

# 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: 1101 Cañada Road - Cañada Court Subdivision

Lead Agency: Town of Woodside, California

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Project Location: 1101 Cañada Road, Woodside, CA San Mateo  
*City* *County*

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

Project proposes to subdivide a 7.8-acre parcel into seven one-acre+ lots (6 net new residential units). Existing site features, including a single-family dwelling (formerly a private school and church), accessory structures and corral, would be demolished. Project requires a General Plan Amendment, from Institutional (former church/school use) to Residential. Property is zoned SR, Suburban Residential; no zoning change required to accomodate the seven one-acre residential lots.

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

See Attachment 1.

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

There are no known areas of controversy.

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

None.

**Attachment 1: Significant or potentially significant impacts and mitigation measures proposed to reduce the effects to a less than significant level.**

Mitigation Measure AIR-1 (Construction Impacts):

During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. Additional measures are identified to reduce construction equipment exhaust emissions. The contractor shall implement the following best management practices that are required of all projects:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. 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.
4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
5. 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.
6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
8. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
9. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure AIR-2 (Use of construction equipment during the demolition and grading phases that have low diesel particulate matter exhaust emissions):

Implement a feasible plan to reduce diesel particulate matter emissions during the demolition and grading phases of construction such that increased cancer risk and annual PM<sub>2.5</sub> concentrations from construction would be reduced below TAC significance levels as follows:

1. All construction equipment larger than 25 horsepower used at the site during the demolition and grading phases for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for PM (PM<sub>10</sub> and PM<sub>2.5</sub>), if feasible, otherwise,
  - a. If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 2 or 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 10 percent reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination),
  - b. Use of electrical or non-diesel fueled equipment.
  
2. Alternatively, the applicant may develop another construction operations plan demonstrating that the construction equipment used on-site during demolition and grading would achieve a reduction in construction diesel particulate matter emissions by 10 percent or greater. Elements of the plan could include a combination of some of the following measures:
  - Implementation of No. 1 above to use Tier 4 or alternatively fueled equipment,
  - Installation of electric power lines during early construction phases to avoid use of diesel generators and compressors,
  - Use of electrically-powered equipment,
  - Forklifts and aerial lifts used for exterior and interior building construction shall be electric or propane/natural gas powered,
  - Change in construction build-out plans to lengthen phases, and
  - Implementation of different building techniques that result in less diesel equipment usage.

Such a construction operations plan would be subject to review by an air quality expert and approved by the Town prior to construction.

Mitigation Measure BIOLOGICAL-1 (Nesting Bird Avoidance): If any active nests are established within the vicinity of proposed grading in the future, they shall be avoided until young birds are able to leave the nest (fledge) and forage on their own. Avoidance will be accomplished by scheduling grading and tree removal during the non-nesting period (August 15 through February 1) or, if this is not feasible, by conducting a pre-grading survey for nesting birds. Provisions of the pre-grading survey effort, if necessary, will include the following:

- a) If grading is scheduled during the nesting period (January 15 through August 14), a qualified wildlife biologist shall conduct a pre-grading bird survey to confirm the presence or absence of active nests in the vicinity of proposed construction activities. The survey area will include the complete Project Area and adjacent areas up to 300 feet for raptors.
  
- b) If active nests are encountered, the biologist will prepare and implement species-specific measures to prevent abandonment of the active nest(s). At a minimum, grading

in the vicinity of a nest's tree shall be deferred until the young birds have fledged, and a construction-disturbance within a distance determined by the biologist will be provided based on the species, visual and auditory buffers, and presence of non-project activity disturbance. Grading or other project-related disturbance in the vicinity of the nest will not be permitted until the biologist confirms that the young birds have fledged. The biologist will submit a survey report to the City verifying that the young have fledged before grading in the construction-disturbance setback area is initiated.

c) If project construction is halted for more than 14 days during the nesting season, another survey will be conducted to ensure nests are not built within that time period.

Mitigation Measure BIOLOGICAL-2 (Roosting Bat Avoidance): Potential impacts to roosting bats will be avoided by avoiding disturbance to active roost sites.

a) Tree removal or trimming will take place between September and October. This window falls outside of both the maternity and hibernation period for bats and avoids the breeding bird window. Tree removal can take place during this period without a breeding bird or bat roost survey.

If removal of trees (DBH >12 inches) occurs during the bat roosting season (November through August), these trees will be inspected by a qualified biologist for the presence of bat roosts. Potential bat roosts include large oak trees, broad leafed trees, exfoliating bark, tree cavities, and snags. If a maternity roost is detected, a 200-foot buffer will be placed around the maternity site until the bats are no longer utilizing the site. Non-maternity roost sites can be removed under the direction of the biologist.

b) Any large tree (DBH >12 inches) that will be removed shall be left on the ground for 24 hours before being taken offsite or chipped. This period will allow any day roosting bats the opportunity to leave before the tree is either removed from the area or chipped.

Mitigation Measure CULTURAL-1 (Archaeological Monitor During Ground Disturbance/Project Construction): A certified archaeologist shall monitor all ground-disturbing activities and project construction.

Mitigation Measure CULTURAL - 2 (Archaeological Resources):

a. The following practices shall be followed during all phases of site preparation and construction activities: If archaeological resources are encountered during construction, construction personnel should be instructed to immediately suspend all activity in the immediate vicinity of the suspected resources, and the Town and a licensed archaeologist should be contacted to evaluate the situation. Project personnel should not collect cultural resources. A licensed archaeologist should be retained to inspect the discovery and make any necessary recommendations to evaluate the find under current CEQA guidelines, prior to the submittal of a resource mitigation plan and monitoring program to the Town for review and approval; and prior to the continuation of any on-site construction activity. Native American resources include, but are not limited to chert or obsidian flakes, projectile points, mortars, and pestles; and dark, friable

soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; remains and structures with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

- b. Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms available from the Office of Historic Preservation.

Mitigation Measure CULTURAL-3 (Construction Impacts - Cultural Resources): In the event a human burial or skeletal element is identified during excavation or construction, work in that location should stop immediately until the find can be properly treated. The Town of Woodside and the San Mateo County Coroner's office should be notified. If deemed prehistoric, the Coroner's office would notify the Native American Heritage Commission which would identify a "Most Likely Descendant (MLD)." The archeological consultant and MLD, in conjunction with the project sponsor, should formulate an appropriate treatment plan for the find, which might include, but not be limited to, respectful scientific recording and removal, being left in place, or removal and reburial on site or elsewhere. Associated grave goods are to be treated in the same manner (See also Mitigation Measure CULTURAL-1). If a human burial or skeletal element is identified procedures in Mitigation Measure TRIBAL CULTURAL-4 shall be followed.

Mitigation Measure GEO-1 (Seismic and Geotech Control): Improvements to the site, including those associated with the proposed subdivision and future residential structures shall be designed and constructed in accordance with design-level geotech report and plans prepared by a California registered engineer, submitted as part of the building permit and improvement plan process with the Town of Woodside. The Geotech investigation or investigations for the private road and individual properties shall be based on preliminary development plans that show building sites, driveways, retaining walls, and initial details of future residences and a pertinent structures. The investigation shall include additional subsurface exploration along the alignment of the private road, around proposed homes, a pertinent structures, retaining walls, and areas of significant grading. The investigation shall include laboratory testing to evaluate the engineering properties of soil and bedrock samples, and analysis to develop project-specific geotechnical design criteria and recommendations for the grading, foundations, and control of surface and subsurface drainage.

Mitigation Measure GEO-2 (Erosion Control): Erosion control measures including: erosion control fabric, wattles, fiber rolls, silt fences, berms, and other measures, shall be installed to ensure stabilization of soils at the project site during and following the construction period.

Mitigation Measure NOISE - 1 (Construction Noise):

- Construction activities shall be limited to weekdays between 7:30 a.m. and 5:30 p.m., and Saturdays between 8:00 a.m. and 1:00 p.m. No construction should take place on Sundays or holidays. At all times, broadcast, recorded, or amplified music is not allowed to be audible beyond the property lines of any construction site.
- All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.

- Unnecessary idling of internal combustion engines shall be strictly prohibited.
- All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences.
- Prior to the issuance of Building Permits, the project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street so that the contractor can be made aware of noise complaints.
- Construction equipment, vehicles, and workers associated with the development of the project shall not be permitted to park on any residential streets.
- A Construction Staging Plan shall be submitted with a schedule that includes materials storage locations and parking.

Mitigation Measure TRIBAL CULTURAL-1 (Culturally Affiliated Native American Monitor During Ground Disturbance/Project Construction): A culturally affiliated Native American with knowledge of cultural resources shall monitor all ground-disturbing activities and project construction.

Mitigation Measure TRIBAL CULTURAL-2 (Ground Disturbance): Planning for construction shall include avoidance of any encountered resources and protection of the cultural and natural context. Native American resources include but are not limited to: chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human remains.

Mitigation Measure TRIBAL CULTURAL-3 (Disposition of Recovered Cultural Items): Any resource encountered shall require stopping of construction to consult with any Native American tribe culturally affiliated with the area for recommendations to appropriately care for the discovered resources. Any resource encountered shall be treated with culturally appropriate dignity, taking into account the 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.

Mitigation Measure TRIBAL CULTURAL-4 (Inadvertently Discovered Native American Human Remains): Any Native American human remains and associated grave artifacts shall be repatriated in consultation with any Native American tribe culturally affiliated with the area. The process outlined below shall be followed to be consistent California Health and Safety Code §7050.5 and Public Resources Code §5097.98:

Specifically, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the corner of the county in which the human remains are discovered has been determined and that the remains are not subject to the provisions of Section 27491 of the Government Code or another related provision of law concerning investigation of the circumstances, manner or cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative (Health and Safety Code Section 7050.5).

The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC).

- (a) Whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, pursuant to Health and Safety Code Section 7050.5(c), it shall immediately notify those persons it believes to be most likely descended from the deceased Native American (Most Likely Descendant (MLD)). The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner, or the person responsible for the excavation work, means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code Section 5097.98).
- (b) Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.
  1. The descendants' preferences for treatment may include the following:
    - A. The nondestructive removal and analysis of human remains, and items associated with Native American human remains.
    - B. Preservation of Native American human remains and associated items in place.
    - C. Relinquishment of Native American human remains and associated items to the descendants for treatment.
    - D. Other culturally appropriate treatment.
  2. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.
- (c) For purposes of this section, "conferral" or "discuss and confer" means the meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties' cultural values, and where feasible, seeking agreement. Each party shall recognize the other's needs and concerns for confidentiality of information provided to the other.
- (d) Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with human remains that are placed or buried with the Native American human remains are to be



treated in the same manner as the remains, but do not by themselves constitute human remains.

- (e) Whenever the NAHC is unable to identify a descendent, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendations of the descendants and the mediation provided for (in subdivision (k) of Section 5097.94) fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with the Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner should do one or more of the following:
  1. Record the site with the NAHC or the appropriate information Center.
  2. Utilize an open-space or conservation zoning designation or easement.
  3. Record a document with the County in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner.
- (f) Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of the discovery may be ascertained from a review of the site utilizing cultural and archeological standards. Where the parties are unable to agree on the appropriate treatment measures, the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to subdivision (e).
- (g) Measures taken to address human remains found would be exempt from review under the California Environmental Quality Act (CEQA).

End of mitigation measures