

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.

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 (Diameter-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.

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:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p>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.</p> <p>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.</p>				

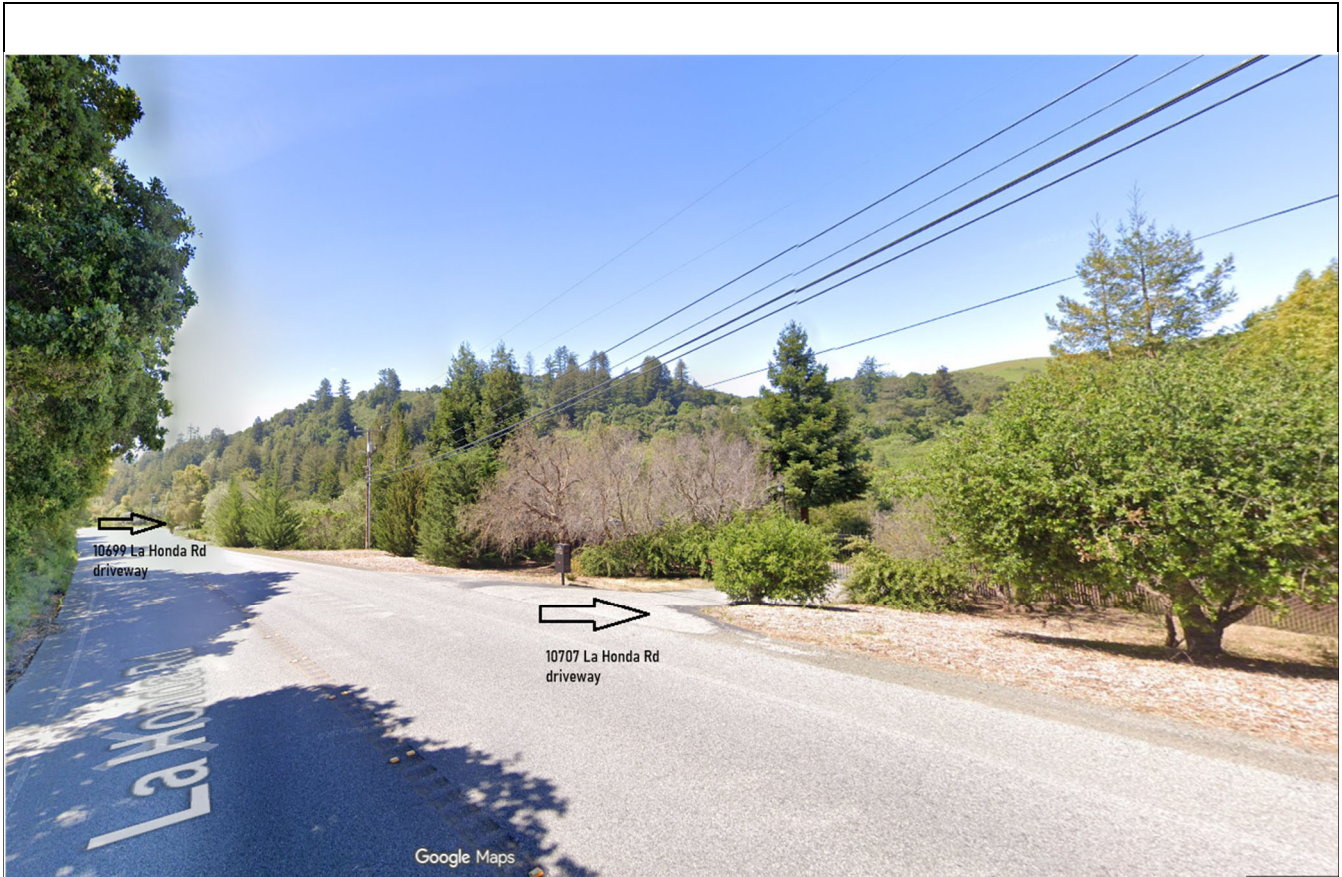


Figure 1: View of site driveways at 10699 and 10707 La Honda Road

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
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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	
<p>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.</p> <p>Source: Project location; project plans.</p>					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		X		
<p>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.</p> <p>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.</p> <p>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.</p> <p>Source: Project plans.</p>					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
<p>Discussion: Less than Significant. The project is located in a County scenic corridor. See responses 1.a. through 1.d.</p>					

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.					

<p>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:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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.					

<p>Source: California Department of Conservation Farmland Mapping and Monitoring Program's Important Farmland Finder map, https://maps.conservation.ca.gov/DLRP/CIFF/.</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p>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.</p> <p>Source: San Mateo County Zoning Map and Regulations; County of San Mateo Open Space Easement and Williamson Act records.</p>					
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
<p>Discussion: No Impact. The project parcels are not comprised of Farmland and do not support agricultural use or forestland use.</p> <p>Source: Project location.</p>					
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
<p>Discussion: No Impact. The project parcels are not located in the coastal zone.</p> <p>Source: Project location.</p>					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
<p>Discussion: No Impact. The project does not contain soil with agricultural capability according to the General Plan's <i>Productive Soil Resources Map</i>.</p> <p>Source: San Mateo County General Plan, Productive Soil Resources Map.</p>					
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:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 areas, 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	
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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		
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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	
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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:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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	
<p>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 assessed 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.</p> <p>Source: Project plans; Maguire Tree Care, Inc., May 18, 2022.</p>				
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
<p>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.</p> <p>Source: California Department of Fish and Wildlife, Natural Community Conservation Planning maps, https://wildlife.ca.gov/Conservation/Planning/NCCP.</p>				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: No Impact. The project parcels are not located inside or within 200 feet of a marine or wildlife reserve.</p> <p>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.</p>				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
<p>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.</p> <p>Source: Project plans; State Senate Concurrence Resolution No. 17; Edelstein, Daniel. <i>Biological Site Assessment 10707 La Honda Rd</i>, March 2023.</p>				

5. CULTURAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X
<p>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.</p> <p>Source: Archaeological Survey Report prepared by Molly Fierer-Donaldson, RPA, November 2023.</p>				
5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
<p>Discussion: No Impact. An archaeological survey of the project area determined the project area is not sensitive for buried archaeological or historic-era resources.</p> <p>Source: Archaeological Survey Report prepared by Molly Fierer-Donaldson, RPA, November 2023.</p>				
5.c. Disturb any human remains, including those interred outside of formal cemeteries?				X
<p>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.</p> <p>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.</p>				

6. ENERGY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
<p>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</p>				

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
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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:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>			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	
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<p>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.</p> <p>Source: Geotechnical Investigation prepared by GeoForensics, Inc., August 2020.</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
<p>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.</p> <p>Source: Geotechnical Investigation prepared by GeoForensics, Inc., August 2020.</p>				
iv. Landslides?			X	
<p>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.</p> <p>Source: Geotechnical Investigation prepared by GeoForensics, Inc., August 2020.</p>				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
<p>Discussion: No Impact. The project parcels are not located near a coastal cliff/bluff.</p> <p>Source: Project location.</p>				
7.b. Result in substantial soil erosion or the loss of topsoil?		X		
<p>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:</p> <p>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.</p>				

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	
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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	
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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
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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
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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:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 (CO₂), methane (CH₄), nitrous oxide (N₂O), 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	
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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	
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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
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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
<p>Discussion: No Impact. The project parcels are not located near the coast or an area at risk of exposure to sea level rise.</p> <p>Source: Project location.</p>					
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
<p>Discussion: No Impact. The project parcels are not located in a 100-year flood hazard area.</p> <p>Source: FEMA Map Panels 06081C0385E and 06081C0384E, effective October 16, 2012.</p>					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: No Impact. The project parcels are not located in a 100-year flood hazard area.</p> <p>Source: FEMA Map Panels 06081C0385E and 06081C0384E, effective October 16, 2012.</p>					

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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
<p>Discussion: No Impact. The project does not involve the routine use, transport, or disposal of hazardous materials.</p> <p>Source: Project plans.</p>					
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
<p>Discussion: No Impact. The project does not involve activities that would result in conditions involving the release of hazardous materials.</p>					

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
<p>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.</p> <p>Source: Project location; project plans.</p>					
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
<p>Discussion: No Impact. The project site is not included on a list of hazardous materials.</p> <p>Source: Project location; California Department of Toxic Substances Control, Hazardous Waste and Substances Site List, https://dtsc.ca.gov/dtscs-cortese-list/.</p>					
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
<p>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.</p> <p>Source: Project location.</p>					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
<p>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.</p> <p>Source: Project plans; San Mateo County Fire Department; California Department of Transportation, District 4; San Mateo County Department of Public Works.</p>					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk			X	

of loss, injury or death involving wildland fires?				
<p>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.</p> <p>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.</p>				
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
<p>Discussion: No Impact. The project parcels are not located in a 100-year flood hazard area.</p> <p>Sources: FEMA Map Panels 06081C0385E and 06081C0384E, effective October 16, 2012.</p>				
9.i. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: No Impact. The project parcels are not located in a 100-year flood hazard area.</p> <p>Sources: FEMA Map Panels 06081C0385E and 06081C0384E, effective October 16, 2012.</p>				
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
<p>Discussion: No Impact. The project site is not located in an area at risk of flooding.</p> <p>Source: Project location; San Mateo County General Plan, Natural Hazards Map.</p>				
9.k. Inundation by seiche, tsunami, or mudflow?				X
<p>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.</p> <p>Source: Project location; San Mateo County General Plan, Natural Hazards Map.</p>				

10. HYDROLOGY AND WATER QUALITY. Would the project:
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	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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	
<p>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:</p> <ul style="list-style-type: none"> • Bioretention treatment facilities; • Onsite retention and metering; • Source control measures; • Stabilized outfall protection. <p>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.</p> <p>PDF-HYD-1: C.3 Stormwater Treatment and LID Compliance (10.a, 10.c(iii), 10.f, 10.g)</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>All stormwater treatment measures shall be installed prior to final occupancy and shall be permanently maintained by the property owner.</p> <p>PDF-HYD-2: Stormwater Retention and Flow Metering (Addresses 10.c(i), 10.c(ii), 10.c(iii), 10.g)</p> <p>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:</p> <ul style="list-style-type: none"> • 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	
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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:				
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i. Result in substantial erosion or siltation on- or off-site;			X	
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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	
<p>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.</p>				
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	
<p>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.</p>				
iv. Impede or redirect flood flows?				X
<p>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.</p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
<p>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.</p>				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
<p>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.</p>				
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	
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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:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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	
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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
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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:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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
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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:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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	
<p>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.</p> <p>The San Mateo County General Plan defines a Noise Impact Area as those areas experiencing noise levels of 60 Community Noise Equivalent Level (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.</p> <p>Source: Project plans; project location; San Mateo County Noise Ordinance; San Mateo County General Plan.</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	
<p>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.</p> <p>Source: Project plans; project location.</p>				
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
<p>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.</p> <p>Source: Project location.</p>				

14. POPULATION AND HOUSING. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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	
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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:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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
<p>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.</p> <p>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.</p> <p>Source: Project plans.</p>				

16. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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	
<p>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.</p> <p>Source: Project plans.</p>				
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	
<p>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.</p> <p>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.</p> <p>Source: Project plans; Traffic Study prepared by Hexagon Transportation Consultants, July 2, 2024.</p>				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ?			X	
<p><i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i></p> <p>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.</p> <p>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</p>				

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		
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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	
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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
<p>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.</p> <p>Source: Project location; Archaeological Survey Report prepared by Molly Fierer-Donaldson, RPA, November 2023.</p>				
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
<p>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.</p> <p>Source: Project location; Archaeological Survey Report prepared by Molly Fierer-Donaldson, RPA, November 2023; Native American Heritage Commission.</p>				

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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	
<p>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.</p> <p>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.</p> <p>Source: Project plans; San Mateo County Civil Section and Environmental Health Services.</p>				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
<p>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.</p> <p>Source: Project plans; San Mateo County Environmental Health Services.</p>				

19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p>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.</p> <p>Source: Project plans; San Mateo County Environmental Health Services.</p>				
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	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Source: Project location; Recology San Mateo County.</p>				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
<p>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.</p> <p>Source: Project plans.</p>				

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
<p>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.</p> <p>Source: Project location; project plans; San Mateo County Fire Department; CALFIRE Fire Hazard Severity Zone Maps.</p>				
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	
<p>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.</p> <p>Source: Project location; project plans; San Mateo County Fire Department.</p>				
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		
<p>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.</p> <p>Source: Project plans; Applicable source citations for Mitigation Measures 4 – 7 and Question 4.e.</p>				

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	
<p>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.</p> <p>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.</p>				

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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		
<p>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.</p> <p>Source: See source citations throughout document.</p>				
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.)				
<p>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.</p> <p>Source: Project plans; project location.</p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
<p>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.</p> <p>Source: See source citations through this document.</p>				

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	

<u>MITIGATION MEASURES</u>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p>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.</p> <p>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.</p> <p>Mitigation Measure 3: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's <i>Basic Construction Mitigation Measures</i>, listed below, and include these measures on permit plans submitted to the Building Inspection Section:</p> <ol style="list-style-type: none"> All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 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. All vehicle speeds on unpaved roads shall be limited to 15 mph. 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. 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. 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.



(Signature)

April 1, 2026

Senior Planner

Date

(Title)

ATTACHMENTS:

(available at: <https://www.smcgov.org/planning/mitigated-negative-declaration-healing-cultures-wellness-center-10707-la-honda-road-north>)

- 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