

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: **New Driveway for undeveloped Property along La Honda Road**, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2020-00245

APPLICANT/ OWNER: Yinan Wang, 10270 Tula Lane, Cupertino, CA 95014

CONTACT PERSON: Sonal Aggarwal, Project Planner, 650/363-1860,
Saggarwal@smcgov.org

ASSESSOR'S PARCEL NO.: 078-190-200; 98 Acres

LOCATION: La Honda, Unincorporated County of San Mateo

PROJECT DESCRIPTION:

Project requires a Grading Permit and Initial Study/Negative Declaration for an additional 3,185 cubic yards (c.y.) of cut (including 1,209 c.y. of cut in the Caltrans right-of-way) to complete the new driveway (200 c.y. of excavation was completed prior to permit application), involving cutting of ten protected trees located within 100 feet of the scenic highway and grading on vacant land. There would be no fill and all spoils will be off hauled. The project involves installing a 10 feet wide driveway, which includes installing asphalt driveway apron in the Caltrans ROW, and an 8-inch gravel driveway on the site. The project would change the configuration and alignment of the driveway in order to improve sight lines and access to La Honda Road. The project will also need a Confined Animal Permit for keeping approximately five horses or donkeys on site. Per the applicant no animals are currently living on the site. The site is located in the 84 La Honda Road Scenic Corridor State Highway and is zoned as RM (Resource Management).

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, as mitigated, 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, as mitigated, will not have adverse impacts on traffic or land use.

5. In addition, the project, as mitigated, will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term environmental goals 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 and identified by the Lead Agency to avoid potentially significant effects:

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

Mitigation Measure 1:

The owner shall restore the area of the existing driveway. Plans submitted for a building permit application for the new driveway shall include re-grading of the road to blend in with the surrounding grade contours and a planting plan to include groundcover from native and local seed mix, to be compatible with surrounding vegetation. Establishment of groundcover will be required for final approval of the building permit.

Mitigation Measure 2:

All protected trees that are removed shall be replaced as like-for-like using a minimum of 15-gallon tree size. Replacement trees shall be shown on a tree planting plan submitted at the time of building permit application for the driveway. Replacement trees shall be planted in areas such that they do not block lines of sight from the property onto La Honda Road.

Mitigation Measure 3:

The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading “hard card” that, at a minimum, includes the “Basic Construction Mitigation Measures” as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access 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 sidewalks 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).

Mitigation Measure 4:

- a. To the extent feasible, noise-producing activities should be initiated during the non-nesting season from September 1 to January 31.
- b. If work cannot be initiated during this period, or if there is a break in activity lasting more than 14 days after February 1, then nesting bird surveys should be performed within 500 feet of proposed activities.
- c. If nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species, status of the nest, and proximity to proposed activities.

Mitigation Measure 5:

To avoid impacts to SFDW during road construction, the following measures are recommended:

- a. Pre-construction surveys for SFDW houses shall be performed no less than 30 days prior to construction. If stick houses are found and avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house and a buffer of 25 feet shall be established for a minimum of 3 weeks to allow young time to mature and leave the nest. Nest material shall be moved to a suitable adjacent area for reuse.

Mitigation Measure 6:

Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used.

Mitigation Measure 7:

Unanticipated Discovery of Cultural Resources If previously unidentified cultural resources are encountered during project implementation, avoid altering the materials and their stratigraphic context. A qualified professional archaeologist should be contacted to evaluate the situation. Project personnel should not collect cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

Mitigation Measure 8:

Encountering Native American Remains. Although unlikely, if human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.

Mitigation Measure 9:

At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet, or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of

the condition and operational status of all structural BMPs required by the approved erosion control plan. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.

- l. Control fuels and other hazardous materials, spills, and litter during construction.
- m. Preserve existing vegetation whenever feasible.

Mitigation Measure 10:

No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the 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 11:

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

Mitigation Measure 12:

The applicant shall implement the following basic construction measures at all times:

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

Mitigation Measure 13:

The project shall show compliance with the Drainage Manual and provide on-site drainage facilities during the building permit stage if the level of compaction of the gravel driveway does not exceeds 90 % or more.

Mitigation Measure 14:

Prior to the issuance of a building permit for any horse/donkey keeping facilities, the Owner shall submit a Manure Management Plan, including a written description of the method for and the frequency of processing, storing, and disposing of or using manure product on site. The written description shall include the types of equipment and storage facilities used during the manure management process, and comply with the following requirements:

- a. Manure storage piles shall not be visible and shall be screened to reduce visibility.
- b. Manure piles shall be located a minimum of 75 feet from any creek.

- c. Manure piles shall be covered during the rainy season from October 1 to April 30 of every year.
- d. Drainage facilities to handle manure pile run off shall be shown on a Drainage Plan, which shall include pile locations, topographic contours, and location of creek and 50 feet buffer zone. The Drainage Plan shall be subject to review by County Environmental Health Services, the Drainage Section, and the Project Planner.

RESPONSIBLE AGENCY: Caltrans

REVIEW PERIOD: **June 12, 2026 – July 13, 2026.**

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the contact person listed here, no later than **5:00 p.m., on July 13, 2026.**

SCHEDULED PUBLIC MEETING OR HEARING:

The Hearing Level public meeting with the Planning Commission will be scheduled after the end of the notice period.

ADDRESS OF AVAILABLE DOCUMENTS FOR REVIEW: Documents are available at County of San Mateo Planning and Building Department, 455 County Center, Second Floor, Redwood City, CA 94063. Please contact Sonal Aggarwal, Planner III, at Saggarwal@smcgov.org to view the documents.

The Mitigated Negative Declaration and all documents incorporated by reference are available at: <https://planning.smcgov.org/cega-docs>