

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION**

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

FILE NO.: PLN2022-00380

OWNER: Healing Cultures, Inc.

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

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

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

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

PROJECT DESCRIPTION

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

Operations and Activities

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

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

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

- Weekends, Friday through Sunday: Yoga/meditation classes for up to eight people (plus one instructor), restore/reflect/refreshment time (overlapping morning and afternoon yoga classes), and occasional healing treatments.
- Limited occasion: Workshops and classes would be held twice a month for up to 20 people with two instructors; during these sessions, no separate yoga classes would be held. Overnight retreats up to three exclusive three-day/two-night weekend retreats per year with a maximum capacity of 20 guests; during these retreat events, no other programming would occur. Additional daytime small group workshops and classes may be offered with advance registration.

Building Improvements

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

Access, Circulation, and Parking

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

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

Grading and Tree Removal

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

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

Tree No.	Species	Size (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	
9	Redwood	30	Primary driveway access
10	Cedar	16	South side of the primary building
11	Oak	13	New fire access turnaround
12	Oak	14.5	
13	Oak	18	
14	Oak	18	
15	Oak	14	
16	Oak	32	
17	Oak	19	
18	Oak	44	
19	Oak	20	

Infrastructure Improvements

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

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

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

Construction

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

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

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

FINDINGS AND BASIS FOR A MITIGATED NEGATIVE DECLARATION

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

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

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

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

Mitigation Measure 1: All proposed lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut

sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and be designed to minimize light pollution beyond the confines of the subject premises.

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

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

- a. All exposed surfaces (e.g., parking areas, staging 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.

Mitigation Measure 4: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

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

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

Mitigation Measure 7: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Director of Planning and Building grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

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

RESPONSIBLE AGENCY CONSULTATION

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

INITIAL STUDY

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

REVIEW PERIOD: April 1, 2026 to April 30, 2026

All comments regarding the correctness, completeness, or adequacy of this Mitigated Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m.**, April 30, 2026.

CONTACT PERSON

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Summer Burlison, Project Planner