

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: Sin New Residence and Accessory Structures, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2017-00369

OWNER: Simon Sin

APPLICANT: Curt Cline

ASSESSOR'S PARCEL NO.: 078-120-050

LOCATION: 12660 Williams Ranch Road, North Skyline area of San Mateo County

PROJECT DESCRIPTION

The applicant is seeking a Resource Management Permit and a Grading Permit to build a new single-family residence of 5,865 sq. ft. (2,728 sq. ft. 1st floor and 3,137 sq. ft. 2nd floor), attached three-car garage of 759 sq. ft., attached two-story pool cabana of 791 sq. ft. (428 sq. ft. upper floor and 363 sq. ft. lower floor), pool, new septic system, and associated alterations to the driveway/flatwork. Four 5,000-gallon water tanks are proposed for fire protection purposes. The existing single-family dwelling will be demolished. The project involves 800 cubic yards of cut, and 600 cubic yards of fill. Eighteen trees are proposed for removal due to their location within the footprint of development and grading, seventeen of which have a circumference larger than 38 inches and therefore are considered significant by San Mateo County. The impervious surface on the lot will increase from 5,266 sq. ft. to 12,593 sq. ft. as a result of the proposed development. The project is within the San Mateo County State Highway 84/ La Honda Road County scenic corridor. The parcel is a 1.476-acre parcel zoned RM (Resource Management) within the unincorporated North Skyline area (APN 078-120-050), known as 12660 Williams Ranch Road. The parcel will continue to be served by the San Mateo County Fire Department, a private water well, and a new private septic system. Access will continue to be provided off of Williams Ranch Road via a private driveway.

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 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 glass windows and/or panels, shall be non-reflective and colored as to blend into the natural landscape.

**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:

- 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 paved 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 miles per hour.
- 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 visible emissions evaluator.
- g. Idling times shall be minimized either by shutting equipment or vehicles 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 at the project site regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

**Mitigation Measure 4:** The applicant shall implement the following dust control measures during grading and construction activities:

- a. Water all active construction and grading areas at least twice daily.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- c. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
- d. Sweep street daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
- e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)

**Mitigation Measure 5:** The applicant/owner shall submit a pre-construction survey of the parcel for San Francisco Garter Snake (SFGS) prepared by a qualified biologist conducted no more than 30 days prior to construction. This survey shall be reviewed by Planning and Building prior to the commencement of work on the parcel. If suitable SFGS habitat is observed, the qualified biologist shall recommend appropriate mitigation measures to be followed throughout work on the project. If the species is found on the parcel at any point during construction, work shall cease immediately and the applicant/owner shall contact United States Fish and Wildlife Service, California Department of Fish and Wildlife, and San Mateo County Planning and Building Department within 24 hours to develop appropriate conservation measures to avoid and minimize impact. Work shall not continue until appropriate conservation measures are in place to the satisfaction of United States Fish and Wildlife Service and California Department of Fish and Wildlife.

**Mitigation Measure 6:** All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock, and of native and/or drought-tolerant species. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size, and location. Any regulated oak tree species removed shall be replaced with the same species. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets. Approved plantings shall be implemented and verified by Planning staff prior to final building inspection.

**Mitigation Measure 7:** The applicant shall submit a detailed Tree Protection Plan incorporating measures from a certified arborist as part of the building permit plan sets.

**Mitigation Measure 8:** In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director and the Tamien Nation of the discovery. The applicant shall be required to retain the services of a qualified archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for the purpose of recording, protecting, or curating the discovery as appropriate and a Tamien Nation Tribal Monitor. The cost of the qualified archaeologist, Tribal Monitor and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources in consultation with the Tamien Nation. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring shall be submitted to the Northwest Information Center and the Tamien Nation after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

**Mitigation Measure 9:** If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

**Mitigation Measure 10:** In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and State of California Health and Safety Code Section 7050.5 shall be followed. The applicant shall then immediately notify the County Coroner's Office, the County Planning and Building Department, and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with California Environmental Quality Act Guidelines Section 15064.5(e).

**Mitigation Measure 11:** To ensure the safety of all persons residing at or visiting the proposed residence, the recommendations described in Murray Engineers, Inc.'s "Engineering Geologic & Geotechnical Investigation" dated October 2017 shall be implemented in the design and construction of the residence. The Planning and Building Department shall confirm that these recommendations are implemented on both submitted plans and during construction of the residence and associated improvements. Prior to issuance of the building permit for construction of the residence and associated improvements, the applicant shall submit a letter from Murray Engineers, Inc. or a qualified engineer that confirms the recommendations detailed in Murry Engineering's Engineering Geologic and Geotechnical Investigation have been implemented. If a recommendation was not implemented, a written explanation shall be provided for why the recommendation was not implemented and why the alternative provides equivalent or more effective protection of the health and safety of residents and visitors to the parcel than the recommendations. This written explanation and project plans shall be submitted for review and approval by the County's Geotechnical Engineer as part of the building permit review process.

**Mitigation Measure 12:** The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

**Mitigation Measure 13:** 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 Community Development Director 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 14:** 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 15:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop within 50 feet until a qualified professional and Tamien Nation can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

**Mitigation Measure 16:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the Tamien Nation tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

#### RESPONSIBLE AGENCY CONSULTATION

None

#### 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: May 4, 2022 – May 23, 2022

All comments regarding the correctness, completeness, or adequacy of this 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.**, May 23, 2022.

CONTACT PERSON

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