RECORD.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.



KEY MAP
1" = 250'

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

UTILITY NOTE

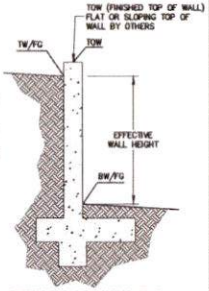
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 703.90'
(ASSUMED)

SCHEMATIC RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



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

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	CUT	FILL
SITE GRADING	1105	3420
CISTERNS, TANKS, & SEPTIC SYSTEMS	100	0
SWIMMING POOL(s) AND SPA(s)	0	0
BUILDING FOOTPRINT W/O BASEMENT (INCLUDES CRAWL SPACE AREAS)	40	0
BASEMENT GRADING		
EXISTING TOTAL GRADED AREA FOR EXISTING BASEMENT GRADING (INCLUDES DAYLIGHTED BASEMENT. DOES NOT INCLUDE CRAWL SPACE)	0	N/A
(E) LIGHT WELL/BELOW GRADE PATIO	0	N/A
(E) TUNNELS	0	N/A
(E) OUTSIDE OF BUILDING FOOTPRINT	0	N/A
PROPOSED TOTAL BASEMENT GRADING (INCLUDES DAYLIGHTED BASEMENT. DOES NOT INCLUDE CRAWL SPACE)	0	0
(N) LIGHT WELL/BELOW GRADE PATIO	0	0
(N) TUNNELS	220	0
(N) OUTSIDE OF BUILDING FOOTPRINT	0	0
TOTAL BASEMENT GRADING	220	0
TOTAL PROJECT GRADING	1465	3420
EXPORT AMOUNT	1955	
OVERALL SITE GRADING	4885	
MAX DEPTH CUT/FILL (FOR SITE GRADING ONLY)	12	4

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, OR TRENCHING (WITH THE EXCEPTION OF SEPTIC SYSTEM) & STRUCTURAL FOUNDATIONS OR PIERS. NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

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

TRUCK HAUL ROUTE

FROM HIGHWAY 280:
EXIT WOODSIDE ROAD FOR ATHERTON/REDWOOD CITY. TRAVEL SOUTHWEST ON WOODSIDE ROAD AND MERGE TO THE RIGHT AT LA HONDA ROAD TOWARDS SKYLINE BOULEVARD. CONTINUE ON LA HONDA ROAD TO THE SITE LOCATION

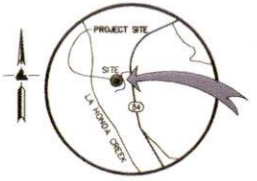
FROM HIGHWAY 101:
EXIT CA-84/WOODSIDE ROAD, TURN RIGHT AND TRAVEL SOUTHWEST ON WOODSIDE ROAD TOWARDS I-280. TRAVEL SOUTHWEST ON WOODSIDE ROAD AND MERGE TO THE RIGHT AT LA HONDA ROAD TOWARDS SKYLINE BOULEVARD. CONTINUE ON LA HONDA ROAD TO THE SITE LOCATION

NOTE: HAULING ON WOODSIDE ROAD IS ONLY ALLOWED FROM 9 AM TO 2:30 PM.

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

1-800-227-2600
CALL BEFORE YOU DIG
USA

NOTE: SHOULD ANY OTHER PROPERTY WITHIN THE TOWN LIMITS OF WOODSIDE RECEIVE MORE THAN 100 C.Y. OF SOIL FROM THIS PROJECT THE CONTRACTOR SHALL IMMEDIATELY INFORM THE TOWN OF WOODSIDE IN WRITING.



VICINITY MAP
NTS

OWNER'S INFORMATION

OWNERS:
C/O TONI CUPAL
10707 LA HONDA ROAD
WOODSIDE, CA

APN: 078-181-010, 078-190-190

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1) TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED:
"TOPOGRAPHIC SURVEY"
10707 LA HONDA ROAD
WOODSIDE, CA
DATED: 09-23-2020
JOB# 2200902 SU

2) GEOTECHNICAL INVESTIGATION BY GEOFORENSICS, INC. ENTITLED:
"GEOTECHNICAL INVESTIGATION"
10707 LA HONDA ROAD
WOODSIDE, CA
JOB# 2020116
DATED: 06-19-2020

3) SITE PLANS BY KELLOND ARCHITECTS ENTITLED:
"HEALING CULTURES "
10707 LA HONDA ROAD
WOODSIDE, CA

4) LANDSCAPE PLANS BY BH LANDSCAPE ARCHITECTURE, ENTITLED:
"HEALING CULTURES"
10707 LA HONDA ROAD
WOODSIDE, CA

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

INSPECTIONS REQUIRED
THE TOWN OF WOODSIDE REQUIRES LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION PERFORMED BY LEA & BRAZE.

POINT OF CONTACT
JIM TOBY
(510)887-4086 jtoby@leabraze.com

SHEET INDEX

JAMES TOBY No. 63127 CIVIL STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SAN JOSE REGIONAL OFFICE
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

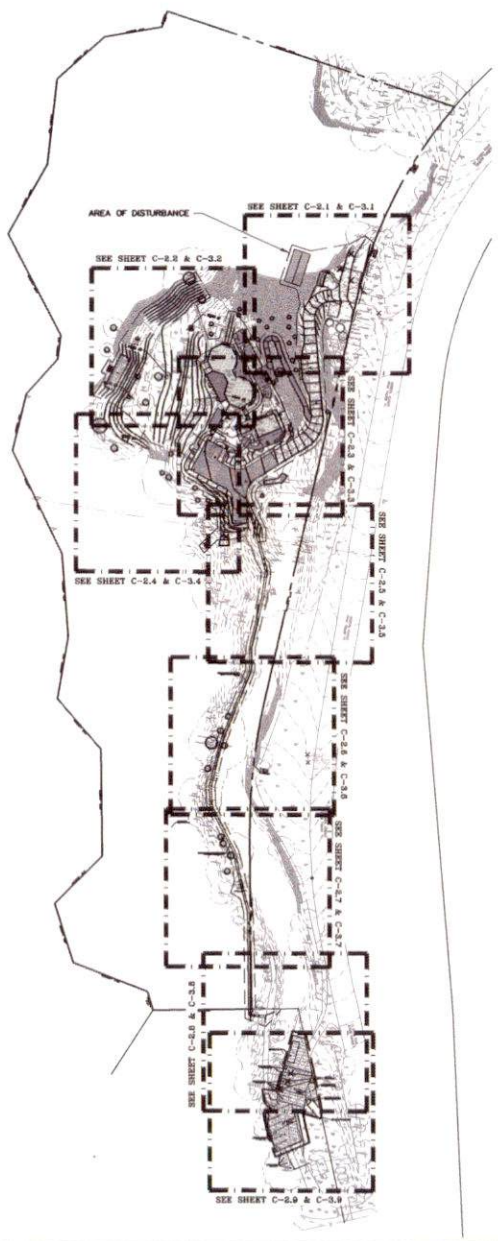
HEALING CULTURES
10707 LA HONDA ROAD
WOODSIDE, CALIFORNIA
APN: 078-181-010
078-190-190
SAN MATEO COUNTY

TITLE SHEET

REVISIONS	BY

JOB NO:	2200903
DATE:	07-15-25
SCALE:	AS NOTED
DESIGN BY:	AS/GM
CHECKED BY:	RC/ZA
SHEET NO:	C-1.0

1 OF 31 SHEETS



0 40 80 160

SCALE: 1" = 80'

AREA OF DISTURBANCE
97,700 SQFT (2.24 ACRES)

HATCH LEGEND

- FIRETRUCK TURNAROUND/TURNOUT
- AREAS OF SLOPE > 50%
- CONCRETE DRIVEWAY
- PROPOSED PARKING STALL

CONTRACTOR NOTES

REFER TO ARCHITECTURAL AND/OR LANDSCAPE PLANS FOR FLAT WORK, FINISHES, COLORS, LAYOUT, STEPS ON GRADE, OTHER EXTERIOR FEATURE REQUIREMENTS.

CONTRACTOR TO GET ENCROACHMENT PERMIT FOR ANY & ALL WORK WITHIN PUBLIC RIGHT OF WAYS.

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY DEMOLITION, GRADING OR TREE REMOVAL.

CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER LOCAL JURISDICTION – REFER TO EROSION CONTROL PLAN.

CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES. THIS SHALL BE IN THE FORM OF A LETTER ADDRESSED TO THE CLIENT.

CONTRACTOR SHALL TAKE CARE TO USE A BUILDERS LEVEL OR SURVEYING STAKING TO BE SURE ALL GRADES, RIMS AND INVERTS ARE SET PER PLAN. CONTRACTOR SHALL NOT DEVIATE FROM PLANS WITHOUT THE CONSENT OF LEA & BRAZE ENGINEERING, INC.

CONTRACTOR TO VERIFY INVERTS AND/OR LOCATION OF (E) UTILITIES PRIOR TO CONSTRUCTION AND INFORM LEA & BRAZE ENGINEERING OF ANY DISCREPANCIES.

ANY DEVIATIONS FROM SPECIFIED PLANS, SPECIFIC MANUFACTURE'S PRODUCT OR NOTED INSTALLATION METHOD MUST BE PRE-APPROVED BY LEA & BRAZE ENGINEERING PRIOR TO INSTALLATION.

CALL 1-800-642-2444 BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

NOTE
[illegible]

DEVELOPMENT NOTES

NOTES:
NO GRADING IS ALLOWED FROM OCTOBER 15 – APRIL 15.

SLOPE NOTE:
NO WORK IS ALLOWED ON NON-MANMADE SLOPES GREATER THAN 35%

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

THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING; FOUNDATION EXCAVATIONS; PREPARATION OF SUBGRADE BENEATH SLABS AND PAVERS; AND SURFACE AND SUBSURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GEOFORENSICS, INC., DATED AUGUST, 2020. GEOFORENSICS, INC. SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (650-349-3369) OF ANY GEOTECHNICAL ASPECTS OF THE CONSTRUCTION AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

INSPECTIONS REQUIRED
[illegible]

THE RESPONSIBLE PROFESSIONAL OF RECORD LEA & BRAZE ENGINEERING, INC. SHALL OBSERVE THE INSTALLATION OF THE DRAINAGE SYSTEM, CONSTRUCTION OF THE DRIVEWAY, COMPLETION OF THE GRADING ACTIVITIES, AND ANY OTHER SITE DEVELOPMENT WORK SHOWN ON THE PLANS AND STATE THAT THE ITEMS HAVE BEEN INSTALLED AND CONSTRUCTED PER THE APPROVED PLANS OR APPROVED REVISIONS AND GEOTECHNICAL RECOMMENDATIONS. ANY REVISION MUST BE DOCUMENTED BY A REVISION PLAN SET. A STAMPED AND SIGNED LETTER SHALL BE PREPARED AND SUBMITTED TO THE TOWN PRIOR TO ENGINEERING AND GEOLOGY CONSTRUCTION FINAL INSPECTION SIGN OFF. LETTER SHALL REFERENCE THE PERMIT NUMBERS AND APPROVED REVISIONS.

PRIOR TO FINAL INSPECTION, ALL GRADED OR DISTURBED AREAS INCLUDING CONSTRUCTION STAGING AREAS AND AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE PROPERLY COMPACTED, WETTED (IF NEEDED) AND PLANTED WITH NATIVE GRASS OR APPROVED PLANTING TO REDUCE POTENTIAL FOR EROSION.

APPLICANT SHALL BE RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF ALL OTHER APPLICABLE REGULATORY AGENCIES, INCLUDING BUT NOT LIMITED TO STATE WATER RESOURCES CONTROL BOARD, REGIONAL WATER QUALITY CONTROL BOARD, DEPARTMENT OF FISH AND GAME, ARMY CORPS OF ENGINEERS, US FISH AND WILDLIFE, AND CALTRANS

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE:
1870 OCEAN AVENUE, SUITE 200
SAN LEANDRO, CALIFORNIA 94577
(510) 887-4086
REGIONAL OFFICES:
RENO
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

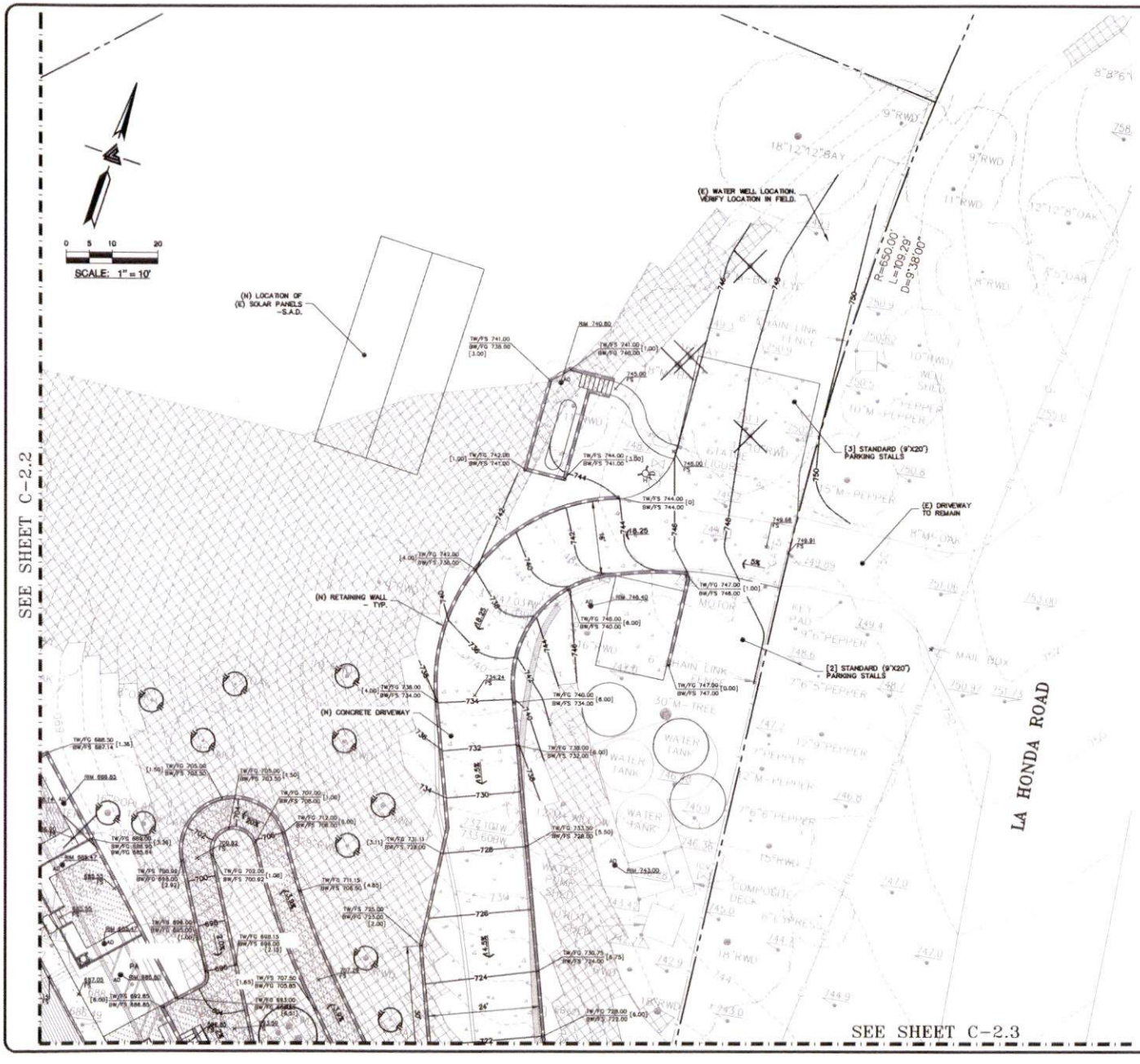
HEALING CULTURES
10707 LA HONDA ROAD
WOODSIDE, CALIFORNIA
SAN MATEO COUNTY

APN: 078-180-010
078-190-190

OVERALL SITE PLAN

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO: 2200903
DATE: 07-15-25
SCALE: AS NOTED
DESIGN BY: AS/GM
CHECKED BY: RC/ZA
SHEET NO:
C-1.1
2 OF 31 SHEETS



FLATWORK KEYNOTES 1 TO 7

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5. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 2 ON SHEET C-4.0.
6. (N) WOODEN DECK. DESIGN BY OTHERS.
7. (N) GRAVEL PATHS. SEE DETAIL 3 ON SHEET C-4.0.

DEMOLITION KEYNOTES 41 TO 43

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42. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
43. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

NOTE:
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CALL 811 BEFORE YOU DIG

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE: 6310 SAN LEANDRO STREET, SUITE G, OAKLAND, CALIFORNIA 94621 (510) 482-6460
REGIONAL OFFICES: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

HEALING CULTURES
10707 LA HONDA ROAD
WOODSIDE, CALIFORNIA
SAN MATEO COUNTY
APN: 078-181-010, 078-190-190

GRADING & DRAINAGE PLAN

REVISIONS	BY

JOB NO:	2200903
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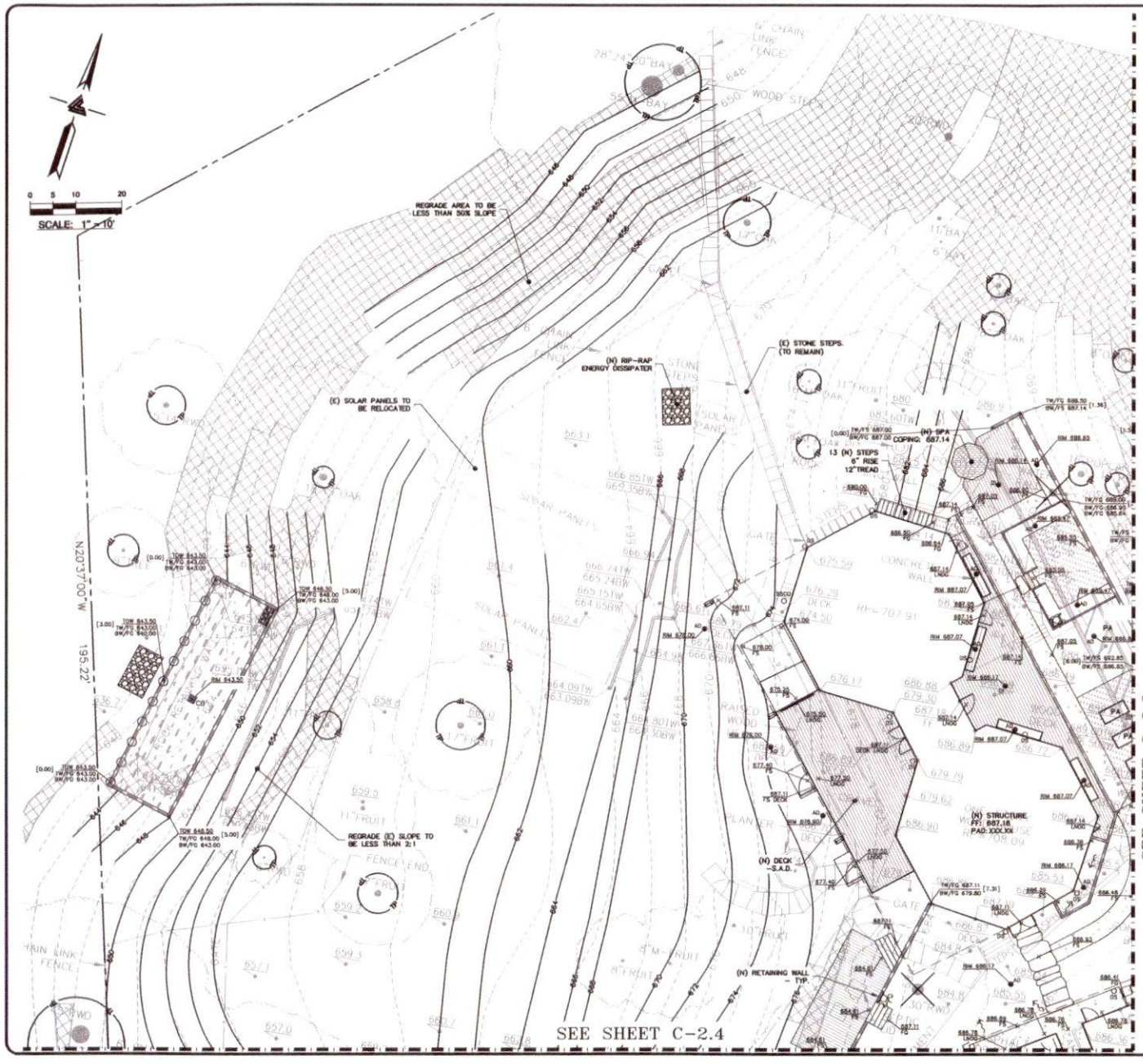
3 OF 31 SHEETS



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APN: 078-181-010
078-190-190

GRADING & DRAINAGE PLAN

REVISIONS	BY

JOB NO:	2200903
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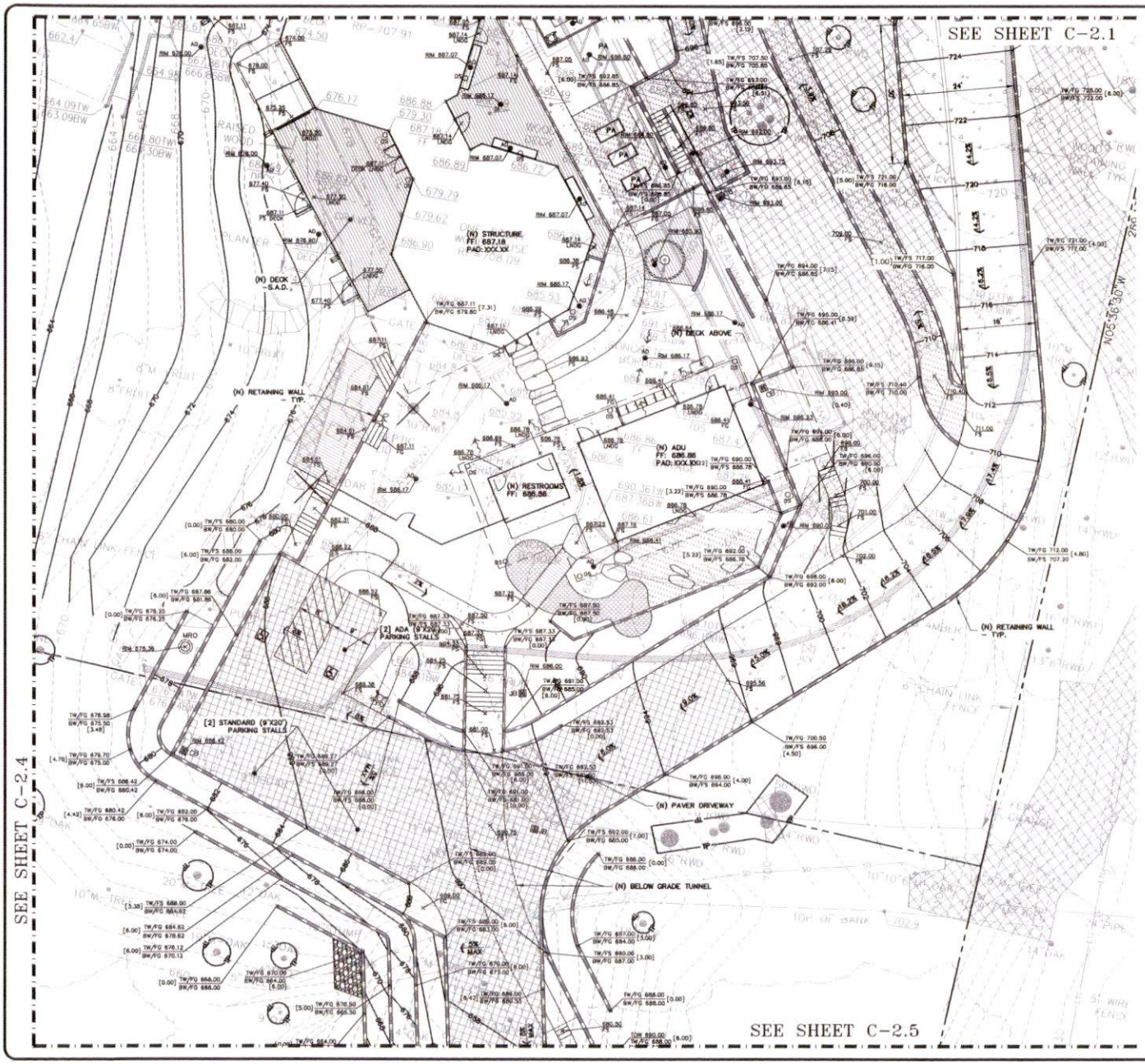

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0 5 10 20

SCALE: 1" = 10'

NOTE
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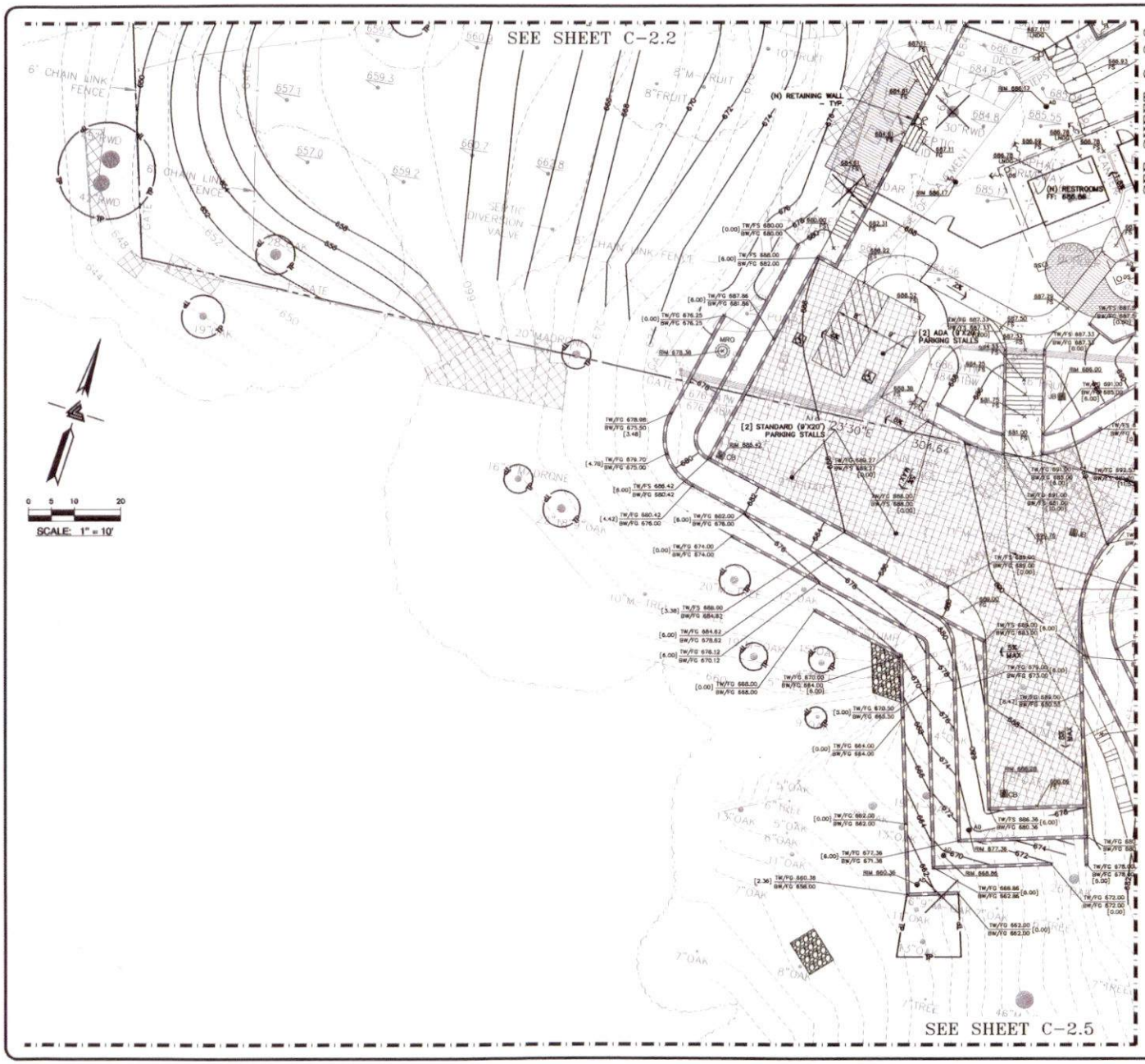
WOODSIDE, CALIFORNIA
SAN MATEO COUNTY
APN: 078-181-010, 078-190-090

GRADING & DRAINAGE PLAN

REVISIONS	BY

JOB NO:	2200903
DATE:	07-15-25
SCALE:	AS NOTED
DESIGN BY:	AS/GM
CHECKED BY:	RC/ZA
SHEET NO:	C-2.3

5 OF 31 SHEETS



FLATWORK KEYNOTES 1 TO 7

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2. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
3. GRIND AC TO TIE (N) AC INTO (E) AC PAVING. SEE DETAIL X ON SHEET C-X.
4. (N) CONCRETE DRIVEWAY. SEE DETAIL 1 ON SHEET C-4.0.
5. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 2 ON SHEET C-4.0.
6. (N) WOODEN DECK. DESIGN BY OTHERS.
7. (N) GRAVEL PATHS. SEE DETAIL 3 ON SHEET C-4.0.

DEMOLITION KEYNOTES 41 TO 43

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GRADING & DRAINAGE PLAN

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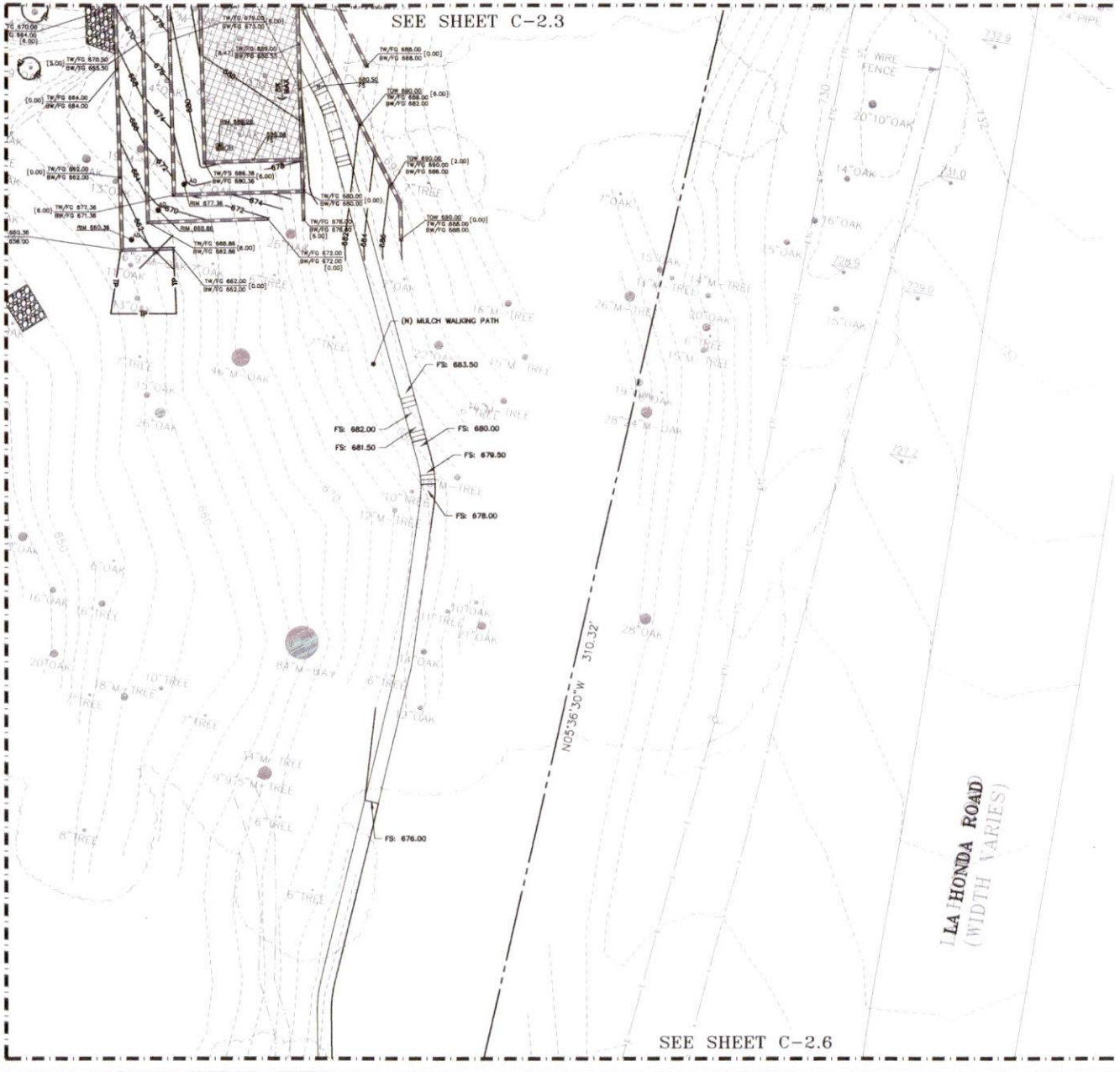

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0 5 10 20

SCALE: 1" = 10'

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GRADING & DRAINAGE PLAN

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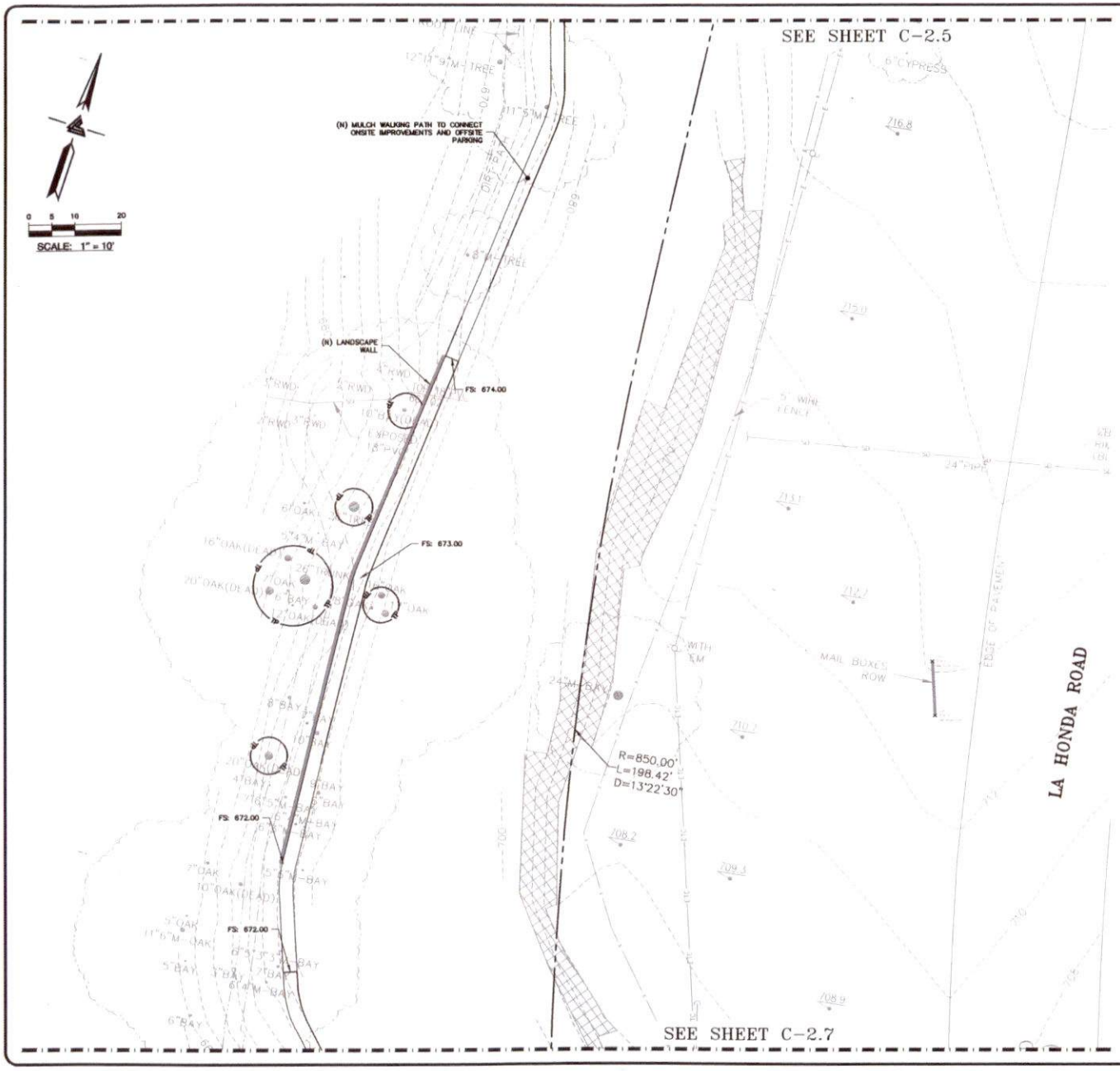

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GRADING & DRAINAGE PLAN

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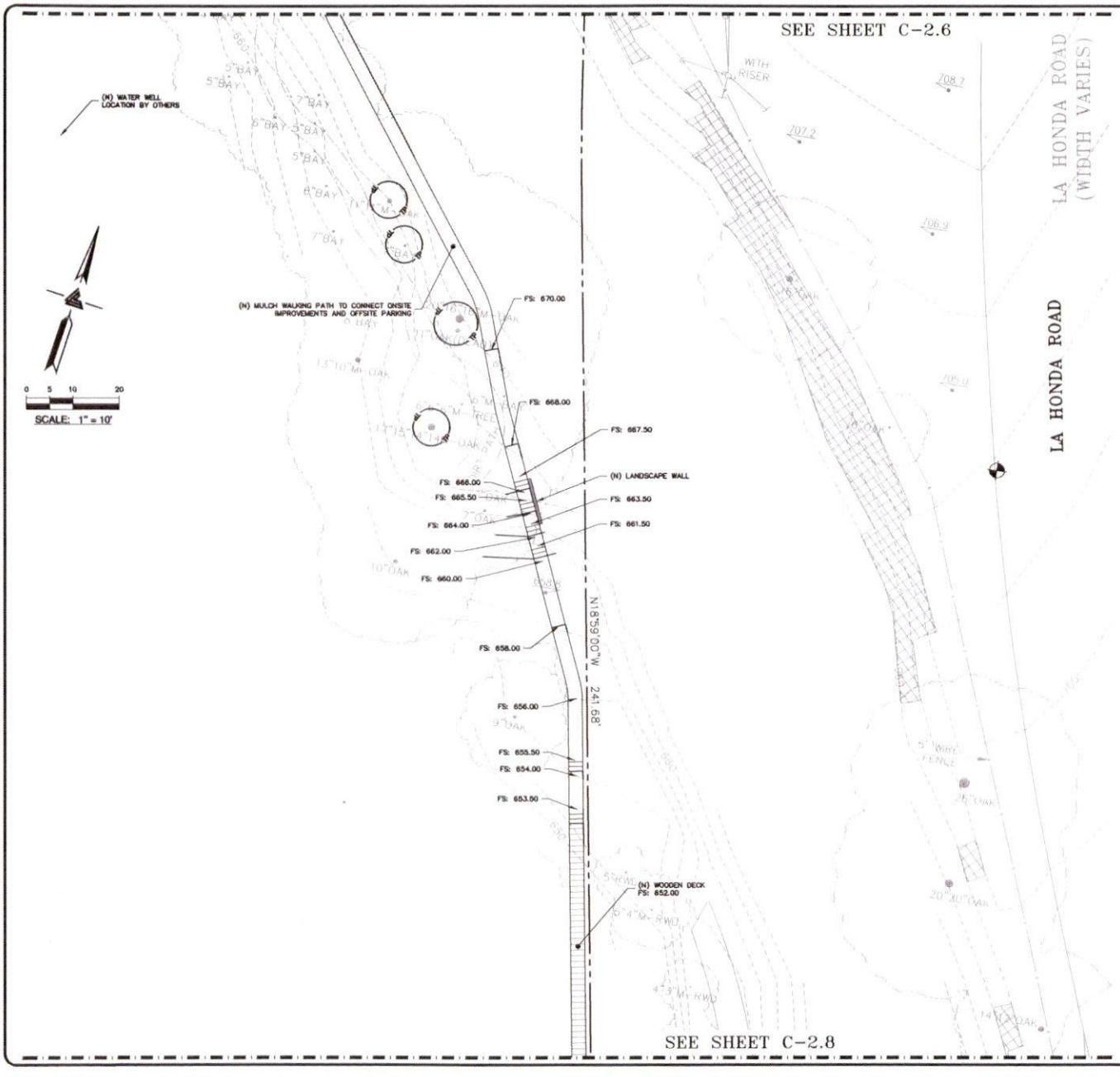

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SAN MATEO COUNTY
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GRADING & DRAINAGE PLAN

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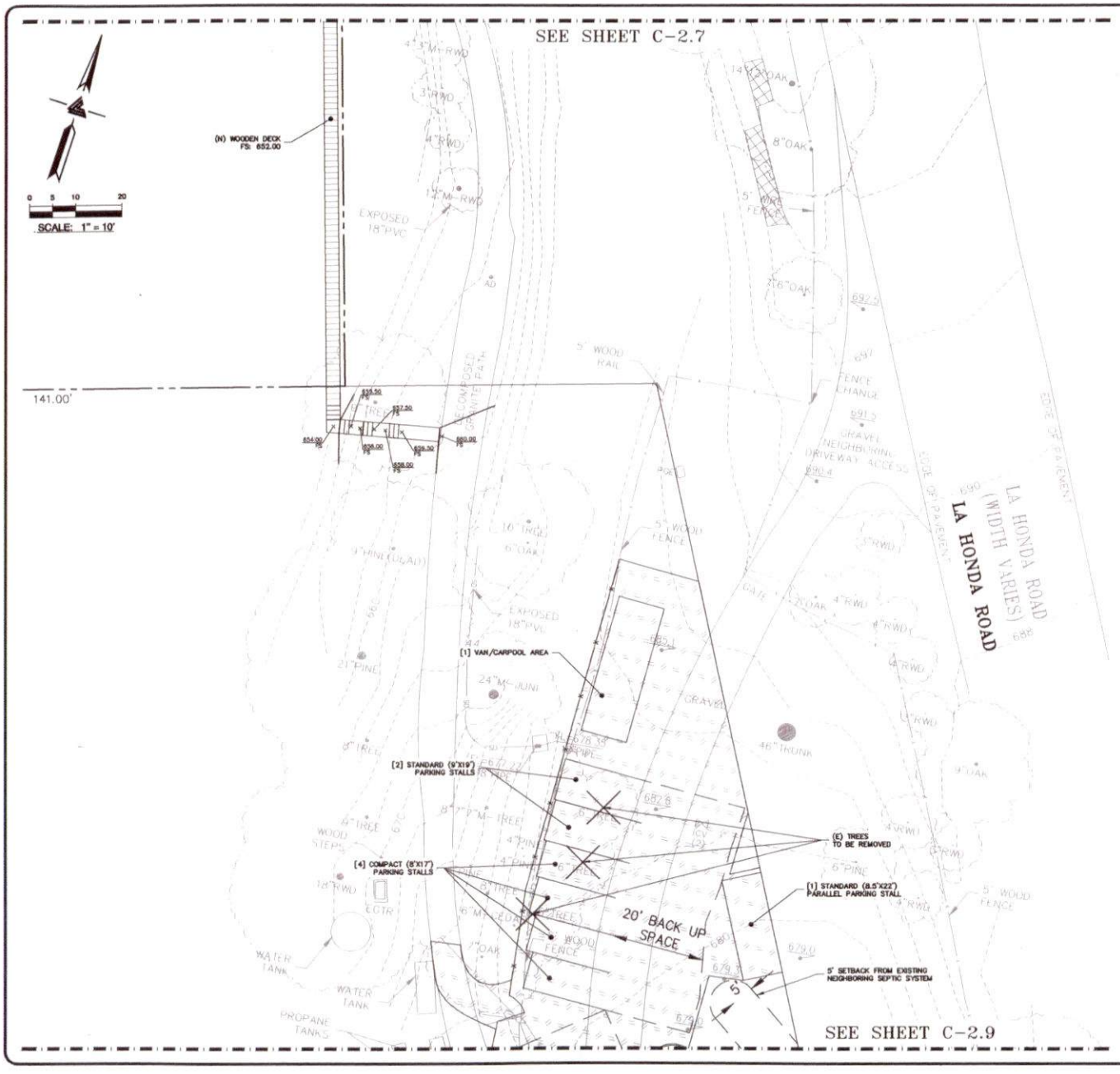

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10707 LA HONDA ROAD
WOODSIDE, CALIFORNIA
APN: 078-181-010 078-182-150
SAN MATEO COUNTY

GRADING & DRAINAGE PLAN

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aabaya@leabraze.com

JAMES TOBY, REGISTERED PROFESSIONAL ENGINEER, No. 03127, CIVIL, STATE OF CALIFORNIA. ORIGINAL SIGNATURES IN BLUE INK

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GRADING & DRAINAGE PLAN

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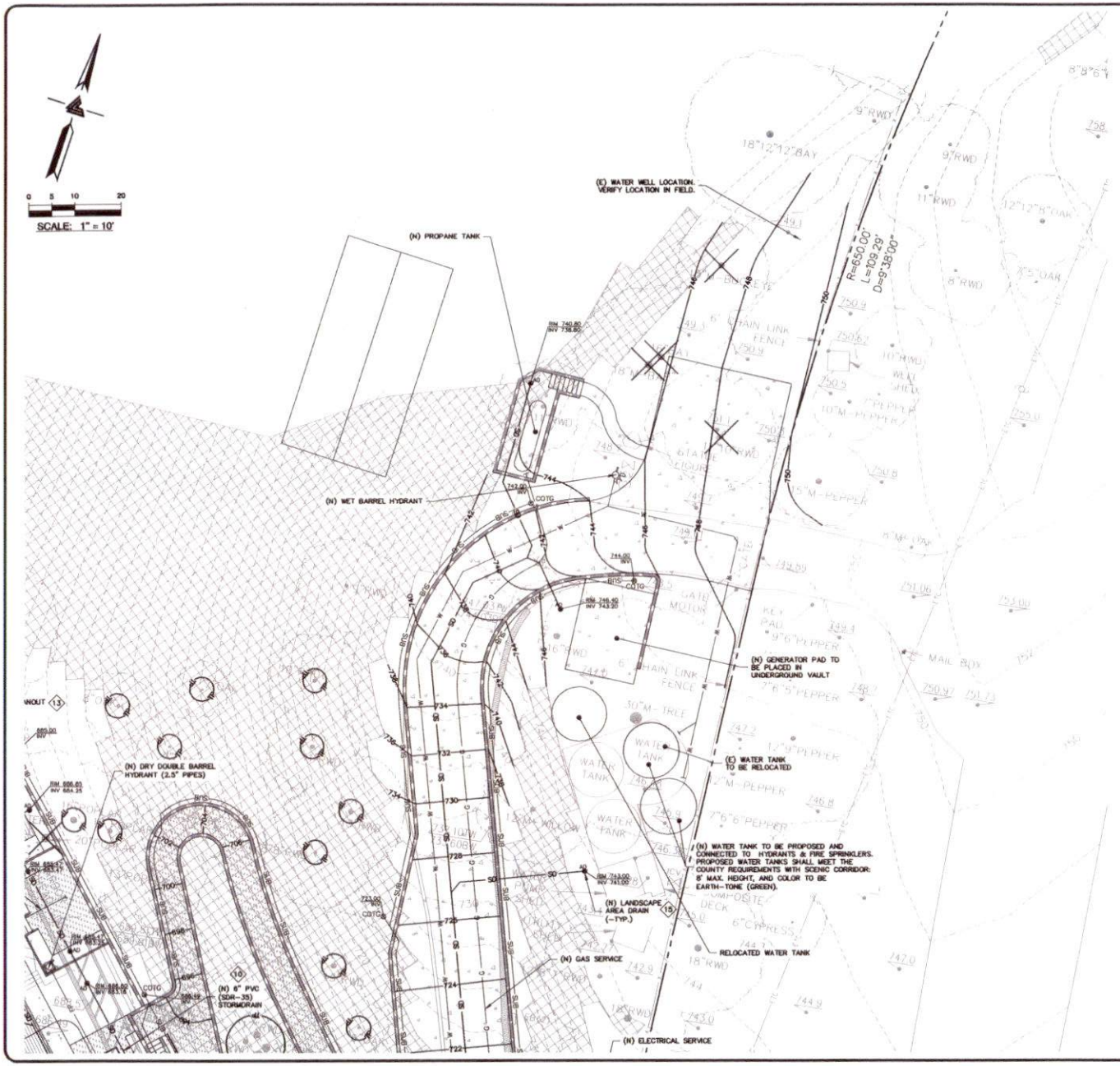

STORM DRAIN KEYNOTES 10 TO 22

10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24 MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

11 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 4 ON SHEET C-4.0.

12 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 5A ON SHEET C-4.0.

13 INSTALL (N) ON-SITE CLEANOUT. SEE DETAIL 6 ON SHEET 4.0.

14 INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 903 PB). SEE DETAIL 8 ON C-4.0.

15 INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 7 ON C-4.0.

16 INSTALL (N) CHRISTY V-24 CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 1 ON SHEET C-4.1.

17 INSTALL (N) CHRISTY V-12 JUNCTION BOX W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. INSTALL SOLID METAL RIM BOLTED DOWN. SEE DETAIL 2 ON SHEET C-4.1.

18 INSTALL (N) DETENTION SYSTEM. SEE DETAIL 5 ON SHEET C-4.1.

19 INSTALL (N) METERED RELEASE OUTLET. SEE DETAIL 6 ON SHEET C-4.1.

20 INSTALL (N) RIP-RAP ENERGY DISSIPATER. SEE DETAIL 3 ON SHEET C-4.1.

21 INSTALL (N) BIO-RETENTION. DEE DETAIL 4 ON SHEET C-4.1.

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UTILITIES KEYNOTES 31 TO 34

31 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

32 (N) SEWER LATERAL, SEPTIC TANK, AND LEACH FIELD (BY SEPARATE DESIGN). LATERAL SHALL BE 4" PVC (SDR-26 OR BETTER) SLOPED AT 2%.

33 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

34 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

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UTILITY PLAN

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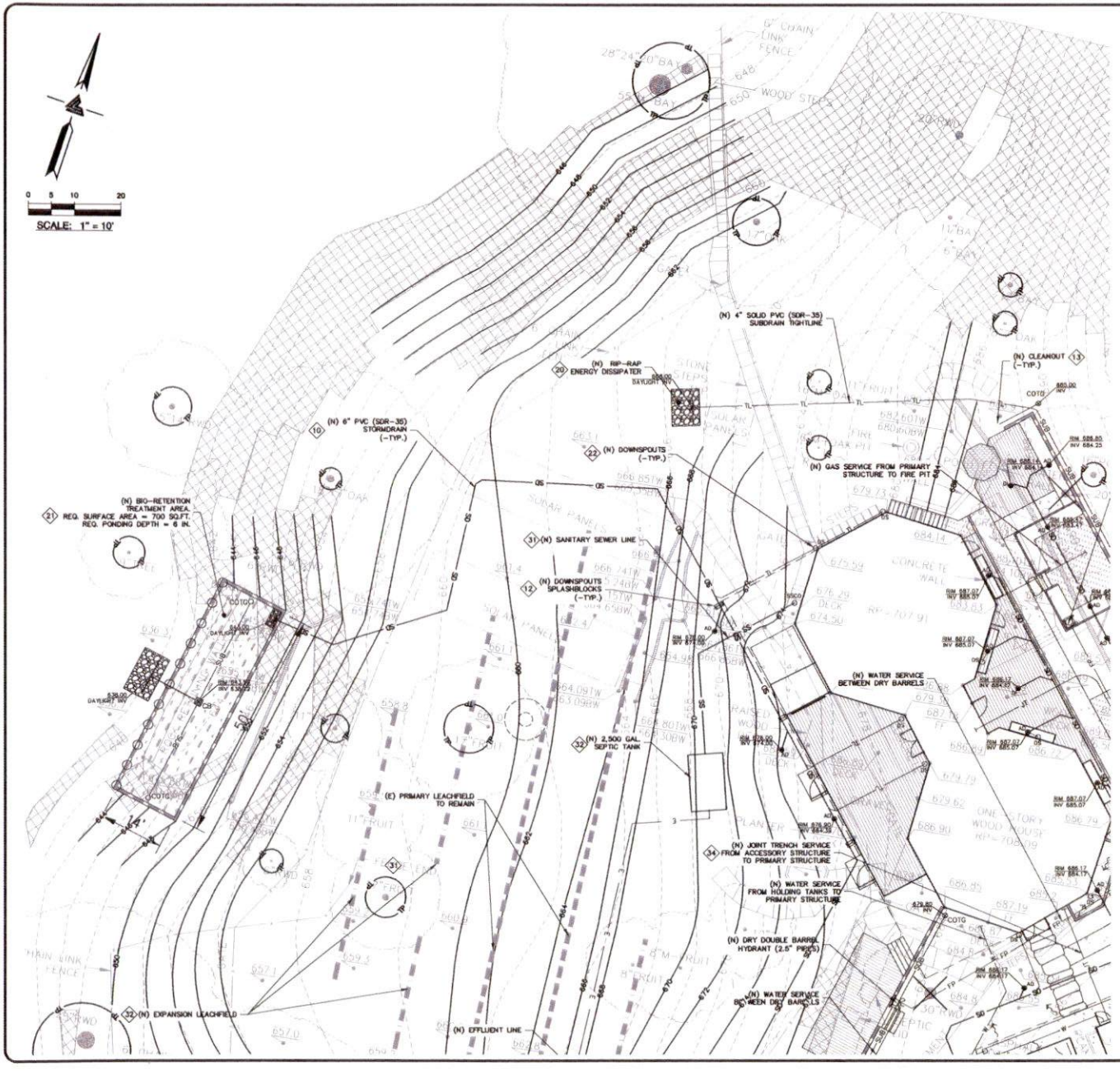

STORM DRAIN KEYNOTES 10 TO 22

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19 INSTALL (N) METERED RELEASE OUTLET. SEE DETAIL 6 ON SHEET C-4.1.

20 INSTALL (N) RIP-RAP ENERGY DISSIPATER. SEE DETAIL 3 ON SHEET C-4.1.

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UTILITIES KEYNOTES 31 TO 34

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SHEET NO:	C-3.2

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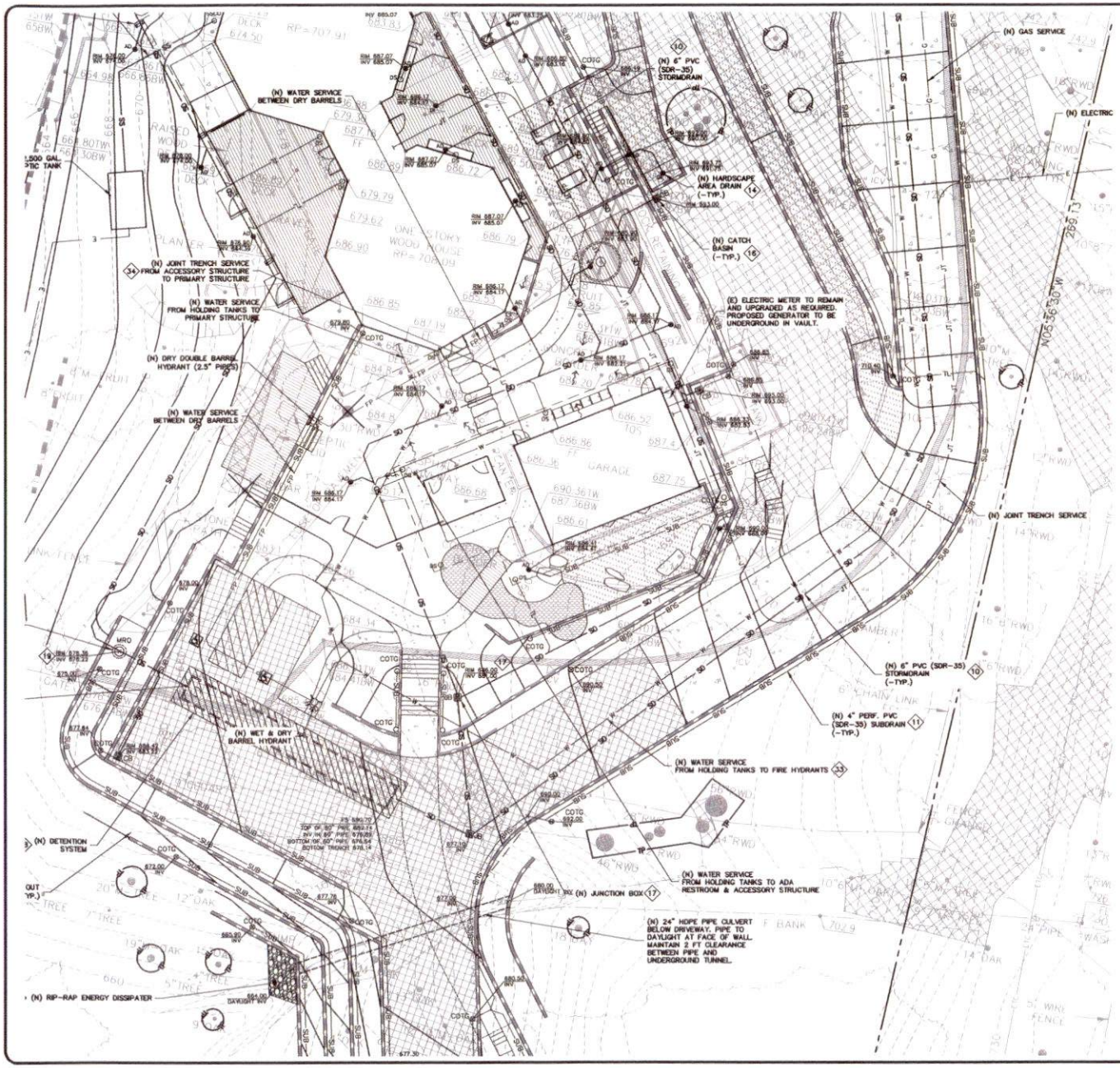

STORM DRAIN KEYNOTES 10 TO 22

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0 5 10 20

SCALE: 1" = 10'

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SCALE: AS NOTED
DESIGN BY: AS/GM
CHECKED BY: RC/ZA
SHEET NO:

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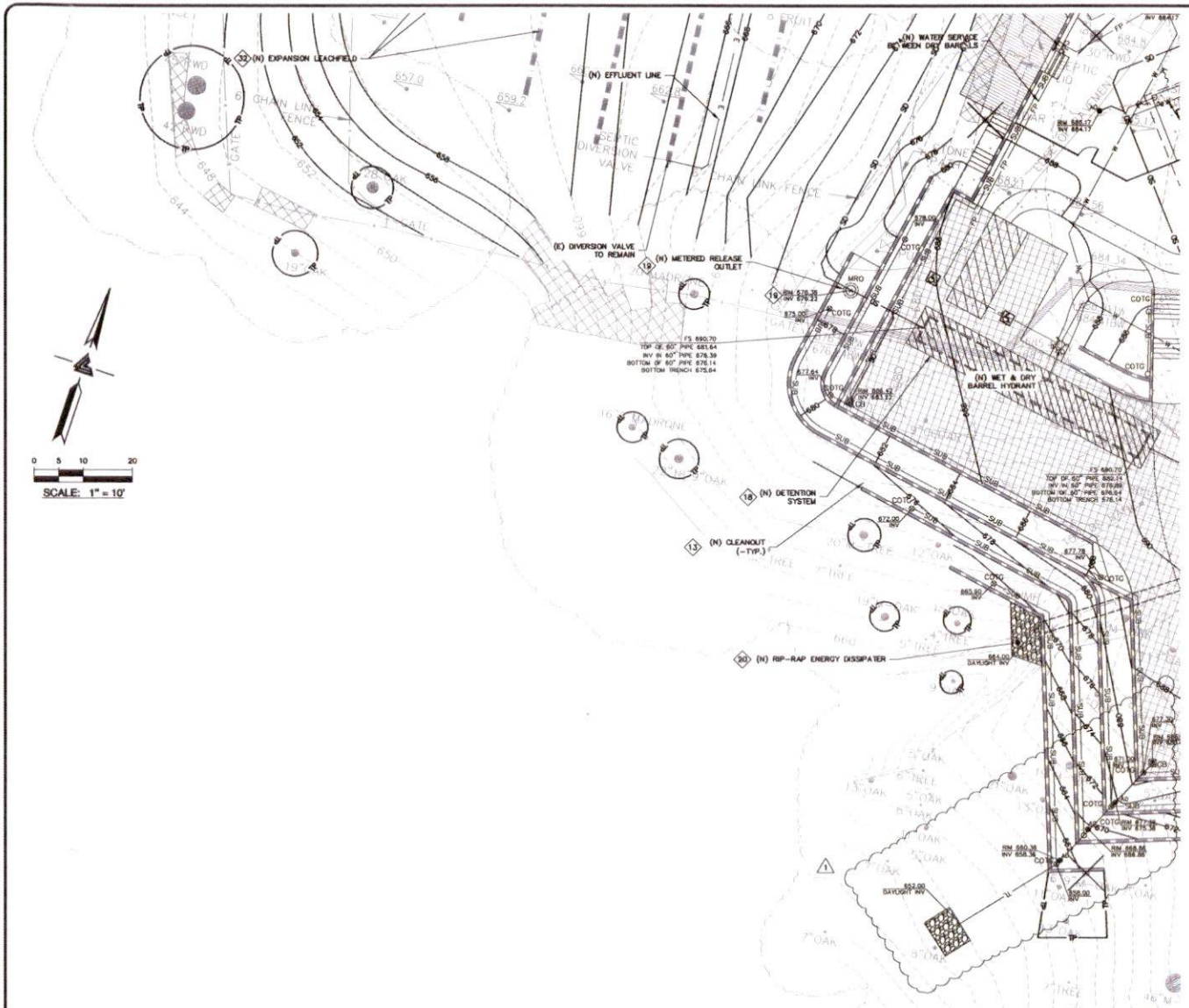

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UTILITIES KEYNOTES 31 TO 34

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SHEET NO:	C-3.4

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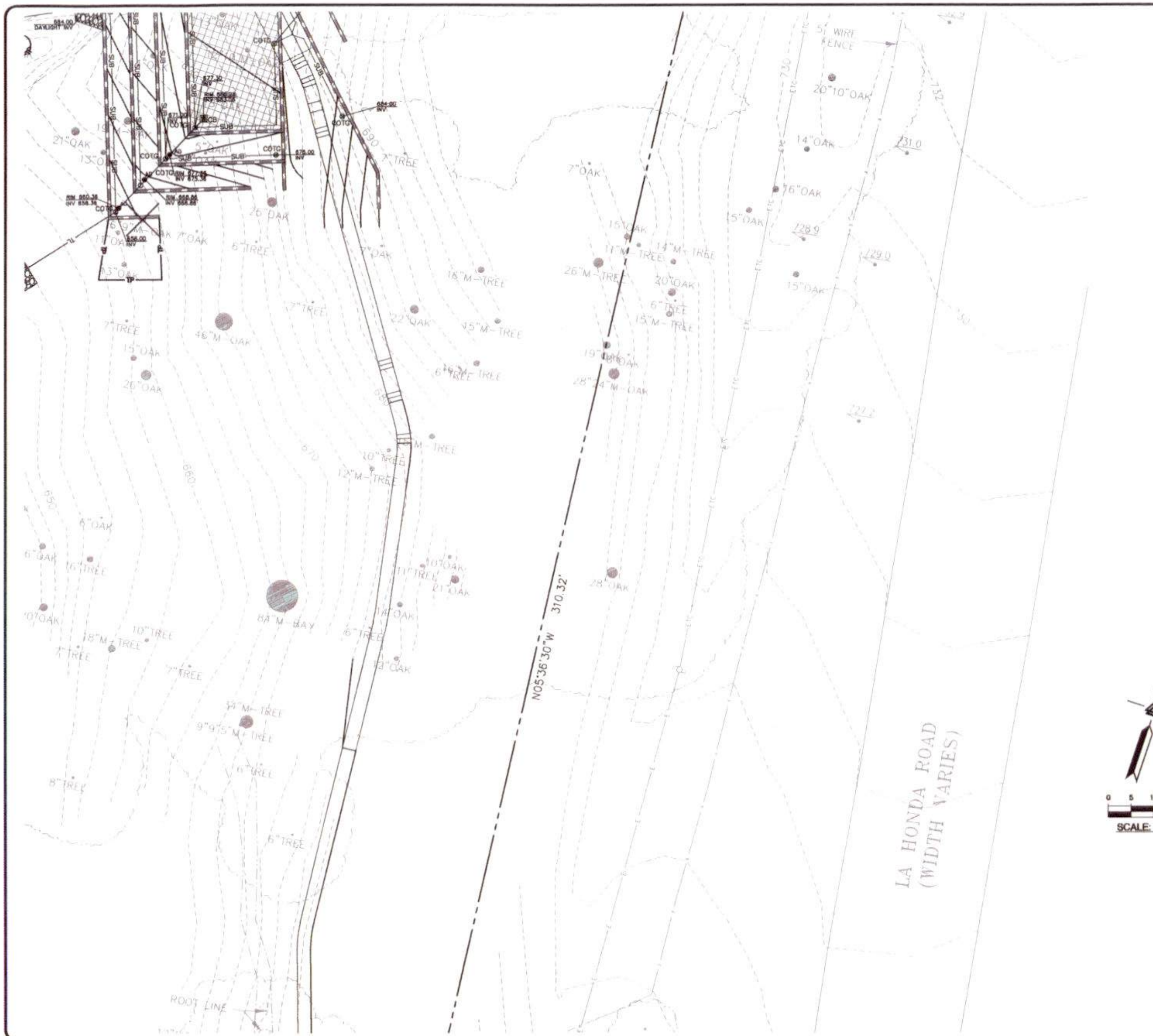

STORM DRAIN KEYNOTES 10 TO 22

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UTILITIES KEYNOTES 31 TO 34

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STORM DRAIN KEYNOTES (10) TO (22)

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17 OF 31 SHEETS

STORM DRAIN KEYNOTES 10 TO 22

10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24 MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

11 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 4 ON SHEET C-4.0.

12 DIRECT DOWNSPOUTS TO 24 LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 5A ON SHEET C-4.0.

13 INSTALL (N) ON-SITE CLEANOUT. SEE DETAIL 6 ON SHEET 4.0.

14 INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 903 PB). SEE DETAIL 8 ON C-4.0.

15 INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 7 ON C-4.0.

16 INSTALL (N) CHRISTY V-24 CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 1 ON SHEET C-4.1.

17 INSTALL (N) CHRISTY V-12 JUNCTION BOX W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. INSTALL SOLID METAL RIM BOLTED DOWN. SEE DETAIL 2 ON SHEET C-4.1.

18 INSTALL (N) DETENTION SYSTEM. SEE DETAIL 5 ON SHEET C-4.1.

19 INSTALL (N) METERED RELEASE OUTLET. SEE DETAIL 6 ON SHEET C-4.1.

20 INSTALL (N) RIP-RAP ENERGY DISSIPATER. SEE DETAIL 3 ON SHEET C-4.1.

21 INSTALL (N) BIO-RETENTION. DEE DETAIL 4 ON SHEET C-4.1.

22 DIRECT DOWNSPOUTS TO 24 LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 5B ON SHEET C-4.0.

UTILITIES KEYNOTES 31 TO 34

31 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

32 (N) SEWER LATERAL, SEPTIC TANK, AND LEACH FIELD (BY SEPARATE DESIGN). LATERAL SHALL BE 4" PVC (SDR-26 OR BETTER) SLOPED AT 2%

33 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

34 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

CALL BEFORE YOU DIG 1-800-642-2444 UNDERGROUND SERVICE ALERT

NOTE:
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APN: 078-181-010
078-190-190

UTILITY PLAN

REVISIONS	BY

JOB NO:	2200903
DATE:	07-15-25
SCALE:	AS NOTED
DESIGN BY:	AS/GM
CHECKED BY:	RC/ZA
SHEET NO:	C-3.7

18 OF 31 SHEETS

STORM DRAIN KEYNOTES 10 TO 22

10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24 MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

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18 INSTALL (N) DETENTION SYSTEM. SEE DETAIL 5 ON SHEET C-4.1.

19 INSTALL (N) METERED RELEASE OUTLET. SEE DETAIL 6 ON SHEET C-4.1.

20 INSTALL (N) RIP-RAP ENERGY DISSIPATER. SEE DETAIL 3 ON SHEET C-4.1.

21 INSTALL (N) BIO-RETENTION. DEE DETAIL 4 ON SHEET C-4.1.

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UTILITIES KEYNOTES 31 TO 34

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SAN MATEO COUNTY

UTILITY PLAN

REVISIONS	BY

JOB NO: 220090.3
DATE: 07-15-25
SCALE: AS NOTED
DESIGN BY: AS/GM
CHECKED BY: RC/ZA
SHEET NO:
C-3.8
19 OF 31 SHEETS

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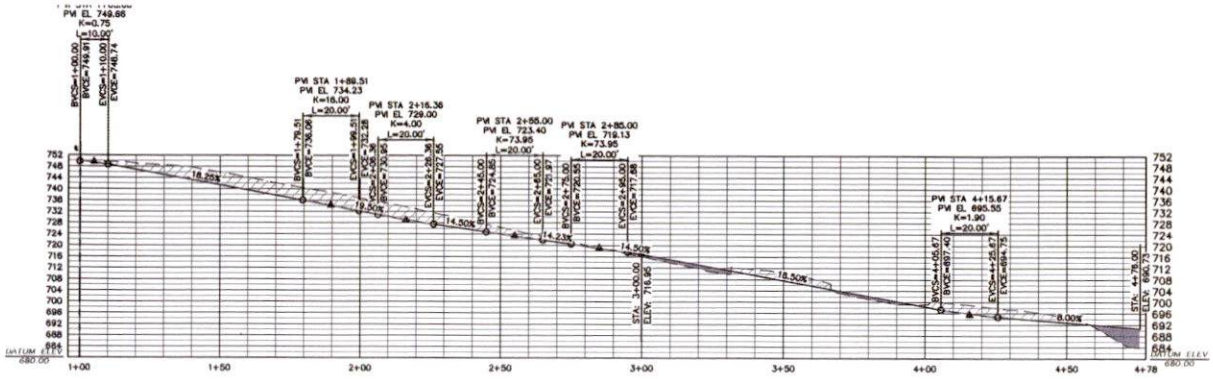
UTILITY PLAN

REVISIONS	BY

JOB NO: 220280.3
DATE: 07-15-25
SCALE: AS NOTED
DESIGN BY: AS/GM
CHECKED BY: RC/ZA
SHEET NO:

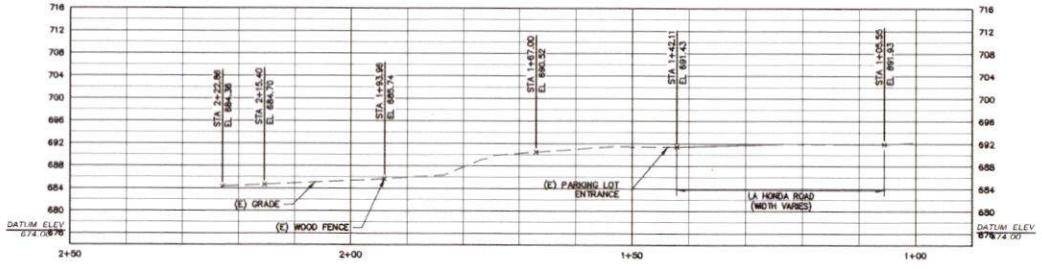
C-3.8

20 OF 31 SHEETS



PV DRIVEWAY CL 1 PROFILE

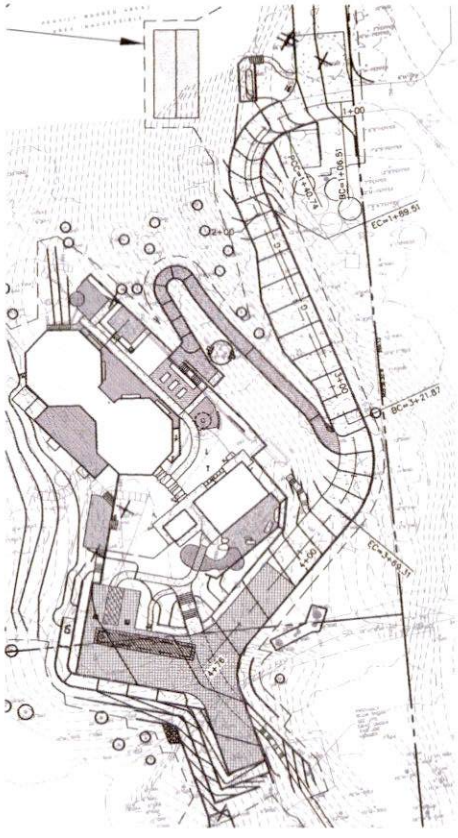
SCALE: 1" = 20' HORIZ & VERT



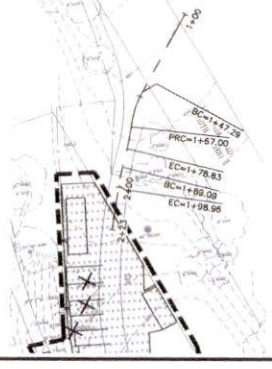
SECONDARY DRIVEWAY PROFILE

SCALE: 1" = 10' HORIZ & VERT

DRIVEWAY PROFILE CENTERLINE REFERENCE MAP



SECONDARY DRIVEWAY PROFILE CENTERLINE MAP



SCALE: 1" = 30'

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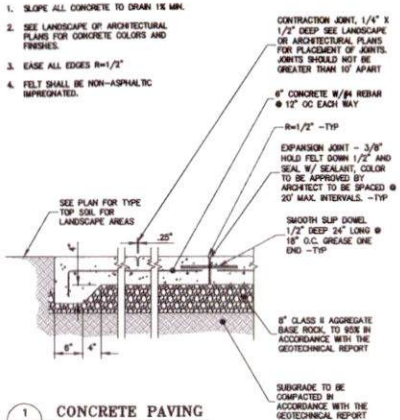
DRIVEWAY PROFILE

REVISIONS	BY

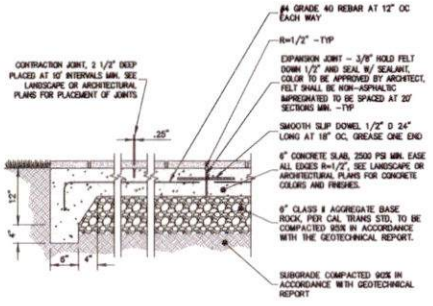
JOB NO: 2200903
DATE: 07-15-25
SCALE: AS NOTED
DESIGN BY: AS/GM
CHECKED BY: RC/ZA
SHEET NO:
C-4.0
21 OF 31 SHEETS

NOTES:

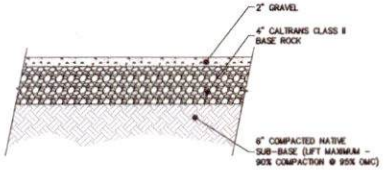
1. SLOPE ALL CONCRETE TO DRAIN 1% MIN.
2. SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
3. EASE ALL EDGES R=1/2"
4. FELT SHALL BE NON-ASPHALTIC IMPREGNATED.



1 C-4.0 **CONCRETE PAVING**
NTS



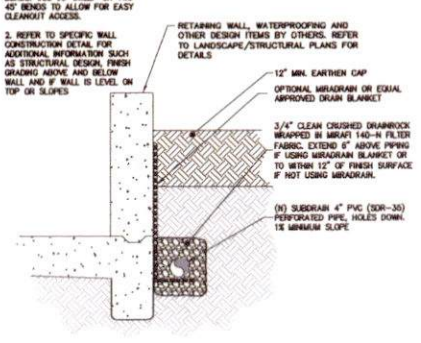
2 C-4.0 **DRIVEWAY SLAB OR CONC. PAVING**
NTS



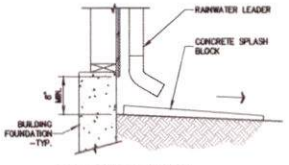
NOTE:
PAVEMENT SECTION PER GEOTECHNICAL REPORT.

3 C-4.0 **GRAVEL SECTION**
NTS

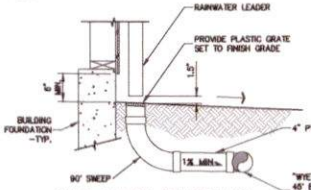
NOTES:
1. PROVIDE CLEANOUTS TO GRADE @ ALTERNATING BENDS OR EVERY 100 LF OF PIPE RUN. CONNECT TO SUBDRAIN VIA WYE CONNECTION. DO NOT USE 90° BENDS. USE 90° SWEEP OR TWO 45° BENDS TO ALLOW FOR EASY CLEANOUT ACCESS.
2. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR ADDITIONAL INFORMATION SUCH AS STRUCTURAL DESIGN, FINISH GRADING ABOVE AND BELOW WALL AND IF WALL IS LEVEL ON TOP OR SLOPES



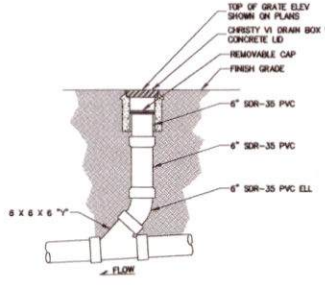
4 C-4.0 **SITE RETAINING WALL SUBDRAIN**
NTS



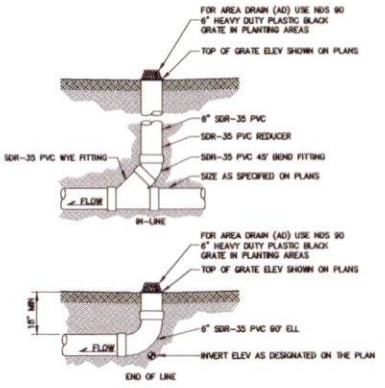
5A C-4.0 **SPLASHBLOCK AT RAIN WATER LEADER**
NTS



5B C-4.0 **RAIN WATER LEADER TO TIGHTLINE CONNECTION**
NTS

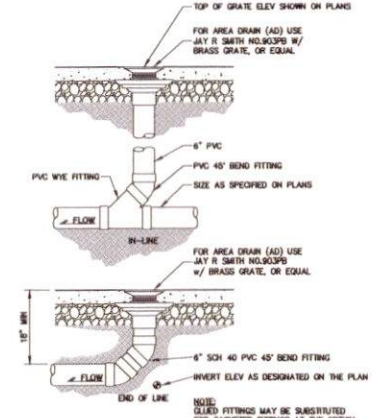


6 C-4.0 **ON-SITE CLEANOUT**
NTS



NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

7 C-4.0 **AREA DRAIN**
NTS



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8 C-4.0 **FLATWORK DRAIN**
NTS

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SAN MATEO COUNTY
APN: 078-181-010, 078-192-180

DETAILS

REVISIONS	BY
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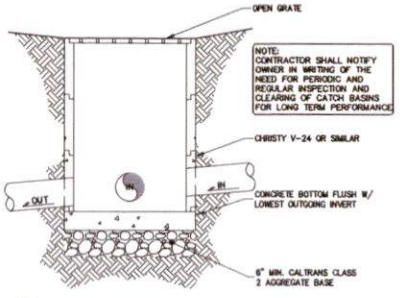
-	-
-	-
-	-
-	-

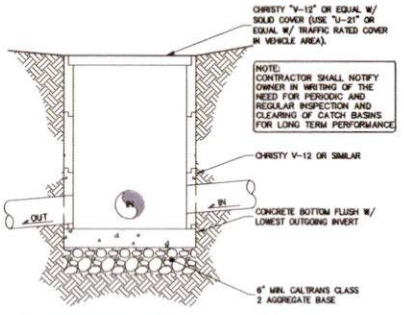
JOB NO: 2200903
DATE: 07-15-25
SCALE: NTS
DESIGN BY: AS/GW
CHECKED BY: RC/ZA
SHEET NO:

C-4.1

22 OF 31 SHEETS



1 C-4.1 **CATCH BASIN**
NTS



2 C-4.1 **JUNCTION BOX**
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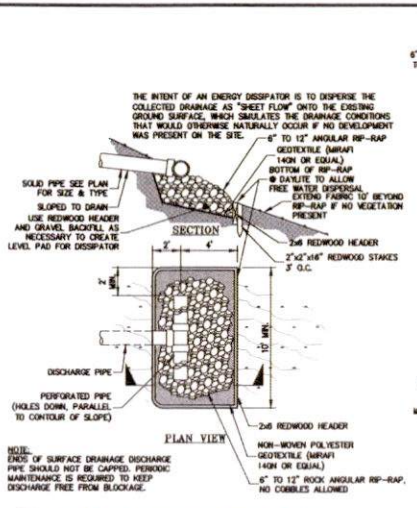

3 C-4.1 **ENERGY DISSIPATOR DISCHARGE**
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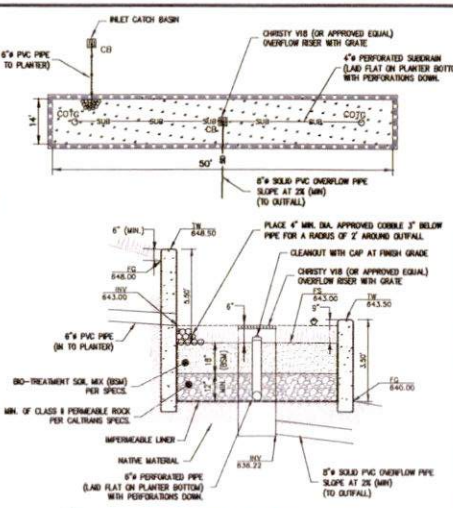
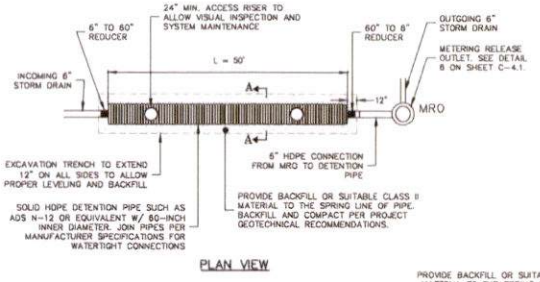


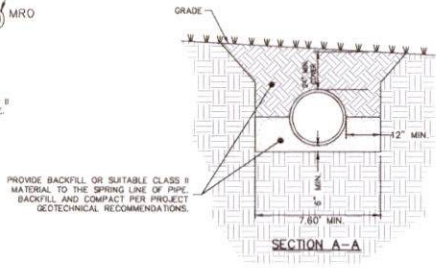
4 C-4.1 **BIO-RETENTION DETAIL**
NTS



PLAN VIEW

STORAGE PIPE NOMINAL I.D.	NOMINAL O.D.	MIN. SIDE COVER
60" (1500 MM)	67" (1702 MM)	12" (292 MM)

NOTE:
REFER TO THE PLANS FOR SPECIFIC INLET AND OUTLET LOCATIONS.
REFER TO THE PLANS FOR SPECIFIC ACCESS COVER LOCATIONS.



SECTION A-A

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.

2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.

3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL WHEN REQUIRED. SEE ASTM D2321.

4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.

5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

6. BEDDING: SUITABLE MATERIAL SHALL BE SAND OR CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 8" (150mm) FOR 30"-60" (750mm-900mm) COMPACTED TO 90% SPD.

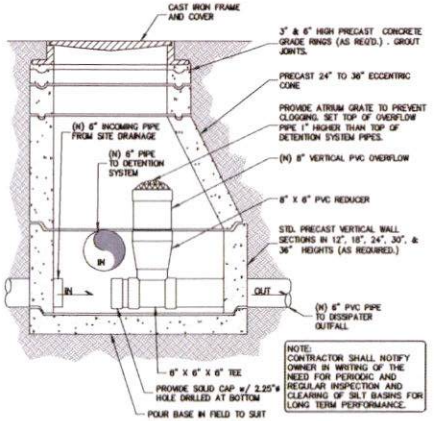
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE SAND OR CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 24" FROM TOP OF PIPE TO GROUND SURFACE, COMPACT AS RECOMMENDED BY THE SOILS ENGINEER. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 18" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

9. CONNECTIONS: ALL CONNECTIONS FOR EACH SEGMENT SHALL BE WATER TIGHT.

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

5 C-4.1 **DETENTION SYSTEM DETAIL**
NTS



6 C-4.1 **METERED RELEASE OUTLET**
NTS

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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HEALING CULTURES
10707 LA HONDA ROAD
WOODSIDE, CALIFORNIA
SAN MATEO COUNTY
APN: 079-181-090, 079-191-190

DETAILS

REVISIONS	BY

JOB NO: 2200903
DATE: 07-15-25
SCALE: NTS
DESIGN BY: AS/GM
CHECKED BY: RC/ZA
SHEET NO:

C-4.2

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GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING – DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY GEOFORENSICS, INC.; AND THE TOWN OF WOODSIDE.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER.

7. CUT OR FILL SLOPES

8. SEASONAL LIMITS AND DRAINAGE CONTROL

9. DUST CONTROL

10. INDEMNITY

11. SAFETY

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 300 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

JAMES TOBY No. 63127 CIVIL STATE OF CALIFORNIA

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HEALING CULTURES
10707 LA HONDA ROAD
WOODSIDE, CALIFORNIA
SAN MATEO COUNTY
APN: 078-181-010 078-190-190

GRADING SPECIFICATIONS

REVISIONS	BY
-	-
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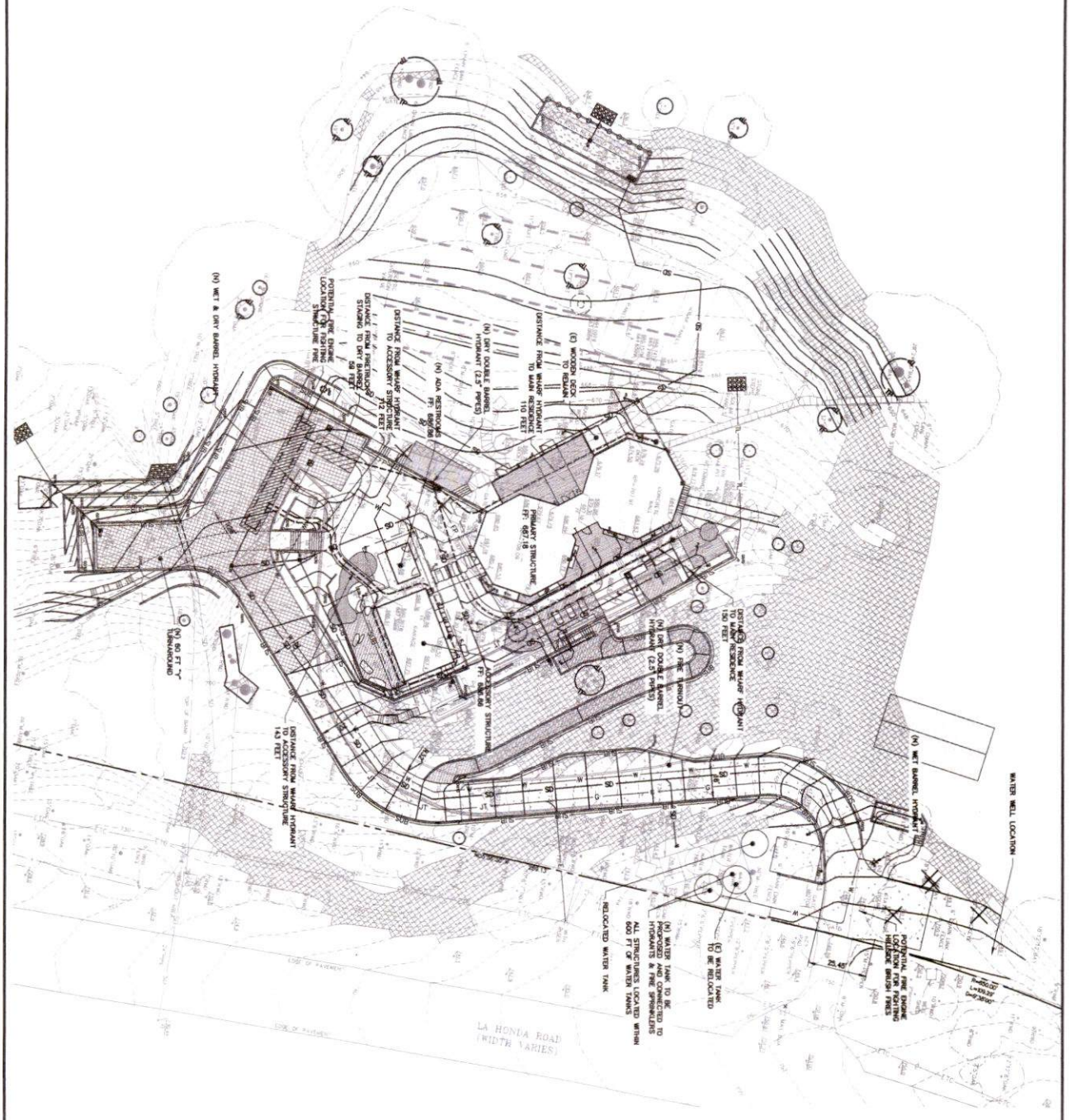
-	-
-	-
-	-

JOB NO: 2200903
DATE: 07-15-25
SCALE: NO SCALE
DESIGN BY: AS/GM
CHECKED BY: RC/ZA
SHEET NO: C-5.0
24 OF 31 SHEETS



FIRE EXHIBIT

HEALING CULTURES
10707 LA HONDA ROAD
WOODSIDE, CALIFORNIA

SAN MATEO COUNTY

APN: 078-181-010
078-190-190

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

No. 81127
CIVIL
REGISTERED PROFESSIONAL ENGINEER

REVISIONS	BY

JOB NO: 2200803
DATE: 07-13-23
SCALE: AS NOTED
DESIGN BY: AS/DM
CHECKED BY: RC/ZA
SHEET NO:

F-1.0
23 OF 31 SHEETS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH BERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

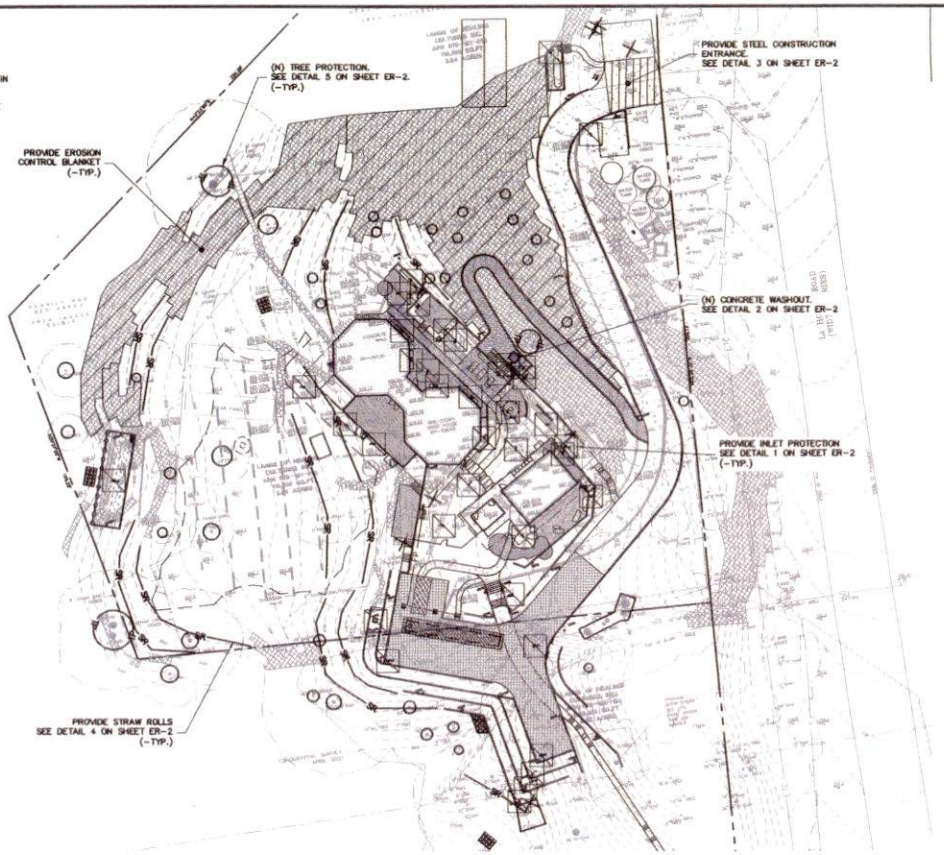
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC., SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND SEAL. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND

- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION
- EROSION CONTROL BLANKET / MATTING

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

0 15 30 60

SCALE: 1" = 30'

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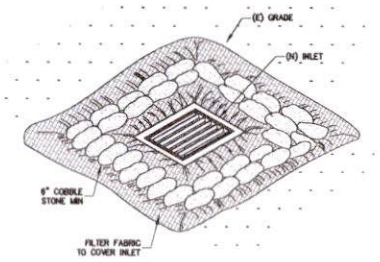
HEALING CULTURES
10707 LA HONDA ROAD
WOODSIDE, CALIFORNIA
SAN MATEO COUNTY
APN: 078-180-010, 078-190-190

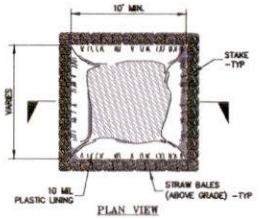
EROSION CONTROL PLAN

REVISIONS	BY

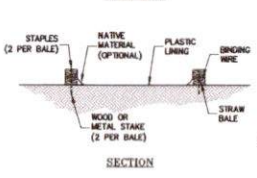
JOB NO: 2200903
DATE: 07-15-25
SCALE: AS NOTED
DESIGN BY: AS/GM
CHECKED BY: RC/ZA
SHEET NO: ER-1
28 OF 31 SHEETS



1 ER-2 **INLET PROTECTION**
NTS



PLAN VIEW



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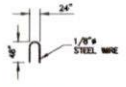
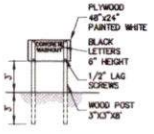


STAPLE DETAIL

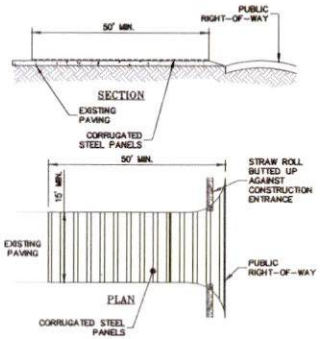


CONCRETE WASHOUT SIGN DETAIL

NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 ER-2 **CONCRETE WASHOUT**
NTS

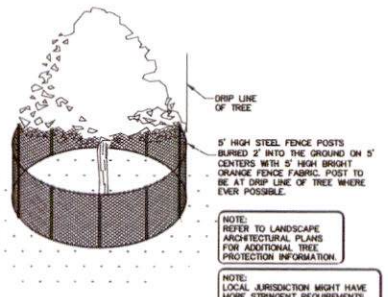


NOTES:
CORRUGATED STEEL PANELS SHALL BE A MINIMUM OF 30'.

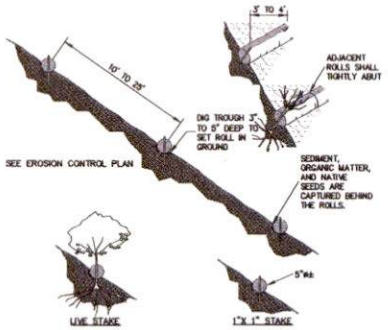
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

3 ER-2 **STEEL PLATED CONSTRUCTION ENTRANCE**
NTS



5 ER-2 **EXISTING TREE PROTECTION DETAIL**
NTS



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

5 ER-2 **STRAW ROLLS**
NTS

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APN: 078-180-010, 078-190-190

EROSION CONTROL DETAILS

REVISIONS	BY

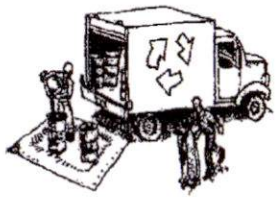
JOB NO: 2200903
DATE: 07-15-25
SCALE: AS NOTED
DESIGN BY: AS/GM
CHECKED BY: RC/ZA
SHEET NO: ER-2
27 OF 31 SHEETS

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

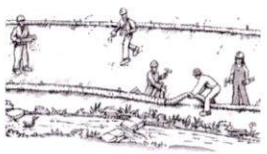
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

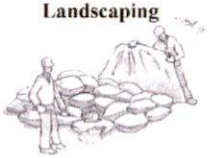
Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

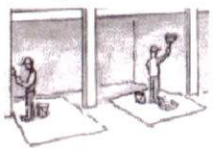
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



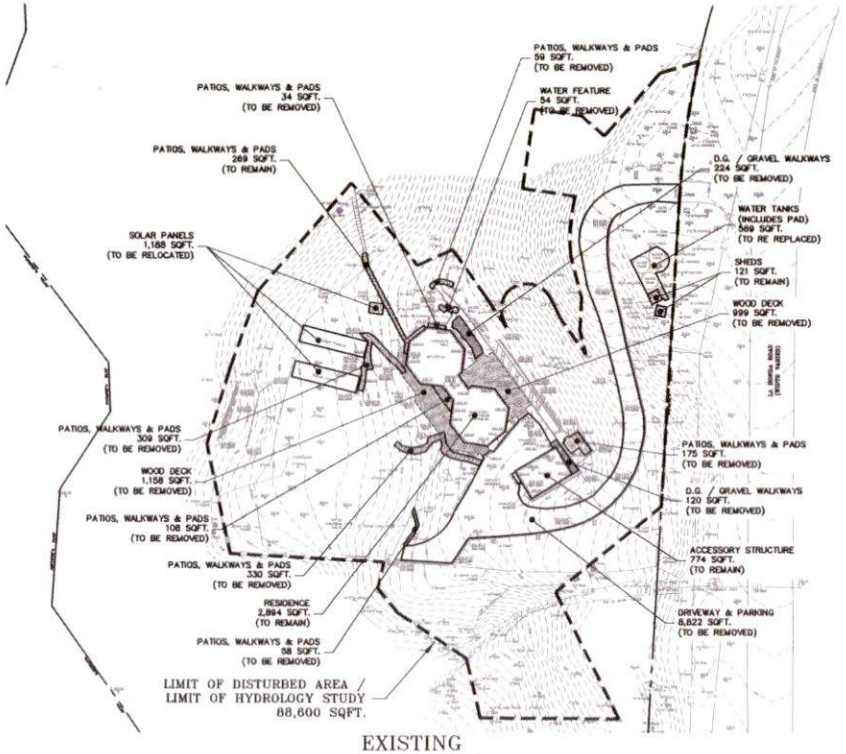
Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

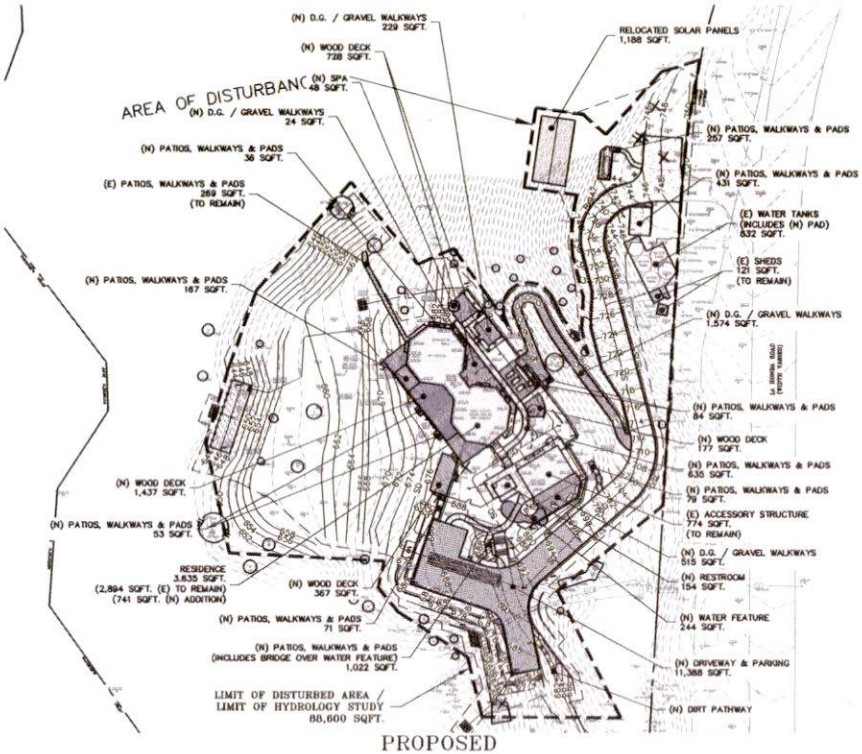
Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

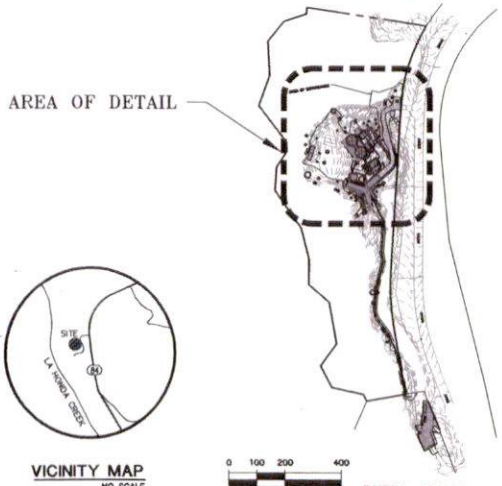
Storm drain polluters may be liable for fines of up to $10,000 per day!



EXISTING



PROPOSED



VICINITY MAP
NO SCALE

0 100 200 400
SCALE: 1" = 200'
KEY MAP

0 20 40 80
SCALE: 1" = 40'

DEVELOPMENT INFORMATION

TOTAL SITE AREA	490,588 SQUARE FEET (11.400 ACRE)			
DISTURBED / HYDROLOGY STUDY AREA	88,900 SQUARE FEET (2.934 ACRE)			
IMPERVIOUS AREA	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
RESIDENCE	2,894	0	741	3,635
ACCESSORY BUILDING	774	0	0	774
SHEDS	121	0	0	121
RESTROOM	0	0	154	154
DRIVEWAY & PARKING	8,822	8,822	11,388	11,388
PATIOS, WALKWAYS & PADS	1,342	1,073	2,835	3,104
SOLAR PANELS	1,188	0	0	1,188
SPA	0	0	48	48
WATER FEATURE	54	54	244	244
WATER TANKS	569	569	632	632
TOTAL IMPERVIOUS AREA	15,764	10,518	16,242	21,488
NET CHANGE IN IMPERVIOUS AREA	+ 5,724 SQUARE FEET (NET INCREASE)			
PERVIOUS PAVING				
D.G. / GRAVEL WALKWAY	344	344	2,342	2,343
WOOD DECK	2,157	2,157	2,709	2,709
TOTAL PERVIOUS PAVING	2,501	2,501	5,051	5,051
NET CHANGE IN PERVIOUS PAVING	+ 2,550 SQUARE FEET (NET INCREASE)			
TOTAL DEVELOPED AREA	18,265	13,019	21,293	26,539
NET CHANGE IN DEVELOPED AREA	+ 8,274 SQUARE FEET (NET INCREASE)			
LANDSCAPE AREA	478,323			470,049

JAMES TOM LEA III
No. 63127
CIVIL
STATE OF CALIFORNIA

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10707 LA HONDA ROAD
WOODSIDE, CALIFORNIA
APN: 078-181-010
078-190-190
SAN MATEO COUNTY

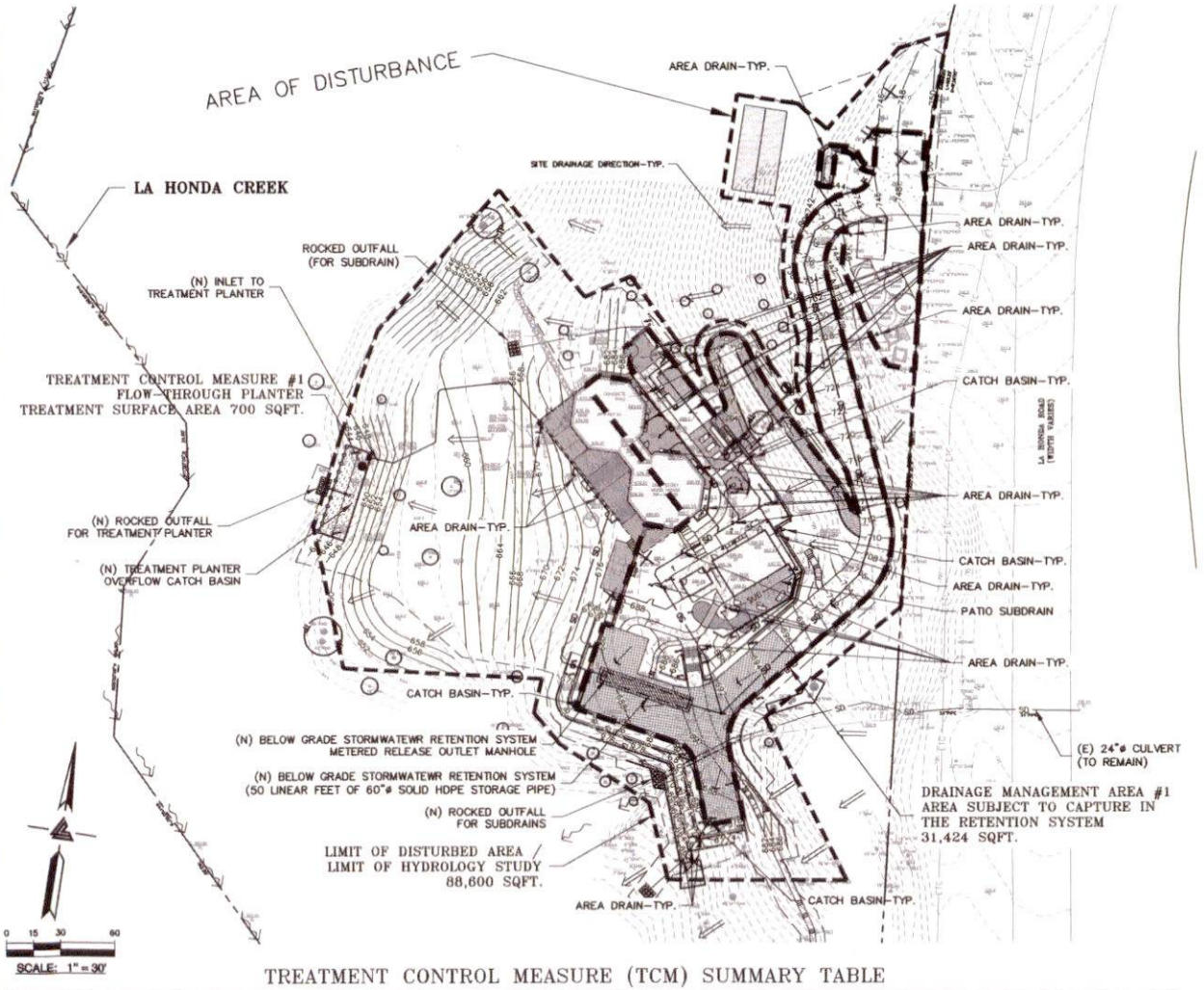
IMPERVIOUS SURFACE EXHIBIT

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO: 220903
DATE: 05-09-22
SCALE: 1"=40'
DESIGN BY: ZA/RM
CHECKED BY: RC
SHEET NO:

SCP-1

29 OF 31 SHEETS



GENERAL PLAN NOTES:

A. THIS PROPOSED PROJECT IS A REGULATED PROJECT UNDER THE MUNICIPAL REGIONAL PERMIT (MRP) PROVISION C3.

B. THE PROJECT WILL CREATE AND REPLACE 14,465 SQUARE FEET OF IMPERVIOUS AREA.

SITE DESIGN MEASURES

THIS PROPOSED SITE PLANS TO:

A. DIRECT ROOF RUNOFF TO BIO-RETENTION FOR TREATMENT.

B. DIRECT DRIVEWAY RUNOFF TO BIO-RETENTION FOR TREATMENT.

C. DIRECT PATIO AND WALKWAY RUNOFF TO BIO-RETENTION FOR TREATMENT.

D. CONSTRUCT WALKWAYS AND/OR PATIOS WITH PERVIOUS OR PERMEABLE SURFACES.

SOURCE CONTROL MEASURES

THE PROPOSED SITE PLANS TO:

A. INCORPORATE SUSTAINABLE LANDSCAPING PRACTICES, SUCH AS MINIMIZING IRRIGATION AND RUNOFF, PROMOTING INFILTRATION, MINIMIZING THE USE OF PESTICIDES AND FERTILIZERS, AND OTHER PRACTICES OF BAY FRIENDLY LANDSCAPING.

B. INSTALL STENCILING AT STORM DRAIN INLETS, SUCH AS "NO DUMPING – DRAINS TO BAY."

STORMWATER TREATMENT MEASURES

THE PROPOSED SITE PLANS TO:

A. USE A FLOW-THROUGH BIO-RETENTION PLANTER TO PROVIDE LID TREATMENT TO IMPERVIOUS SURFACES.

B. THE FLOW-THROUGH BIO-RETENTION PLANTER IS SIZED USING THE COMBINATION FLOW AND VOLUME APPROACH.

HYDROMODIFICATION NOTE:

THE PROJECT PROPOSES TO CREATE / REPLACE GREATER THAN 50% OF THE EXISTING IMPERVIOUS SURFACE.
HYDROMODIFICATION IS PROPOSED FOR THIS PROJECT.

DEVELOPMENT INFORMATION

TOTAL SITE AREA	496,588 SQUARE FEET (11.400 ACRE)			
DISTURBED / HYDROLOGY STUDY AREA	88,600 SQUARE FEET (2.034 ACRE)			
IMPERVIOUS AREA	EXISTING TOTAL S.F	REMOVED TOTAL S.F	NEW TOTAL S.F	PROPOSED TOTAL S.F
RESIDENCE	2,894	0	741	3,635
ACCESSORY BUILDING	774	0	0	774
SHEDS	121	0	0	121
RESTROOM	0	0	154	154
DRIVEWAY & PARKING	8,822	8,822	11,388	11,388
PATIOS, WALKWAYS & PADS	1,342	1,073	2,835	3,104
SOLAR PANELS	1,188	0	0	1,188
SPA	0	0	48	48
WATER FEATURE	54	54	244	244
WATER TANKS	569	569	832	832
TOTAL IMPERVIOUS AREA	15,764	10,518	16,242	21,488
NET CHANGE IN IMPERVIOUS AREA	+ 5,724 SQUARE FEET (NET INCREASE)			
PERVIOUS PAVING				
D.G. / GRAVEL WALKWAY	344	344	2,342	2,342
WOOD DECK	2,157	2,157	2,709	2,709
TOTAL PERVIOUS PAVING	2,501	2,501	5,051	5,051
NET CHANGE IN PERVIOUS PAVING	+ 2,550 SQUARE FEET (NET INCREASE)			
TOTAL DEVELOPED AREA	18,265	13,019	21,293	26,539
NET CHANGE IN DEVELOPED AREA	+ 8,274 SQUARE FEET (NET INCREASE)			
LANDSCAPE AREA	478,323			470,049

RETENTION SYSTEM INFORMATION

HYDROLOGY STUDY AREA	88,600 SQUARE FEET (2.034 ACRE)		
AREA SUBJECT TO CAPTURE	31,424 SQUARE FEET (0.721 ACRE)		
IMPERVIOUS AREA	PROPOSED TOTAL S.F.	CAPTURED TOTAL S.F.	UN-CAPTURED TOTAL S.F.
RESIDENCE	3,635	1,447	2,188
ACCESSORY BUILDING	774	774	0
SHEDS	121	121	0
RESTROOM	154	154	0
DRIVEWAY & PARKING	11,388	11,388	0
PATIOS, WALKWAYS & PADS	3,104	2,272	832
SOLAR PANELS	1,188	0	1,188
SPA	48	48	0
WATER FEATURE	244	244	0
WATER TANKS	832	832	0
TOTAL IMPERVIOUS AREA	21,488	17,280	4,208
PERVIOUS PAVING			
D.G. / GRAVEL WALKWAY	2,342	2,318	24
WOOD DECK	2,709	908	1,801
TOTAL PERVIOUS PAVING	5,051	3,226	1,825
LANDSCAPE AREA	62,061	10,918	51,143
TOTAL PERVIOUS AREA	67,112	14,144	52,968

TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE

TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE															
DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	LOCATION	TREATMENT TYPE	LID OR NON-LID	SIZING METHOD	DRAINAGE AREA (SQ FT)	IMPERVIOUS AREA (SQ FT)	PERVIOUS AREA (PERMEABLE PAVEMENT) (SQ FT)	PERVIOUS AREA (OTHER) (SQ FT)	% ON-SITE AREA TREATED BY LID OR NON-LID TCM	BIO-RETENTION AREA PROVIDED (SQ FT)	PONDING DEPTH REQUIRED (IN)	OVERFLOW RISER HEIGHT (IN)	PONDING VOLUME REQUIRED (CU FT)	PONDING VOLUME PROVIDED (CU FT)
1	1	ON-SITE	BIORETENTION LINED*** WITH UNDERDRAIN	LID	3. COMBINATION FLOW & VOLUME METHOD****	33,612*	19,468*	3,226	10,918	37.9%	700	5.79	6	338	350
2	–	ON-SITE	SELF-TREATING	LID	–	54,988	2,020**	1,825	51,143	62.1%	–	–	–	–	–
					TOTALS:	88,600	21,488	5,051	62,061	100%					

*INCLUDES 2,188 SQFT. OF RESIDENCE ROOF SENT TO BIO-RETENTION THAT IS NOT SENT TO THE STORMWATER RETENTION SYSTEM.
**INCLUDES 1,188 SQFT. SOLAR PANEL ARRAY
***"LINED" REFERS TO AN IMPERMEABLE LINER PLACED ON THE BOTTOM OF A BIORETENTION BASIN OR A CONCRETE FLOW-THROUGH PLANTER, SUCH THAT NO INFILTRATION INTO NATIVE SOIL OCCURS.
****SIZING FOR BIO-RETENTION AREA REQUIRED CALCULATED USING THE COMBINATION FLOW AND VOLUME APPROACH PROVIDED IN THE C.3 HANDBOOK.

JAMES TODD No. 63127 CIVIL STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER

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REGIONAL OFFICES: SACRAMENTO DUBLIN SAN JOSE
WWW.LEABRAZE.COM

HEALING CULTURES
10707 LA HONDA ROAD
WOODSIDE, CALIFORNIA
SAN MATEO COUNTY
APN: 078-180-010, 078-180-190

STORMWATER CONTROL PLAN

REVISIONS	BY
–	–
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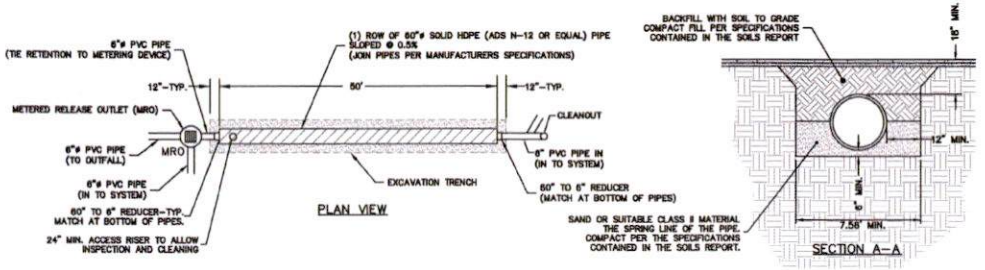
–	–
–	–

JOB NO: 2200903
DATE: 05-09-22
SCALE: 1"=30'
DESIGN BY: ZA/RM
CHECKED BY: RC
SHEET NO:

SCP-2

30 OF 31 SHEETS



NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.

2. ALL STORM DRAIN SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.

3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.

4. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

5. BEDDING: SUITABLE MATERIAL SHALL BE SAND OR CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24"; 6" FOR 30"-60" COMPACTED TO 90% SPD.

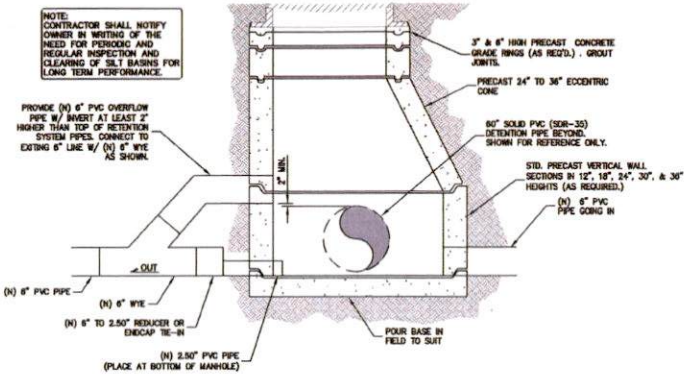
6. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE SAND OR CLASS II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

7. MINIMUM COVER: MINIMUM COVER OVER ALL STORM DRAIN SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 18" FROM TOP OF PIPE TO GROUND SURFACE, COMPACT AS RECOMMENDED BY THE SOILS ENGINEER. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION.

NOTE:
REFER TO THE PLANS FOR SPECIFIC INLET AND OUTLET LOCATIONS.
REFER TO THE PLANS FOR SPECIFIC ACCESS COVER LOCATIONS.

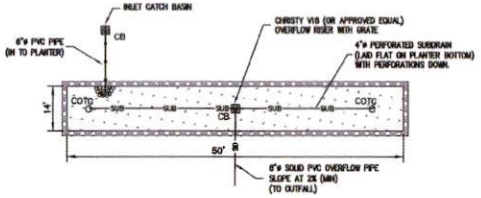
1 SCP-3 STORMWATER RETENTION SYSTEM DETAILS

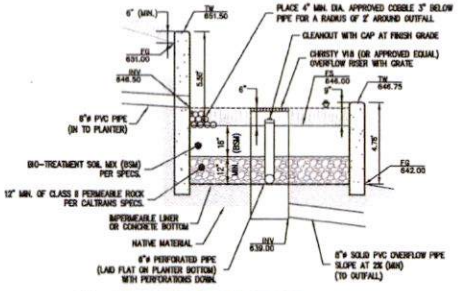
NTS



2 SCP-3 METERED RELEASE OUTLET

NTS





3 SCP-3 BIO-RETENTION DETAIL

NTS

BIO-RETENTION SOIL CONSIDERATIONS

THE BIO-RETENTION PLANTING SOIL SHALL MEET THE REQUIREMENTS SET FORTH IN APPENDIX L OF THE SAN MATEO COUNTY CLEANWATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE HANDBOOK.

BIO-RETENTION SOIL SHALL HAVE A MINIMUM PERCOLATION RATE OF 5" PER HOUR AND MAXIMUM PERCOLATION RATE OF 10" PER HOUR. IF NATIVE SOILS DO NOT MEET THIS PERCOLATION REQUIREMENT, AN ADMIXTURE SHALL BE MIXED INTO PLANTING SOIL TO ALLOW FOR A 5" PER HOUR PERCOLATION RATE. IN-SITU TESTING SHALL BE CONDUCTED TO VERIFY THAT THE MATERIAL MEETS THE PERCOLATION REQUIREMENTS.

NO BARK MULCH SHALL BE PLACED IN THE VEGETATED AREA.

IF IMPORT SOIL IS USED, IT SHALL HAVE THE FOLLOWING PROPERTIES FOR SANDY LOAM. A TYPICAL SOIL MIX COMPRISES 50% CONSTRUCTION SAND, 20%-30% TOPSOIL WITH LESS THAN 5% MAXIMUM CLAY CONTENT AN 20%-30% ORGANIC LEAF COMPOST.

Table 1
Routine Maintenance Activities for Flow-Through Planters

No.	Maintenance Task	Frequency of Task
1	Evaluate health of trees and groundcover. Remove and replace all dead and diseased vegetation.	Twice a year
2	Maintain vegetation and the irrigation system. Prune and weed to keep flow-through planter neat and orderly in appearance.	As needed
3	Check that mulch is 3" deep and replenish as necessary. It is recommended that composted arbor mulch be applied once per year to maintain the 3" depth in all bare soil areas except within six inches of tree trunks.	As needed
4	Check that soil is at appropriate depth. Till or replace soil with the approved biotreatment soil mix as necessary to maintain a minimum of 6 inches between top of mulch and overflow weir.	Before wet season and as necessary
5	Remove accumulated sediment, litter and debris from flow-through planter and dispose of properly. Confirm that no clogging will occur and that the box will drain within three to four hours.	Before wet season and as necessary
6	Inspect flow-through planter to ensure that there are no clogs. Test with garden hose to confirm that the planter will drain within three to four hours.	Monthly during the wet season, and as needed after storm events
7	Inspect downspouts from rooftops and sheet flow from paved areas to ensure flow to planter box is unimpeded. Remove debris and repair damaged pipes. Check splash blocks or rocks and repair, replace and replenish as necessary.	Monthly during the wet season, and as needed after storm events
8	Inspect overflow pipe to ensure that it will safely convey excess flows to storm drain. Repair or replace any damaged or disconnected piping.	Before the wet season and as necessary
9	Inspect flow-through planter to ensure that box is structurally sound (no cracks or leaks). Repair as necessary.	Annually

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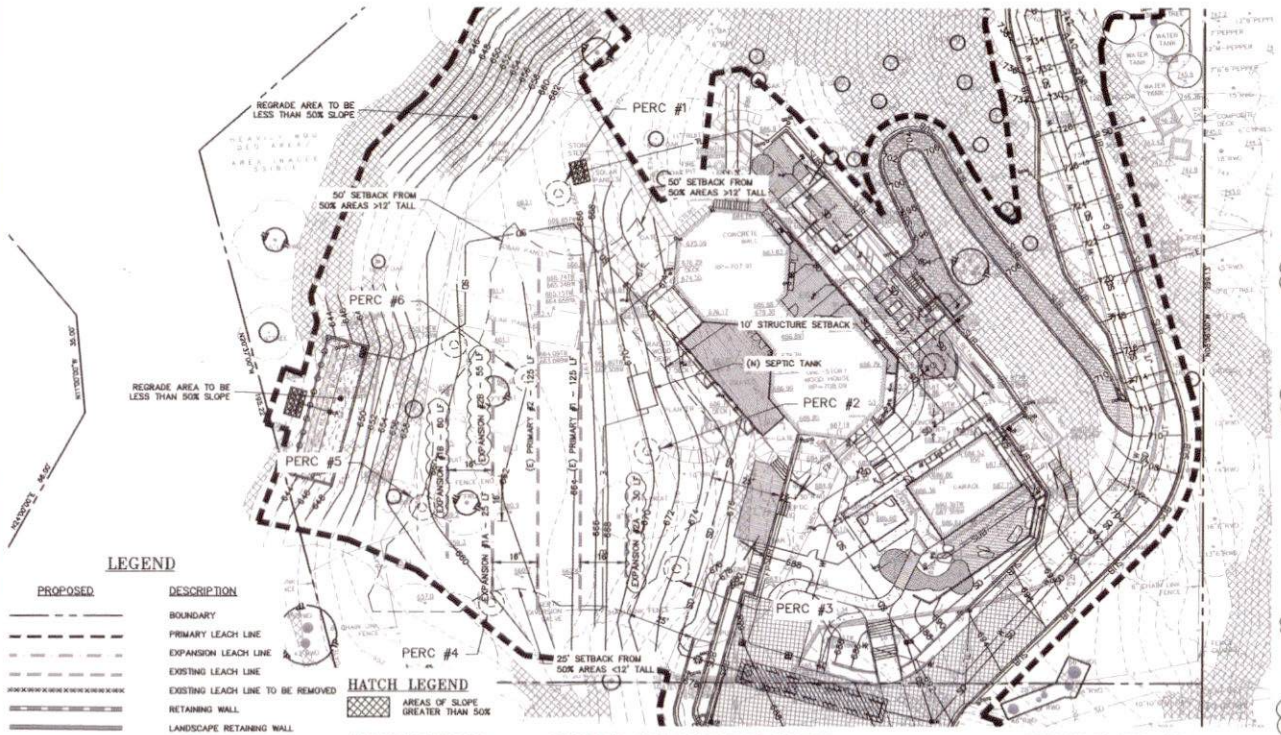
HEALING CULTURES
10707 LA HONDA ROAD
WOODSIDE, CALIFORNIA
APN: 078-180-010 078-180-180
SAN MATEO COUNTY

STORMWATER CONTROL DETAILS

REVISIONS	BY

JOB NO: 2200903
DATE: 05-09-22
SCALE: N.T.S.
DESIGN BY: ZA/RM
CHECKED BY: RC
SHEET NO:
SCP-3
31 OF 31 SHEETS

SEPTIC CONSTRUCTION PLAN
10707 LA HONDA ROAD
UNINCORPORATED SAN MATEO COUNTY, CALIFORNIA



SCALE: 1" = 20'

VICINITY MAP
NTS

OWNER'S INFORMATION

OWNER: HEALING CULTURES, INC. C/O TONI CUPAL
10707 LA HONDA ROAD
WOODSIDE, CA

APN: 078-181-010

THIS SEPTIC CONSTRUCTION PLAN IS SUPPLEMENTAL TO:
1) TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED:
"TOPOGRAPHIC SURVEY"
10707 LA HONDA ROAD
WOODSIDE, CA
JOB#: 2200902

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

LEACHFIELD NOTES

THE LEACH FIELD DESIGN INCLUDES CALCULATIONS WHICH CONSIDER A THREE (3) BEDROOM HOUSE, A COMMERCIAL KITCHEN, AN OFFICE, A YOGA STUDIO, TWO (2) TREATMENT ROOMS, AND AN OUTDOOR LAVATORY WITH AN "A" PERCOLATION RATING.

BASED ON THE ABOVE ASSUMPTIONS, MINIMUM LEACHFIELD LENGTHS REQUIRED:

WASTEWATER FLOW:

KITCHEN[1] = 10 GPD PER EMPLOYEE (ASSUME 4 EMPLOYEES)
6 GPD PER CUSTOMER (ASSUME 20 CUSTOMERS)

OFFICE[2] = 13 GPD PER EMPLOYEE (ASSUME 2 EMPLOYEES)

YOGA STUDIO[3] = 3 GPD PER ATTENDEE (ASSUME 9 ATTENDEES/CLASS * 2 CLASSES PER DAY)

TREATMENT ROOM[4] = 6 GPD PER PATIENT (ASSUME 4 PATIENTS)

OUTDOOR LAVATORY[5] = 5 GPD PER PATIENT (ASSUME 22 USERS)

TOTAL WASTEWATER FLOW = (10*4) + (6*20) + (13*2) + (3*9*2) + (6*4) + (5*80) = 374 GPD

[1]KITCHEN/CAFE SIZED AS A COFFEE SHOP PER THE EPA ONSITE WASTEWATER TREATMENT SYSTEMS MANUAL TABLE 3-6 (TYPICAL WASTEWATER FLOW RATES FROM RECREATIONAL FACILITIES)

[2]OFFICE SIZED AS OFFICE PER THE EPA ONSITE WASTEWATER TREATMENT SYSTEM MANUAL TABLE 3-4 (TYPICAL WASTEWATER FLOW RATES FROM COMMERCIAL SOURCES)

[3]YOGA STUDIO SIZED AS ASSEMBLY HALL PER THE EPA ONSITE WASTEWATER TREATMENT SYSTEM MANUAL TABLE 3-5 (TYPICAL WASTEWATER FLOW RATES FROM INSTITUTIONAL SOURCES)

[4]TREATMENT ROOM SIZED AS PUBLIC LAVATORY PER THE EPA ONSITE WASTEWATER TREATMENT SYSTEM MANUAL TABLE 3-4 (TYPICAL WASTEWATER FLOW RATES FROM COMMERCIAL SOURCES)

[5]OUTDOOR LAVATORY SIZED AS PUBLIC LAVATORY PER THE EPA ONSITE WASTEWATER TREATMENT SYSTEM MANUAL TABLE 3-4 (TYPICAL WASTEWATER FLOW RATES FROM COMMERCIAL SOURCES)

PROVIDED 9.5 INCHES/HOUR (SEE PERCOLATION TESTING DATA DATED 11-10-20):
TRENCH LENGTH = Q/(R*A)
Q=FLOW RATE (GPD)
R=WASTEWATER APPLICATION RATE (GPD/SQFT)
A=TOTAL INFILTRATIVE AREA PER LINEAR FOOT (SQFT)

374/(1.2*12) = 25.972 ≈ 30 LINEAR FEET (L.F.)

TOTAL REQUIRED SYSTEM SIZE = 30 L.F. + 30 L.F. = 60 L.F. (PER PRIMARY/EXPANSION)

PRIMARY LINES #1 PROVIDED: 125 L.F.

PRIMARY LINES #2 PROVIDED: 125 L.F.

EXPANSION LINES #1 PROVIDED: 25 L.F. (1A) + 60 L.F. (1B) = 85 L.F.

EXPANSION LINES #2 PROVIDED: 51 L.F. (2A) + 74 L.F. (2B) = 85 L.F.

NOTE: EXPANSION DRAIN FIELDS SHOWN FOR DEMONSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE INSTALLED.

NOTE: MINIMUM SIZING REQUIREMENTS FOR EXISTING THREE (3) BEDROOM MAIN HOUSE MUST ALSO BE SATISFIED PER SMCEH REQUIREMENTS IN THE EVENT THE DEVELOPMENT IS RETURNED BACK TO EXISTING USAGE.

RESIDENTIAL SIZING REQUIREMENTS:

MAIN HOUSE = 3 BEDROOMS = 70 L.F.

TOTAL REQUIRED SIZE = 70 L.F.

EXPANSION LINE AREA TREE NOTE:
WHEN AND IF THE EXPANSION LINES ARE TO BE INSTALLED, ALL TREES WITHIN EXPANSION FIELD AREA ARE TO BE REMOVED UNDER ARBORIST RECOMMENDATIONS.

NOTE
O CONST UCT ON STA N
SC E U N O UOTAT ONS
EASE CONTACT A E A AYA
AT EA A EEN NEE N
E T
F

CALL 1-800-227-2600 BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

LEGEND

PROPOSED	DESCRIPTION
	BOUNDARY
	PRIMARY LEACH LINE
	EXPANSION LEACH LINE
	EXISTING LEACH LINE
	EXISTING LEACH LINE TO BE REMOVED
	RETAINING WALL
	LANDSCAPE RETAINING WALL
TL	TIGHTLINE
E	EFFLUENT LINE
	SET BACK LINE
W	WATER LINE
X	FENCE LINE
P	PRESSURE LINE
JT	JOINT TRENCH
SUB	SUBDRAIN LINE
	GRADING LIMIT LINE
Q_{DV}	DIVERSION VALVE
D_{DS}	DOWNSPOUT
O_{SSCO}	SANITARY SEWER CLEANOUT
AD	AREA DRAIN
333.97 BFP	SPOT ELEVATION
200	CONTOURS
(0)	PERCOLATION TESTING LOCATION

HATCH LEGEND

AREAS OF SLOPE GREATER THAN 50%

ABBREVIATIONS

AD	AREA DRAIN
BFP	BACKFLOW PREVENTOR
CB	CATCH BASIN
℄	CENTER LINE
CO	CLEANOUT
DIV	DIVERSION VALVE
E	EFFLUENT
ELEV	ELEVATIONS
(E)	EXISTING
FL	FLOW LINE
INV	INVERT ELEVATION
JT	JOINT TRENCH
LNDG	LANDING
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
℄	PROPERTY LINE
RIM	RIM ELEVATION
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
TW/FG	TOP OF WALL/FINISH GRADE
TYP	TYPICAL
W/	WITH
W, WL	WATER LINE

GENERAL INSTALLATION NOTES:

PERMITS:
CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM SHALL NOT COMMENCE WITHOUT WRITTEN APPROVAL FROM TOWN OF WOODSIDE AND SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES.

PLAN CHANGES:
CHANGES TO THE PLANS OR SPECIFICATIONS SHALL BE MADE ONLY AFTER CONSULTATION WITH AND APPROVAL OF THE DESIGNER AND PERMITTING AGENCY.

INSTALLATION:
ALL INSTALLATION WORK SHALL BE IN ACCORDANCE WITH TOWN OF WOODSIDE AND SAN MATEO COUNTY SEWAGE DISPOSAL ORDINANCES.

LOCATION OF THE SEPTIC TANK AND LEACHING TRENCHES:
LOCATIONS SHOWN ON THE PLANS ARE SUBJECT TO ADJUSTMENT IN THE FIELD BY DESIGNER WITH APPROVAL OF THE PERMITTING AGENCY. TRENCHES SHALL BE INSTALLED ALONG LEVEL CONTOUR TO ENSURE THE TRENCH BOTTOM IS MAINTAINED LEVEL THROUGHOUT THE ENTIRE LENGTH. A TRIPOD-MOUNTED LASER SHALL BE REQUIRED ON SITE.

DRAINFIELDS (LEACHING TRENCH):
THE FOLLOWING SHALL APPLY TO DRAIN FIELD INSTALLATION:
- TEN FEET FROM ANY BUILDING FOUNDATION AND RETAINING WALL.
- TEN FEET FROM ANY PROPERTY LINE.
- TRENCHES SHALL BE OUTSIDE DRIP LINE OF EXISTING TREES UNLESS APPROVED BY PERMITTING AUTHORITY UPON RECOMMENDATION OF LICENSED ARBORIST.
- 100' FROM ANY WELL.
- TWENTY-FIVE FEET (25') FROM ANY SLOPE EXCEEDING 50% AND LESS THAN TWELVE FEET (12') IN HEIGHT.
- FIFTY FEET (50') FROM ANY SLOPE EXCEEDING 50% AND GREATER THAN TWELVE FEET (12') IN HEIGHT.
- ALL LINES ARE SHOWN AT LEAST EIGHT (8) TIMES THE DIAMETER AWAY OF ALL MAJOR TREES.

SEPTIC TANK AND DRAINFIELD CONSTRUCTION NOTES:

1. INSTALL A 2,500-GALLON CONCRETE PRECAST SEPTIC TANK.
2. INSTALL GAS-TIGHT RISER TO GRADE.
3. INSTALL A LANGLEY HILL QUARRY DIVERSION VALVE.
4. INSTALL A DUAL LEACHING SYSTEM SEPARATED BY A DIVERSION VALVE.
5. INSTALL AN INSPECTION RISER AT THE END OF EACH TRENCH IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. THE INSPECTION RISER MAY BE CUT BELOW GRADE AND INSTALLED WITHIN A WATERTIGHT LANDSCAPE IRRIGATION ENCLOSURE.

TRENCHING NOTE:
ALL TRENCHING FOR THE PROPOSED LEACHFIELDS WITHIN THE DRIPLINES OF ANY SIGNIFICANT TREE WILL BE DONE BY HAND UNDER THE SUPERVISION OF THE PROJECT ARBORIST

STAKING NOTES:

LEA & BRAZE SHALL STAKE OUT PROPOSED SEPTIC SYSTEM FOR VERIFICATION BY SAN MATEO COUNTY ENVIRONMENTAL HEALTH PRIOR TO SITE INSPECTION

SHEET INDEX

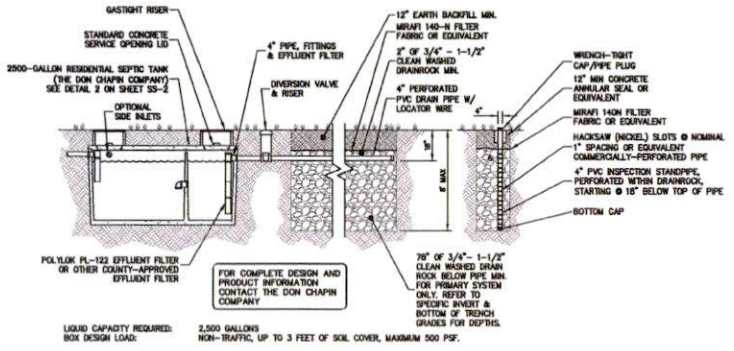
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS * LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY. WEST, HAYWARD, CALIFORNIA 94545, (510) 887-4086
REGIONAL OFFICES: SAN RAMON, DUBLIN, SAN JOSE (COMING SOON)
WWW.LEABRAZE.COM

10707 LA HONDA ROAD
UNINCORPORATED SAN MATEO COUNTY, CALIFORNIA
APN: 078-181-010
SAN MATEO COUNTY

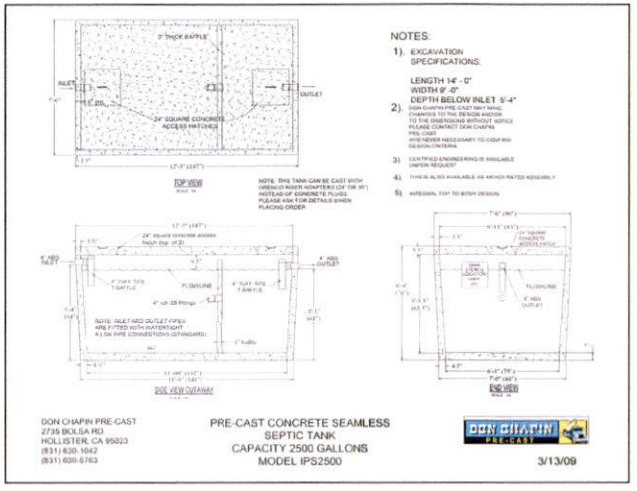
SEPTIC CONSTRUCTION PLAN

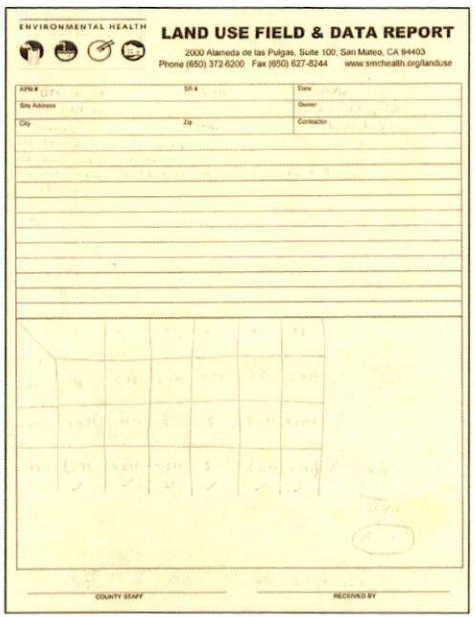
06-30-2025 ARCH UPDATES	AS
01-16-2024 COUNTY COMMENT	ZA
REVISIONS	BY
JOB NO:	2200903
DATE:	08-26-21
SCALE:	1"=20'
DESIGN BY:	AK
CHECKED BY:	RM
SHEET NO:	SS-1

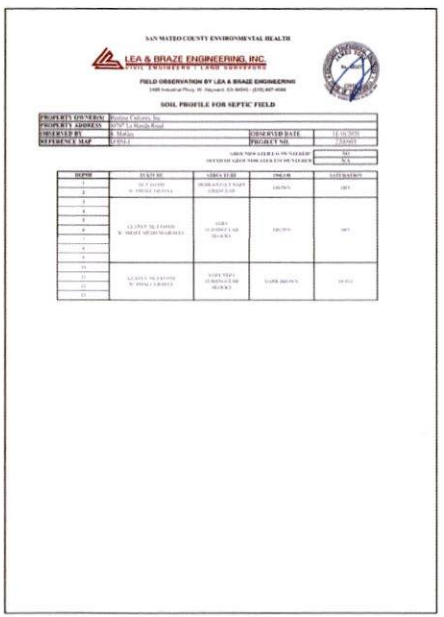
1 OF 2 SHEETS



1 SS-2 **MIXED-USE SEPTIC TANK**
NTS







3 SS-2 **PERCOLATION TEST DATA**
NTS

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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HAYWARD, CALIFORNIA 94545
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10707 LA HONDA ROAD
UNINCORPORATED SAN MATEO COUNTY, CALIFORNIA
SAN MATEO COUNTY
APN: 078-181-010

SEPTIC DETAILS

08-30-2023 ARCH UPDATES	AS
01-18-2024 COUNTY COMMENT	ZA
REVISIONS	BY

JOB NO: 2200903
DATE: 08-28-21
SCALE:
DESIGN BY: AK
CHECKED BY: RM
SHEET NO:

SS-2

2 OF 2 SHEETS

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

RECEIVED
Aug 11, 2023
San Mateo County
Planning Division

Biological Site Assessment

Site:

Ms. Toni Cupal
Healing Cultures, Inc.
10707 La Honda Road
Woodside, CA 94062
Assessor's Parcel 078-190-210

Prepared for:

Ms. Toni Cupal
Healing Cultures, Inc.
10707 La Honda Road
Woodside, CA 94062

Project:

Biological Site Assessment

Prepared by:

Daniel Edelstein
Environmental Scientist, Consulting Biologist*,
Avian Biologist & Certified Wildlife Biologist Asc.
(* = Federal US Fish & Wildlife Service
10(a)1(A) Permit Holder #TE-1017403-4
valid through March, 2024)

Submitted on:

March 14, 2023

Consulting Biologist & Certified Wildlife Biologist Asc.
For The Environmental Consulting Field

12 Kingfisher Court • 415-246-5404
Novato, CA 94949
DanielEdelstein@att.net WarblerWatch.com

DANIEL EDELSTEIN, CONSULTING BIOLOGIST

March 14, 2023

To whom it may concern:

I. Introduction And Summary

On behalf of Ms. Toni Cupal (Owner), the following Biological Site Assessment report (Report) is submitted to satisfy an advisory from the San Mateo County Planning and Building Department (Department) to the Owner in relation to her application for three permits* related to a proposed Project (Project)* at Healing Cultures, Inc., 10707 La Honda Road, Woodside, CA 94062 (Assessor's Parcel (078-190-210) (Site).

(* = 1) Resource Management Permit; 2) Use Permit; and 3) Grading Permit)

(See below for a description of the Project. Related figures in appear in Appendix A and photos in Appendix B, below.)

The Project on the 11.4-acre Site[1] involves replacement of the existing driveway and retaining walls, and the addition of a fire truck turn-around on the lower area of the driveway where it ends on the Site. In addition, there will be a remote parking area,

[1] See: Arborist Report — *Evaluation and Request for Removal Permits for 19 Trees Located at 10707 La Honda Road, Woodside, CA,* Paul McGuire, McGuire Tree Care, May 18, 2022

approximately 900' to the southwest, with a new nature path connecting it to the building site. The existing house will be re-used, and a new 2nd floor will be added atop an existing one-story garage on the Site.

The scope of the analysis that follows provides analysis of Project details related to the following answers to assessment questions that form the basis of this Report and address the Department's guidelines for the format required by it[2]:

1. "No, the project will not adversely affect riparian lands, wetlands, marshes, and other significant, rare, special-status wildlife habitats at the Site.

Specific to the parcel, both an unnamed slough/culvert watercourse (Culvert) and La Honda Creek shown in the *County of San Mateo Planning and Building Map Viewer*[3] (Map Viewer) were assessed during my February 22, 2023 Site survey (Survey) (See Photo 6 in Appendix A.) The prime purpose for assessing the Site's two watercourses is because their location is near a Project element related to the expansion of the driveway turnaround area.

In turn, details below discuss how the Culvert transports water runoff through a black pipe and corridor that does not host wetland/riparian vegetation nor does its top of bank area that is near where three trees are scheduled to be removed as part of the Project.

Recommended avoidance measures and Best Management Practices related to the removal of the three trees are highlighted below in the *Conclusions and Recommendations* section.

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[2] See: https://www.smcgov.org/planning/biological-impact

[3] See: https://gis.smcgov.org/Html5Viewer/Index.html?configBase=https://gis.smcgov.org/Geocortex/Essentials/REST/sites/publicplanning_sql/viewers/HTML52110/virtualdirectory/Resources/Config/Default

2. No," the project will not substantially reduce the number or restrict the range of any rare, endangered or threatened plant and wildlife species. Similarly, the Project will not result in any potentially significant adverse biological impacts to the environment, including the plant and wildlife species that occur at the Site and nearby it[4].

3. No," the project will not cause a fish or wildlife population to drop below self-sustaining levels.

Sections beyond this *Introduction* elaborate on the three above conclusions, in addition to noting avoidance measures the Owner will implement to ensure no significant negative impacts will result upon the Site's biological and wetland resources and, thus, ensure the Owner satisfies regulatory measures (Regulatory Measures). The last section, below, *Conclusions and Recommendations,* lists recommended avoidance measures.

In specific, Regulatory Measures assessed in this Report analyze whether the Project would result in potentially significant negative biological impacts pursuant to the California Environmental Quality Act (CEQA).

My analysis included:

(1) a review of the vegetation habitat(s) on the Site, with focus upon the potential for rare, special-status plant and wildlife species to exist on the parcel.

(2) a review of the California Natural Diversity Data Base (CNDDB)[5] to determine if any populations of endangered, threatened, or rare species have occurred historically or are currently known to exist in the Site's vicinity.

(As background, the CNDDB is organized into map areas based on 7.5-minute topographic maps produced by the US Geological Survey. All

[4] California Natural Diversity Database (CNDDB) search occurred on February 21, 2023 within the United States Geological Survey (USGS) 7.5-minute La Honda quadrangle and surrounding area.

[5] California Natural Diversity Database (CNDDB) search occurred on February 21, 2023 within the United States Geological Survey (USGS) 7.5 minute La Honda quadrangle and surrounding area.

known observations of rare, special-status species and rare, sensitive habitat communities are mapped on the quadrangle maps. The database features information for each species' reported occurrence, including specific location of an individual plant or wildlife sighting or rare, sensitive habitat.

The Site is within the La Honda 7.5-minute quadrangle. A search of the CNDDB for records of occurrence of special status animals and plants and natural communities within this quadrangle and surrounding areas listed a variety of rare, special-status species present near the Site, but none were reported to occur on the parcel. See below within the *Existing Setting and Biological Conditions at the Site* section for more details about its potential to host rare, special-status plant and wildlife species.

(3) details in the below *Conclusions and Recommendations* as to whether the proposed Project has the potential to result in negative impacts to sensitive habitats or to rare, special-status species.

Note my biological survey experience for more than twenty years as a Consulting Biologist has included field survey assessments among the nine San Francisco Bay Area counties, including several in the past within San Mateo County, in addition to preparing diverse regulatory compliance reports, including Biological Assessments, Initial Studies, Mitigated Negative Declarations, etc.

2. Proposed Project Action Description

The Project seeks to a) modify and widen an existing driveway to accommodate emergency vehicle access; b) modify and expand a turn-about at the southern endpoint of the driveway; c) add a second floor to an existing one-story garage; and d) remove 19 trees to accommodate the implementation of #a-#c, above.

3. Existing Setting and Biological Conditions at the Site

3.1 Site

Situated in a rural, secluded portion of Woodside, California, the Site is already developed and hosts several structures that serve as a classroom, kitchen, office space, and maintenance/garage facilities.

The Site is not located in the California Coastal Zone because it is too far inland (east of the Pacific Ocean coastline)[6].

The Site is surrounded on all sides by forested, private parcels of varying sizes, some of which host residence and others that remain undeveloped.

According to the Map Viewer for the Site[7], La Honda Creek flows west toward the community of La Honda and, afterward, toward the Pacific Ocean. During the Survey, La Honda Creek hosted a robust flow of water that ranged from six inches to two-feet deep at different stretches where it occurs on the Site. See below for further details related to La Honda Creek and the gulch that flows into it (See Photo 6, below.)

3.2 Vegetation

A description of the vegetation habitat and plant species on the Site appears below in the *Survey Results and Analysis of the Project's Potential Negative Impacts Upon Special-status Plant and Wildlife Species*.

The Site's vegetation communities and habitats were assessed via the aforementioned Survey according to the *List of Vegetation Alliances and Associations (or Natural*

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[6] See: https://databasin.org/datasets/ece6ae2d026b43959cfa11cceb2c07ac/

[7] See: https://gis.smcgov.org/Html5Viewer/Index.html?configBase=https://gis.smcgov.org/Geocortex/Essentials/REST/sites/publicplanning_sql/viewers/HTML52110/virtualdirectory/Resources/Config/Default

Communities List) (California Department of Fish and Wildlife (CDFW) 2010) (List).

This List is based on *A Manual of California Vegetation*, Second Edition (Sawyer et al 2009), which is the National Vegetation Classification applied to California.

As for the Site's vegetation, cultivated, non-native plant species associated with the parcel's developed portions (e.g., building and driveway/entrance/parking areas) adjacent to three natural vegetation communities according to the aforementioned *A Manual of California Vegetation*: a) upland, Non-native Grassland; 2 Coast Live Oak-California Bay; and b) Coastal Redwood Forest — with the latter habitat adjacent to La Honda Creek that partially flows into two different portions of the Site[8].

A list of the Site's vegetation observed during the Survey appears in Appendix D, below.

None of them are designated rare, special-status plant species based on the above botanical resources and a query of both the *California Natural Diversity Database* (CNDDB) and *California Native Plant Society* (Society) database for the Site's location within the United States Geological Survey (USGS) 7.5-minute La Honda quadrangle[9]. No suitable habitat occurs on the Site to potentially host one or more of the 14 rare, special-status plant species listed by the Society within the La Honda quadrangle and all its surrounding USGS 7.5-minute quadrangles.

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[8] Holland, Robert F. 1986. *Preliminary Descriptions of the Terrestrial Natural Communities of California*, California Dept. of Fish and Game, Sacramento, CA

[9] See: California Native Plant Society, https://rareplants.cnps.org/Search/result?frm=T&ccl=SMT&sl=1&quad=3712233:&elev=:m:o

3.3 Wildlife

The Site's habitat conditions mentioned support diverse wildlife species, primarily common species occurring in both natural, undeveloped forested areas of San Mateo County and cultivated/disturbed forested areas adjacent to developed residences such as the Site's setting.

The Site's habitats provide sheltering, roosting, foraging, and nesting sites for diverse species birds, mammals, reptiles, and amphibians. Mature Coast Live Oak, Coastal Redwood, and California Bay trees host both foraging and nesting bird species. These same trees also serve as over-wintering and maternal breeding colonies for bat species.

Several common wildlife species were detected during the Survey and appear in the Appendix D list, below.

3.4 Wetlands, Including A Culvert And La Honda Creek

The Site hosts a Culvert that does not contain water because a large-diameter, black pipe carries above runoff water downward toward La Honda Creek (See Appendix A, Photo 6).

Note the Culvert and its top of bank do not host any wetland/riparian plant species.

Beyond La Honda Creek that occurs on the Site in two separate portions where it crosses within the parcel's boundaries, no other wetland resources occur on the parcel.

See below for a description of plant species observed during the Survey and Appendix D.

Based on the above information and other details that follow, the *Conclusions and Recommendations* section advises regulatory compliance avoidance measures (Avoidance Measures) that the

Owner should implement to satisfy the Department's setback buffer zone minimum requirements, given the Project includes removal of one tree (Tree #11) closer than 25 feet to the gulch's top of bank habitat[10] [11].

No hydric or wetland soils are present where the Project activities noted above are proposed to occur[12].

3.5 Rare, Sensitive Habitats

Note the Survey included assessing the Site for the previously mentioned wetland resources and other "waters of the U.S." potentially subject to federal jurisdiction under the Clean Water Act or state or local jurisdiction under the Porter-Cologne Water Quality Control Act. The review included an investigation of existing landforms, vegetation, hydrology, and soil conditions that are conditions that may qualify them as sensitive habitats according to CDFW.

Based on the Survey that included consulting a CNDDB report for the Site before it occurred, no rare, sensitive habitat exists at the Site.

Nonetheless, the aforementioned Culvert and La Honda Creek are regulated by the Corps of Engineers as a water of the U.S. under Section 404 of the Clean Water Act or by the SFBRWQCB as a water of the state of California under the Porter-Cologne Act. In addition, both the Culvert and La Honda Creek are likely subject to the jurisdiction of the CDFW pursuant to its Section 1602 regulations.

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[10] See: https://www.smcgov.org/media/101461/download?inline=

[11] See: https://www.woodsidetown.org/sites/default/files/fileattachments/planning/page/4191/2017-589_-_chapter_153_-_zoning.pdf

[12] See: http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

3.6 Rare, Special-status Species

For the Survey, I prepared for assessing the Site's potential to host rare, special-status species by consulting the most current CNDDB list of rare, special-status species that occur in the Woodside region within which the Site occurs[13].

As background, the CNDDB is organized into map areas based on 7.5-minute topographic maps produced by the US Geological Survey. All known occurrences of sensitive species and important natural communities are mapped on the quadrangle maps. The database gives further detailed information on each occurrence, including specific location of the individual, population, or habitat (if possible) and the presumed current state of the population or habitat. The project site is located on the La Honda 7.5-minute quadrangle. A search of the CNDDB for records of occurrence of rare, special-status wildlife and plants and natural communities within this quadrangle and surrounding areas indicated that a number of rare, special-status species have occurred in the project vicinity.

Rare, Special-status Plant Species at the Site. Regarding assessment of rare, status-plant species at the Site, ones I evaluated for their absence or presence at the Site includes: a) species that are listed or proposed for listing as threatened or endangered under the federal Endangered Species Act; (b) species that are listed, or proposed for listing by the state of California as threatened or endangered under the California Endangered Species Act; (c) plants considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered in California and elsewhere; and (iv) plant species that meet the definition of rare or endangered under CEQA.

[13] California Natural Diversity Database (CNDDB) search occurred on February 21, 2023 within the United States Geological Survey (USGS) 7.5 minute La Honda quadrangle and surrounding area

A list of special status plants with potential to occur on the property was developed from the CDFW's California Natural Diversity Data Base. A complete list of special status plant species occurring in the vicinity of the property is included in Table 1. The Appendix C table, below, includes all species mentioned in the CNDDB within approximately five miles of the site. The table includes an evaluation of the potential for rare, sensitive plant species to occur at the Site. None of the ones present on the Appendix C list below are judged to have potential for occurrence at the Site.

Given the CNDDB result and based on the habitat conditions at the Site, species with potential for occurrence in the Appendix C list are the San Francisco Dusky-footed Woodrat (*Neotoma fuscipes annectens*), California Red-legged Frog (*Rana draytonii*), and Foothill Yellow-legged Frog (*Rana boylii*). Assessment* for the above three sensitive wildlife species and their potential for occurrence at the Site are noted below. (* = None of the three species is likely to be negatively impacted by the Project, given these species were not noted during the Survey upon the Site and its habitat is not suitable for successful breeding by the two frog species.)

Rare, Special-status Wildlife at the Site

San Francisco Dusky-footed Woodrat. Designated a California Species of Special Concern by the CDFW, the San Francisco Dusky-footed Woodrat is one of eleven subspecies (or races) of the Dusky-footed Woodrat. As a species, it occurs in diverse habitats within San Francisco Bay counties south through the Santa Cruz Mountains to Elkhorn Slough and inland to the Mount Diablo area. The species is most abundant in riparian, oak woodland, and scrub habitats. It usually employs sticks and branches to construct conical-shaped nests either on the ground or in tree branches, often placed in lowland areas such as the Site's Culver area and along La Honda Creek. The nests are used for rearing newborns and sheltering, among other uses.

However, during the Survey no Dusky-footed Woodrat nests or individuals were seen. As a result, no additional pre-construction survey for this mammal species is advised.

California Red-legged Frog. Primarily occurring in natural aquatic habitats — ponds, lakes, marshes, placid year-round/perennial watercourses, and other permanent sources of water — and human-made reservoirs, stock pond-like settings (e.g., agricultural ponds) upon developed parcels, this federally endangered amphibian is the largest native frog in the western United States.

Adult females are larger than males at approximately 5.4 inches in length. Males reach 4.5 inches. This federally threatened species thrives best where year-round, permanent water habitat occurs. Crucial to its presence or absence is its need for shorelines with extensive vegetation along with standing water during its prime breeding spectrum from January through July in northern California such as where the Site resides.

More specific, this four- to six-inch frog, requires 11-20 weeks of permanent water for larval development and requires access to aestivation habitat (i.e., summer habitat after it has completed its breeding cycle)[14].

Based on the Site's conditions, the California Red-legged Frog is unlikely to occur on the Site during the breeding season or as a dispersal corridor for adults that wander onto the parcel from adjacent habitat, especially the La Honda Creek corridor.

Its low to no potential for occurrence on the Site within its Culver or La Honda Creek is due to the absence of water in the Culver and because the fast-flowing La Honda Creek (when water is present, such as during winter) does not

[14] See: https://www.fws.gov/species/california-red-legged-frog-rana-draytonii

offer the placid pond-like setting California Red-legged Frog requires for ideal breeding conditions.

Assessment of the Site's location prior to the Survey indicated it does not occur within US Fish and Wildlife (USFWS) critical habitat designated for this species. Consequently, it is not surprising that no California Red-legged Frog were seen during the Survey. In turn, it is judged that the Project will result in less than significant negative impacts upon this species.

Foothill Yellow-legged Frog. As a California Species of Special Concern, this amphibian occurs in variety of habitat types, but always requires partly-shaded shallow streams with turbid riffles amid rocky substrate. For egg-laying, this frog species requires cobble-sized substrate. The larvae require 15 or more weeks to develop.

As noted above, the Culver on the Site does not host flowing water, so it will not host this species. Related, note La Honda Creek does not have rocky substrate nor extensive riffle activity, especially during the prime breeding season period for Foothill Yellow-legged Frog (March through early June for the Site's location). These two habitat elements are essential to attract and assist successful breeding for this species.

Given the above information, the Site's watercourses should not be considered suitable habitat to support this species. Consequently, the Project will not result in negative impacts upon this amphibian species.

4. Regulatory Background

The following provides regulatory background information regarding special status species and sensitive habitats:

4.1 Sensitive Habitats

Sensitive habitats are those habitats which have been identified by local, state, or federal agencies as areas which provided special functions or values. These habitats are subject to regulation under various local, state, and federal regulations such as the following:

The following provides regulatory background information regarding special status species and sensitive habitats:

4.1 Sensitive Habitats

Sensitive habitats are those habitats which have been identified by local, state, or federal agencies as areas which provided special functions or values. These habitats are subject to regulation under various local, state, and federal regulations such as the following:

City or County Tree Ordinances	The California Endangered Species Act
City or County General Plan Land Use Areas	The Federal Clean Water Act
City, County, State, or Federal Special Habitat Management Areas	The Federal Endangered Species Act (listed species or critical habitat)
The California Porter-Cologne Act	The Federal Migratory Bird Treaty Act
The California Coastal Act	The Bald and Golden Eagle Protection Act
The California Environmental Quality Act (CEQA)	The National Environmental Protection Act
Habitats such as serpentine soils or vernal pools supporting plant species on California Native Plant Society (CNPS) Lists 1 and 2 which are considered special status habitats under CEQA.	The Federal Magnuson-Stevens Fishery Conservation and Management Act
The California Department of Fish and Wildlife Lake and Streambed Alteration Agreement Program	The Federal Coastal Zone Management Act

Sensitive habitats potentially found within the Project Area include:

Waters of the United States. The Department of the Army, acting through the U.S. Army Corps of Engineers (USACE), has the authority to permit the discharge of dredge or fill material in waters of the U.S. under Section 404 of the Clean Water Act (CWA). Waters of the U.S. include both wetlands and "other waters of the U.S." Wetlands and other waters of the U.S. are described by U.S. Environmental

Protection Agency (US EPA) and USACE regulations (40 CFR § 230.3(s) and 33 CFR § 328.3(a), respectively). US EPA and the USACE define wetlands as "...those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (US EPA regulations at 40 CFR § 230.3(t); USACE regulations at 33 CFR § 328.3(b)). Both natural and manmade wetlands and other waters (not vegetated by a dominance of rooted emergent vegetation) are subject to regulation.

The geographic extent of wetlands is defined by the collective presence of a dominance of wetland vegetation, wetland hydrology conditions, and wetland soil conditions as determined following the USACE's *1987 Wetlands Delineation Manual* (1987 Manual); the USACE' *2008 Regional Supplement to Corps of Engineers Wetland Delineation Manual: Arid West, Version 2.0* (Arid West Regional Supplement); and supporting guidance documents. The geographic extent of other waters of the U.S. is defined by an ordinary high water mark (OHWM) in non-tidal waters (33 CFR. §328.3(e)) and by the High Tide Line within tidal waters (33 CFR. §328.3(d)).

Navigable Waters Protection Rule. In 2020, the federal administration obtained approval of the Navigable Waters Protection Rule (NWPR) that altered the reach of the nation's Clean Water Act. The NWPR has four categories of jurisdictional waters and twelve categories of excluded waters/features. There is no standalone interstate waters category and no case-specific significant nexus analysis. Key changes were made for defining tributary, adjacent wetland, ditches, lakes, ponds, and impoundments, and new definitions for defining typical year versus normal, perennial, intermittent, ephemeral, snowpack, and ditches were created. No change was made to the definition of wetlands or the methodology for defining wetlands. Under the NWPR, WOTUS includes 1) territorial seas and traditional navigable waters; 2) tributaries; 3) lakes and ponds, and impoundments of jurisdictional waters; and 4) adjacent wetlands.

Waters of the State. Waters of the State are defined more broadly than "waters of the US" to mean "any surface water or groundwater, including saline waters, within the boundaries of the state" (Water Code section 13050(e)). Examples include, but are not limited to, rivers, streams, lakes, bays, marshes, mudflats, unvegetated seasonally ponded areas, drainage swales, sloughs, wet meadows, natural ponds, vernal pools, diked baylands, seasonal wetlands, and riparian woodlands. Waters of the State include all waters within the state's boundaries, whether private or public, including waters in both natural and artificial channels. They include all "waters of the United States"; all surface waters that are not "waters of the United States, e.g., non-jurisdictional wetlands, groundwater, and the territorial seas.

The State Water Quality Control Board (SWQCB) and its Regional Boards, including the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB), routinely rely on the USACE/USEPA jurisdictional determinations as the Water Boards have no adopted methodology for the identification and delineation of wetlands or other waters of the State. However, as a matter of policy, the SWQCB/SFBRWQCB consider wetlands and waters determined non-jurisdictional by the USACE/USEPA under SWANCC or Rapanos guidance to remain jurisdictional as waters of the State subject to SWQCB/SFBRWQCB jurisdiction. Similarly, the SWQCB/SFBRWQCB typically takes jurisdiction over wetlands and other waters where the USACE/USEPA has determined that a wetland or other water of the US is exempted or excluded from jurisdiction or where the USACE/USEPA determines that the proposed project activity is exempt from regulation.

Lakes, Streams, Riparian Habitats, Sensitive Plant Communities. CDFW regulates lakes and streams under its Section 1602. In so doing, this agency's jurisdiction constitutes "all rivers, streams, lakes, and streambeds in the State of California, including all rivers, streams and streambeds which have intermittent flows of water." (Title 14 *California Code of Regulations* [CCR] § 720). The CDFW takes jurisdiction under its Lake and Streambed Alteration Agreement Program for any work undertaken in or near a river, stream, or lake that flows at least

intermittently through a bed or channel. This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

The CDFW does not have a methodology for the identification and delineation of the jurisdictional limits of streams except for the general guidance provided in *A Field Guide to Lake and Streambed Alteration Agreements, Section 1600-1607 California Fish and Game Code* (CDFG 1994). In making jurisdictional determinations, CDFW staff typically rely on field observation of physical features that provide evidence of water flow through a bed and channel such as observed flowing water, sediment deposits and drift deposits, and that the stream supports fish or other aquatic life. Riparian habitat is not specifically defined by the Fish and Game Code but CDFW takes jurisdiction over areas within the flood plain of a body of water where the vegetation (grass, sedges, rushes, forbs, shrubs, and trees) is supported by the surface or subsurface flow.

Sensitive plant communities are those natural plant communities identified in local or regional plans, policies, ordinances, regulations, or by the CDFW which provide special functions or values. The CDFW natural plant communities considered sensitive are those that CDFW ranks as sensitive communities that are 'threatened' or 'very threatened' and keeps records of their occurrences in its California Natural Diversity Data Base (CNDDB). All known occurrences of sensitive habitats are mapped onto 7.5-minute USGS topographic quadrangle maps maintained by the CNDDB. Sensitive plant communities are also identified by CDFW on their List of California Natural Communities Recognized by the CNDDB. Impacts to sensitive natural communities must be considered and evaluated under CEQA.

4.2 Rare, Special-status Species

Federal Endangered Species Act (FESA). The FESA is intended to help protect the ecosystems upon which endangered and threatened species depend. The FESA establishes an official listing process for plants and animals considered to be in danger of extinction; requires development of specific plans of action for the recovery of listed species; and restricts activities perceived to harm or kill listed species or affect critical habitat. The FESA prohibits the "take" of endangered or threatened wildlife species. "Take" can be defined as any act that kills or injures a federally listed species, including significant habitat modification or degradation. The FESA also requires federal agencies to ensure that their actions do not jeopardize the continued existence of listed species or adversely modify critical habitat, and to accomplish this in consultation with the U.S. Fish and Wildlife Service (USFWS) or National Marine Fisheries Service (NMFS) pursuant to Section 7 of the FESA. If formal consultation is required, USFWS or NMFS will issue a biological opinion stating whether the permit action is likely to jeopardize the continued existence of the listed species, recommending reasonable and prudent measures to ensure the continued existence of the species, establishing terms and conditions under which the project may proceed, and authorizing incidental take of the species.

California Endangered Species Act (CESA). CDFW administers the California Endangered Species Act (CESA). CESA directs agencies to consult with CDFW on projects or actions that could affect state listed species, directs CDFW to determine whether jeopardy would occur, and allows CDFW to identify "reasonable and prudent alternatives" to the project consistent with conserving the species. The CESA prohibits the taking of state-listed endangered or threatened plant and wildlife species. CDFW exercises authority over mitigation projects involving state- listed species, including those resulting from CEQA mitigation requirements. CDFW ma

authorize taking if an approved habitat management plan or management agreement that avoids or compensates for possible jeopardy is implemented. CDFW requires preparation of mitigation plans in accordance with published guidelines.

California Environmental Quality Act Review. Special status species to be evaluated in reviews pursuant to the California Environmental Quality Act (CEQA) include those species listed by the federal and state governments as endangered, threatened, or rare or candidate species for these lists. Endangered or threatened species are protected by the federal Endangered Species Act of 1973 as amended, the California Native Plant Protection Act of 1977, and the California Endangered Species Act of 1970.

The aforementioned California Environmental Quality Act (CEQA) provides additional protection for unlisted species that meet the "rare" or "endangered" criteria defined in Title 14, California Code of Regulations Section 15380. Special status species also include those species listed by CDFW as Species of Concern (species that face extirpation in California if current population and habitat trends continue), those listed as Fully Protected by CDFW (a designation that provides additional protection to those animals that were rare or faced possible extinction), and bird species designated as Bird Species of Conservation Concern by the USFWS. These state and federal Species of Concern must be evaluated in the context of evaluation under CEQA.

Special status species included in CEQA review also include bat species protected by the California Fish and Game Code and that have been designated with conservation priority by the Western Bat Working Group. CEQA also requires evaluation of impacts to plant species on California Native Plant Society (CNPS) Lists 1 and 2.

4.3 Protections for Migratory Birds

The Migratory Bird Treaty Act (MBTA) implements international treaties devised to protect migratory birds and any of their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. On December 22, 2017, the U.S. Department of Interior's Office of the Solicitor issued Memorandum M-37050, which states an interpretation that the Migratory Bird Treaty Act does not prohibit the accidental or "incidental" taking or killing of migratory birds. In response to the Trump Administration's attempted changes to the MBTA, eight states, including California, filed suit in September of 2018, arguing that the new interpretation inappropriately narrows the MBTA and should be vacated. On August 11, 2020, the Southern District of New York ruled in favor of the long-standing interpretation of the MBTA to protect migratory birds, reinstating the historical ban on incidental take. Just days before leaving office, the previous federal administration to the current Joe Biden presidency finalized its pullback of MBTA regulations, despite the ruling of the federal court. On his first day in office, new President Joe Biden placed Trump's changes to the MBTA on hold, pending further review.

The State of California also incorporates the protection of nongame birds and birds of prey, including their nests, in Sections 3800, 3513, 3503, and 3503.5 of the California Fish and Game (CFG) Code. Section 3503 of the Fish and Game Code makes it unlawful to take, possess, or needlessly destroy the nests or eggs of any bird. Section 3503.5 makes it unlawful to take or possess birds of prey (hawks, eagles, vultures, owls) or destroy their nests or eggs. In December of 2018, California issued new guidance specifying that state law includes "a prohibition on incidental take of migratory birds, notwithstanding any federal reinterpretation of the Migratory Bird Treaty Act" by the Department of Interior.

To ensure compliance with the above regulations, bird nesting surveys are generally required if construction work requires vegetation removal during the bird nesting season. CDFW generally considers the nesting season to be from February 1 to August 31 for most bird species.

Required setbacks to protect active nests from construction activity are usually in the order of about 250 feet for passerines (songbirds) and 500 feet or more for raptors (birds of prey).

4.4 Protection for Bat Populations

Bats in this region use a wide variety of roosts, including man-made roosts such as buildings, bridges and Culvers; they also use trees that contain suitable roost habitat. Bats are nocturnal, and select day roosts for rest, protection, pup-rearing and overwintering, and night roosts during seasonal periods of activity during foraging flights. Often, the same day roost provides night roost habitat. Colonial bats roost in groups ranging from several to thousands of individuals. Bats in this region of California are not active year-round. Bats are particularly vulnerable to loss or disturbance of their day roosts, especially during pup-rearing during the summer when bats are not volant (not flying) and during winter months when bats are in torpor or hibernation.

Bats and other non-game mammals are protected in California under the State Fish and Game Code. Protections are necessary for maternity roosts (those that are occupied by pregnant females or females with non-flying young) and non-breeding roosts or day roosts without pregnant females or non-flying young. Significant impacts to bats could result from (i) destruction of an occupied, non-breeding bat roost, resulting in the death of bats; (ii) disturbance that causes the

loss of a maternity colony of bats (resulting in the death of young); or (iii) destruction of hibernacula. This may occur through direct disturbance from destruction of a roost site during structure removal or an indirect disturbance causing behavioral alterations due to construction noise or vibration, or increased human activity in the area.

Bats may be safely evicted in this region during seasonal periods of bat activity; specifically, between March 1, or when evening temperatures are above 45F and rainfall less than ½" in 24 hours occurs, and April 15, or between September 1 through about October 15, or prior to evening temperatures dropping below 45° F and onset of rainfall greater than ½" in 24 hours.

5. Method For The Survey

To assess the Project based on the Department's advisory, I visited the Site on the aforementioned February 22, 2023 date, to conduct the Survey.

In so doing, I walked the entire Site, focusing on the previously-noted areas slated for modification/development (See Appendix B, Photos). My assessment while walking this route documented all vegetation species within La Honda Creek's bed and top of bank.

{Below in the *Survey Results* section, I note: a) no wetland/riparian vegetation species occurred in an unnamed gulch/ephemeral watercourse that flows north to south downward into La Honda Creek (See Appendix B, Photo 6.).

The Survey also included assessing the reputed watercourse and the entire Site for its potential to host rare, special-status plant species (including wetland/riparian plant species) and wildlife species.

In this regard, background research was conducted before my Survey at the Site via a report query at the California Natural Diversity Database (CNDDB) rare, special-status plant and wildlife species know to occur in the Site's area[15].

More detailed related to this dynamic appear in discussion below with the *Survey Results and Analysis of the Project's Potential Negative Impacts Upon Special-status Plant and Wildlife Species* section.

Bird species assessed during the Survey, early-nesting bird species with potential to occur during the Survey date were limited to Red-shouldered Hawk (*Buteo lineatus*), Great Horned Owl (*Bubo virginianus*), Anna's Hummingbird (*Calypte anna*), and Allen's Hummingbird (*Selasphorus sasin*). See below in the *Survey Results* section to note that none of these bird species or their nests were observed the Survey.

In addition, the CNDDB query indicated the region has the potential to attract Hoary Bat (*Lasiurus cinereus*), Townsend's Big-eared Bat (*Coerynorhinus townsendii*), and Pallid Bat (*Astrozous pallidus*), so the Survey included assessing whether the Site hosted over-wintering, roosting individuals of these flying mammal species[16].

For the above bat species, tree cavities were checked for the potential presence of roosting bats along with the potential presence of their signs, such as feces/guano (on tree bark and the ground below trees) and body oil/urine statins (on tree bark).

To monitor for the potential presence of the aforementioned bird species, the Survey included checking for feathers, pellets,

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[15] California Natural Diversity Database (CNDDB) search occurred on February 21, 2023 within the United States Geological Survey (USGS) 7.5 minute La Honda quadrangle and surrounding area.

[16] California Natural Diversity Database (CNDDB) search occurred on February 15, 2023 within the United States Geological Survey (USGS) 7.5-minute La Honda quadrangle and surrounding area.

and whitewash excrement on vegetation and on the ground. High-powered 10 x 42 Swarovski binoculars were employed.

As for rare, special-status amphibian species potentially on the Site (and, especially) within or near the reputed watercourse, the CNDDB listed the previously-noted California Red-legged Frog and Foothill Yellow-legged Frog in the region. See below for Survey details that note the absence of these two amphibian species on the Site or nearby it in La Honda Creek.

6. Survey Results and Analysis

No rare, special-status plant or wildlife species were observed during the Survey. Likewise, no wetland/riparian plant species were observed during the Survey, including an absence of riparian plant species within the gulch hosting a black pipe (that carries water downward on the Site to a portion of La Honda Creek that is off the Site) (See Appendix B, Photo 6). Likewise, no wetland/riparian plant species occur at the gulch's top of bank or anywhere else on the Site.

Common plant species observed during the Survey among the Site's natural areas included California Bay (*Umbellularia* californica), Coast Live Oak (*Quercus agrifolia*), Coastal Redwood (*Sequoia sempervirens*), Madrone (*Artbutus menziesii*), Western Sword Fern (*Polystichum munitum*), Wood Fern (*Dryopteris filix-mas*), Common Yellow Woodsorrell (*Oxalis stricta*), Bedstraw (*Galium aparine*), French Broom (*Genista monspessulana*), Himalayan Blackberry (*Rubus discolor*), English Ivy (*Hedera helix*), German Ivy (*Delairea odorata),* and Poison Oak (*Toxicodendron diversilobum*).

Together, the above plant species form a California Bay-Coast Live Oak vegetation habitat complex that is typical for moist, forested Mill Valley parcels such as the one on the Site and in

the region[17]. This kind of habitat is especially common in central and northern California where north-facing slopes similar to the Site's exist.

None of the above plant species on the above list is considered a rare, special-status species based on designations developed by the California Native Plant Society (CNPS) and via a query of its web site for the region within which the Site occurs, including the La Honda 7.5-minute United States Geological Survey (USGS) quadrangle and all of its surrounding quadrangles[18].

Before the Survey occurred, a list of the region's rare, special-status plant species candidates for the Site were noted during an online search via the CNPS web site[19]. (See Appendix C, below.)

None of the candidate species obtained from the online search at the CNPS web site were seen during the Survey.

A list of plant species observed during the Survey is present in Appendix D, below. Appendix C lists rare, special-status wildlife species that have potential to occur in the region within which the Site exists.

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[17] Holland, Robert F. 1986. *Preliminary Descriptions of the Terrestrial Natural Communities of California,* page 87, Element Code 81310, California Dept. of Fish and Game, Sacramento, CA

[18] See the California Native Plant Society list for the La Honda 7.5-minute USGS quadrangle within which the Site occurs (along with all of its surrounding quadrangles):
https://rareplants.cnps.org/Search/result?frm=T&crpr=1A:1B:2A:2B&ccl=SMT&sl=1&quad=3712233:3712223:3712234:3712243:3712242:3712222:3712232:&elev=:m:o

[19] Ibid.

Note the plant identification portion of the Survey occurred outside the period for the majority of potential rare, special-status plant species potentially present on the Site. Even during the optimum, typical plant species blooming period on the Site (March through June, annually), rare, special-status plant species would not be expected to occur on the Site due to competition from invasive, non-native plant species already present and, in addition, due to periodic human disturbance on the Site.

As for wildlife species on the Survey, no common or rare, special-status species were observed so none appear in the Appendix D list. Appendix C hosts rare, special-status wildlife species that have potential to occur in the region within which the Site exists.

The two previously mentioned raptors— Red-shouldered Hawk and Great Horned Owl — were not present during the Survey nor were their nests. The absence of these two common raptor species is not surprising, given they often prefer either larger parcels than the Site's and less close proximity to residential houses and associated periodic human disturbance. In addition, evidence of past raptor nests was not seen during the Survey on the Site.

Likewise, Anna's Hummingbird individuals were not seen during the Survey and none of this species nests were observed during the Survey.

7. Conclusions And Recommendations

As mentioned above in the *Introduction*, the Project actions are not expected to result in negative impacts upon the Site's watercourses and any rare, special-status plant and wildlife species. Likewise, the Culver watercourse does host wetland, riparian plant species nor does its top of bank.

Significant to the Project method prescription, note how several avoidance measure design elements will be implemented to avoid silt runoff and erosion effects that could potentially occur during the construction of the aforementioned turnaround and the removal of the three trees.

Among the 19 trees scheduled for removal, none are designated heritage trees by the Department because non exceed 48 inches or more Diameter Breast Height (DBH). As a result, no mitigation is necessary for this dynamic, in terms of replacement trees for those scheduled for removal.

As for the design elements related adding barricades adjacent to the turnaround area immediately adjacent to its turnaround endpoint (i.e., south-southeast portion of driveway), note the Owner is advised to ensure workers adhere to the following avoidance measures (i.e., Best Management Practices):

- **Habitat Protection:** Disturbance and removal of vegetation on the Site and adjacent to the a) turnaround; b) driveway barricade; and c) and other barricades added to the Site during the Project will not exceed the minimum necessary to complete the Project.

- **Wildlife Protection Actions:** At the end of each work day, all trenches and holes greater than one-foot deep will be covered to prevent wildlife from entering. When trenches cannot be fully covered, an escape ramp will be placed at each end of any constructed open trench to allow wildlife that may have become entrapped in the trench to climb out overnight.

  The ramp will be constructed with wood planking or other suitable material that is placed at an angle not greater than 30 degrees. Daily before construction begins, all construction pipes or similar structures greater than two inches in diameter stored nightly at the Site shall be inspected for wildlife before the pipe or similar structure is buried, capped, used, or moved.

- **Prevention Actions:** All tools, boots, and other project-related equipment will be inspected daily in the morning before construction begins for the potential presence of common and rare, special-status wildlife species.

  To ensure the Site does not attract additional common and rare, special-status wildlife species during construction, all loose plant materials and wildlife remnants will be removed daily by workers before work begins at the Site.

  In addition, all pipes, hoses, or similar structures fewer than 12 inches in diameter will be closed or covered at the end of each work day to prevent wildlife entry.

- **Erosion And Sediment Control:** Other BMPs that will be employed during the Project will include those related to erosion and sediment control. For example, as an erosion control action, no soil runoff will be allowed to enter the culvert. Prevention of soil sediment runoff will include

Project design elements such as a) the addition of a barricade immediately south-southeast of the turnaround; and b) the placement of straw wattle at the south and south-southeast end of the turnaround where potential for runoff could occur during Project activities when rain events occur.

- **Rare, Special-Status Wildlife Species Encountered During Project Work**: If rare, special-status wildlife species are encountered during the Project, it will be suspended until guidance from a professional Biologist results. This action will result from the construction supervisor immediately contacting the Biologist so that s/he can determine action to prevent harassment and/or mortality for any encounters rare, special-status wildlife species. Until the encountered wildlife species is/are determined safe by the Biologist's actions, the Project will cease.

In relation to the above bullet point avoidance measure, the following rare, special-status species assessed above are addressed below in terms of advisory guidelines the Owner should execute, if necessary, to ensure compliance with Regulatory Measures corresponding to each species:

San Francisco Dusky-footed Woodrat. Given the Site has the potential to attract San Francisco dusky-footed Woodrat amid forested portions of the property, impacts to this species are possible.

In response as an avoidance measure, it is advised the Owner in the future shall have a qualified Wildlife Biologist conduct a survey of all potentially affected forested areas for potential presence of San Francisco Dusky-footed Woodrat nest houses, especially amid habitat near the turnaround area. The surveyed area should extend beyond forested areas on the Site where one or more of the 19 trees are scheduled for removal, and extend

up to 100 feet from each tree that occurs amid or adjacent to forest habitat.

If one or more woodrat nests are found during the future survey, then a management plan strategy will be developed to either protect the nest house in place with appropriate buffer zones or to relocate a nest house(s) based on the plan's approval after it is reviewed by CDFW.

Nesting and Migratory Birds. Removal of the 19 trees could potentially negatively impact suitable ground layer habitat for nesting by several bird species protected by the Migratory Bird Treaty Act (a federal law) and two bird nest protection regulatory codes enforced by the CDFW.

For this reason, a future nesting bird survey should be conducted on the Site amid the 19 trees, in addition to buffer zone in all directions from each of the 19 trees (50 feet for songbird species and 250 feet for raptor species). This survey action is a normal, standard method that will ensure compliance with the aforementioned federal and state active nest protection regulatory measures that are valid from February 1 to August 31, annually.

If active bird nests are found during a future survey, appropriate buffer zones should be established around all active nests to protect nesting adults and their young from direct or indirect impacts related to Project construction disturbance (i.e., 50 feet buffer zone in every direction from a an active songbird nest and 250 feet in every direction from an active raptor nest). Buffer zones should be maintained until it can be documented that either the nest has failed or newborns have left a nest (i.e., fledged).

Potential Bat Roosts. Noting the Project has the potential to negatively impact rare, special-status bat species (noted above) that could potentially roost in tree cavities or their exfoliated bark, a future bat survey should be conducted by a qualified Wildlife Biologist.

A survey is required because CDFW regulation code prohibits the disruption of an occupied non-breeding bat roost or the loss of a maternity colony of bats. This kind of harassment or mortality upon bats could potentially occur from Project activities that destruct a roost site during removal of one or more of the 19 trees. If the bat survey results in the observation of roosting or maternal bat colonies, then avoidance measure strategies should be developed, reviewed and approved after submittal to CDFW.

(Note the bat survey should be conducted to coincide with the seasonal periods of active bat presence: May-September to monitor for the presence/absence of maternal bat colonies and from October-April for "over-wintering," roosting bats.

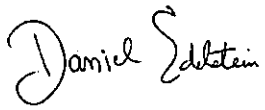
In summary, based on information discussed above, I believe the Owner's Project should receive the Department's approval to proceed without delay with the provision that the future San Francisco Dusky-footed Woodrat; nesting bird survey; and bat survey occur 14 days or fewer prior to the initiation of Project activities.

Consequently, based on the above information and my Survey, I conclude the Site should qualify for ministerial approval of an application by the Owner to split their parcel lot.

Please let me know if you have questions.

Sincerely,

Daniel Edelstein



Consulting Biologist & Certified Wildlife Biologist Asc.

WarblerWatch.com

Area Map — The Site at 10707 La Honda Road, Woodside, CA 94062 (red tear drop symbol, above) (San Mateo County) (Assessor's Parcel 078-190-210) is 6.26 miles south-southwest miles of downtown Woodside.

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Site Map — The Site at 10707 La Honda Road, Woodside, CA 94062 (San Mateo County) (Assessor's Parcel 078-190-210) is 2.5 acres, a portion of which hosts the perennial watercourse La Honda Creek (top left) that flows north-south through the parcel.

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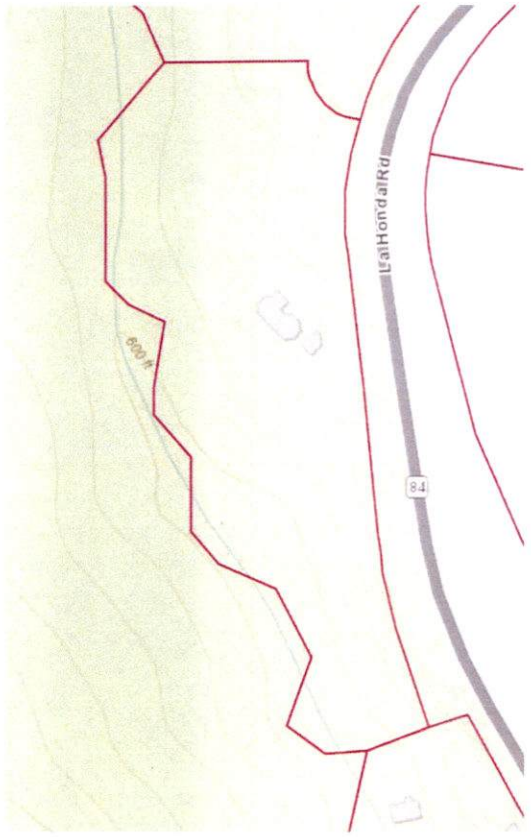

Parcel Map — The 11.5-acre 10707 La Honda Road, Woodside, CA 94062 (San Mateo County) (Assessor's Parcel 078-190-210) parcel hosts a perennial watercourse (La Honda Creek) that enters the Site at two different portions while flowing from north to south.

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Photo 1 — The name plate address at the front entrance of residence 10707 La Honda Road, Woodside, CA 94062 (San Mateo County) (Assessor's Parcel 078-190-210)

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Photo 2 — Looking north and upslope the entrance at 10707 La Honda Road, Woodside, CA 94062 (San Mateo County) (Assessor's Parcel 078-190-210), the wood retaining wall (right side of photo) will be replaced after the driveway is widened as part of the Project.

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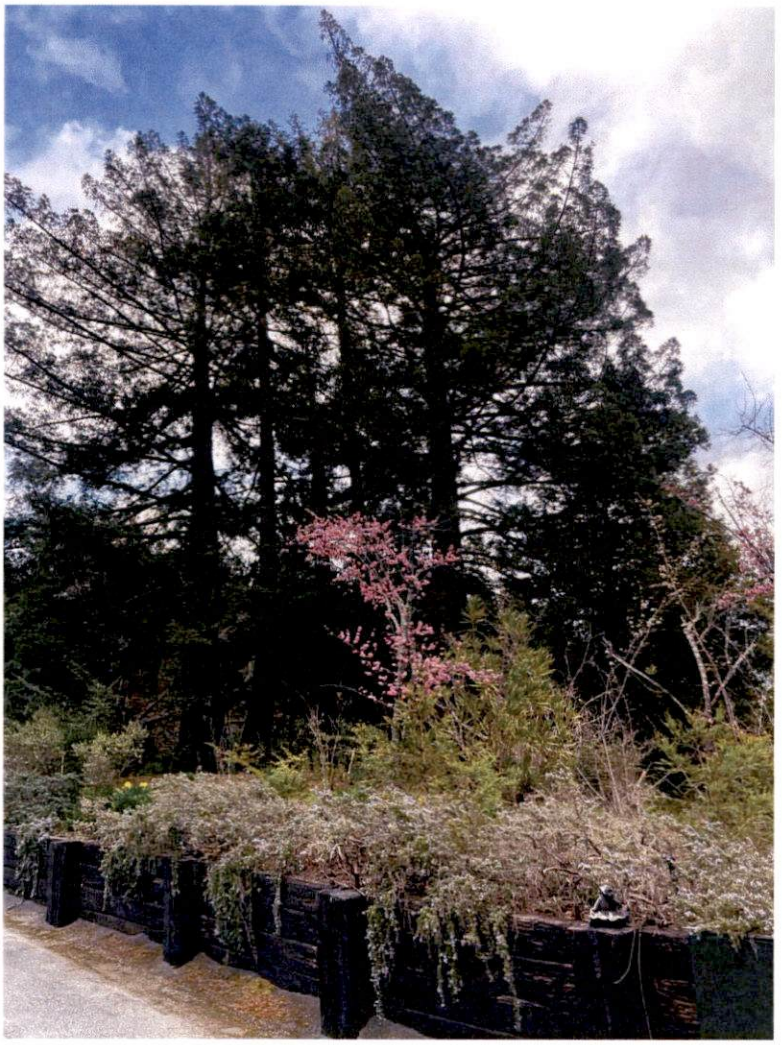

Photo 3 — Looking north-northeast, another view of the retaining wall that will be replaced on the east side of the driveway after it is widened at at 10707 La Honda Road, Woodside, CA 94062 (San Mateo County) (Assessor's Parcel 078-190-210).

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Photo 4 — Looking north-northwest, the garage is shown on the Site at 10707 La Honda Road, Woodside, CA 94062 (San Mateo County) (Assessor's Parcel 078-190-210). As part of the Project, a second-story will be added to it.

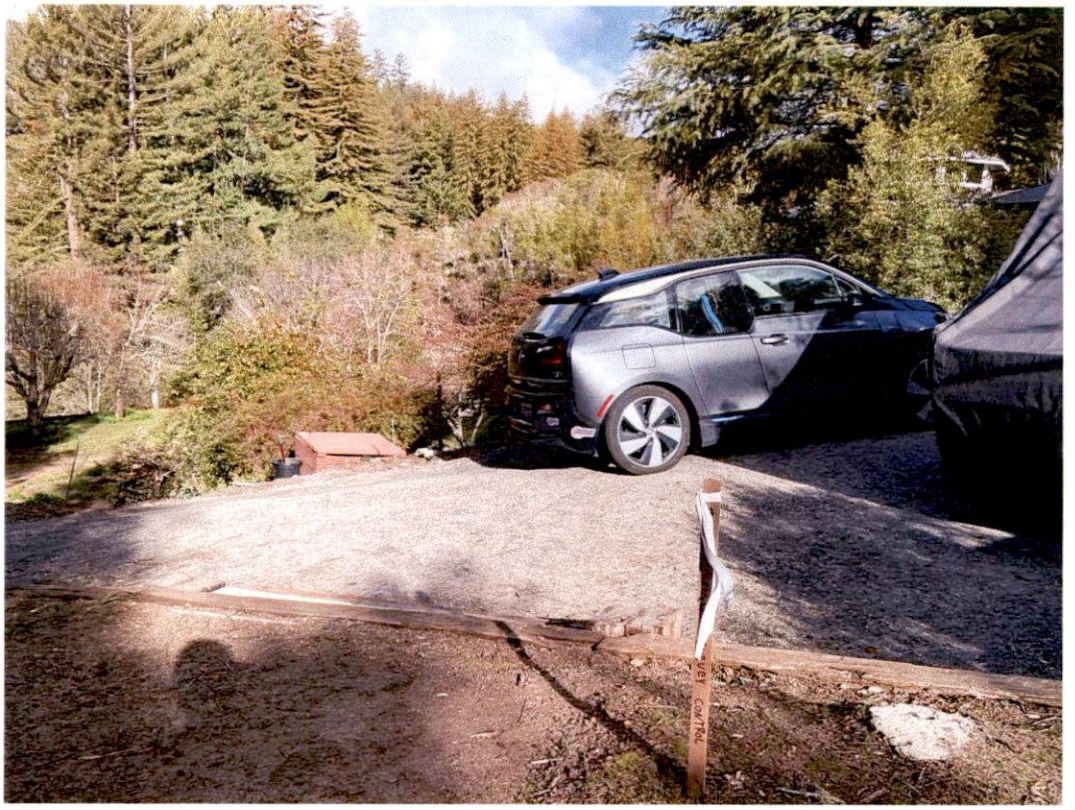

Photo 5 — Looking west-northwest, the bottom portion of the current driveway and parking area is shown at 10707 La Honda Road, Woodside, CA 94062 (San Mateo County) (Assessor's Parcel 078-190-210). This area will be expanded as a turn-around area as part of the Project.

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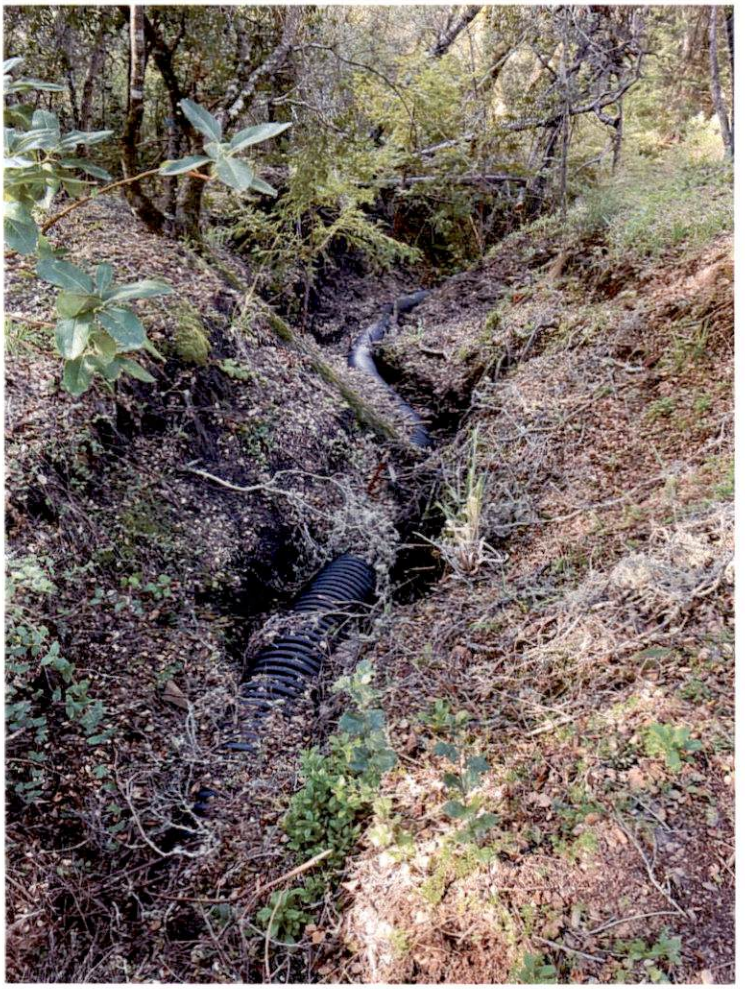

Photo 6 — Looking southwest, a Culver contains a black pipe that flows into La Honda Creek that occurs downslope from the scene at 10707 La Honda Road, Woodside, CA 94062 (San Mateo County) (Assessor's Parcel 078-190-210). As mentioned in the text above, the Culver's bed and top of banks do not host wetland/riparian plant species.

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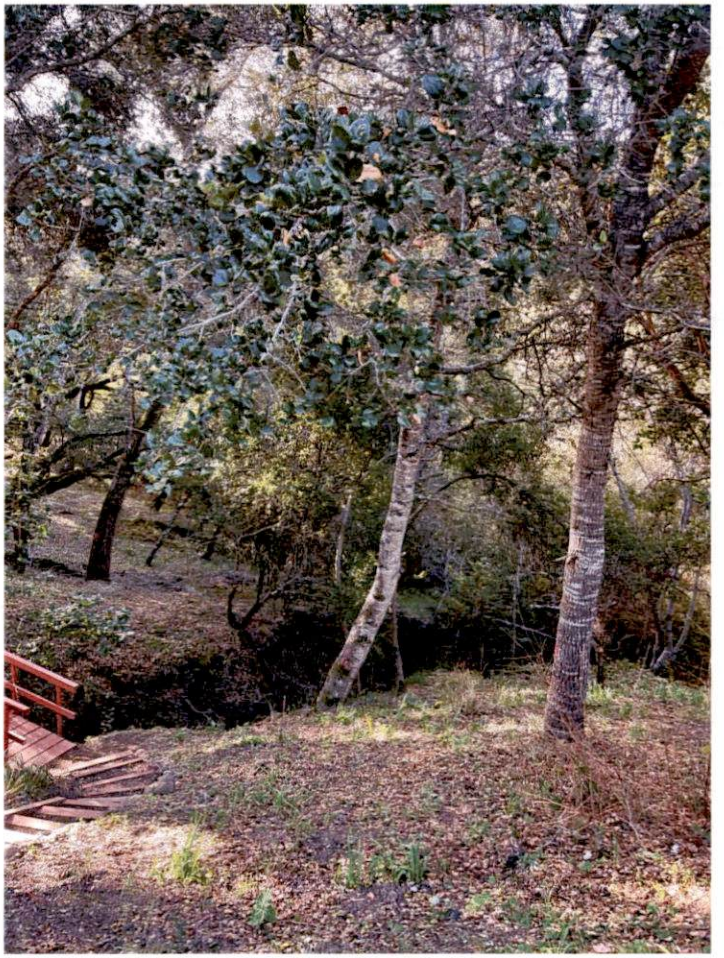

Photo 7 — Looking southeast toward the Culver (See above Photo 6), two trees scheduled for removal are shown (center and center-right in photo) at 10707 La Honda Road, Woodside, CA 94062 (San Mateo County) (Assessor's Parcel 078-190-210). Avoidance measures to prevent negative impacts upon the nearby Culver's bed and top of bank are noted in the above text, based on the scheduled removal of these two trees.

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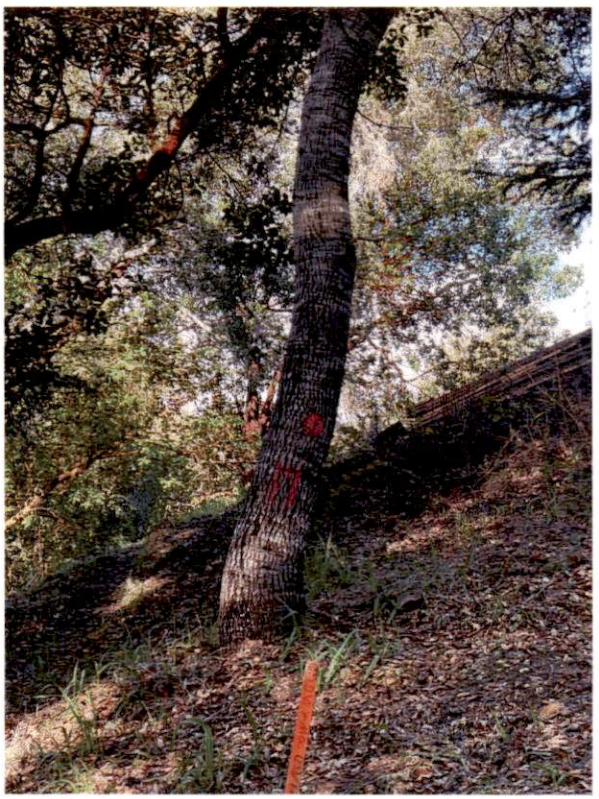

Photo 8 — Looking southeast and upward from a bridge that goes over the Culver shown in Photo 6, above, tree #11 is shown as one that will be removed as part of the Project at 10707 La Honda Road, Woodside, CA 94062 (San Mateo County) (Assessor's Parcel 078-190-210).

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Appendix C

Rare, Special Status Plant Species Documented to Exist in the Vicinity of the Project Area, San Mateo County, California

SPECIES[1]	STATUS[2] FED/STATE/CNPS	HABITAT/RANGE	OCCURRENCE
San Mateo thorn-mint (*Acanthomintha duttonii*)	FE/CE/1B. 1	Chaparral, valley and foothill coastal scrub, vernal pools. Endemic from very uncommon San Mateo serpentine vertisol clays. 50-200m.	Not present. Suitable habitat not found on site.
Franciscan onion (*Allium peninsulare franciscanum*)	-/-/1B.2	Found in cismontane woodland and valley and foothill grassland in clay soils and serpentine on dry hillsides. 100-300m.	Not present. Suitable habitat not found on site.
Bent-flowered fiddleneck (*Amsinckia lunaris*)	--/--/1B.2	Cismontane woodland, valley and foothill grassland. 5-500m	Not present. Suitable habitat is not found at the site.
Kings Mountain manzanita (*Arctostaphylos regismontana*)	-/-/1B.2	Broadleaved upland forest, chaparral, North Coast coniferous forest, on granitic or sandstone outcrops. 305-730m.	Not present. Suitable habitat not found on site.
Coastal marsh milk-vetch (*Astragalus pycnostachyus* var. *pycnostachyus*)	-/-/1B.2	Found in mesic sites in dunes or along streams in coastal dunes and coastal salt marshes. 0-30m.	Not present. Suitable habitat not found on site.
Points Reyes salty bird's beak (*Chloropyron maritimum* ssp. *palustre*)	-/-/1A	Usually in coastal salt marsh with Salicornia, Distichlis, Jaumea, Spartina, etc. 0-15m.	Not present. Suitable habitat is not found at the site.
Fountain thistle (*Cirsium fontinale fontinale*)	-/-/1B.2	Endemic to serpentine seeps in valley and foothill grassland and chaparral in San Mateo County. 90-180m.	Not present. Suitable habitat not found on site.
San Francisco collinsia (*Collinsia multicolor*)	FE/CE/1B. 1	Found in closed-cone coniferous forest and coastal scrub. Usually on decomposed mudstone shale mixed with humus. 30-250m.	Not present. Suitable habitat not found on site.
Western leatherwood (*Dirca occidentalis*)	-/-/1B.2	On brushy slopes and mesic sites mostly in mixed evergreen and foothill woodland communities. 30-550m.	Not present. Suitable habitat not found on site.

SPECIES[1]	STATUS[2] FED/STATE/CNPS	HABITAT/RANGE	OCCURRENCE
San Mateo woolly sunflower (*Eriophyllum latilobum*)	-/-/1B.2	Endemic to cismontane woodland in San Mateo County, often on roadcuts and serpentine. 45-150m.	Not present. Suitable habitat not found on site.
Hillsborough chocolate lily (*Fritillaria biflora ineziana*)	FE/CE/1B.1	Endemic to serpentine cismontane woodland, valley and foothill grassland of San Mateo County. Known from Hillsborough.	Not present. Suitable habitat not found on site.
Fragrant fritillary (*Fritillaria liliacea*)	-/-/1B.1	Coastal scrub, valley and foothill grassland, coastal prairie, often on ultramafic soils. 3-410m.	Not present. Suitable habitat not found on site.
Short-leaved evax (*Hesperevax sparsiflora* var. *brevifolia*)	-/-/1B.2	Sandy bluffs and flats in Coastal bluff scrub, coastal dunes. 0-200M.	Not present. Suitable habitat not found on site.
Marin western flax (*Hesperolinon congestum*)	FT/CT/1B.1	Chaparral, valley and foothill grassland. Found in serpentine barrens and serpentine grassland and chaparral. 30-365 m.	Not present. Suitable habitat is not found at the site.
Crystal Springs lessingia (*Lessingia arachnoidea*)	-/-/1B.2	Grassy slopes, roadsides in serpentine soils of coastal sage scrub, valley and foothill grassland and cismontane woodland. 60-200m.	Not present. Suitable habitat not found on site.
Arcuate bush mallow (*Malacothamnus arcuatus*)	-/-/1B.2	Found in gravelly alluvium in chaparral. 80-355m.	Not present. Suitable habitat not found on site.
Woodland woollythreads (*Monolopia gracilens*)	-/-/1B.2	Chaparral, valley and foothill grasslands (serpentine), cismontane woodland, broadleaved upland forests, North Coast coniferous forest. Found in grassy sites in openings in sandy to rocky soils. Often seen on serpentine after burns but may have only weak affinity to serpentine. 100-1200m.	Not present. Suitable habitat not found on site.
White-rayed pentachaeta (*Pentachaeta bellidiflora*)	FE/CE/1B.1	Mostly on soils derived from serpentine bedrock or open, dry rocky slopes and grassy areas of valley and foothill grassland. 35-620m.	Not present. Suitable habitat is not found at the site.

SPECIES[1]	STATUS[2] FED/STATE/CNPS	HABITAT/RANGE	OCCURRENCE
Choris's popcornflower (*Plagiobothrys chorisianus*)	--/--/1B.2	Grassy and moist places, coastal scrub, chaparral; < 100m.	Not present. Suitable habitat not found on site.
Chaparral ragwort (*Senecio aphanactis*)	B/B/1B.2	Known from foothill woodland and chaparral habitats.	Not present. Suitable habitat not found on site.
San Francisco campion (*Silene verecunda veracunda*)	-/-/2B.2	Often on mudstone or shale in coastal scrub, valley and foothill grassland, coastal bluff scrub, chaparral and coastal prairie.	Not present. Suitable habitat not found on site.
Saline clover (*Trifolium depauperatum* var. *hydrophilum*)	-/-/1B.2	Found in mesic alkaline sites in marshes and swamps, valley and foothill grassland and vernal pools. 0-300m.	Not present. Suitable habitat not found on site.
San Francisco owl's clover (*Triphysaria floribunda*)	-/-/1B.2	Coastal prairie, valley and foothill grassland, on both serpentine and non-serpentine. 10-160m.	Not present. Suitable habitat not found on site.

1. Source: California Natural Diversity Data Base, Natural Heritage Division, California Department of Fish and Wildlife for the La Honda 7.5 Minute Quadrangle Map and surrounding areas, February 21, 2023 query.

2. Status Codes:

FE	Federally listed Endangered
FT	Federally listed Threatened
FPE	Federally Proposed Endangered
FPT	Federally Proposed Threatened
CE	California State-listed Endangered
CT	California State-listed Threatened
CR	California Rare
FP	California Fully Protected
CSC	California Species of Special Concern

California Rare Plant Rank 1A: Plants presumed extirpated in California and either rare or extinct elsewhere.
California Rare Plant Rank 1B: Plants rare, threatened, or endangered in California and elsewhere.
California Rare Plant Rank 2A: Plants presumed extirpated in California, but more common elsewhere.
California Rare Plant Rank 2B: Plants rare, threatened, or endangered in California, but more numerous elsewhere.
California Rare Plant Rank 3: Plants about which more information is needed – a review list.

California Rare Plant Rank 4: Plants of limited distribution – a watch list.
CNPS Threat Ranks
0.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
0.2-Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
0.3-Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Rare, Special Status Wildlife Species Documented

to Exist in the Vicinity of the Project Area, San Mateo County, California

SPECIES[1]	STATUS[2] FED/STATE	HABITAT	OCCURRENCE ON THE PROJECT SITE
WILDLIFE			
Invertebrates			
Edgewood blind harvestman (*Calicina minor*)	--/--	Found in open grassland in areas of serpentine bedrock; found on the underside of moist serpentine rocks near permanent springs.	Not present. Suitable habitat not found at the site.
Edgewood Park micro-blind harvestman (*Microcina edgewoodensis*)	--/--	Open grassland in xeric environments. Found beneath serpentine rocks in grassland adjacent to scrub oaks.	Not present. Suitable habitat not found at the site.
Ricksecker's water scavenger beetle (*Hydrochara rickseckeri*)	-/--	Known from aquatic habitats in the San Francisco Bay Area.	Not present. Suitable habitat not found at the site.
San Francisco Fork-tailed damselfly (*Ischnura gemina*)	--/--	Inhabits small, marshy ponds and ditches with emergent and floating aquatic vegetation. Endemic to the San Francisco Bay Area.	Not present. Suitable habitat not found at the site.
Obscure Bumble bee (*Bombus caliginosus*)	--/--	Found in Coastal areas from Santa Barbara County north to Washington State. Food plant genera include Baccharis, Cirsium, Lupinus, Lotus, Grindelia and Phacelia.	This uncommon species could occur almost anywhere in the general area of the site and is included in the CNDDB due to a general decline in bee populations in recent years.
Western Bumble bee (*Bombus occidentalis*)	--/--	This species was once common and widespread, but the species has declined precipitously from Central California to Southern British Columbia, perhaps from disease.	This widespread and once common species could occur almost anywhere in the general area of the site and is included in the CNDDB due to a general decline in bee populations in recent years.

SPECIES[1]	STATUS[2] FED/STATE	HABITAT	OCCURRENCE ON THE PROJECT SITE
Myrtle's silverspot (Spe*yeria zerene myrtleae*)	FE/--	Restricted to foggy, coastal dunes and hills of Point Reyes Peninsula. Larval food plant is Viola adunca. Thought to be extirpated from San Mateo County.	Not present. Suitable habitat not found at the site.
Bay checkerspot butterfly (*Euphydryas editha bayensis*)	FT/-	Restricted to native grasslands on outcrops of serpentine soil in the vicinity of San Francisco Bay. Plantago erecta is the primary host plant; Orthocorpus densiflorus and O. purpurscens are the secondary host plants.	Not present. Suitable habitat not found at the site.
Fish			
Steelhead – Central CA Coast ESU (*Oncorhynchus mykiss*)	FT/CSC	Well-oxygenated streams with riffles; loose, silt-free gravel substrate Pine Gulch Creek to the north.	Not present. Suitable habitat is not found at the site.
Longfin Smelt (*Spirinchus thaleichthys*)	FC/CT, CSC	In California, Longfin Smelt have been commonly collected from San Francisco Bay, Eel River, Humboldt Bay and Klamath River. In fall, adults found throughout San Francisco Bay migrate to brackish or freshwater in Suisun Bay, and the lower reaches of the Sacramento and San Joaquin Rivers. Spawning probably takes place in freshwater.	Not present. Suitable habitat is not found at the site.
Amphibians			
California red-legged frog (*Rana draytonii*)	FT/CSC	Mostly found in lowlands and foothills in/near permanent sources of deep water but will disperse far during and after rain. Prefers shorelines with extensive vegetation. Requires 11-20 weeks of permanent water for larval development and requires access to aestivation habitat.	Not present. Suitable habitat is not found at the site.

SPECIES[1]	STATUS[2] FED/STATE	HABITAT	OCCURRENCE ON THE PROJECT SITE
Foothill Yellow-legged frog (*Rana boylii*)	--/CSC	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. Need at least some cobble-sized substrate for egg-laying; larvae need at least 15 weeks to attain metamorphosis.	Not present. Suitable habitat is not found at the site.
Reptiles			
Western Pond turtle (*Emys marmorata*)	--/CSC	Aquatic turtle of ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Needs basking sites and suitable upland habitat for egg-laying (sandy banks or grassy open fields). Not documented from the project area.	Not present. Suitable habitat is not found at the site.
San Francisco garter snake (*Thamnophis sirtalis tetrataenia*)	FE/CE,FP	Found in vicinity of freshwater marshes, ponds and slow moving streams in San Mateo County and extreme northern Santa Cruz County. Prefers dense cover and water depths of at least one foot. Also requires uplands near aquatic habitats.	Not present. Suitable habitat is not found at the site.
Birds			
Double-crested cormorant (*Phalacrocorax auritus*) [rookery site]	-/WL	Colonial nester on coastal cliffs and offshore islands and along lake margins in the interior of the state. Nests along coast on sequestered islets, usually on ground with sloping surface, or in tall trees along lake margins. Nearest nesting colony is on utility poles next to San Mateo-Hayward Bridge.	Not present. Suitable nesting habitat for a rookery not found on site.

SPECIES[1]	STATUS[2] FED/STATE	HABITAT	OCCURRENCE ON THE PROJECT SITE
Great Blue heron (*Ardea herodius*) [Nesting]	-/-	Colonial nester in tall trees, cliffsides, and sequestered spots on marshes. Rookery sites are in close proximity to foraging areas such as marshes, lake margins, tide-flats, rivers and streams, wet meadows.	Not present. Suitable habitat for a rookery is not found at the site.
Northern harrier (*Circus cyaneus*) [Nesting]	-/CSC	Coastal salt marsh and freshwater marsh; nests and forages in grasslands; nests on ground in shrubby vegetation, usually at marsh edge. Has nested at Bair Island.	Not present. Suitable nesting habitat not found on site.
White-tailed Kite (*Elanus caeruleus*) [nesting]	-/CFP	Open grassland and agricultural areas throughout Central California.	Not present. Suitable nesting habitat is not found at the site.
Cooper's hawk (*Accipiter cooperii*) [nesting]	-/WL	Nests primarily in deciduous riparian forests; forages in open woodlands.	Not present. Suitable nesting habitat is not found on site. Species likely forages on or near the site, especially in winter.
Sharp-shinned hawk (*Accipiter striatus*) [nesting]	--/WL	Breeds in ponderosa pine, black oak, riparian deciduous, mixed conifer, and Jeffrey pine habitats. Prefers, but not restricted to, riparian habitats. All habitats except alpine, open prairie, and bare desert used in winter.	Not present. Suitable nesting habitat is not found on site. May forage during the winter.
Golden eagle (*Aquila chrysaetos*) [nesting and wintering]	BCC/FP, WL	Typically frequents rolling foothills, mountain areas, sage-juniper flats, and desert.	Not present. Suitable habitat is not found at the site.
American peregrine falcon (*Falco peregrinus*) [nesting]	BCC/FP	Inhabits open wetlands near cliffs, also occurs in some cities where nests on buildings and bridges.	Not present. Suitable nesting habitat not found on site. May forage in the project area.

SPECIES[1]	STATUS[2] FED/STATE	HABITAT	OCCURRENCE ON THE PROJECT SITE
Burrowing owl (*Athene cunicularia*)	BCC/CSC	Found in open dry annual or perennial grasslands, deserts and scrublands characterized by low growing vegetation. This species is a subterranean nester, dependent upon burrowing mammals, most notably the California ground squirrel.	Not present. Suitable habitat is not found at the site.
California Ridgway's rail (*Rallus obsoletus obsoletus*)	FE/CE, FP	Found in saltwater marshes traversed by tidal sloughs in the vicinity of San Francisco Bay; associated with abundant growths of pickleweed; feeds on mollusks obtained from mud bottomed sloughs.	Not present. Suitable habitat is not found at the site.
California black rail (*Laterallus jamaicensis coturniculus*)	BCC/CT, FP	Mainly inhabits salt-marshes bordering larger bays. Occurs in tidal salt marsh with dense growths of pickleweed; also occurs in freshwater and brackish marshes.	Not present. Suitable habitat is not found at the site.
Yellow rail (*Coturnicops noveboracensis*)	BCC/CSC	Found in freshwater marshes. Summer resident in the eastern Sierra and Modoc County.	Not present. Suitable habitat is not found at the site.
Western snowy plover (*Charadrius alexandrinus nivosus*) [nesting]	FT, BCC/CSC	Found on sandy beaches or marine and estuarine shores; also salt pond levees and shores of large alkali lakes; requires sandy, gravelly or friable soil substrate for nesting. Has been observed at Bair Island.	Not present. Suitable habitat not found on site.
California least tern (*Sterna antillarum browni*) [Nesting]	FE/CE, FP	Nests along the coast from San Francisco Bay south to northern Baja, California; a colonial breeder on bare or sparsely vegetated substrates; sandy beaches, alkali flats, landfills, or paved areas. Nearby nesting has occurred at Bair Island (most recently in 1982),	Not present. Suitable habitat not found on site.

SPECIES[1]	STATUS[2] FED/STATE	HABITAT	OCCURRENCE ON THE PROJECT SITE
Marbled murrelet (*Brachyramphus marmoratus*) (nesting)	FT/CE	Nests inland along the coast from Eureka to Oregon border and from Half Moon Bay to Santa Cruz in old growth redwood dominated forests, often in Douglas fir, up to six miles inland. Feeds on the ocean near shore.	Marbled Murrelets breed in forests in the San Francisco Watershed.
Short-eared owl (*Asio flammeus*) [Nesting]	-/CSC	Found in marshes, both freshwater and salt; lowland meadows; irrigated alfalfa fields. Tule patches/full grass needed for nesting and daytime seclusion. Nests on dry ground in a depression concealed in vegetation. Has nested on Bair Island.	Not present. Suitable habitat not found on site.
Yellow warbler (*Dendroica petechia*) [nesting]	BCC/CSC	Breeds in deciduous riparian woodlands, widespread during fall migration.	Not present. Suitable habitat is not found at the site. May be present during fall migration.
Saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*)	BCC/CSC	Requires thick continuous cover down to water surface for foraging; tall grasses, tule patches, willows for nesting.	Not present. Suitable habitat not found on site.
Alameda song sparrow (*Melospiza melodia pusillula*)	BCC/CSC	Resident of salt marshes bordering south arm of San Francisco Bay.	Not present. Suitable habitat not found on site.
Mammals			
Pallid bat (*Antrozous pallidus*)	--/CSC	Roosts primarily in oak woodland and ponderosa pine habitats; forages in open areas.	Unlikely. A preconstruction Bat Habitat Assessment will ensure that mitigation strategies to protect bat populations can be implemented.
Hoary bat (*Lasuirus cinereus*)	--/--	Prefers open habitats with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees.	Unlikely. A preconstruction Bat Habitat Assessment will ensure that mitigation strategies to protect bat populations can be implemented.

SPECIES[1]	STATUS[2] FED/STATE	HABITAT	OCCURRENCE ON THE PROJECT SITE
Salt marsh harvest mouse (*Reithrodontomys raviventris*)	FE/CE, FP	Inhabits saline emergent wetlands in the San Francisco Bay and its tributaries. Pickleweed is the primary habitat.	Not present. Suitable habitat not found on site.
Santa Cruz kangaroo rat (*Dipodomys venustus venustus*)	-/-	Found in silverleaf manzanita mixed chaparral in the Zayante Sand Hills of the Santa Cruz Mountains.	Not present. Suitable habitat not found on site.
San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*)	-/CSC	Found in forested habitats of moderate canopy and moderate to dense understory.	Possible. Nest structures for this species occur in forested portions of the site.
American badger (*Taxidea taxus*)	--/CSC	Drier open stages of most shrub, forest, and herbaceous habitats; needs sufficient food, friable soils and open, uncultivated ground.	Not present. Suitable habitat is not found at the site.

Source: California Natural Diversity Data Base, Natural Heritage Division, California Department of Fish and Wildlife for the La Honda 7.5 Minute Quadrangle Map and surrounding areas, February 21, 2023 query.

1. Status Codes:
FE: Federally listed Endangered: FT: Federally listed Threatened
FPE: Federally Proposed Endangered; FPT: Federally Proposed Threatened
BCC: USFWS Bird Species of Conservation Concern; CE: California State-listed Endangered;
CT: California State-listed Threatened CR California Rare; FP: California Fully Protected;
CSC: CDFW Species of Special Concern; WL: CDFW Watch List Species

2. Status Codes:
FE: Federally listed Endangered; FT: Federally listed Threatened;
FPE: Federally Proposed Endangered; FPT: Federally Proposed Threatened;
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FP: California Fully Protected; CSC: CDFW Species of Special Concern;
WL: CDFW Watch List Species

APPENDIX B

List of Wildlife and Plant Species Observed During The Survey On The Site

Birds Detected On The Site:	
Common Name	***Scientific Name***
Stellar's Jay	*Cyanocitta stelleri*
Bushtit	*Psaltriparus minimus*
Lesser Goldfinch	*Spinus psaltria*
Chestnut-backed Chickadee	*Poecile rufescens*
Oak Titmouse	*Baeolophus inornatus*
House finch	*Carpodacus mexicanus*
Plants Observed Within Natural Habitat On The Site:	
Common Name	***Scientific Name***
Coast Live Oak	*Quercus agrifloia*
California Bay	*Umbellularia californica*
Madrone	*Arbutus menziesii*
Coastal Redwood	*Sequoia sempervirens*
Poison Oak	*Toxicodendron diversilobum*
Himalayan Blackberry	*Rubus discolor*
English Ivy	*Hedera helix*
German Ivy	*Delairea odorata*
French Broom	*Genista monspessulana*
Wood Fern	*Dryopteris filix-mas*

Western Swordfern	*Polystichum munitum*
Bedstraw	*Galium aparine*
Coffeeberry	*Rhamnus californica*
Cow Parsnip	Heracleum lanatum
Common Yellow Woodsorrell	*Oxalis stricta*

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

Maguire
TREE CARE, INC.

RECEIVED
Aug 11, 2023
San Mateo County
Planning Division

EVALUATION AND REQUEST FOR REMOVAL PERMITS FOR 19 TREES LOCATED AT 10707 LA HONDA ROAD, WOODSIDE CA

Report Prepared For:

Toni Cupal
Healing Cultures
2 Cedar Lane
Woodside, CA 94062

Report Prepared By:

Paul Maguire
Maguire Tree Care, Inc.
ISA Certified Arborist #5204A
Wednesday, May 18, 2022

ASSIGMENT

I was retained by Toni Cupal to evaluate a number of trees located at 10707 La Honda Rd in Woodside to obtain a permit to remove the trees. The reason for the tree removal is for the modification of an existing driveway/retaining wall and for the addition of a fire truck turn around on the lower area of the property.

OBSERVATIONS

Site Description:

The subject property is located at 10707 La Honda Road in Woodside. The current home on the property is approximately 3600 square feet, and the lot size is approximately 2.5 acres.

The below image taken from google maps shows the property:

Tree Descriptions:

Tree #	Species	DBH	Height/ Spread	Health/Structural rating	Notes
1	Umbrellularia californica	16" (mulit)	20' x 12'	Fair/Poor	Topped
2	Umbrellularia californica	18" (multi)	20' x 10'	Fair/Poor	Topped/Fell over
3	Sequoia sermpervirens	16"	30' x 14'	Very good/Very good	***WILL NOT BE REMOVED***
4	Populous nigra	18"	50' x 7'	Poor/Fair	
5	Populous nigra	18"	50' x 4'	Poor/Fair	
6	Populous nigra	16"	50' x 6'	Fair	
7	Populous nigra	20"	60' x 13'	Fair	
8	Sequoia sermpervirens	16"	35' x 18'	Very good/Very good	
9	Sequoia sermpervirens	30"	40' x 25'	Good/Good	
10	Cedrus deodara	16"	30' x 15'	Fair/Good	
11	Quercus agrifolia	13"	35' x 15'	Poor/Fair	
12	Quercus agrifolia	14.5"	35' x 12'	Poor/Poor	DBH wrong on plan
13	Quercus agrifolia	18"	50' x 20'	Fair/Good	
14	Quercus agrifolia	18"	30' x 20'	Fair	Not mult trunk
15	Quercus agrifolia	14"	35' x 20'	Poor/Fair	
16	Quercus agrifolia	32" (multi)	50' x 30'	Poor/Fair	DBH wrong on plan
17	Quercus agrifolia	19"	45' x 30'	Fair/Good	
18	Quercus agrifolia	44"	50' x 60'	Very poor/Fair	DBH wrong on plan/ suspect infected with SOD
19	Quercus agrifolia	20"	40' x 10'	Poor/Fair	DBH wrong on plan

Tree site plan/Driveway and Fire Truck turnaround plan

Zoom in of Fire Truck turnaround detail

Tree 1 and 2

Tree 3

Tree 4

Tree 5

Tree 6

Tree 7

Group shot of trees 4-7

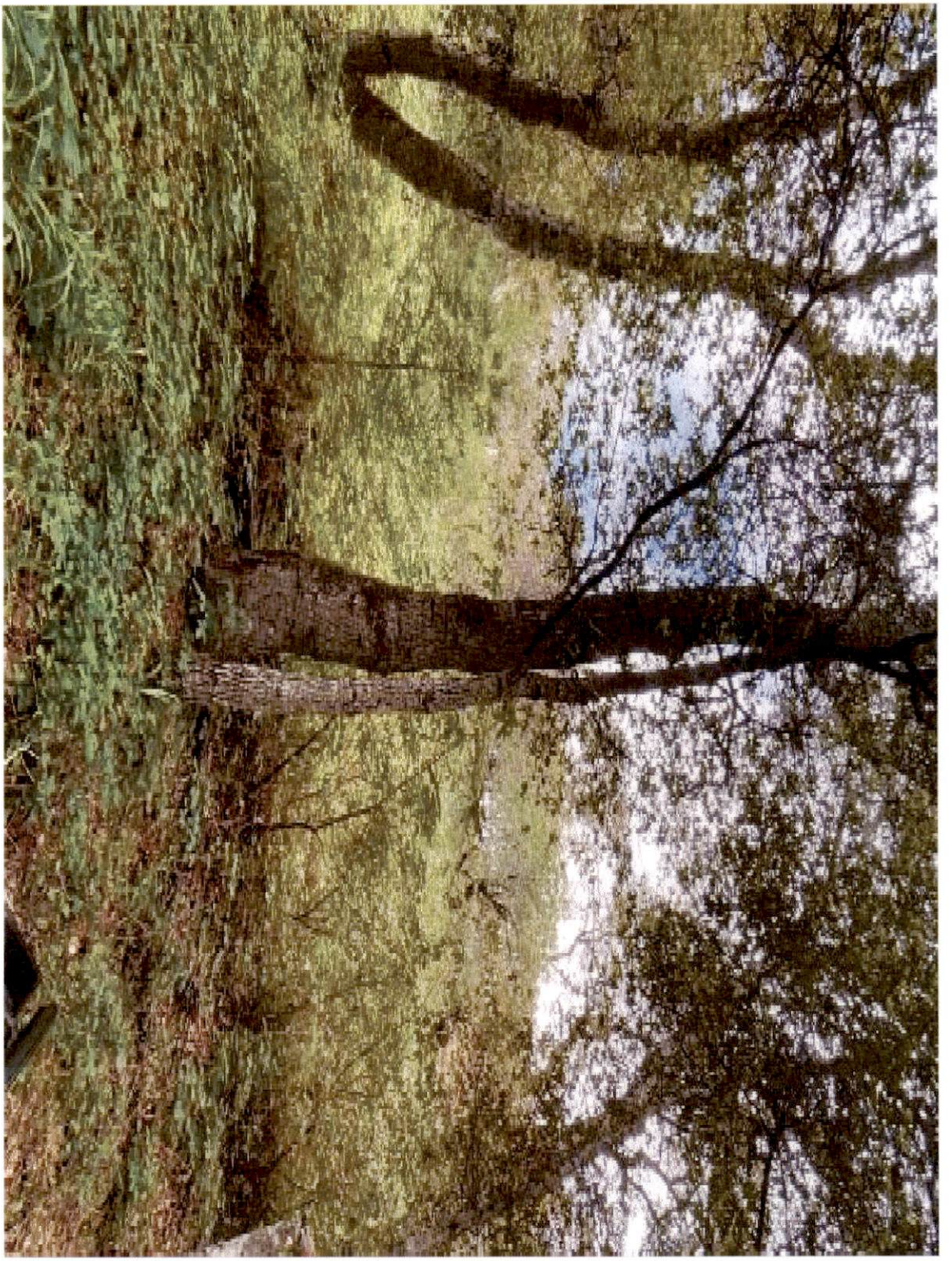
Tree 8

Tree 9

Tree 10

Tree 11

Tree 12



Tree 13

Tree 14

Tree 15

Tree 16

Tree 17

Tree 18

Tree 18 canopy

Tree 18, active beetle damage

Tree 18, phytophthora ramorum?

Tree 19

DISCUSSION

The modifications to the driveway as well as the addition of the firetruck turn around will not be able to be done without the removal of the trees included in this report. The exception would be trees 4,5,6 and 7, which are non native poplar trees. These are extremely weedy trees and have the ability (and are currently doing so) to heavily root sprout and take over large areas, suppressing other plant growth in the area. There are perhaps hundreds of other trees on this property, so this is a very small portion of the overall tree population on this site.

New landscaping, along with putting back new trees will be part of the overall plan on this site.

RECOMMENDATIONS

I would like to recommend that removal permits be issued for the removal of the 19 trees contained in this report.

If I can be of further assistance, please do not hesitate to call.

Respectfully submitted,

Paul Maguire
Maguire Tree Care, Inc.
650-245-2620 (cell)

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

GEOTECHNICAL INVESTIGATION
FOR PROPOSED NEW RETAINING WALLS, CABIN, AND PARKING AREA

at the

Healing Cultures Property

10707 La Honda Road

Woodside, California

Report Prepared for:

Healing Cultures, Inc.

Report Prepared by:

GeoForensics, Inc.

August 2020

GEOFORENSICS INC. **Consulting Soil Engineering**

303 Vintage Park Drive, Suite 220, Foster City, CA 94404 Phone: (650) 349-3369 Fax: (650) 571-1878

File: 220116
August 19, 2020

Healing Cultures, Inc.
10707 La Honda Road
Woodside, CA 94061

Attention: Ms. McKenzie Brooks

Subject: **Healing Cultures Property**
10707 La Honda Road
Woodside, California
GEOTECHNICAL INVESTIGATION FOR PROPOSED NEW RETAINING WALLS, CABIN, AND PARKING AREA

Dear Ms. Brooks:

In accordance with your authorization, we have performed a subsurface investigation into the geotechnical conditions present at the location of the proposed improvements. This report summarizes the conditions we measured and observed, and presents our opinions and recommendations for the design and construction of the proposed new retaining walls, cabin, and parking area.

Site Description

The subject site is a gently to steeply sloping, irregularly-shaped parcel located on the west side of La Honda Road (at the approximate location shown on Figure 1). The property is bounded by other developed single family residential lots to the sides, forested land and creek to the rear, and La Honda Road to east.

The site is currently occupied by a two-story tall, wood-framed residence situated near the center of the lot. There is a detached garage east of the house. The wooden house floors are supported above crawlspace areas, while the garage has a concrete slab-on-grade floor. An asphalt driveway leads from the street down to the garage, forms a turnaround in front of the house, and extends down to a lower bench on the lot.

The ground surface in the site vicinity has an overall slope down towards the west (as shown on Figure 2). At the site, the ground slopes gently to steeply down towards the west. Surface gradients range from 20:1 to 2:1 (horizontal:vertical, H:V). During the original development of the property, it appears that at least 7 feet of cuts and fills were placed required in order to create the driveway down from La Honda Road, and the existing more level areas on the site.

The grounds around the residence have been landscaped with a variety of small to medium sized bushes and shrubs, numerous small to large trees, and various other native plants and grasses. On the moderately steep slopes down from La Honda Road, there are 3 foot tall wood post and lagging walls. There is a wood lagging wall and gabion basket wall within an existing old slide (on the slope at the rear of the property).

Proposed Construction

We understand that the current development for the site proposes the demolition of the existing gabion basket and wood lagging retaining walls within the existing slide, and the subsequent construction of new replacement retaining walls, new cabin, and parking area. New foundation loads are expected to be typical for the cabin structure (i.e. light). Excavation work at the site is expected to be limited to retaining wall landslide repair and cabin foundation excavations. Fills up to 15 feet thick may be included as part of the site development. Site retaining walls up to 8 feet tall will be required for the proposed construction.

INVESTIGATION

Scope and Purpose

The purpose of our investigation was to determine the nature of the subsurface soil conditions so that we could provide geotechnical recommendations for the construction of the proposed new retaining walls, cabin, parking area, and associated improvements. In order to achieve this purpose, we have performed the following scope of work:

1 - visited the property to observe the geotechnical setting of the area to be developed;

2 - reviewed relevant published geotechnical maps;

3 - drilled four borings near the location of the proposed improvements;

4 - performed laboratory testing on collected soil samples;

5 - assessed the collected information and prepared this report.

The findings of these work items are discussed in the following sections of this report.

Site Observations

We visited the site on July 23, 2020 to observe the geotechnically relevant site conditions. During our visit, we noted the following conditions:

A - We observed hairline to 1/8 inch wide cracks in the asphalt on the limited portions of the driveway we observed.

B - In general, the wood post and lagging site retaining walls were in fair condition with some tilt and rot noted along the driveway. The wood lagging and gabion basket walls within the slide mass were also in fair to poor condition, with notable tilt and offsets.

C - We would characterize the drainage in the vicinity of the new retaining walls, and new cabin, and parking areas all to be sheet flow to the west.

Geologic Map Review

We reviewed the *Geology of the Onshore Part of San Mateo County, California: Derived from the Digital Database Open-File 98-137*, by Earl E. Brabb, R.W. Graymer, and D.L. Jones (1998) and the *Geotechnical Hazards Synthesis Map for San Mateo County*, by Leighton and Associates (1976). The relevant portions of the Brabb, Graymer, and Jones map and Leighton map have been reproduced in Figures 3 and 3a.

The Brabb, Graymer, and Jones map indicates that the site is underlain by Lambert Shale and San Lorenzo Formation, Undivided (lower Miocene, Oligocene, and middle and upper Eocene) (map symbol "Tls"). These materials are described as "brown and dark-gray to gray, brown, and red mudstone, siltstone, and shale. Includes some beds of fine- to coarse-grained sandstone. Lambert Shale is generally more siliceous than San Lorenzo Formation, but the two units cannot be distinguished where out of stratigraphic sequence and without fossils."

The County map plots a queried landslide deposit just north of the subject property.

Our subsurface exploration (see below) encountered clay and sand materials which we judged to be consistent with the mapping.

The active San Andreas Fault is mapped approximately 4.0 miles (6.4 km) northeast of the site.

Subsurface Exploration

On July 23, 2020 we drilled 4 borings at the site at the locations shown on Figure 4. The borings were drilled using a Mobile B-24 truck-mounted drilling rig equipped with 4.0 inch diameter, helical flight augers. Logs of the soils encountered during drilling record our observations of the cuttings traveling up the augers and of relatively undisturbed samples collected from the base of the advancing holes. The final boring logs are based upon the field logs with occasional modifications made upon further laboratory examinations of the recovered samples and laboratory test results. The final logs are attached in Appendix A.

The relatively undisturbed samples were obtained by driving a 3.0 inch (outer diameter) Modified California Sampler and a Standard Penetration Sampler (as noted on the logs) into the base of the advancing hole by repeated blows from a 140 pound hammer lifted 30 inches. On the logs, the number of blows required to drive the sampler the final 12 inches of the 18 inch drive, have been recorded as the Blow Counts. These blows have not been adjusted to reflect equivalent blows of any other type of sampler or hammer, or to account for the different samplers used.

Subsurface Conditions

Boring 1 (between the two retaining walls downslope of the slide headscarp) penetrated stiff to very stiff silty clay with varying amounts of organics and rock fragments down to the terminated boring depth of 19.5 feet. We estimated that the upper 6 feet of clay is old slide debris.

Boring 2 at the lower terrace (near the proposed retaining wall) first penetrated 7 feet of very stiff silty sandy clay with rock fragments. This was underlain by very stiff fine sandy silt from 7 to 13.5 feet. Below this was very stiff silty clay with roots down to the terminated boring depth of 14.5 feet. We interpret the clay encountered at 7 feet to be competent materials.

Boring 3 (near the proposed cabin) encountered 13.5 feet of firm to very stiff silty clay with varying amounts of sand and rock fragments. We interpret the clay encountered by 7 feet to be competent.

Boring 4 (near the entry gate) penetrated very stiff silty clay to 5.5 feet Below this was hard siltstone/claystone down to the terminated boring depth of 14.5 feet.

Please refer to Appendix A for a more detailed description of each boring.

No free groundwater was encountered during the drilling of the holes. However, during periods of heavy rain or late in the winter, groundwater seepage may exist at shallower depths, most likely as perched water atop the stiffer clays/bedrock.

Laboratory Testing

The relatively undisturbed samples collected during the drilling process were returned to the laboratory for testing of engineering properties. In the lab, selected soil samples were tested for moisture content, density, organics content, and plasticity. The results of the laboratory tests are attached to this report in Appendix B.

Analysis to determine the percent organics was performed on a sample of the deeper clay materials (Sample 2-3 @ 14 feet) showed the tested materials are composed of only 4.3 percent organic matter.

Plasticity Index (PI) testing performed on the site near surface clayey materials produced PI results of 35, 54, and 71. This testing indicated that the near surface clayey soil materials have high to very high plasticity and are highly to very highly expansive.

CONCLUSIONS AND RECOMMENDATIONS

General

Based upon our investigation, we believe that the proposed improvements can be safely constructed. Geotechnical development of the site is controlled by the presence of expansive soils, steep slopes, and an existing old landslide.

Expansive soils derive their name from their propensity to change volume in response to changes in moisture content. When they are dry, they shrink; when they become wet, they swell. The pressures these soils can exert as they expand can be sufficiently high to move conventional retaining wall and building foundations. The foundation movement induced by the soil shifting can cause wall coverings to crack, doors and windows to stick, and floors to slope, walls to crack and tilt. Seasonal movements of expansive soils have caused such distress to countless structures in the Bay Area. When located on slopes, these soils will also tend to slowly creep downhill.

To combat seasonal expansive soil movements, it is necessary to utilize a foundation system which derives its support from the deeper, more stable soils. Typically, a drilled, cast-in-place pier foundation system is used to reach the more stable materials. Therefore, we have recommended that such foundation system be utilized at this site.

The recommendations in this report should be incorporated into the design and construction of the proposed new retaining walls, cabin, parking area, and associated improvements.

Seismicity

The greater San Francisco Bay Area is recognized by Geologists and Seismologists as one of the most active seismic regions in the United States. Several major fault zones pass through the Bay Area in a northwest direction which have produced approximately 12 earthquakes per century strong enough to cause structural damage. The faults causing such earthquakes are part of the San Andreas Fault System, a major rift in the earth's crust that extends for at least 700 miles along western California. The San Andreas Fault System includes the San Andreas, San Gregorio, Hayward, Calaveras Fault Zones, and other faults.

In 2014, seismologic and geologic experts convened by the U.S. Geological Survey, California Geological Survey, and the Southern California Earthquake Center concluded that there is a 72 percent probability for at least one "large" earthquake of magnitude 6.7 or greater to occur in the Bay Area before the year 2043. The northern portion of the San Andreas fault is estimated to have a 6 percent probability, while the Hayward and Calaveras faults are estimated to have a 14 and 7 percent probability of producing an earthquake of that magnitude or greater during that time period.

Ground Rupture - The lack of mapped active fault traces through the site, suggests that the potential for primary rupture due to fault offset on the property is low.

Ground Shaking - The subject site is likely to be subject to very strong to violent ground shaking during its life span due to a major earthquake in one of the above-listed fault zones. Current (2018) building code design may be followed by the structural engineer to minimize damages due to seismic shaking, using the following input parameters from the Structural Engineers Association of California (SEAOC) Calculator based upon ASCE 7-16 design parameters:

Site Class - C	$SM_S = 2.346$	$SM_1 = 1.073$	$SD_S = 1.564$	$SD_1 = 0.716$

Landsliding - The subject site and the surrounding area are gently to steeply sloping. A landslide had occurred on the western slope due to the El Nino rains in 1998. Retaining walls were installed to arrest the progression upslope of the slide/scarp. However, these walls were not installed to sufficient depth to prevent continued movements. In addition, as with any slope, other minor sloughing of the steeper site slopes could occur during earthquake shaking. The proposed improvements should not be affected by shallow sloughing, as they will be supported by drilled piers into the bedrock materials at the site. Therefore, the hazard due to large-scale seismically-induced landsliding is, in our opinion, relatively low for the site.

Liquefaction - Liquefaction most commonly occurs during earthquake shaking in loose fine sands and silty sands associated with a high ground water table. These conditions were demonstrated to be absent down to the site bedrock. Based upon the subsurface investigation, the proposed building site is underlain by clayey soils then bedrock at shallow depths. Therefore, it is our opinion the liquefaction is unlikely to occur on the subject property.

Ground Subsidence - Ground subsidence may occur when poorly consolidated soils densify as a result of earthquake shaking. Since the proposed building site is underlain at shallow depths by resistant materials, the hazard due to ground subsidence is, in our opinion, considered to be low.

Lateral Spreading - Lateral spreading may occur when a weak layer of material, such as a sensitive or liquefiable soil, loses its shear strength as a result of earthquake shaking. Overlying blocks of competent material may be translated laterally towards a free face. The existing landslide headscarp will be repaired and supported by a new retaining wall, and these types of soils are not present proximate to or at the site, hence, the hazard due to lateral spreading is, in our opinion, considered to be low.

Site Preparation and Grading

All debris resulting from the demolition of existing improvements should be removed from the site and may not be used as fill. Any existing underground utility lines to be abandoned should be removed from within the proposed building envelope and their ends capped outside of the building envelope.

Any vegetation and organically contaminated soils should be cleared from the building area. All holes resulting from removal of tree stumps and roots, or other buried objects, should be overexcavated into firm materials and then backfilled and compacted with native materials.

The placement of fills at the site is expected to include: utility trench backfill, retaining wall backfill, slide reconstruction, slab subgrade materials, and finished drainage and landscaping grading. These and all other fills should be placed in conformance with the following guidelines:

Fills may use organic-free soils available at the site or import materials. Import soils should be free of construction debris or other deleterious materials and be non-expansive. *A minimum of 3 days prior to the placement of any fill, our office should be supplied with a 30 pound sample (approximately a full 5 gallon bucket) of any soil or baserock to be used as fill (including native and import materials) for testing and approval.*

All areas to receive fills should be stripped of organics and loose or soft near-surface soils and existing slide debris. Fills should be placed on level benches cut into competent materials, as identified by our field personnel, in lifts no greater than 6 inches thick (loose) and be compacted to at least 90 percent of their Maximum Dry Density (MDD), as determined by ASTM D-1557. If native expansive soils are used for fill at the site, then the soils should be placed at 3 to 5% over Optimum Moisture Content and be compacted to **between** 85 to 90 percent of their MDD. In pavement (concrete or asphalt) areas to receive vehicular traffic, all baserock materials should be compacted to at least 95 percent of their MDD. Also, the upper 6 inches of soil subgrade beneath any pavements should be compacted to at least 90 percent of its MDD.

All unretained fills to be placed on slopes steeper than 6 to 1 (horizontal to vertical, H:V) will need to be keyed and benched into competent native materials. Any retained fills will need to be benched into competent native materials, however, a formal keyway is not required. The entire base of any keyway should extend into competent weathered bedrock materials, located about 6 to 13 feet below grade. The entire bases of all benches should extend into or through competent colluvial soils, as identified in the field by representatives from our office. It should be anticipated that the outer edge of bench excavations will extend at least 5 feet below native grade. Keyways and benches should be sloped back into the hillside at a minimum 2% gradient.

For fills over 5 feet thick, or where deemed necessary by our personnel, a blanket drain should be provided within any keyway excavations, and chimney drains should be provided at the back of any benches identified by our office in the field. The blanket drain should cover the entire keyway and consist of a minimum 6 inch thick layer of clean crushed drain rock completely covered (top and sides) with filter fabric (Mirafi 140N or approved equivalent). Chimney drains should consist of a minimum 6 inch wide column of clean crushed drain rock, also wrapped with filter fabric, for at least half the height and for the full width of the bench. These systems should drain to 4 inch diameter perforated pipes, placed at the base of the drain rock. The pipes should consist of Schedule 40 PVC or SDR 35. No flexible, corrugated pipe may be used within any drainage system installed as part of this project. The bench drain pipes may connect to the keyway blanket drain pipe. A solid line should be used to convey the water to an appropriate discharge point. We note that *Caltrans Class 2 permeable rock* is an acceptable substitution for clean drain rock and filter fabric.

Temporary, dry-weather, vertical excavations should remain stable for short periods of time to heights of 5 feet. All excavations should be shored or sloped in accordance with OSHA standards.

Permanent cut and/or fill slopes should be no steeper than 2:1 (H:V). However, even at this gradient, minor sloughing of slopes may still occur in the future. Positive drainage improvements (e.g. drainage swales, catch basins, etc.) should be provided to prevent water from flowing over the tops of cut and/or fill slopes.

Cabin Foundations – Piers

Due to the presence of near surface site soils of marginal quality and highly expansive site soils, the cabin foundations will need to penetrate into the deeper, more stable soils. We recommend a pier and grade beam foundation system be used.

Piers should penetrate a minimum of 12 feet below lowest adjacent grade, and 5 feet into competent native materials, whichever is deeper. In sloping areas, the piers should penetrate a minimum of 12 feet below lowest adjacent grade, and 8 feet into competent weathered rock, whichever is deeper. It should be assumed that up to 13 feet of overburden will exist at the site, so nominal pier depths may range from 12 to 21 feet below lowest adjacent grade.

The piers should have a minimum diameter of 16 inches and be nominally reinforced with a minimum of four #4 bars vertically.

Actual pier depth, diameter, reinforcement, and spacing should be determined by the structural engineer based upon the following design criteria:

A friction value of 600 psf may be assumed to act on that portion of the pier below a depth of 7 feet. Lateral support may be assumed to be developed along the length of the pier below a depth of 7 feet, using a passive pressure of 400 pcf Equivalent Fluid Weight (EFW). Passive resistance may be assumed to act over 1.5 projected pier diameters. However, for passive resistance to start, the footing must be embedded so that there is a minimum of 10 feet of horizontal cover between the face of the pier and any adjacent, parallel slope. Above 7 feet, no frictional or lateral support may be assumed. These design values may be increased 1/3 for transient loads (i.e. seismic and wind).

Even though piers are designed to derive their vertical resistance through skin friction, the bases of the piers holes should be clean and firm prior to setting steel and pouring concrete. If more than 6 inches of slough exists in the base of the pier holes after drilling, then the slough should be removed. If less than 6 inches of slough exists, the slough may be tamped to a stiff condition. Piers should not remain open for more than a few days prior to casting concrete. In the event of rain, shallow groundwater, or caving conditions it may be necessary to pour piers immediately.

All perimeter piers, and piers under load-bearing walls, should be connected by concrete grade beams. Perimeter grade beams should penetrate a minimum of 6 inches below crawlspace grade (unless a perimeter footing drain is installed to intercept water attempting to enter around the perimeter). Interior grade beams do not need to penetrate below grade. All other isolated floor supports must also be pier supported to resist expansive soil uplift, however, they do not need to be connected by grade beams.

In order to reduce any expansive soil uplift forces on the base of the grade beams, the beams should have either a uniform 4 inch void between their base and the soil, or should be constructed with a knife edge and triangular shaped void in a rectangular trench. The void can be created by the use of prefabricated cardboard void material (e.g. K-void, SureVoid, Carton-void), half a sonotube faced concave down, or other methods devised by the contractor and approved by our offices. *The use of Styrofoam is not acceptable for creating the void.*

All improvements connected directly to any pier supported structure, also need to be supported by piers. This includes, but is not limited to: porches, decks, entry stoops and columns, etc. If the designer does not wish to pier support these items, then care must be taken to structurally isolate them (with expansion joints, etc.) from the pier supported structure.

If the above recommendations are followed, total foundation settlements should be less than 1 inch, while differential settlements should be less than ½ inches.

Retaining Walls

New site retaining walls should not be structurally connected to the cabin or other residential structures. New site walls tied to the cabin, walls which are located on, or within 10 feet of the crest of, slopes steeper than 5:1 (H:V); and, walls for which expansive soil movements are undesirable, should utilize a pier and grade beam foundation system. Site retaining walls which are detached from the cabin and are located in level areas (flatter than 5:1, H:V) may be supported by drilled piers or by spread footings depending upon wall type. If spread footings are utilized, then some expansive soil movements of the walls may occur.

Wall Forces - Any unrestrained retaining walls required for the proposed construction should be designed to resist an active pressure of 55 pcf Equivalent Fluid Weight (EFW) in supporting soils with retained slopes less than 4:1 (H:V). An active pressure of 75 pcf EFW should be utilized for retained slopes with an inclination of 2:1 (H:V). Where retained slopes are greater than 4:1, though less than 2:1, the designer should linearly interpolate between 55 and 75 pcf EFW.

Where a retaining wall is located within a horizontal distance less than twice the height of the lower retaining wall, the lower retaining wall will need to be designed for an additional surcharge pressure from the upper wall(s). Once the geometry of such walls has been determined, please provide our office with a cross-section so that we can determine the required surcharge.

Any restrained retaining walls required should be designed for the aforementioned active pressures with an additional uniform pressure of 8H psf, where H is the height of the wall in feet. We leave it to the design professional's judgment in determining whether a wall is restrained or not. An additional uniform force of 10H psf may be applied to account for seismic forces on the wall, although it is our opinion that such forces need not be applied.

All retaining walls should also be designed to resist a point load applied at the midpoint of the wall, equal to ½ the maximum applied surcharge.

Drilled Piers - Any wall which is structurally connected to the house, or that is located on, or within 10 feet of the crest of, slopes steeper than 5:1 (H:V) should utilize a drilled pier foundation system. Additionally, any site walls for which expansive soil shifting is unacceptable should use drilled piers. We note that pier-supported walls may not rely upon a toe footing to resist overturning forces. All vertical and lateral forces should be resisted by piers. This may require the use of a staggered, double row of piers, depending upon the wall height and any surcharges.

Please refer to the *Cabin Foundations – Drilled Piers* section of this report for the applicable pier design recommendations.

If drilled piers are utilized beneath a concrete or block wall, they will need to be connected by a concrete grade beam. No grade beam is required for a wood lagging wall.

Spread Footings - For detached site walls in level areas (flatter than 5:1, H:V), and where expansive soil shifting is acceptable, spread footings may be used. Footings should be designed using an allowable bearing pressure of 2500 psf (on soil) or 3500 psf(on bedrock), at a minimum depth of 36 inches below adjacent grade, or on competent materials as approved by our office in the field. Lateral pressures may be resisted by a passive pressure of 300 pcf EFW assumed to be acting against the sides of the footings (or shear keys, if required). Passive resistance may start at a depth of 1 foot below exterior grade. However, for passive resistance to start, the footing must be embedded so that there is a minimum of 10 feet of horizontal cover between the face of the footing and any adjacent, parallel slope. Alternatively, lateral pressures may be resisted by friction between the base of the footings and the ground surface. A friction coefficient of 0.35 (on soil) or 0.40 (on bedrock) may be assumed. Frictional and passive resistance may not be used in combination. The above values may be increased 1/3 for transient loads.

Wall Drainage - The above values have been provided assuming that back-of-wall drains will be installed to prevent build-up of hydrostatic pressures behind all walls. This drainage system may consist of a prefabricated drainage panel (i.e. Miradrain) or a gravel and filter fabric type system. We also recommend that any interior retaining walls, or walls through which efflorescence transmission would be undesirable, should be waterproofed. The waterproofing should be specified by the designer, though we suggest the use of Bituthene, Miradri, or other similar waterproofing membrane. Surface drainage above the wall should preclude overtopping of the wall, and should also preclude ponding on the ground surface above the wall. *Additionally, the ground surface above all walls should form a drainage swale to carry water to the sides of the wall and/or to area drain locations.*

The back-of-wall drain systems should be installed with a minimum 3-inch diameter perforated pipe placed a minimum of 4 inches below the top of the footing (preferably at the base of the footing heel). The pipe should not be placed on top of the heel of the wall footing unless seepage through the base of the wall is acceptable. Perforations should be placed face-down (at 5 and 7 o'clock). The perforated pipe should connect to a solid discharge line, which discharges away from the new structures. This solid line should not connect to surface water drain lines (i.e. downspout and area drain lines). If water transmission through the base of a wall is not a concern, then weep holes may be used in place of the pipe.

If used, the gravel system should consist of a minimum 12 inch wide column of drain rock (3/8 to ¾ inch clean, crushed rock) extending the full width of the wall. The rock should continue to within 12 inches of finish grade. Prior to backfilling with the drain rock, a layer of filter fabric (Mirafi 140N or approved equivalent) should be placed against all soil surfaces to separate the rock and soil. The filter fabric should wrap over the top of the gravel and then a 12 inch thick cap of native soils should be placed at the top of the drain. If concrete flatwork is to directly overlay the back-of-wall drain, or if the drain is located in a crawlspace area, then the soil cap should be eliminated.

If prefabricated drainage panels are used, a packet of filter fabric-wrapped drain rock should be placed around the perforated collector pipe at the base of the panel. The tops of the panels should be sealed and secured in accordance with the manufacturer's recommendations. The base of the drainage panels should extend down below the top of the filter fabric-wrapped drain rock.

We note that Caltrans Class II permeable rock may be utilized in lieu of clean drain rock and filter fabric. The Class II permeable rock needs to be compacted into place, and needs to be certified by the quarry or rockery that it meets the Caltrans Class II permeable rock specifications.

Slabs-on-Grade

The cabin floors should not consist of concrete slabs-on-grade, although they may consist of structural slabs (supported by drilled piers and grade beams, and have a 4-inch void under the slab). This is due to the expansive nature of the site soils which would cause deformations in a conventional slab-on-grade. However, any sidewalks or patios may consist of conventional concrete slabs-on-grade, though it should be expected that some seasonal/post-construction shifting of such slabs may occur. We have provided guidelines to help reduce post-construction movements, however, it is nearly impossible to economically eliminate all shifting.

To help reduce cracking, we recommend slabs be a minimum of 5 inches thick and be nominally reinforced with #5 bars at 12 inches on center, each way. Slabs which are thinner or more lightly reinforced may experience undesirable cosmetic cracking. However, actual reinforcement and thickness should be determined by the structural engineer based upon anticipated usage and loading.

In large non-interior slabs (e.g. patios, etc.), score joints should be placed at a maximum of 10 feet on center. In sidewalks, score joints should be placed at a maximum of 5 feet on center. All slabs should be separated from adjacent improvements (e.g. footings, porches, columns, etc.) with expansion joints. Interior floor slabs will experience shrinkage cracking. These cosmetic cracks may be sealed with epoxy or other measures specified by the architect.

It would be prudent (though not required) to underlay all slabs with at least 24 inches of non-expansive materials. This will help to reduce future expansive soil movements of the slabs. Slabs which are not underlain by this non-expansive material may undergo excessive seasonal shifting.

Slabs should be set back a minimum of 10 feet from the crest of any slope steeper than 5:1, and 5 feet from any flatter slope.

All interior slabs should be underlain by a minimum of 4 inches of clean ¾ inch crushed drain rock. The drain rock should be covered by a vapor barrier which conforms to ASTM E1745-97 (e.g. Stego Wrap or an approved equivalent). The architect or structural engineer should determine if sand is required over the vapor barrier.

Slabs which will be subject to light vehicular loads and through which moisture transmission is not a concern (e.g. driveway) should be underlain by at least 6 inches of compacted baserock, in lieu of any sand and gravel. The 6 inches of granular subgrade may be included as part of the 18 inches of non-expansive materials. Exterior landscaping flatwork (e.g. patios and sidewalks) may be placed directly on proof-rolled soil subgrade materials (e.g. no granular subgrade), however, they will be potentially subject to greater amounts of shifting and moisture transmission.

As stated previously, in pavement (concrete or asphalt) areas to receive vehicular traffic, all baserock materials should be compacted to at least 95 percent of their MDD. Also, the upper 6 inches of native soil subgrade beneath any pavements should be compacted to at least 90 percent of its MDD.

To reduce post-construction expansive soil movements (i.e. heave) of any slabs, care should be taken to keep the subgrade moist for an extended period of time prior to pouring the slabs. *Shrinkage cracks should not be allowed to develop in the soil beneath any proposed slabs.* Ideally, all slab areas and crawlspace subgrade areas should be sprayed, and covered with a vapor barrier and any granular materials as soon as exposed by grading.

Drainage

Surface Drainage - Adjacent to any buildings, the ground surface should slope at least 5 percent away from the foundations within 5 feet of the perimeter. Impervious surfaces should have a minimum gradient of 2 percent away from the foundation.

Surface water should be directed away from all buildings into drainage swales, or into a surface drainage system (i.e. catch basins and a solid drain line). "Trapped" planting areas should not be created next to any buildings without providing means for drainage (i.e. area drains).

All new roof eaves should be lined with gutters. The downspouts may be connected to solid drain lines, or may discharge onto paved surfaces which drain away from the structure. The downspouts may be connected to the same drain line as any catch basins, but must not directly connect to any perforated pipe drainage system. If splash blocks are preferred, then a perimeter footing drain system **must** be installed.

Footing Drain - Due to the potential for changes to surface drainage provisions, it would be wise (though not required) to install a perimeter footing drain to intercept water attempting to enter the crawlspace. If a footing drain is not installed, some infiltration of moisture into the crawlspace may occur. Such penetration should not be detrimental to the performance of the structure, but can possibly cause humidity and mildew problems within the cabin.

The footing drain system, if installed, should consist of a 12 inch wide gravel-filled trench, *dug at least 12 inches below the elevation of the adjacent crawlspace*. The trench should be lined with a layer of filter fabric (Mirafi 140N or equivalent) to prevent migration of silts and clays into the gravel, but still permit the flow of water. Then 1 to 2 inches of drain rock (clean crushed rock or pea gravel) should be placed in the base of the lined trench. Next a perforated pipe (minimum 3 inch diameter) should be placed on top of the thin rock layer. The perforations in the pipe should be face down. The trench should then be backfilled with more rock to within 6 inches of finished grade. The filter fabric should be wrapped over the top of the rock. Above the filter fabric 6 inches of native soils should be used to cap the drain. If concrete slabs are to directly overlay the drain, then the gravel should continue to the base of the slab, without the 6 inch soil cap. This drain should not be connected to any surface drainage system.

Drainage Discharge - The surface drain lines should discharge at least 15 feet away from the cabin, at a location approved by our office. The discharge location(s) should be protected by energy dissipaters to reduce the potential for erosion. Care should be taken not to direct concentrated flows of water towards neighboring properties. This may require the use of multiple discharge points.

The footing drain (if installed) and any back-of-wall drain lines should discharge independently from the surface drainage system. A sump pump may be required for the footing drain discharge system. The surface and subsurface drain systems should not be connected to one another.

Drainage Materials - Drain lines should consist of hard-walled pipes (e.g. SDR 35 or Schedule 40 PVC). In areas where vehicle loading is not a possibility, SDR 38 or HDPE pipes may be used. Corrugated, flexible pipes may not be used in any drain system installed at the property.

Surface drain lines (e.g. downspouts, area drains, etc.) should be laid with a minimum 2 percent gradient (¼ inch of fall per foot of pipe). Any subsurface drain systems (e.g. footing drains) should be laid with a minimum 1 percent gradient (1/8 inch of fall per foot of pipe).

Pavement

The new driveway/parking areas may consist of concrete, interlocking pavers, or asphaltic concrete over Caltrans Class II aggregate base (baserock). The asphalt should have a minimum thickness of 2½ inches. The baserock should have a minimum thickness of 12 inches, though 18 inches is preferable due to the expansive nature of the near-surface site soils. All of the baserock should attain a minimum compaction of 95 percent of its MDD. Any fill below this layer should attain a minimum of 90 percent relative compaction.

Plan Review and Construction Observations

The use of the recommendations contained within this report is contingent upon our being contracted to review the plans, and to observe geotechnically relevant aspects of the construction.

We should be provided with a full set of plans to review at the same time the plans are submitted to the building/planning department for review. A minimum of one working week should be provided for review of the plans.

At a minimum, our observations should include: compaction testing of fills and subgrades; pier drilling; forming of the grade beams voids; slab and parking area subgrade preparation; installation of any drainage system (e.g. back-of-wall, footing, and surface), and final grading. A minimum of 48 hours notice should be provided for all construction observations.

LIMITATIONS

This report has been prepared for the exclusive use of the addressee, and their architects and engineers for aiding in the design and construction of the proposed development. It is the addressee's responsibility to provide this report to the appropriate design professionals, building officials, and contractors to ensure correct implementation of the recommendations.

The opinions, comments and conclusions presented in this report were based upon information derived from our field investigation and laboratory testing. Conditions between or beyond our borings may vary from those encountered. Such variations may result in changes to our recommendations and possibly variations in project costs. Should any additional information become available, or should there be changes in the proposed scope of work as outlined above, then we should be supplied with that information so as to make any necessary changes to our opinions and recommendations. Such changes may require additional investigation or analyses, and hence additional costs may be incurred.

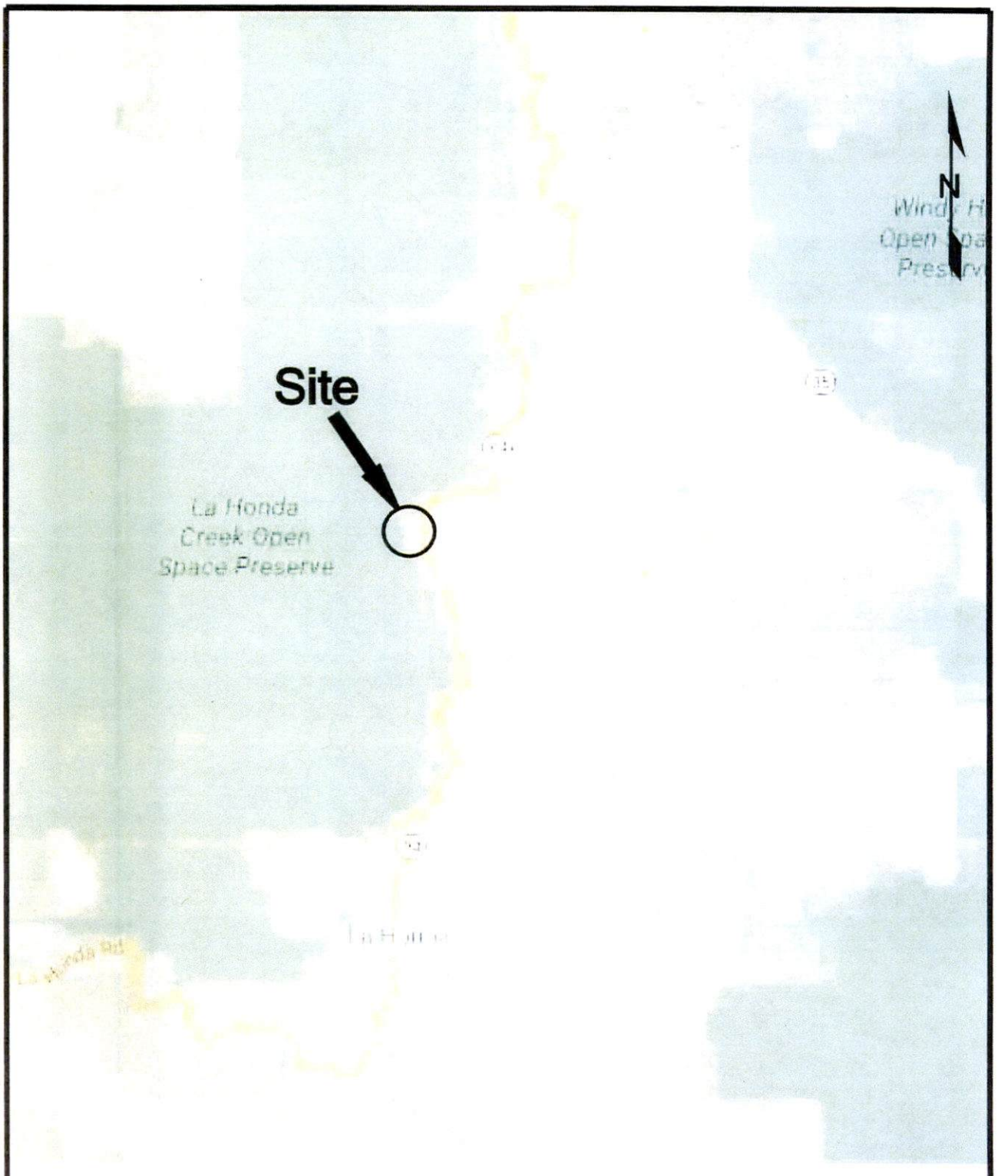
Our work has been conducted in general conformance with the standard of care in the field of geotechnical engineering currently in practice in the San Francisco Bay Area for projects of this nature and magnitude. We make no other warranty either expressed or implied. By utilizing the design recommendations within this report, the addressee acknowledges and accepts the risks and limitations of development at the site, as outlined within the report.

Respectfully Submitted;
GeoForensics, Inc.

Daniel F. Dyckman, PE, GE
Senior Geotechnical Engineer, GE 2145

Bernard A. Atendido
Field Engineer

cc: 3 to addressee



Source: Google Maps

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303 Vintage Park Dr., Suite 220, Foster City, CA 94404
Tel: (650) 349-3369 Fax: (650) 571-1878

Figure 1 - Site Location

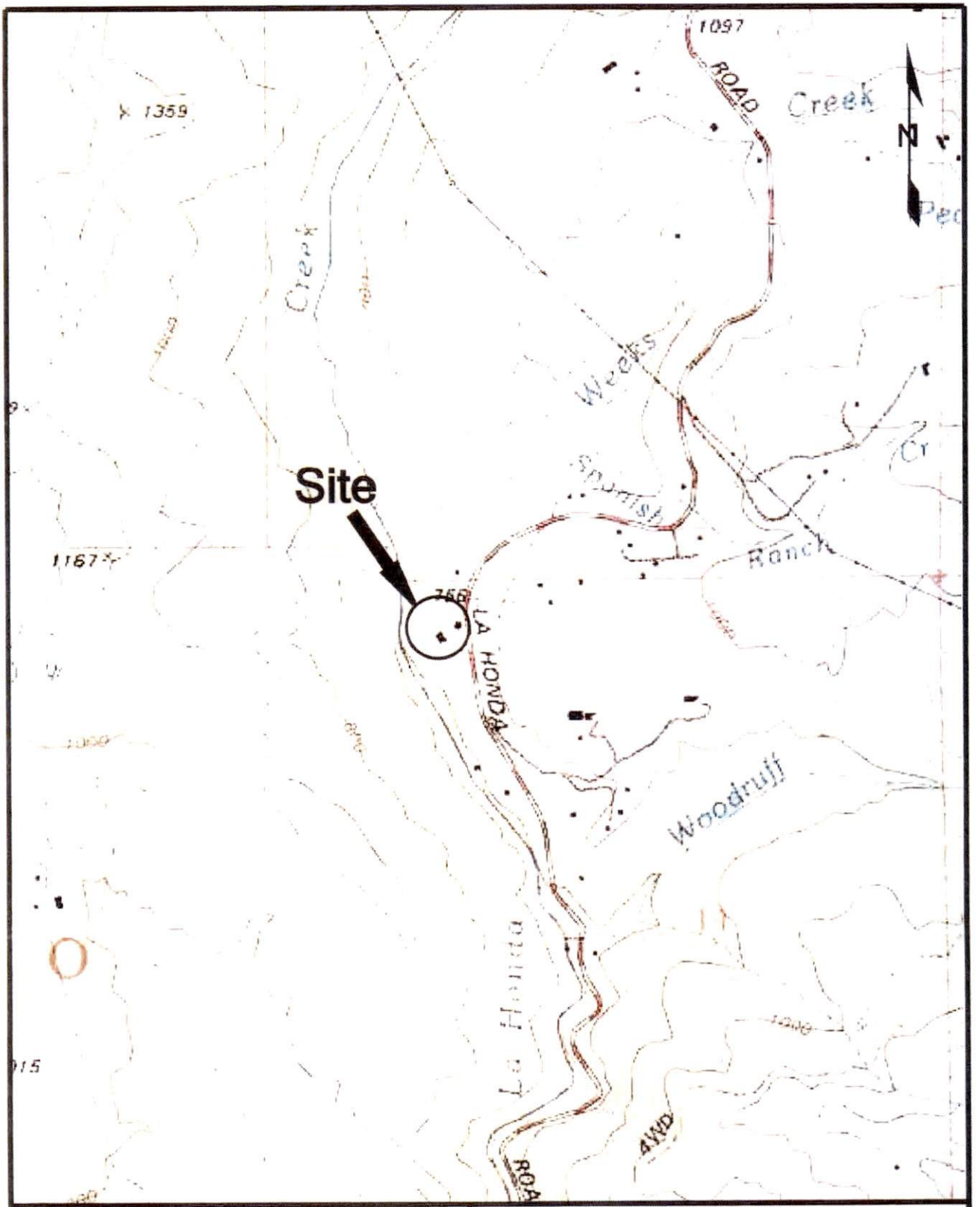

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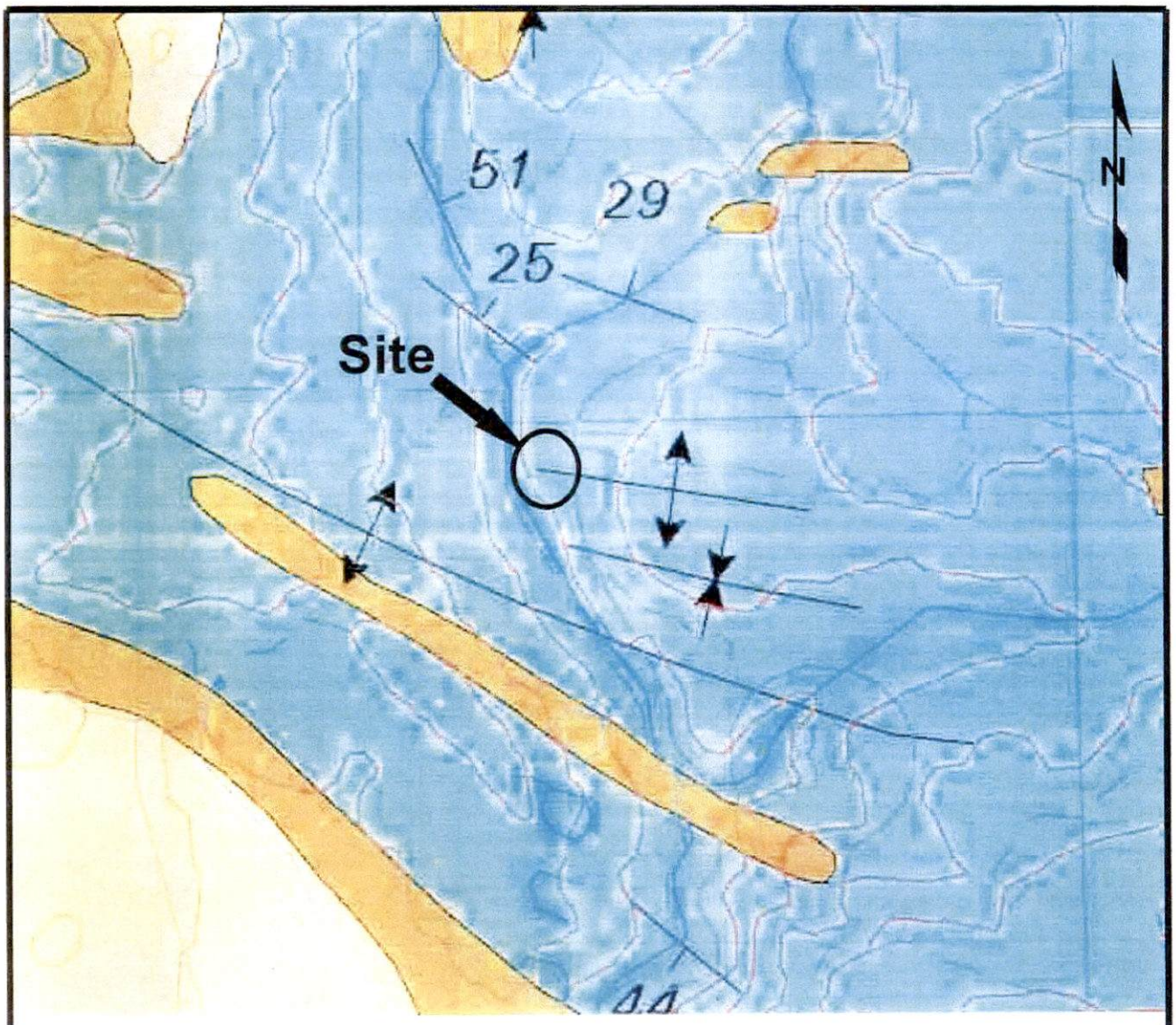
Figure 2 - Vicinity Topography



Lambert Shale and San Lorenzo Formation, Undivided (lower Miocene,

Tls Oligocene, and middle and upper Eocene) —Brown and dark-gray to gray, brown, and red mudstone, siltstone, and shale. Includes some beds of fine- to coarse-grained sandstone. Lambert Shale is generally more siliceous than San Lorenzo Formation, but the two units cannot be distinguished where out of stratigraphic sequence and without fossils.

Source: Geology of the Onshore part of San Mateo County, California: derived from the digital database open-file 98-137. E.E.. Brabb, R.W. Graymer, and D.L. Jones (1998)

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Figure 3 - Geologic Map

Source: Geolotechnical Hazards Synthesis Map for San Mateo County. Leighton and Associates (1976)

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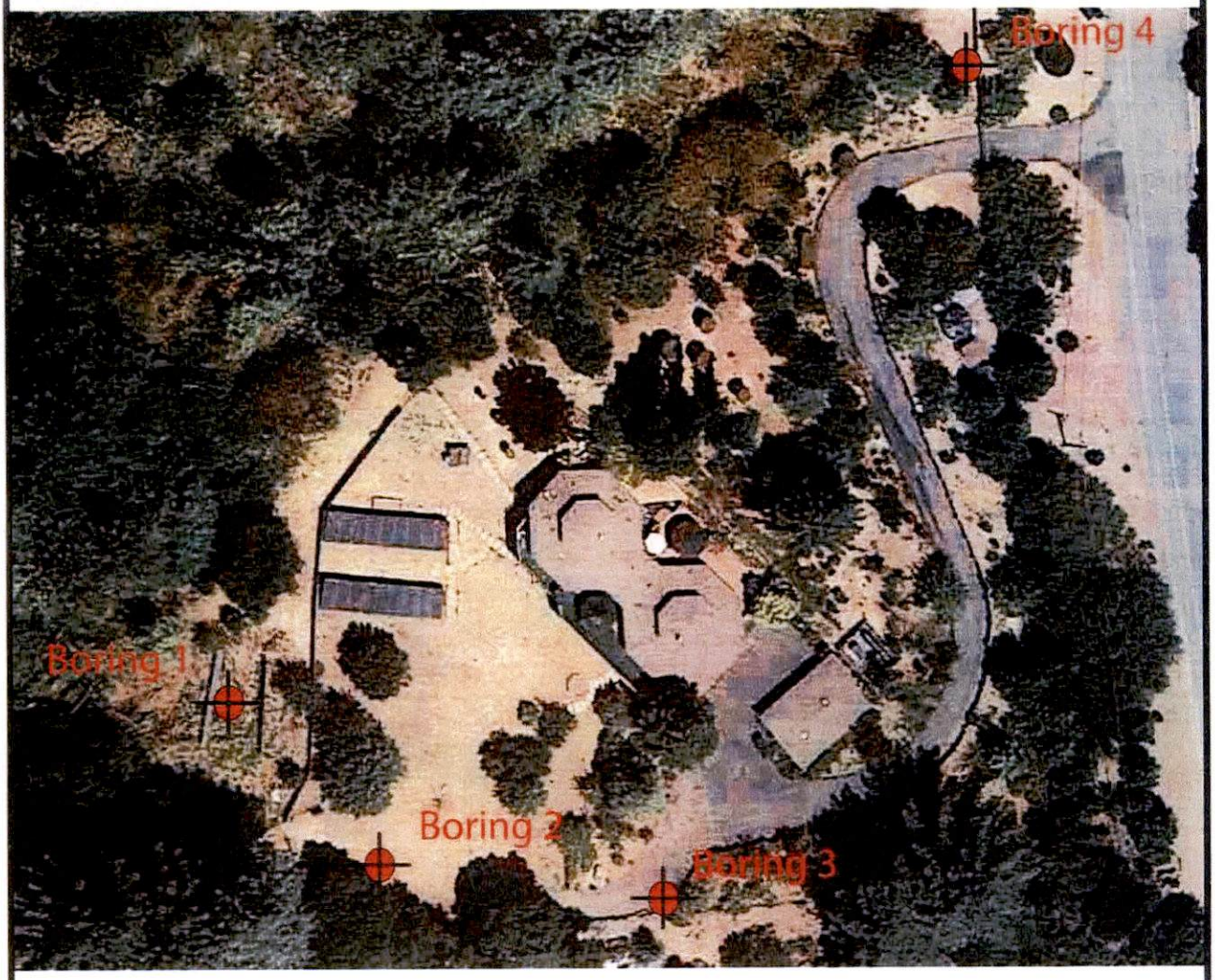
Figure 3a - County of San Mateo Geologic Map



Base drawing provided by Google Maps
No Scale on this drawing

- Boring Locations

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Figure 4 - Site Photo with
Approximate Boring Locations

APPENDIX A - BORING LOGS

LOG OF BORING

DEPTH (ft)	SAMPLE NUMBER	SAMPLE LOC.	BLOW COUNTS (12 inches)	MATERIAL DESCRIPTION	DRY DENSITY (pcf)	MOISTURE CONTENT (70)
				silty CLAY; light brown; dry to slightly moist (CH)		
	1-1		28	silty CLAY with gravels; brown; slightly moist; stiff (CH)	91.0	21.4
5						
	1-2		50	silty CLAY with some organics; dark brown; slightly moist; very stiff (CH)	90.3	32.0
10						
	1-3		84		90.9	30.2
15				silty CLAY with rock fragments; dark brown; slightly moist; very stiff (CH)		
	1-4		33	silty CLAY with rock fragments; dark brown; slightly moist; very stiff (CH)	-	26.9
20						
				Bottom of Boring at 19.5 feet		
25				**No Groundwater encountered**		
30						

Logged by: BA
Job# 220116
Drilled on 7/12/19

B-24 Truck Mounted Drilling Rig
140 Pound Hammer
No Groundwater encountered

Mod. Cal Sampler
SPT Sampler

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Figure A1 - Log of Boring 1

LOG OF BORING

DEPTH (ft)	SAMPLE NUMBER	SAMPLE LOC.	BLOW COUNTS (12 inches)	MATERIAL DESCRIPTION	DRY DENSITY (pcf)	MOISTURE CONTENT (%)
5	2-1		14	silty sandy CLAY with rock fragments; light brown; slightly moist; stiff (CH) more sandy with depth	95.7	21.2
10	2-2		31	fine sandy SILT (near silty SAND); light brown; slightly moist; very stiff (ML)	89.2	24.0
15	2-3		29	silty CLAY with roots; dark brown; slightly moist; very stiff (CH) (organic smell)	-	-
20				**Bottom of Boring at 14.5 feet** **No Groundwater encountered**		
25						
30						

Logged by: BA
Job# 220116
Drilled on 7/12/19

B-24 Truck Mounted Drilling Rig
140 Pound Hammer
No Groundwater encountered

Mod. Cal Sampler
SPT Sampler

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Figure A2 - Log of Boring 2

LOG OF BORING

DEPTH (ft)	SAMPLE NUMBER	SAMPLE LOC.	BLOW COUNTS (12 inches)	MATERIAL DESCRIPTION	DRY DENSITY (pcf)	MOISTURE CONTENT (70)
				2 inches of asphalt on grade		
	3-1		13	silty fine sandy CLAY; red brown and green brown; slightly moist; firm to stiff (CH)	82.3	30.8
5						
	3-2		40	silty CLAY with rock fragments; red brown with yellow brown; slightly moist; very stiff (CH)	89.9	28.5
10				organic smell in clays at 10 feet		
	3-3		25	silty CLAY (near clayey SILT) with siltstone fragments and some sand; dark gray; slightly moist; very stiff (CH)	86.5	26.0
15						
				Bottom of Boring at 13.5 feet		
20				**No Groundwater encountered**		
25						
30						

Logged by: BA
Job# 220116
Drilled on 7/12/19

B-24 Truck Mounted Drilling Rig
140 Pound Hammer
No Groundwater encountered

Mod. Cal Sampler
SPT Sampler

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Figure A3 - Log of Boring 3

LOG OF BORING

DEPTH (ft)	SAMPLE NUMBER	SAMPLE LOC.	BLOW COUNTS (12 inches)	MATERIAL DESCRIPTION	DRY DENSITY (pcf)	MOISTURE CONTENT (%)
5	4-1		36	silty sandy CLAY (near clayey SILT); red brown and gray; slightly moist; very stiff (CH)	56.7	41.4
10	4-2		87	fine sandy SILTSTONE/CLAYSTONE; red brown and orange brown ; slightly moist; hard (MH/CH)	87.3	28.4
15	4-3		41	fine sandy SILTSTONE/CLAYSTONE; red brown and orange brown ; slightly moist; hard (MH/CH)	-	25.5
20				**Bottom of Boring at 14.5 feet**		
				No Groundwater encountered		
25						
30						

Logged by: BA
Job# 220116
Drilled on 7/12/19

B-24 Truck Mounted Drilling Rig
140 Pound Hammer
No Groundwater encountered

Mod. Cal Sampler
SPT Sampler

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Figure A4 - Log of Boring 4

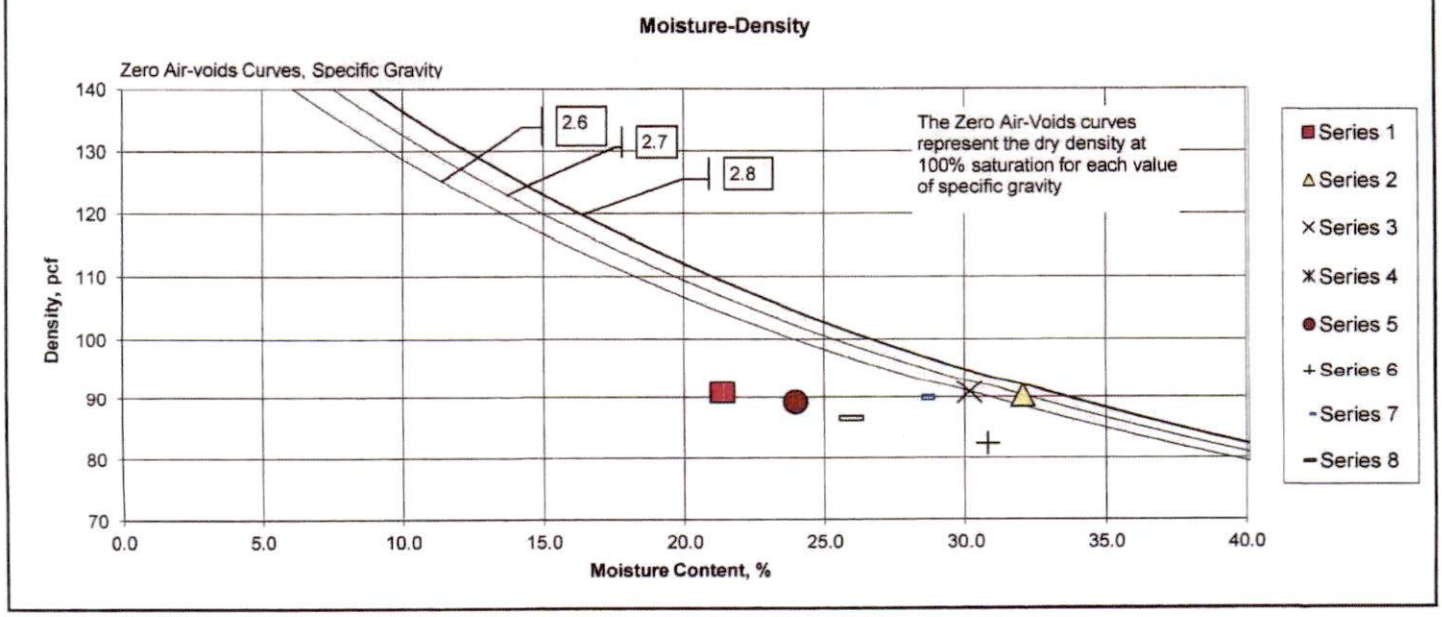
APPENDIX B - LABORATORY TEST RESULTS

Moisture-Density-Porosity Report
Cooper Testing Labs, Inc. (ASTM D7263b)

CTL Job No:	060-2882a	Project No.	220116	By:	RU
Client:	GeoForensics	Date:	08/06/20		
Project Name:	Healing	Remarks:			

Boring: / Sample: / Depth, ft:	1-1	1-2	1-3	1-4	2-2	3-1	3-2	3-3
Visual Description:	Dark Yellowish Brown Sandy CLAY w/ Gravel	Dark Brown Fat CLAY	Dark Brown CLAY	Dark Brown Sandy CLAY	Dark Brown Sandy CLAY (Claystone)	Yellowish Brown Sandy Elastic SILT	Dark Brown Sandy CLAY	Dark Brown CLAY w/ Sand
Actual G_s								
Assumed G_s	2.70	2.70	2.70		2.70	2.70	2.70	2.70
Moisture, %	21.4	32.0	30.2	26.9	24.0	30.8	28.5	26.0
Wet Unit wt, pcf	110.5	119.2	118.3		110.6	107.7	115.5	109.0
Dry Unit wt, pcf	91.0	90.3	90.9		89.2	82.3	89.9	86.5
Dry Bulk Dens.pb, (g/cc)	1.46	1.45	1.46		1.43	1.32	1.44	1.39
Saturation, %	67.6	99.6	95.1		72.6	79.3	87.8	73.8
Total Porosity, %	46.0	46.5	46.1		47.1	51.2	46.7	48.7
Volumetric Water Cont,θw,%	31.1	46.3	43.9		34.2	40.6	41.0	35.9
Volumetric Air Cont., θa,%	14.9	0.2	2.3		12.9	10.6	5.7	12.8
Void Ratio	0.85	0.87	0.86		0.89	1.05	0.88	0.95
Series	1	2	3	4	5	6	7	8

Note: All reported parameters are from the as-received sample condition unless otherwise noted. If an assumed specific gravity (Gs) was used then the saturation, porosities, and void ratio should be considered approximate.

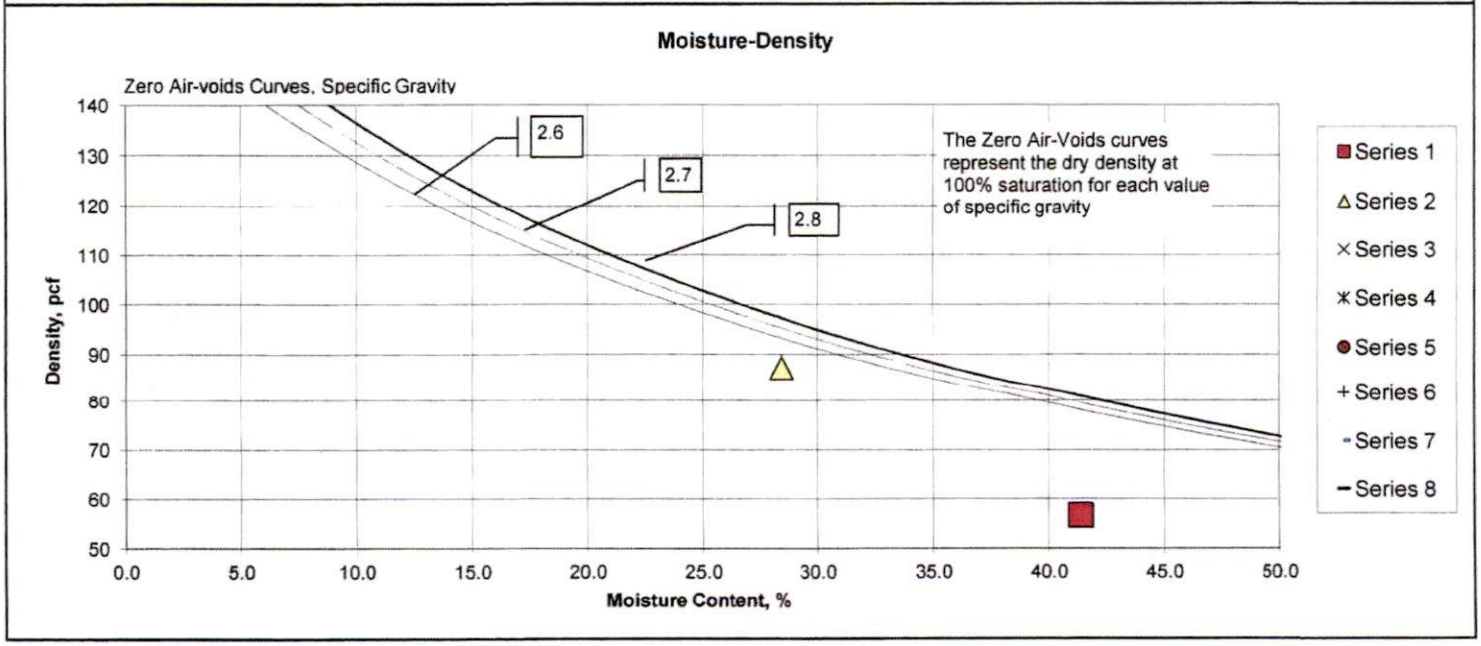


Moisture-Density-Porosity Report
Cooper Testing Labs, Inc. (ASTM D7263b)

CTL Job No:	060-2882b	**Project No.** 220116	**By:** RU
Client:	GeoForensics	**Date:** 08/06/20	
Project Name:	Healing	**Remarks:**	4-3 - sample dsturbed; m/c only.

Boring:	4-1	4-2	4-3					
Sample:								
Depth, ft:								
Visual Description:	Yellowish Brown Sandy Fat CLAY	Dark Reddish Brown Sandy CLAY (Claystone)	Dark Reddish Brown Sandy CLAY (Claystone)					
Actual G_s								
Assumed G_s	2.70	2.70						
Moisture, %	41.4	28.4	25.5					
Wet Unit wt, pcf	80.2	112.1						
Dry Unit wt, pcf	56.7	87.3						
Dry Bulk Dens.ρb, (g/cc)	0.91	1.40						
Saturation, %	56.6	82.3						
Total Porosity, %	66.4	48.3						
Volumetric Water Cont,θw,%	37.6	39.7						
Volumetric Air Cont., θa,%	28.8	8.6						
Void Ratio	1.97	0.93						
Series	1	2	3	4	5	6	7	8

Note: All reported parameters are from the as-received sample condition unless otherwise noted. If an assumed specific gravity (Gs) was used then the saturation, porosities, and void ratio should be considered approximate.

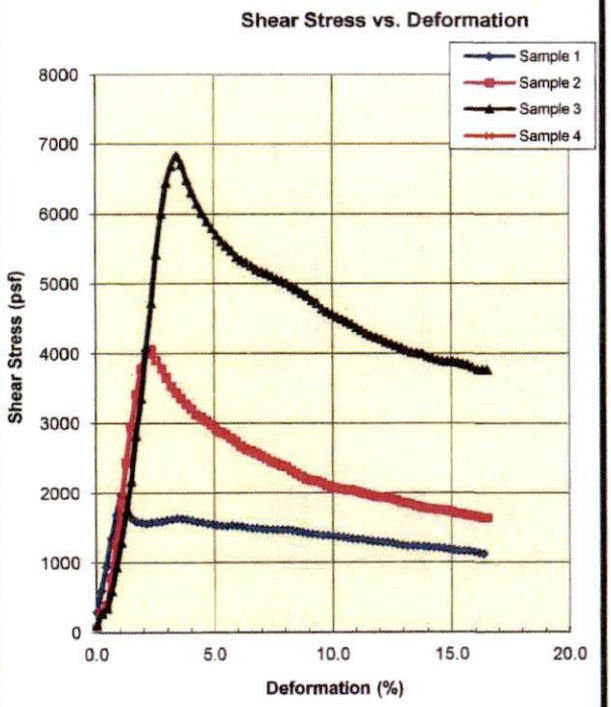


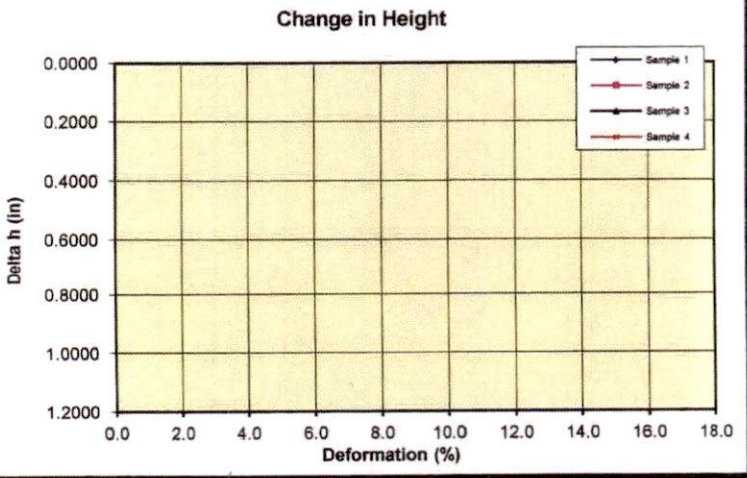
Consolidated Undrained Direct Shear (ASTM D3080M)

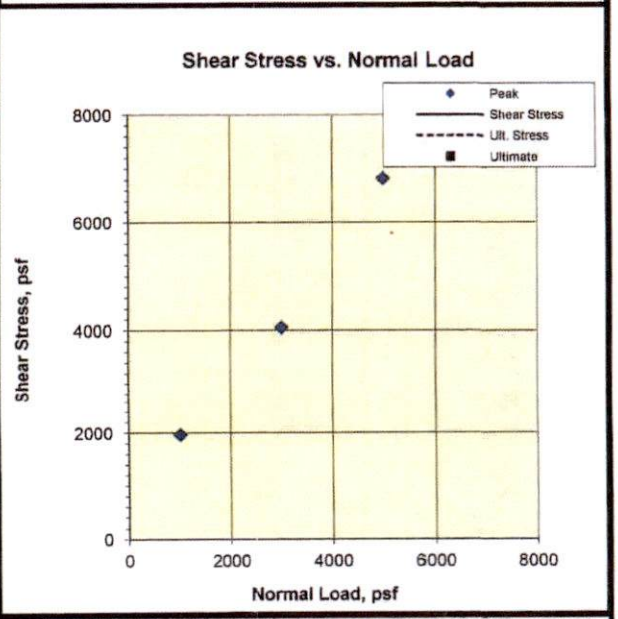
CTL Job #:	060-2882	Project #:	220116	By:	MD
Client:	GeoForensics	Date:	8/4/2020	Checked:	PJ
Project Name:	Healing	Remolding Info:			

Specimen Data				
	1	2	3	4
Boring:	2-1	2-1	2-1	
Sample:				
Depth (ft):				
Visual Description:	Dark Brown Sandy CLAY (Claystone)	Dark Brown Sandy CLAY (Claystone)	Dark Brown Sandy CLAY (Claystone)	
Normal Load (psf)	1000	3000	5000	
Dry Mass of Specimen (g)	113.8	116.1	118.8	
Initial Height (in)	1.01	1.00	1.01	
Initial Diameter (in)	2.42	2.42	2.42	
Initial Void Ratio	0.805	0.754	0.725	
Initial Moisture (%)	21.8	20.6	21.3	
Initial Wet Density (pcf)	113.7	115.8	118.5	
Initial Dry Density (pcf)	93.4	96.1	97.7	
Initial Saturation (%)	73.0	73.6	79.3	
ΔHeight Consol (in)	-0.0006	0.0100	0.0107	
At Test Void Ratio	0.806	0.737	0.706	
At Test Moisture (%)	28.7	25.5	24.8	
At Test Wet Density (pcf)	120.1	121.8	123.3	
At Test Dry Density (pcf)	93.3	97.0	98.8	
At Test Saturation (%)	96.1	93.4	94.9	
Strain Rate (%/min)	1.1	1.1	1.1	
Strengths Picked at	Peak	Peak	Peak	
Shear Stress (psf)	1969	4061	6831	
ΔHeight (in) at Peak				
Ultimate Stress (psf)				

Phi (deg)		Ult. Phi (deg)	
Cohesion (psf)		Ult. Cohesion (psf)	







Remarks: *DS-CU* A fully undrained condition may not be attained in this test. ΔH is not measured during undrained direct shear tests. Due to the high apparent phi angle, no phi or cohesion is reported. To add phi and cohesion to the report go to the "phi" tab and in cells G30, G31, H30, and H31 enter end points for a line through the 3 data points. The points plotted can be changed on the "Eng Values" tab using cells L6, A2, C2, and E2.

COOPER TESTING LABORATORY

Organic Content Test
ASTM D 2974-00 (Method C - 440 °C)

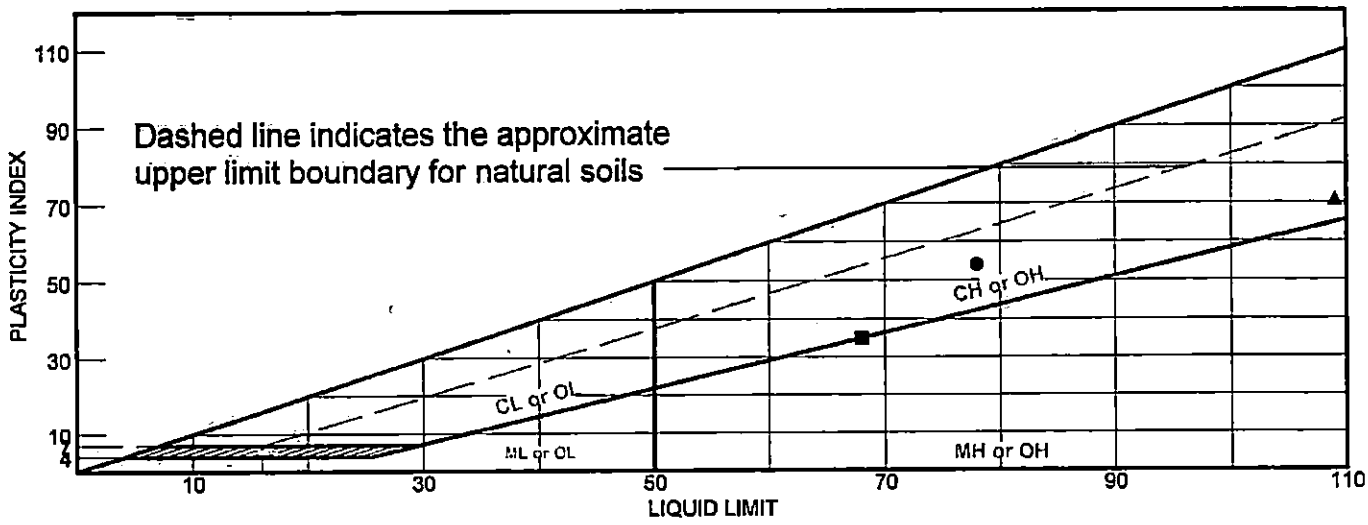
CTL JOB NO.:	060-2882		**PROJECT:**	Healing		**DATE:**	8/6/2020	
CLIENT :	GeoForensics		**PROJECT NO.:**	220116		**BY:**	RU	

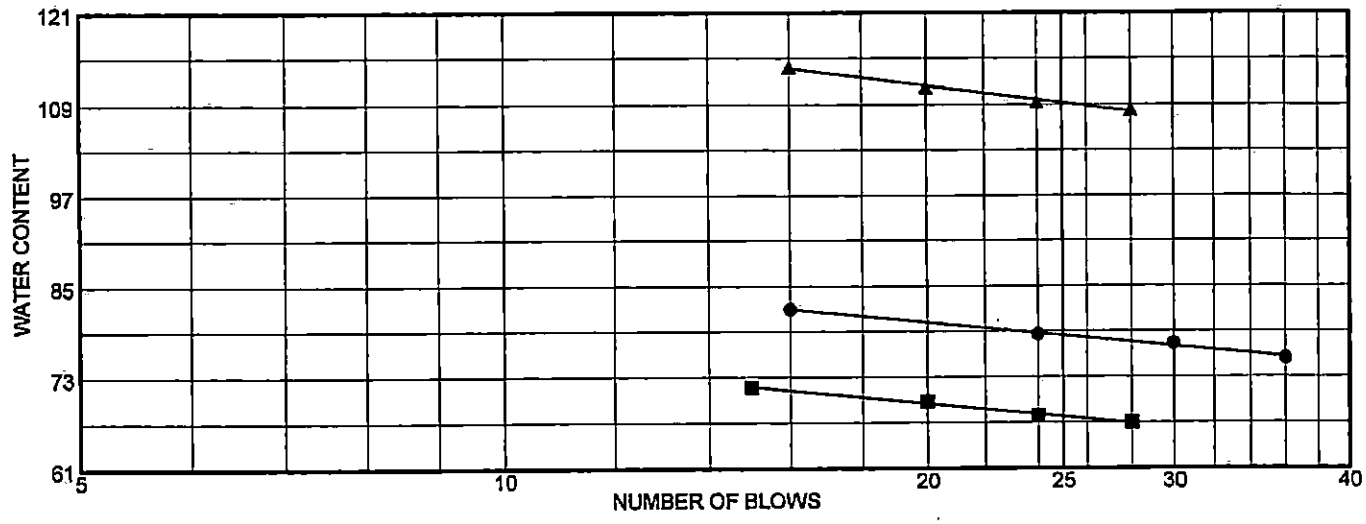
Boring :	2-3							
Sample :								
Depth (ft.):								
Visual Description:	Dark Brown CLAY							
Dish No.								
Dish wt., gm	80.93							
Soil, Org, Dish & H_2O, gm	200.24							
Oven Dry wt (105°C), gm	170.00							
Furnace Dry wt. (440°C), gm	166.13							
Moisture Content, % of Oven Dry Mass	34.0							
Organic Matter, %	4.3							

Note: ASTM provides no guidelines for including information about the organic content of a sample in the description when the wet/dry liquid limit data is not available. CTL developed the following guidelines to fill this gap:

0-5%: The organics are either not mentioned or mentioned as being "trace".
5-15%: The soil is considered as inorganic and is classified, as per ASTM 2487, with "with organics" included in the desc
15-50%: The soil is considered as organic and is described, per ASTM 2487.
> 50%: The soil is described as "Peat".

LIQUID AND PLASTIC LIMITS TEST REPORT





	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Dark Brown Fat CLAY	78	24	54			
■	Yellowish Brown Sandy Elastic SILT	68	33	35			
▲	Yellowish Brown Sandy Fat CLAY	109	38	71			

Project No. 060-2882 **Client:** GeoForensics

Project: Healing - 220116

● **Source:** 1-2

■ **Source:** 3-1

▲ **Source:** 4-1

Remarks:

●

■

▲

LIQUID AND PLASTIC LIMITS TEST REPORT

COOPER TESTING LABORATORY

Figure

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

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

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

Job: 2200903 CI
Dated: December 12, 2022
Revised: August 10, 2023

RECEIVED
Aug 11, 2023
San Mateo County
Planning Division

HYDROLOGY STUDY

HEALING CULTURES
10707 La Honda Road
Woodside, California
(Unincorporated San Mateo County)

APN: 078-190-210

This package includes:

- Information Sheet
- Site Hydrology Calculations
- Site Hydrology Exhibits
- Stormwater Treatment Calculations
- Stormwater Retention & Metering Calculations

References:

- Topographic Survey by Lea & Braze Engineering, Inc.
- Grading and Drainage Plan by Lea & Braze Engineering, Inc.
- NOAA Precipitation Intensity Map & Chart
- San Mateo County Drainage Manual
- HydroCAD 7.0 UNIT HYDROGRAPH Definitions
  Copyright (c) 1990-2003 Applied Microcomputer Systems

Site Information:

10707 La Honda Road
Woodside, California
APN: 078-190-210

Project Information:

Gross Lot Area:	496,588 sqft. (11.400 acre)
Hydrology Study Area:	88,600 sqft. (2.034 acre)
Impervious Created / Replaced:	16,242 sqft. (0.373 acre)
Existing Site Impervious Area:	15,764 sqft. (0.362 acre)
Proposed Site Impervious Area:	21,488 sqft. (0.493 acre)
Net Change of Impervious Area:	+5,724 sqft. (+0.131 acre) *Net Increase*

(Pervious Paving = D.G. / Gravel Walkways & Wood Decks)

Existing Site Pervious Paving:	2,501 sqft. (0.057 acre)
Proposed Site Pervious Paving:	5,051 sqft. (0.116 acre)
Net Change of Pervious paving:	+2,550 sqft. (+0.059 acre) *Net Increase*
Existing Site Developed Area:	18,265 sqft. (0.419 acre)
Proposed Site Developed Area:	26,539 sqft. (0.609 acre)
Net Change of Developed Area:	+8,274 sqft. (+0.190 acre) *Net Increase*

Hydrology Information: (Per NOAA Rainfall Intensity Map & Chart)

Storm Interval:	10 Year Return Storm
Initial Time of Concentration (Tc):	10 minutes
Rainfall Intensity (I):	10 year @ 10 minutes = 3.13 in/hr
Runoff Coefficient (C):	0.90 for Impervious areas, 0.30 for Pervious areas
Critical Duration for Retention:	68 minutes (HydroCAD)
Watershed:	San Gregorio
FEMA Flood Zone Designation:	Zone X

Project Introduction:

The approximately 11.40 acre site consists of two irregularly-shaped parcels located on the west side of La Honda Road in a lightly developed, hillside residential area in an un-incorporated area of Woodside in San Mateo County. The site is bounded by La Honda Road to the east, La Honda Creek to the west, and residential parcels to the north and south.

The subject site slopes steeply down to the west, toward La Honda Creek, at an average slope of approximately 30%, with a maximum vertical relief of approximately 106 feet.

The site is currently developed. A two-story residence, with a daylighting basement, and a detached garage are located in the northern central portion of the site. The residence is surrounded by wood decks and minor stone pathways. The site is accessed from La Honda Road by an asphaltic concrete driveway that extends down to the southwest to access the residence and garage. Several water tanks and two sheds are located near the driveway entry. A solar array is located west of the residence. The remainder of the property is vegetated with native grasses, various young to mature trees, and the associated undergrowth.

Drainage across the property can be generally characterized as uncontrolled sheet flow to the west, to La Honda Creek. No defined drainage improvements for the development were noted on the site.

South of the existing residence, a 24" culvert from La Honda Road extends approximately 150 feet into the subject property where it discharges to a seasonal gully that drains to La Honda Creek.

We understand, at this time, that the existing residence and detached garage will remain. The driveway, wood decks, solar array, and the vast majority of the existing hardscape will be demolished and removed.

The project will construct and addition to the residence, remodel the existing detached garage into an accessory structure, and construct a restroom building adjacent to the west. A new concrete driveway and parking area will be constructed in approximately the same location as the existing driveway. The water tank pad will be expanded to accommodate more water tanks, and the wood decks around the residence will be replaced. Various appurtenant concrete and gravel walkways will be constructed around the buildings.

The existing impervious surface is approximately 15,764 square feet, with the total proposed impervious surface being 21,488 square feet, resulting in a net increase in impervious surface area of approximately 5,724 square feet.

An additional 5,051 square feet of pervious paving (wood decks and gravel walkways) will increase the overall existing developed site area of 18,265 square feet, to 26,539 square feet, resulting in a net increase in overall developed area of 8,274 square feet.

Hydrology Calculation Method:

The hydrology calculations provided in the report are based on the 88,600 square foot study area as indicated on the included hydrology exhibits.

The rational method was used for runoff calculations based on the San Mateo County Drainage Criteria for a 10 year storm event. The initial Time of Concentration was assumed to be 10

minutes. Intensity was taken from the site specific NOAA Rainfall Intensity Map & Chart to be 3.13 inches per hour. The C-value for impervious areas is taken as 0.90. The C-value for pervious paving and landscape areas is taken as 0.30.

The project proposes to replace more than 50% of the existing impervious surface. Therefore, the County of San Mateo requires pre-construction runoff to be based on the undeveloped site condition for the purposes of stormwater retention and metering.

The goal is to reduce the amount of stormwater runoff, through the use of an underground retention and metering system, to below the undeveloped site runoff rate and provide a system capable of retaining the additional runoff.

Undeveloped Condition	Post-Construction (Without Metering)	Net Change	
Q = 1.910 cfs.	Q = 2.836 cfs.	Q = +0.926 cfs	(48% Increase)

Site Drainage Design:

Proposed Drainage Improvements: A new on-site storm drain system, using a series of vegetated swales, area drains, and catch basins, will be constructed throughout the site to collect site storm water runoff. Collected runoff will be directed to a below grade stormwater retention system and then metered, to a new flow-through stormwater treatment planter, and then to a new rocked outfall where it will discharge to La Honda Creek in the historical direction.

Retention System Design Summary: To provide a dynamic analysis of the system performance, a HydroCAD stormwater model analysis was run, using the rational method for calculations, using an IDF curve based on the intensities provided by the NOAA stormwater intensity chart for the site for a 10 year return storm with a 10 minute initial time of concentration. (Refer to appendix A for the site map, hydrology information and hydrology exhibits)

To determine the overall post-construction runoff, drainage from the site was analyzed to determine which areas would be subject to capture by the new on-site retention system and which areas would bypass the system.

The Stormwater Control Plan, Exhibit SCP-2, indicates that runoff from the front of the residence roof, the accessory building and restroom building roofs, the driveway, water tanks, the new patios and walkways, and a portion of the undeveloped area above the residence will be subject to capture in the new on-site retention system.

Runoff from the rear of the residence roof, the wood decks on the west side of the residence, the existing stone walkways below the residence, and the remainder of the undeveloped area will not be captured and will be allowed to sheet flow to La Honda Creek as is the current condition.

Although not directed to the stormwater retention system, runoff from the rear of the residence roof is captured and directed to the flow-through treatment planter.
(Refer to the proposed site drainage exhibit in Appendix A for details.)

The system is designed based on HydroCAD modeling of the system in the following manner:

1. Based on HydroCAD modeling, using an initial time of concentration of 10 minutes, the retention system was sized so that the post-development storm events for both captured and uncaptured runoff will be reduced to the fullest extent possible.

2. The retention system, as designed, consists of 50 linear feet of 60" diameter solid HDPE storage pipe providing a total retention volume of 982 cubic feet.

3. Metering is provided by using a metering device with a 2.50" diameter orifice with a calculated outflow rate of 0.379 cubic feet per second.

4. Based on the allowable peak release rate (undeveloped site condition) and the retention and metering proposed, the HydroCAD model was run for the 10 year storm event to verify that the site peak release and retention storage volume are within the required parameters. (Refer to appendix B for site hydrology calculations and HydroCAD modeling results)

A summary of the HydroCAD modeling results is provided below:

10 year storm undeveloped site

Time of Concentration:	10 minutes
Rainfall Intensity:	3.13 in/hr
Calculated Runoff:	1.89 cfs

10 year post-construction

Time of Concentration:	10 minutes
Rainfall Intensity:	3.13 in/hr
Uncaptured Runoff:	1.38 cfs
Metered Outflow:	0.30 cfs
Total Runoff:	1.68 cfs (< 1.89 O.K.)

Critical Duration:	68 minutes
Rainfall Intensity:	1.18 in/hr
Uncaptured Runoff:	0.53 cfs
Metered Outflow:	0.39 cfs
Overflow:	0.16 cfs
Total Runoff:	1.08 cfs (< 1.89 O.K.)

Based on our calculations and the HydroCAD modeling results, we believe that the proposed stormwater retention system is adequate to perform its intended function and is in conformance with the County of San Mateo design criteria.

Provision C.3 Considerations:

Regulated Project Status: Based on the results of the Provision C.3 and C.6 Development Review Checklist, this project is a commercial development that is not a special land use category and proposes to create or replace greater than 10,000 square feet of impervious surface. Therefore, the project must implement stormwater treatment, source control and low impact site design measures to the fullest extent possible.

Stormwater Treatment Measures: All site impervious surface, with the exception of 832 square feet of walkways downhill of the residence and the 1,188 square foot solar panel array, is directed to a new bio-retention area located on the west side of the lot. The required treatment area and ponding depth was calculated using the combination flow & volume method. The calculations were done using the San Mateo Countywide Water pollution Prevention Program Worksheet for Calculating the Combination Flow and Volume Method Spreadsheet.

The calculations indicate that the proposed treatment surface area of 700 square feet, with a ponding depth of 6 inches is sufficient to satisfy the treatment requirements. (Refer to the included treatment area sizing worksheet for full details.)

Source Control Measures: All storm drain inlets shall be marked with the words "No Dumping – Flows to Bay" or the equivalent. Landscape source control measures include minimizing the use of pesticides and fertilizers to the fullest extent possible.

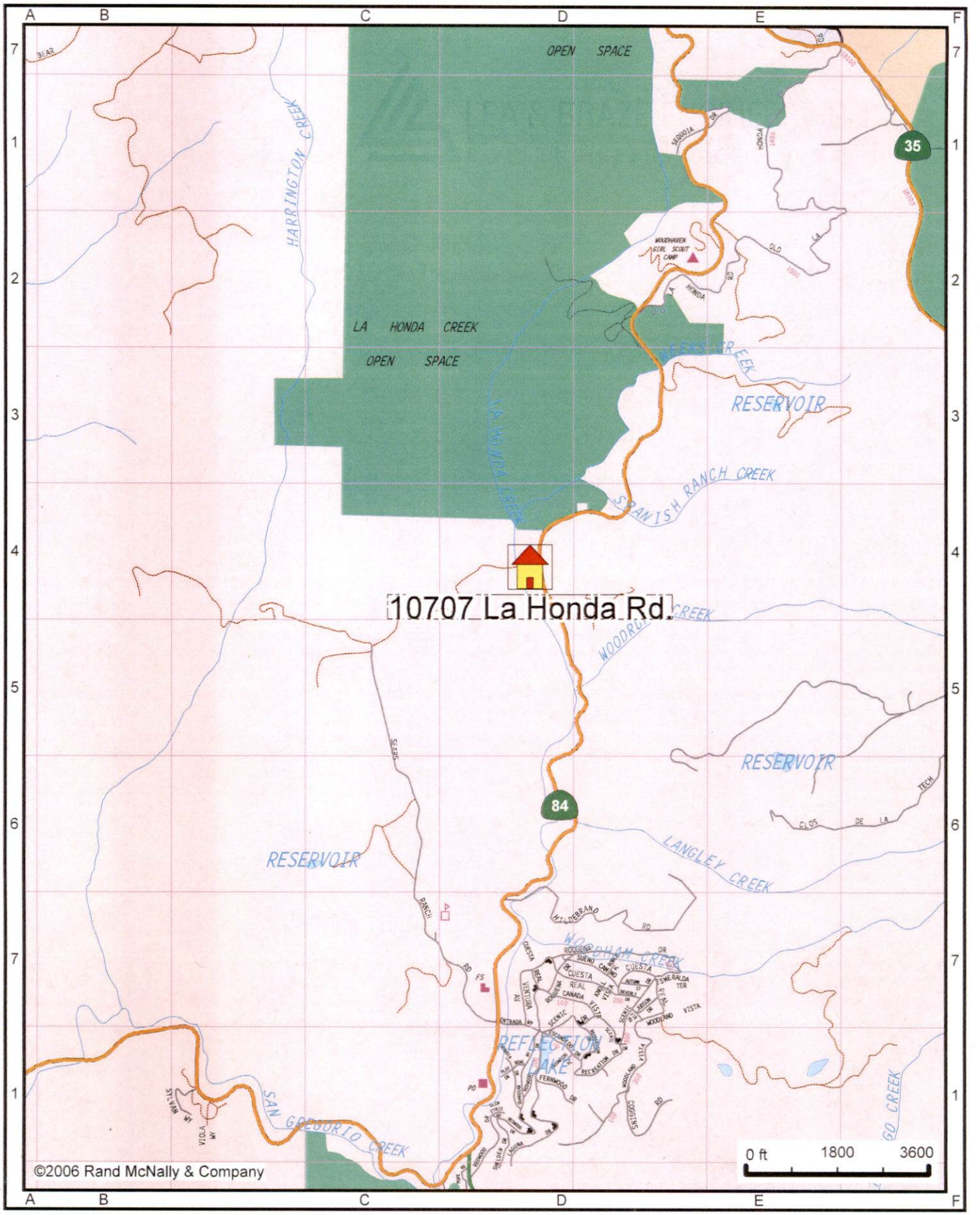
Low Impact Development Site Design Measures: Site design measures proposed for this project include directing runoff from driveways and walkways onto vegetated areas.

Conclusion:

Based on our calculations, Lea & Braze Engineering, Inc., believes that the proposed grading and drainage design is adequate to perform its intended function and is in conformance with the County of San Mateo drainage design criteria. Refer to the included exhibits and calculation sheets for specific information regarding the site drainage design.

APPENDIX A

SITE MAP, HYDROLOGY DATA
&
HYDROLOGY EXHIBITS



10707 La Honda Rd.: 10707 La Honda Rd, Woodside, CA 9402

General Information
Homepage
Progress Reports
FAQ
Glossary

Precipitation Frequency
Data Server
GIS Grids
Maps
Time Series
Temporals
Documents

Probable Maximum Precipitation
Documents

Miscellaneous
Publications
Storm Analysis
Record Precipitation

Contact Us
Inquiries

NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES: CA

Data description

Data type: Precipitation intensity **Units:** English **Time series type:** Partial duration

Select location

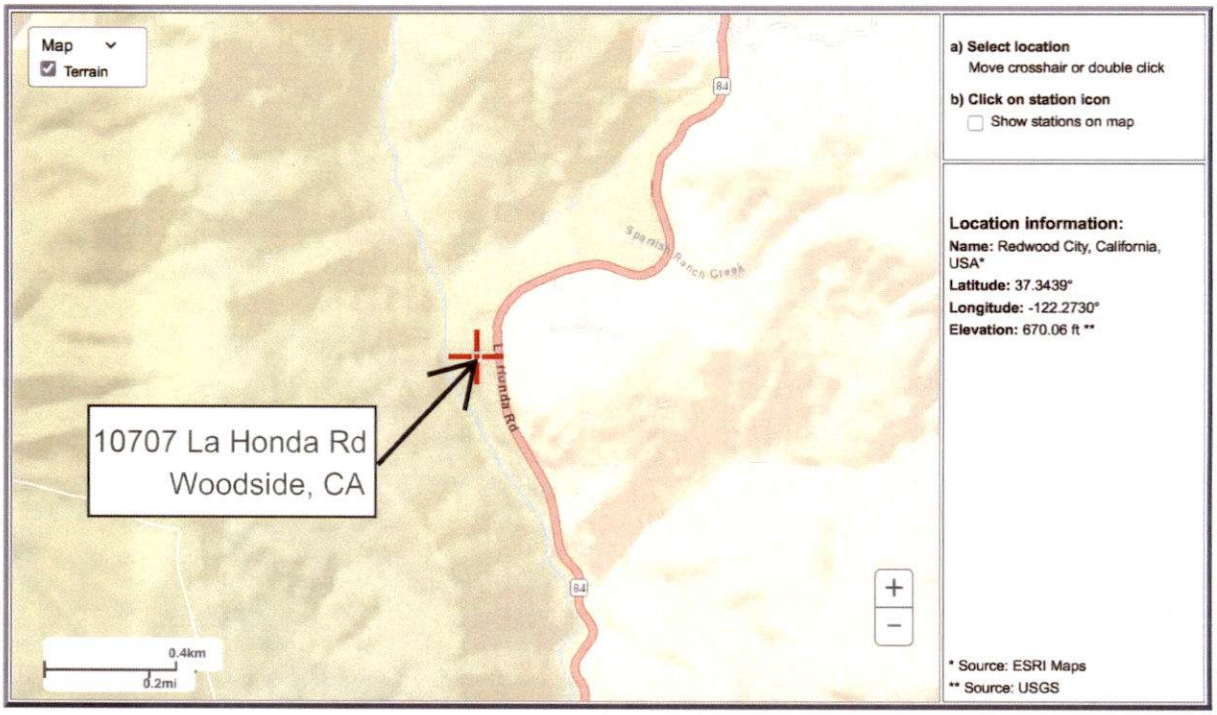
1) Manually:

a) By location (decimal degrees, use "-" for S and W): Latitude: Longitude: Submit

b) By station (list of CA stations): Select station

c) By address 10707 LA Honda Rd, Redwood City, C

2) Use map (if ESRI interactive map is not loading, try adding the host: **https://js.arcgis.com/** to the firewall, or contact us at hdsc.questions@noaa.gov):



POINT PRECIPITATION FREQUENCY (PF) ESTIMATES

WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION
NOAA Atlas 14, Volume 6, Version 2

PF tabular | PF graphical | Supplementary information | Print page

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**2.34** (2.00-2.76)	**2.94** (2.51-3.47)	**3.72** (3.17-4.42)	**4.37** (3.68-5.23)	**5.24** (4.25-6.54)	**5.93** (4.68-7.57)	**6.61** (5.08-8.71)	**7.34** (5.45-10.0)	**8.35** (5.89-11.9)	**9.14** (6.19-13.6)
10-min	**1.68** (1.43-1.98)	**2.11** (1.80-2.49)	**2.67** (2.27-3.16)	**3.13** (2.64-3.74)	**3.76** (3.04-4.69)	**4.24** (3.35-5.43)	**4.74** (3.64-6.25)	**5.26** (3.91-7.17)	**5.98** (4.22-8.56)	**6.55** (4.44-9.77)
15-min	**1.35** (1.16-1.60)	**1.70** (1.45-2.01)	**2.15** (1.83-2.55)	**2.52** (2.13-3.02)	**3.03** (2.45-3.78)	**3.42** (2.70-4.38)	**3.82** (2.93-5.04)	**4.24** (3.15-5.78)	**4.82** (3.40-6.90)	**5.28** (3.58-7.87)
30-min	**0.944** (0.808-1.11)	**1.18** (1.01-1.40)	**1.50** (1.28-1.78)	**1.76** (1.48-2.11)	**2.11** (1.71-2.63)	**2.39** (1.88-3.05)	**2.67** (2.04-3.51)	**2.96** (2.19-4.03)	**3.36** (2.37-4.81)	**3.68** (2.50-5.49)
60-min	**0.668** (0.572-0.788)	**0.838** (0.717-0.991)	**1.06** (0.905-1.26)	**1.25** (1.05-1.49)	**1.50** (1.21-1.87)	**1.69** (1.33-2.16)	**1.89** (1.45-2.49)	**2.10** (1.55-2.85)	**2.38** (1.68-3.41)	**2.61** (1.77-3.89)
2-hr	**0.492** (0.421-0.580)	**0.616** (0.526-0.728)	**0.777** (0.662-0.922)	**0.910** (0.767-1.09)	**1.09** (0.882-1.36)	**1.23** (0.970-1.57)	**1.37** (1.05-1.81)	**1.52** (1.13-2.07)	**1.73** (1.22-2.47)	**1.89** (1.28-2.81)
3-hr	**0.414** (0.355-0.489)	**0.518** (0.443-0.612)	**0.654** (0.557-0.775)	**0.765** (0.645-0.916)	**0.916** (0.742-1.14)	**1.03** (0.816-1.32)	**1.15** (0.884-1.52)	**1.28** (0.947-1.74)	**1.45** (1.02-2.07)	**1.58** (1.07-2.36)
6-hr	**0.297** (0.254-0.351)	**0.372** (0.318-0.440)	**0.471** (0.401-0.558)	**0.551** (0.465-0.660)	**0.661** (0.535-0.824)	**0.746** (0.589-0.954)	**0.833** (0.639-1.10)	**0.923** (0.685-1.26)	**1.05** (0.739-1.50)	**1.14** (0.776-1.71)
12-hr	**0.197** (0.169-0.233)	**0.249** (0.213-0.294)	**0.316** (0.269-0.375)	**0.372** (0.314-0.445)	**0.447** (0.362-0.558)	**0.506** (0.400-0.647)	**0.566** (0.434-0.746)	**0.629** (0.466-0.856)	**0.714** (0.504-1.02)	**0.782** (0.530-1.17)

National Flood Hazard Layer FIRMette

FEMA

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

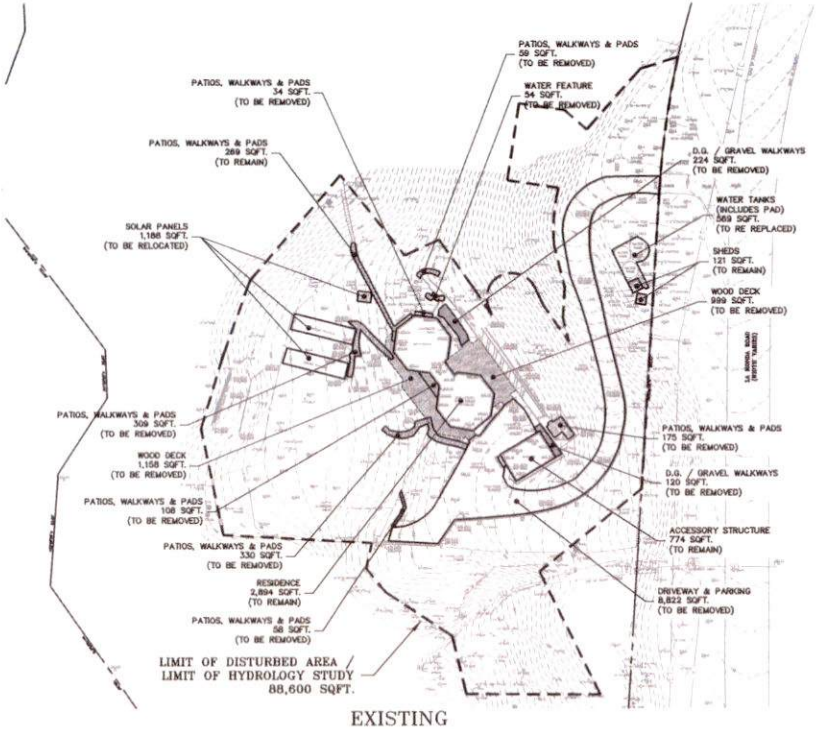
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

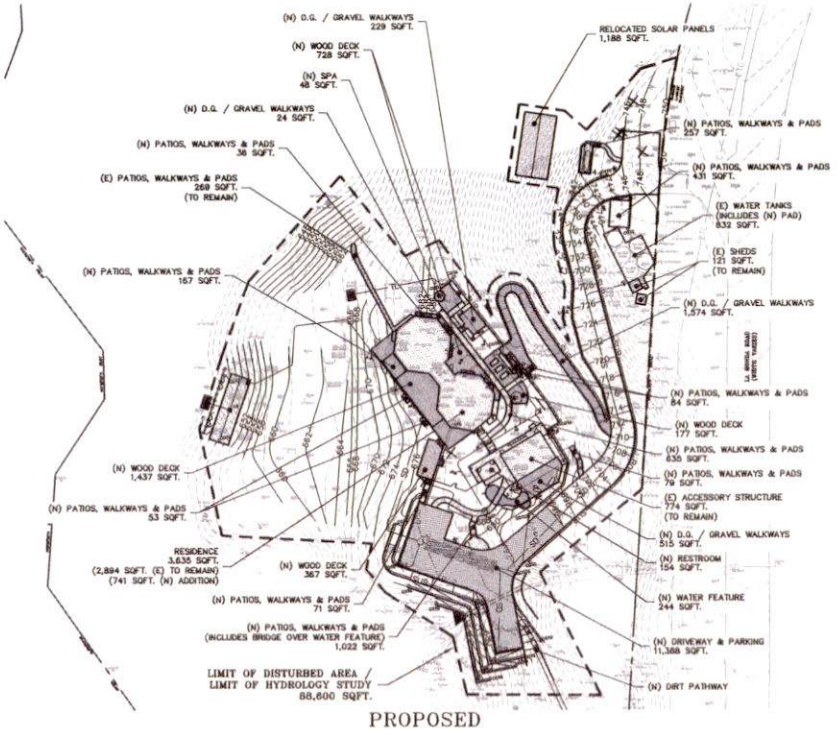
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/25/2022 at 3:51 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

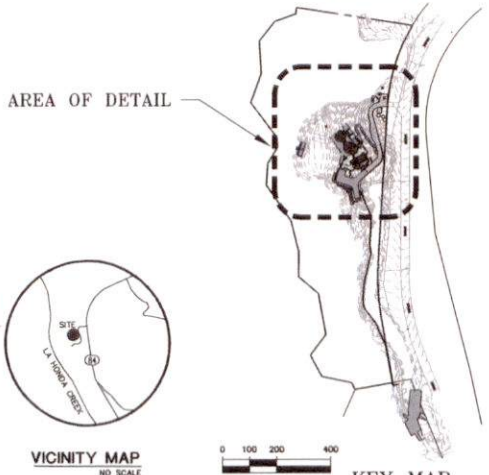
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



EXISTING



PROPOSED



VICINITY MAP
NO SCALE

0 100 200 400
SCALE: 1" = 200'
KEY MAP

0 20 40 80
SCALE: 1" = 40'

DEVELOPMENT INFORMATION

TOTAL SITE AREA	496,588 SQUARE FEET (11.400 ACRE)			
DISTURBED / HYDROLOGY STUDY AREA	88,600 SQUARE FEET (2.034 ACRE)			
IMPERVIOUS AREA	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
RESIDENCE	2,894	0	741	3,635
ACCESSORY BUILDING	774	0	0	774
SHEDS	121	0	0	121
RESTROOM	0	0	154	154
DRIVEWAY & PARKING	8,822	8,822	11,388	11,388
PATIOS, WALKWAYS & PADS	1,342	1,073	2,835	3,104
SOLAR PANELS	1,188	0	0	1,188
SPA	0	0	48	48
WATER FEATURE	54	54	244	244
WATER TANKS	569	569	832	832
TOTAL IMPERVIOUS AREA	15,764	10,518	16,242	21,488
NET CHANGE IN IMPERVIOUS AREA	+ 5,724 SQUARE FEET (NET INCREASE)			
PERVIOUS PAVING				
D.G. / GRAVEL WALKWAY	344	344	2,342	2,342
WOOD DECK	2,157	2,157	2,709	2,709
TOTAL PERVIOUS PAVING	2,501	2,501	5,051	5,051
NET CHANGE IN PERVIOUS PAVING	+ 2,550 SQUARE FEET (NET INCREASE)			
TOTAL DEVELOPED AREA	18,265	13,019	21,293	26,539
NET CHANGE IN DEVELOPED AREA	+ 8,274 SQUARE FEET (NET INCREASE)			
LANDSCAPE AREA	478,323			470,049

No. 63127
CIVIL
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
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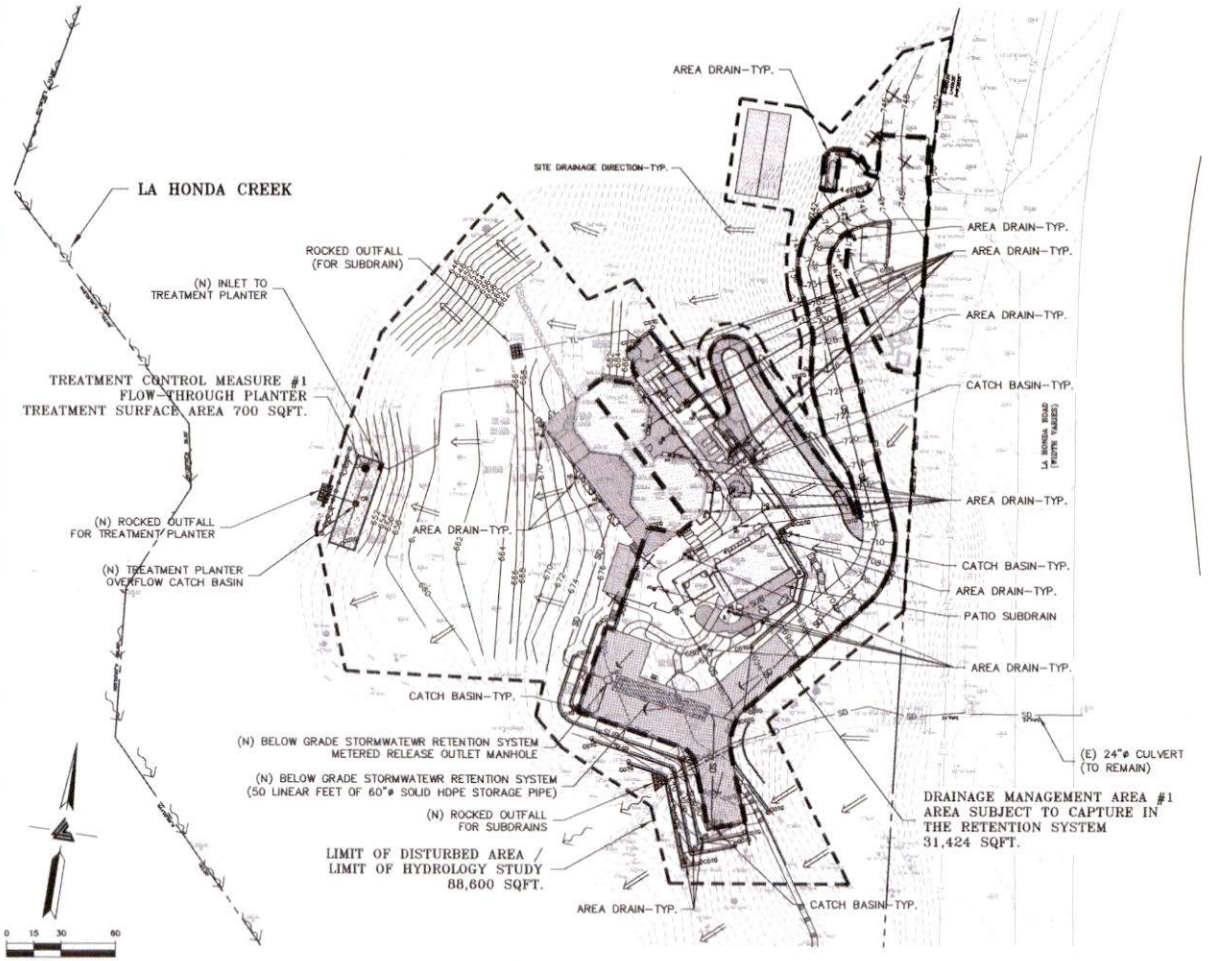
HEALING CULTURES
10707 LA HONDA ROAD
WOODSIDE, CALIFORNIA
SAN MATEO COUNTY
APN: 078-181-010
078-190-190

IMPERVIOUS SURFACE EXHIBIT

1	PLAN CHECK #1 07-13-22	ZA
	REVISIONS	BY

JOB NO: 2200903
DATE: 12-09-22
SCALE: 1"=40'
DESIGN BY: ZA/RM
CHECKED BY: RC
SHEET NO:

SCP-1



TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE

TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE															
DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	LOCATION	TREATMENT TYPE	LID OR NON-LID	SIZING METHOD	DRAINAGE AREA (SQ FT)	IMPERVIOUS AREA (SQ FT)	PERVIOUS AREA (PERMEABLE PAVEMENT) (SQ FT)	PERVIOUS AREA (OTHER) (SQ FT)	% ON-SITE AREA TREATED BY LID OR NON-LID TCM	BIO-RETENTION AREA PROVIDED (SQ FT)	PONDING DEPTH REQUIRED (IN)	OVERFLOW RISER HEIGHT (IN)	PONDING VOLUME REQUIRED (CU FT)	PONDING VOLUME PROVIDED (CU FT)
1	1	ON-SITE	BIORETENTION LINED*** WITH UNDERDRAIN	LID	3. COMBINATION FLOW & VOLUME METHOD****	33,612*	19,468*	3,226	10,918	37.9%	700	5.79	6	338	350
2	–	ON-SITE	SELF-TREATING	LID	–	54,988	2,020**	1,825	51,143	62.1%	–	–	–	–	–
					TOTALS:	88,600	21,488	5,051	62,061	100%					

*INCLUDES 2,188 SQFT. OF RESIDENCE ROOF SENT TO BIO-RETENTION THAT IS NOT SENT TO THE STORMWATER RETENTION SYSTEM.
**INCLUDES 1,188 SQFT. SOLAR PANEL ARRAY
***"LINED" REFERS TO AN IMPERMEABLE LINER PLACED ON THE BOTTOM OF A BIORETENTION BASIN OR A CONCRETE FLOW-THROUGH PLANTER, SUCH THAT NO INFILTRATION INTO NATIVE SOIL OCCURS.
****SIZING FOR BIO-RETENTION AREA REQUIRED CALCULATED USING THE COMBINATION FLOW AND VOLUME APPROACH PROVIDED IN THE C.3 HANDBOOK.

GENERAL PLAN NOTES:

A. THIS PROPOSED PROJECT IS A REGULATED PROJECT UNDER THE MUNICIPAL REGIONAL PERMIT (MRP) PROVISION C.3.

B. THE PROJECT WILL CREATE AND REPLACE 14,465 SQUARE FEET OF IMPERVIOUS AREA.

SITE DESIGN MEASURES

THIS PROPOSED SITE PLANS TO:

A. DIRECT ROOF RUNOFF TO BIO-RETENTION FOR TREATMENT.

B. DIRECT DRIVEWAY RUNOFF TO BIO-RETENTION FOR TREATMENT.

C. DIRECT PATIO AND WALKWAY RUNOFF TO BIO-RETENTION FOR TREATMENT.

D. CONSTRUCT WALKWAYS AND/OR PATIOS WITH PERVIOUS OR PERMEABLE SURFACES.

SOURCE CONTROL MEASURES

THE PROPOSED SITE PLANS TO:

A. INCORPORATE SUSTAINABLE LANDSCAPING PRACTICES, SUCH AS MINIMIZING IRRIGATION AND RUNOFF, PROMOTING INFILTRATION, MINIMIZING THE USE OF PESTICIDES AND FERTILIZERS, AND OTHER PRACTICES OF BAY FRIENDLY LANDSCAPING.

B. INSTALL STENCILING AT STORM DRAIN INLETS, SUCH AS "NO DUMPING – DRAINS TO BAY."

STORMWATER TREATMENT MEASURES

THE PROPOSED SITE PLANS TO:

A. USE A FLOW-THROUGH BIO-RETENTION PLANTER TO PROVIDE LID TREATMENT TO IMPERVIOUS SURFACES.

B. THE FLOW-THROUGH BIO-RETENTION PLANTER IS SIZED USING THE COMBINATION FLOW AND VOLUME APPROACH.

HYDROMODIFICATION NOTE:

THE PROJECT PROPOSES TO CREATE / REPLACE GREATER THAN 50% OF THE EXISTING IMPERVIOUS SURFACE.
HYDROMODIFICATION IS PROPOSED FOR THIS PROJECT.

DEVELOPMENT INFORMATION

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SHEDS	121	0	0	121
RESTROOM	0	0	154	154
DRIVEWAY & PARKING	8,822	8,822	11,388	11,388
PATIOS, WALKWAYS & PADS	1,342	1,073	2,835	3,104
SOLAR PANELS	1,188	0	0	1,188
SPA	0	0	48	48
WATER FEATURE	94	94	244	244
WATER TANKS	969	969	832	832
TOTAL IMPERVIOUS AREA	15,764	10,518	16,242	21,488
NET CHANGE IN IMPERVIOUS AREA	+ 5,724 SQUARE FEET (NET INCREASE)			
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D.G. / GRAVEL WALKWAY	344	344	2,342	2,342
WOOD DECK	2,157	2,157	2,709	2,709
TOTAL PERVIOUS PAVING	2,501	2,501	5,051	5,051
NET CHANGE IN PERVIOUS PAVING	+ 2,550 SQUARE FEET (NET INCREASE)			
TOTAL DEVELOPED AREA	18,265	13,019	21,293	26,539
NET CHANGE IN DEVELOPED AREA	+ 8,274 SQUARE FEET (NET INCREASE)			
LANDSCAPE AREA	478,323			470,049

RETENTION SYSTEM INFORMATION

HYDROLOGY STUDY AREA	88,600 SQUARE FEET (2.034 ACRE)		
AREA SUBJECT TO CAPTURE	31,424 SQUARE FEET (0.721 ACRE)		
IMPERVIOUS AREA	PROPOSED TOTAL S.F.	CAPTURED TOTAL S.F.	UN-CAPTURED TOTAL S.F.
RESIDENCE	3,635	1,447	2,188
ACCESSORY BUILDING	774	774	0
SHEDS	121	121	0
RESTROOM	154	154	0
DRIVEWAY & PARKING	11,388	11,388	0
PATIOS, WALKWAYS & PADS	3,104	2,272	832
SOLAR PANELS	1,188	0	1,188
SPA	48	48	0
WATER FEATURE	244	244	0
WATER TANKS	832	832	0
TOTAL IMPERVIOUS AREA	21,488	17,280	4,208
PERVIOUS PAVING			
D.G. / GRAVEL WALKWAY	2,342	2,318	24
WOOD DECK	2,709	908	1,801
TOTAL PERVIOUS PAVING	5,051	3,226	1,825
LANDSCAPE AREA	82,061	10,918	51,143
TOTAL PERVIOUS AREA	87,112	14,144	52,968

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SAN JOSE
DUBLIN
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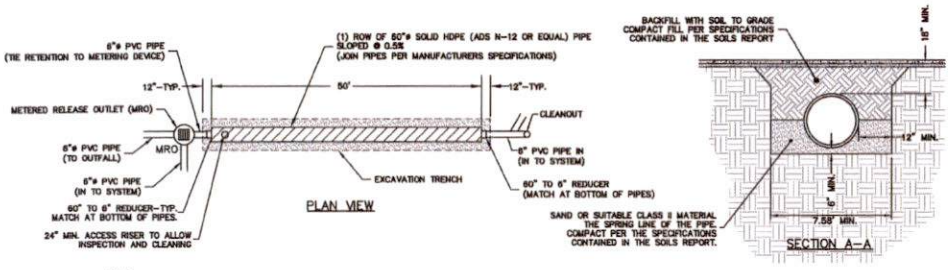
HEALING CULTURES
10707 LA HONDA ROAD
WOODSIDE, CALIFORNIA
APN: 078-181-010
078-190-090
SAN MATEO COUNTY

STORMWATER CONTROL PLAN

1 PLAN CHECK #1 07-13-23	ZA
REVISIONS	BY
JOB NO:	2209903
DATE:	12-09-22
SCALE:	1"=30'
DESIGN BY:	ZA/RM
CHECKED BY:	RC
SHEET NO:	SCP-2



NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.

2. ALL STORM DRAIN SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.

3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.

4. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

5. BEDDING: SUITABLE MATERIAL SHALL BE SAND OR CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24"; 6" FOR 30"-60" COMPACTED TO 90% SPD.

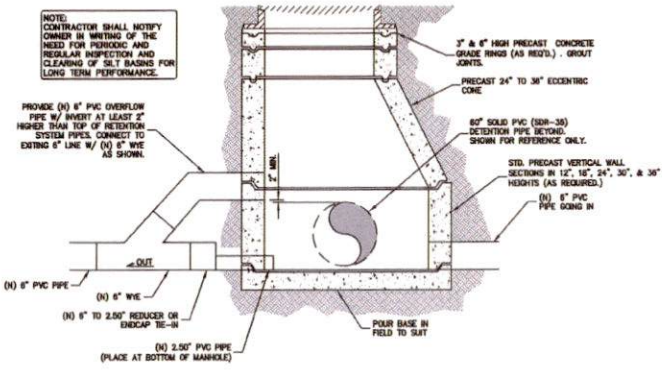
6. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE SAND OR CLASS II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

7. MINIMUM COVER: MINIMUM COVER OVER ALL STORM DRAIN SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 18" FROM TOP OF PIPE TO GROUND SURFACE. COMPACT AS RECOMMENDED BY THE SOILS ENGINEER. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION.

NOTE:
REFER TO THE PLANS FOR SPECIFIC INLET AND OUTLET LOCATIONS.
REFER TO THE PLANS FOR SPECIFIC ACCESS COVER LOCATIONS.

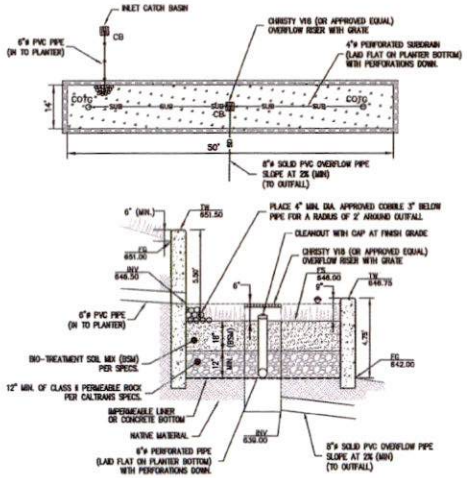
1 SCP-3 STORMWATER RETENTION SYSTEM DETAILS

NTS



2 SCP-3 METERED RELEASE OUTLET

NTS



3 SCP-3 BIO-RETENTION DETAIL

NTS

BIO-RETENTION SOIL CONSIDERATIONS

THE BIO-RETENTION PLANTING SOIL SHALL MEET THE REQUIREMENTS SET FORTH IN APPENDIX L OF THE SAN MATEO COUNTY CLEANWATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE HANDBOOK.

BIO-RETENTION SOIL SHALL HAVE A MINIMUM PERCOLATION RATE OF 5" PER HOUR AND MAXIMUM PERCOLATION RATE OF 10" PER HOUR. IF NATIVE SOILS DO NOT MEET THIS PERCOLATION REQUIREMENT, AN ADMIXTURE SHALL BE MIXED INTO PLANTING SOIL TO ALLOW FOR A 5" PER HOUR PERCOLATION RATE. 94-97U TESTING SHALL BE CONDUCTED TO VERIFY THAT THE MATERIAL MEETS THE PERCOLATION REQUIREMENTS.

NO BARK MULCH SHALL BE PLACED IN THE VEGETATED AREA.

IF IMPORT SOIL IS USED, IT SHALL HAVE THE FOLLOWING PROPERTIES FOR SANDY LOAM. A TYPICAL SOIL MIX COMPRISES 50% CONSTRUCTION SAND, 20%-30% TOPSOIL WITH LESS THAN 5% MAXIMUM CLAY CONTENT AN 20%-30% ORGANIC LEAF COMPOST.

Table 1
Routine Maintenance Activities for Flow-Through Planters

No.	Maintenance Task	Frequency of Task
1	Evaluate health of trees and groundcover. Remove and replace all dead and diseased vegetation.	Twice a year
2	Maintain vegetation and the irrigation system. Prune and weed to keep flow-through planter neat and orderly in appearance.	As needed
3	Check that mulch is 3" deep and replenish as necessary. It is recommended that composted arbor mulch be applied once per year to maintain the 3" depth in all bare soil areas except within six inches of tree trunks.	As needed
4	Check that soil is at appropriate depth. Till or replace soil with the approved bioteatment soil mix as necessary to maintain a minimum of 6 inches between top of mulch and overflow weir.	Before wet season and as necessary
5	Remove accumulated sediment, litter and debris from flow-through planter and dispose of properly. Confirm that no clogging will occur and that the box will drain within three to four hours.	Before wet season and as necessary
6	Inspect flow-through planter to ensure that there are no clogs. Test with garden hose to confirm that the planter will drain within three to four hours.	Monthly during the wet season, and as needed after storm events
7	Inspect downspouts from rooftops and sheet flow from paved areas to ensure flow to planter box is unimpeded. Remove debris and repair damaged pipes. Check splash blocks or rocks and repair, replace and replenish as necessary.	Monthly during the wet season, and as needed after storm events
8	Inspect overflow pipe to ensure that it will safely convey excess flows to storm drain. Repair or replace any damaged or disconnected piping.	Before the wet season, and as necessary
9	Inspect flow-through planter to ensure that box is structurally sound (no cracks or leaks). Repair as necessary.	Annually

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WOODSIDE, CALIFORNIA
APN: 078-181-010
078-182-190
SAN MATEO COUNTY

STORMWATER CONTROL DETAILS

1	PLAN CHECK #1 07-13-23	ZA
	REVISIONS	BY

JOB NO:	2200903
DATE:	12-09-22
SCALE:	N.T.S.
DESIGN BY:	ZA/RM
CHECKED BY:	RC
SHEET NO:	SCP-3

APPENDIX B

HYDROLOGY CALCULATIONS

HYDROCAD MODELING RESULTS

LEA & BRAZE ENGINEERING, INC.
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PROJECT	DATE
10707 La Honda Road	August 10, 2023
JOB NO.	BY
2200903	R. West

SITE DEVELOPMENT CALCULATIONS

GROSS SITE AREA:	496,588 sqft.	=	11.400 acre	
HYDROLOGY STUDY AREA	88,600 sqft.	=	2.034 acre	
EXISTING AREA:				
Impervious:	15,764 sqft.	=	0.362 acre	
Pervious Paving:	2,501 sqft.	=	0.057 acre	
Landscape:	70,335 sqft.	=	1.615 acre	
Developed Area:	18,265 sqft.	=	0.419 acre	
Pervious Area:	72,836 sqft.	=	1.672 acre	
PROPOSED AREA:				
Impervious:	21,488 sqft.	=	0.493 acre	
Pervious Paving:	5,051 sqft.	=	0.116 acre	
Landscape:	62,061 sqft.	=	1.425 acre	
Developed Area:	26,539 sqft.	=	0.609 acre	
Pervious Area:	67,112 sqft.	=	1.541 acre	
NET CHANGE OF AREAS:				
Impervious:	5,724 sqft.	=	0.131 acre	(Net Increase)
Pervious Paving:	2,550 sqft.	=	0.059 acre	(Net Increase)
Developed Area:	8,274 sqft.	=	0.190 acre	**(Net Increase)**

BREAKDOWN OF DEVELOPED AREA

Impervious	**Existing**	**Proposed**
Residence	2,894 sqft.	3,635 sqft.
Accessory Building	774 sqft.	774 sqft.
Sheds	121 sqft.	121 sqft.
Restroom	0 sqft.	154 sqft.
Driveway & Parking	8,822 sqft.	11,388 sqft.
Patios, Walkways & Pads	1,342 sqft.	3,104 sqft.
Solar Panels	1,188 sqft.	1,188 sqft.
Spa	0 sqft.	48 sqft.
Water Feature	54 sqft.	244 sqft.
Water Tanks	569 sqft.	832 sqft.
Sub-Total	15,764 sqft.	21,488 sqft.
Pervious Paving		
D.G. / Gravel Walkway	344 sqft.	2,342 sqft.
Wood Decks	2,157 sqft.	2,709 sqft.
Sub-Total	2,501 sqft.	5,051 sqft.
TOTAL	**18,265 sqft.**	**26,539 sqft.**

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PROJECT	DATE
10707 La Honda Road	August 10, 2023
JOB NO.	BY
2200903	R. West

SITE HYDROLOGY CALCULATION SUMMARY

Calculations based on a 10 year event with a 10 Minute Initial Time of Concentration

"C" Values

Impervious Areas:	C=	0.90	0.90
Pervious Areas:	C=	0.30	0.30

Rainfall Intensity (I)

$I_{10\ Min.}$ = 3.13 in/hr (From NOAA Web Site)

Un-Developed:

Pervious = 88,600 sqft = 2.034 acre
Q = 1.910

Total Undeveloped Runoff = 1.910 cfs

Post-Construction Without Metering:

Impervious = 21,488 sqft = 0.493 acre
Q = 1.389

Pervious = 67,112 sqft = 1.541 acre
Q = 1.447

Total Post-Construction Runoff = 2.836 cfs Without Metering

Change in Runoff Without Metering $\Delta Q = Q_{POST} - Q_{UNDEVELOPED}$

ΔQ = *0.926 c.f.s.* **(NET INCREASE)**

Post-Construction Runoff With Metering: (From Metering & Retention Calculations)

Total Post-Construction Runoff = 1.791 cfs With Metering

Change in Runoff With Metering $\Delta Q = Q_{POST} - Q_{UNDEVELOPED}$

ΔQ = *-0.119* **cfs (NET DECREASE)**

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PROJECT	DATE
10707 La Honda Road	August 10, 2023
JOB NO.	BY
2200903	R. West

PRELIMINARY METERING & RETENTION CALCULATIONS

Calculations based on a 10 year event with a 10 Minute Initial Time of Concentration

DESIGN CRITERIA

Retain and Meter runoff from a 10 year storm event with a 10 minute initial time of concentration without increasing the peak runoff rate above the undeveloped condition flow rate

MAXIMUM TOTAL POST-CONSTRUCTION RUNOFF ALLOWED (Undeveloped Rate) **1.910 cfs**

Impervious Area (Un-Captured)	4,208 sqft 0.096 acre	Q =	0.270 cfs
Pervious Area (Un-Captured)	52,968 sqft 1.216 acre	Q =	1.142 cfs
Total Runoff Rate For Non-Captured Areas		Q =	1.412 cfs

MAXIMUM METERING RATE ALLOWED FOR CAPTURED AREA **0.498 cfs**

METERED RELEASE VOLUME

$(Q)_{gal/min}$ = (Orifice Diameter)^2 * (19.63 * Orifice Coefficent * sqrt(h))

Orifice Coefficent = 0.62 (for a circular orifice, thickness < d/4)
h = Headwater - Tailwater (diameter of storage pipe)

Orifice Calculator

Given Input Data:

Solving for ..... Peak Release Rate Based on Orifice Diameter

Orifice Diameter	**2.500 in**
Coefficient	0.62
Storage Pipe Diameter	5.00 ft

Computed Results:

Flow Rate	170.089 gal/min		
	0.379 cf/sec	**<**	**0.498**

TOTAL RUNOFF WITH METERING	**1.791**	**<**	**1.910**

STORAGE VOLUME REQUIRED

Impervious Area (Captured)	17,280 sqft		
	0.397 acre	Q =	1.118 cfs
Pervious Area (Captured)	14,144 sqft		
	0.325 acre	Q =	0.305 cfs
	T otal Captured Q =		1.423 cfs

Post-Construction Runoff Volume	854 cuft	10 min = 600 sec
Metered Release Volume	227 cuft	10 min = 600 sec
Calculated Storage Volume	626 cuft	
Factor of Safety	1.5	
Minimum Required Storage Volume	940 cuft	

RETENTION SYSTEM SIZING CALCULATIONS

Diameter of Pipe =	60 in
Number of Pipes =	1
Length of Pipes =	50.00 ft.
Area of Pipe =	19.63 sf.
Volume of Pipes =	982 cf.

Storage Volume =	**982 cf.**	**>**	**940 cf.**	**O.K.**

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PROJECT	DATE
10707 La Honda Road	August 10, 2023
JOB NO.	BY
2200903	R. West

HYDROCAD MODELING RESULT SUMMARY

DESIGN CRITERIA

Retain and Meter runoff from a 10 year storm event with a 10 minute initial time of concentration without increasing the peak runoff rate above the undeveloped condition flow rate

10 Year Storm Undeveloped Condition

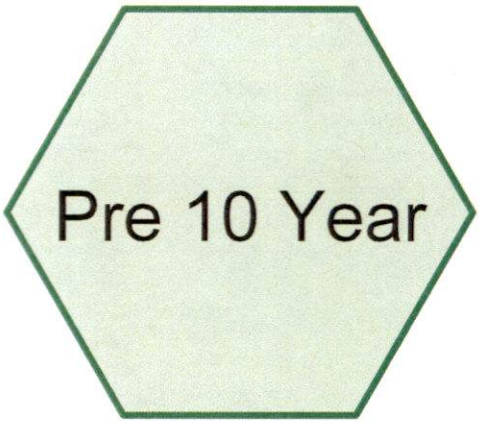
Time of Concentration:	10	min	
Rainfall Intensity:	3.13	in/hr	
Calculated Runoff:	**1.89**	**cfs**	

10 Year Storm Post-Construction

	Time of Concentration:	10	min				
	Rainfall Intensity:	3.13	in/hr				
Non-Captured Runoff	Runoff:	1.38	cfs				
Captured Runoff	Inflow:	1.41	cfs				
	Metered Outflow:	0.30	cfs				
	Total Runoff:	**1.68**	**cuft**	**<**	**1.89**	**cuft**	**O.K.**

Retention System Critical Duration Analysis

	Critical Duration:	68	min				
	Rainfall Intensity:	1.18	in/hr				
Non-Captured Runoff	Runoff:	0.53	cfs				
Captured Runoff	Inflow:	0.54	cfs				
	Metered Outflow:	0.39	cfs				
	Overflow:	0.16	cfs				
	Total Runoff:	**1.08**	**cuft**	**<**	**1.89**	**cuft**	**O.K.**



Undeveloped 10 Year Storm

Subcat Reach Pond Link

Routing Diagram for 10707 La Honda Road Undeveloped 10 Year
Prepared by Lea & Braze Engineering, Inc.

Summary for Subcatchment Pre 10 Year: Undeveloped 10 Year Storm

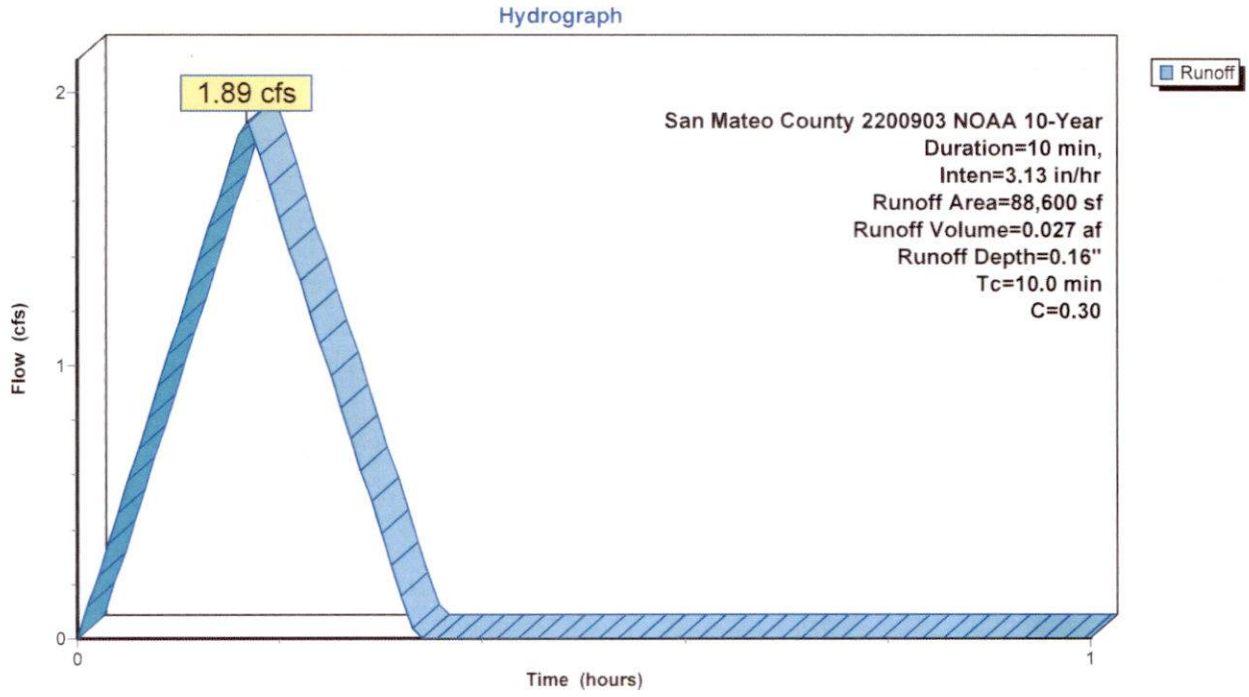
Runoff = 1.89 cfs @ 0.17 hrs, Volume= 0.027 af, Depth= 0.16"

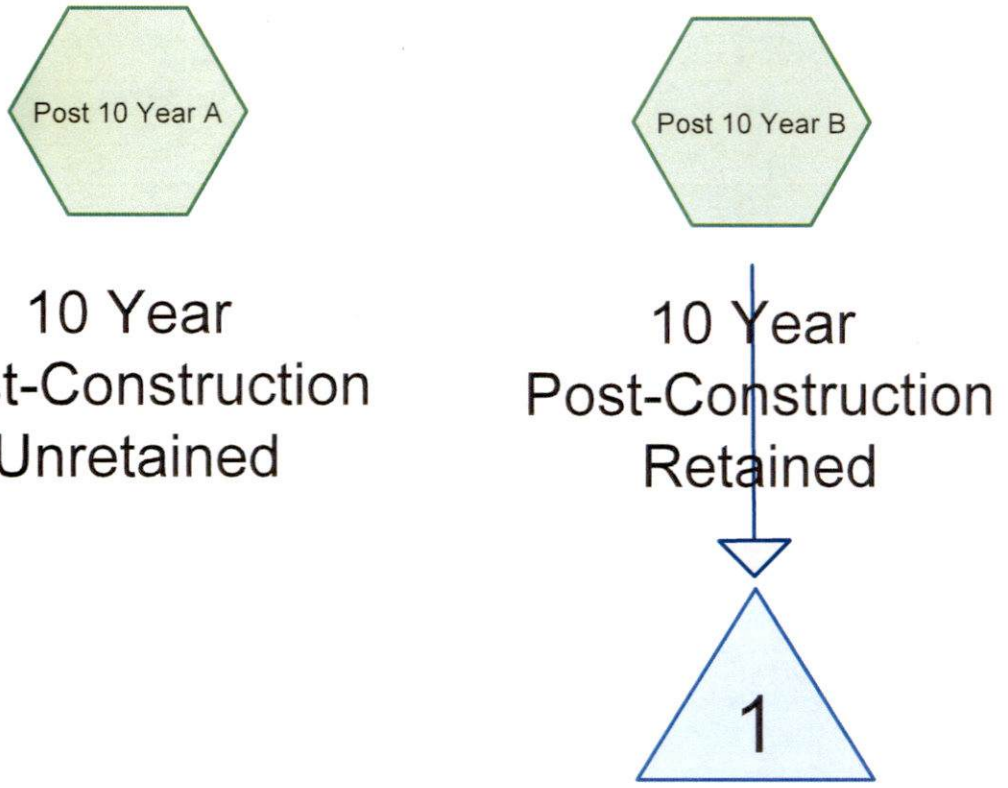
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-1.00 hrs, dt= 0.01 hrs
San Mateo County 2200903 NOAA 10-Year Duration=10 min, Inten=3.13 in/hr

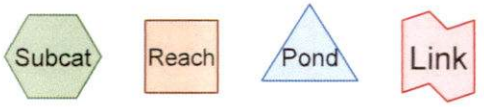
Area (sf)	C	Description
88,600	0.30	Pervious
88,600		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment Pre 10 Year: Undeveloped 10 Year Storm







Routing Diagram for 10707 La Honda Road Post Development 10 Year
Prepared by Lea & Braze Engineering, Inc.

Summary for Subcatchment Post 10 Year A: 10 Year Post-Construction Unretained

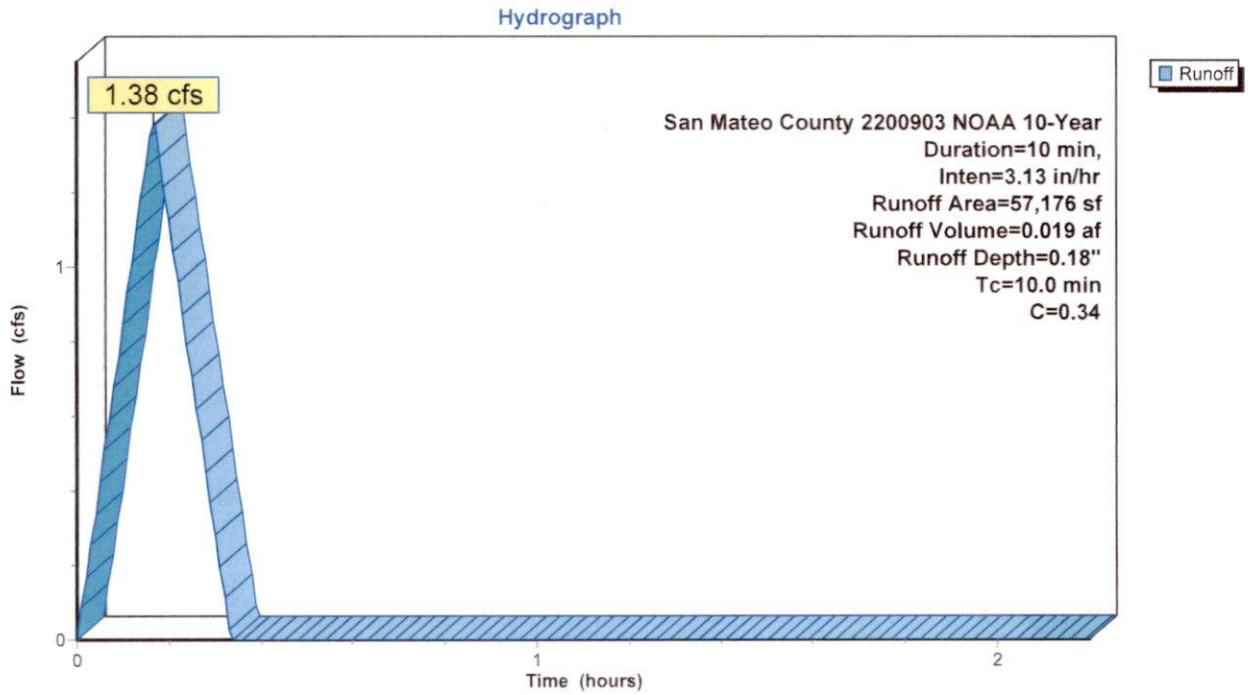
Runoff = 1.38 cfs @ 0.17 hrs, Volume= 0.019 af, Depth= 0.18"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-2.20 hrs, dt= 0.01 hrs
San Mateo County 2200903 NOAA 10-Year Duration=10 min, Inten=3.13 in/hr

Area (sf)	C	Description
4,208	0.90	Impervious
1,825	0.30	Pervious Paving
51,143	0.30	Landscape
57,176	0.34	Weighted Average
57,176		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment Post 10 Year A: 10 Year Post-Construction Unretained



Summary for Subcatchment Post 10 Year B: 10 Year Post-Construction Retained

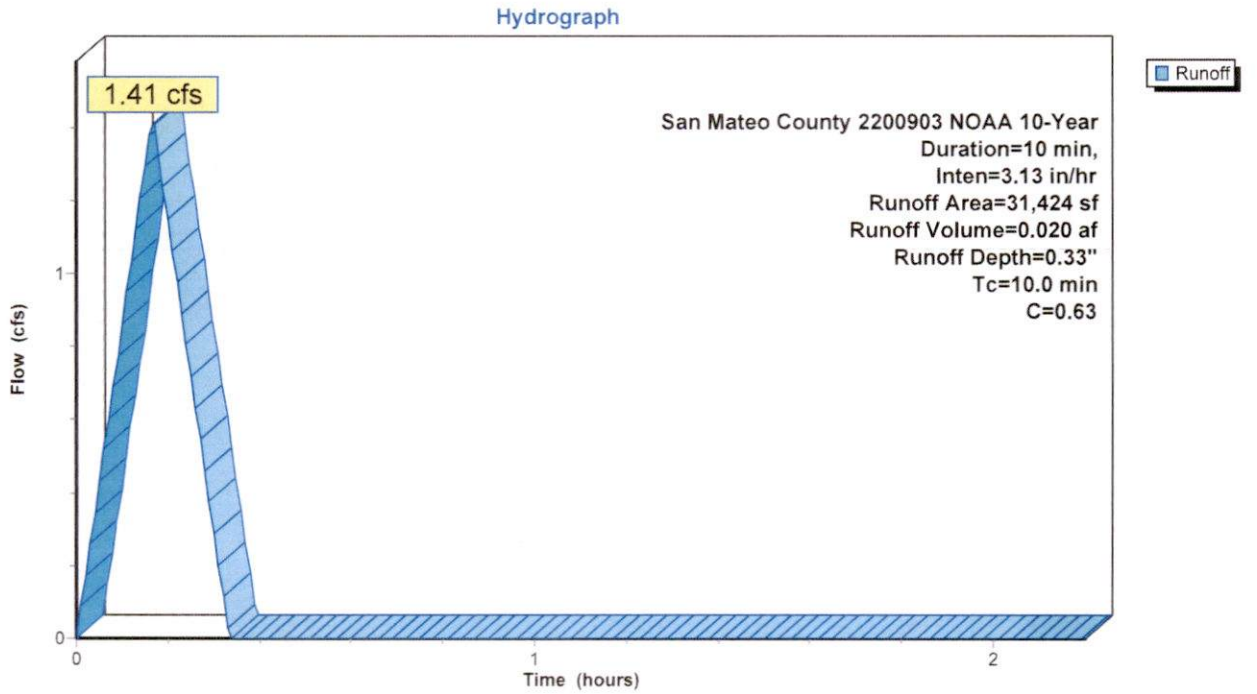
Runoff = 1.41 cfs @ 0.17 hrs, Volume= 0.020 af, Depth= 0.33"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-2.20 hrs, dt= 0.01 hrs
San Mateo County 2200903 NOAA 10-Year Duration=10 min, Inten=3.13 in/hr

Area (sf)	C	Description
17,280	0.90	Impervious
3,226	0.30	Pervious Paving
10,918	0.30	Landscape
31,424	0.63	Weighted Average
31,424		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment Post 10 Year B: 10 Year Post-Construction Retained



Summary for Pond 1: Retention

Inflow Area = 0.721 ac, 0.00% Impervious, Inflow Depth = 0.33" for 10-Year event
Inflow = 1.41 cfs @ 0.17 hrs, Volume= 0.020 af
Outflow = 0.30 cfs @ 0.30 hrs, Volume= 0.020 af, Atten= 79%, Lag= 7.9 min
Primary = 0.30 cfs @ 0.30 hrs, Volume= 0.020 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-2.20 hrs, dt= 0.01 hrs
Peak Elev= 3.38' @ 0.30 hrs Surf.Area= 245 sf Storage= 616 cf

Plug-Flow detention time= 21.6 min calculated for 0.020 af (100% of inflow)
Center-of-Mass det. time= 21.7 min (31.7 - 10.0)

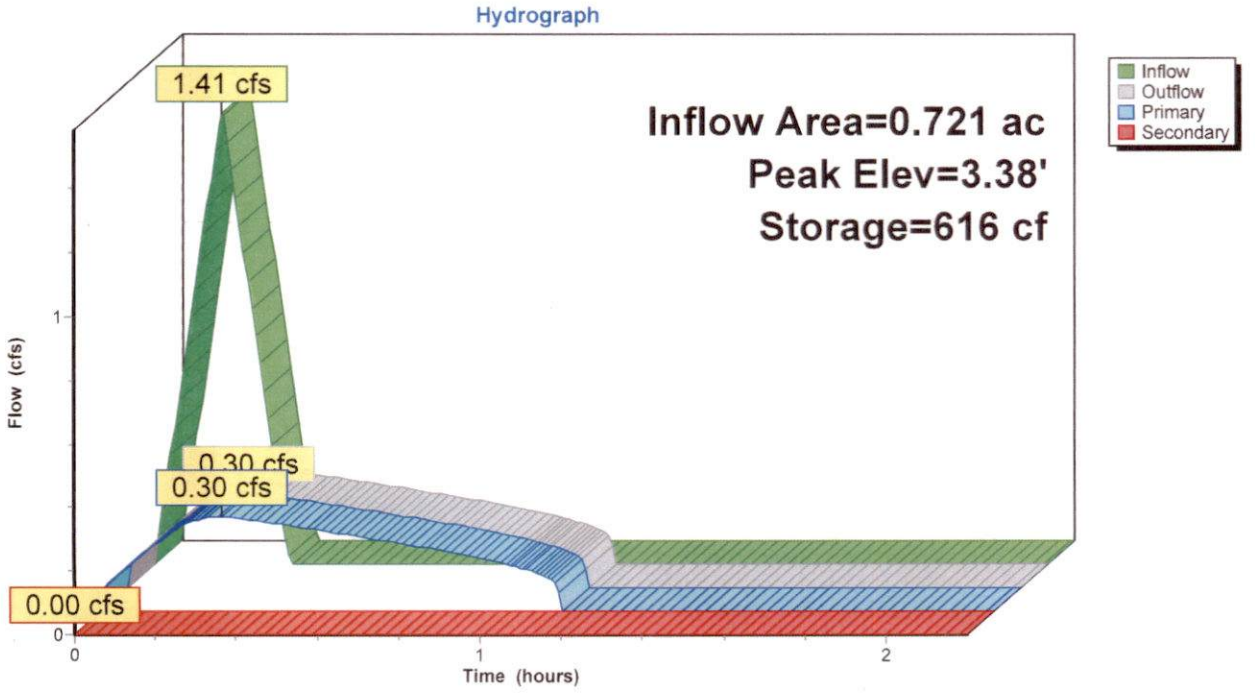
Volume	Invert	Avail.Storage	Storage Description
#1	0.25'	982 cf	**60.0" Round Pipe Storage** L= 50.0' S= 0.0050 '/'

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	**2.5" Vert. 2.5" Orifice** C= 0.600
#2	Secondary	5.50'	**6.0" Vert. Overflow** C= 0.600

Primary OutFlow Max=0.30 cfs @ 0.30 hrs HW=3.38' (Free Discharge)
↑—**1=2.5" Orifice** (Orifice Controls 0.30 cfs @ 8.71 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.25' (Free Discharge)
↑—**2=Overflow** (Controls 0.00 cfs)

Pond 1: Retention



Summary for Subcatchment Post 10 Year A: 10 Year Post-Construction Unretained

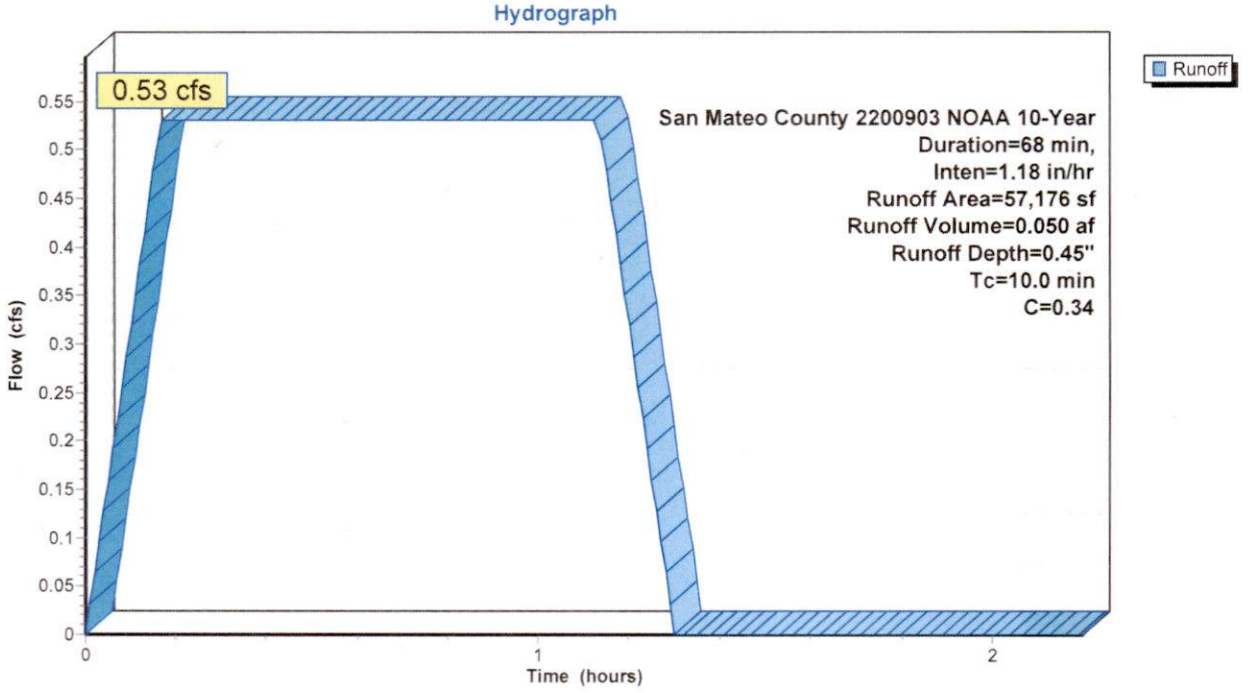
Runoff = 0.53 cfs @ 0.17 hrs, Volume= 0.050 af, Depth= 0.45"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-2.20 hrs, dt= 0.01 hrs
San Mateo County 2200903 NOAA 10-Year Duration=68 min, Inten=1.18 in/hr

Area (sf)	C	Description
4,208	0.90	Impervious
1,825	0.30	Pervious Paving
51,143	0.30	Landscape
57,176	0.34	Weighted Average
57,176		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment Post 10 Year A: 10 Year Post-Construction Unretained



Summary for Subcatchment Post 10 Year B: 10 Year Post-Construction Retained

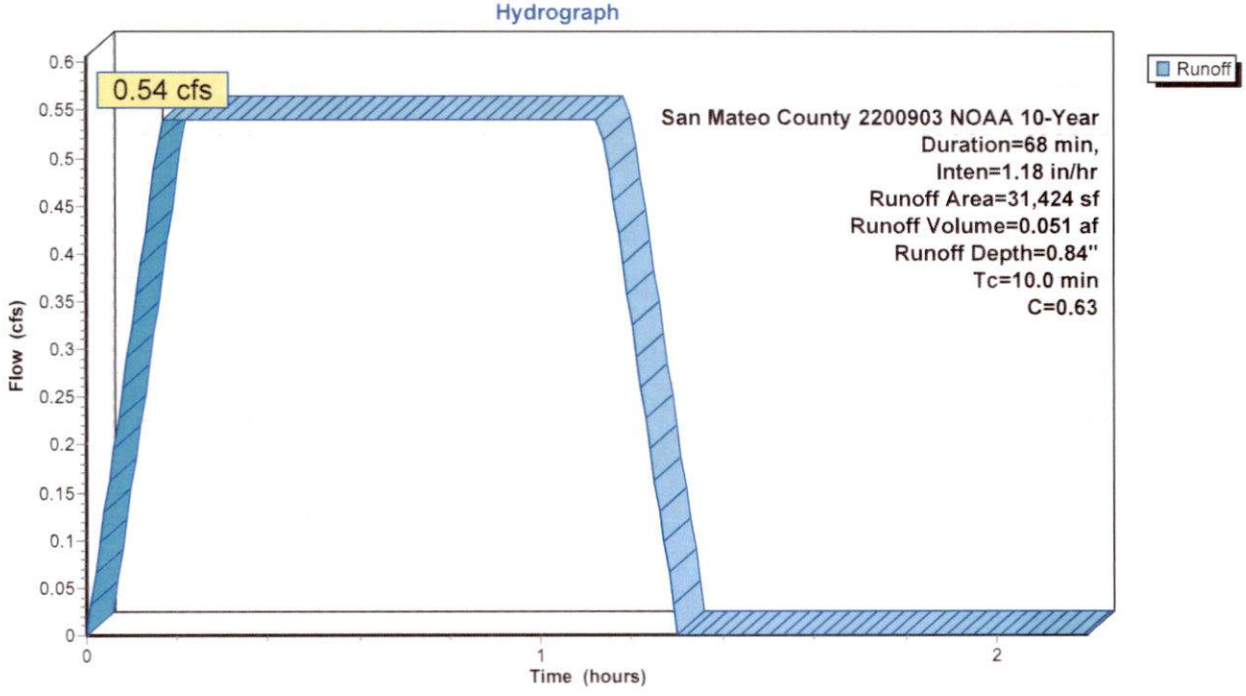
Runoff = 0.54 cfs @ 0.17 hrs, Volume= 0.051 af, Depth= 0.84"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-2.20 hrs, dt= 0.01 hrs
San Mateo County 2200903 NOAA 10-Year Duration=68 min, Inten=1.18 in/hr

Area (sf)	C	Description
17,280	0.90	Impervious
3,226	0.30	Pervious Paving
10,918	0.30	Landscape
31,424	0.63	Weighted Average
31,424		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment Post 10 Year B: 10 Year Post-Construction Retained



Summary for Pond 1: Retention

Inflow Area = 0.721 ac, 0.00% Impervious, Inflow Depth = 0.84" for 10-Year event
Inflow = 0.54 cfs @ 0.17 hrs, Volume= 0.051 af
Outflow = 0.55 cfs @ 1.16 hrs, Volume= 0.049 af, Atten= 0%, Lag= 59.4 min
Primary = 0.39 cfs @ 1.16 hrs, Volume= 0.049 af
Secondary = 0.16 cfs @ 1.16 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-2.20 hrs, dt= 0.01 hrs
Peak Elev= 5.75' @ 1.16 hrs Surf.Area= 0 sf Storage= 982 cf

Plug-Flow detention time= 29.8 min calculated for 0.049 af (97% of inflow)
Center-of-Mass det. time= 28.6 min (67.6 - 39.0)

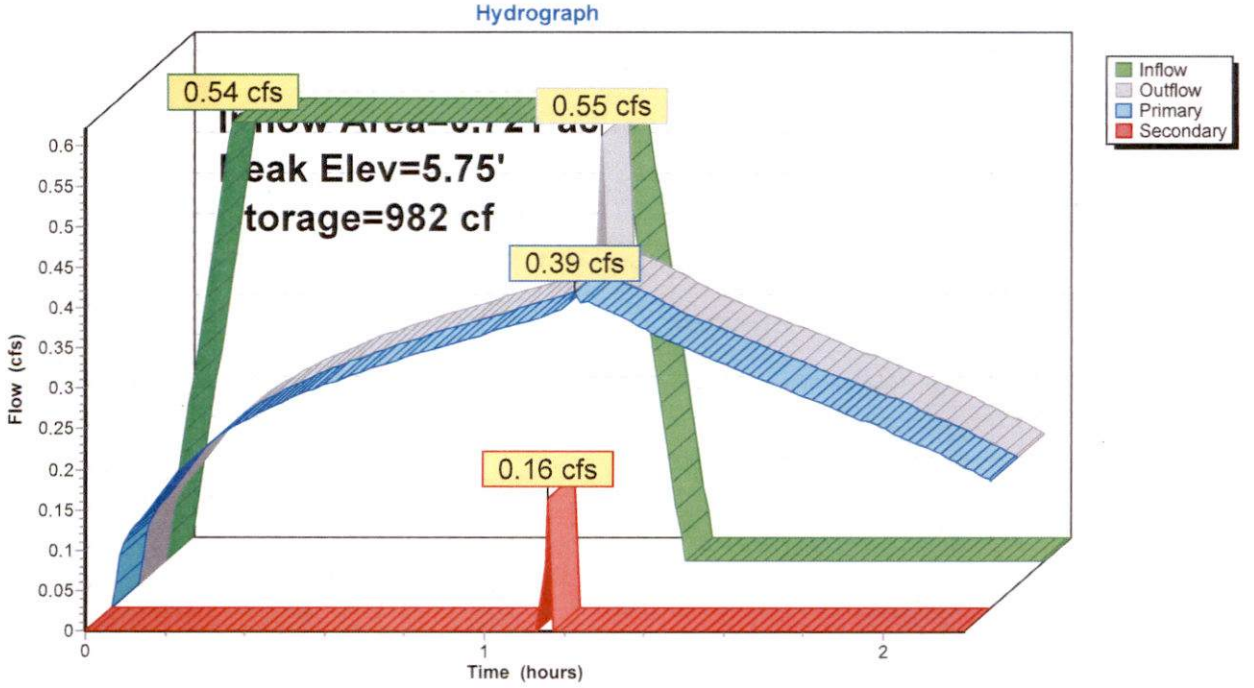
Volume	Invert	Avail.Storage	Storage Description
#1	0.25'	982 cf	**60.0" Round Pipe Storage** L= 50.0' S= 0.0050 '/'

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	**2.5" Vert. 2.5" Orifice** C= 0.600
#2	Secondary	5.50'	**6.0" Vert. Overflow** C= 0.600

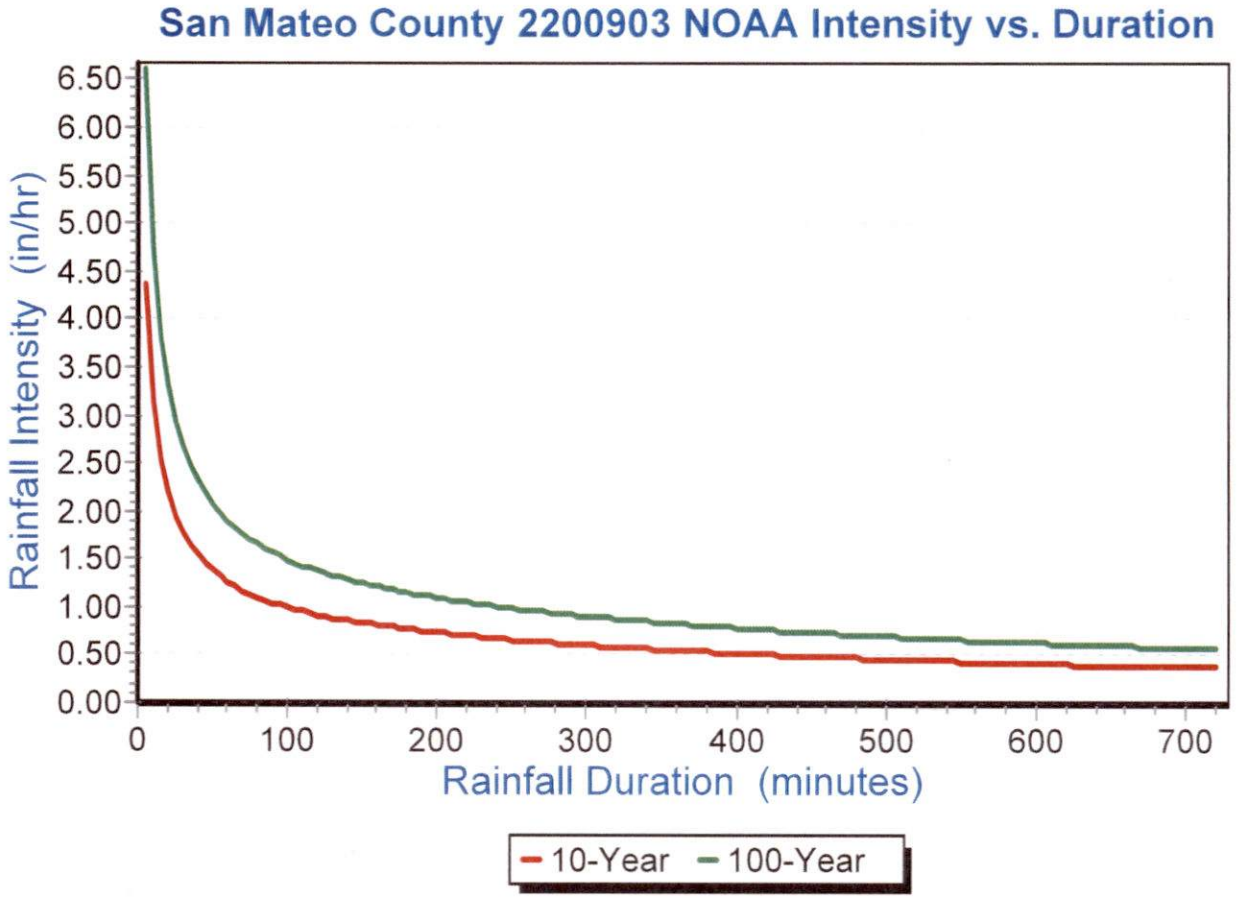
Primary OutFlow Max=0.39 cfs @ 1.16 hrs HW=5.73' (Free Discharge)
└**1=2.5" Orifice** (Orifice Controls 0.39 cfs @ 11.42 fps)

Secondary OutFlow Max=0.16 cfs @ 1.16 hrs HW=5.75' (Free Discharge)
└**2=Overflow** (Orifice Controls 0.16 cfs @ 1.69 fps)

Pond 1: Retention



IDF Curve Report



APPENDIX C

STORMWATER TREATMENT CALCULATIONS

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1	Project Name:	Healing Cultures
1-2	City application ID:	
1-3	Site Address or APN:	10707 La Honda Road
1-4	Tract or Parcel Map No:	
1-5	Rainfall Region	2
1-6	Region Mean Annual Precipitation (MAP)	24.40
1-7	Site Mean Annual Precipitation (MAP)	34

The calculations presented here are based on the **combination flow and volume sizing method** provided in the Countywide Program's C.3 Technical Guidance, Version 5.0 (2016). The steps presented below are explained in Section 5.1 of the Guidance, applicable portions of which are included in this file, in the sheet named "Guidance from Chapter 5".

Click here for map

1-8 ***MAP adjustment factor is automatically calculated as:*** 1.39

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, showin in Table 5-3, below.)
Refer to the map in Appendix C of the C.3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: DMA #1

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	19,468	1.0	19,468
2-3	Pervious surface	14,144	0.1	1,414
	Total DMA Area (square feet) =	33,612		

2-4 ***Total Effective Impervious Area (EIA)*** 20,882 **Square feet**

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-3. Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (Inches)	Runoff Coefficient of 1.0
1	Boulder Creek, 55.9"	2.04"
2	La Honda, 24.4"	0.86"
3	Half Moon Bay, 25.92"	0.82"
4	Palo Alto, 14.6"	0.64"
5	San Francisco, 21.0"	0.73"
6	San Francisco airport, 20.1"	0.85"
7	San Francisco Oceanside, 19.3"	0.72"

3-1 ***Unit basin storage volume from Table 5-3:*** 0.86

(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2 ***Adjusted unit basin storage volume:*** 1.20 **Inches**

(The unit basin storage volume [Item 3-1] is adjusted by applying the MAP adjustment factor [Item 1-8].)

3-3 ***Required Capture Volume (in cubic feet):*** 2,085 **Cubic feet**

(The adjusted unit basin sizing volume [Item 3-2] is multiplied by the DMA EIA [Item 2-4] and converted to cubic feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity 0.2 **Inches per hour**

4-2 Divide Item 3-2 by Item 4-1 5.99 **Hours of Rain Event Duration**

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1	4% of DMA EIA (Item 2-4)	835.296	**Square feet**
5-2	Area 25% smaller than Item 5-1 (i.e., 3% of DMA EIA)	626.472	**Square feet**
5-3	Volume of treated runoff for area in Item 5-2	1564.04	**Cubic feet** (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1	Subtract Item 5-3 from Item 3-3	521.35	**Cubic feet** (Amount of runoff to be stored in ponding area)
6-2	Divide Item 6-1 by Item 5-2	0.83	**Feet** (Depth of stored runoff in surface ponding area)
6-3	Convert Item 6-2 from feet to inches	9.99	**Inches** (Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth (recommend 6"), skip to Item 8-1. If not, continue to Step 7-1.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

7.0 Optimize Size of Treatment Measure

7-1	Enter an area larger than Item 5-2	700	**Sq.ft.** (enter larger area if you need less ponding depth.)
7-2	Volume of treated runoff for area in Item 7-1	1747.61	**Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	337.78	**Cubic feet** (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	0.48	**Feet** (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from ft. to inches	5.79	**Inches** (Depth of stored runoff in surface ponding area)

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

8.0 Surface Area of Treatment Measure for DMA

8-1	Final surface area of treatment	700	**Square feet** (Either Item 5-2 or final amount in Item 7-1)

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

Hexagon Transportation Consultants, Inc.

Memorandum

Date: July 2, 2024

To: Toni Cupal, Healing Cultures, Inc.

From: Ollie Zhou, Tim Chang, Nivedha Baskarapandian

Subject: Traffic Study for Proposed 10707 La Honda Road project in Woodside, California

Hexagon Transportation Consultants, Inc. has completed a traffic study for the proposed La Honda Road project in Woodside, California. The project proposes to remodel the two existing residential structures, the main residence and a garage, and landscape parts of the property. The main residence would be remodeled into two areas. One side of the main residence would be converted to a multi-purpose relaxation, refreshment, and orientation space, and a small kitchen. The other side of the main residence would remodel the existing bedrooms and bathrooms as rooms for healing treatments and overnight stays. The ground level of the garage would be remodeled and serve as a yoga and meditation space. The project proposes to build a second level for a multipurpose room and ADA bathrooms. The project also plans to provide additional off-site parking south of the project site. Access to the site is provided via La Honda Road. The site location of the project site is shown on Figure 1.

Project Operations Overview

The project proposes to offer healing treatments on-site. These treatments would include training programs, day-long workshops, yoga classes, and meditation sessions. The hours of operation would be from Monday through Sunday from 9 AM to 6 PM. There would be 4 staff members operating the site, serving a maximum of 20 clients per day. On Mondays through Thursdays, up to two treatments and yoga classes would be offered. These activities would be by appointment only and will be staggered by at least an hour from each other. On Fridays through Sundays, up to two yoga classes would be offered only with a restore, refreshment, and reflection time offered between both yoga classes with workshops/classes being offered twice a month.

100 Century Center Court, Suite 501 · San Jose, California 95112 · phone 408.971.6100 · fax 408.971.6102 · www.hextrans.com

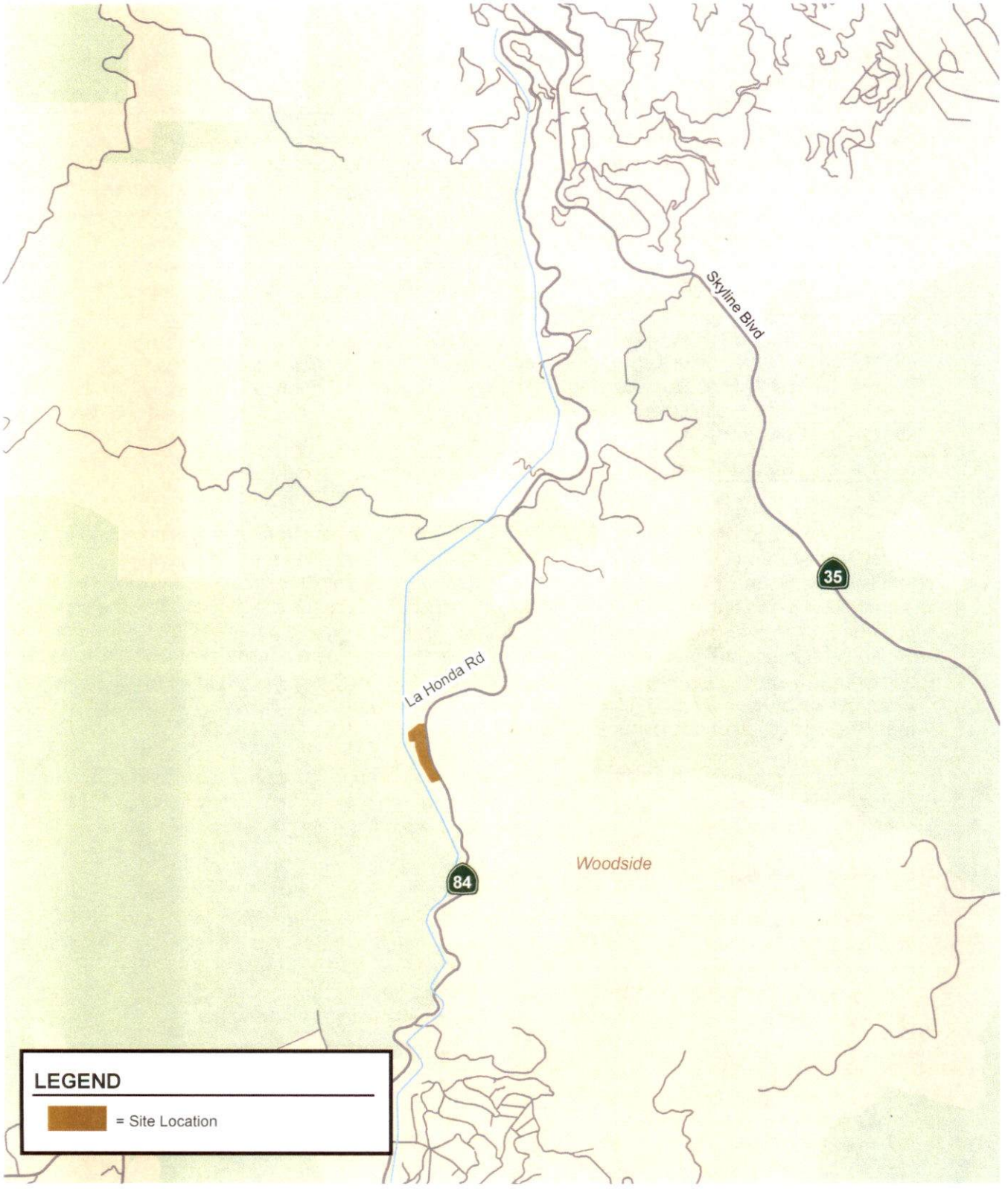


Figure 1
Site Location

Project Trip Generation

Trip generation analysis was conducted for the project based on the project operations overview. The trip generation analyzed the number of trips generated during weekday peak hours (7AM-9AM and 4PM-6PM). Generally, traffic on the roadways is the highest during weekday peak periods compared to weekend peak periods due to drivers travelling to and from work/school. Therefore, the analysis focuses on the project trips added to the roadways during weekday peak periods. According to the project description, there would be up to 4 staff members on site during normal business hours. It is assumed that staff would arrive an hour before opening and leave one hour after closing operations. Assuming each staff member would drive themselves to the site, there would be four trips generated during the AM and PM peak hours.

Daily Trip Generation

On Mondays through Thursdays, the project would serve a maximum of 20 guests for the day. Therefore, on a daily basis, assuming each guest and each staff take one vehicle to travel to the site and back, the project would generate a total of 48 daily trips (20 guests * 2 trips per guest + 4 staff * 2 trips per staff).

Peak Hour Trip Generation

The activities that are scheduled on weekdays are not set and may not necessarily attract traffic during the AM and PM commute peak periods. The site's heaviest traffic generating scenario would be an activity attended by 20 guests that either starts at 9 AM (when the site first opens), or one that ends between 4 PM to 6 PM (during the PM peak hour). In either situation, the site would attract 20 vehicles during the one-hour peak hour. If staff would arrive or leave within the same peak hour, then the site's maximum peak hour trip generation would be 24 vehicles. Therefore, during peak hours, the proposed project is estimated to generate a maximum of 24 trips during a one-hour (AM or PM) peak hour, and very few trips in the other (AM or PM) peak hour. These assumptions are conservative since the site is likely to host multiple activities throughout the day, with each activity attended by far fewer clients.

Given the low number of trips the project would generate (approximately 2 minutes per vehicle during the peak hour), it is expected that operations at the project driveways would have little to no change. Therefore, a level of service analysis at the project driveways is not performed.

Site Access and On-Site Circulation

The site access and on-site circulation evaluation at 10707 La Honda Road (main site) and at 10699 La Honda Road (off-site parking lot) are based on the June 25, 2024, site plan prepared by Kellond Architects (see Figure 2). Site access was evaluated to determine the adequacy of the site's driveways with regard to the following: geometric design, sight distance. On-site vehicular circulation was reviewed in accordance with generally accepted traffic engineering standards.

Main Site

The main site would have access to/from La Honda Road via a two-way driveway. The site plan shows that the driveway connecting to La Honda Road would lead to the main building on-site. According to the San Mateo County Driveway Standard Drawings, the driveway width for a commercial and industrial highway frontage along a 40 mph or more highway is no more than 40 feet. The posted speed limit on La Honda Road within the project site is 40 mph. The existing driveway at the project site is approximately 40 feet, which meets County's standard. The proposed project does not have plans to alter the existing driveway.

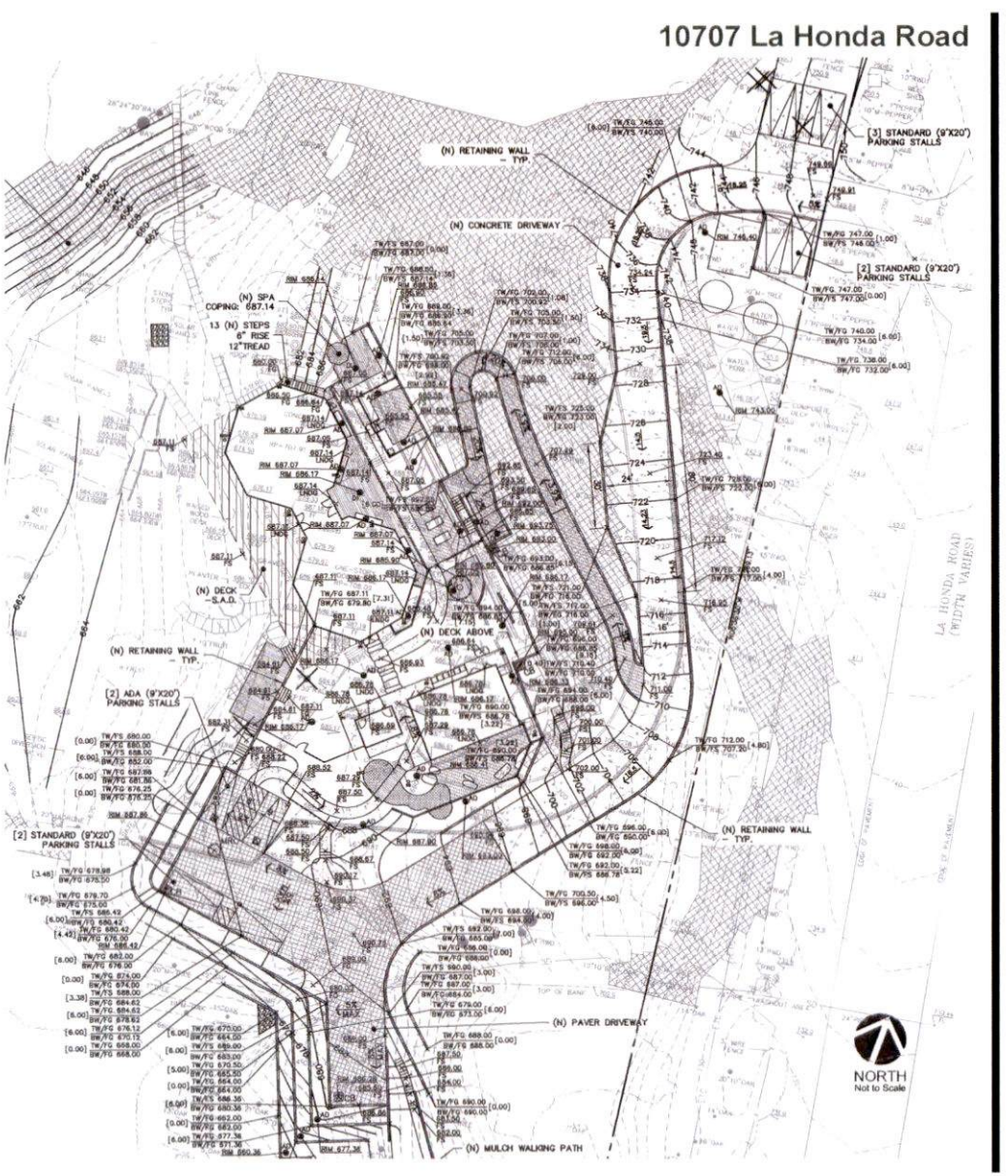
The driveway would lead to the parking spaces on-site. The project would provide 90-degree parking spaces and parallel parking spaces in front of the building entrance. The area of the standard and ADA parking spaces is 180 square feet at the main site. The drive aisles that lead to 4 parking spaces are approximately 16 feet wide, which generally provides sufficient space for vehicles to drive through. Generally, the proposed plan would provide adequate vehicle traffic connectivity through the site. There is a dead-end aisle for about 50 feet. However, the project proposes a firetruck turnaround space before the dead-end aisle. The short distance of the dead-end aisle should allow vehicles to see to the end and determine if there is available space before entering the dead-end aisle. A vehicle that drives into the dead-end aisle and finding no available spaces would have to back out and use the fire-truck turnaround space to exit.

There would also be 5 parking spaces provided at the main site located at the entrance of the project site. It is likely that parking at this site would be used by staff members. Clients using the ADA parking spaces should be directed to park at the main site, while other clients should be directed to park in the off-site parking lot, discussed below.

Off-Site Parking Lot

The off-site parking lot is located at 10699 La Honda Road, approximately 900 feet south of the project site. The off-site parking lot would provide access to/from La Honda Road via a two-way driveway. The site plan shows that the driveway connecting to La Honda Road would lead to the parking lot. The existing driveway width is approximately 10 feet wide, which provides adequate space for one-way travel. Given the operations at the project site, guests travelling to the site would be staggered with guests in the previous session leaving the site so that there would only be one-way of vehicular travel at any time at the off-site parking lot. To further ensure the one-way operations, the off-site parking lot could also be operated via valet-parking only.

The project provides standard parking throughout the off-site parking lot. The site plan shows that the off-site parking lot proposes to have 13 parking spaces. The site plan shows that the drive aisles that lead to the parking spaces are approximately 20 feet wide and should provide adequate width space for vehicles to drive through. The parking lot provides adequate space for vehicles to back out of the parking spaces. Overall, the parking lot provides adequate circulation throughout the site.



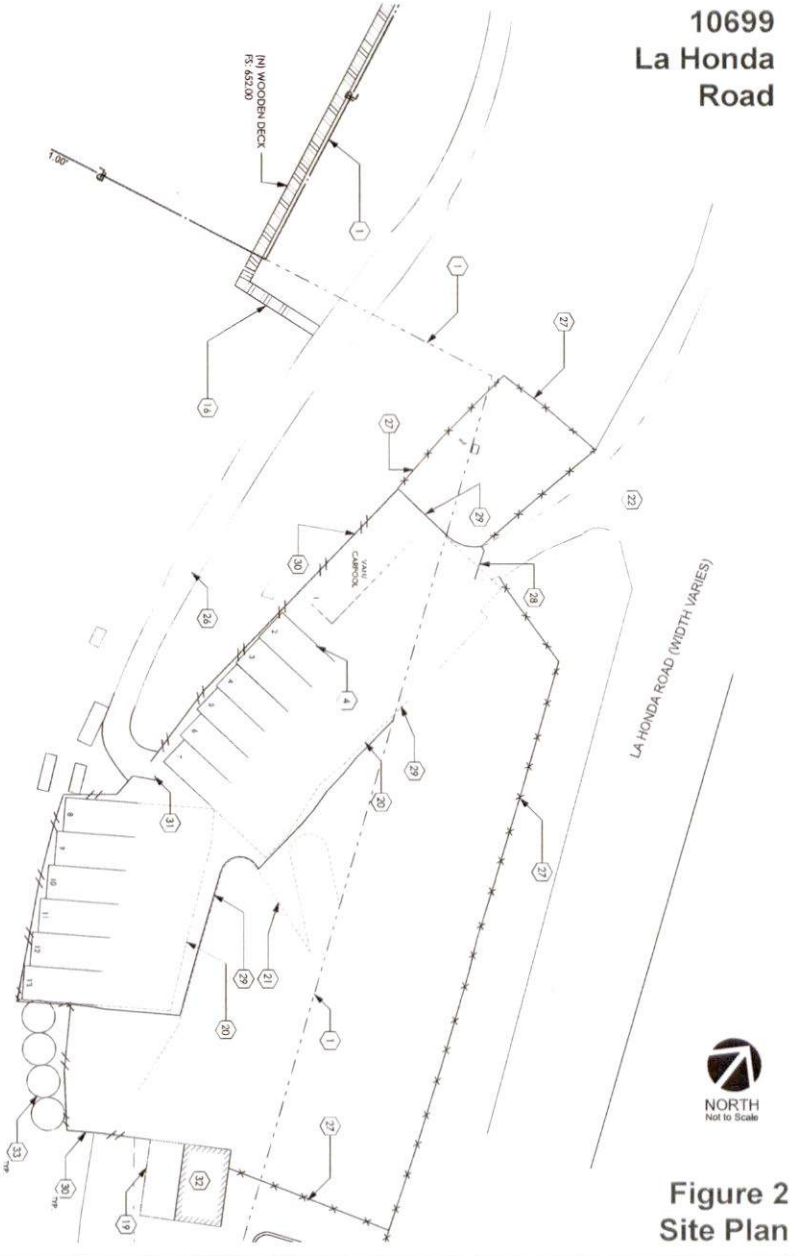


Figure 2
Site Plan

Access between the Main Site and Parking Lot

The project provides vehicular parking at the main site and at a parking lot located south of the main site. The project proposes to connect these two locations via a nature walking path. The nature walking path would be approximately 900 feet in length. With this walking path, clients would be able to access the main building from the parking lot.

On-Site Parking

The parking requirements for this site are based on the County of San Mateo Zoning Regulations. The project proposes to have the existing house and garage to be converted healing treatment room, relaxation space, and yoga studio. The relaxation, refreshment, and orientation space, healing treatment room, and yoga studio land uses are not listed under the County's Zoning Regulations. Therefore, these uses require 1 space per 160 square feet of gross floor area excluding basement and storeroom. The relaxation, refreshment, and orientation space would be 638 square feet, the healing treatment room would be 1,142 square feet, and the yoga studio would be 1,238 square feet. Therefore, the project would be required to provide 4, 8, and 8 spaces respectively, totaling 20 required parking spaces. The project proposes to provide 2 ADA compliant spaces, 2 spaces for holistic treatment, and 5 spaces for staff parking on-site. The project also proposes 13 spaces provided off-site at 10699 La Honda Road, which would be accessed through an easement. Therefore, the project will provide 22 total spaces between the two locations, which exceeds the County's parking requirements. Table 1 lists the provided and required parking spaces.

Table 1
Required and Proposed Parking Spaces

Land Use		Rate	Vehicle Parking Spaces
Proposed			
ADA Compliant Spaces		-	2
Holistic Treatment Spaces		-	2
Staff Parking Spaces		-	5
Off-Site Parking Spaces		-	13
Total Vehicle Parking Spaces Provided		-	**22**
Parking Requirements [1]			
1070 La Honda Road	638 s.f. Relaxation, Refreshment, Orientation Space	1.00 per160 s.f.	4
	1,142 s.f. Healing Treatment	1.00 per 160 s.f.	8
	1,238 s.f. Yoga Studio	1.00 per 160 s.f.	8
Total Vehicle Parking Spaces Required			**20**

Notes
s.f. = square feet
[1] Source: San Mateo County Zoning Regulations, Chapter 3 Parking, Section 6119, Parking Spaces Required

Sight Distance at the Driveways

A sight distance evaluation was conducted for the proposed project driveways, located on the west side of La Honda Road, to determine if there would be any deficiencies with the driveway positions that would cause operational problems. Sight distances were evaluated in accordance with the standards and methodologies contained in the 7th edition of the *Caltrans Highway Design Manual* (HDM).

This analysis is based on stopping sight distance. The minimum stopping sight distance is the distance required by a vehicle on the primary road, traveling at a given speed, to bring the vehicle to stop after an object (vehicle, pedestrian, bicyclist, debris, etc.) on the road becomes visible. The stopping sight distance is the minimum sight distance that must be available for a vehicle to exit the project driveways safely.

When checking sight distances at an intersection, the position of the driver on the side street approach must be assumed. Per section 405.1 (2) (a) of the HDM, setback for the driver should be a minimum of 10 feet plus the shoulder width of the major road but not less than 15 feet from the traveled way.

The minimum stopping sight distance was determined based on the design speed and the grade of the roadway. The design speed was assumed to be 5 MPH higher than the posted speed limit. In the vicinity of the proposed project driveway, La Honda Road has a downgrade in the southbound direction. Section 201.3 of the HDM specifies that the stopping sight distance should be increased by 20 percent on sustained downgrades steeper than 3 percent and longer than one mile. The approximate grade of the road in front of the project driveways is approximately 6 percent. However, with the information currently available, it is not known if this grade extends for more than a mile. To provide a conservative analysis, it is assumed that this is a sustained downgrade.

Note that the HDM procedures result in a conservative analysis of stopping sight distance due to the required 20-percent increase in stopping sight distance, regardless of the actual grade. Additionally, the HDM procedures do not allow a reduction in sight distance for uphill grades.

Per Table 201.1 and Section 201.3 of the HDM, the stopping sight distance for the two directions of travel are:

- 360 feet for 45 MPH (northbound direction)
- 432 feet for 45 MPH on a sustained downgrade (southbound direction)

Figure 3 shows the estimated available sight distances at the project driveways.

North Driveway Sight Distance

Due to the curve in the road just north of the project site, sight lines to the left at the north driveway are better if the driver exiting the driveway does not pull all the way up to the edge of the road. At the north driveway, the sight distance to the left for a driver positioned about 27' from the shoulder stripe would be adequate if one tree immediately north of the driveway is removed. the sight distance to the right at the north driveway exceeds the required sight distance for a driver positioned between 15'-27' from the shoulder stripe.

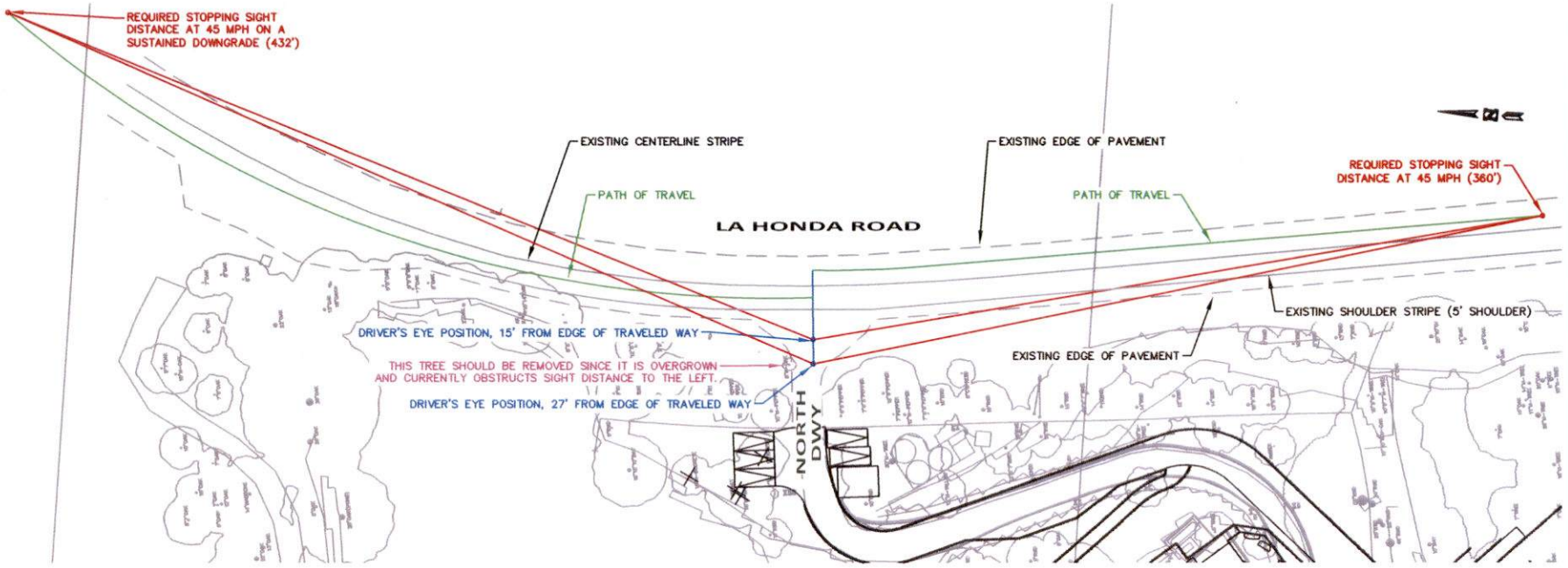
South Driveway Sight Distance

At the south driveway, the sight distance to the left for a driver positioned 15' from the shoulder stripe (edge of traveled way) exceeds the required sight distance, and the sight distance to the right is obstructed by one existing tree immediately south of the driveway and potentially by a second existing tree further to the south and closer to the edge of pavement. The two trees that are potentially contributing to sight obstructions were identified in the field and are shown on Figure 3.

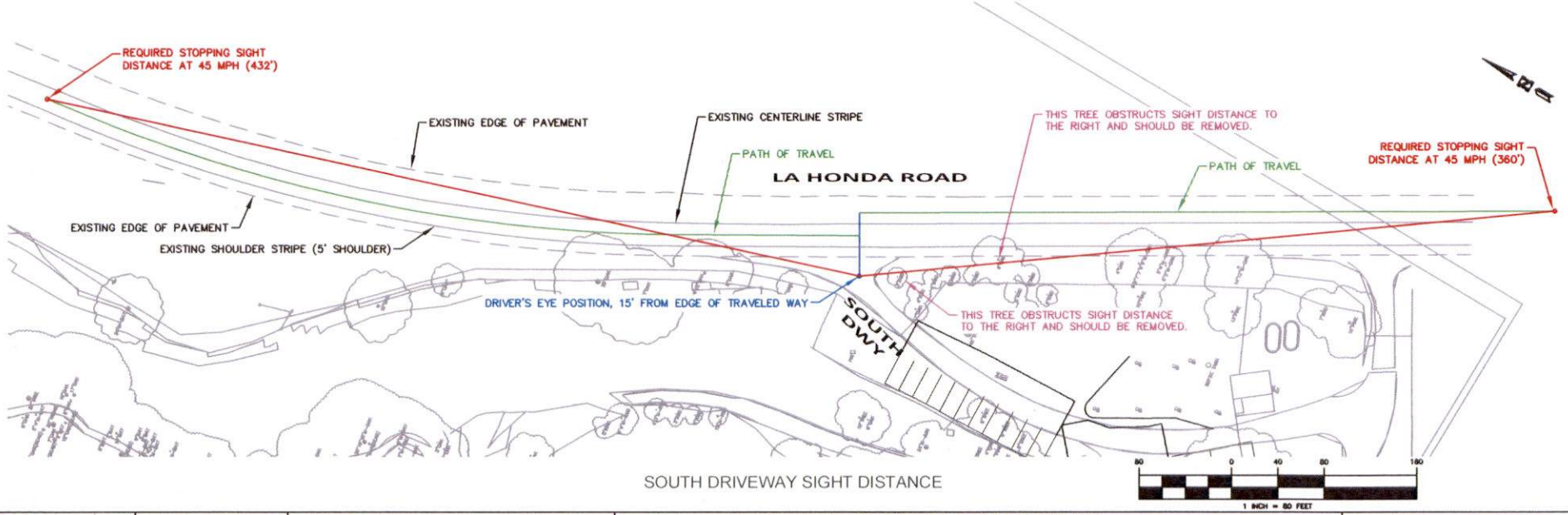
Removing both of these identified existing trees would allow sight distance to the right to exceed the required sight distance.

Recommendation

The three trees obstructing sight distance are shown on Figure 3. All three identified trees should be removed to provide adequate sight distance. Sight distances and recommended tree removals were field verified in November 2023 (see Figures 4 to 6). In addition, landscaping (shrubs, bushes, ground cover, and hedges), walls, and signage shall be kept to a maximum height of 3 feet in the sight triangles on either side of the two project driveways shown on Figure 3.



NORTH DRIVEWAY SIGHT DISTANCE



SOUTH DRIVEWAY SIGHT DISTANCE

DRAWN	SCALE			
T. CHANG	1" = 80'	HEXAGON TRANSPORTATION CONSULTANTS, INC.	SAN MATEO COUNTY	FIGURE NO.
CHECKED	DATE	100 Century Center Court, Suite 501 San Jose, California 95112 Ph: (408) 971-6100 www.hextrans.com	10707 LA HONDA ROAD DRIVEWAY SIGHT DISTANCE EXHIBIT	3
J. ELIA	11/15/2023			

Figure 4
North Driveway (15 feet back) Sight Distance

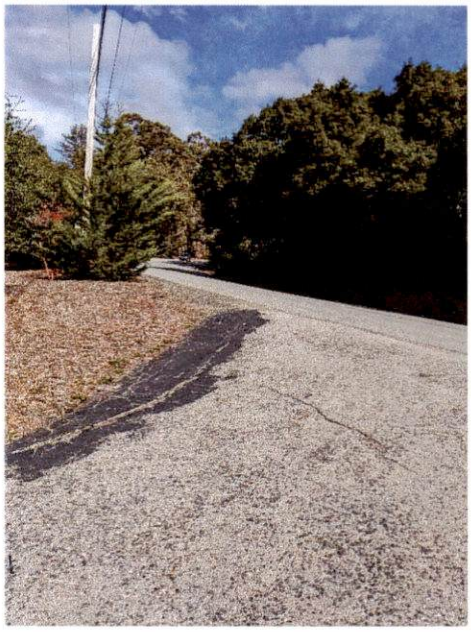
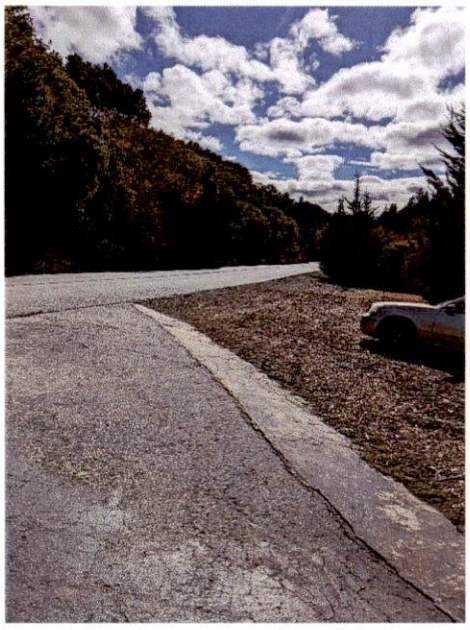
Looking to the Left	Looking to the Right
	

Figure 5
North Driveway (27 feet back) Sight Distance

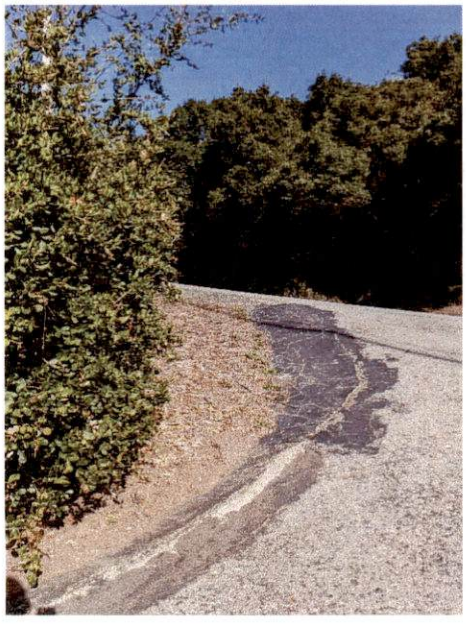
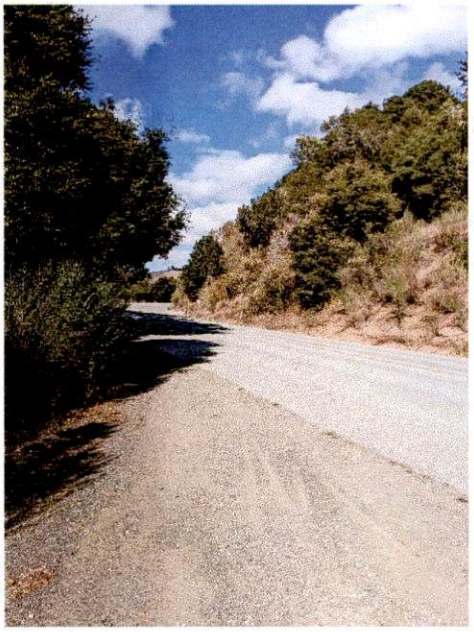
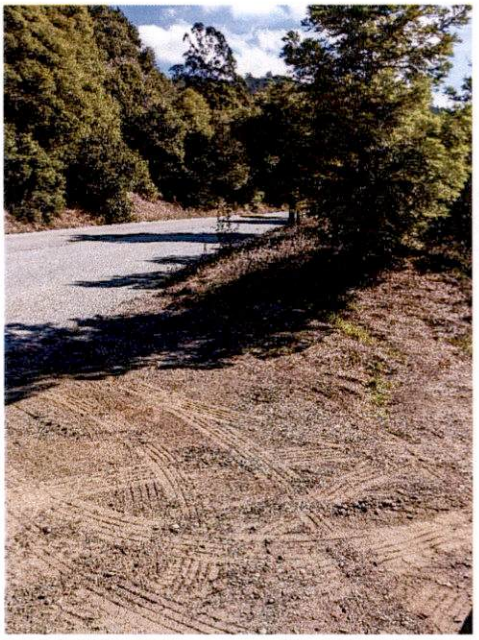
Looking to the Left	Looking to the Right
	

Figure 6
South Driveway (15 feet back) Sight Distance

Looking to the Left	Looking to the Right
	

Conclusions

Hexagon conducted a trip generation analysis, and site plan review for the proposed healing center project at 10707 La Honda Road. Using the most conservative assumptions, the project would generate approximately 48 daily trips, 24 trips during one of the AM or PM peak hours, and very few traffic during the other peak hour. This equates to approximately one vehicle every two minutes. The driveways under project conditions are expected to operate without significant issues. Hexagon provides the following recommendations based on the Site Access and On-site Circulation and Sight Distance:

- It is assumed that parking on the main site would be used by staff members. Clients using the ADA parking spaces should be directed to park at the main site, and other clients should be directed to park in the off-site parking lot.
- Landscaping (shrubs, bushes, ground cover, and hedges), walls, and signage shall be kept to a maximum height of 3 feet in the sight triangles on either side of the two project driveways.
- Three trees as indicated in Figure 3 should be removed to ensure adequate sight distances.