

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Healing Cultures Wellness Center

Lead Agency: San Mateo County Planning & Building Department

Contact Name: Summer Burlison, Project Planner

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Phone Number: (650) 363-1815

Project Location: 10707 La Honda Road, La Honda

San Mateo County

City

County

Project Description (Proposed actions, location, and/or consequences).

Resource Management 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. 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 4 staff and up to 20 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 off-site 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics - potentially significant light pollution from new and replacement light fixtures or glare impacts from exterior finishes. Recommended mitigations: exterior light fixtures to be rated dark-sky compliant and final exterior finishes to be non-reflective material.

Air Quality - temporary increases in construction-related air pollutants. Recommended mitigation: implement Bay Area Air Quality Management District's Basic Construction Mitigation Measures.

Soils - project grading will increase potential for erosion and sediment runoff. Recommended mitigations: requirement for erosion control measure pre-site inspection, monthly erosion control inspections during the wet season, and appropriate timing for grading activities (with issuance of a building permit and not in the wet season unless approval granted by lead agency on a case-by-case basis).

Transportation - potential for sight triangle impediment from proposed landscaping/improvements at existing driveways and La Honda Road. Recommended mitigation: three-foot height limit for landscaping, walls, signage within the sight triangles on either side of the project driveways along La Honda Road.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None identified.

Provide a list of the responsible or trustee agencies for the project.

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